



# City of Aurora

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

## Building, Zoning, and Economic Development Committee Meeting Minutes - Final

Wednesday

April 29, 2026

4:00 PM

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*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

Chairperson Saville called the meeting to order at 4:00 pm.

### ROLL CALL

**Present:** 4 - Chairperson Mike Saville, Vice Chair Patty Smith, Alderman Javier Bañuelos and Alderwoman Juany Garza  
**Absent:** 1 - Alderman-At-Large Will White

### APPROVAL OF MINUTES

**26-0265**

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

A motion was made by Vice Chair Smith, seconded by Alderwoman Garza, that this agenda item be accepted and filed. The motion carried.

**Ayes:** 4

### 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.

*Alex Minella, Zoning & Planning - City of Aurora*  
*Tracey Vacek, Zoning & Planning - City of Aurora*  
*Judy Maisonet, COO - Northern Lights Development Corporation*  
*Bernard Weiler - Aurora Housing Authority*

**A motion was made by Vice Chair Smith, seconded by Alderwoman Garza, that this agenda item be recommended for approval. The motion carried.**

**Ayes: 4**

[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)

*Alex Minella, Zoning & Planning - City of Aurora*  
*Tracey Vacek, Zoning & Planning - City of Aurora*  
*Judy Maisonet, COO - Northern Lights Development Corporation*  
*Bernard Weiler - Aurora Housing Authority*

**A motion was made by Vice Chair Smith, seconded by Alderwoman Garza, that this agenda item be recommended for approval. The motion carried.**

**Ayes: 4**

[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

*Alex Minella, Zoning & Planning - City of Aurora*  
*Tracey Vacek, Zoning & Planning - City of Aurora*  
*Judy Maisonet, COO - Northern Lights Development Corporation*  
*Bernard Weiler - Aurora Housing Authority*

**A motion was made by Vice Chair Smith, seconded by Alderwoman Garza, that this agenda item be recommended for approval. The motion carried.**

**Ayes: 4**

[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

*Alex Minella, Zoning & Planning - City of Aurora*  
*Tracey Vacek, Zoning & Planning - City of Aurora*  
*Judy Maisonet, COO - Northern Lights Development Corporation*  
*Bernard Weiler - Aurora Housing Authority*

**A motion was made by Vice Chair Smith, seconded by Alderwoman Garza, that this agenda item be recommended for approval. The motion carried.**

**Ayes: 4**

[26-0264](#)

An Ordinance approving a Conditional Use on 2850, 2871, and 2880 Vision Court for a Food, textiles, and related products (3110) Use

*Jill Morgan, Zoning & Planning - City of Aurora*  
*Tracey Vacek, Zoning & Planning - City of Aurora*  
*Russ Whitaker - Prova Inc.*  
*William Simon, CEO - Prova Inc.*

**A motion was made by Vice Chair Smith, seconded by Alderwoman Garza, that this agenda item be recommended for approval. The motion carried.**

**Ayes: 4**

[26-0270](#)

An Ordinance Annexing Property located at 1160 Jackson Street to the City of Aurora, pursuant to a Water Service Agreement.

*Tracey Vacek, Zoning & Planning - City of Aurora*

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

**Ayes: 4**

[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

*Tracey Vacek, Zoning & Planning - City of Aurora*

**A motion was made by Vice Chair Smith, seconded by Alderwoman Garza, that this agenda item be recommended for approval. The motion carried.**

**Ayes: 4**

[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

*Tracey Vacek, Zoning & Planning - City of Aurora*

*Reid Jahns - Excel Engineering*

*Jason Bolling - Guggenheim Development Services*

**A motion was made by Vice Chair Smith, seconded by Alderwoman Garza, that this agenda item be recommended for approval. The motion carried.**

**Ayes: 4**

[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.

*Tracey Vacek, Zoning & Planning - City of Aurora*

*Karl Camillucci - Taft Property Group, LLC*

**A motion was made by Vice Chair Smith, seconded by Alderwoman Garza, that this agenda item be recommended for approval. The motion carried.**

**Ayes: 4**

**CLOSED SESSION**

**ADJOURNMENT**

**A motion was made by Vice Chair Smith, seconded by Alderwoman Garza, that this meeting be adjourned. The motion carried. Chairperson Saville adjourned the meeting at 4:54 pm.**

**Ayes: 4**

**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.**

**VISIT OUR WEB SITE FOR CURRENT AGENDAS -  
<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](mailto:AldermensOffice@aurora.il.us). Every effort will be made to allow for meeting participation.**