



Doc # R2025-009671  
T 02/20/2025

PREPARED BY & AFTER RECORDING RETURN TO:

City of Aurora  
Zoning and Planning Division  
44 E. Downer Place  
Aurora, IL 60505

ELIZABETH M. CHAPLIN  
RECORDER  
DUPAGE COUNTY, IL  
02/20/2025 08:17 AM  
RHSP  
DOC NO. R2025-009671

COPY

ABOVE SPACE FOR RECORDER'S USE ONLY

GRANT OF VARIANCE

Property Address:	Vacant lot on SW Corner of Village Green Drive and Shelly Lane, Aurora IL 60505	Casefile Number:	NA29/3-24.540 - V
Parcel Number:	07-29-320-008	Legistar Number:	25-0014
Applicant:	M&M Management Group LLC	Enactment Number:	V2024-540
		Enactment Date:	1/29/2025

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M&M Management Group is the owner of record of the real estate legally described on Exhibit "A", attached hereto and incorporated herein by reference as if fully set forth.

M&M Management Group filed with the City of Aurora a petition on December 11, 2024 requesting approval of a Major Variance to reduce the front and rear setback requirement for the vacant property located at SW Corner of Village Green Drive and Shelly Lane.

After due notice and publication of said notice, the Aurora Planning and Zoning Commission held a public hearing on January 22, 2025 and reviewed the petition and found that the requested variation met the standards prescribed by Sec. 34-403 of Chapter 34 of the Code of Ordinances, City of Aurora; and

The Planning and Zoning Commission hereby granted the following variation from the standards of the Zoning Ordinance for that the real property legally described on Exhibit "A":

49-108.6(e)(2)(b) – To allow for the reduction of the front yard setback to 4.9 feet and the rear yard setback to 3.5 feet

ATTEST BY:

  
Chairman of Planning and Zoning Commission

  
Executive Secretary

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Vacant Lot on the SW corner of Village Green Drive and Shelly Lane, Aurora IL 60504

LOT 4 IN FOX VALLEY VILLAGES UNIT 24A, BEING A SUBDIVISION OF PART OF SECTIONS 29 AND 30, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 19, 1986 AS DOCUMENT R86-63326, IN DU PAGE COUNTY, ILLINOIS.

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