

# City of Aurora

Development Services Department | Zoning and Planning Division

44 E. Downer Place | Aurora, IL 60505

Phone: (630) 256-3080 | Fax: (630) 256-3089 | Web: [www.aurora-il.org](http://www.aurora-il.org)



## Land Use Petition

### Subject Property Information

Address / Location: 620 North Eola Road

Parcel Number(s): '07-17-301-008', '07-17-301-011', '07-17-301-012', '07-18-401-006', '07-18-404-002'

### Petition Request

Requesting the establishment of a Conditional Use Planned Development and to change the underlying zoning from M-1(C), Manufacturing District – Limited with a Conditional Use for a Radio Transmitting Tower, and PDD, Planned Development District, to R-4A, Two Family Dwelling District with a Conditional Use Planned Development, and OS-1(C), Conservation, Open Space, and Drainage District with a Conditional Use Planned Development, for the property located west of North Eola Road and north of Liberty Street.

Requesting approval of a Preliminary Plat and Plan for Eola Preserve Subdivision, located west of North Eola Road and north of Liberty Street, for a ROW Dwelling (1130) use.

### Attachments Required

(a digital file of all documents is also required)

#### Digital Copy of:

Development Data Tables (Document 1-0)

#### Microsoft Word Copy of:

Legal Description (Format Guidelines 2-1)

#### One Paper and PDF Copy of:

Qualifying Statement (Format Guidelines 2-1)

Plat of Survey (Format Guidelines 2-1)

Covenants, Conditions and Restrictions (Format Guidelines 2-1)

Letter of Authorization (Format Guidelines 2-2)

#### Two Paper and PDF Copies of:

Preliminary Engineering Plans

Traffic Study

Wetland Report

Completed Project Information Sheet

Preliminary Stormwater Permit

Worksheet, Application, and Stormwater Report

Soil Investigation Report

Drain Tile Survey

#### Three Paper and One PDF Copy of:

Preliminary Plan (Format Guidelines 2-8)

Preliminary Plat (Format Guidelines 2-9)

Plan Description (Format Guidelines 2-18)

Building & Signage Elevations (Format Guidelines 2-11)

Landscape Plan (Format Guidelines 2-7)

Fire Access Plan

**Petition Fee: \$4,188.71**

**Payable to: City of Aurora**

I hereby affirm that I have full legal capacity to authorize the filing of this Petition and that all information and exhibits herewith submitted are true and correct to the best of my knowledge. The Authorized Signatory invites City representatives to make all reasonable inspections and investigations of the subject property during the period of processing this Petition.

The Subject Property Owner must sign this form unless the Contact Person has been authorized to do so per a letter that is attached hereto. If Signator is NOT the Subject Property Owner a Letter of Authorization with owner's Name and contact information is required.

Authorized Signature: John McHale Date 3/1/24

Print Name and Company: John McHale Bridge Street Properties, LLC

I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a free and voluntary act for the uses and purposes set forth.

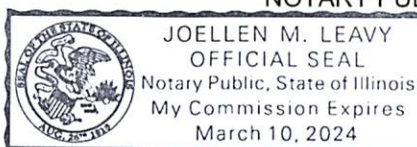
Given under my hand and notary seal this 1<sup>st</sup> day of March, 2024.

State of Illinois)

) SS

County of DuPage)

Joellen M. Leavy  
Notary Signature



NOTARY PUBLIC SEAL

# Contact Information Data Entry Worksheet

[Back To Index](#)

Fill in all the GREEN Boxes - if Not Applicable Please Leave Blank

Data Entry Fields are indicated in Green

## Owner

First Name:	William	Initial:	H	Last Name:	Pollack	Title:	Mr.
Address:	855 Ridgeland Blvd, Suite 304						
City:	Memphis	State:	TN	Zip:	38120		
Email Address:	whpollack@gmail.com	Phone No.:	901-484-3533	Mobile No.:			
Company Name:	Auril Broadcasting, LLC						
Job Title:	Manager						

## Main Petitioner Contact (The individual that will Sign the Land Use Petition)

Relationship to Project	Land Developer / Builder						
First Name:	John	Initial:		Last Name:	McHale	Title:	Mr.
Address:	P.O. Box 5726						
City:	Naperville	State:	IL	Zip:	60567		
Email Address:	jmchale@bridgestreetproperty.c	Phone No.:	630-710-9490	Mobile No.:	630-710-9490		
Company Name:	Bridge Street Properties, LLC						
Job Title:	Managing Member						

## Additional Contact #1

Relationship to Project	Engineer						
First Name:	Michael	Initial:	E	Last Name:	May	Title:	Mr.
Address:	2280 White Oak Circle Suite 100						
City:	Aurora	State:	IL	Zip:	60502		
Email Address:	mikemay@cemcon.com	Phone No.:	630-862-2100	Mobile No.:			
Company Name:	Cemcon						
Job Title:	Senior Project Manager						

## Additional Contact #2

Relationship to Project	Attorney						
First Name:	Caitlin	Initial:	E	Last Name:	Csuk	Title:	Mrs.
Address:	445 Jackson Ave Suite 200						
City:	Naperville	State:	IL	Zip:	60540		
Email Address:	caitlin@rw-attorneys.com	Phone No.:	630-355-4600 x 104	Mobile No.:			
Company Name:	Rosanova & Whitaker						
Job Title:	Attorney						

## Additional Contact #3

Relationship to Project	Landscape Architect						
First Name:	Rich	Initial:		Last Name:	Olsen	Title:	Mr.
Address:	402 W Liberty Drive						
City:	Wheaton	State:	IL	Zip:	60187		
Email Address:	rolson@grwainc.com	Phone No.:	630-668-7197	Mobile No.:			
Company Name:	Gary R Weber Associates, Inc						
Job Title:	Principal						

## Additional Contact #4

Relationship to Project	Select One From List						
First Name:		Initial:		Last Name:		Title:	Select One From List
Address:							
City:		State:		Zip:			
Email Address:		Phone No.:		Mobile No.:			
Company Name:							
Job Title:							

## Filing Fee Worksheet

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**Project Number:** 23.447

**Petitioner:** Bridge Street Properties

**Number of Acres:** 21.58

**Number of Street Frontages:** 1.00

**Non-Profit:** No

**Linear Feet of New Roadway:** 1000

**New Acres Subdivided (if applicable):** 21.58

**Area of site disturbance (acres):** 10.17

**Filing Fees Due at Land Use Petition:**

Request(s):	Rezoning	\$ 1,380.40
	Plan Description/Revision	\$ 1,463.31
	Preliminary Plan & Plat	\$ 1,345.00

**Total:** **\$4,188.71**

This Calculator is for informational purposes only and all numbers are subject to verification by the Review Planner.

Verified By: Stephen Broadwell

Date:

PARCEL A:

THAT PART OF THE SOUTH EAST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTH EAST 1/4 OF SECTION 18; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SOUTH EAST 1/4, 682.0 FEET, FOR THE POINT OF BEGINNING; THENCE NORTHERLY PARALLEL WITH THE EAST LINE OF SAID QUARTER FORMING AN ANGLE OF 88 DEGREES, 44 MINUTES, 41 SECONDS WITH SAID SOUTH LINE (MEASURED COUNTER-CLOCKWISE THEREFROM) 660.0 FEET, THENCE WESTERLY PARALLEL WITH SAID SOUTH LINE 218.0 FEET; THENCE SOUTHERLY PARALLEL WITH SAID EAST LINE FORMING AN ANGLE OF 91 DEGREES, 15 MINUTES, 19 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 860.0 FEET TO SAID SOUTH LINE; THENCE EASTERLY ALONG SAID SOUTH LINE FORMING AN ANGLE OF 88 DEGREES, 44 MINUTES, 41 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 218.0 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL B:

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 17; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 422.40 FEET FOR A POINT OF BEGINNING; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 300 FEET, THENCE NORTH 89 DEGREES 42 MINUTES EAST ALONG A LINE FORMING AN ANGLE OF 90 DEGREES, 04 MINUTES, 57 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTER CLOCKWISE THEREFROM) 260.0 FEET; THENCE SOUTHERLY PARALLEL WITH SAID WEST LINE 300.0 FEET: THENCE SOUTH 89 DEGREES 42 MINUTES WEST 260.0 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL C:

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 17; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 422.40 FEET; THENCE NORTH 89 DEGREES 42 MINUTES EAST ALONG A LINE FORMING AN ANGLE OF 50 DEGREES, 04 MINUTES, 57 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTER CLOCKWISE THEREFROM) 100.0 FEET FOR A POINT OF BEGINNING; THENCE SOUTHERLY PARALLEL WITH SAID WEST LINE 75.0 FEET; THENCE NORTH 89 DEGREES 42 MINUTES EAST 426.23 FEET TO THE WEST RIGHT OF WAY LINE OF EOLA ROAD; THENCE NORTHERLY ALONG SAID WEST RIGHT OF WAY LINE 75.01 FEET TO THE LINE DRAWN NORTH 89 DEGREES 42 MINUTES EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 42 MINUTES WEST 427.53 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL D:

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE NORTH 0 DEGREES, 04 MINUTES, 38 SECONDS EAST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 422.40 FEET TO A STONE FOR A POINT OF BEGINNING: THENCE NORTH 89 DEGREES 42 MINUTES EAST 100.0 FEET; THENCE SOUTHERLY PARALLEL WITH SAID WEST LINE 75.0 FEET; THENCE WESTERLY PARALLEL WITH THE PENULTIMATE DESCRIBED COURSE 100.0 FEET TO SAID WEST LINE; THENCE NORTHERLY ALONG SAID WEST LINE 75.0 FEET TO THE POINT OF BEGINNING (EXCEPTING THEREFROM THE NORTHERLY 60.0 FEET THEREOF) IN DUPAGE COUNTY, ILLINOIS.

AND ALSO

THE WESTERLY 100.0 FEET OF THE NORTHERLY 60.0 FEET OF THE FOLLOWING DESCRIBED TRACT: THAT PART OF SECTIONS 17 AND 20, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 17; THENCE NORTH 0 DEGREES, 04 MINUTES, 38 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 17, 422.40 FEET TO THE STONE; THENCE NORTH 89 DEGREES 42 MINUTES EAST 558.84 FEET TO THE CENTER LINE OF EOLA ROAD; THENCE SOUTH 0 DEGREES, 47 MINUTES, 33 SECONDS WEST ALONG SAID CENTER LINE 1155.70 FEET TO THE CENTER LINE OF AURORA-WARRENVILLE ROAD; THENCE SOUTH 82 DEGREES, 03 MINUTES, 38 SECONDS WEST ALONG THE CENTER LINE OF SAID AURORA ROAD 544.83 FEET TO THE WEST LINE OF SAID SECTION 20; THENCE NORTH 0 DEGREES, 16 MINUTES, 16 SECONDS WEST ALONG SAID WEST LINE 805.53 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL E:

THAT PART OF THE SOUTH EAST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 18, AND RUNNING THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION (BEING ALSO THE SOUTH LINE OF VACATED BELT CITY) 682 FEET TO THE ENTER LINE OF WEST SEVENTH STREET IN SAID VACATED BELT CITY; THENCE NORTHERLY PARALLEL WITH THE EAST LINE OF SAID SECTION 18 AND ALONG THE CENTER STREET 660 FEET TO THE CENTER LINE OF PIKE STREET IN SAID VACATED BELT CITY; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 18 AND ALONG THE CENTER LINE OF SAID PIKE STREET 326 FEET TO THE CENTER LINE OF WEST SIXTH STREET IN SAID VACATED BELT CITY; THENCE NORTHERLY ALONG SAID CENTER LINE AND PARALLEL WITH THE EAST LINE OF SAID SECTION 18, 660 FEET TO THE CENTER LINE OF CRANE STREET IN SAID BELT CITY; THENCE EAST ALONG SAID CENTER LINE 326 FEET TO THE CENTER LINE OF WEST FIFTH STREET IN SAID BELT CITY; THENCE SOUTHERLY PARALLEL WITH THE EAST LINE OF SAID SECTION 18, AND ALONG THE CENTER LINE OF SAID WEST FIFTH STREET 215 FEET TO A POINT IN THE SOUTH LINE EXTENDED OF BLOCKS 38 AND 39 IN SAID VACATED BELT CITY; THENCE EASTERLY 30 FEET TO THE EAST LINE OF SAID SECTION 18; THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 18, 1105 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL F:

EASEMENT FOR INGRESS AND EGRESS BENEFITING PARCEL C AS SHOWN ABOVE RECORDED DECEMBER 18, 1973 AS DOCUMENT R73-76143 MADE BY CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 60385, TO STEVENS BROADCASTING CORPORATION, A CORPORATION OF ILLINOIS, TOGETHER WITH SUCH OTHER TERMS, PROVISIONS AND CONDITIONS AS THEREIN CONTAINED.

January 23\_\_, 2024

City of Aurora  
Zoning and Planning Division  
77 S. Broadway  
Aurora, Illinois 60505

Re: Authorization Letter for Development Application

To whom it may concern:

As the record owner of approximately 22 acres located west of Eola Road as depicted on the plans submitted herewith, I hereby affirm that I have full legal capacity to authorize Bridge Street Properties, LLC, and its representatives, to act as the owner's agent through the Development Petition process with the City of Aurora for said property.

Signature:

By: William Pollack Date: 01/23/2024

Its: \_\_\_\_\_

STATE OF ILLINOIS    )  
  )  
COUNTY OF WILL    )  
  )  
CITY OF AURORA     )

**QUALIFYING STATEMENT AND PETITION TO THE CITY OF AURORA FOR  
DEVELOPMENT APPROVAL**

**THE UNDERSIGNED** Petitioner, Bridge Street Properties, LLC (hereinafter the “Petitioner”), respectfully submits this petition to the City of Aurora (the “City”) for approval of: (i) a Preliminary Plan and a Preliminary Plat of Subdivision for Eola Preserve Subdivision; (ii) a rezoning of the Property legal described on Exhibit A (the “Property”) from M-1(s) to R-4A and OS-1 as depicted on the zoning exhibit submitted herewith (“Zoning Exhibit”); (iii) a conditional use for a planned unit development with such departures or deviations as may be necessary to develop the Property; and (iv) approve such other relief from the City of Aurora’s Municipal Code (“Code”) as may be deemed necessary and appropriate to develop the Property consistent with the plans submitted herewith.

**BACKGROUND INFORMATION**

1. The Owner of the Property is Auril Broadcasting LLC, a Delaware limited liability (the “Owner”).
2. The contract purchaser and Petitioner herein is Bridge Street Properties, LLC, an Illinois limited liability company.
3. The existing land uses surrounding the Property are as follows:
  - i. North: PDD Vacant Land/ Wetland
  - ii. East: PDD Single Family Homes and Apartments
  - iii. South: PDD Apartments
  - iv. West: PDD Townhomes
4. The Property consists of approximately twenty-two (22) acres, zoned M1(S) in the City of Aurora, and is located west of Eola Road and where the WBIG-AM Aurora radio station

is currently located.

5. Only approximately 10 acres of the Property is developable due to the location of jurisdictional wetlands (“Developable Property”).

6. Petitioner seeks to rezone the Developable Property to R-4A to facilitate the proposed residential development and requests the remainder of the Property is zoned OS-1 to ensure this area is preserved as open space.

### **PROJECT DESCRIPTION**

Petitioner proposes to develop the Property as a fifty-four (54) unit townhome community to be known as Eola Preserve. Access to the community will be via Old Eola Road to the east, with a new public road that circles through the development. The layout of the subdivision is efficient and will minimize long-term public infrastructure costs. The development will consist of 13 two-story townhome buildings with a combination of 3, 4, and 5-unit buildings featuring traditional American architecture. The elevations incorporate a brick wainscot with traditional lap siding and a board & batten detail that will add to the architectural interest. The base floor plan is approximately 1,800 square feet and features an open floorplan consistent with market trends. However, sunrooms and habitable attics with roof terraces will be offered as add-on options for Buyers, and which will increase the size of a unit to nearly 2,500 square feet. The sunroom and the habitable attic option are unique elements that will help to distinguish this community from other townhome options in the City. The development will be governed by a Homeowners Association (the “HOA”) which will own and maintain the stormwater detention basin and the common areas around each of the dwelling units. Petitioner believes that the development will further the objectives of the City’s comprehensive plan by supporting varying unit types, sizes, styles and price points for different housing needs.



**APPROVAL OF A SPECIAL USE FOR A PLANNED UNIT DEVELOPMENT FOR A  
PRELIMINARY PLAN AND PLAT OF SUBDIVISION  
AND REZONE TO R-4A AND OS-1**

7. Petitioner respectfully requests approval of: (i) a plat of subdivision; (ii) a rezoning of the Property from M-1(s) to R-4A and OS-1 as depicted on the Zoning Exhibit; and (iii) a special use for a planned unit development with such departures or deviations as may be necessary to develop the Property. The foregoing zoning request meets City Code standards as follows:

a. *The public health, safety, morals, comfort or general welfare.*

It is essential to the public health, comfort, safety, convenience and general welfare to provide diverse housing types and additional housing stock to accommodate the needs of Aurora's population. As outlined above, the area surrounding the Property substantially developed for residential purposes. However, a majority of the Property remains undeveloped and is restricted by the existing wetland boundaries. In addition, the radio station on Property is no longer viable. If we look at surrounding development, the Property is substantially isolated from the surrounding residential uses. Accordingly, there is no natural progression of adjacent uses that would lead to some form of an integrated commercial or manufacturing use of the Property under its current zoning designation.

The rezoning of the Property will improve the public health, safety, morals, comfort and general welfare by facilitating the development of the Property as a fifty-four (54) unit townhome development consistent with nearby properties and adjacent land uses. Petitioner's Preliminary Plan Description, which is included as part of the associated planned unit development, provides for an efficient design, lot layout, and a townhome subdivision that will provide prospective purchasers with a unique housing opportunity within the marketplace, while preserving approximately 11.5 acres of the Property as open space.

- b. *The use and enjoyment of other property already established or permitted in the general area.*

The uses established and permitted in the underlying zoning district are substantially more intensive uses than the proposed zoning request. For example, under the current M-1 zoning, Petitioner could construct a meat market, liquor store, adult businesses, heavy machinery and chemical cleaning services, or transform the Property into a lumber yard by right. However, the Petitioner acknowledges that the Property is generally isolated from other like districts and R-4A and OS-1 zoning would be more consistent with the general nature and character of the surrounding area.

Development of the Property as a residential community will provide a natural progression of uses and transform this underperforming and underutilized Property into its highest and best use. Petitioner's proposed Preliminary Plan and rezoning requests are consistent with the nature of the general area and approval of the proposed development, which will in turn provide a range of housing choices, and foster a distinctive, attractive community with a strong sense of place.

- c. *Property values within the neighborhood.*

Petitioner's development of the Property will not be a detriment to the property values within the neighborhood nor will it alter the essential character of the neighborhood. To the contrary, Petitioner's development of the Property will preserve and increase property values by developing a property which has historically been underutilized. Development of the Property will be pursuant to the R-4A bulk regulations (with associated deviations as outlined below). In addition to preserving and increasing property values, construction of townhomes will enhance the real estate tax base and will be an overall improvement to the area.

- d. *The normal and orderly development and improvement of surrounding property for uses established or permitted within their respective existing zoning districts.*

The proposed rezoning will facilitate orderly residential development consistent with the

nature of the surrounding area. The Property is bound by residential uses that include single-family homes, apartment rental units, and townhomes. The Property failed to redevelop into a viable use under the existing limited manufacturing zoning classification. The proposed medium-density townhome development is an appropriate transitional use between the single family uses and the higher density apartments located immediately adjacent to the Property. In addition, the townhomes are consistent with the existing townhomes located west of the Property and that were constructed in 1997. The proposed community will provide a new construction option for prospective buyers in this area. Petitioner expects this community will appeal to a variety of home buyers such as singles, young couples & families, and active empty nesters, all of whom are looking for a limited maintenance living opportunity in a well-regarded community with excellent schools.

*e. Utilities, access road, drainage and/or other necessary facilities.*

Sanitary sewer and potable water are available to the Property in the requisite capacity to serve the development. Access shall be provided via Old Eola Road and no new access to the site is proposed. Sidewalks will be constructed throughout the development consistent with City requirements to encourage walkability and create a connected community.

*f. Ingress and egress as it relates to traffic congestion in the public streets*

Ingress and egress shall be provided via Old Eola Road. Old Eola Road is a dedicated right-of-way and can appropriately handle traffic associated with the proposed townhome community. The proposed internal roadway layout provides efficient circulation and will minimize long-term infrastructure costs. Petitioner is proposing a Code compliant 66' right-of-way and the pavement section will be built according to City standard with a thirty one foot road section as measured from back-of-curb to back-of-curb. Utilities and sidewalks are all accommodated within the proposed right-of-way. Given the layout of the community and lack of any potential cut-through

traffic, Petitioner does not believe that the design will present any practical difficulty for drivers. Turning templates have been run for fire apparatus and we have confirmed that fire trucks can make the appropriate turns.

- g. The applicable regulations of the zoning district in which the subject property is proposed to be or is located.*

Petitioner proposes R-4A zoning for the Property. However, the R4-A zoning district establishes bulk regulations based on a traditional development with individual lots for each dwelling unit. Here, Petitioner proposes a slightly different structure- a structure is common with modern townhome development. Petitioner proposes three “common area lots” with individual lots for each townhome unit located within those common area lots excluding the stormwater detention. This structure allows for appropriate construction tolerances by establishing the boundaries for each individual dwelling unit, but because of this structure, the typical bulk standards do not neatly apply. In lieu of the standard R-4A and townhome bulk standards, Petitioner proposes a deviation to permit the following standards:

1. Permitted Uses:

- a. Attached Single Family (ROW dwelling)

2. Setbacks:

- a. Front Yard: Twenty-Five Feet (25')
- b. Side Yard (interior): Zero Feet (0') (party wall)
- c. Side Yard (exterior to property line): Fifteen Feet (15')
- d. Rear Yard: Thirty Feet (30')
- e. Setbacks shall be measured from the building façade to the exterior lot line of the Property (not taking into account the building lot)

3. Building Separation

- a. Side to side: Seventeen Feet (17')
- 4. Lot Width or Area
  - a. No minimum
- 5. Lot Coverage
  - a. No minimum
- 6. Permitted encroachments
  - a. Sunrooms shall be a permitted encroachment, up to 6' in any rear yard.
- 7. Floor area per dwelling unit
  - a. Minimum- 1,500 square feet
  - b. Maximum- 2,600 square feet

**WHEREFORE**, by reason of the foregoing, the undersigned Petitioner requests approval of (i) a Preliminary Plan and a Preliminary Plat of Subdivision; (ii) a rezoning of the Property to R-4A and OS-1 in accordance with the Zoning Exhibit; and (iii) a special use for a planned unit development for a new preliminary plan with such departures or deviations as may be necessary to develop the Property all as depicted on the plat/plans submitted herewith.

RESPECTFULLY SUBMITTED this 1st day of March, 2024

PETITIONER:

Bridge Street Properties, LLC, an  
Illinois limited liability company



\_\_\_\_\_  
Rosanova & Whitaker, Ltd.  
Attorney for the Petitioner

**EXHIBIT A  
LEGAL DESCRIPTION**

PARCEL A:

THAT PART OF THE SOUTH EAST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTH EAST 1/4 OF SECTION 18; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SOUTH EAST 1/4, 682.0 FEET, FOR THE POINT OF BEGINNING; THENCE NORTHERLY PARALLEL WITH THE EAST LINE OF SAID QUARTER FORMING AN ANGLE OF 88 DEGREES, 44 MINUTES, 41 SECONDS WITH SAID SOUTH LINE (MEASURED COUNTER-CLOCKWISE THEREFROM) 660.0 FEET, THENCE WESTERLY PARALLEL WITH SAID SOUTH LINE 218.0 FEET; THENCE SOUTHERLY PARALLEL WITH SAID EAST LINE FORMING AN ANGLE OF 91 DEGREES, 15 MINUTES, 19 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 860.0 FEET TO SAID SOUTH LINE; THENCE EASTERLY ALONG SAID SOUTH LINE FORMING AN ANGLE OF 88 DEGREES, 44 MINUTES, 41 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 218.0 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL B:

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 17; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 422.40 FEET FOR A POINT OF BEGINNING; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 300 FEET, THENCE NORTH 89 DEGREES 42 MINUTES EAST ALONG A LINE FORMING AN ANGLE OF 90 DEGREES, 04 MINUTES, 57 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTER CLOCKWISE THEREFROM) 260.0 FEET; THENCE SOUTHERLY PARALLEL WITH SAID WEST LINE 300.0 FEET: THENCE SOUTH 89 DEGREES 42 MINUTES WEST 260.0 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL C:

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 4/4 OF SECTION 17; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 422.40 FEET; THENCE NORTH 89 DEGREES 42 MINUTES EAST ALONG A LINE FORMING AN ANGLE OF 50 DEGREES, 04 MINUTES, 57 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTER CLOCKWISE THEREFROM) 100.0 FEET FOR A POINT OF BEGINNING; THENCE SOUTHERLY PARALLEL WITH SAID WEST LINE 75.0 FEET; THENCE NORTH 89 DEGREES 42 MINUTES EAST 426.23 FEET TO THE WEST RIGHT OF WAY LINE OF EOLA ROAD; THENCE NORTHERLY ALONG SAID WEST RIGHT OF WAY LINE 75.01 FEET TO THE LINE DRAWN NORTH 89 DEGREES 42 MINUTES EAST FROM THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 42 MINUTES WEST 427.53 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL D:

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE NORTH 0 DEGREES, 04 MINUTES, 38 SECONDS EAST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 422.40 FEET TO A STONE FOR A POINT OF BEGINNING; THENCE NORTH 89 DEGREES 42 MINUTES EAST 100.0 FEET; THENCE SOUTHERLY PARALLEL WITH SAID WEST LINE 75.0 FEET; THENCE WESTERLY PARALLEL WITH THE PENULTIMATE DESCRIBED COURSE 100.0 FEET TO SAID WEST LINE; THENCE NORTHERLY ALONG SAID WEST LINE 75.0 FEET TO THE POINT OF BEGINNING (EXCEPTING THEREFROM THE NORTHERLY 60.0 FEET THEREOF) IN DUPAGE COUNTY, ILLINOIS.

AND ALSO

THE WESTERLY 100.0 FEET OF THE NORTHERLY 60.0 FEET OF THE FOLLOWING DESCRIBED TRACT: THAT PART OF SECTIONS 17 AND 20, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 17; THENCE NORTH 0 DEGREES, 04 MINUTES, 38 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 17, 422.40 FEET TO THE STONE; THENCE NORTH 89 DEGREES 42 MINUTES EAST 558.84 FEET TO THE CENTER LINE OF EOLA ROAD; THENCE SOUTH 0 DEGREES, 47 MINUTES, 33 SECONDS WEST ALONG SAID CENTER LINE 1155.70 FEET TO THE CENTER LINE OF AURORA-WARRENVILLE ROAD; THENCE SOUTH 82 DEGREES, 03 MINUTES, 38 SECONDS WEST ALONG THE CENTER LINE OF SAID AURORA ROAD 544.83 FEET TO THE WEST LINE OF SAID SECTION 20; THENCE NORTH 0 DEGREES, 16 MINUTES, 16 SECONDS WEST ALONG SAID WEST LINE 805.53 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL E:

THAT PART OF THE SOUTH EAST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 18, AND RUNNING THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION (BEING ALSO THE SOUTH LINE OF VACATED BELT CITY) 682 FEET TO THE CENTER LINE OF WEST SEVENTH STREET IN SAID VACATED BELT CITY; THENCE NORTHERLY PARALLEL WITH THE EAST LINE OF SAID SECTION 18 AND ALONG THE CENTER STREET 660 FEET TO THE CENTER LINE OF PIKE STREET IN SAID VACATED BELT CITY; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 18 AND ALONG THE CENTER LINE OF SAID PIKE STREET 326 FEET TO THE CENTER LINE OF WEST SIXTH STREET IN SAID VACATED BELT CITY; THENCE NORTHERLY ALONG SAID CENTER LINE AND PARALLEL WITH THE EAST LINE OF SAID SECTION 18, 660 FEET TO THE CENTER LINE OF CRANE STREET IN SAID BELT CITY; THENCE EAST

ALONG SAID CENTER LINE 326 FEET TO THE CENTER LINE OF WEST FIFTH STREET IN SAID BELT CITY; THENCE SOUTHERLY PARALLEL WITH THE EAST LINE OF SAID SECTION 18, AND ALONG THE CENTER LINE OF SAID WEST FIFTH STREET 215 FEET TO A POINT IN THE SOUTH LINE EXTENDED OF BLOCKS 38 AND 39 IN SAID VACATED BELT CITY; THENCE EASTERLY 30 FEET TO THE EAST LINE OF SAID SECTION 18; THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 18, 1105 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL F:

EASEMENT FOR INGRESS AND EGRESS BENEFITING PARCEL C AS SHOWN ABOVE RECORDED DECEMBER 18, 1973 AS DOCUMENT R73-76143 MADE BY CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 60385, TO STEVENS BROADCASTING CORPORATION, A CORPORATION OF ILLINOIS, TOGETHER WITH SUCH OTHER TERMS, PROVISIONS AND CONDITIONS AS THEREIN CONTAINED.

PIN(s): 07-17-301-008; 07-17-301-011; 07-17-301-012;  
07-17-404-002; 07-17-401-006

COMMONLY KNOWN AS: 620 N. Eola Road, Aurora, Illinois



March 1, 2024

Steve Broadwell, Planner  
Zoning & Planning Division  
City of Aurora  
77 S. Broadway  
Aurora, IL 60505

**RE: SUBMITTAL DOCUMENTS – BRIDGE STREET PROPERTIES – 620 NORTH  
EOLA ROAD (23.447)**

Dear Steve:

We are pleased to offer our submittal for requesting the establishment of a Conditional Use Planned Development and to change the underlying zoning from M-1(C) and PDD to R-4A with a Conditional Use Planned Development and OS-1(C) with a Conditional Use Planned Development, approval of Preliminary Plan and Plat for Eola Preserve Subdivision, and any additional relief required. Petitioner is requesting to develop the property at 620 North Eola Road Aurora, Illinois (Subject Property). This request is made on behalf of Bridge Street Properties, LLC, as Petitioner, and Auril Broadcasting, LLC, as owner of the Subject Property. Shown below are the documents we are submitting to the City in support of the request. It is our strong desire that this matter be scheduled for the City's next available Planning Commission meeting for a public hearing on the Petitioner's requests. The submitted documents include the following in paper and pdf format:

1. Land Use Petition (1 copy)
2. Contact Worksheet (1 copy)
3. Filing Fee Worksheet (1 copy) (Check for \$4,188.71 enclosed)
4. Qualifying Statement (1 copy)
5. Plat of survey (1 copy - full size)
6. Legal description (1 copy)
7. Letter of authorization (1 copy)
8. Preliminary Engineering (2 copies – full size)
9. Traffic Study (2 copies)
10. Wetland Delineation Report (2 copies)
11. Project Information Sheet (Development Data Entry Worksheet) (2 copies)
12. Preliminary Stormwater Report (2 copies)
13. Preliminary Plan (3 copies – full size)
14. Preliminary Plat (3 copies – full size)
15. Plan Description (3 copies)
16. Preliminary Elevations (3 copies)
17. Preliminary Landscape Plans (3 copies – full size)
18. Fire Access Plan (3 copies – full size)
19. Zoning Exhibit (3 copies – full size)



We have also provided the Development Tables and Legal Descriptions in digital format. Should any additional documentation be deemed necessary, we are certainly happy to work with the City to that end.

Please do not hesitate to call me with any questions.

Sincerely,

*Caitlin E. Csuk*

**Attorney for Petitioner**