



City of Aurora

City Hall - Second Floor
Council Chambers
44 E. Downer Place
Aurora, IL 60507

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

Wednesday

November 26, 2025

4:00 PM

*Chairperson Mike Saville
Vice Chair Patty Smith
Alderman Javier Bañuelos
Alderwoman Juany Garza
Alderman-at-Large Will White*

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.

CALL TO ORDER

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

ROLL CALL

Present: 3 - Chairperson Mike Saville, Alderwoman Juany Garza and Alderman-At-Large Will White

Absent: 2 - Vice Chair Patty Smith and Alderman Javier Bañuelos

APPROVAL OF MINUTES

25-0944

Approval of the minutes from the Building, Zoning, and Economic Development Committee meeting held on November 12, 2025.

A motion was made by Alderwoman Garza, seconded by Alderman-At-Large White, that this agenda item be accepted and filed. The motion carried.

Ayes: 3

PUBLIC COMMENT

*Ms. Mavis Bates in opposition of item 25-0931
Ms. Marissa Martinez in opposition of item 25-0931*

AGENDA

25-0692

An Ordinance Vacating City Easements and Stormwater Control Easements on the Property Located at the Southwest Corner of Butterfield Road and North Farnsworth Avenue, in Kane County, Aurora, Illinois, 60502.

Tracey Vacek, Zoning & Planning - City of Aurora

A motion was made by Alderwoman Garza, seconded by Alderman-At-Large White, that this agenda item be recommended for approval. The motion carried.

Ayes: 3

25-0845

An Ordinance Granting a Conditional Use Permit for a Drive-through Restaurant (2530) Use on the Property Located at 404 N. Eola Road.

Tracey Vacek, Zoning & Planning - City of Aurora

Andy Kobler - The Oakhurst Center, LLC

Emily Hoffman - The Oakhurst Center, LLC

A motion was made by Alderwoman Garza, seconded by Alderman-At-Large White, that this agenda item be recommended for approval. The motion carried.

Ayes: 3

25-0846

A Resolution Approving a Revision to the Final Plan for the Oakhurst Center Subdivision, Located at 404 N. Eola Road and 444 N. Eola Road

Tracey Vacek, Zoning & Planning - City of Aurora

Andy Kobler - The Oakhurst Center, LLC

Emily Hoffman - The Oakhurst Center, LLC

A motion was made by Alderwoman Garza, seconded by Alderman-At-Large White, that this agenda item be recommended for approval. The motion carried.

Ayes: 3

25-0931

An Ordinance Establishing a Conditional Use Planned Development, Approving the Orchard's Crossing Plan Description and amending Chapter 49 of the Code of Ordinances, City of Aurora, by modifying the zoning map attached thereto to an underlying zoning of R-4A Two-Family Dwelling District, B-2 General Retail District and OS-1 Conservation, Open Space, and Drainage District for the property located at the northeast corner of Sullivan Road and N. Orchard Road

*Jill Morgan, Zoning & Planning - City of Aurora
John Curley, Development Services - City of Aurora
Tracey Vacek, Zoning & Planning - City of Aurora
John Philipchuck - GTZ Properties
Skylar Evans - Quik Trip Corporation
Mitch Goltz - GTZ Properties*

Amendment: That the developer install a minimum of two EV parking spaces within the commercial development.

A motion was made by Alderwoman Garza, seconded by Alderman-At-Large White, that this agenda item be recommended for approval as amended. The motion carried.

Ayes: 2

Abstain: 1

CLOSED SESSION

ADJOURNMENT

A motion was made by Alderwoman Garza, seconded by Alderman-At-Large White, that this meeting be adjourned. The motion carried. Chairperson Saville adjourned the meeting at 5:07 pm.

Ayes: 3

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.

VISIT OUR WEB SITE FOR CURRENT AGENDAS -
<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.