



City of Aurora

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

Legistar History Report

File Number: 23-0441

File ID: 23-0441

Type: Petition

Status: Draft

Version: 1

**General
Ledger #:**

In Control: Building, Zoning,
and Economic
Development
Committee

File Created: 05/26/2023

File Name: HC Aurora, LLC / West side of Farnsworth Avenue,
between Bilter Road and Corporate Boulevard /
Preliminary Plan and Plat

Final Action:

Title: A Resolution Approving a Preliminary Plan and Plat for HC Aurora
Subdivision located on the west side of Farnsworth Avenue, between Bilter
Road and Corporate Boulevard (HC Aurora, LLC - 23-0441 /
AU02/2-23.240-CUPD/PSD/PPN - TV - Ward 1)

Notes:

Sponsors:

Enactment Date:

Attachments: Exhibit "A-1" Preliminary Plat - 2023-05-19 -
2023.240, Exhibit "A-2" Preliminary Plan - 2023-05-19
- 2023.240, Fire Access Plan - 2023-05-19 - 2023.240,
Preliminary Building and Signage Elevations -
2023-05-19 - 2023.240, Preliminary Rendering -
2023-05-19 - 2023.240, Preliminary Floor Plans -
2023-05-19 - 2023.240, Plat of Survey - 2023-05-19 -
2023.240, Land Use Petition and Supporting
Documents - 2023-04-17 - 2023.240, Public Open
House Summary - 2023-05-22 - 2023.240, PZC
Presentation - 2023-06-02 - 2023.240, Exhibit 01
(Farnsworth) (3), Exhibit 02 (Bilte) (4), Exhibit 03
(Plan-50sc_91x30)_01, Exhibit 03
(Plan-50sc_91x30)_02, Exhibit 04 (Traffic_overall) (2),
Exhibit 05 (Intersection LOS) (2), Exhibit 06 (Typicals)
(4), Review Memo - 2023-06-05 - 2023.240, Maps

Enactment Number:

Planning Case #: AU02/2-23.240-CUPD/PSD/PPN

Hearing Date:

Drafter: tvacek@aurora-il.org

Effective Date:

Related Files:

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	06/07/2023	Forwarded	Building, Zoning, and Economic Development Committee	06/14/2023	Pass
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Action Text: A motion was made by Mr. Choudhury, seconded by Mrs. Anderson, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 6/14/2023. The motion carried.

Notes: Mrs. Vacek said Staff would recommend **CONDITIONAL APPROVAL** of the Resolution Approving a Preliminary Plan and Plat for HC Aurora Subdivision located on the west side of Farnsworth Avenue, between Bilter Road and Corporate Boulevard, with the following conditions:

1) That the documents be revised to incorporate the Zoning and Planning Staff comments included in the memo dated June 5, 2023, prior to petitioning for Final Plan and Plat approval.

2) That prior to construction of any improvements on the Nicor's property, the Petitioner shall provide a recorded copy of the easement to the City allowing the proposed drive aisle and signage.

3) That prior to occupancy permit, the Petitioner shall provide a recorded copy of all vacations for any private easements between the owner and other utilities.

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

MOTION OF APPROVAL OF VARIANCE WAS MADE BY: Mr. Choudhury

MOTION SECONDED BY: Mrs. Anderson

AYES: Chairman Pilmer, Mrs. Anderson, Mr. Chambers, Mr. Choudhury, Mr. Gonzales, Mr. Kuehl, Mrs. Martinez, Mrs. Owusu-Safo, Mr. Roberts

NAYS: 0

Motion carried.

Chairman Pilmer said motion carries. If Staff will state where this will next be heard.

Mrs. Vacek said this will next be heard at our Building, Zoning, and Economic Development Committee on June 14th at 4 pm at City Hall in the 5th Floor Conference Room.

Chairman Pilmer said good luck. Are there any announcements?

Aye: 7 Chairperson Pilmer, At Large Anderson, At Large Chambers, At Large Owusu-Safo, At Large Choudhury, At Large Martinez and At Large Kuehl

Text of Legislative File 23-0441