



# City of Aurora

City Hall - 2nd Floor  
Council Chambers  
44 East Downer Place  
Aurora, IL

## Committee of the Whole Meeting Minutes - Final

Tuesday

January 18, 2022

5:00 PM

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**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 Irvin called the meeting to order at 5:03 p.m. and the roll was called. A motion was made by Alderwoman Hart-Burns and seconded by Alderman Jenkins to allow Alderman Woerman to participate in this meeting via Zoom teleconference based upon Sec 2-80. The motion carried by voice vote and Alderman Woerman was allowed to participate in this meeting via Zoom teleconference.

**Present** 12 - Alderman Emmanuel Llamas, Alderwoman Juany Garza, Alderman Ted Mesiacos, Alderman Bill Donnell, Alderman Carl Franco, Alderman Mike Saville, Alderwoman Scheketa Hart-Burns, Alderwoman Patty Smith, Alderman Edward J. Bugg, Alderman Ron Woerman, Alderman Sherman Jenkins, and Mayor Richard Irvin

**Absent** 1 - Alderwoman Shweta Baid

### MINUTES OF THE TUESDAY, JANUARY 4, 2022 COMMITTEE OF THE WHOLE MEETING

[22-0001](#)

Approval of the Minutes of the Tuesday, January 4, 2022, Committee of the Whole Meeting.

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

### PUBLIC COMMENT

The City Clerk read the Rules of Public Comment and the following persons addressed the Committee of the Whole in opposition to items 21-0923, 21-0924, 21-0925, 21-0926, 21-0927 and 21-0928:

Mr. John Trapp, Mr. Boyd Ingemunson, Mr. Ben Savaglio, Mr. Robert Jungles, Ms. Susan Kubal, Mr. Joseph Kubal, Mr. Lyle Kipp and Ms. Ramona Kuna.

**REPORT OF THE  
BUILDING, ZONING AND ECONOMIC DEVELOPMENT COMMITTEE  
TO THE COMMITTEE OF THE WHOLE**

**The Building, Zoning and Economic Development Committee Met on January 12, 2022  
and Reviewed the Following Items:**

[21-0923](#)

An Ordinance Providing for the Execution of an Annexation Agreement Providing for PDD Planned Development District zoning for the territory which may be Annexed to the City of Aurora located at the northwest corner of Sunrise Road and Meridian Road in DuPage County, Aurora Illinois 60563

*The following individuals spoke regarding items 21-0923, 21-0924, 21-0925, 21-0926, 21-0927 and 21-0928.*

*Jill Morgan, Planner - City of Aurora.*

*Ed Sieben, Director of Planning and Zoning - City of Aurora.*

*Mr. John Philipchuck spoke on behalf of the Petitioners.*

**(PLACED ON UNFINISHED BUSINESS)**

[21-0924](#)

An Ordinance Annexing Certain Property being located at the northwest corner of Sunrise Road and Meridian Road to the City of Aurora, Illinois 60563, pursuant to an Approved Annexation Agreement

**(HELD)**

[21-0925](#)

An Ordinance amending Chapter 49 of the Code of Ordinances, City of Aurora, by modifying the zoning map attached thereto to rezone Property located at the northwest corner of Sunrise Road and Meridian Road to PDD Planned Development District to be incorporated into the existing Butterfield Planned Development District pursuant to an Approved Annexation Agreement

**(HELD)**

[21-0926](#)

A Resolution Approving the Final Plat for Butterfield Phase II Unit 4C Subdivision, located at the southwest corner of Ferry Road and Meridian Road

**(HELD)**

[21-0927](#)

A Resolution Approving a Final Plan on Lot 402 of Butterfield Phase II Unit 4C Subdivision, located at the southwest corner of Ferry Road and Meridian Road for a Warehouse, Distribution and storage services (3300) Use

**(HELD)**

[21-0928](#)

An Ordinance Vacating a Watermain Easement on the Property located at the southwest corner of Ferry Road and Meridian Road, in DuPage County, Aurora, Illinois 60502

(HELD)

### **Building, Zoning and Economic Development Committee Planning & Development Resolution**

**21-0964**

A Resolution Approving a Final Plan on Lot 2 of Kirkland Crossings Resubdivision of Lot 5, Located at 2957 Kirk Road, for a Vehicle Repair, Minor (2834) Use.

**This P&D Resolution was finalized (appealable).  
PDFNL 22-001**

**21-0969**

A Resolution Approving the Final Plat for Chelsea Manor Subdivision, Being Vacant Land Located at the Southeast Corner of South Commons Drive and Irving Road

**This P&D Resolution was finalized (appealable).  
PDFNL 22-002**

**21-0970**

A Resolution Approving a Final Plan for Chelsea Manor Subdivision, Located at the Southeast Corner of South Commons Drive and Irving Road, for a ROW Dwelling (Party Wall) (1130) Use

**This P&D Resolution was finalized (appealable).  
PDFNL 22-003**

**21-1059**

A Resolution Approving a Revision to the Final Plan for Lot 9 of East Reimers Resubdivision #3, Located at 2134 West Galena Boulevard for a Retail Sales or Service (2100) Use.

*Chris Ragona, Neighborhood Redevelopment Manager - City of Aurora, spoke regarding this item.*

**This P&D Resolution was finalized (appealable).  
PDFNL 22-004**

**REPORT OF THE  
FINANCE COMMITTEE  
TO THE COMMITTEE OF THE WHOLE**

**The Finance Committee Met On January 13, 2022 and Reviewed the Following Items:**

[21-0762](#)

A Resolution Authorizing the Execution of Two Development Agreements that Allows for the Conveyance of the Todd School (100 Oak Avenue) and the Lincoln School (631 South Lake Street) to Visionary Ventures NFP Corporation and Sets Forth Other Terms Regarding Redevelopment of These Shuttered Schools with Affordable Housing and a Public Health Facility; Approval of \$2,900,000 of Federally Funded Home Investment Partnerships Funds (HOME) and \$600,000 of Community Block Grant (CBDG) Funds to Support These Projects.

*Alderman Woerman recused himself from discussion on this item and turned off his camera and microphone.*

*David Dibo, Director of Economic Development - City of Aurora, spoke regarding this item.*

*Shelly Tucciarelli of Visionary Ventures presented regarding this item.*

**(PLACED ON UNFINISHED BUSINESS)**

[21-1021](#)

A Resolution authorizing approval of Development Agreement HOME-2021-02 and CDBG-2021-13 between the City of Aurora and Visionary Ventures to provide HOME Investment Partnerships (HOME) and Community Development Block Grant (CDBG) funding to develop the properties of 100 Oak Avenue and 631 S. Lake Street for the purpose of providing affordable housing and a public health facility in the amount of \$2,900,000 in Home Investment Partnerships Program (HOME) funding and \$600,000 in Community Development Block Grant (CDBG) funding.

*Alderman Woerman recused himself from discussion on this item and turned off his camera and microphone.*

*David Dibo, Director of Economic Development - City of Aurora, spoke regarding this item.*

*Shelly Tucciarelli of Visionary Ventures presented regarding this item.*

*Chris Ragona, Neighborhood Redevelopment Manager - City of Aurora, spoke regarding this item.*

**(PLACED ON UNFINISHED BUSINESS)**

[21-1062](#) A Resolution approving ratification for emergency purchase of network infrastructure equipment purchase from, Sentinel Technologies, Inc, 2550 Warrenville Road, Downers Grove, IL in the amount not to exceed \$64,352.00.

(PLACED ON CONSENT AGENDA)

[22-0010](#) A Resolution Authorizing the Chief Financial Officer to Release funds in the amount of \$351,031.76 to Seize the Future Development Foundation (dba Invest Aurora) for Finish Line Grant Program funding commitments and authorizing a budget amendment to TIF 1 to Effectuate the Transfer.

(PLACED ON CONSENT AGENDA)

[22-0014](#) A Resolution Establishing Liquor License Fees related to Chapter 6, "Alcoholic Liquor" of the Code of Ordinances.

(PLACED ON CONSENT AGENDA)

### **REPORT OF THE PUBLIC HEALTH, SAFETY AND TRANSPORTATION COMMITTEE TO THE COMMITTEE OF THE WHOLE**

**The Public Health, Safety and Transportation Committee Met on January 11, 2022  
and discussed an item presented for information only.**

Alderwoman Hart-Burns reported that an "Information Only" item was discussed during the last PHST meeting. Alderman Bugg requested that items presented for "Information Only" be itemized on the COW agenda going forward as they have been in the past.

### **REPORT OF THE INFRASTRUCTURE & TECHNOLOGY COMMITTEE TO THE COMMITTEE OF THE WHOLE**

**The Infrastructure & Technology Committee Met On January 10, 2022 and Reviewed  
the Following Items:**

[21-1061](#) A Resolution to Award a Contract to Performance Construction & Engineering, LLC for the Normal Pressure System (NPS) Master Meter Replacement project in the amount of \$367,800.00 for the Water Production Division

(PLACED ON CONSENT AGENDA)

[21-1063](#)

A Resolution authorizing an intergovernmental agreement with the Fox Valley Park District for the conveyance and contribution of an unimproved section of the Gillette Avenue right-of-way.

(PLACED ON CONSENT AGENDA)

[21-1072](#)

A Resolution to award a contract to Strand Associates, Inc. in the amount of \$1,144,000 for the Rathbone CSO Preliminary Engineering Services.

*Eric Schoeny, Superintendent of Water and Sewer - City of Aurora, spoke regarding this item.*

(PLACED ON CONSENT AGENDA)

[22-0007](#)

A Resolution approving the ratification request for payment to Brandt Excavating, Inc. for services rendered.

(PLACED ON CONSENT AGENDA)

## **REPORT OF THE RULES, ADMINISTRATION AND PROCEDURES COMMITTEE**

### **The Rules, Administration and Procedure Committee Met On January 4, 2022 and Reviewed the Following Items:**

[21-1067](#)

An Ordinance Amending Chapter 2, Article VI, to Reflect the Appropriate History of the Changes to the Boards and Commissions Ordinances in Municode.

(PLACED ON CONSENT AGENDA)

[21-1070](#)

A Resolution approving the appointment of Lillian Feinberg to the Aurora Youth Council.

(PLACED ON CONSENT AGENDA)

## **MAYOR'S REPORT**

*There was no Mayor's Report at this meeting. Mayor Irvin exited the meeting at 6:25 p.m. and Mayor Pro Tem Franco presided over the remainder of the meeting.*

## STAFF REPORT

[22-0002](#)

A presentation to the Committee of the Whole highlighting the station location study. This report shows the best locations for current and future fire stations.

*Aurora Fire Department Chief Gary Krienitz spoke briefly regarding this item.*

*Aurora Fire Department Assistant Chief Dan Osman led a moment of silence in honor of Aurora Police Department Officer Brian Shields who passed on January 11, 2022. Assistant Chief Osman then spoke briefly regarding this item.*

*Steve Rivero of Plug Ugly Solutions, LLC, presented the results of the fire station location study conducted by Plug Ugly Solutions, LLC, in cooperation with the Aurora Fire Department.*

**This item was presented for information only.**

## CLOSED SESSION

*There was no need for a closed session.*

## ADJOURN

A motion was made by Alderwoman Hart-Burns and seconded by Alderwoman Garza to adjourn the meeting. The motion carried by voice vote and the meeting adjourned at 6:55 p.m.

Submitted by:

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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.org](mailto:cityclerk@aurora-il.org). Every effort will be made to allow for meeting participation.**