



City of Aurora

City Hall - Second Floor

44 E. Downer Place
Aurora, IL 60507

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

Wednesday

April 24, 2024

4:00 PM

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 with questions.

CALL TO ORDER

Chairperson Smith called the meeting to order at 4:00 p.m.

ROLL CALL

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

APPROVAL OF MINUTES

24-0277

Approval of the minutes from the Building, Zoning, and Economic Development Committee meeting held on April 10, 2024.

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

Ayes: 5

PUBLIC COMMENT

AGENDA

[24-0095](#)

An Ordinance Establishing a Conditional Use Planned Development and Approving the Fazal Plan Description for the Property Located at 1125 Aurora Avenue.

Steve Broadwell & Ed Sieben, Planning & Zoning - City of Aurora, Ron Vari, Developer and Iqbal Ali, Owner, presented and answered questions regarding this item.

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

Ayes: 5

[24-0096](#)

A Resolution Approving the Final Plat for Fazal Subdivision, Located at 1125 Aurora Avenue.

Steve Broadwell & Ed Sieben, Planning & Zoning - City of Aurora, Ron Vari, Developer and Iqbal Ali, Owner, presented and answered questions regarding this item.

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

Ayes: 5

[24-0097](#)

A Resolution Approving a Final Plan for the Fazal Subdivision, Located at 1125 Aurora Avenue for a Retail Sales or Service (2100) Use, Restaurant with a Drive-through Facility (2530) Use, and a Gasoline Station (2831) Use

Steve Broadwell & Ed Sieben, Planning & Zoning - City of Aurora, Ron Vari, Developer and Iqbal Ali, Owner, presented and answered questions regarding this item.

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

Ayes: 5

24-0287

Certificate of Appropriateness for a mural design located at 31 and 33 S. Broadway, also known as Mundy Park.

Jill Morgan, Planning & Zoning and Jennifer Byrne, Public Arts - City of Aurora, presented and answered questions on this item.

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

Ayes: 5

BUILDING, ZONING AND ECONOMIC DEVELOPMENT RESOLUTIONS

[24-0219](#)

A Resolution Approving the Final Plat for Lincoln Crossing South Subdivision, Phase 1A on vacant land located at southeast corner of Eola Road and Del Webb Boulevard

Tracey Vacek, Planning & Zoning - City of Aurora, presented and answered questions regarding this item.

A motion was made by Alderman Franco, seconded by Alderman Saville, that this agenda item be forwarded to the Committee of the Whole (Final/Appealable). The motion carried.

Ayes: 5

[24-0220](#)

A Resolution Approving the Final Plat for Lincoln Crossing South Subdivision, Phase 1B on vacant land located at southeast corner of Eola Road and Del Webb Boulevard

Tracey Vacek, Planning & Zoning - City of Aurora, presented and answered questions regarding this item.

A motion was made by Alderman Franco, seconded by Alderman Saville, that this agenda item be forwarded to the Committee of the Whole (Final/Appealable). The motion carried.

Ayes: 5

[24-0224](#)

A Resolution Approving a Final Plan for Lincoln Crossing South Subdivision located at southeast corner of Eola Road and Del Webb Boulevard

Tracey Vacek, Planning & Zoning - City of Aurora, presented and answered questions regarding this item.

A motion was made by Alderman Franco, seconded by Alderman Saville, that this agenda item be forwarded to the Committee of the Whole (Final/Appealable). The motion carried.

Ayes: 5

[24-0280](#)

A Resolution Approving a Final Plan on Wheatland Crossing Subdivision Phase I, located at the southeast corner of Ogden Avenue and Farnsworth Avenue, for a One Family Dwelling (1110), ROW Dwelling (Party Wall) (1130) Use, and future commercial use

Jill Morgan, Planning & Zoning - City of Aurora, Eric Prechtel with Rosanova & Whitaker, Ltd., and Chris Funkhouser with D.R. Horton, presented and answered questions regarding this item.

A motion was made by Vice Chair Baid, seconded by Alderman Franco, that this agenda item be forwarded to the Committee of the Whole (Final/Appealable). The motion carried.

Ayes: 5

[24-0279](#)

A Resolution Approving the Final Plat for Wheatland Crossing Subdivision Phase I, on vacant land located at the southeast corner of Ogden Avenue and Farnsworth

Jill Morgan, Planning & Zoning - City of Aurora, Eric Prechtel with Rosanova & Whitaker, Ltd., and Chris Funkhouser with D.R. Horton, presented and answered questions regarding this item.

A motion was made by Vice Chair Baid, seconded by Alderman Franco, that this agenda item be forwarded to the Committee of the Whole (Final/Appealable). 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 4:50 p.m.

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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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. Every effort will be made to allow for meeting participation.