



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 09, 2025

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.

CALL TO ORDER

Chairperson Smith called the meeting to order at 4:00 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

25-0266

Approval of the minutes from the Building, Zoning and Economic Development Committee meeting held on March 26, 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

[25-0247](#)

An Ordinance Establishing a Conditional Use Planned Development, Approving the Harvest Point 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-2 One-Family Dwelling District and OS-1 Conservation, Open Space And Drainage for the property located east of Raddant Road and north of Butterfield Road

Jill Morgan, Zoning & Planning - City of Aurora

Brian Witkowski, Engineering - City of Aurora

Russ Whitaker - Rosanova & Whitaker

Matt Brolley - Pulte Group

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

Ayes: 5

[25-0248](#)

An Ordinance amending Chapter 49 of the Code of Ordinances, City of Aurora, by modifying the zoning map attached thereto to rezone approximately 0.3 acres of the property located east of Raddant Road and north of Butterfield Road 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

Brian Witkowski, Engineering - City of Aurora

Russ Whitaker - Rosanova & Whitaker

Matt Brolley - Pulte Group

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

Ayes: 5

[25-0249](#)

A Resolution Approving a Preliminary Plan and Plat for Lots 1-62 of Harvest Point Subdivision, on vacant land located east of Raddant Road and north of Butterfield Road

Jill Morgan, Zoning & Planning - City of Aurora

Brian Witkowski, Engineering - City of Aurora

Russ Whitaker - Rosanova & Whitaker

Matt Brolley - Pulte Group

Removal of condition- Staff to review a possible crosswalk at Raddant Road and Vineyard Lane prior to Final Engineering approval.

Addition of condition - Fire access comments dated 3/18/2025 be addressed with final plan submittal.

A motion was made by Alderman Franco, seconded by Vice Chair Baid, that this agenda item be recommended for approval as amended. The motion carried.

Ayes: 5

CLOSED SESSION

ADJOURNMENT

A motion was made by Vice Chair Baid, seconded by Alderman Franco, that this meeting be adjourned. The motion carried. Chairperson Smith adjourned the meeting at 4:29 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.

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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.