



# City of Aurora

City Hall - Second Floor

44 E. Downer Place  
Aurora, IL 60507

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

Wednesday

February 26, 2025

4:00 PM

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*Chairperson Patty Smith*

*Vice Chair Shweta Baid*

*Alderman Carl Franco*

*Alderman Mike Saville*

*Alderman Bill Donnell*

Members of the public wishing to provide public comment for this meeting must be physically present at the meeting and registered to speak prior to the meeting being called to order. Please contact the Aldermen's Office at (630) 256-3020.

### CALL TO ORDER

Chairperson Smith called the meeting to order at 4:01 pm.

### ROLL CALL

**Present:** 5 - Chairperson Patty Smith, Vice Chair Shweta Baid, Alderman Carl Franco, Alderman Mike Saville and Alderman Bill Donnell

### APPROVAL OF MINUTES

**25-0145**

Approval of the minutes from the Building, Zoning, and Economic Development Committee meeting held on February 12, 2025.

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

**Ayes:** 5

### PUBLIC COMMENT

### AGENDA

[25-0165](#)

An Ordinance Vacating a City Easement on the Property located at 4173 Ogden Avenue, in DuPage County, Aurora, Illinois 60504

*Emma Field, Zoning & Planning - City of Aurora*

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

**Ayes:** 5

[25-0152](#)

An Ordinance Establishing a Conditional Use Planned Development, Approving the Abbey Meadows 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 R-4A Two-Family Dwelling District and OS-1 Conservation, Open Space And Drainage for the property located on the east side of Raddant Road at Mesa Lane extended

*Jill Morgan, Zoning & Planning - City of Aurora*

*Ed Sieben, Zoning & Planning - City of Aurora*

*Kathy West - Lennar Homes*

*Tim Kellogg - Lennar Homes*

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

**Ayes:** 5

[25-0153](#)

An Ordinance amending Chapter 49 of the Code of Ordinances, City of Aurora, by modifying the zoning map attached thereto to rezone approximately 0.01 acres of the property located on the east side of Raddant Road at Mesa Lane extended from R-1 (C) One-Family Dwelling District with a Conditional Use to R-1 One-Family Dwelling District to remove the property from the Marmion Academy Plan Description

*Jill Morgan, Zoning & Planning - City of Aurora*

*Ed Sieben, Zoning & Planning - City of Aurora*

*Kathy West - Lennar Homes*

*Tim Kellogg - Lennar Homes*

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

**Ayes:** 5

[25-0154](#)

A Resolution Approving a Preliminary Plan and Plat for Lots 1-51 of Abbey Meadows Subdivision, on vacant land located on the east side of Raddant Road at Mesa Lane extended

*Jill Morgan, Zoning & Planning - City of Aurora*  
*Ed Sieben, Zoning & Planning - City of Aurora*  
*Kathy West - Lennar Homes*  
*Tim Kellogg - Lennar Homes*

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

Ayes: 5

[25-0177](#)

A Resolution Initiating a Public Hearing to Consider the Revisions to Aurora's Comprehensive Plan for Obvious Changes Throughout the City of Aurora.

*Ed Sieben, Zoning & Planning - City of Aurora*  
*Alex Minella, MOED - City of Aurora*

A motion was made by Alderman Saville, seconded by Alderman Donnell, that this agenda item be recommended for approval. The motion carried.

Ayes: 5

## CLOSED SESSION

## ADJOURNMENT

A motion was made by Alderman Franco, seconded by Alderman Saville, that this meeting be adjourned. The motion carried. Chairperson Smith adjourned the meeting at 4:53 pm

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.**

**VISIT OUR WEB SITE FOR CURRENT AGENDAS -  
<https://www.aurora-il.org/985/City-Council-Agendas-Minutes>**

**Any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the Aldermen's Office at least 48 hours in advance of the scheduled meeting. The Aldermen's Office can be reached in person at 60 E. Downer Place, Aurora Illinois, via telephone at 630-256-3020 or email at [AldermensOffice@aurora.il.us](mailto:AldermensOffice@aurora.il.us). Every effort will be made to allow for meeting participation.**