



City of Aurora

City Hall - Second Floor

44 E. Downer Place
Aurora, IL 60507

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

Wednesday

May 28, 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: 5 - Chairperson Mike Saville, Vice Chair Patty Smith, Alderman Javier Bañuelos, Alderwoman Juany Garza and Alderman-At-Large Will White

APPROVAL OF MINUTES

25-0431

Approval of the minutes from the Building, Zoning and Economic Development Committee meeting held on May 14, 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: 5

PUBLIC COMMENT

Mr. Joe Lusk spoke against item # 25-0421.

AGENDA

[25-0421](#)

An Ordinance Annexing Property located at 1231 Mitchell Road to the City of Aurora, Illinois 60505

Tracey Vacek, Zoning & Planning - City of Aurora
Deena Weiss - Aurora Turners Club

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

Ayes: 5

[25-0422](#)

An Ordinance Establishing a Conditional Use Planned Development at 1231 Mitchell Road, to be incorporated under the existing Aurora Turners Plan Description, under Parcel A, and amending Chapter 49 of the Code of Ordinances, City of Aurora, by modifying the zoning map attached thereto to, to an underlying zoning of B-2 Business District - General Retail

Tracey Vacek, Zoning & Planning - City of Aurora
Deena Weiss - Aurora Turners Club

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

Ayes: 5

[25-0423](#)

An Ordinance Vacating a Portion of Dedicated Public Right of Way for High Street located north of E. Indian Trail in Kane County, Aurora, Illinois

Tracey Vacek, Zoning & Planning - City of Aurora
Deena Weiss - Aurora Turners Club

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

Ayes: 5

[25-0424](#)

A Resolution Approving the Final Plat for Aurora Turners Club Subdivision located at 1231 Mitchell Rd, 1215 Mitchell Rd, and 500 E Indian Trail

Tracey Vacek, Zoning & Planning - City of Aurora
Deena Weiss - Aurora Turners Club

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

Ayes: 5

BUILDING, ZONING AND ECONOMIC DEVELOPMENT RESOLUTIONS

25-0438 A Resolution Approving the Final Plat for Mason's Subdivision on vacant land located at 1127 Talma Street and 1129 Talma Street

This P&D Resolution was held

[25-0441](#) A Resolution Approving the Final Plat for Lots 1-51 of Abbey Meadows Subdivision, on vacant land, located on the east side of Raddant Road at Mesa Lane Extended

Jill Morgan, Zoning & Planning - City of Aurora

John Phillipchuck - Lennar

Tim Kellogg - Lennar

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

Ayes: 5

[25-0442](#) A Resolution Approving a Final Plan on Abbey Meadows Subdivision, located on the east side of Raddant Road at Mesa Lane Extended, for a ROW Dwelling (Party Wall) (1130) Use

Jill Morgan, Zoning & Planning - City of Aurora

John Phillipchuck - Lennar

Tim Kellogg - Lennar

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

Ayes: 5

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 4:36 pm.

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.

**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.