



# City of Aurora

BZE Committee Meeting

44 E. Downer Place  
Aurora, IL 60507

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

Wednesday

December 09, 2020

4:00 PM

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

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**TO JOIN THIS MEETING FOR PURPOSES OF PUBLIC COMMENT VIA TELEPHONE:  
Phone Number: +1 312-626-6799  
Meeting ID: 829 0764 0131**

**THOSE WISHING TO PROVIDE PUBLIC COMMENT MUST PRE-REGISTER WITH THE  
AGENDA CLERK NO LATER THAN 2:00 PM ON DECEMBER 9, 2020 – VIA EMAIL:  
[aldermenoffice@aurora-il.org](mailto:aldermenoffice@aurora-il.org) OR VOICEMAIL AT 630-256-3020. SPEAKERS MUST  
PROVIDE THEIR NAME, TELEPHONE NUMBER FROM WHICH THE MEETING WILL BE  
ACCESSED AND THE TOPIC OF THEIR COMMENT. THE PUBLIC IS ADVISED THAT  
ALL TELEPHONE NUMBERS AND PARTICIPANT NAMES MAY BE VISIBLE TO THE  
PUBLIC.**

### **CALL TO ORDER:**

Chairman Saville called the meeting to order at 4:00 PM.

### **ROLL CALL**

**Present:** 5 - Chairperson Mike Saville, Vice Chair Sherman Jenkins, Alderman Carl Franco, Alderman Juany Garza and Alderman Bob O'Connor

### **OTHERS PRESENT**

Dan Soltis, Todd Abrams, Eric Miller, Brian Harrington, Alex Lopez, Steve Megazzini, Craig Welter, Jim Hughes, Bob Fitzsimmons, Laura Jaramillo Berna

City of Aurora: Tracey Vacek, Planning & Zoning; Ed Sieben, Planning & Zoning; Jacob Sodaro, Planning & Zoning; Steve Broadwell, Planning & Zoning; Marissa Spencer, Legal Dept.; Mark Phipps, Engineering; Alex Minella, Economic Development; Trevor Dick, Economic Development; Dave Dibo,

Economic Development; Stacey Peterson, Finance/Budget; Chuck Nelson  
Mayor's Office; Connie Krug, Aldermen's Office

## **APPROVAL OF MINUTES**

**20-0769**

Approval of the 11/13/2020 BZE committee meeting minutes.

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

Ayes: 5

## **PUBLIC COMMENT**

There were no registered speakers for this meeting.

## **AGENDA**

[20-0653](#)

An Ordinance Establishing a Special Use Planned Development at the Southwest Corner of Butterfield Road and North Farnsworth Avenue, to be Incorporated Under the Existing PAS Plaza Plan Description, and the Aurora Zoning Ordinance and the Zoning Map Attached to an Underlying Zoning of B-2(S), General Retail District and OS-1(S), Conservation, Open Space, and Drainage District

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

Ayes: 5

[20-0652](#)

A Resolution Approving a Revision to the Preliminary Plat and Plan for the Property Located at the Southwest Corner of Butterfield Road and North Farnsworth Avenue

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

Ayes: 5

[20-0718](#)

An Ordinance Amending Ordinance Number 3100, being the Aurora Zoning Ordinance and the Zoning Map attached thereto, by Rezoning Property located at 1480 Reckinger Road from R-5(S) Multiple-Family Dwelling District with a Special Use to P(S) Park and Recreation District with a Special Use

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

Ayes: 5

[20-0719](#)

An Ordinance Requesting approval of a Special Use for an Educational

services (6100) use located at 1480 Reckinger Road.

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

**Ayes: 5**

[20-0720](#)

A Resolution Approving a Final Plan located at 1480 Reckinger Road for an Educational services (6100) Use

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

**Ayes: 5**

[20-0764](#)

An Ordinance Approving a Revision to the Plan Description on 4.355 Acres, for the Property Located at 410 Hill Avenue

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

**Ayes: 5**

[20-0765](#)

A Resolution Approving a Revision to the Final Plan for the Property Located at 410 Hill Avenue, for a Mini-storage, Common Corridor Units (3342) Use and a Vehicle Terminals and Vehicle Storage Yards, Major (3310) Use

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

**Ayes: 5**

[20-0767](#)

An Ordinance approving a Revision to the Orchard Gateway Corporate Centre Plan Description on 5.98 Acres for the Property located at 2655 Orchard-Gateway Road

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

**Ayes: 5**

[20-0789](#)

An Ordinance Authorizing the Execution of a Boundary Agreement between the City of Aurora and the Village of North Aurora.

*Approved with conditions to staff as recommended by committee.*

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

**Ayes: 5**

[20-0820](#)

An Ordinance amending O20-045 granting additional time for compliance of the Special Use for a Cannabis Dispensing Facility (2115) at 1415 Corporate Boulevard that was granted on July 28, 2020

This Ordinance was recommended for approval

Ayes: 4

Nays: 1

### INFORMATION ONLY

[20-0472](#)

An Ordinance amending Chapter 43 of the Code of Ordinances, City of Aurora, Illinois, commonly known as the "Subdivision Control Ordinance"

*No vote as this was just an update to committee prior to moving to COW.*

This Ordinance was discussed

### CLOSED SESSION

### ADJOURNMENT:

A motion was made by Vice Chair Jenkins, seconded by Alderman Garza, that the meeting be adjourned. Chairman Saville adjourned the meeting at 5:13 PM. The motion carried

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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