



# City of Aurora

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

## Legistar History Report

**File Number: 25-0560**

**File ID:** 25-0560

**Type:** P&D Resolution

**Status:** Agenda Ready

**Version:** 2

**General  
Ledger #:**

**In Control:** Building, Zoning,  
and Economic  
Development  
Committee

**File Created:** 07/08/2025

**File Name:** Continental 834 Fund, LLC / 1380 N Orchard Rd &  
1444 N Orchard Rd / Final Plan

**Final Action:**

**Title:** A Resolution Approving a Final Plan on the property located at 1444 N.  
Orchard Road for a Multi-Family Dwelling (1140) Use

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** Exhibit "A-1" Final Plan - 2025-07-11 - 2025.190,  
Exhibit "A-2" Landscape Plan - 2025-07-10 -  
2025.190, Exhibit "A-3" Building and Signage  
Elevations - 2025-07-10 - 2025.190, Fire Access  
Plan - 2025-06-12 - 2025.190, Land Use Petition and  
Supporting Documents - 2025-06-12 - 2025.190,  
PZC Presentation - 2025-07-15 - 2025.190,  
Appealable Sheet - Final Plan - 2025-07-17 -  
2025.190, Maps

**Enactment Number:**

**Planning Case #:** SG12/4-25.190-Fpn/Fsd/R

**Hearing Date:**

**Drafter:** tvacek@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	07/16/2025	Forwarded	Building, Zoning, and Economic Development Committee	07/23/2025		Pass
<b>Action Text:</b> A motion was made by Mr. Chambers, seconded by Mr. Kuehl, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 7/23/2025. The motion carried.							
<b>Notes:</b> <i>Chairman Pilmer said and then, do you have a recommendation for the Final Plan?</i>							
<i>Mrs. Vacek said yes. Staff recommends Conditional Approval of the Resolution approving the Final Plan on the property located at 1444 North Orchard Road for a Multi-Family Dwelling (1140) Use, with the following conditions:</i>							
1. <i>That the Final Plan approval be contingent upon Final Engineering approval.</i>							

2. That the Petitioner provides documentation regarding the maintenance responsibility for the access road and parking spaces located on Lot 3 prior to occupancy permit.
3. That the detached and attached garages should primarily be used for parking vehicles. If the garages are being used primarily for storage, the City will consider the Owner in violation of this requirement.
4. That a waterCAD model will be required if the existing 12" watermain is to be rerouted or downsized.

Chairman Pilmer said you've heard Staff's recommendation with 4 conditions. Is there a motion?

MOTION OF APPROVAL WAS MADE BY: Mr. Chambers

MOTION SECONDED BY: Mr. Kuehl

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

NAYS: 0

Motion carried.

Chairman Pilmer said motion carries. And then if Staff will state where this will next be heard.

Mrs. Vacek said this will next be heard at the Building, Zoning, and Economic Development Committee at 4 pm on July 23rd here at City Hall in the Council Chambers room.

Chairman Pilmer said good luck.

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

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## **Text of Legislative File 25-0560**