



# City of Aurora

City Hall - Second Floor  
Council Chambers  
44 E. Downer Place  
Aurora, IL 60507

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

Wednesday

January 28, 2026

4:00 PM

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*Chairperson Mike Saville*  
*Vice Chair Patty Smith*  
*Alderman Javier Bañuelos*  
*Alderwoman Juany Garza*  
*Alderman-at-Large Will White*

**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 Saville called the meeting to order at 4:01 pm.

### ROLL CALL

**Present:** 4 - Chairperson Mike Saville, Vice Chair Patty Smith, Alderwoman Juany Garza and Alderman-At-Large Will White  
**Absent:** 1 - Alderman Javier Bañuelos

### APPROVAL OF MINUTES

**26-0035**

Approval of the minutes from the Building, Zoning, and Economic Development Committee meeting held on January 14, 2026.

**This Minutes was accepted and filed**

### PUBLIC COMMENT

*Suzi Smith, Paula Helberg, Barbie Sawyer, Lynn Nadler, Mark Shanley and Rick Nadler all spoke against items 25-1047, 25-1048, 25-1049, and 25-1053.*

### AGENDA

[26-0041](#)

A Resolution Approving the Final Plat of Subdivision for Washington Middle School Subdivision located at 231 S. Constitution Drive and 233 S. Constitution Drive.

*Jane Rechner, Zoning & Planning - City of Aurora*  
*Tracey Vacek, Zoning & Planning - City of Aurora*  
*Angie Smith - West Aurora School District*

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

**Ayes:** 4

[25-1044](#)

An Ordinance Vacating a Parking Easement on the Property Located at 580 Exchange Court and 560 Exchange Court, in DuPage County, Aurora, Illinois, 60504.

*Steve Broadwell, Zoning & Planning - City of Aurora*  
*Ned Bacon - Loaves & Fishes*

**A motion was made by Alderwoman Garza, seconded by Vice Chair Smith, that this agenda item be recommended for approval. The motion carried.**

**Ayes:** 4

[25-1043](#)

A Resolution Approving a Revision to the Final Plat for Meridian Seven Subdivision, located at 580 Exchange Court and 560 Exchange Court, and Establishing Loaves & Fishes Subdivision

*Steve Broadwell, Zoning & Planning - City of Aurora*  
*Ned Bacon - Loaves & Fishes*

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

**Ayes:** 4

**25-1047**

A Resolution Approving a Preliminary Plan and Plats for Lincoln Prairie by Del Webb Subdivision, Phase 4A and 4B on vacant land located at the northeast corner of Del Webb Boulevard and US Route 30

*Jill Morgan, Zoning & Planning - City of Aurora*  
*Tracey Vacek, Zoning & Planning - City of Aurora*  
*Brian Witkowski, Engineering - City of Aurora*  
*Patrick Collins, Legal - City of Aurora*  
*Russ Whitaker - Pulte Group*  
*Matt Prolley - Pulte Group*

**A motion was made by Vice Chair Smith, seconded by Alderwoman Garza, that this agenda item be held. The motion carried.**

**Ayes:** 4

**25-1048** A Resolution Approving the Final Plat for Lincoln Prairie by Del Webb Subdivision, Phase 4A on vacant land located at the northeast corner of Del Webb Boulevard and US Route 30

*Jill Morgan, Zoning & Planning - City of Aurora*  
*Tracey Vacek, Zoning & Planning - City of Aurora*  
*Brian Witkowski, Engineering - City of Aurora*  
*Patrick Collins, Legal - City of Aurora*  
*Russ Whitaker - Pulte Group*  
*Matt Prolley - Pulte Group*

**A motion was made by Vice Chair Smith, seconded by Alderwoman Garza, that this agenda item be held. The motion carried.**

**Ayes:** 4

**25-1049** A Resolution Approving the Final Plat for Lincoln Prairie by Del Webb Subdivision, Phase 4B on vacant land located at the northeast corner of Del Webb Boulevard and US Route 30

*Jill Morgan, Zoning & Planning - City of Aurora*  
*Tracey Vacek, Zoning & Planning - City of Aurora*  
*Brian Witkowski, Engineering - City of Aurora*  
*Patrick Collins, Legal - City of Aurora*  
*Russ Whitaker - Pulte Group*  
*Matt Prolley - Pulte Group*

**A motion was made by Vice Chair Smith, seconded by Alderwoman Garza, that this agenda item be held. The motion carried.**

**Ayes:** 4

**25-1053** A Resolution Approving a Final Plan for Lincoln Prairie by Del Webb Subdivision, Phase 4A and 4B, located at the northeast corner of Del Webb Boulevard and US Route 30 for a One Family Dwelling (1110) Use

*Jill Morgan, Zoning & Planning - City of Aurora*  
*Tracey Vacek, Zoning & Planning - City of Aurora*  
*Brian Witkowski, Engineering - City of Aurora*  
*Patrick Collins, Legal - City of Aurora*  
*Russ Whitaker - Pulte Group*  
*Matt Prolley - Pulte Group*

**A motion was made by Vice Chair Smith, seconded by Alderwoman Garza, that this agenda item be held. The motion carried.**

**Ayes:** 4

## **BUILDING, ZONING AND ECONOMIC DEVELOPMENT RESOLUTIONS**

### **CLOSED SESSION**

## ADJOURNMENT

Chairperson Saville adjourned the meeting at 5:19 pm. A motion was made by Vice Chair Smith, seconded by Alderwoman Garza, that this meeting be adjourned. The motion carried.

Ayes: 4

**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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<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.**