



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

May 27, 2026

4:00 PM

Chairperson Mike Saville
Vice Chair Patty Smith
Alderman Javier Bañuelos
Alderdwoman 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 4:04 pm.

ROLL CALL

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

APPROVAL OF MINUTES

26-0297

Approval of the minutes from the Building, Zoning, and Economic Development Committee meeting held on April 29, 2026.

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

Ayes: 4

PUBLIC COMMENT

AGENDA

[25-1041](#)

An Ordinance Establishing Conditional Use Planned Development and Approving the Tortilleria El Rey Development Plan Description for the property located at 1955 E. New York Street

Alex Minella, Zoning & Planning - City of Aurora
Edwin Ugalde - Tortilleria El Rey

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

[25-1042](#)

A Resolution Approving a Final Plan on the Property Located at 1955 E. New York Street for a Food, Textiles, and Related Products (3110) Use

Alex Minella, Zoning & Planning - City of Aurora
Edwin Ugalde - Tortilleria El Rey

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

26-0334

An Ordinance Establishing a Conditional Use Planned Development, Approving the Kingsley Row Plan Description and amending Chapter 49 of the Code of Ordinances, City of Aurora, by modifying the zoning map attached thereto to an underlying zoning of R-4A Two-Family Dwelling District and OS-1 Conservation, Open Space, and Drainage District for the property located east of the intersection of Ogden Avenue and 75th Street

Jill Morgan, Zoning & Planning - City of Aurora
Tracey Vacek, Zoning & Planning - City of Aurora
Russ Whitaker - M/I Homes of Chicago, LLC
Zack Kenitzer - M/I Homes of Chicago, LLC

This Ordinance was held.

26-0335

A Resolution Approving a Preliminary Plan and Plat for Kingsley Row Subdivision, on vacant land located east of the intersection of Ogden Avenue and 75th Street

Jill Morgan, Zoning & Planning - City of Aurora
Tracey Vacek, Zoning & Planning - City of Aurora
Russ Whitaker - M/I Homes of Chicago, LLC
Zack Kenitzer - M/I Homes of Chicago, LLC

This Resolution was held.

[26-0273](#)

A Resolution authorizing the Mayor to enter into an Agency Agreement between the City of Aurora, IL and the State of Illinois Division of Aeronautics for the purpose of receiving Aviation Fuel Tax funds for the reimbursement of capital or operational expenses at the Aurora Municipal Airport.

Steve Andras, Airport - 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

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 5:05 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.

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<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. Every effort will be made to allow for meeting participation.