



City of Aurora

44 E. Downer Place
Aurora, IL 60505
www.aurora-il.org

Legistar History Report

File Number: 25-0111

File ID: 25-0111

Type: P&D Resolution

Status: Agenda Ready

Version: 2

**General
Ledger #:**

In Control: Building, Zoning,
and Economic
Development
Committee

File Created: 02/04/2025

File Name: Forestar (USA) Real Estate Group / Wheatland
Crossing Phase II / Final Plan

Final Action:

Title: A Resolution Approving a Final Plan for Wheatland Crossing Subdivision, Phase 2A and Phase 2B, Located at Ogden Avenue, Near South Farnsworth Avenue, for a One Family Dwelling (1110) and a ROW Dwelling (Party Wall) (1130) Use.

Notes:

Sponsors:

Enactment Date:

Attachments: Exhibit "A-1" - Final Plan - 2025-05-20 - 2025.013,
Exhibit "A-2" - Landscape Plan - 2025-05-20 -
2025.013, Building Elevations - 2025-01-09 -
2025.013, Land Use Petition and Supporting
Documents - 2025-01-09 - 2025.013, Covenants and
Restrictions - 2025-01-09 - 2025.013, Petitioner
Presentation - 2025-06-03 - 2025.013, BZE Appeal
Sheet - 2025-06-05 - 2025.013, Property Parcel
Maps - 2025-05-29 - 2025.013

Enactment Number:

Planning Case #: OS01/1-25.013-FPN/FSD

Hearing Date:

Drafter: sbroadwell@aurora-il.org

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning and Zoning Commission	06/04/2025	Forwarded	Building, Zoning, and Economic Development Committee	06/11/2025		Pass
Action Text: A motion was made by Mr. Pickens, seconded by Mr. Chambers, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 6/11/2025. The motion carried.							
Notes: <i>Chairman Pilmer said and then is there a recommendation for the Final Plan for 2A and 2B?</i>							
<i>Mr. Broadwell said yeah, and so I'll read that in a second. I just want to say so the Condition that we have I think is pretty close to being resolved. So, we may be able to remove it possibly by the next BZE Committee. But a former colleague of ours in the Engineering Department, this was one of the</i>							

last projects he did, so he did a really good job of clearing out a lot of the Engineering review. So, this last recommendation I think is pretty minor and pretty standard in other situations regardless:

Staff recommends conditional approval of the resolution approving the Final Plan for Wheatland Crossing Subdivision, Phase 2A and Phase 2B, located at Ogden Avenue, near South Farnsworth Avenue, for a One Family Dwelling (1110) and a ROW Dwelling (Party Wall) (1130) Use, with the following condition:

- 1. That the Final Plan approval be contingent upon Final Engineering approval.*

Chairman Pilmer said you've heard Staff's recommendation with one condition. Is there a motion?

MOTION OF APPROVAL WAS MADE BY: Mr. Pickens

MOTION SECONDED BY: Mr. Chambers

AYES: Chairman Pilmer, Mr. Chambers, Mr. Gonzales, Mr. Kuehl, Mr. Lee, and Mr. Pickens.

NAYS: 0

Motion carried.

Chairman Pilmer said motion carries. And then if Staff will state where these 3 related cases will next be heard.

Mr. Broadwell said so, these items will next be heard at the Building, Zoning, and Economic Development Committee on Wednesday, June 11th at 4 pm, City Council Chambers.

Chairman Pilmer said good luck.

Aye: 6 Chairperson Pilmer, At Large Lee, At Large Chambers, At Large Gonzales, At Large Pickens and At Large Kuehl

Text of Legislative File 25-0111