



City of Aurora

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

Legistar History Report

File Number: 26-0246

File ID: 26-0246

Type: Ordinance

Status: Agenda Ready

Version: 2

General Ledger #:

In Control: Building, Zoning, and Economic Development Committee

File Created: 04/13/2026

File Name: Northern Lights Development Corp / on Jericho Rd between Jericho Cr & Athena Rd / Conditional Use Planned Development

Final Action:

Title: 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

Notes:

Sponsors:

Enactment Date:

Attachments: Exhibit "A" Legal Description, Exhibit "B" Plan Description, Land Use Petition and Supporting Documents - 2026-02-27 - 2026.085, Location Map

Enactment Number:

Planning Case #: AU29/3-26.085 - AA/A/CUPD/Psd/Ppn

Hearing Date:

Drafter: minnellaa@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	04/22/2026	Forwarded	Building, Zoning, and Economic Development Committee	04/29/2026		Pass
Action Text: A motion was made by Mr. Kuehl, seconded by Mr. Roberts, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 4/29/2026. The motion carried.							
Notes: Mr. Minnella said yes. So, Staff has evaluated the proposal against the Conditional Use standards and has found the following facts:							
1) No, the development will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare as it will actively contribute to the health, welfare, and safety of the							

residents and the surrounding neighborhood by providing diverse housing types to accommodate the needs of Aurora's population.

- 2) *The development will not be injurious to the use and enjoyment of surrounding properties in the immediate vicinity for the purposes already permitted or substantially diminish and impair property values as the property is adjacent to a similar use to the east along with other residential properties along Jericho Road.*
- 3) *No, the establishment of the Conditional Use for the Fourteen Forty-Nine Senior Estates Phase 2 is not expected to impede the normal and orderly development of the surrounding property as the surrounding properties are developed with residential uses. It is also expected to enrich the diversity of housing choices, contributing to the health, welfare, and safety of residents.*
- 4) *The proposed development provides for all necessary infrastructure and implementing comprehensive site improvements, including the dedication of right-of-way along Jericho Road and the installation of stormwater detention systems designed to meet all City of Aurora requirements.*
- 5) *To minimize traffic congestion, the proposal includes two entrances off Jericho Road that are over 350 feet apart allowing traffic to easily enter and exist onto Jericho Road. The internal path will allow residents to access Phase 1 without driving onto Jericho Road.*
- 6) *The proposed development is designed to conform to all applicable regulations of the R-4A Two-Family Dwelling and OS-1 Conservation districts, with any necessary deviations to be addressed through the Establishment of a Conditional Use Planned Development.*

Rezoning:

- 1) *While the Comprehensive Plan designates the Subject Property for Industrial and Conservation Open Space, Recreation, Drainage, this rezoning to multifamily residential development represents the highest and best use of the property. This reclassification addresses current economic trends and demand for diverse housing options. This area has evolved since the 1984 designation to more of a residential area and no longer aligns with the comprehensive plan designation. By rezoning this property to residential use, the site will better align with the surrounding character of the area.*
- 2) *This area has evolved since the 1984 designation to more of a residential area. By rezoning this property to residential use, the site will better align with the surrounding character of the area.*
- 3) *The proposal is consistent with desirable trend of development in the area as the adjacent property to the east is a similar age-restricted development and the other properties along Jericho Road are residential houses.*
- 4) *The rezoning will allow for more suitable uses as the development is consistent with the surrounding areas.*
- 5) *The rezoning is consistent with the existing land uses, zoning classifications, and general character as the majority of the surrounding area are zoned residential and the general character is residential neighborhoods.*

Staff recommends Approval of 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.

Chairman Pilmer said are the Findings of Fact only for the Conditional Use Planned Development?

Mr. Minnella said for the Conditional Use and the Rezoning.

Chairman Pilmer said so, we did have Findings of Fact...

Mr. Minnella said for both, yes.

Chairman Pilmer said for item 2...

Mr. Minnella said for the Conditional Use, 26-0246, which also entails the Rezoning.

Chairman Pilmer said Staff also had a recommendation for agenda item 26-0246, the Conditional Use Planned Development. Any questions of Staff. If none, is there a motion?

MOTION TO APPROVE WAS MADE BY: Mr. Kuehl

MOTION SECONDED BY: Mr. Roberts

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

NAYS: 0

ABSTAIN: 0

Motion carried.

Chairman Pilmer said motion carries. And then, Staff did read into the record Findings of Fact, 6 Findings of Fact for the Conditional Use and 5 Findings of Fact for the Rezoning. Are there any additions or corrections? Hearing none, is there a motion to approve those Findings of Fact as read into the record?

MOTION TO APPROVE FINDINGS OF FACT WAS MADE BY: Mr. Kuehl

MOTION SECONDED BY: Mrs. Owusu-Safo

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

NAYS: 0

ABSTAIN: 0

Motion carried.

Chairman Pilmer said motion carries. And then, this will next be heard?

Mr. Minnella said next week, BZE, Building, Zoning, and Economic Development, April 29th at 4 pm.

Aye: 9 Chairperson Pilmer, At Large Lee, At Large Chambers, At Large Gonzales, At Large Owusu-Safo, At Large Pickens, At Large Roberts, At Large Martinez and At Large Kuehl

Text of Legislative File 26-0246