



City of Aurora

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

Building, Zoning, and Economic Development Committee Agenda - Final

Wednesday

April 29, 2026

4:00 PM

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

ROLL CALL

APPROVAL OF MINUTES

- 26-0265** Approval of the minutes from the Building, Zoning, and Economic Development Committee meeting held on April 15, 2026.

PUBLIC COMMENT

AGENDA

- 26-0244** An Ordinance Providing for the Execution of an Annexation Agreement with the Owners of Record, the Contract Purchaser and the Land Developer Providing for R-4A(C) Two-Family Dwelling District and OS-1(C) Conservation, Open Space and Drainage District with a Conditional Use Planned Development zoning for the territory which may be Annexed to the City of Aurora located south of Jericho Road between Jericho Circle and Athena Road on Vacant Land in Kane County, Aurora Illinois 60506.
- 26-0245** An Ordinance Annexing Certain Property being Vacant Land located south of Jericho Road between Jericho Circle and Athena Road to the City of Aurora, Illinois 60506, pursuant to an Approved Annexation Agreement (Northern Lights Development Corp - AU29/3-26.085 - AA/A/CUPD/Psd/Ppn - AM - Ward 5)
- 26-0246** An Ordinance Establishing a Conditional Use Planned Development, Approving the 1449 Senior Estates Phase 2 Plan Description and amending Chapter 49 of the Code of Ordinances, City of Aurora, by modifying the zoning map attached thereto to a zoning of R-4A(C) Two-Family Dwelling District and OS-1(C) Conservation, Open Space and Drainage District with a Conditional Use Planned Development for the property located south of Jericho Road between Jericho Circle and Athena Road

- 26-0264** An Ordinance approving a Conditional Use on 2850, 2871, and 2880 Vision Court for a Food, textiles, and related products (3110) Use
- 26-0270** An Ordinance Annexing Property located at 1160 Jackson Street to the City of Aurora, pursuant to a Water Service Agreement.
- 26-0247** A Resolution Approving a Preliminary Plat and Plan for 1449 Senior Estates Subdivision, Phase 2 on vacant land located south of Jericho Road between Jericho Circle and Athena Road
- 26-0260** A Resolution Approving the Final Plat for the Resubdivision of Lot 107 Ashton Pointe, Unit One Subdivision on vacant land located at 3141 North Aurora Road
- 26-0268** A Resolution Approving a Final Plan on Lot 1 of the Resubdivision of Lot 107 Ashton Pointe Unit One Subdivision located at 3141 North Aurora Road for a Vehicle Repair, Minor Use.
- 26-0275** A Resolution approving a Final Plan Revision for Lot 6 of Chicago Premium Outlets Subdivision, located at 2365 North Farnsworth Avenue for a(n) Restaurant with a drive-through facility (2530) and Retail sales or service (2100) Use.

CLOSED SESSION

ADJOURNMENT

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