



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

October 15, 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 4:04 pm.

ROLL CALL

Present: 4 - Chairperson Mike Saville, Vice Chair Patty Smith, Alderman Javier Bañuelos and Alderwoman Juany Garza
Absent: 1 - Alderman-At-Large Will White

APPROVAL OF MINUTES

25-0760

Approval of the minutes from the Building, Zoning, and Economic Development Committee meeting held on September 24, 2025.

A motion was made by Vice Chair Smith, seconded by Alderwoman Garza, that this agenda item be accepted and filed. The motion carried.

Ayes: 4

PUBLIC COMMENT

AGENDA

BUILDING, ZONING AND ECONOMIC DEVELOPMENT RESOLUTIONS

[25-0774](#)

A Resolution approving a Final Plan on Lot 19 of Fox Valley Properties, Phase II Subdivision, located at 3046 E New York Street for a Business and Professional, Office Use

Joanna Wu - Zoning & Planning - City of Aurora
Ryan Kingry - Jamison Commercial Partners

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

Ayes: 4

[25-0362](#)

An Ordinance Approving a Revised Plan Description to amend a certain section of the Farnsworth International Plan Description for the Property located at 998 Corporate Boulevard, Aurora, Illinois

Tracey Vacek, Zoning & Planning - City of Aurora
Dr. David Anderson - Lydia Home Association

A motion was made by Alderwoman Garza, seconded by Vice Chair Smith, that this agenda item be recommended for approval. The motion carried.

Ayes: 4

[25-0363](#)

An Ordinance Granting a Conditional Use Permit for a Mental Health Facility limited to Residential Treatment Facility including Educational Services for children and adolescents who demonstrate mental health and behavioral difficulties on the Property located at 998 Corporate Boulevard

Tracey Vacek, Zoning & Planning - City of Aurora
Dr. David Anderson - Lydia Home Association

Continues with the following conditions:

- 1. That no more than 40 children shall reside at this location at any given time.*
- 2. That a minimum 1:3 child-to-staff ratio be maintained at all times at this location.*
- 3. That services provided at this location shall be limited to residents of the facility, and no outside individuals shall receive services at this location.*
- 4. That a site plan showing the location of the fencing/gate be submitted to and reviewed and approved by the Zoning and Planning Division and Fire Prevention Bureau prior to submitting for building permit.*
- 5. The applicant shall implement the previously approved landscape plan in its entirety, and shall remove and replace all weeds, dead, or dying landscaping prior to certificate of occupancy.*

A motion was made by Vice Chair Smith, seconded by Alderwoman Garza, that this agenda item be recommended for approval. The motion carried.

Ayes: 4

[25-0776](#)

An Ordinance Providing for the Execution of an Annexation Agreement with the Owners of Record Providing for ORI(C) Office, Research, and Light Industrial District with a Conditional Use zoning for the territory which may be Annexed to the City of Aurora located south of Sunrise Road and east of Frieder Lane on Vacant Land in DuPage County, Aurora Illinois 60563

Jill Morgan, Zoning & Planning - City of Aurora
Attorney John Philipchuck on behalf of the Sheila Brown Trust

A motion was made by Vice Chair Smith, seconded by Alderwoman Garza, that this agenda item be recommended for approval. The motion carried.

Ayes: 4

[25-0777](#)

An Ordinance Annexing Property being Vacant Land located south of Sunrise Road and east of Frieder Lane to the City of Aurora, Illinois 60563

Jill Morgan, Zoning & Planning - City of Aurora
Attorney John Philipchuck on behalf of the Sheila Brown Trust

A motion was made by Vice Chair Smith, seconded by Alderwoman Garza, that this agenda item be recommended for approval. The motion carried.

Ayes: 4

[25-0778](#)

An Ordinance Establishing a Conditional Use Planned Development, Approving the Sheila Brown Trust Property 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 ORI Office, Research, and Light Industrial District for the property located south of Sunrise Road and east of Frieder Lane

Jill Morgan, Zoning & Planning - City of Aurora
Attorney John Philipchuck on behalf of the Sheila Brown Trust

Ms. Morgan to add verbiage on agriculture.

A motion was made by Vice Chair Smith, seconded by Alderwoman Garza, that this agenda item be recommended for approval as amended. The motion carried.

Ayes: 4

CLOSED SESSION

ADJOURNMENT

A motion was made by Vice Chair Smith, seconded by Alderwoman Garza, that this meeting be adjourned. The motion carried. Chairperson Saville adjourned the meeting at 4:34 pm.

Ayes: 4

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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