



City of Aurora

44 E. Downer Place
Aurora, IL 60505
www.aurora-il.org

Legistar History Report

File Number: 25-1045

File ID: 25-1045	Type: Ordinance	Status: Agenda Ready
Version: 2	General Ledger #:	In Control: Building, Zoning, and Economic Development Committee
File Name: Gabriela Maya / 462 Jackson Street / Downzone from 2 Unit to 1 Unit		File Created: 12/22/2025
Final Action:		
Title: An Ordinance amending Chapter 49 of the Code of Ordinances, City of Aurora, by modifying the zoning map attached thereto to rezone Property located at 462 Jackson Street from R-4 Two Family Dwelling to R-3 One Family Dwelling		

Notes:

Sponsors:

Enactment Date:

Attachments: Exhibit "A" Legal Description - 2025-11-4 - 2025.353,
Land Use Petition - 2025-10-22 - 2025.353, Maps -
2025-12-29 - 2025.353

Enactment Number:

Planning Case #: AU27/2-25.353 - DZ

Hearing Date:

Drafter: RechnerJ@aurora.il.us

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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1 Planning and Zoning
Commission 01/07/2026 Forwarded Building, Zoning,
and Economic
Development
Committee 01/14/2026 Pass

Action Text: A motion was made by Ms. Martinez, seconded by Mr. Roberts, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 1/14/2026. The motion carried.

Notes: Ms. Rechner said good evening. Jane Rechner, Associate Planner. The Subject Property is located at 462 Jackson Street and is currently utilized as a single-family residence. The property is currently zoned R-4 Two-Family Dwelling District. The Petitioner is requesting to downzone the property from R-4 Two-Family Dwelling District to R-3 One-Family Dwelling District. The previous property owner converted the house from a 2-unit to a single-family so this downzoning will be matching the use. Are there any questions?

Chairman Pilmer said any questions of Staff?

Mr. Pickens said I have one. Or two maybe. What's the benefit by doing this?

Ms. Rechner said it will definitely calm down the area. This is a low intensity residential neighborhood.

Most of the surrounding properties are also zoned for one-family dwelling district.

Mr. Pickens said so, it's basically so one...so, this would avoid for 2 families moving in that home? Is there also a tax benefit by doing so? By changing this zoning?

Mrs. Vacek said there's not a tax benefit, but I believe that they get charged differently for the water usage. So, I think that was her main reason. Right now, they have 2 meters so they would be able to get rid of the one meter and be able to have the benefit from that.

Mr. Pickens said okay. Thank you.

Chairman Pilmer said any other questions? There are Findings of Fact. I'm sorry, this is a Public Hearing so if anyone in the audience has a question or would like to address the Commission regarding this item, they will have the opportunity to do so. And I'll state for the record no one has come forward so I will close the Public Hearing and then ask Staff to read into the record the Findings of Fact.

Ms. Rechner said Staff has the following comments regarding Findings of Fact:

1. The proposal is in accordance with all applicable official physical development policies and other related official plans and policies of the City of Aurora, as this rezoning will allow for the subject single-family home to have a compatible zoning classification to the surrounding single-family homes in the residential neighborhood. The updated zoning classification will also match its current use as a single-family home.
2. The R-3 zoning classification represents the logical establishment and is consistent with the surrounding zoning classifications. This is an existing single-family home that fits well into a low-intensity residential neighborhood.
3. The proposal to downzone the property is consistent with a desirable trend of development in the general area. This is primarily a single-family residential area, and the rezoning will be more compatible with many of the surrounding R-2 One Family Dwelling District and the R-3 One Family Dwelling District zoning classifications.
4. The rezoning will allow more suitable uses compared to permitted uses under R-4: Two-Family Dwelling District zoning. This zoning will match the existing use as a single-family home.
5. The rezoning is a consistent extension of the existing land uses, existing zoning classifications, and essential character of the general area, as many of the surrounding properties are zoned for one-family dwellings and the subject property is already being used as such.

Chairman Pilmer said thank you. And do you have a recommendation?

Ms. Rechner said Staff recommends approval of the Ordinance amending Chapter 49 of the Code of Ordinances, City of Aurora, by modifying the zoning map attached thereto to rezone Property located at 462 Jackson Street from R-4 Two Family Dwelling to R-3 One Family Dwelling.

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

MOTION OF APPROVAL WAS MADE BY: Mrs. Martinez

MOTION SECONDED BY: Mr. Roberts

AYES: Chairman Pilmer, Mr. Gonzales, Mr. Kuehl, Mr. Lee, Mrs. Martinez, Mr. Pickens, and Mr. Roberts

NAYS: 0

ABSTAIN: 0

Motion carried.

Chairman Pilmer said motion carries. And then, Staff did read into the record 5 Findings of Fact. Are there any additions or corrections? Hearing none, is there a motion?

MOTION OF APPROVAL OF FINDINGS OF FACT WAS MADE BY: Mr. Kuehl

MOTION SECONDED BY: Mrs. Martinez

AYES: Chairman Pilmer, Mr. Gonzales, Mr. Kuehl, Mr. Lee, Mrs. Martinez, Mr. Pickens, and Mr. Roberts

NAYS: 0

ABSTAIN: 0

Motion carried.

Chairman Pilmer said motion carries. And then, this will next be heard?

Ms. Rechner said at the Building, Zoning, and Economic Development Committee on January 14th.

Chairman Pilmer said thank you.

*Aye: 7 Chairperson Pilmer, At Large Lee, At Large Gonzales, At Large Pickens,
At Large Roberts, At Large Martinez and At Large Kuehl*

Text of Legislative File 25-1045