



# City of Aurora

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

## Legistar History Report

**File Number: 25-0422**

**File ID:** 25-0422

**Type:** Ordinance

**Status:** Agenda Ready

**Version:** 2

**General  
Ledger #:**

**In Control:** Building, Zoning,  
and Economic  
Development  
Committee

**File Created:** 05/13/2025

**File Name:** Aurora Turners Club / 1231 Mitchell Road / Rezoning  
and CUPD

**Final Action:**

**Title:** An Ordinance Establishing a Conditional Use Planned Development at 1231 Mitchell Road, to be incorporated under the existing Aurora Turners Plan Description, under Parcel A, and amending Chapter 49 of the Code of Ordinances, City of Aurora, by modifying the zoning map attached thereto to, to an underlying zoning of B-2 Business District - General Retail

### Notes:

### Sponsors:

**Enactment Date:**

**Attachments:** Exhibit "A" Legal Description, Exhibit "B" Plan Description Reference, Land Use Petition and Supporting Documents - 2025-03-26 - 2025.102, Rezoning Findings of Fact Sheet, Conditional Use Planned Development Findings of Fact Sheet, Maps

**Enactment Number:**

**Planning Case #:** AU10/4-25.102-A/RZ/CUPD

**Hearing Date:**

**Drafter:** tvacek@aurora-il.org

**Effective Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning and Zoning Commission	05/21/2025	Forwarded	Building, Zoning, and Economic Development Committee	05/28/2025		Pass
<b>Action Text:</b>		A motion was made by Mr. Chambers, seconded by Mrs. Owusu-Safo, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 5/28/2025. The motion carried.					
<b>Notes:</b>		<i>Mrs. Vacek said good evening. Tracey Vacek, Senior Planner with the Zoning and Planning Division. I just wanted to give you a little bit of background. There's 4 actual petitions that are currently under review and being processed concurrently through separate actions.</i> <ul style="list-style-type: none"><li><i>The first one is an Annexation. This portion only pertains to 1231 Mitchell Road.</i></li><li><i>The second one is the Rezoning and Conditional Use Planned Development. This one also pertains to 1231 Mitchell Road.</i></li><li><i>And then, we do have a Plat of Vacation which is High Street that is north of East Indian Trail. And I kind of pointed it out on the aerial that is before you.</i></li></ul>					

• And then, the last one is the Final Plat. This petition encompasses 1231 Mitchell Road, 1215 Mitchell Road, and then 500 East Indian Trail.  
The 2 petitions that are before you tonight are the Rezoning and Conditional Use Planned Development, and then the Final Plat. The Petitioner is requesting the annexation of the .3-acre property into the City of Aurora at 1231 Mitchell Road. This would be annexed in as R-1 One-Family Dwelling District.  
And then, concurrently the Petitioner is requesting a Rezoning and Conditional Use Planned Development. The details really include to incorporate this 1231 Mitchell Road into the existing Aurora Turner Club Conditional Use Planned Development and rezoning the property from underlying R-1 One-Family Dwelling District to B-2 Business District, General Retail.  
As part of this, the City is requesting to vacate a portion of the High Street right-of-way north of Indian Trail. Due to recent developments in unincorporated Kane County, this has really led the City to determine that the extension is no longer feasible or necessary.  
Upon vacation, the land would be conveyed back to Aurora Turner Club in accordance with the standard regulations.  
In 2003, the Aurora (Turner) Club is the one that actually did annex...I'm sorry...dedicate that portion of High Street. So, we would just be returning it back to them.  
And then lastly, the Petitioner is requesting approval of the Final Plat for the properties located at 1231 Mitchell Road, 1251 Mitchell Road, and 500 East Indian Trail. This request includes the consolidation of the vacated portion of High Street, the 4 existing lots into 2 new lots. Lot 1 will consist of the property with the existing house which is being...proposed to be demolished. That is the one that is being annexed in at 1231 Mitchell Road.  
The vacated parcel at 1215 Mitchell Road and the western half of the vacated High Street. This lot is intended to be sold for commercial development.  
And then, Lot 2 will include the eastern half of the vacated High Street and 500 East Indian Trail which is currently used as the Aurora Turner Club for recreational purposes.  
With that, I can answer any questions. The Petitioner is here; they can answer any questions if you have it.

Chairman Pilmer said questions of Staff? Hearing none, would the Petitioner like to add anything at this time? This is a Public Hearing, so if anyone in the audience...I'll have you come forward. I'll need to swear you in, if you'll raise your right hand. Do you swear to tell the truth, the whole truth, and nothing but the truth?

Mr. Lusk said I do.

Chairman Pilmer said thank you. And then, if you'll just state your name and address for the record. And then, if you have questions, we'll take all of those and then I'll try to get answers once you're done.

Mr. Lusk said okay. I'm Joe Lusk, I have a residence at 451 Turner Road which is probably 1,000 feet from the property. So, this house is vacant. It is very not livable. I feel this is not a good thing. I think they're saying that they're going to tear it down. I've been a long-time member, so this is an ongoing thing. So, I don't think that this is really good for the City of Aurora to annex this property at 1231 into the City of Aurora.

Chairman Pilmer said okay, thank you. Is there anyone else in the audience that would like to ask a question? At this time, I'm going to close the Public Hearing, and I'll ask Staff to come up. I know there are Findings of Fact. I think I might just ask, I believe in you said in your presentation, but the home is being demolished?

Mrs. Vacek said yes, the home is being demolished. And then, it would be incorporated into, basically, 1215 Molitor Road. And then, it will be sold off for a commercial...a future commercial development.

Chairman Pilmer said got it.

Mrs. Owusu-Safo said so, just one quick question. The High Street vacates, right?

Mrs. Vacek said yup.

Mrs. Owusu-Safo said is the entire vacated piece going toward the 500 East Indian Trail portion? Or is it half and half?

Mrs. Vacek said it would be half and half.

*Mrs. Owusu-Safo said half and half, okay.*

*Mrs. Vacek said yup. And then, there is...it's not the entire High Street...there is where kind of the triangles come together, that will stay right-of-way because that's where we have our lights. But eventually, that will be their entrance into that development.*

*Mrs. Owusu-Safo said okay, thank you.*

*Chairman Pilmer said would Staff like to read into the record the Findings of Fact?*

*Mrs. Vacek said yes. Staff has evaluated the proposal with respect to the Findings of Fact and has found the following:*

**REZONING:**

- 1) That the proposed zoning is in accordance with the applicable official physical development policies as it promotes the development of commercial uses in planned commercial areas as this area is designated Commercial on City of Aurora's Comprehensive Plan.*
- 2) The proposed zoning does represent a logical establishment of commercial zoning as this is an extension of the commercial zoning from the south and west. In addition, the property to the east is also commercially zoning.*
- 3) The proposed zoning is consistent with the desirable development in the general area and is in accordance with the applicable official physical development policies as it promotes the development of commercial uses in planned commercial areas as this area is designated Commercial on City of Aurora's Comprehensive Plan.*
- 4) The proposed zoning will allow for commercial uses which is more suitable than the existing zoning classification, as it represents an extension of the existing commercial zoning located to the south and east of the subject property.*
- 5) The proposed zoning is consistent with the zoning to the south, east and west and is in keeping with the general character of the area.*

**CONDITIONAL USE PLANNED DEVELOPMENT:**

- 1) The establishment of this commercial zoning designation is not anticipated to be detrimental to the surrounding area, as it represents an extension of the existing commercial zoning located to the south and east of the subject property. This will effectively square off the parcel and provide additional frontage along Mitchell Road, facilitating improved access and development potential.*
- 2) No, the conditional use will not be injurious to the use and enjoyment of other properties in the area as it is consistent with the adjacent zoning to the south, east, and west. The property to the north is residential in unincorporated Kane County, however, it appears that they are also running a business from the house.*
- 3) The establishment of the conditional use will not impede the normal and orderly development or the surrounding area as this zoning is consistent with surrounding properties.*
- 4) There are adequate utilities adjacent to this site. This site will have access to Mitchell Road and the signalized intersection Indian Trail and High Street.*
- 5) The property is not being developed at this time; however, site will have access to Mitchell Road and the signalized intersection Indian Trail and High Street which should minimize traffic congestion.*
- 6) Yes, the proposal complies with all other respects of the B-2 zoning regulations.*
- 7) Yes, the permitted uses are desirable as this is a commercial area and is consistent with the*

*properties to the south, east, and west.*

8) *The commercial uses are not anticipated to be detrimental to the surrounding area, as it represents an extension of the existing commercial zoning located to the south and east of the subject property.*

9) *Yes, the uses are reflected by the appropriate zoning symbol and shown on the map.*

*With that, I can give you my recommendation:*

*Staff recommends approval of the Ordinance Establishing a Conditional Use Planned Development at 1231 Mitchell Road, to be incorporated under the existing Aurora Turners Plan Description, under Parcel A, and amending Chapter 49 of the Code of Ordinances, City of Aurora, by modifying the zoning map attached thereto to an underlying zoning of B-2 Business District - General Retail.*

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

*MOTION OF APPROVAL WAS MADE BY: Mr. Chambers*

*MOTION SECONDED BY: Mrs. Owusu-Safo*

*AYES: Chairman Pilmer, Mr. Chambers, Mr. Kuehl, Mr. Lee, Mrs. Owusu-Safo, and Mr. Pickens.*

*NAYS: 0*

*Motion carried.*

*Chairman Pilmer said motion carries. Staff did read into the record 5 Findings of Fact related to the Rezoning, and 9 Findings of Fact related to the Conditional Use Planned Development. Are there any additions or corrections? Hearing none, is there a motion to accept those as read into the record?*

*MOTION OF APPROVAL OF FINDINGS OF FACTS WAS MADE BY: Mr. Kuehl*

*MOTION SECONDED BY: Mr. Lee*

*AYES: Chairman Pilmer, Mr. Chambers, Mr. Kuehl, Mr. Lee, Mrs. Owusu-Safo, and Mr. Pickens.*

*NAYS: 0*

*Motion carried.*

*Chairman Pilmer said motion carries. And if Staff will state where this will next be heard?*

*Mrs. Vacek said this will next be heard next Wednesday, the 28th, here at City Council Chambers, at the Building, Zoning, and Economic Development Committee at 4 pm.*

*Aye: 6 Chairperson Pilmer, At Large Lee, At Large Chambers, At Large Owusu-Safo, At Large Pickens and At Large Kuehl*

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**Text of Legislative File 25-0422**