



# City of Aurora

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

## Legistar History Report

**File Number: 26-0244**

**File ID:** 26-0244

**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 / Annexation Agreement

**Final Action:**

**Title:** 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.

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** Exhibit "A" Annexation Agreement, Land Use Petition with Supporting Documents, 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

Version:	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
<b>Action Text:</b> A motion was made by Mr. Lee, seconded by Mrs. Martinez, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 4/29/2026. The motion carried.							
<b>Notes:</b> <i>Mr. Minnella said good evening, Chairman, members of the Commission. Alex Minnella, Senior Planner with the Zoning &amp; Planning Division. Thank you again for allowing me to present the 3 following items before you tonight. I'm here this evening to present the series of petitions submitted by Northern Lights Corporation for the 1449 Senior Estates Subdivision Phase 2 located south of Jericho Road as shown in the map before you, between Jericho Circle and Athena Road. This Phase 2 development comes after what's shown on the map just to the east of this site as 1449 Senior Estates Subdivision already built, approved to build recently. The Annexation Agreement before you tonight, the annexation that will be coming next week before</i>							

the Building, Zoning, and Economic Development Committee, April 29th in this very room. And the Conditional Use Planned Development, the Preliminary Plan and Plat are being reviewed and approved concurrently under separate actions. The annexation, again, will be discussed next week. Now, let's go item by item. The Annexation Agreement item 26-0244, the first request, is for the approval of the Annexation Agreement for approximately 13.74 acres of unincorporated property in Kane County. The agreement part of your packet outlines responsibility of both the developer and the City including utilities, roadway improvements, and development obligations.

The second request item for the Conditional Use Planned Development, item 26-0246, is for the establishment of the Conditional Use Planned Development with underlying R-4A and OS-1 zoning. The details of the request include approving a plan description that outlines specific requirements and allows for modifications including lot size, setback, minimum building standards, and parking requirements to allow for the development of affordable senior rental community.

Third, but not least, a request for Preliminary Plan and Plat, item 26-0247, for the approving of a Preliminary Plan and Plat for 26 lots subdivision entailing 54-unit, age-restricted, independent senior-living community consisting of duplex and triplex buildings constructed to the Leed Platinum standards with the connectivity between Phase 1 and Phase 2. Of the 54 planned units, 50 will be built in Phase 1 and an additional 4 will be built in Phase 2. It's important to note that while the Comprehensive Plan currently designates the area for Industrial and Open Space uses, the surrounding area has transitioned to residential. This proposal represents the highest and best use of the property.

So, in essence, the proposal supports housing diversity and is consistent with the character of the surrounding area, the market trends.

Should you have any questions, Staff is here to answer those, and the Petitioner, Judy Maisonet with Northern Lights Corporation, is here in the audience as well to address any questions.

Chairman Pilmer said questions for Staff?

Mr. Pickens said I have one. Is this a carbon copy of what we approved last year as far as lot sizes and the actual structures?

Mr. Minnella said it mirrors the Phase 1, yes.

Mr. Pickens said thank you.

Chairman Pilmer said any other questions of Staff? Thank you. Does the Petitioner want to add anything?

Ms. Maisonet said (from audience, off mic) just thank you everyone for (inaudible)...

Chairman Pilmer said yeah, okay.

Ms. Maisonet said thank you.

Chairman Pilmer said thanks. This is a Public Hearing, if anyone in the audience would like to come forward.

Mrs. Vacek said sorry, you just need to speak into the mic.

Ms. Maisonet said oh. I just don't...I don't have anything else. I don't really have anything to say other than thank you for your time.

Chairman Pilmer said thanks. So, this is a Public Hearing, if anyone in the audience would like to come forward. I'll state for the record that no one has come forward. I'll close the Public Hearing and then we'll go one at a time through these.

Chairman Pilmer said so, those are the Findings of Fact. Do you want to start with the recommendation?

Mr. Minnella said absolutely. Staff recommends approval of the...I'm so sorry. I just wanted to show the Preliminary Plan before you. I apologize for not showing it earlier.

Staff recommends Approval of the 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.*

*Chairman Pilmer said so, we're going to go ahead and we'll vote on the first recommendation which is the Annexation Agreement. Staff made a recommendation. Are there any questions or additions? Hearing none, is there a motion?*

*MOTION TO APPROVE WAS MADE BY: Mr. Lee*

*MOTION SECONDED BY: Mrs. Martinez*

*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. So, the Annexation Agreement is approved. Will you state where that will next be heard?*

*Mr. Minnella said yes, the Annexation Agreement will go to the next BZE, Building, Zoning, and Economic Development on April 29th, 4 pm in this very room.*

*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*

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## **Text of Legislative File 26-0244**