



City of Aurora

Conference Room B, 5th
Floor
44 E. Downer Place
Aurora, IL 60507

Building, Zoning, and Economic Development Committee Meeting Minutes

Wednesday

November 13, 2019

4:00 PM

Chairperson Mike Saville
Vice Chair Sherman Jenkins
Alderman Carl Franco
Alderman Juany Garza
Alderman Bob O'Connor

CALL TO ORDER:

Chairperson Saville called the meeting to order at 4:05 PM.

ROLL CALL

Present: 4 - Chairperson Mike Saville, Alderman Carl Franco, Alderman Juany Garza
and Alderman Bob O'Connor
Absent: 1 - Vice Chair Sherman Jenkins

OTHERS PRESENT

Andy Perille, Tracy Willie, Russell Woerman, Steve Hansen, John Tebrugge

City of Aurora: Jill Morgan, Planning & Zoning; Ed Sieben, Planning & Zoning;
Steve Broadwell, Planning & Zoning; Jacob Sodaro, Planning & Zoning;
Marissa Spencer, Legl Dept.; Chuck Nelson, Mayor's Office; Connie Krug,
Aldermen's Office

APPROVAL OF MINUTES

19-0980

Approval of the 10/23/2019 BZE committee meeting minutes.

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

Ayes: 4

PUBLIC COMMENT

AGENDA

[19-0907](#)

An Ordinance Establishing a Special Use Planned Development, Approving the Avalon Heights Plan Description and Amending Ordinance Number 3100, being the Aurora Zoning Ordinance and the Zoning Map attached thereto, to an underlying zoning of R-5(S) Multiple-Family Dwelling District, O(S) Office District, and P(S) Park and Recreation District with a Special Use Planned Development for the property located along Weston Avenue and Seminary Avenue between S. Lincoln Avenue and S. 4th Street

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

Ayes: 4

[19-0908](#)

A Resolution Approving a Preliminary Plat for Avalon Heights Subdivision located along Weston Avenue and Seminary Avenue between S. Lincoln Avenue and S. 4th Street

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

Ayes: 4

[19-0909](#)

A Resolution Approving a Preliminary Plan for Avalon Heights Subdivision located along Weston Avenue and Seminary Avenue between S. Lincoln Avenue and S. 4th Street

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

Ayes: 4

BUILDING, ZONING AND ECONOMIC DEVELOPMENT RESOLUTIONS

19-0901

A Building, Zoning and Economic Development Committee Resolution Approving a Revision to the Final Plat for West Ridge Corporate Center Phase III 1st Resubdivision generally located at the southeast corner of Bilter Road and Mitchell Road.

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

Ayes: 4

19-0902

A Building, Zoning and Economic Development Committee Resolution Approving a Revision to the Final Plan for Lot 1A of West Ridge Corporate Center Phase III 1st Resubdivision located at 701 Bilter Road for a Warehouse, Distribution and storage services (3300) Use

A motion was made by Alderman Franco, seconded by Alderman Garza, that

this agenda item be forwarded to the Committee of the Whole (Final/Appealable). The motion carried.

Ayes: 4

19-0958

A Building, Zoning, and Economic Development Committee Resolution Approving a Revision to the Final Plat for Lot 7 and Lot 8 of Fermi Corporate Park, Phase II, Located at 1611 and 1621 Emily Lane, Establishing Lot 1 of the Gripple Subdivision

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

Ayes: 4

19-0959

A Building, Zoning, and Economic Development Committee Resolution Approving a Final Plan Revision to Gripple Subdivision, Lot 1, located at 1611 and 1621 Emily Lane, for a Business and Professional, Office (2400) Use and a Warehouse, Distribution and Storage Services (3300) Use

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

Ayes: 4

19-0960

A Building, Zoning, and Economic Development Committee Resolution Approving a Revision to the Final Plan on Lot 2 of Oakhurst Commons Resubdivision, located at 2889 East New York Street for a Restaurant with a Drive-through Facility (2530) Use

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

Ayes: 4

ADJOURNMENT:

A motion was made by Alderman Franco, seconded by Alderman Garza, that the meeting be adjourned. Chairperson Saville adjourned the meeting at 4:26 PM. The motion carried

Ayes: 4

CLOSED SESSION

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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