



# City of Aurora

City Hall - 2nd Floor

44 E. Downer Place  
Aurora, IL 60507

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

Wednesday

September 25, 2024

4:00 PM

---

*Chairperson Patty Smith  
Vice Chair Shweta Baid  
Alderman Carl Franco  
Alderman Mike Saville  
Alderman Bill Donnell*

**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

Chairperson Smith called the meeting to order at 4:03 pm.

### ROLL CALL

*Vice Chairperson Baid arrived to the meeting at 4:03 pm.*

*Alderman Saville left the meeting at 5:04 pm.*

**Present:** 5 - Chairperson Patty Smith, Vice Chair Shweta Baid, Alderman Carl Franco, Alderman Mike Saville and Alderman Bill Donnell

### APPROVAL OF MINUTES

**24-0698**

Approval of the minutes from the Building, Zoning and Economic Development Committee meeting held on September 11, 2024.

**A motion was made by Alderman Saville, seconded by Alderman Franco, that this agenda item be accepted and filed. The motion carried.**

**Ayes:** 5

### PUBLIC COMMENT

*Ms. Diane Mutersbaugh spoke against item #24-0567.*

*Mr. Michael Mutersbaugh spoke against item #24-0567.*

*Mr. Paul Hoss spoke against item #24-0567.*

## AGENDA

[24-0519](#)

An Ordinance Establishing a Conditional Use Planned Development and Approving the Wheatland Athletic Association Plan Description for the Property Located at 2323 Liberty Street

*Ed Sieben, Planning & Zoning - City of Aurora and Ray Makowski & John Swark with WAA presented and answered questions regarding this item.*

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

**Ayes:** 5

[24-0521](#)

An Ordinance Vacating a Detention Easement on the Property Located at 2323 Liberty Street, in DuPage County, Aurora, Illinois, 60502.

*Ed Sieben, Planning & Zoning - City of Aurora and Ray Makowski & John Swark with WAA presented and answered questions regarding this item.*

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

**Ayes:** 5

[24-0520](#)

A Resolution Approving a Final Plan for the Property Located at 2323 Liberty Street for a Special Purpose Recreational Institution (5200) Use.

*Ed Sieben, Planning & Zoning - City of Aurora and Ray Makowski & John Swark with WAA presented and answered questions regarding this item.*

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

**Ayes:** 5

[24-0566](#)

An Ordinance Annexing Property, being Vacant Land Located at the Southeast Corner of Bilter Road and Nan Street, to the City of Aurora, Illinois, 60502.

*Alex Alexandrou, Mayor's Office - City of Aurora, Ed Sieban - Planning & Zoning - City of Aurora, Mike Kaufman, AFD - City of Aurora, Brian Wakowski, Engineering - City of Aurora and Jason Estes with FGM Architects, presented and answered questions regarding this item.*

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

**Ayes:** 5

[24-0567](#)

An Ordinance Establishing a Conditional Use Planned Development and Approving the Aurora Fire Station #13 Plan Description for the Property Located at the Southeast Corner of Bilter Road and Nan Street.

*Alex Alexandrou, Mayor's Office - City of Aurora, Ed Sieban - Planning & Zoning - City of Aurora, Mike Kaufman, AFD - City of Aurora, Brian Wakowski, Engineering - City of Aurora and Jason Estes with FGM Architects, presented and answered questions regarding this item.*

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

**Ayes:** 5

[24-0568](#)

A Resolution Approving a Final Plan for the Property Located at the Southeast Corner of Bilter Road and Nan Street for a Public Facilities and Services (6200) Use.

*Alex Alexandrou, Mayor's Office - City of Aurora, Ed Sieban - Planning & Zoning - City of Aurora, Mike Kaufman, AFD - City of Aurora, Brian Wakowski, Engineering - City of Aurora and Jason Estes with FGM Architects, presented and answered questions regarding this item.*

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

**Ayes:** 5

[24-0679](#)

A Resolution authorizing the purchase two Case 921 GXR Wheel Loaders with Attachments from McCann Industries in the amount of \$945,400 and the execution of related agreements with the State.

*Steve Andras, Airport Manager - City of Aurora, presented and answered questions regarding this item.*

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

**Ayes:** 5

## **BUILDING, ZONING AND ECONOMIC DEVELOPMENT ORDINANCES**

[24-0675](#)

An Ordinance approving a Revision to the Special Sign District for Chicago Premium Outlets located at 1650 Premium Outlets Boulevard

*Ed Sieben, Planning & Zoning - City of Aurora, presented and answered questions regarding this item.*

**A motion was made by Alderman Saville, seconded by Alderman Franco, that this agenda item be adopted. The motion carried.**

**Ayes:** 5

## HELD

[24-0569](#)

A Resolution Approving the Final Plat for Aurora Fire Station #9 Subdivision, Located at 7S300 Eola Road.

*Ed Sieban - Planning & Zoning - City of Aurora, Mike Kaufman, AFD - City of Aurora, and Jason Estes with FGM Architects, presented and answered questions regarding this item.*

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

**Ayes: 4**

[24-0570](#)

A Resolution Approving a Final Plan on Lot 1 of Aurora Fire Station #9 Subdivision, Located at 7S300 Eola Road, for a Public Facilities and Services (6200) Use.

*Ed Sieban - Planning & Zoning - City of Aurora, Mike Kaufman, AFD - City of Aurora, and Jason Estes with FGM Architects, presented and answered questions regarding this item.*

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

**Ayes: 4**

## CLOSED SESSION

## ADJOURNMENT

**A motion was made by Alderman Franco, seconded by Alderman Donnell, that this agenda item be adjourned. The motion carried. Chairperson Smith adjourned the meeting at 5:12 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.**

**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](mailto:AldermensOffice@aurora.il.us). Every effort will be made to allow for meeting participation.**