



# City of Aurora

City Hall - 2nd Floor  
Council Chambers  
44 E. Downer Place  
Aurora, IL 60507

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

Wednesday

January 12, 2022

4:00 PM

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*Chairperson Mike Saville*  
*Vice Chair Patty Smith*  
*Alderman Carl Franco*  
*Alderman Sherman Jenkins*  
*Alderman Ron Woerman*

**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

Chairman Saville called the meeting to order at 4:00pm.

### ROLL CALL

**Present:** 5 - Chairperson Mike Saville, Vice Chair Patty Smith, Alderman Carl Franco, Alderman Sherman Jenkins and Alderman Ron Woerman

### OTHERS PRESENT

### APPROVAL OF MINUTES

**21-1039**

Approval of the minutes from the Building, Zoning and Economic Development Committee Meeting held on December 16, 2021.

### PUBLIC COMMENT

Ben Savaglio spoke in opposition of item 21-0926 and 21-0927  
Susan Kubal spoke in opposition of item 21-0926 and 21-0927  
Joseph Kubal spoke in opposition of item 21-0926 and 21-0927  
Robert Jungels spoke in opposition of item 21-0926 and 21-0927  
James Tortorich spoke in opposition of item 21-0926 and 21-0927  
Eddie Bedford spoke in opposition of item 21-0926 and 21-0927  
Dana Kaempfen spoke in opposition of item 21-0926 and 21-0927  
Boyd Ingemunson spoke in opposition of item 21-0926 and 21-0927

## BUILDING, ZONING AND ECONOMIC DEVELOPMENT RESOLUTIONS

**21-0964** A Resolution Approving a Final Plan on Lot 2 of Kirkland Crossings Resubdivision of Lot 5, Located at 2957 Kirk Road, for a Vehicle Repair, Minor (2834) Use.

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

**Ayes: 5**

**21-0969** A Resolution Approving the Final Plat for Chelsea Manor Subdivision, Being Vacant Land Located at the Southeast Corner of South Commons Drive and Irving Road

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

**Ayes: 5**

**21-0970** A Resolution Approving a Final Plan for Chelsea Manor Subdivision, Located at the Southeast Corner of South Commons Drive and Irving Road, for a ROW Dwelling (Party Wall) (1130) Use

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

**Ayes: 5**

**21-1059** A Resolution Approving a Revision to the Final Plan for Lot 9 of East Reimers Resubdivision #3, Located at 2134 West Galena Boulevard for a Retail Sales or Service (2100) Use.

**A motion was made by Alderman Jenkins, seconded by Vice Chair Smith, that this agenda item be forwarded to the Committee of the Whole (Final/Appealable). The motion carried.**

**Ayes: 5**

## AGENDA

[21-0923](#)

An Ordinance Providing for the Execution of an Annexation Agreement Providing for PDD Planned Development District zoning for the territory which may be Annexed to the City of Aurora located at the northwest corner of Sunrise Road and Meridian Road in DuPage County, Aurora Illinois 60563

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

**Ayes: 5**

[21-0924](#)

An Ordinance Annexing Certain Property being located at the northwest corner of Sunrise Road and Meridian Road to the City of Aurora, Illinois 60563, pursuant to an Approved Annexation Agreement

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

**Ayes: 5**

[21-0925](#)

An Ordinance amending Chapter 49 of the Code of Ordinances, City of Aurora, by modifying the zoning map attached thereto to rezone Property located at the northwest corner of Sunrise Road and Meridian Road to PDD Planned Development District to be incorporated into the existing Butterfield Planned Development District pursuant to an Approved Annexation Agreement

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

**Ayes: 5**

[21-0928](#)

An Ordinance Vacating a Watermain Easement on the Property located at the southwest corner of Ferry Road and Meridian Road, in DuPage County, Aurora, Illinois 60502

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

**Ayes: 5**

[21-0926](#)

A Resolution Approving the Final Plat for Butterfield Phase II Unit 4C Subdivision, located at the southwest corner of Ferry Road and Meridian Road

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

**Ayes: 5**

[21-0927](#)

A Resolution Approving a Final Plan on Lot 402 of Butterfield Phase II Unit 4C Subdivision, located at the southwest corner of Ferry Road and Meridian Road for a Warehouse, Distribution and storage services (3300) Use

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

Ayes: 5

## CLOSED SESSION

## ADJOURNMENT

A motion was made by Vice Chair Smith, seconded by Alderman Jenkins, that this meeting be adjourned. The motion carried. Chairman Saville adjourned the meeting at 5:19pm.

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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<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 [aldermenoffice@aurora-il.org](mailto:aldermenoffice@aurora-il.org). Every effort will be made to allow for meeting participation.**