



City of Aurora

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

Legistar History Report

File Number: 26-0449

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Type: Ordinance

Status: Agenda Ready

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**General
Ledger #:**

In Control: Building, Zoning,
and Economic
Development
Committee

File Created: 07/17/2026

File Name: West Aurora School District #129 / Freeman
Elementary School / 134 S Glenwood Pl / Conditional
Use for Parking Lot Expansion

Final Action:

Title: An Ordinance Granting a Conditional Use Permit for Educational services (6100) to allow a parking lot expansion at Freeman Elementary School on the Property located at 134 S. Glenwood Place

Notes:

Sponsors:

Enactment Date:

Attachments: Exhibit "A" Legal Description - 2026.195, Exhibit "B"
Memorandum of Agreement - 2026.195, Site Plan -
2026-07-10 - 2026.195, Landscape Plan -
2026-07-10 - 2026.195, Plat of Survey - 2026-06-24 -
2026.195, Land Use Petition and Supporting
Documents - 2026-06-24 - 2026.195, Maps

Enactment Number:

Planning Case #: AU20/3-26.195 - RZ/CU

Hearing Date:

Drafter: PhillipsK@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. Lee, 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: 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 needed for the public school parking addition. The Conditional Use will not be detrimental or endanger the public health, safety, comfort, or general welfare. It is intended to improve the existing parking and traffic congestion in the area.							

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 neighboring streets.

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 believe 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 neighboring streets.

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?

There are no modifications for the Conditional Use, it conforms to all applicable regulations of the district.

Chairman Pilmer said thank you. And then, for the Conditional Use, does Staff have a recommendation?

Mrs. Phillips said Staff recommends Conditional Approval of An Ordinance Granting a Conditional Use Permit for Educational services (6100) on the Property located at 134 S. Glenwood Place with to the following condition:

1. That the parking lot be installed in accordance with the Site Plan date July 10, 2026, and the Landscape Plan dated July 10, 2026.

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

Mr. Chambers said move for approval with the 2 conditions listed in the Staff Report.

Mr. Lee said second.

Chairman Pilmer said a motion's been made and seconded. Please call the roll.

Ms. Burden said Chairman Pilmer?

Chairman Pilmer said yes.

Ms. Burden said Mr. Barajas?

Mr. Barajas said pass. I have an additional question that came up. I'm not sure if I could ask that now.

Chairman Pilmer said well, we've voted to approve on the motion. These would be the Findings of Fact. Is it related to the Findings of Fact?

Mr. Barajas said it was related to the Conditional Approval speaking about the Site Plan and Landscape Plan.

Chairman Pilmer said well, why don't you go ahead and if you want to ask your question, we'll see if we can...

Mr. Barajas said yeah, my question was just I heard earlier when speaking the District that there was going to be landscaping on both sides of the fence, but to me the Landscape Plan that we have only has it on the inner side of the parking lot. So, it just wanted to get a clarification on whether it was going to be on both sides or just one.

Mrs. Phillips said according to the plan, the plan shows that there is on one side. Now, if there...I'll let the Chairman determine what...

Chairman Pilmer said yeah, so I think the City Staff...probably the Landscape Plan, the City probably it's per their recommendation to have the landscape. I think that what we've heard in our testimony is the District's volunteering to put additional landscape on the north side?

Dr. Smith said (from audience, off mic) no, we were told we needed to boxwoods on the inside and we had to put junipers on the outside.

Chairman Pilmer said I don't know...Staff...

Dr. Smith said (from audience, off mic) boxwood on our side. (back on mic) To be perfectly honest, we were told to book boxwood on our side is what we believed. Didn't make a lot of sense to me because no one's going to see them. But we would certainly do the junipers and if we don't need to do the boxwoods, then we won't do the boxwoods. But we thought they were a requirement.

Chairman Pilmer said so, the Site Plan shows junipers on the north side, and I believe those are boxwoods on the east side of the lot.

Dr. Smith said are they inside the fence line or outside the fence line?

Chairman Pilmer said both of them are inside the fence line.

Dr. Smith said I thought they were both outside the fence line.

Chairman Pilmer said I believe that's right on the parking lot edge. And then, to the north of the junipers shows the fence, which is 5 feet off the property line, I think.

Dr. Smith said our understanding was that they were on the neighbor's side of our fence so that when he would look at the fence, he would see the trees and the fence. And I guess maybe when I use the word inside, I guess that the boxwoods that you can see that would be, I guess, on the east side, that's inside our property and so that's what I meant by inside. So, those are the ones that are inside.

Chairman Pilmer said yeah, I think the Site Plan...the Landscape Plan we're looking at has the boxwoods and the junipers all on the inside of the fence.

Mr. DeGaetano said (from audience, off mic) are the junipers arborvitae? Or are they...

Dr. Smith said they're evergreens. I don't know my plants.

Mr. DeGaetano (from audience, off mic) arborvitae take up less space but they're tall and they grow quickly and high.

Dr. Smith said we...if memory serves, the City specified what kind of trees they wanted to see and that's what we would plant.

Mrs. Phillips said Chairman, may I?

Chairman Pilmer said yeah, go ahead.

Mrs. Phillips said so, the idea is that number one, a parking lot does require landscaping around the perimeter. The fence is for the buffer and for the screening. The idea is that the upright juniper at some point will become taller and provide an additional buffer for lights or illusion...you know, overflow from the lighting. There isn't a lot of space to maintain a row on the outside of the fence, so for maintenance purposes, the requirement is inside the fence.

Chairman Pilmer said yeah, and I think...I believe the evergreens that are specified are...at least per the Landscape Plan if I'm looking at it correctly, it shows 6-foot.

Mrs. Phillips said that's an approximate height of what that particular plant can reach. They probably won't be planted at 6-foot height. They should 3-5 gallon size.

Mr. Chambers said yeah, it says junipers here.

Dr. Smith said so, good catch because I thought they were on the outside as well. But we'll put them on the inside, and then you'll see the fence. And then, eventually what you're saying is that the trees will go over the top of the fence.

Mr. DeGaetano said (from audience, off mic) you're gonna make your side pretty but my side blank?

Dr. Smith said well, it's not a matter of us making it pretty, it's what we're required to do.

Chairman Pilmer said yeah, I think that's a City requirement is to have the shrubs on the interior of the fence.

Mr. DeGaetano said (from audience, off mic) so, let's (unintelligible) for the teachers but not the neighbors.

Chairman Pilmer said Mr. Barajas, does that answer your question?

Mr. Barajas said yeah, I just wanted to get that clarified.

Mr. Pickens said can I add something before we go? If we're looking at the map, there's actually a strip about 5-foot-wide from the fence into your property that's turf. Okay, so, you're gaining 5-foot of yard space, it looks like to me in this drawing, from the fence to the property line of the school, there's a 5-foot strip of turf. So...

Chairman Pilmer said yeah, it actually won't be your land but the point...

Mr. Pickens said it won't your land but...

Mr. DeGaetano said it'll just be my responsibility to mow.

Mr. Pickens said but then, the question is who maintains that 5-foot strip?

Dr. Smith said (off mic) we can mow it. We'll mow it when we mow everything else.

Chairman Pilmer said yeah, I think the District's responsible for it. I think the point is that there's some additional land, informally, that would be available.

Mr. Pickens said yeah, you can look at it...

Mr. DeGaetano said how is that gonna help me? Actually, I have a mature apple tree basically 50 feet off the curb, which is an agreement Laurie and I had, the old owner's mom, and so it's kind of overlapping both properties, and some of that will have to come down as well. But my point is, I mean, does this pass the sniff test? You know? Who...who are we trying to make happy here? The School District 129, the teachers, or the aesthetics of the neighborhood? You're coming into an old neighborhood that's been there as long as the school's been, and we're trying to maintain the aesthetic of the neighborhood, you know? You drive down the street and it's...you've got a canopy of trees and mowed grass and a parking lot. A big white fence. You know? But if I get past that fence and I look to the left, then I'm going to see beautiful shrubbery and trees and think, "Oh, well. That's pretty on their side." So, I don't think I'm asking too much. They paid \$300,000 for a 2 bedroom, 1 bathroom, 900-square-foot house, okay? They re-fenced the entire playground area, taken out a perfectly serviceable fence, in my opinion. I'm not a fencer. If you look at the intersection of Randall and Plum Street, in 2016 the school purchased at least 7 houses, tore them down to put up a parking lot, but now there's 'no parking' signs there and it's just a grassy field. And it's not a ball lot. When you talk about 564 children playing on the playground and playing baseball, 20 years ago there was dirt patches where first, second, and third base were. Now, it's grass because kids aren't playing baseball to the degree that they even took down one of the backstops. So, when they say that that's a community park where people are out there and 500 kids are out there playing, there's still plenty of

room back there to play. All I'm asking for is shrubberies, a little landscaping, a fence, privacy. Maintaining kind of the privacy and sanctuary of my own house, my own life, my backyard. Wouldn't you ask for that? You know, look out your window tonight when you go home, when you get out of your car, and look to the right, look to the left. Is there a parking lot? No, there's...

Chairman Pilmer said I live adjacent to a school, so I hear what you're saying but just for the point, so...

Mr. DeGaetano said you know...

Mrs. Vacek said Chairman...

Mr. DeGaetano said I'm happy that it's not a casino, I'm happy that it's not a data center, I'm happy that it's not a carwash, or a gas station...

Mrs. Vacek said Chairman, we can move the fence, I think, a little south. We can work with the Petitioner to move it a little south and put the trees on the other side.

Chairman Pilmer said so, we're a recommending body. So, this will have to go to a couple more committee meetings but maybe we'd ask Staff based on Mr. Barajas' recommendation and suggestion that Staff work with the Petitioner to adjust the landscaping either on both sides of the fence or on the north side of the fence.

Mrs. Vacek said yeah, I don't think that would be a problem.

Chairman Pilmer said we can add that as...well, it's on the record so we can add that.

Mrs. Vacek said yeah, we'll work with them.

Chairman Pilmer said alright?

Mr. DeGaetano said thank you.

Chairman Pilmer said thank you. So, we have the Findings of Fact. Any other additions or corrections? Hearing none, is there a motion?

Mr. Lee said we were voting on one of the motions?

Chairman Pilmer said for the Findings of Fact? I think...was there a motion made on the Findings of Fact? Sorry, alright. Yeah, I'm sorry. We'll continue with the vote. Sharon?

MOTION TO APPROVE WAS MADE BY: Mr. Chambers

MOTION SECONDED BY: Mr. Lee

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

NAYS: 0

ABSTAIN: 0

Motion carried.

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

MOTION SECONDED BY: Mr. Lee

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. If Staff will state where these 2 items will next be heard.

Mrs. Phillips said the next meeting will be the BZE on July 29th at 4 pm in this room.

Chairman Pilmer said thank you.

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 26-0449