



# City of Aurora

2nd Floor Council Chambers

44 E Downer Place  
Aurora, IL 60507

## Planning and Zoning Commission

### Agenda

Wednesday

June 02, 2021

7:00 PM

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**THIS PLANNING COMMISSION MEETING WILL BE VIEWABLE VIA  
REMOTE ACCESS ONLINE AT:**

**[www.aurora-il.org](http://www.aurora-il.org) or [www.facebook.org/cityofaurorail](https://www.facebook.org/cityofaurorail)**

**TO JOIN THIS MEETING FOR PURPOSES OF PUBLIC COMMENT VIA TELEPHONE:**

**PHONE NUMBER: +1 312 626 6799**

**MEETING ID: 898 6134 3612**

**THOSE WISHING TO PROVIDE PUBLIC COMMENT MUST PRE-REGISTER WITH THE  
ZONING AND PLANNING DIVISION NO LATER THAN 3:00 P.M. ON June 2, 2021 – VIA  
EMAIL: [COAPLANNING@AURORA.IL.US](mailto:COAPLANNING@AURORA.IL.US) OR VOICE MAIL (630) 256-3080.**

**SPEAKERS MUST PROVIDE THEIR NAME, TELEPHONE NUMBER FROM WHICH  
THE MEETING WILL BE ACCESSED, AND TOPIC OF THEIR COMMENT. THE  
PUBLIC IS ADVISED THAT ALL TELEPHONE NUMBERS AND PARTICIPANT NAMES  
MAY BE VISIBLE TO THE PUBLIC.**

**CALL TO ORDER**

**ROLL CALL**

**OTHERS PRESENT**

**APPROVAL OF MINUTES**

[21-0390](#)

Approval of the Minutes of the Planning and Zoning Commission meeting on May 19, 2021.

**PUBLIC COMMENT**

**AGENDA**

[21-0337](#)

An Ordinance Amending Chapter 49 of the Code of Ordinances, City of Aurora, by Modifying the Zoning Map Attached Thereto by Rezoning the Property Located at 632 South Ohio Street from B-3, Business and Wholesale District to R-2, One Family Dwelling District (Vernon LaVia - 21-0337 / AU26/4-21.130-Rz - SB - Ward 3) (PUBLIC HEARING)

[21-0340](#)

A Major Variance for Setback requirements pursuant to Sec. 34-406 of Chapter 34 of the Code of Ordinances, City of Aurora for the property at 4435 Fox Valley Center Drive to allow for a reduction of the setback abutting State Route 59 from 30 feet to 21 feet (Chick-fil-A, Inc. - 21-0340 / NA21/4-21.131-V/Fpn/R - JM - Ward 10) (Public Hearing)

[21-0341](#)

A Resolution Approving a Revision to the Final Plan on Lot 6 for Fox Valley East Region I Merchants Park Resubdivision, located at 4435 Fox Valley Center Drive for an addition to an existing Restaurant with a drive-through facility (2530) use (Chick-fil-A, Inc. - 21-0341/ NA21/4-21.131-V/Fpn/R- JM - Ward 10).

**PENDING****ANNOUNCEMENTS****ADJOURNMENT****VISIT OUR WEB SITE FOR CURRENT AGENDAS:**

**<https://www.aurora-il.org/AgendaCenter>**