



# City of Aurora

2nd Floor Council Chambers

44 E Downer Place  
Aurora, IL 60507

## Planning and Zoning Commission

### Agenda

Wednesday

July 21, 2021

7:00 PM

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#### CALL TO ORDER

#### ROLL CALL

#### OTHERS PRESENT

#### APPROVAL OF MINUTES

- [21-0471](#) Approval of the Minutes of the Planning and Zoning Commission meeting on June 16, 2021.

#### PUBLIC COMMENT

#### AGENDA

- [21-0414](#) A Resolution Approving the Final Plat for Lincoln Crossing Subdivision on vacant land, generally located at the southeast corner of Wolf's Crossing and Eola Road (Pulte Home Group - 21-0414 - WH07/4-21.162-Fsd/Fpn - TV - Ward 9)
- [21-0415](#) A Resolution Approving a Final Plan for Lincoln Crossing Subdivision generally located at the southeast corner of Wolf's Crossing and Eola Road (Pulte Home Group - 21-0415 - WH07/4-21.162-Fsd/Fpn - TV - Ward 9)
- [21-0434](#) A Major Variance for the Property at 15 Hill Avenue, to Allow for a Reduction of the Minimum Parking Stall Width from Nine Feet to Eight and-a-half Feet, Pursuant to Section 5.13-3.2.1 of the Zoning Ordinance; to Allow for a Reduction of the Front Yard Setback from Thirty Feet to Fourteen Feet and Seven Inches, and a Reduction of the Exterior Side Yard Setback from Fifteen Feet to Five Feet, Pursuant to Section 8.4-5.12.A.i of the Zoning Ordinance; to Allow for a Reduction in the Minimum Ground Sign Setback from Fifteen and-a-half Feet to Twelve Feet, Pursuant to Section 41-4.a.2 of the Municipal Code; and, to Allow for an Increase in the Maximum Allowed Ground Sign Height from Fourteen Feet to Fifteen and-a-half Feet, Pursuant to Section 41-4.a.4 of the Municipal Code. (Chihuahua Tire & Auto - 21-0434 / AU26/2-21.165-V - SB - WARD 7) (PUBLIC HEARING)
- [21-0447](#) A Resolution Approving a Final Plat Revision for Lot 2 of Meijer Subdivision, and Establishing Lot 2-2 of Meijer Subdivision (Belle Tire - 21-0447 / NA21/2-21.170-Fsd/R - SB - WARD 10)

[21-0455](#) A Resolution Approving a Revision to the Final Plan on Lots 295, 296, 301, 305 and 309-316 of Deerbrook Place Unit 5 located at the southeast corner of Hafenrichter Road and S. Farnsworth Avenue for a ROW Dwelling (Party Wall) (1130) Use (DR Horton, Inc. - 21-0455/ OS01/2-21.172-Fpn/R - JM - Ward 9)

[21-0510](#) A Resolution Approving a Final Plat for Pacifica Square Subdivision located at 4300-4404 E. New York Street and 4424-4462 E. New York Street (Pacific Square III LLC - 21-0510 / NA21/2-21.198-Fsd/R - TV - Ward 10)

[21-0526](#) A Resolution Approving the Final Plat for Habitat Acres Subdivision, Located South of Spruce Street and East of North Russell Avenue (Fox Valley Habitat for Humanity - 21-0526 / AU21/1-21.209-Fsd - SB - Ward 4)

### **INFORMATIONAL ONLY ITEM**

[21-0544](#) Informational Item: Re-Organized Zoning Ordinance

### **PENDING**

### **ANNOUNCEMENTS**

### **ADJOURNMENT**

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