



City of Aurora

44 E. Downer Place
Aurora, IL 60505
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Legistar History Report

File Number: 26-0335

File ID: 26-0335

Type: Resolution

Status: Agenda Ready

Version: 2

**General
Ledger #:**

In Control: Building, Zoning,
and Economic
Development
Committee

File Created: 05/15/2026

File Name: M/I Homes / Kingsley Row Subdivision/ Ogden
Avenue and 75th Street / Prelim Plat and Plan

Final Action:

Title: A Resolution Approving a Preliminary Plan and Plat for Kingsley Row
Subdivision, on vacant land located east of the intersection of Ogden
Avenue and 75th Street

Notes:

Sponsors:

Enactment Date:

Attachments: Exhibit "A-1" Preliminary Plan - 2026-05-15 -
2025.228, Exhibit "A-2" Preliminary Plat -
2026-05-15 - 2025.228, Land Use Petition and
Supporting Documents - 2025-07-30 - 2025.228,
Preliminary Landscape Plan - 2026-01-20 -
2025.228, Elevations - 2026-02-09 - 2025.228, Maps
- 2026-05-17 - 2025.228, Plat of Survey - 2025-07-30
- 2025.228

Enactment Number:

Planning Case #: NA28/1-25.228 - RZ/CUPD/Psd/Ppn

Hearing Date:

Drafter: JMorgan@aurora-il.org

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning and Zoning Commission	05/20/2026	Forwarded	Building, Zoning, and Economic Development Committee	05/27/2026		Pass
Action Text: A motion was made by Mrs. Martinez, seconded by Mr. Kuehl, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 5/27/2026. The motion carried.							
Notes: Mrs. Morgan said and this also has a slight change to the conditions per Engineering's request: Staff recommends Conditional Approval of A Resolution Approving a Preliminary Plan and Plat for Kingsley Row Subdivision, on vacant land located east of the intersection of Ogden Avenue and 75th Street, with the following conditions: 1. That the Final Plan be updated to show all private alleys outside the setbacks.							

2. That in lieu of the construction of a 10-foot path along Ogden Avenue and a 5-foot sidewalk along 75th Street, the Developer pay a Cash Contribution to the City of Aurora. This Cash Contribution shall be equal to the estimated construction cost of these improvements. This Cash Contribution shall be made to the City before the issuance of a site development permit for the Residential Property. This Cash Contribution shall be utilized by the City of Aurora for future installation of these improvements at a time decided by City Staff. The estimated cost in exhibit showing the limits of these improvements will be submitted to the City for approval.

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

MOTION TO APPROVE WAS MADE BY: Mrs. Martinez

MOTION SECONDED BY: Mr. Kuehl

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

NAYS: 0

ABSTAIN: 0

Motion carried.

Chairman Pilmer said motion carries. This will next be heard, both of these?

Mrs. Morgan said did we accept the Findings?

Chairman Pilmer said I can go back and do that.

(Voted on Findings of Fact)

Chairman Pilmer said and then, where will these next be heard?

Mrs. Morgan said this will next be heard at the Building, Zoning, and Economic Development Committee, May 27th at 4 o'clock in this room.

Chairman Pilmer said thank you. Good luck.

Aye: 6 Chairperson Pilmer, At Large Chambers, At Large Gonzales, At Large Pickens, At Large Martinez and At Large Kuehl

Text of Legislative File 26-0335