



City of Aurora

City Hall - Second Floor

44 E. Downer Place
Aurora, IL 60507

Building, Zoning, and Economic Development Committee Meeting Minutes - Final

Wednesday

June 11, 2025

4:00 PM

*Chairperson Mike Saville
Vice Chair Patty Smith
Alderman Javier Bañuelos
Alderdwoman Juany Garza
Alderman-at-Large Will White*

Members of the public wishing to provide public comment for this meeting must be physically present at the meeting and registered to speak prior to the meeting being called to order. Please contact the Aldermen's Office at (630) 256-3020.

CALL TO ORDER

Clerk Alvarez called the meeting to order at 4:01 pm. A motion was made by Alderman-At-Large White to nominate Alderdwoman Garza to be temporary Chair. Seconded by Alderman Banuelos. Motion Carried.

ROLL CALL

A motion was made by Alderman-At-Large White and seconded by Alderman Banuelos to allow Alderdwoman Smith to participate in this meeting remotely. The motion carried by voice vote and Alderdwoman Smith participated in this meeting remotely.

Present: 4 - Vice Chair Patty Smith, Alderman Javier Bañuelos, Alderdwoman Juany Garza and Alderman-At-Large Will White

Absent: 1 - Chairperson Mike Saville

APPROVAL OF MINUTES

25-0467

Approval of the minutes from the Building, Zoning, and Economic Development Committee meeting held on May 28, 2025.

A motion was made by Alderman-At-Large White, seconded by Alderman Bañuelos, that this agenda item be accepted and filed. The motion carried.

Ayes: 4

PUBLIC COMMENT

AGENDA

[25-0401](#)

An Ordinance Vacating a City Easement on the Property at 400 Mercy Lane, in Kane County, Aurora, Illinois, 60506

Steve Broadwell, Zoning & Planning - City of Aurora

A motion was made by Vice Chair Smith, seconded by Alderman-At-Large White, that this agenda item be recommended for approval. The motion carried.

Ayes: 4

[25-0478](#)

A Resolution Authorizing Execution of an Encroachment Easement and Maintenance Agreement with CR Aurora Land, LLC for a portion of the property located on Independence Drive and west of Constitution Drive related to the Heyday Final Plan

Jill Morgan, Zoning & Planning - City of Aurora

John Curley, Development Services - City of Aurora

Ryan Swingruber - Heyday

A motion was made by Alderman-At-Large White, seconded by Vice Chair Smith, that this agenda item be recommended for approval. The motion carried.

Ayes: 4

[25-0477](#)

An Ordinance Vacating a City Easement on the Property located at the southwest corner of Independence Drive and Constitution Drive, in Kane County, Aurora, Illinois 60506

Jill Morgan, Zoning & Planning - City of Aurora

John Curley, Development Services - City of Aurora

Ryan Swingruber - Heyday

A motion was made by Vice Chair Smith, seconded by Alderman-At-Large White, that this agenda item be recommended for approval. The motion carried.

Ayes: 4

BUILDING, ZONING AND ECONOMIC DEVELOPMENT RESOLUTIONS

[25-0109](#)

A Resolution Approving the Final Plat for Wheatland Crossing Subdivision, Phase 2A, on Vacant Land Located at Ogden Avenue, Near South Farnsworth Avenue.

Steve Broadwell, Zoning & Planning - City of Aurora
Dan Fabish - Forestar

A motion was made by Vice Chair Smith, seconded by Alderman-At-Large White, that this agenda item be forwarded to the Committee of the Whole (Final/Appealable). The motion carried.

Ayes: 4

[25-0110](#)

A Resolution Approving the Final Plat for Wheatland Crossing Subdivision, Phase 2B, on Vacant Land Located at Ogden Avenue, Near South Farnsworth Avenue.

Steve Broadwell, Zoning & Planning - City of Aurora
Dan Fabish - Forestar

A motion was made by Vice Chair Smith, seconded by Alderman-At-Large White, that this agenda item be forwarded to the Committee of the Whole (Final/Appealable). The motion carried.

Ayes: 4

[25-0111](#)

A Resolution Approving a Final Plan for Wheatland Crossing Subdivision, Phase 2A and Phase 2B, Located at Ogden Avenue, Near South Farnsworth Avenue, for a One Family Dwelling (1110) and a ROW Dwelling (Party Wall) (1130) Use.

Steve Broadwell, Zoning & Planning - City of Aurora
Dan Fabish - Forestar

A motion was made by Vice Chair Smith, seconded by Alderman Bañuelos, that this agenda item be forwarded to the Committee of the Whole (Final/Appealable). The motion carried.

Ayes: 4

[25-0399](#)

A Resolution Approving a Revision to the Final Plat for INC Board Subdivision, at 400 Mercy Lane, and Establishing Gateway Foundation Resubdivision

Steve Broadwell, Zoning & Planning - City of Aurora

A motion was made by Vice Chair Smith, seconded by Alderman Bañuelos, that this agenda item be forwarded to the Committee of the Whole (Final/Appealable). The motion carried.

Ayes: 4

[25-0400](#)

A Resolution Approving a Final Plan for Gateway Foundation Resubdivision, at 400 Mercy Lane for a Health-related Facilities, for a Not for Profit Use.

Steve Broadwell, Zoning & Planning - City of Aurora

A motion was made by Alderman-At-Large White, seconded by Vice Chair Smith, that this agenda item be forwarded to the Committee of the Whole (Final/Appealable). The motion carried.

Ayes: 4

[25-0472](#)

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

Jill Morgan, Zoning & Planning - City of Aurora

A motion was made by Vice Chair Smith, seconded by Alderman Bañuelos, that this agenda item be forwarded to the Committee of the Whole (Final/Appealable). The motion carried.

Ayes: 4

[25-0473](#)

A Resolution Approving a Final Plan on Lots 1-3 of Liberty & Eola Subdivision, located at the southwest corner of Liberty Street and N. Eola Road for a Car Wash, Single Bay (2832) Use

Jill Morgan, Zoning & Planning - City of Aurora

A motion was made by Alderman-At-Large White, seconded by Vice Chair Smith, that this agenda item be forwarded to the Committee of the Whole (Final/Appealable). The motion carried.

Ayes: 4

[25-0474](#)

A Resolution Approving the Final Plat for Lot 1 & 2 of Heyday Aurora Subdivision, on vacant land, located at the southwest corner of Independence Drive and Constitution Drive

Jill Morgan, Zoning & Planning - City of Aurora

John Curley, Development Services - City of Aurora

Ryan Swingruber - Heyday

A motion was made by Vice Chair Smith, seconded by Alderman-At-Large White, that this agenda item be forwarded to the Committee of the Whole (Final/Appealable). The motion carried.

Ayes: 4

[25-0475](#)

A Resolution Approving a Final Plan on Heyday Aurora Subdivision, located at the southwest corner of Independence Drive and Constitution Drive, for a ROW Dwelling (Party Wall) (1130) Use

Jill Morgan, Zoning & Planning - City of Aurora

John Curley, Development Services - City of Aurora

Ryan Swingruber - Heyday

A motion was made by Alderman-At-Large White, seconded by Vice Chair Smith, that this agenda item be forwarded to the Committee of the Whole (Final/Appealable). The motion carried.

Ayes: 4

HELD

[25-0438](#)

A Resolution Approving the Final Plat for Mason's Subdivision on vacant land located at 1127 Talma Street and 1129 Talma Street

Tracey Vacek, Zoning & Planning - City of Aurora

A motion was made by Vice Chair Smith, seconded by Alderman-At-Large White, that this agenda item be forwarded to the Committee of the Whole (Final/Appealable). The motion carried.

Ayes: 4

CLOSED SESSION

ADJOURNMENT

A motion was made by Vice Chair Smith, seconded by Alderman-At-Large White, that this meeting be adjourned. The motion carried. Alderwoman Garza adjourned the meeting 4:50 pm.

Ayes: 4

THIS MEETING AGENDA SHALL ALSO SERVE AS NOTICE THAT A MAJORITY OF A QUORUM OF THE CITY COUNCIL OF THE CITY OF AURORA, ILLINOIS MAY ATTEND OR PARTICIPATE IN THIS COMMITTEE MEETING. NO OFFICIAL ACTION OF THE CITY COUNCIL SHALL OCCUR AT THIS COMMITTEE MEETING. MINUTES OF THE COMMITTEE MEETING SHALL CONSTITUTE THE OFFICIAL RECORD OF THE COMMITTEE MEETING AND ANY MEETING OF THE MAJORITY OF THE QUORUM OF THE CITY COUNCIL OCCURRING AT THE SAME TIME AND LOCATION.

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Any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the Aldermen's Office at least 48 hours in advance of the scheduled meeting. The Aldermen's Office can be reached in person at 60 E. Downer Place, Aurora Illinois, via telephone at 630-256-3020 or email at AldermensOffice@aurora.il.us. Every effort will be made to allow for meeting participation.