



# City of Aurora

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

## Legistar History Report

**File Number: 24-0520**

**File ID:** 24-0520

**Type:** Resolution

**Status:** Agenda Ready

**Version:** 3

**General  
Ledger #:**

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

**File Created:** 07/03/2024

**File Name:** Wheatland Athletic Association / 2323 Liberty St /  
Final Plan

**Final Action:**

**Title:** A Resolution Approving a Final Plan for the Property Located at 2323  
Liberty Street for a Special Purpose Recreational Institution (5200) Use.

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** Exhibit "A-1" - Final Plan - 2024-08-02 - 2024.266,  
Exhibit "A-2" - Landscape Plan - 2024-09-13 -  
2024.266, Exhibit "A-3" - Building and Signage  
Elevations - 2024-08-02 - 2024.266, Land Use  
Petition and Supporting Documents - 2024-07-02 -  
2024.266, Qualifying Statement - 2024-08-02 -  
2024.266, Existing and Proposed Floor Plans -  
2024-08-13 - 2024.266, Property Parcel Maps -  
2024-08-08 - 2024.266

**Enactment Number:**

**Planning Case #:**

**Hearing Date:**

**Drafter:** sbroadwell@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	08/21/2024	Forwarded	Building, Zoning, and Economic Development Committee	08/28/2024		Pass
<b>Action Text:</b> A motion was made by Mr. Chambers, seconded by Mr. Martinez, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 8/28/2024. The motion carried.							
<b>Notes:</b> Acting Chair Owusu-Safo said thank you. Thank you, and good luck. Alright, moving on to the third item on today's agenda. Item number 24-0567...							
Mrs. Vacek said I apologize. I'm gonna stop you right there. We do need to make a Recommendation for the Final Plan. We did do the Recommendation for the Conditional Use, but we do have to do a Recommendation for the Final Plan.							
Acting Chair Owusu-Safo said okay...							

Mrs. Vacek said sorry.

Acting Chair Owusu-Safo said so now, once again, what is the Commission's wish on the Final Plans?  
Does the Staff have any Recommendations on the Final Plans?

Mr. Broadwell said yeah, this is the Conditions. I'm sorry, we're...

Acting Chair Owusu-Safo said you guys got me confused.

Mr. Broadwell said doing it live. So, Staff would recommend Conditional Approval of the resolution approving the Final Plan for the property located at 2323 Liberty Street for a Special Purpose Recreational Institution Use with the following conditions:

1) That the light poles associated with the outdoor soccer field be turned off within 30 minutes of conclusion of the day's last scheduled outdoors activity, with the lights being turned off at 10 pm.

2) That the Final Plan be contingent upon Final Engineering Approval.

3) That Staff work with the Petitioner to reduce the minimum landscaping requirement.

Mr. Broadwell said is that an acceptable third condition?

Mr. Chambers said yes.

Mr. Broadwell said okay, thank you.

Acting Chair Owusu-Safo said alright, now you've heard (laughing), now you've heard the Staff's Recommendations. What is the Commission of the Commission?

MOTION OF APPROVAL WAS MADE BY: Mr. Chambers

MOTION SECONDED BY: Mrs. Martinez

AYES: Mr. Chambers, Mr. Gonzales, Mr. Lee, Mrs. Martinez, Mrs. Owusu-Safo, Mr. Pickens, and Mr. Roberts.

NAYS: 0

Motion carried.

Acting Chair Owusu-Safo said thank you. Again, good luck to you. Alright, now we can move on to the next item on the agenda.

Aye: 7 At Large Lee, At Large Chambers, At Large Gonzales, At Large Owusu-Safo, At Large Pickens, At Large Roberts and At Large Martinez

2	Planning and Zoning Commission	09/18/2024	Forwarded	Building, Zoning, and Economic Development Committee	09/25/2024	Pass
---	--------------------------------	------------	-----------	--	------------	------

**Action Text:** A motion was made by Mr. Lee, seconded by Mr. Gonzales, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 9/25/2024. The motion carried.

**Notes:** Chairman Pilmer said and then, do you have a...do you want to move ahead with the...do you have a recommendation on the conditional approval of the Final Plan?

Mr. Broadwell said I do:

Staff would recommend conditional approval of the resolution approving a Final Plan for the Property Located at 2323 Liberty Street for a Special Purpose Recreational Institution (5200) Use, with the following conditions, and these are both from conditions that we had previously from the prior meeting:

1) That the light poles associated with the outdoor soccer field be turned off within thirty (30) minutes of the conclusion of the day's last scheduled outdoors activity, with the lights turned off by ten (10) pm at the latest.

2) That the Final Plan approval be contingent upon Final Engineering approval.

Chairman Pilmer said you've heard Staff's recommendation with 2 conditions. Is there a motion?

MOTION OF APPROVAL WAS MADE BY: Mr. Lee

MOTION SECONDED BY: Mr. Gonzales

AYES: Chairman Pilmer, Mr. Gonzales, Mr. Kuehl, Mr. Lee, and Mr. Pickens.

NAYS: 0

Motion carried.

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

Mr. Broadwell said this will next be heard at the BZE Committee meeting September 25th at 4 pm, City Council Chambers.

Chairman Pilmer said good luck.

From Audience: thank you.

Aye: 5    Chairperson Pilmer, At Large Lee, At Large Gonzales, At Large Pickens  
and At Large Kuehl

---

## **Text of Legislative File 24-0520**