



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 29, 2025

4:00 PM

Chairperson Mike Saville
Vice Chair Patty Smith
Alderman Javier Bañuelos
Alderdwoman 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 4:02 pm.

ROLL CALL

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

APPROVAL OF MINUTES

25-0836

Approval of the minutes from the Building, Zoning, and Economic Development Committee meeting held on October 15, 2025.

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

Ayes: 4

PUBLIC COMMENT

AGENDA

[25-0625](#)

An Ordinance Establishing a Conditional Use Planned Development and Approving the Scooter's Plan Description for the Property Located at 1329 North Lake Street.

Steve Broadwell, Zoning & Planning - City of Aurora

Tracey Vacek, Zoning & Planning - City of Aurora

Eric Carlson - Koru Group

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

[25-0626](#)

A Resolution Approving a Revision to the Final Plat for Dolan Subdivision, located at 1329 North Lake Street, and Establishing Scooter's Resubdivision.

Steve Broadwell, Zoning & Planning - City of Aurora

Tracey Vacek, Zoning & Planning - City of Aurora

Eric Carlson - Koru Group

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

[25-0627](#)

A Resolution Approving a Final Plan for Scooter's Resubdivision,
Located at 1329 North Lake Street.

Steve Broadwell, Zoning & Planning - City of Aurora

Tracey Vacek, Zoning & Planning - City of Aurora

Eric Carlson - Koru Group

Continues with the following conditions:

- 1. The required Street Tree requirement of four (4) Canopy Trees be added within the public right-of-way along Lot 1's Sullivan Road frontage.*
- 2. To satisfy the Perimeter Yard's remaining 6.1 Canopy Tree Equivalent (CTE) plantings for Lot 1, landscaping should be shown as follows: a mix of twenty (20) Deciduous and Evergreen Shrubs should be added in the area directly to the east of the proposed building; a mix of ten (10) Deciduous and Evergreen Shrubs should be added in the parking lot island at the northwest corner of the proposed building; a mix of ten (10) Deciduous and Evergreen Shrubs should be added in the parking lot island at the southern property line; a mix of ten (10) Deciduous and Evergreen Shrubs should be added at the base of the proposed monument sign; a landscaping bed should be added in the area between the drive-through lane and the northern property line, and which consists of Understory Trees and an even mix of Deciduous Shrubs and Evergreen Shrubs, for a total of 3.6 CTEs.*
- 3. To satisfy the Parking Lot Island's remaining .5 CTE plantings for Lot 1, the remaining ten (10) shrubs should be added within the parking lot island to the southwest of the building.*
- 4. The required Street Trees on Lot 2 should be shown as evenly spaced, from center point to center point, at a distance of twenty-five (25) feet.*

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

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 4:28 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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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.