



# City of Aurora

44 E. Downer Place  
Aurora, IL 60505  
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## Legistar History Report

**File Number: 25-0472**

**File ID:** 25-0472

**Type:** P&D Resolution

**Status:** ATS Review

**Version:** 2

**General  
Ledger #:**

**In Control:** Building, Zoning,  
and Economic  
Development  
Committee

**File Created:** 05/30/2025

**File Name:** Eola Liberty, LLC / SW corner of Liberty Street and  
N. Eola Road / Final Plat

**Final Action:**

**Title:** A Resolution Approving the Final Plat for Lots 1-3 of Liberty & Eola  
Subdivision, on vacant land, located at the southwest corner of Liberty  
Street and N. Eola Road

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** Exhibit "A" Final Plat - 2025-05-08 - 2024.265, Land  
Use Petition and Supporting Documents -  
2024-07-23 - 2024.265, Appealable Sheet - Final Plat  
- 2025-06-05 - 2024.265

**Enactment Number:**

**Planning Case #:** NA20/1-24.265 - Fsd/Fpn

**Hearing Date:**

**Drafter:** JMorgan@aurora-il.org

**Effective Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning and Zoning Commission	06/04/2025	Forwarded	Building, Zoning, and Economic Development Committee	06/11/2025		Pass
<b>Action Text:</b> A motion was made by Mr. Kuehl, seconded by Mr. Gonzales, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 6/11/2025. The motion carried.							
<b>Notes:</b> <i>Mrs. Morgan said good afternoon, Jill Morgan, Senior Planner. Let me bring up the plan. I'm going to try to make this brief as you've all recently seen this. So, as you recall, not too long ago we came through with a Plan Description Revision and the Preliminary Plan and Plat Revision. So, now we're here before you for the Final Plan and Plat approval.</i> <i>As you recall, the Subject Property was rezoned a few years ago to the B-2(C) General Retail with a Conditional Use and OS-1 Conservation, Open Space, and Drainage District with the Conditional Use being part of the Liberty and Eola Subdivision Plan Description.</i> <i>The details of the request include a 3-lot subdivision: one for the car wash, one for a future commercial site, and the detention facility to the south.</i> <i>Concurrently, they are requesting approval of a Final Plan for the 3 lots, particularly for the car wash. The details of the request include an approximately 5,000 square foot car wash located at the corner of Liberty and Eola. The second lot is currently not being Final Planned so what you see before you is</i>							

*just a general concept layout that it is a buildable site.*

*And then the third lot is an approximately 94,000 square foot detention facility.*

*All the access remains the same as you heard at the Preliminary Plan Revision. So, you have the full access off Liberty and then the access off Eola is a right-in/right-out with a left turn in from Eola. And you still have the southbound right turn lane on Eola and the westbound left turn lane on Liberty Street.*

*The Landscape Plan shows additional buffering along the western property line required by the Plan Description which includes an 8-foot fence along the property line along with a 50-foot setback that features a berm and a clustering of evergreen trees for year-round screening. Liberty Street is lined with ornamental street trees. Eola has your regular canopy tree street trees. And then we also have additional canopy trees in the front yard and side yard setbacks for some buffering and screening. You saw this at the Preliminary Revision, but here is the new elevations for the car wash. You have a long building with towers topped by pyramidal roofs at each end. The use of varying colors and size of concrete masonry units create vertical trim elements at the corners of the towers, and the front façade facing the vacuums is lined with windows with similar vertical elements between the windows. Is there any questions for Staff?*

*Chairman Pilmer said questions of Staff?*

*Mr. Pickens said not necessarily a question, but a comment. On Cemcon's drawing 16, it just hadn't been updated because it still shows a future possible building on the east side of the detention pond. I just wanted to make that for the record that that will not happen.*

*Mrs. Morgan said I'm sorry, which ones you said...?*

*Mr. Pickens said sheet 16 of 16.*

*Mrs. Morgan said no, that will not happen. If we missed an update...you're talking about this lot here showed a building here?*

*Mr. Pickens said yeah.*

*Mrs. Morgan said yes, apologies. That will not happen. That should have been updated. We may have missed a page on updated. So, yes, this has been removed. That came through with the Preliminary Plan Revision because we need additional detention and it ended up not really at that point being a buildable lot.*

*Mr. Pickens said thank you.*

*Chairman Pilmer said any other questions of Staff? Thank you. The Petitioner's here. I don't know if they want to add anything. They're welcome to. Thank you. Does Staff have a recommendation for the Final Plat?*

*Mrs. Morgan said yes:*

*Staff recommends conditional approval of a Resolution Approving the Final Plat for Lots 1-3 of Liberty & Eola Subdivision, on vacant land, located at the southwest corner of Liberty Street and North Eola Road, with the following condition:*

*1. That the documents be revised to incorporate the Engineering Staff comments prior to approval of Final Engineering.*

*Chairman Pilmer said you've heard Staff's recommendation. Is there a motion?*

*MOTION OF APPROVAL WAS MADE BY: Mr. Kuehl*

*MOTION SECONDED BY: Mr. Gonzales*

*AYES: Chairman Pilmer, Mr. Chambers, Mr. Gonzales, Mr. Kuehl, Mr. Lee, and Mr. Pickens.*

*NAYS: 0*

*Motion carried.*

*Chairman Pilmer said motion carries.*

Aye: 6 Chairperson Pilmer, At Large Lee, At Large Chambers, At Large  
Gonzales, At Large Pickens and At Large Kuehl

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**Text of Legislative File 25-0472**