



City of Aurora

City Hall - 2nd Floor

44 E. Downer Place
Aurora, IL 60507

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

Wednesday

December 11, 2024

4:00 PM

Chairperson Patty Smith

Vice Chair Shweta Baid

Alderman Carl Franco

Alderman Mike Saville

Alderman Bill Donnell

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 with questions.

CALL TO ORDER

Chairperson Smith called the meeting to order at 4:01 pm.

ROLL CALL

Alderman Bill Donnell exited the meeting at 5:18 pm.

Present: 5 - Chairperson Patty Smith, Vice Chair Shweta Baid, Alderman Carl Franco, Alderman Mike Saville and Alderman Bill Donnell

APPROVAL OF MINUTES

24-0946

Approval of the minutes from the Building, Zoning and Economic Development Committee meeting held on November 27, 2024.

A motion was made by Vice Chair Baid, seconded by Alderman Franco, that this agenda item be accepted and filed. The motion carried.

Ayes: 5

PUBLIC COMMENT

AGENDA

[24-0904](#)

An Ordinance amending Chapter 49 of the Code of Ordinances, City of Aurora, by modifying the zoning map attached thereto to rezone the vacant property located at 801 Claim St from M-2 Manufacturing District - General to R-3 One Family Dwelling District

Tracey Vacek, Zoning & Planning - City of Aurora
Alex Alexandrou, Mayor's Office - City of Aurora
Ed Sieben, Zoning & Planning - City of Aurora

A motion was made by Alderman Franco, seconded by Vice Chair Baid, that this agenda item be recommended for approval. The motion carried.

Ayes: 4

Nayes: 1

[24-0905](#)

A Resolution Approving the Final Plat for Claim Street Subdivision on vacant land located at 801 Claim Street

Tracey Vacek, Zoning & Planning - City of Aurora
Alex Alexandrou, Mayor's Office - City of Aurora
Ed Sieben, Zoning & Planning - City of Aurora

A motion was made by Alderman Franco, seconded by Vice Chair Baid, that this agenda item be recommended for approval. The motion carried.

Ayes: 4

Nayes: 1

[24-0924](#)

An Ordinance Approving an Amendment to the Plan Description for the USAA Planned Development District, being a portion of Lot 1A of the Resubdivision of Lot One in Orchard Road Subdivision, located at 1380 N. Orchard Road and 1444 N. Orchard Road

Tracey Vacek, Zoning & Planning - City of Aurora
Alex Alexandrou, Mayor's Office - City of Aurora
Russ Whitaker & Jen Patton with Continental Properties

A motion was made by Alderman Franco, seconded by Alderman Donnell, that this agenda item be recommended for approval. The motion carried.

Ayes: 5

[24-0925](#)

A Resolution Approving a Revision to the Preliminary Plat for Lot 1A of the Resubdivision of Lot One of Orchard Road Subdivision and establishing Springs at Aurora Subdivision located at 1380 N. Orchard Road and 1444 N. Orchard Road

Tracey Vacek, Zoning & Planning - City of Aurora
Alex Alexandrou, Mayor's Office - City of Aurora
Russ Whitaker & Jen Patton with Continental Properties

A motion was made by Alderman Franco, seconded by Alderman Donnell, that this agenda item be recommended for approval. The motion carried.

Ayes: 5

[24-0926](#)

A Resolution Approving a Preliminary Plan for Springs at Aurora Subdivision on property located at 1380 N. Orchard Road and 1444 N. Orchard Road

*Tracey Vacek, Zoning & Planning - City of Aurora
Alex Alexandrou, Mayor's Office - City of Aurora
Russ Whitaker & Jen Patton with Continental Properties*

A motion was made by Alderman Franco, seconded by Alderman Donnell, that this agenda item be recommended for approval. The motion carried.

Ayes: 5

[24-0951](#)

An Ordinance Annexing Property located at 1115 S State Street to the City of Aurora, pursuant to a Water Service Agreement

Emma Field, Zoning & Planning - City of Aurora

A motion was made by Alderman Franco, seconded by Alderman Saville, that this agenda item be recommended for approval. The motion carried.

Ayes: 4

[24-0952](#)

An Ordinance Annexing Property located at 1379 Church Road to the City of Aurora, pursuant to a Water Service Agreement

Emma Field, Zoning & Planning - City of Aurora

A motion was made by Alderman Franco, seconded by Alderman Saville, that this agenda item be recommended for approval. The motion carried.

Ayes: 4

[24-0955](#)

An Ordinance Annexing Property located at 865 Schomer Road to the City of Aurora, pursuant to a Water Service Agreement (City of Aurora - 24-0955 / AU11/1-24.479-A - TV - Ward 1)

Emma Field, Zoning & Planning - City of Aurora

A motion was made by Alderman Franco, seconded by Alderman Saville, that this agenda item be recommended for approval. The motion carried.

Ayes: 4

[24-0956](#)

An Ordinance Annexing Property located at 1102 Rathbone Avenue to the City of Aurora, pursuant to a Water Service Agreement (City of Aurora - 24-0956 / AU29/2-24.480-A - TV - Ward 4)

Emma Field, Zoning & Planning - City of Aurora

A motion was made by Alderman Franco, seconded by Alderman Saville, that this agenda item be recommended for approval. The motion carried.

Ayes: 4

CLOSED SESSION

ADJOURNMENT

A motion was made by Alderman Franco, seconded by Alderman Saville, that this meeting be adjourned. The motion carried. Chairperson Smith adjourned this meeting at 5:21 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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<https://www.aurora-il.org/985/City-Council-Agendas-Minutes>**

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.