



City of Aurora

City Hall - Second Floor

44 E. Downer Place
Aurora, IL 60507

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

Wednesday

May 29, 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 4:00 p.m.

ROLL CALL

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

APPROVAL OF MINUTES

24-0391

Approval of the minutes from the Building, Zoning, and Economic Development Committee meeting held on May 15, 2024.

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

Ayes: 5

PUBLIC COMMENT

AGENDA

[24-0313](#)

An Ordinance Amending Chapter 49 of the Code of Ordinances, City of Aurora, by Modifying the Zoning Map Attached thereto to Rezone the Property Located at 1218 North Lake Street, from R-1, One Family Dwelling District and B-3, Business and Wholesale, to B-3, Business and Wholesale

Steve Broadwell & Tracey Vacek, Planning & Zoning - City of Aurora, presented and answered questions regarding this item.

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

Ayes: 5

[24-0314](#)

A Resolution Approving the Final Plat for Delgadillo Subdivision, located at 1218 North Lake Street.

Steve Broadwell & Tracey Vacek, Planning & Zoning - City of Aurora, presented and answered questions regarding this item.

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

Ayes: 5

[24-0367](#)

An Ordinance Granting a Conditional Use Permit for a Telecommunication Facility Use and the establishment of modified standards on Lot 1 of Cyrusone Subdivision - Phase 2 located at 2905 Diehl Road

Tracey Vacek, Planning & Zoning - City of Aurora, presented and answered questions regarding this item.

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

Ayes: 5

[24-0384](#)

An Ordinance Approving an Amendment to the Plan Description for the Butterfield Planned Development District on 32.08 Acres for the property located at 2725 Bilter Road being south of Bilter Road, west of Eola Road, and north of Interstate 88

Jill Morgan, Planning & Zoning - City of Aurora, presented and answered questions regarding this item.

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

Ayes: 5

[24-0385](#)

An Ordinance Granting a Conditional Use Permit for a Telecommunications Facility (4211) Use and the establishment of modified standards on the Property located at 2725 Bilter Road being south of Bilter Road, west of Eola Road, and north of Interstate 88

Jill Morgan, Planning & Zoning - City of Aurora, presented and answered questions regarding this item.

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

Ayes: 5

[24-0386](#)

A Resolution Approving a Preliminary Plan and Plat for Butterfield Phase II Unit 5B, on vacant land located at 2725 Bilter Road being south of Bilter Road, west of Eola Road, and north of Interstate 88

Jill Morgan, Planning & Zoning - City of Aurora, presented and answered questions regarding this item.

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

Ayes: 5

BUILDING, ZONING AND ECONOMIC DEVELOPMENT RESOLUTIONS

[24-0403](#)

A Resolution Approving a Final Plan on Lot 1 of Meadowlakes Unit 26, Phase One Resubdivision located at 758 Shoreline Drive for a Day Care (6310) Use

Emma Field, Planning & Zoning - City of Aurora, presented and answered questions regarding this item.

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

Ayes: 5

[24-0407](#)

A Resolution Approving a Revision to the Final Plan on Lot 1 of PDA Resubdivision, located at 3055 East New York Street, for an Offices, business and professional, including medical clinics Use

Jill Morgan, Planning & Zoning - City of Aurora, presented and answered questions regarding this item.

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

Ayes: 5

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 the meeting at 5:15 p.m.

Ayes: 5

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.