



# City of Aurora

City Hall - Second Floor

44 E. Downer Place  
Aurora, IL 60507

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

Wednesday

April 23, 2025

4:00 PM

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**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 Smith called the meeting to order at 4:01 pm.

### ROLL CALL

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

### APPROVAL OF MINUTES

**25-0309**

Approval of the minutes from the Building, Zoning and Economic Development Committee meeting held on April 9, 2025.

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

**Ayes:** 5

### PUBLIC COMMENT

### AGENDA

[25-0300](#)

A Resolution authorizing the execution of an Airport Maintenance Operations Agreement with Airfield Maintenance Services, LLC for an initial five-year term in the initial amount of \$424,500 with an automatic five-year renewal upon mutual consent by both parties. An annual increase based on the Consumer Price Index will be capped at four percent.

*Steve Andras, Aurora Airport - City of Aurora*

*Patrick Collins, Legal - City of Aurora*

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

**Ayes:** 5

[25-0317](#)

An Ordinance Establishing a Conditional Use Planned Development and Approving the Hurd House Plan Description for the property located at 429 W. Downer Place

*Ed Sieben, Zoning & Planning - City of Aurora*

*Jill Morgan, Zoning & Planning - City of Aurora*

*Fernando Barrera - The Barrera Organization*

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

**Ayes:** 4

**Nayes:** 1

[25-0335](#)

An Ordinance Vacating a portion of the Stormwater Control Easement on the Property located at 3011 Lundquist Drive, in Will and Kendall County, Aurora, Illinois 60503

*Ed Sieben, Zoning & Planning - City of Aurora*

**This Ordinance was recommended for approval**

**Ayes:** 5

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

[25-0115](#)

A Resolution Approving the Final Plat for Eola Preserve Subdivision, located at 620 North Eola Road.

*Steve Broadwell, Zoning & Planning - City of Aurora*

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

**Ayes:** 5

[25-0116](#)

A Resolution Approving a Final Plan for Eola Preserve Subdivision, located at 620 North Eola Road, for a ROW Dwelling (1130) Use.

*Steve Broadwell, Zoning & Planning - City of Aurora*

*Ed Sieben, Zoning & Planning - City of Aurora*

*Caitlin Csuk - Rosanova & Whitaker - Bridge Street Properties*

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

**Ayes: 5**

[25-0244](#)

A Resolution Adopting the 2025 City of Aurora's Bicycle and Pedestrian Plan.

*Alex Minnella, MOED - City of Aurora*

*Eric Mueller - Epstein Architecture, Engineering and Construction*

*Alderman Saville stepped away for two minutes.*

**A motion was made by Vice Chair Baid, seconded by Alderman Franco, 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 Vice Chair Baid, that this meeting be adjourned. The motion carried. Chairperson Smith adjourned the meeting at 5:25 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.**

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<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.**