



City of Aurora

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Legistar History Report

File Number: 25-0512

File ID: 25-0512

Type: P&D Resolution

Status: Agenda Ready

Version: 2

**General
Ledger #:**

In Control: Building, Zoning,
and Economic
Development
Committee

File Created: 06/12/2025

File Name: Pulte Homes / Harvest Point/ E of Raddant Rd, N of
Butterfield Rd / Final Plan

Final Action:

Title: A Resolution Approving a Final Plan on Harvest Point Subdivision, located
east of Raddant Road and north of Butterfield Road, for a One Family
Dwelling (1110) Use

Notes:

Sponsors:

Enactment Date:

Attachments: Exhibit "A-1" Final Plan - 2025-06-18- 2025.174,
Exhibit "A-2" Landscape Plan - 2025-06-18-
2025.174, Exhibit "A-3" Building and Signage
Elevations - 2025-06-18- 2025.174, Land Use
Petition and Supporting Documents - 2025-05-12 -
2025.174, Plat of Survey - 2025-05-12 - 2025.174,
Aerial Map - 2025-06-12 - 2025.174, Fire Access
Plan - 2025-06-18- 2025.174, Presentation -
2025-06-18 - 2025.174, Appeal Form - Final Plan -
2025-06-20 - 2025.174

Enactment Number:

Planning Case #: BA35/2-25.174 - Fsd/Fpn

Hearing Date:

Drafter: JMorgan@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	06/18/2025	Forwarded	Building, Zoning, and Economic Development Committee	06/25/2025		Pass
Action Text: A motion was made by Mr. Lee, seconded by Mr. Kuehl, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 6/25/2025. The motion carried.							
Notes: Acting Chair Owusu-Safo said do we have a recommendation for the 2nd item?							
Mrs. Morgan said yes, just...I briefly want to make a change to what was provided in the Staff report. They have submitted the Zoning resubmittal requirements. So, I am removing our 3rd condition, and they are in review. Our Fire Marshal has written the review of the resubmitted Fire Access Plan, so							

we're hoping that will be able to be removed for BZE, but Staff is recommending that condition be kept at Planning & Zoning Commission.

So, Staff recommends Conditional Approval of a Resolution approving a Final Plan on Harvest Point Subdivision, located east of Raddant Road and north of Butterfield Road, for a One-Family Dwelling (1100) Use, with the following conditions:

- 1) That the documents be revised to incorporate the Engineering Staff comments prior to approval of Final Engineering.*
- 2) That the documents be revised to incorporate Fire Marshal and Building and Permits comments included in the memo dated 3/18/2025.*

Acting Chair Owusu-Safo said thank you. You've heard the Staff's recommendation. What is the wish of the Commission?

MOTION OF APPROVAL WAS MADE BY: Mr. Lee

MOTION SECONDED BY: Mr. Kuehl

AYES: Mr. Chambers, Mr. Gonzales, Mr. Kuehl, Mr. Lee, Mrs. Owusu-Safo, Mr. Pickens, and Mr. Roberts.

NAYS: 0

Motion carried.

Acting Chair Owusu-Safo said now where will this next be heard?

Mrs. Morgan said this will next be heard at the Building, Zoning, and Economic Development Committee meeting on June 25th, Wednesday, at 4 o'clock in this room.

Acting Chair Owusu-Safo said thank you and good luck. Okay, I think those were the 2 items on our agenda for today.

Aye: 7 At Large Lee, At Large Chambers, At Large Gonzales, At Large Owusu-Safo, At Large Pickens, At Large Roberts and At Large Kuehl

Text of Legislative File 25-0512