



# City of Aurora

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

## Legistar History Report

**File Number: 25-1042**

<b>File ID:</b> 25-1042	<b>Type:</b> Petition	<b>Status:</b> Draft
<b>Version:</b> 1	<b>General Ledger #:</b>	<b>In Control:</b> Building, Zoning, and Economic Development Committee
<b>File Name:</b> Ugalde Enterprises, LLC/Tortilleria El Rey / 1955 E New York St / Final Plan		<b>File Created:</b> 12/19/2025
		<b>Final Action:</b>

**Title:** 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 (Ugalde Enterprises, LLC/Tortilleria El Rey - 25-1042 / AU24/4-25.397-CUPD/FPN - AM - Ward 7)

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** Exhibit "A-1" Final Plan, Exhibit "A-2" Landscape Plan, Exhibit "A-3" Building and Signage Elevations, Location Map, Land Use Petition and Supporting Documents

**Enactment Number:**

**Planning Case #:** AU24/4-25.397-CUPD/FPN

**Hearing Date:**

**Drafter:** minnellaa@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	05/20/2026	Forwarded	Building, Zoning, and Economic Development Committee	05/27/2026		Pass
	<b>Action Text:</b>	A motion was made by Mr. Chambers, seconded by Mrs. Martinez, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 5/27/2026. The motion carried.					
	<b>Notes:</b>	<p><i>Chairman Pilmer said we'll go to the Final Plan as well. Do you have a recommendation?</i></p> <p><i>Mr. Minnella said yes, absolutely. I wanted to point out also that I didn't touch on the signage. There is an existing pole sign on the property at the northeast corner that will be abandoned and removed, and it will be replaced with a new monument sign that will complement the property.</i></p> <p><i>The recommendations for the Final Plan, Staff recommendation:</i></p> <p><i>Staff recommends Approval of the Resolution Approving a Final Plan on the Property Located at 1955 E. New York Street for a Food, Textiles, and Related Products (3110) Use.</i></p> <p><i>Chairman Pilmer said no conditions?</i></p>					

*Mr. Minnella said with the conditions...I apologize. Staff recommends a Conditional Approval of the Resolution Approving a Final Plan on the Property Located at 1955 E. New York Street for a Food, Textiles, and Related Products (3110) Use, with the following conditions:*

- 1) That outdoor storage shall be strictly prohibited.*
- 2) That should the City receive odor complaints from surrounding properties, the City, as determined by the Zoning Administrator, may require the property to install within 12 months a chemical hood odor scrubber designed to capture and neutralize volatile organic compound and chemical odorants.*

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

*MOTION TO APPROVE WAS MADE BY: Mr. Chambers*

*MOTION SECONDED BY: Mrs. Martinez*

*AYES: Chairman Pilmer, Mr. Chambers, Mr. Gonzales, Mr. Kuehl, Mrs. Martinez, and Mr. Pickens*

*NAYS: 0*

*ABSTAIN: 0*

*Motion carried.*

*Chairman Pilmer said motion carries. And if Staff will state where these 2 items will next be heard.*

*Mr. Minnella said these 2 items will go to the Building, Zoning, and Economic Development Committee meeting next week, Wednesday, at 4 pm.*

*Chairman Pilmer said good luck.*

*Aye: 6 Chairperson Pilmer, At Large Chambers, At Large Gonzales, At Large Pickens, At Large Martinez and At Large Kuehl*

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## **Text of Legislative File 25-1042**