



City of Aurora

City Hall - Second Floor
Council Chambers
44 East Downer Place
Aurora, IL

Committee of the Whole Meeting Minutes - Final

Tuesday

June 18, 2024

5:00 PM

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 call the City Clerk's Office at (630) 256-3070 with questions.

ROLL CALL

Mayor Pro Tem Saville called the meeting to order at 5:00 p.m. and the roll was called. A motion was made by Alderman Franco and seconded by Alderwoman Smith to allow Alderman Llamas and Alderwoman Baid to participate in this meeting remotely per section 2-80 based on a reasonable anticipation of an extended illness. The motion carried by voice vote.

Present 11 - Alderman Emmanuel Llamas, Alderwoman Juany Garza, Alderman Bill Donnell, Alderman Carl Franco, Alderman Mike Saville, Alderman Brandon Tolliver, Alderwoman Patty Smith, Alderman Edward J. Bugg, Alderwoman Shweta Baid, Alderman John Laesch, and Alderman Ron Woerman

Absent 2 - Alderman Ted Mesiacos, and Mayor Richard Irvin

MINUTES OF THE TUESDAY, JUNE 4, 2024 COMMITTEE OF THE WHOLE MEETING

[24-0439](#)

Approval of the Minutes of the Tuesday, June 4, 2024, Committee of the Whole Meeting.

A motion was made by Alderwoman Smith and seconded by Alderman Franco to approve the minutes as presented. The motion carried by voice vote.

MAYOR'S REPORT

Clayton Muhammad, Chief Communications Officer - City of Aurora, presented the Mayor's Report, specifically discussing Juneteenth events. Prince/Princess and King/Queen Black Aurora were introduced and presented with Mayor's Awards of Excellence.

Health and Wellness in the Black Community was discussed. An Aurora business, Halo Heat at the Fox Valley Mall, was presented with a Ribbon Cutting Certificate from their recent ribbon cutting ceremony. The Fox Valley Gospel Runners were honored for their participation in the 2023 Gospel Run. Dr. Julian Spencer accepted the Mayor's Award of Excellence on behalf of the Fox Valley Gospel Runners.

Alex Voigt, Deputy Chief of Staff - City of Aurora, presented an update regarding the City fireworks ordinance.

Alex Alexandrou, Chief Management Officer - City of Aurora, presented an update regarding the City of Aurora cooling center.

PUBLIC COMMENT

The City Clerk read the Rules of Public Comment and the following people presented comments to the Committee of the Whole:

1. Brandon Rodriguez spoke regarding the tattoo ordinance.
2. Juan Rocha spoke in opposition to telecommunication towers with the aid of a Spanish language interpreter.
3. Cynthia Rocha spoke in opposition to telecommunication towers.
4. Ana Rocha spoke in opposition to telecommunication towers.

PUBLIC HEARINGS

[24-0427](#)

Public Hearing on a proposed resolution authorizing the submission of an application to the Illinois Department of Commerce and Economic Opportunity's (DCEO) Community Development Block Grant - Coronavirus (CDBG-CV) Urban Shelter Program for an amount not to exceed \$2,000,000 in funding for the renovation of the facility at 659 S. River St., Aurora, IL 60506, owned and operated by Hesed House, for the purpose of expanding capacity in their family shelter.

The City Clerk read the title of the Public Hearing.

Julie Frankino, Grant Writer - City of Aurora, presented the following statements to the Committee of the Whole regarding this item:

The City of Aurora intends to submit a grant application on behalf of Hesed House for renovation of their facility at 659 S. River Street for the purpose of expanding capacity in their family shelter. The Hesed House project includes construction of a new sleeping area for families, a new locker room, a computer lab, a clothes closet, case management and staff offices, children's play areas, a platform lift for ADA accessibility, a renovated activity room, new restrooms, and improved security features. The entire City of Aurora as well as the Continuum of Care region served by Hesed House will benefit from this project. The total cost of the project is anticipated to be \$1,762,875, of which, \$1,743,000 will go towards renovations and \$19,875 will come to the City of Aurora for activity delivery costs to administer the project. No matching City of Aurora funds will be used for this project. \$1,743,000 of the project will benefit low- to moderate- income (LMI) individuals.

This project will renovate Hesed House's family shelter area to allow the shelter to house 120 people. Renovation costs will be \$1,743,000 including: \$165,000 for demolition; \$690,000 for general carpentry; \$135,000 for mechanical and HVAC systems; \$230,000 for electrical work; \$210,000 for plumbing; \$50,000 for fire protection systems; and \$263,000 for construction management, utilities, and general conditions. Activity delivery costs will be an additional \$19,875 for a total of \$1,762,875. No additional funding is required for this project and no one will be displaced as a result of the CDBG grant-assisted activities. The total amount of funding expected to be awarded through the DCEO CDBG-CV Urban Shelter Program has yet to be determined but will be at least \$15 million. Awards will range from \$500,000 to \$2 million.

In its 2020-2024 Consolidated Plan, the City of Aurora Community Development Division has established goals to strengthen and expand housing opportunities, improve public service assistance including the prevention and reduction of homelessness, and improve access and quality of amenities to foster community revitalization. The 2020-2024 Consolidated Plan may be found at <https://www.aurora-il.org/2027/2020-2024-Consolidated-Plan>. This project is fully aligned with that plan.

There were no members of the public present and wishing to give comment during the Public Hearing. Ms. Frankino responded to questions regarding this item. A motion was made by Alderman Franco and seconded by Alderwoman Smith to close the Public Hearing. The motion carried by the following vote:

Absent: 1- Alderman Mesiacos

Aye: 11 - Alderman Llamas, Alderwoman Garza, Alderman Donnell, Alderman Franco, Alderman Saville, Alderman Tolliver, Alderwoman Smith, Alderman Bugg, Alderwoman Baid, Alderman Laesch and Alderman Woerman

[24-0444](#)

Public Hearing on a proposed resolution authorizing the submission of an application to the Illinois Department of Commerce and Economic Opportunity's (DCEO) Community Development Block Grant -- Coronavirus (CDBG-CV) Urban Shelter Program for an amount not to exceed \$2,000,000 in funding for the construction of a new shelter at 418 Oak Ave., Aurora, IL 60506, owned and operated by Mutual Ground, for the purpose of expanding the capacity of their shelter for victims of domestic violence.

The City Clerk read the title of the Public Hearing.

Julie Frankino, Grant Writer - City of Aurora, presented the following statements to the Committee of the Whole regarding this item:

The Mutual Ground project is the first of a multi-phased project. The scope of the CDBG-CV funded project consists of construction of a new two-story 40-bed 12,000 square foot housing facility for the women and children served by Mutual Ground, located on Mutual Ground's campus at 418 Oak Avenue in Aurora, Illinois. The proposed project will provide for the relocation of the housing component from the existing historic building on campus and allow for a future phase of construction to repair the existing historic building and bring it up to code to serve other aspects of Mutual Ground's mission. The entire Mutual Ground service area, encompassing all of the City of Aurora, southern Kane County and Kendall County, will benefit from this project. The total cost of this phase of the Mutual Ground project is anticipated to be \$5,758,200, with \$2,000,000 coming from CDBG-CV grant funds and the remaining \$3,758,200 coming from State of Illinois appropriations. No City of Aurora funds will be used for this project. The full \$2,000,000 from this grant application will benefit low- to moderate- income (LMI) individuals. This project will construct a new two-story 40-bed 12,000 square foot shelter facility on the Mutual Ground campus. \$2,000,000 in CDBG funds will be used toward the construction of this facility including: \$99,360 for insurance and bonding; \$33,800 for site development; \$70,800 for utilities; \$87,600 for a parking lot; \$45,000 for concrete; \$152,400 for structural systems; \$460,800 for mechanical and HVAC systems; \$412,800 for electrical work; \$188,400 for plumbing; \$51,600 for fire protection systems; and \$397,440 for general construction conditions. An additional \$3,758,200 is required to complete this project and will come from a State of Illinois line-item appropriation, reappropriated in the state's FY25 budget for \$5,000,000 under Public Act 103-0006, Section 390. The following activities will be completed with this additional project funding: \$20,000 for survey, soil boring, and testing activities; \$353,800 for site development; \$70,800 for utilities; \$87,600 for a parking lot; \$31,800 for concrete; \$94,800 for landscaping; \$2,826,000 for building shell and interior finishes; \$248,400 for general contractor fees, and \$25,000 for permit fees. No one will be displaced as a result of the CDBG grant-assisted activities. The total amount of funding expected to be awarded through the DCEO CDBG-CV Urban Shelter Program has yet to be determined but will be at least \$15 million. Awards will range from \$500,000 to \$2 million.

In its 2020-2024 Consolidated Plan, the City of Aurora Community Development Division has established goals to strengthen and expand housing opportunities, improve public service assistance including the prevention and reduction of homelessness, and improve access and quality of amenities to foster

community revitalization. The 2020-2024 Consolidated Plan may be found at <https://www.aurora-il.org/2027/2020-2024-Consolidated-Plan>. This project is fully aligned with that plan.

There were no members of the public present and wishing to give comment during the Public Hearing and no questions were presented from the Committee of the Whole.

A motion was made by Alderwoman Smith and seconded by Alderman Franco to close the Public Hearing. The motion carried by the following vote:

Absent: 1- Alderman Mesiacos

Aye: 11 - Alderman Llamas, Alderwoman Garza, Alderman Donnell, Alderman Franco, Alderman Saville, Alderman Tolliver, Alderwoman Smith, Alderman Bugg, Alderwoman Baid, Alderman Laesch and Alderman Woerman

REPORT OF THE BUILDING, ZONING AND ECONOMIC DEVELOPMENT COMMITTEE

**The Building, Zoning and Economic Development Committee Met On June 12, 2024
and Reviewed the Following Items:**

[24-0324](#)

An Ordinance Granting a Conditional Use Permit for a Telecommunication Facility (4211) Use on the Property Located at 1010 Lebanon Street

Ed Sieben, Zoning and Planning Director, presented an overview of this item & answered questions from the City Council.

Andrew Flowers, Senior Real Estate & Construction Manager, presented and responded to questions on behalf of the Petitioner, AT&T.

Jeff Palmquist from the Fox Valley Park District was present.

(PLACED ON UNFINISHED BUSINESS)

REPORT OF THE FINANCE COMMITTEE

The Finance Committee Met On June 13, 2024 and Reviewed the Following Items:

[24-0345](#)

A Resolution authorizing the city to accept a grant award of \$1,000,000 over five years from the USDA Forest Service Urban and Community Forestry grant with no matching funds required to improve Aurora's urban forest in USDA approved areas.

(PLACED ON CONSENT AGENDA)

[24-0354](#)

A Resolution authorizing the Director of Purchasing to purchase video conferencing hardware and services from Burwood Group, Inc., Chicago, IL, for a total amount not to exceed \$66,640.53.

(PLACED ON CONSENT AGENDA)

[24-0418](#) A Resolution approving the purchase of bulk rock salt in the amount of \$73.90 per ton from Morton Salt, Inc. for the Division of Street Maintenance under the DuPage County Joint Purchasing Agreement Bid for the 2024-2025 winter season.

(PLACED ON CONSENT AGENDA)

[24-0446](#) A Resolution Authorizing the Approval and Execution of a Lease Agreement Between the City of Aurora and the Aurora Metropolitan Exposition Auditorium and Office Building Authority for the lease of space at 5 E. Downer Pl., Suite G, Aurora, Illinois 60506.

(PLACED ON CONSENT AGENDA)

[24-0451](#) A Resolution Authorizing the approval of a Development Agreement between the City and C1 Chicago Aurora LLC providing reimbursement for public improvements that benefit the property located at 2725 Bilter Road.

(PLACED ON CONSENT AGENDA)

[24-0453](#) Matters related to the formation and making of a recommendation as to fixing of compensation of elected officials pursuant to the Local Government Officer Compensation Act.

(INFORMATION ONLY)

REPORT OF THE PUBLIC HEALTH, SAFETY AND TRANSPORTATION COMMITTEE

The Public Health, Safety and Transportation Committee Met On June 11, 2024 and Reviewed the Following Items:

[24-0406](#) A Resolution authorizing the execution of a Memorandum of Agreement by July 1, 2024 fulfilling the obligation of the Notice of Intent to participate in the coalition led by Kane County, Illinois for the Climate Pollution Reduction Grant signed by Mayor Irvin on March 29, 2024.

(PLACED ON UNFINISHED BUSINESS)

[24-0408](#) A Resolution authorizing the City of Aurora to submit an application to the Illinois Department of Commerce and Economic Opportunity for the CDBG-CV Urban Shelter Program to fund the reconstruction of the Family Shelter at Hesed House in the amount not to exceed \$2,000,000

(PLACED ON CONSENT AGENDA)

[24-0409](#) A Resolution authorizing an application to the Illinois Department of Commerce and Economic Opportunity for the Community Development Block Grant-Coronavirus Grant, Urban Shelter Program, to fund the construction of a new shelter facility at Mutual Ground, 418 Oak Avenue, Aurora, IL, in an amount not to exceed \$2,000,000
(PLACED ON CONSENT AGENDA)

[24-0420](#) A Resolution establishing the maximum number of Class D: Downtown Core Entertainment District liquor licenses (unofficially related to the application from Aurora Metropolitan Expo. Center Authority - Paramount Theatre - 5 E Downer Pl, Ste G, Aurora). [Ward 2]
(PLACED ON CONSENT AGENDA)

REPORT OF THE INFRASTRUCTURE & TECHNOLOGY COMMITTEE

The Infrastructure & Technology Committee Met On June 10, 2024 and Reviewed the Following Items:

[24-0401](#) A Resolution authorizing the Director of Purchasing to execute a change order to the existing contract between the City and HR Green for Broadway Avenue.
(PLACED ON CONSENT AGENDA)

[24-0417](#) A Resolution to award the Broadway Avenue Sewer Separation project located in Ward 2 to Berger Contractors Inc. in the bid amount of \$1,094,089.25.
(PLACED ON CONSENT AGENDA)

[24-0434](#) A Resolution authorizing the Director of Purchasing to modify the contract values previously awarded to Graybar Electric and Volunteer Supply Industries, Ltd to a combined amount not to exceed \$225,000 for the purchase of lighting materials for various locations throughout the City.
(PLACED ON CONSENT AGENDA)

[24-0436](#) A Resolution authorizing the Director of Purchasing to Process a Change Order to the Agreement with Ratio Architects, LLC for the RiverEdge Park Phase II Expansion PSA in the amount of \$440,200.
(PLACED ON CONSENT AGENDA)

[24-0437](#)

A Resolution to award a three year contract, with two optional one year extensions, to Semper Fi Land Services, LLC in the amount of \$98,644.00 per year for the Landscape Maintenance of Rain Gardens and Miscellaneous Storm BMPs project.

(PLACED ON CONSENT AGENDA)

REPORT OF THE RULES, ADMINISTRATION AND PROCEDURES COMMITTEE

The Rules, Administration and Procedure Committee Meeting Scheduled for June 4, 2024 was cancelled.

ALDERMAN'S CORNER

Alderman Franco presented a report regarding Ward 5.

CLOSED SESSION

There was no need for a closed session at this meeting.

ADJOURN

A motion was made by Alderman Laesch and seconded by Alderwoman Garza to adjourn this meeting. The motion carried by voice vote and the meeting was adjourned at 6:58 p.m.

Submitted by:

Jennifer Stallings, City Clerk

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.

Any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the City Clerk's Office at least 48 hours in advance of the scheduled meeting. The City Clerk's Office can be reached in person at 44 E. Downer Place, Aurora Illinois, via telephone at 630-256-3070, or via e-mail at CityClerk@aurora.il.us. Every effort will be made to allow for meeting participation.