



City of Aurora

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Legistar History Report

File Number: 26-0443

File ID: 26-0443

Type: Ordinance

Status: ATS Review

Version: 2

**General
Ledger #:**

In Control: Building, Zoning,
and Economic
Development
Committee

File Created: 07/16/2026

File Name: West Aurora School District #129 / Hall Elementary /
Conditional Use

Final Action:

Title: An Ordinance Granting a Conditional Use Permit for Educational services
(6100) on the Property located at 2001 Heather Drive

Notes:

Sponsors:

Enactment Date:

Attachments: Exhibit "A" Legal Description - 2026.169, Exhibit "B"
Memorandum of Agreement - 2026.169, Site Plan -
2026-07-10 - 2026.169, Landscape Plan -
2026-07-10 - 2026.169, Land Use Petition and
Supporting Documents - 2026-05-29 - 2026.169, Plat
of Survey -2026-05-29 - 2026.169, Maps

Enactment Number:

Planning Case #: AU18/2-26.169-CU/SR

Hearing Date:

Drafter: phillipk@aurora.il.us

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning and Zoning Commission	07/22/2026	Forwarded	Building, Zoning, and Economic Development Committee	07/29/2026		Pass
Action Text: A motion was made by Mr. Chambers, seconded by Mr. Barajas, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 7/29/2026. The motion carried.							
Notes: Mrs. Phillips said thank you, Chairman. Good evening, members of the Planning and Zoning Commission. The next case, the first case before you tonight is for Hall Elementary. The Petitioner, West Aurora School District #129, is seeking approval for a Conditional Use for Educational Services for Hall Elementary School. The purpose of the request is to allow the expansion of the existing parking lot. The property is currently zoned Park and Recreation. A public school falls under the category of Educational Services within the district which is a Conditional Use. At present, the school property is considered non-conforming; however, with the parking lot expansion, the property will need to be brought into compliance with the Zoning Ordinance, and therefore the Conditional Use is needed. The parking at Hall is currently insufficient, and overflow parking is taking place on Heather Drive. A new parking lot is proposed to address the school's parking needs. The additional parking lot will add							

31 parking spaces, giving the school a total of 96 spaces. Displayed on the monitor, you can see a site plan and a landscape plan, both were submitted with the request. The parking lot, located in the front yard, connects to the existing drive aisle with a hedgerow of boxwood along the perimeter. I do want to mention the Petitioner is here this evening should the Commission have any questions or concerns prior to moving to the Findings.

Chairman Pilmer said are there any questions of Staff? So, does the Petitioner...Sir, I'll just state, we're going to...we'll have questions, we'll let the Petitioner provide a presentation, and then once that's done, I'll open it up for Public Comment. And whoever wants to speak will have the opportunity to.

This is a Public Hearing, so I'll swear you in. If you can raise your right hand. Do you swear to tell the truth, the whole truth, and nothing but the truth?

Dr. Smith said I do.

Chairman Pilmer said thank you.

Dr. Smith said hi, Angie Smith, Associate Superintendent for Operations for the West Aurora School District. As was laid out, we currently are under parked at Hall. If anyone has ever been there near dismissal time, you see cars all the way down Heather, and then back onto Edgelawn. This will help alleviate some of that, and that will be able to get all staff into the lot, and then also have some spaces for parents that want to actually stop, get out of their car, and come get their students. Right now, even with the assistance of APD and the Aldermen, people continue to park on both sides of the road, do things that are unsafe, and so our hope is that this will improve safety.

We aren't doing any additional curb cuts as was shared. This literally comes in from the already existing circle drive, and then they would go into the parking lot and, similarly, they would come out the same way so it's not adding any curb cuts. And we're happy to answer any other questions.

Chairman Pilmer said thank you. Any questions of the Petitioner at this time?

Mr. Pickens said I've got a couple here. So, will this disrupt any child play area that...

Dr. Smith said great question. No, the front area, there are some trees there and there's a sidewalk but that is not an area that we use for recess because it's too close to the street. All of the area for recess is to the back of the building.

Mr. Pickens said okay. And, I guess, well, you pretty well answered my question earlier about how the parking was handled before...so, it's all in the street. So, this will pretty well take care of staff...

Dr. Smith said correct.

Mr. Pickens said and you're allowing for visitors. I guess the question to Staff I probably should've asked was by adding this in today's standards, would that bring them more into compliance for parking requirements for this type of facility?

Mrs. Phillips said that's correct. That would bring them closer into compliance.

Mr. Pickens said closer but not quite?

Mrs. Phillips said it would actually meet the number that they require.

Mr. Pickens said okay. That's all I had. Thank you.

Dr. Smith said just for historical context, several of our schools were built at a time when people walked to school. And no one walks to school anymore. So, unfortunately, that's where our parking lots get stressed.

Mr. Pickens said that did bring up another question. I was thinking about it while we were talking. There's no bus traffic at all?

Dr. Smith said there is bus traffic, but the bus traffic stays on Heather. There's actually a little sort of indent. There's only a few buses where they drop off and pick up, and so that will not interfere with this at all. And we do control traffic at arrival and dismissal so that someone's making sure that the buses are let out and all the cars are stopped.

Mr. Pickens said okay, thank you.

Dr. Smith said thank you.

Chairman Pilmer said any other questions? Dr. Smith...sorry...

Ms. Hopkins said do you have a plan to have this done before school starts?

Dr. Smith said in a perfect world, yes. But some of this took a little longer than was anticipated. So, likely what will happen is, not related directly to this, but there's a water main that actually has to be repaired near the circle drive. That will be done before the start of school. The parking lot likely will not, just because we're now at the point where we're now only 20-some days before the start of school and we need to go through this process. Because this is additional parking and not taking away from parking, that shouldn't make things worse. It will just be that we won't have it for the first day of school. But the contractor will get it done as quickly as they can. The hope is, you know, by the end of September everything's done.

Ms. Hopkins said and with the area, as you mentioned, with Heather being tighter with the parking, how...have you guys mapped out how that is going to impact the residents that are currently there while you have all of the vehicles there on top of also doing the parking lot?

Dr. Smith said no, because the reality is we will only have a handful of vehicles that are there to put the parking lot in. They'll bring their equipment in and out. We will share with them that they obviously can't street park, and so that will mean for, you know, a few days we may have to have people park in some of our limited spaces, but unfortunately with where we're at in the school year and the summer, what we'll do is try to minimize the disruption as much as possible but I can't say there won't be disruption on the date that they pave. Would it have been ideal if it was in the summer? Yes. But that's not where we're at.

Ms. Hopkins said no more questions from me.

Chairman Pilmer said thank you.

Dr. Smith said thank you.

Chairman Pilmer said this is a Public Hearing. If anyone in the audience would like to speak before the Commission, they'll have the opportunity to do so. I'll just have to swear you in. Does anybody else want to speak on this case? I might just...if I could swear you both in at the same time. If you'll stand and if you'll raise your right hand. Do you swear to tell the truth, the whole truth, and nothing but the truth?

Mr. Springer said I do.

Chairman Pilmer said thanks. You can sit back down. I'm sorry. I'm sorry, I brought you all the way up here. No, not you. You can go ahead. And if you'll just state your name and address please.

Mr. Springer said my name is James Springer, I live at 2015 Heather Drive, and I was concerned about the impact of how and where all this was going to transpire, and if they were going to take...for example, I live...the parking lot that currently is there is in my backyard and whether or not they were going to infringe on some of my property in order to make this happen. We already have some problems with parking by the parents of the students out in front of my house. Sometimes they take my driveway, sometimes they cut me off. So, I don't know how that's going to be impacted when they start actually working on the extensions of these driveways.

Chairman Pilmer said alright. Good question. I'll...we're going to take all the public testimony, and then we'll get all the answers.

Mr. Springer said okay, I appreciate it.

Chairman Pilmer said anything else?

Mr. Springer said no. I was concerned, number 1, is if they were gonna recede my property line and reduce my property in the back. Because, like I say, the parking lot is already there in my backyard.

Chairman Pilmer said I'll let the Petitioner...I can assure you that they're not going to take any of your property, but I'll let the Petitioner confirm that as well as City staff.

Mr. Springer said thank you.

Chairman Pilmer said sir.

Mr. Robinson said yes, similar situation...

Chairman Pilmer said I'm sorry. I've just got to have your name and address.

Mr. Robinson said I'm sorry. Dexter Robinson, 1985 Heather Drive.

Chairman Pilmer said thank you.

Mr. Robinson said Jim is my neighbor. Yeah, we both have the same question. We both deal with the same issues with the school. I work the night shift, and I can't even get down the street because it's like a nonstop parade. You can't even...my wife can't even get out of the driveway to go to work. There's no courtesy, there's nothing. I mean, you know, they partially block your driveway. I would never go to anyone's neighborhood and block their driveway; you know what I'm saying? I'm very respectful of that but these people are not. You know, they...there's foot traffic constantly. The school; they do what they can to try to orchestrate, you know, the crossings of the street and traffic up and down the street but ourselves, personally, I live in this neighborhood, this home since 1998. So, it's almost 27 years I've lived there and it's just been a progression of just, you know, people not caring. You know, people not even giving you the common courtesy of even just backing out of your driveway, you know, and stuff. So, we were concerned about, like him as well, if you were going to take our property in the back at that fence line or something. What would really be nice if there was a privacy fence there, you know, in a perfect world. You know what I mean? There's a chain-link fence there, you know, and there's gawkers, there's all kind of things that happen over there that could probably be curtailed a little bit more if there was some privacy, you know. If that could be the case or however, whatever, you know. If it would alleviate some of the traffic out on Heather, that'd be great, you know. I don't know if it will or not but that remains to be seen. You know, whatever they plan on doing. But I think my biggest concern was the fact that they were going to take some of our property. And if that's not gonna be the case, you know, there's trees up and down that fence line as well that could go as well. I mean, you know, it just kind of goes on and on, you know. So, that's kinda the way I'm feeling.

Chairman Pilmer said alright. Understood. Thank you. Anyone else on this? I might ask Dr. Smith to come back. So, I think if you can maybe just comment how it won't impact those properties.

Dr. Smith said sure. I know it's kind of hard to see the map there, but where the parking lot is going is actually in the area that's between the circle drive. And so, we're not taking along the back. It's just the front there. And one thing that will change, though, is along that side where there's like a handful of people that park; that parking will go away because it will be too tight for them to come. Exactly what these gentlemen have talked about is the problem that we face daily, and unfortunately, they're 100% right. They don't listen to us, they don't listen to law enforcement. I think people have this tendency to go, "Oh, I'm just gonna be here for a couple minutes. It's not a big deal." And...but they do it every day. I mean, and we sometimes will watch people who will come, pick up their child, drive 4 houses down and pull in the driveway, literally. So, we try. They hope is here this will give people some extra places to park so instead of blocking their driveway, they would come here taking some of the extra spaces. But yes, it's all kept to the front so it will not have anything to do with the existing parking lot and not take anybody's land at all.

Chairman Pilmer said and I know you said earlier you continually work with the Aldermen and the police, but it probably something maybe City Staff could also make note of to try to increase policing. It's a challenge, especially probably for a half hour on either side of the school...

Dr. Smith said it is, and I understand that law enforcement is also spread thin and, you know, the fear of tickets some people, you know, just hurry up and get in their car before they get a ticket written. But Alderman Franco has had multiple meetings about it, we've tried to have people just, to use some of their language, be good neighbors. But unfortunately, people are like, "I need to pick up my kid, and I need to go here." But the problem is if 150 people all do that, then you end up with what we end up with. And so, this is an attempt to try to mitigate it a little bit but I, you know, all we can do is hope that this in combination with reminding people to be good neighbors will eventually have the respect the

fact that it is a residential street.

Chairman Pilmer said thank you.

Dr. Smith said thank you.

Mr. Lee said I have a question. Do you think these additional spots will encourage more people to park, or just continue as is?

Dr. Smith said that's a great question. I think the hope would be that the people who perhaps are parking on the street and then going and socializing for a while will park in the lot, so then at least the street keeps moving. You know, the staff will take the majority of this front area, just because we want to kind of not have traffic moving in and out of that at arrival and dismissal which will free up more parent parking closer to the park. So, maybe if you want to stop, park your car, get your child, hang out at the playground for a little bit. So, that would be the hope. You know, I can't say that we're going to change behavior, but we're going to try to at least make it less difficult on the neighborhood, if we can. Thank you.

Chairman Pilmer said thank you. Anything else from either of anyone else from the audience? Any other questions? I'm going to close the Public Hearing. Any other questions of Staff? We do have Findings of Fact, if Staff can read those into the record.

Mrs. Phillips said okay. A Conditional Use shall be granted only if evidence is presented to answer the following questions:

1. Will the establishment, maintenance, or operation of the conditional use be unreasonably detrimental to or endanger the public health, safety, morals, comfort, or general welfare?

The Subject Property is a public school. The Conditional Use is a "technicality" as the school was established many years ago, in 1961. The proposed expansion of the parking lot is necessary and desirable; it is in the interest of the public to serve the needs of the growing community.

2. Will the Conditional Use be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted or substantially diminish and impair property values within the neighborhood; factors including but not limited to lighting, signage and outdoor amplification, hours of operation, refuse disposal areas and architectural compatibility and building orientation?

The Conditional Use will not be injurious to the use and enjoyment of other property in the immediate vicinity or impair property values within the neighborhood. The proposed parking addition is intended to improve conditions related to parking on Heather Drive.

3. Will the establishment of the Conditional Use impede the normal and orderly development and improvement of surrounding property for uses permitted in the district?

Staff believes that because the surrounding properties have already been developed and are established around the public school, the conditional use will not impede development.

4. Will the proposal provide adequate utilities, access roads, drainage, and/or other necessary facilities as part of the Conditional Use?

The proposal will provide additional parking that is necessary for the existing use.

5. Does the proposal take adequate measures, or will they be taken to provide ingress and egress so designed to minimize traffic congestion in the public streets?

The purpose of this proposal is to improve the existing traffic congestion on Heather Drive.

6. Does the Conditional Use in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the City Council pursuant to the recommendations of the Commission?

Yes, it conforms to all applicable regulations of the district.

Chairman Pilmer said does Staff have a recommendation?

Mrs. Phillips said Staff's recommendation; Staff recommends Conditional Approval of An Ordinance Granting a Conditional Use Permit for Educational services (6100) on the Property located at 2001 Heather Drive with the following condition:

1. That the parking lot be installed in accordance with the Site Plan dated July 10, 2026, and Landscape Plan dated July 10, 2026. This concludes Staff's analysis.

Chairman Pilmer said you've heard Staff's recommendation. Is there a motion?

MOTION TO APPROVE WAS MADE BY: Mr. Chambers

MOTION SECONDED BY: Mr. Barajas

AYES: Chairman Pilmer, Mr. Barajas, Mr. Chambers, Ms. Hopkins, Mr. Lee, Mr. Pickens, and Ms. Wajid

NAYS: 0

ABSTAIN: 0

Motion carried.

Chairman Pilmer said motion carries. Staff did read into the record 6 Findings of Fact related to the Conditional Use. Are there any additions or corrections? Hearing none, is there a motion to accept those Findings of Fact as read into the record?

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

MOTION SECONDED BY: Mr. Pickens

AYES: Chairman Pilmer, Mr. Barajas, Mr. Chambers, Ms. Hopkins, Mr. Lee, Mr. Pickens, and Ms. Wajid

NAYS: 0

ABSTAIN: 0

Aye: 7 Chairperson Pilmer, At Large Chambers, At Large Pickens, At Large Hopkins, At Large Barajas, At Large Wajid and Lee

Text of Legislative File 26-0443