



City of Aurora

44 E. Downer Place
Aurora, IL 60505
www.aurora-il.org

Legistar History Report

File Number: 25-0778

File ID: 25-0778

Type: Ordinance

Status: Agenda Ready

Version: 2

**General
Ledger #:**

In Control: Building, Zoning,
and Economic
Development
Committee

File Created: 10/02/2025

File Name: Sheila M. Brown Trust / South of Sunrise Rd, East of
Frieder Ln / CUPD

Final Action:

Title: An Ordinance Establishing a Conditional Use Planned Development, Approving the Sheila Brown Trust Property Plan Description and amending Chapter 49 of the Code of Ordinances, City of Aurora, by modifying the zoning map attached thereto to an underlying zoning of ORI Office, Research, and Light Industrial District for the property located south of Sunrise Road and east of Frieder Lane

Notes:

Sponsors:

Enactment Date:

Attachments: Exhibit "A" Legal Description - 2025-10-06 -
2025.244, Exhibit "B" Plan Description - 2025-10-03
- 2025.244, Concept Plan - 2025-09-25 - 2025.244,
Plat of Survey - 2025-08-12 - 2025.244, Location
Map 1K, Land Use Petition and Supporting
Documents - 2025-08-12 - 2025.244

Enactment Number:

Planning Case #: NA04/3-25.244 - AA/A/RZ/CUPD

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	10/08/2025	Forwarded	Building, Zoning, and Economic Development Committee	10/15/2025		Pass
Action Text: A motion was made by Mr. Kuehl, seconded by Mr. Gonzales, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 10/15/2025. The motion carried.							
Notes: (See attached Court Reporter Transcript.)							

FINDINGS OF FACTS – CONDITIONAL USE PLANNED DEVELOPMENT:

1. Will the establishment, maintenance or operation of the conditional use be unreasonably

detrimental to or endanger the public health, safety, morals, comfort, or general welfare?

The project will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare as the development is consistent with surrounding developments to the north and west and is consistent with the comprehensive plans for the areas to the east and south.

2. *Will the conditional use be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted or substantially diminish and impair property values within the neighborhood; factors including but not limited to lighting, signage and outdoor amplification, hours of operation, refuse disposal areas and architectural compatibility and building orientation?*

The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity or diminish or impair property values as significant industrial, warehouse and manufacturing uses exist in the general area. Where the interfacing exists with county residential properties, the final plan requirement will ensure that design standards, landscaping and traffic planning will be implemented to protect those areas.

3. *Will the establishment of the conditional use impede the normal and orderly development and improvement of surrounding property for uses permitted in the district?*

The development will not impede the normal and orderly development and improvement of surrounding properties for uses permitted in the district as the surrounding properties are developed for similar uses. The area has been planned for light industrial use since the 1970s. The future plans for the current residential to the east are to annex to Aurora with office, research, and light industrial uses.

4. *Will the proposal provide for adequate utilities, access roads, drainage, and/or other necessary facilities as part of the conditional use?*

The proposed area has adequate water and sewer capacity to serve the project.

5. *Does the proposal take adequate measures, or will they be taken to provide ingress and egress so designed to minimize traffic congestion in the public streets?*

Sunrise Road will be improved fully along the property's frontage. The site can have two access points off Sunrise Road. The Plan Description outlines limiting the access for semi-trucks to the most western access point and restricting that access to a right-in and left-out to have semi-trucks use Frieder Lane.

6. *Does the conditional use in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the city council pursuant to the recommendations of the commission?*

The Conditional Use in all other respects conforms to the applicable regulations of the various zoning districts.

7. *For Hotels: N/A*

8. *Are the uses permitted by such exceptions necessary or desirable and appropriate with respect to the primary purpose of the development?*

The uses are necessary, desirable, and appropriate with respect to the primary purpose of the development as the petition is to annex the property for future development and the uses outlined in the Plan Description are the by-right uses in the ORI Office, Research and Light Industrial zoning district, which the surrounding area to the north and west has been developed with and what the area was identified as in land use plans.

9. *Are the uses permitted by such exception of a nature or so located as to not exercise an undue detrimental influence on the surrounding neighborhood?*

The uses are of a nature and are so located as to not exercise an undue detrimental influence on the surrounding neighborhood as the use is adjacent to light industrial uses to the north and west and the final plan will have development be setback from residential property to the east with landscaping for screening.

10. Are the use exceptions so allowed reflected by the appropriate zoning district symbols and so recorded on the zoning district map?

The exceptions so allowed are reflected by the appropriate zoning district symbols and are so recorded on the zoning district map.

11. In an industrial planned development, do such additional uses allowed by exceptions conform with the performance standards of the district in which the development is located?

There are no additional uses being permitted that are not allowed by-right in the ORI Office, Research and Light Industrial zoning district.

FINDINGS OF FACTS – REZONING:

1. Is the proposal in accordance with all applicable official physical development policies and other related official plans and policies of the City of Aurora?

Staff has noted below the physical development policies that the proposal meets.

2. Does the proposal represent the logical establishment and/or consistent extension of the requested classification in consideration of the existing land uses, existing zoning classifications, and essential character of the general area of the property in question?

The proposal represents the logical establishment and is consistent extension of the requested classification in the consideration of the existing land uses, existing zoning classifications, and character of the area as the general area has been planned for office, research and light industrial uses since the 1970s.

3. Is the proposal consistent with a desirable trend of development in the general area of the property in question, occurring since the property in question was placed in its present zoning classification, desirability being defined as the trend's consistency with applicable official physical development policies and other related official plans and policies of the City of Aurora?

The proposal is consistent with a desirable trend of development in the area as it continues the trend for office and light industrial uses that the area has been planned for and which has come to fruition on surrounding properties in the past several years. The property's location, being adjacent to the tollway and is off a major regional collector, makes it a good location for these type of uses.

4. Will the rezoning allow uses which are more suitable than uses permitted under the existing zoning classification?

The rezoning will allow for more suitable uses as it is the area is identified for light industrial uses and is adjacent to similar uses.

5. Is the rezoning a consistent extension of the existing land uses, existing zoning classifications, and essential character of the general area?

The rezoning is consistent with the existing land uses, zoning classifications, and general character as the properties to the north, west and south are of similar land uses.

MOTION OF APPROVAL WAS MADE BY: Mr. Kuehl

MOTION SECONDED BY: Mr. Gonzales

AYES: Chairman Pilmer, Mr. Gonzales, Mr. Kuehl, Mr. Lee, Mrs. Martinez, Mr. Pickens, and Mr. Roberts

NAYS: 0

ABSTAIN: 0

MOTION OF APPROVAL OF FINDINGS OF FACTS WAS MADE BY: Mr. Lee

MOTION SECONDED BY: Mrs. Martinez

AYES: Chairman Pilmer, Mr. Gonzales, Mr. Kuehl, Mr. Lee, Mrs. Martinez, Mr. Pickens, and Mr. Roberts

NAYS: 0

ABSTAIN: 0

Aye: 7 Chairperson Pilmer, At Large Lee, At Large Chambers, At Large Pickens,
At Large Roberts, At Large Martinez and At Large Kuehl

Text of Legislative File 25-0778