



# City of Aurora

44 E. Downer Place  
Aurora, IL 60505  
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## Legistar History Report

**File Number: 25-0475**

**File ID:** 25-0475

**Type:** P&D Resolution

**Status:** Agenda Ready

**Version:** 2

**General  
Ledger #:**

**In Control:** Building, Zoning,  
and Economic  
Development  
Committee

**File Created:** 06/02/2025

**File Name:** CR Aurora Land, LLC/Southwest corner of  
Independence Dr & Constitution Dr/Final Plan

**Final Action:**

**Title:** A Resolution Approving a Final Plan on Heyday Aurora Subdivision,  
located at the southwest corner of Independence Drive and Constitution  
Drive, for a ROW Dwelling (Party Wall) (1130) Use

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** Exhibit "A-1" Final Plan - 2025-05-23 - 2025.111,  
Exhibit "A-2" Landscape Plan - 2025-05-23 -  
2025.111, Exhibit "A-3" Building Elevations -  
2025-06-04 - 2025.111, Land Use Petition and  
Supporting Documents - 2025-03-28 - 2025.111, Plat  
of Survey - 2025-03-28 - 2025.111, Fire Access Plan  
- 2025-03-28 - 2025.111, Presentation - 2025-06-04 -  
2025.111 - Copy, Appealable Sheet - Final Plan -  
2025-06-05 - 2025.111, Location Map - 2025-06-05 -  
2025.211

**Enactment Number:**

**Planning Case #:** AU18/3-25.111 - Fsd/Fpn

**Hearing Date:**

**Drafter:** JMorgan@aurora-il.org

**Effective Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning and Zoning Commission	06/04/2025	Forwarded	Building, Zoning, and Economic Development Committee	06/11/2025		Pass
<b>Action Text:</b> A motion was made by Mr. Kuehl, seconded by Mr. Pickens, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 6/11/2025. The motion carried.							
<b>Notes:</b> <i>Chairman Pilmer said and then the Final Plan?</i>							
<i>Mrs. Morgan said Staff would alter the conditions. They have submitted updated elevations, so we are going to remove the first condition that was originally in the Staff memo concerning the elevations. Staff recommends conditional approval of a Resolution Approving a Final Plan on Heyday Aurora</i>							

*Subdivision, located at the southwest corner of Independence Drive and Constitution Drive, for a ROW Dwelling (Party Wall) (1130) Use, with the following condition:*

- 1. That the documents be revised to incorporate the Engineering Staff comments prior to approval of Final Engineering.*

*Chairman Pilmer said you've heard Staff's recommendation with 1 condition. Is there a motion?*

*MOTION OF APPROVAL WAS MADE BY: Mr. Kuehl*

*MOTION SECONDED BY: Mr. Pickens*

*AYES: Chairman Pilmer, Mr. Chambers, Mr. Gonzales, Mr. Kuehl, Mr. Lee, and Mr. Pickens.*

*NAYS: 0*

*Motion carried.*

*Chairman Pilmer said motion carries. And if Staff will state where these 2 related cases will next be heard.*

*Mrs. Morgan said this will next be heard at the Building, Zoning, and Economic Development Committee, June 11th at 4 o'clock in this room.*

*Chairman Pilmer said good luck.*

*Aye: 6 Chairperson Pilmer, At Large Lee, At Large Chambers, At Large Gonzales, At Large Pickens and At Large Kuehl*

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## **Text of Legislative File 25-0475**