



# City of Aurora

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

## Legistar History Report

**File Number: 26-0198**

<b>File ID:</b> 26-0198	<b>Type:</b> Ordinance	<b>Status:</b> Agenda Ready
<b>Version:</b> 2	<b>General Ledger #:</b>	<b>In Control:</b> Building, Zoning, and Economic Development Committee
<b>File Name:</b> The Yete LLC / 55 S Lake St / Conditional Use for Recreational Institution		<b>File Created:</b> 03/25/2026
		<b>Final Action:</b>

**Title:** An Ordinance Granting a Conditional Use for Special Purpose Recreational Institution (5200) use at the property located at 55 S Lake Street.

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** Exhibit "A" Legal Description, EXHIBIT "B" Memorandum of Agreement, Floor Plan, Land Use Petition and Supporting Documents - 2026-03-16 - 2026.096, Property Research Sheet 21269

**Enactment Number:**

**Planning Case #:** AU22/3-26.096 - CU

**Hearing Date:**

**Drafter:** aminnella@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	04/08/2026	Forwarded	Building, Zoning, and Economic Development Committee	04/15/2026		Pass
<b>Action Text:</b> A motion was made by Mr. Lee, seconded by Mrs. Martinez, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 4/15/2026. The motion carried.							
<b>Notes:</b> <i>Mr. Minnella said good evening, Chairman and members of the Planning Commission. My name is Alex Minnella, I'm a Senior Planner with the Zoning and Planning Division. I'm here tonight to speak about the Conditional Use for a Special Purpose Recreational Use at 55 S. Lake Street. The Petitioner here present, Mike Mancuso, owner of the Yete Station Arcade is seeking to relocate and expand his successful business into this centrally located real estate located at 55 S. Lake Street which is a gateway to our downtown. It used to be home to Warehouse 55 which had left months ago. The site features currently a 2-story, 12,125 square feet approximately. The building is zoned B-3 Business and Wholesale district. While Mike will be able to expand upon the business model, operations, and any pertaining questions and information the Commission wishes to gather. I'll provide you with some highlights of the request and answer any question you might have for Staff. The Special Use is warranted by the intended recreational use that we have referenced, and for which the required parking is secured behind the building at 218-220 W. Downer Place, same parking lot that</i>							

was serving Warehouse 55. So, for that matter, no major changes have taken place. This project aligns perfectly with our City's goals to promote Aurora as a regional center and enhance our historic downtown fabric. By approving this petition, we aren't just filling in a vacant storefront, but we are bringing energy, clientele, and unique digital recreation destination to Lake Street. With that, I'll pass to Mike to introduce himself and should you have any questions, I'm here to answer your questions. Thank you.

Chairman Pilmer said at this point, I'd have the Petitioner come forward, or anyone that wants to...I'm going to have to swear you in, this is a Public Hearing. If you'll raise your right hand. Do you swear to tell the truth, the whole truth, and nothing but the truth?

Mr. Mancuso said yes.

Chairman Pilmer said thank you. And if you'll just state your name and address for the record, please.

Mr. Mancuso said I am Mike Mancuso, the address...want the address of the location?

Chairman Pilmer said that's fine, yeah.

Mr. Mancuso said it's 55 S. Lake Street, Aurora, 60506... (off mic, inaudible)...

Chairman Pilmer said yeah, hold on just a second, Mike. I think we've got to get the mic on. We're going to switch you, sorry. We record these, and I don't think that mic's working.

Mr. Mancuso said I understand, thank you. So, my name is Mike Mancuso, 55 S. Lake Street is where I'm looking to relocate. Right now, I have a record store, Super Jumbo Records, and an arcade both on Broadway and Galena. We are short on space there so what we would like to do is relocate to this location. It'll offer us a lot more extra room under one roof. We get a lot of visitors from out of town that come through so we're excited that we can offer them more space, more products, a place to enjoy entertainment for the day.

We were excited that we did find a suitable larger location downtown and we were happy to take this space up at 55. It's...we were lucky that it became available. If you have any other questions for me, I'd be happy to answer them.

Chairman Pilmer said thank you. Any questions of the Petitioner?

Mr. Pickens said yeah, I've got a couple. You say you've got parking in the back, like 13 spaces or something like that I think I read.

Mr. Mancuso said 17, I believe.

Mr. Pickens said 17, is there going to be an entrance in the back too to promote that as a main entrance or an entrance that can be used by this parking lot?

Mr. Mancuso said I think what we'd like to do is have the entrance off of Lake Street, so one entrance for everybody.

Mr. Pickens said yeah, now Lake Street's a pretty busy street and there's no parking on the street. I'm a little wary of just the fact that there's a lot of traffic, and I'm sure that your clientele a lot of it's youth, am I right?

Mr. Mancuso said well, the arcade right now is more...it's an older generation these days.

Mr. Pickens said I'm just concerned somebody's popping out the front door and then they're thinking of just crossing the street. And, you know, wherever they're going or whatever, and I'm just concerned about safety at this location. Before it was a warehouse, I guess, and so it wouldn't have that type of exposure. And is there anything you can do to prevent something like that like putting a rail along the street or something of that nature to prevent from just going shooting straight out and...

Mr. Mancuso said I mean, if it was a concern, I'd be open to changing something. Right now, our business is located off of Broadway, which I feel like has similar traffic and we have...we've had no issues. But there is an entrance in back that we could also utilize.

Mr. Pickens said I would favor that especially if you're going to use that parking lot as a parking lot for

*the facility. I would think you would want to have an entrance there to bring people in instead of having them walking around and weather-related and everything else.*

*Mr. Mancuso said yeah, I guess I never thought of that, but yeah, I'd be open to that.*

*Mrs. Martinez said question for Staff. Do we know if Warehouse 55 used that as their main entrance? Or was it the back?*

*Mr. Minnella said so, it was both ways. People might have parked downtown anywhere using restaurants and so forth and went to Warehouse 55 simply because it was a destination and they were willing to walk and cross Lake Street, or by car parking in the back. I would say that it was used 50/50. Direct access, pedestrian access, or through the back with accessibility to the parking lot which was not advertised as much but still customers were using the parking lot in the back.*

*Mrs. Martinez said were there ever any issues with, like, people coming out and...?*

*Mr. Minnella said no traffic issues, no accidents that I'm aware of, that Staff is aware of. So, as far as we are aware, the parking lot was perfectly used and perfectly functioning for the operation of the business.*

*Chairman Pilmer said yeah, I mean, there's certain times of the year it was a very busy retail location so foot traffic up and down Route 31, and I think their parking needs at some times were 3 or 4-fold what they had because while it was called Warehouse 55, it was very active retail maybe 7 days a week so I know I see your concern with 31 but, you know, I think people will have to park either on Downer or elsewhere in the downtown and walk, probably the closest entrance would be the front entrance.*

*Mr. Pickens said well, I'm thinking also of the situations where parents will come and stop right in front... again, it's a busy street...stop right in front to unload the kids to go into the facility. I'm just a little concerned about the traffic issues and safety. What's your hours of operation?*

*Mr. Mancuso said right now we are open Thursday, Friday, Saturday, Sunday. In the week, it's 4 pm to 9 pm or 4 pm to 11 pm, depending on the day. On the weekends, it's noon to 11 pm.*

*Mr. Pickens said okay, thank you.*

*Mrs. Martinez said do you plan on expanding the hours now if you were going in a bigger location?*

*Mr. Mancuso said actually, I think...because we want to incorporate the retail into it...we would then open on Wednesday and I would start...I would close earlier at 10 pm. So, every day would be around noon to 10 pm.*

*Chairman Pilmer said can you refresh my memory? How long have you operated Yetee? Has it been 5 years? 6 years?*

*Mr. Mancuso said yes, it's 5 years...5 years for the arcade and it's about 3, I think 3 ½ for the record store.*

*Chairman Pilmer said oh, congrats on your expansion. So, it's good to see.*

*Mr. Mancuso said thank you.*

*Mr. Roberts said are you going to add a lot of games? Are you adding games with the extra space?*

*Mr. Mancuso said yes, yes, pinball is very popular, and we're going to be able to double the pinball. Right now, they're in storage so if I can get them out of storage and into people's hands, I think it'll make a lot of people happy.*

*Mr. Roberts said I was looking through your Google reviews which are good, by the way. But that was kind of the one comment, like, "Oh, I wish they had more space" or it was a little more confined so...*

*Mr. Mancuso said yeah, that's kind of holding us back a little bit that we can't swap out things as much. But with more room, we'll be able to bring new things in and take things out a lot, a lot easier.*

Mr. Pickens said how about food, beverage, no alcohol?

Mr. Mancuso said no, we're all ages, family friendly so I'm not really interested in alcohol. And if we do have food, it'll just be canned sodas and things like that.

Chairman Pilmer said any other questions of the Petitioner? Thank you.

Mr. Mancuso said thank you.

Chairman Pilmer said this is a Public Hearing. If anyone in the audience would like to come forward, they have the opportunity to do so. And I will state for the record, no one else has come forward so I will close the Public Hearing and turn it back over to Staff.

Mr. Minnella said we will have to read the Findings of Fact when the Commission is ready.

Chairman Pilmer said yes.

Mr. Minnella 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?

This establishment will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort, or general welfare as it is just outside the downtown along the Lake Street commercial corridor.

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?

This establishment will not 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 as this is within a unit of an existing commercial building and an additional use which shall bring more patrons to the area.

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?

This establishment will not impede the normal and orderly development and improvement of the surrounding properties as there is no change to the existing layout.

4. Will the proposal provide for adequate utilities, access roads, drainage, and/or other necessary facilities as part of the Conditional Use?

Utilities are already provided as this is an existing building. In addition, there is parking lot at the rear of the building.

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? (For automobile intensive uses including but not limited to gas stations, car washes, and drive-through facilities, the concentration of similar uses within 1000 feet of said subject property should be given consideration as to the impact this concentration will have on the traffic patterns and congestion in the area.)

This adequate ingress and egress into the parking lot which has direct access into the building.

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?

This establishment does conform in all other respects to the applicable regulations of the district in which it is located.

*Public Input: Due public notice was given for the public hearing on this matter. As of the date of this memo, Staff has received no public inquiries.*

*Chairman Pilmer said thank you. Would you like to provide a recommendation?*

*Mr. Minnella said Staff recommends Approval of an Ordinance Granting a Conditional Use for Special Purpose Recreational Institution (5200) use at the property located at 55 S. Lake Street.*

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

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

*MOTION SECONDED BY: Mrs. Martinez*

*AYES: Chairman Pilmer, Mr. Chambers, Mr. Lee, Mrs. Martinez, Mr. Pickens, and Mr. Roberts*

*NAYS: 0*

*ABSTAIN: 0*

*Motion carried.*

*Chairman Pilmer said motion carries. Staff did read into the record 6 Findings of Fact. Is there a motion to accept those as read?*

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

*MOTION SECONDED BY: Mr. Lee*

*AYES: Chairman Pilmer, Mr. Chambers, Mr. Lee, Mrs. Martinez, Mr. Pickens, and Mr. Roberts*

*NAYS: 0*

*ABSTAIN: 0*

*Motion carried.*

*Chairman Pilmer said motion carries. If you'll state where this will next be heard.*

*Mr. Minnella said this will go to the next BZE – Building, Zoning, and Economic Development Committee next week, Thursday, April 15th...*

*Chairman Pilmer said 17th...*

*Mr. Minnella said 17th, I'm so sorry.*

*Mrs. Vacek said Wednesday.*

*Mr. Minnella said Wednesday...*

*Chairman Pilmer said the 16th.*

*Mrs. Vacek said the 15th.*

*Chairman Pilmer said the 15th, yeah. Sorry.*

*Mr. Minnella said the 15th. I got the date right.*

*Chairman Pilmer said so, Wednesday, April 15th.*

*Mr. Minnella said that's correct.*

*Chairman Pilmer said at 4 pm?*

*Mr. Minnella said 4 pm.*

*Chairman Pilmer said good luck.*

Aye: 6 Chairperson Pilmer, At Large Lee, At Large Chambers, At Large Pickens,  
At Large Roberts and At Large Martinez

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**Text of Legislative File 26-0198**