City of Aurora

Development Services Department | Zoning and Planning Division
44 E. Downer Place | Aurora, IL 60505
Phone: (630) 256-3080 | Fax: (630) 256-3089 | Web: www.aurora-il.org

Land Use Petition

Subject Property Information

Address / Location: Jericho Road between Jericho Circle and Athena Road

Parcel Number(s): 15-29-300-007

Petition Request

1) Requesting approval of an Annexation Agreement for 13.74 acres located on Jericho Road between Jericho Circle and Athena Road for 1449 Senior Estates Subdivision, Phase 2 Development.

2) Requesting the Annexation, pursuant to an Annexation Agreement, of 13.74 acres located on Jericho Road between Jericho Circle and Athena Road.

3) Requesting the Establishment of a Conditional Use Planned Development, pursuant to an Annexation Agreement, with an underlying R-4A Two-Family Dwelling District and OS-1 Conservation, Open Space and Drainage zoning district on the property located on Jericho Road between Jericho Circle and Athena Road.

4) Requesting approval of a Preliminary Plan for lots 1-24 of 1449 Senior Estates Subdivision, Phase 2 located on Jericho Road between Jericho Circle and Athena Road for a 1120 Two Family Dwelling Use.

5) Requesting approval of a Preliminary Plat for 1449 Senior Estates Subdivision, Phase 2 located on Jericho Road between Jericho Circle and Athena Road.

Attachments Required (a digital file of all documents is also required)

Development Tables Excel Worksheet - digital only (1-0)

One Paper and pdf Copy of:

Qualifying Statement (2-1)

Plat of Survey (2-1)

Legal Description (2-1), Word Document and PDF

Letter of Authorization (2-2)

Existing or Proposed CC and Rs OR Lease Restrictions (2-1)

Two Paper and One pdf Copy of:

Fire Access Plan (2-6)

One Paper and One pdf Copy of:

Preliminary Engineering Plans (2-16)

Preliminary Stormwater Permit Application (App 1-14)

Preliminary Stormwater Report (2-10)

Soil Investigation Report

Wetland Determination Report / Letter by Design Professional

Drain Tile Survey

Project Information Sheet

IDNR Endangered Species Report-EcoCAT (App 6-1)

Soil and Water District Report (App 6-2; 6-3; 6-4)

One Paper and pdf Copy of:

Annexation Agreement/Plan Description (2-18) – DRAFT Provided

One Paper and pdf Copy of:

Annexation Plat (2-3)

One Paper and pdf Copy of:

Word Document and PDF of: Plan Description (2-18) - DRAFT Provided

Two Paper and pdf Copy of:

- Preliminary Plan (2-8)

- Preliminary Plat (2-9)

Petition Fee: $2,304.75 **Payable to: City of Aurora**

I hereby affirm that I have full legal capacity to authorize the filing of this Petition and that all information and exhibits herewith submitted are true and correct to the best of my knowledge. The Authorized Signatory invites City representatives to make all reasonable inspections and investigations of the subject property during the period of processing this Petition.

The Subject Property Owner must sign this form unless the Contact Person has been authorized to do so per a letter that is attached hereto. If Signator is NOT the Subject Property Owner a Letter of Authorization with owner's Name and contact information is required.

Authorized Signature: _____ Date February 20, 2026

Print Name and Company: AHDVS

I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a free and voluntary act for the uses and purposes set forth.

Given under my hand and notary seal this 23rd day of February.

State of ILLINOIS)

) SS

County of Will)

Valerie C Roberts

Notary Signature

NOTARY PUBLIC SEAL

Official Seal
VALERIE C ROBERTS
Notary Public, State of Illinois
Commission No. 990699
My Commission Expires May 13, 2028

Contact Information Data Entry Worksheet

Back To Index

Fill in all the GREEN Boxes - if Not Applicable Please Leave Blank

Data Entry Fields are indicated in Green

Owner

First Name:	Judy	Initial:		Last Name:	Maisonet	Title:	Select One From List
Address:	1449 Jericho Circle						
City:	Aurora	State:	Illinois	Zip:	60506		
Email Address:	judymaisonet@auroraha.org	Phone No.:	66307019983	Mobile No.:			
Company Name:	Northern Lights Development Corporation						
Job Title:	Director						

Main Petitioner Contact (The individual that will Sign the Land Use Petition)

Relationship to Project	Land Developer / Builder						
First Name:	Jim	Initial:		Last Name:	Roberts	Title:	Select One From List
Address:	15255 S. 94th Ave Suite 500						
City:	Orland Park	State:	Illinois	Zip:	60462		
Email Address:	urbanfinance.james@comcast.n	Phone No.:	7084286247	Mobile No.:	8152097245		
Company Name:	AHDVS						
Job Title:	Managing Director						

Additional Contact #1

Relationship to Project	Select One From List						
First Name:		Initial:		Last Name:		Title:	Select One From List
Address:							
City:		State:		Zip:			
Email Address:		Phone No.:		Mobile No.:			
Company Name:							
Job Title:							

Additional Contact #2

Relationship to Project	Select One From List						
First Name:		Initial:		Last Name:		Title:	Select One From List
Address:							
City:		State:		Zip:			
Email Address:		Phone No.:		Mobile No.:			
Company Name:							
Job Title:							

Additional Contact #3

Relationship to Project	Select One From List						
First Name:		Initial:		Last Name:		Title:	Select One From List
Address:							
City:		State:		Zip:			
Email Address:		Phone No.:		Mobile No.:			
Company Name:							
Job Title:							

Additional Contact #4

Relationship to Project	Select One From List						
First Name:		Initial:		Last Name:		Title:	Select One From List
Address:							
City:		State:		Zip:			
Email Address:		Phone No.:		Mobile No.:			
Company Name:							
Job Title:							

Planning and Zoning Division 77 S. Broadway, 2nd Floor, Aurora, IL
phone (630) 256-3080 fax (630) 256-3081 email COAPlanning@aurora.il.us

Filing Fee Worksheet

Project Number: DST2025-281
Petitioner: Northern Lights Development Corporation
Number of Acres: 13.73
Number of Street Frontages: 1.00
Non-Profit Yes

Linear Feet of New Roadway: 1203
New Acres Subdivided (if applicable): 13.73
Area of site disturbance (acres): 13.73

Filling Fees Due at Land Use Petition:

Request(s):		
Annexation Agreement	$	674.60
Annexation	$	527.78
Conditional Use Plan Description/Revision	$	574.60
Preliminary Plan & Plat	$	527.78

Total: **$2,304.75**

This Calculator is for informational purposes only and all numbers are subject to verification by the Review Planner.

Verified By: Date:

LEGAL DESCRIPTION ALTA 2

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE WEST ALONG THE NORTH LINE OF SAID QUARTER SECTION 412.50 FEET FOR THE POINT OF BEGINNING; THENCE WEST ALONG SAID NORTH LINE 907.50 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID QUARTER SECTION 660.00 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION 907.50 FEET TO A LINE DRAWN SOUTH, PARALLEL WITH THE EAST LINE OF SAID QUARTER SECTION, FROM THE POINT OF BEGINNING; THENCE NORTH ALONG SAID PARALLEL LINE 660.00 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS.

NORTHERN LIGHTS DEVELOPMENT CORPORATION

1449 Jericho Circle, Aurora Illinois 60506

February 04, 2026

From: Judy Maisonet, COO
Northern Lights Development Corporation
1449, Jericho Circle
Aurora, IL 60506
630-701-9977 ext. 103
judymaisonet@auroraha.org

To: City of Aurora, Planning and Zoning Division
44 E. Downer Place, Aurora IL 60507
630-256-3080
coaplanning@aurora-il-org

Re: Authorization Letter for: 1522 Jericho Road, Aurora, Illinois

To whom it may concern:

As the record owner of the above stated property I hereby affirm that I have full legal capacity to authorize Northern Lights Development Corporation, and its representatives, to act as the owner's agent through the 1449 Senior Estates Phase II Land Use Petition process with the City of Aurora for said property.

Signature: _____ Date: February 4, 2026

Subscribed And Sworn To Before Me This 4th Day of February, 2026.

Notary Signature _____

OFFICIAL SEAL
MARIA GODINEZ
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 04/03/2027

NORTHERN LIGHTS DEVELOPMENT CORPORATION

1449 Jericho Circle, Aurora Illinois 60506

February 4, 2026

QUALIFYING STATEMENT

CITY OF AURORA

Northern Lights Development Corporation
1449 Jericho Circle
Aurora, Illinois 6056

Fourteen Forty-Nine Senior Estates Phase 2

Northern Lights Development Corporation is a 501(c)(3) non-profit organization whose mission is to foster the development of affordable housing communities for families of low and moderate income. Northern Lights is the project sponsor for the proposed Fourteen Forty-Nine Senior Estates Phase 2 development.

Fourteen Forty-Nine Senior Estates Phase 2 is a planned 50-unit independent rental senior living community for those 62 years and older to be built on vacant land located at 1522 Jericho Circle.

The project proposes new construction of duplex and triplex homes of which 43 units will feature one-bedroom and 7 units will feature two-bedroom homes. The total project cost is approximately $23,700,000.

Each home will be built to environmental standards certified through USGBC Leed Platinum. Each home will include energy star rated in-unit washer & dryer, stainless steel refrigerator and range. Each home will include resilient hard surfaces, hard wire for internet and cable connections, ceiling fans with light kits and attached garages. The exterior of each home will include premium vinyl siding with brick accents.

The development will enrich the diversity of housing choices in the neighborhood and contribute to the health, welfare, and safety of the residents. Homes will feature doorbell security systems to improve the safety of the neighborhood. The site includes walking paths, expansive green areas, and bench seating.

The surrounding area offers several amenities including Aurora Housing Authority central office - the property manager of Fourteen Forty-Nine Senior Estates Phase 2, a senior clubhouse, Westwood Park and several local retailers and small shopping districts. To the west, sit single family homes and Aurora University Spartan Athletic Park. The property values of the immediate area will not be negatively impacted by the development. The construction value of the new homes is projected to exceed $317,125 per unit.

NORTHERN LIGHTS DEVELOPMENT CORPORATION

1449 Jericho Circle, Aurora Illinois 60506

The project proposes street improvements, landscaping, and stormwater detention. Please reference the project's Preliminary Engineering Plan for information regarding the utilities, access roads, and drainage. The project proposes stormwater detention, improvements to the required right of way, and will utilize existing utilities to meet city requirements.

Please reference the project's traffic study for information regarding the ingress and regress as it relates to traffic congestion. The property will improve the entrance to the development from Jericho Rd onto Marie Avenue. Marie Avenue will be improved and expanded to create a loop around the development utilizing city requirements. The new road will be a dedicated public street.

Please reference the Plat of Right Away Dedication for information regarding the Right of Way Dedication. The to be constructed Jericho Road Right of Way will be dedicated to the City of Aurora. In total, approximately 40 feet will be dedicated.

According to the City of Aurora's 2021 Zoning Map Book, the property is zoned agriculture. The Fourteen Forty-Nine Senior Estates Phase 2 project is requesting R-4A Zoning with a conditional use for Planned Development.

1449 Phase II, LP, an Illinois limited partnership

By: 1449 **Phase II, LLC**
an Illinois limited liability company
Its: General Partner

By: Northern **Lights Development Corporation**
an Illinois not-for-profit corporation
Its: Managing Member

By: _____
Judy Maisonet
Its: COO

NORTHERN LIGHTS DEVELOPMENT CORPORATION

1449 Jericho Circle, Aurora Illinois 60506

February 04, 2026

From: Judy Maisonet, COO
Northern Lights Development Corporation
1449, Jericho Circle
Aurora, IL 60506
630-701-9977 ext. 103
judymaisonet@auroraha.org

To: City of Aurora, Planning and Zoning Division
44 E. Downer Place, Aurora IL 60507
630-256-3080
coaplanning@aurora-il-org

Re: Authorization Letter for: 1522 Jericho Road, Aurora, Illinois

To whom it may concern:

As the record owner of the above stated property I hereby affirm that I have full legal capacity to authorize Northern Lights Development Corporation, and its representatives, to act as the owner's agent through the 1449 Senior Estates Phase II Land Use Petition process with the City of Aurora for said property.

Signature: _____ Date: February 4, 2026

Subscribed And Sworn To Before Me This 4th Day of February, 2026.

Notary Signature _____

OFFICIAL SEAL
MARIA GODINEZ
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 04/03/2027

March 10, 2026

From: Phillip Cocomise
1091 Warwick Lane
Elk Grove Village, IL 60007
philipcocomise@yahoo.com
philipcocomise@gmail.com

To: City of Aurora, Planning and Zoning Division
44 E. Downer Place, Aurora IL 60507
630-256-3080
coaplanning@aurora-IL-org

Re: Authorization Letter for: 1522 Jericho Road, Aurora, Illinois

To whom it may concern:

As the record owner of the above stated property, I hereby affirm that I have full legal capacity to authorize Northern Lights Development Corporation, and its representatives, to act as the owner's agent through the 1449 Senior Estates Phase II Land Use Petition process with the City of Aurora for said property.

Signature: Philip Cocomise Date: March 10, 2026

Subscribed And Sworn to Before Me This 10th Day of March 2026.

Notary Signature Jory I Chelin

OFFICIAL SEAL
JORY I CHELIN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 10/31/2026

The Aurora Housing Authority™

March 27, 2026

From: Northern Lights Development Corporation
1449 Jericho Circle
Aurora, IL 60506
Judymaisonet@auroraha.org

To: City of Aurora, Planning and Zoning Division
44 E. Downer Place, Aurora IL 60507
630-256-3080
coaplanning@aurora-IL-org

Re: Authorization Letter for: 1522 Jericho Road, Aurora, Illinois

To whom it may concern:

As the applicant for the entitlement regarding the annexation agreement and preliminary plan and plat for the above stated property, I hereby affirm that I have full legal capacity to authorize AHDVS, LL, and its representatives, to act as the applicant's agent through the 1449 Senior Estates Phase II Land Use Petition process with the City of Aurora for said property.

Signature: _____ Date: March 27, 2026

Subscribed And Sworn to Before Me This 27th Day of March 2026.

Notary Signature Lowana J. Hemmings

Official Seal
LOWANA J HEMMINGS
Notary Public, State of Illinois
Commission No. 1006798
My Commission Expires March 19, 2029