



# City of Aurora

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

## City Council Meeting Minutes - Final

Tuesday

January 25, 2022

6:00 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 6:01 p.m. and the roll was called.

A motion was made by Alderwoman Smith and seconded by Alderwoman Garza to allow Alderman Bugg to participate in this meeting via Zoom pursuant to Sec 2-80. The motion carried by voice vote and Alderman Bugg was allowed to participate in this meeting via Zoom.

Mayor Irvin called for a Moment of Silence for Officer Brian Shields and Sergeant Ken Thurman.

**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 Bugg, Alderman Ron Woerman, Alderman Sherman Jenkins and Mayor Richard Irvin

**Absent:** 1 - Alderwoman Shweta Baid

### PLEDGE OF ALLEGIANCE

*The Pledge of Allegiance was led by Oswego East High School student Samarth Sreenivas.*

### INVOCATION

*The Invocation was presented by Holla Pala, Executive Director and Founder of HP24 and More Ministries.*

### APPOINTMENT OF SERGEANT-AT-ARMS

A motion was made by Alderwoman Hart-Burns and seconded by Alderman Franco to appoint a Sergeant-At-Arms for this meeting. The motion carried by voice vote.

## PRESENTATIONS

[22-0047](#)

### Mayor's Office of Community Affairs Presentations

*Mayor Irvin presented the Mayor's Award of Excellence to Bill Chinetti, Chairman of the Aurora Tree Board in recognition of his nearly 20 years of service.*

*Mayor Irvin presented the Mayor's Award of Excellence to Oswego East High School student Samarth Sreenivas in recognition of his fundraising efforts to help provide clothing and books for children in India.*

*Mayor Irvin presented the Mayor's Award of Excellence to Holla Pala, Executive Director and Founder of HP24 & More Ministries in recognition of her efforts and contributions to the City of Aurora's Warming Center.*

**This Presentation was discussed and filed.**

[22-0058](#)

### Proclamation for the 100th Anniversary of Aurora Noon Lions

*Mayor Irvin presented a Mayoral Proclamation for the 100th Anniversary of the Aurora Noon Lions Club in recognition of their continued service and efforts to the Aurora community and proclaimed July 28, 2022 to be Aurora Noon Lions Club Day in the City of Aurora.*

**This Presentation was discussed and filed.**

## PUBLIC COMMENT

**The City Clerk read the Rules of Public Comment. The following speakers presented comment to the City Council:**

**Alice Reilly spoke in opposition to item 21-0923.**

**Susan Kubal spoke in opposition to item 21-0923.**

**Joseph Kubal spoke in opposition to item 21-0923.**

**Robert Jungels spoke in opposition to item 21-0923.**

**Cindy Savaglio spoke in opposition to item 21-0923.**

**Loretta Burke spoke regarding women's health.**

**Constance Merritt spoke regarding the recent presidential election.**

**Georgina Poole spoke regarding vaccine mandates.**

## PUBLIC HEARING

22-0046

Public Hearing Regarding 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 (related to Legistar item 21-0923)

*Mayor Irvin called the public hearing to order. The following speakers were heard for the purpose of public comment on this item:*

*First speaker was Mr. John Trapp, 4S371 Meridian Rd., Naperville, IL. Mr. Trapp spoke regarding the proposed entrance to Meridian, the truck traffic on the road near him in addition to a discussion regarding the proximity of the building to his home. Mr. Trapp distributed Exhibit 1 - a map of the area.*

*Mr. Jim Wittneben, 4S300 Meadow Rd., Naperville, IL. Mr. Wittneben spoke regarding the roads being 21 ft wide without sidewalks. Kids are playing on the roads. It's a neighborhood that was quaint until the warehouse on the other side of the pond. There is a gate that stops traffic from coming into the neighborhood that staff has said will disappear. Mr. Wittneben also spoke about the possible increase in employee traffic, a need for a fence to keep light pollution and noise pollution down. Mr. Wittneben asked for these issues that are needed to be addressed.*

*Mr. Boyd Ingemunson, attorney, spoke on behalf of the homeowners. Asking Council to review the history since 1976 when the zoning ordinance was applied initially. Zoning ORI. Roadways. No through traffic, keep the gate. Proposing to shift footprint of the building to the north and move the parking to the south. Some accommodations have been made and the residents are grateful. Petitioner should make reasonable accommodations. Would like it to be reworked to appease the neighbors and not apply a 46 year old zoning ordinance. Reconsider agreement and zoning. Table it to allow additional changes to be made.*

*Mr. Robert Jungels, 4S366 Meadow Rd., Naperville, IL, spoke regarding the property that is east on the other side of the road. Difficult for that person to sell their home to have someone look into a warehouse and to see the warehouse traffic. Wasn't designated as industrial in 1976 had no intention of making this anything but residential in the Butterfield Development PDD. Water runoff and water retention pond areas. Willoughby Manner currently a great neighborhood. Asking to take a look at what a large building would do to their neighborhood.*

*Ms. Mary Peterson, 4S271 Meadow Rd., Naperville, IL spoke regarding the rezoning request Naperville received last year. Naperville did rezone the property. Ms. Paterson also spoke about her residential neighborhood and the need to keep the gate up to separate their neighborhood from potentially two warehouses.*

*Mr. John Phillipchuck spoke on behalf of the Petitioners. He mentioned the extensive landscape plan proposed and that three quarters of the property are already annexed to the City of Aurora. South of Sunrise, those residents are already prepared to sell their properties for future development. Entrance is needed on Ferry Road. Unknown how many users will be in the building, probably 2. There will be a main entrance with glass windows. Southern entrance will be moved north, cars in the parking lot will not shine into Mr. Trapp's home. They have submitted plans for improvement to the Aurora side of Meridian. Stormwater management will follow Kane, DuPage and City of Aurora standards. Sidewalks will be added to the area. They have tried to take into account*

*and make accommodations. Asking Council to vote favorably and to approve the annexation agreement.*

*Jill Morgan, Planning, mentioned they worked with City of Aurora's Engineering team to move the sanitary sewer to the North to keep existing trees along the properties to the South.*

*Alderman Bugg asked for additional information regarding the fence at the west end of Sunrise.*

*Jill Morgan spoke regarding the removal of the gate - snow removal/plowing/no turnaround/safety issue with having a gate in the middle of the road. Alderman Bugg asked if the gate sits 15 feet east of Frieder Lane. Jill said there are 2 gates; one closer to Frieder and the other closer to the proposed new access. Both gates will be removed.*

**A motion was made by Alderwoman Hart-Burns and seconded by Alderman Franco to close the Public Hearing. The motion carried by roll call vote and the Public Hearing was closed at 7:35pm.**

**Aye:** 11 - Alderman Llamas, Alderwoman Garza, Alderman Mesiacos, Alderman Donnell, Alderman Franco, Alderman Saville, Alderwoman Hart-Burns, Alderwoman Smith, Alderman Bugg, Alderman Woerman and Alderman Jenkins

## **MAYORAL APPOINTMENTS**

### [21-1070](#)

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

**A motion was made by Alderwoman Hart-Burns and seconded by Alderwoman Garza to approve this item. The motion carried by the following vote:**

**Aye:** 11 - Alderman Llamas, Alderwoman Garza, Alderman Mesiacos, Alderman Donnell, Alderman Franco, Alderman Saville, Alderwoman Hart-Burns, Alderwoman Smith, Alderman Bugg, Alderman Woerman, Alderman Jenkins

Enactment No: R22-009

## CONSENT AGENDA

The City Clerk read the Consent and Direct to Council Consent Agendas in full. A motion was made by Alderwoman Hart-Burns and seconded by Alderwoman Garza to approve the Consent and Direct to Council Consent Agendas as read. The motion carried by the following vote:

**Aye: 11 - Alderman Llamas, Alderwoman Garza, Alderman Mesiacos, Alderman Donnell, Alderman Franco, Alderman Saville, Alderwoman Hart-Burns, Alderwoman Smith, Alderman Bugg, Alderman Woerman and Alderman Jenkins**

### [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

**This Resolution was approved on the Consent Agenda.**

Enactment No: R22-010

### [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.

**This Resolution was approved on the Consent Agenda.**

Enactment No: R22-011

### [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.

**This Resolution was approved on the Consent Agenda.**

Enactment No: R22-012

### [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.

**This Ordinance was adopted.**

Enactment No: O22-002

### [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.

**This Resolution was approved on the Consent Agenda.**

Enactment No: R22-013

[22-0007](#)

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

**This Resolution was approved on the Consent Agenda.**

Enactment No: R22-014

[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.

**This Resolution was approved on the Consent Agenda.**

Enactment No: R22-015

[22-0014](#)

A Resolution Establishing Liquor License Fees related to Chapter 6, "Alcoholic Liquor" of the Code of Ordinances.

**This Resolution was approved on the Consent Agenda.**

Enactment No: R22-016

### **DIRECT TO COUNCIL CONSENT AGENDA**

[22-0030](#)

Approval of the Minutes of the Tuesday, January 11, 2022 City Council Meeting.

**The minutes were approved and filed as presented on the Direct to Council Consent Agenda.**

### **UNFINISHED BUSINESS**

*Alderman Woerman recused himself at 7:35 p.m. for the following two items discussed: 21-0762 and 21-1021.*

*Alderman Woerman returned at 7:49 p.m.*

[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.

*City of Aurora staff and the petitioner addressed the Marketing Plan questions that were brought up from the Committee of the Whole meeting on January 18, 2022.*

**A motion was made by Alderman Franco and seconded by Alderwoman Hart-Burns to approve this item. The motion carried by the following vote:**

**Aye:** 10 - Alderman Llamas, Alderwoman Garza, Alderman Mesiacos, Alderman Donnell, Alderman Franco, Alderman Saville, Alderwoman Hart-Burns, Alderwoman Smith, Alderman Bugg and Alderman Jenkins

**Abstain:** 1 - Alderman Woerman

Enactment No: R22-017

[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

*Jill Morgan, Planning, spoke and responded to questions about this item.*

*Ken Schroth, Director of Public Works, responded to questions about this item.*

**A motion was made by Alderwoman Garza and seconded by Alderman Franco to adopt this item. The motion carried by the following vote:**

**Aye:** 11 - Alderman Llamas, Alderwoman Garza, Alderman Mesiacos, Alderman Donnell, Alderman Franco, Alderman Saville, Alderwoman Hart-Burns, Alderwoman Smith, Alderman Bugg, Alderman Woerman and Alderman Jenkins

Enactment No: O22-003

[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.

**A motion was made by Alderwoman Hart-Burns and seconded by Alderman Saville to approve this item. The motion carried by the following vote:**

**Aye:** 10 - Alderman Llamas, Alderwoman Garza, Alderman Mesiacos, Alderman Donnell, Alderman Franco, Alderman Saville, Alderwoman Hart-Burns, Alderwoman Smith, Alderman Bugg and Alderman Jenkins

**Abstain:** 1 - Alderman Woerman

Enactment No: R22-018

## NEW BUSINESS

**A motion was made by Alderwoman Hart-Burns and seconded by Alderwoman Garza to suspend the rules to consider items under New Business. The motion carried by the following vote:**

**Aye: 11 - Alderman Llamas, Alderwoman Garza, Alderman Mesiacos, Alderman Donnell, Alderman Franco, Alderman Saville, Alderwoman Hart-Burns, Alderwoman Smith, Alderman Bugg, Alderman-At-Large Woerman and Alderman-At-Large Jenkins**

### [21-1025](#)

An Ordinance for the Establishment of Special Service Area Number #206 for stormwater management purposes related to Aurora Self Storage in the City of Aurora, Illinois

**A motion was made by Alderwoman Hart-Burns seconded by Alderwoman Garza to adopt this item. The motion carried by the following vote:**

**Aye: 11 - Alderman Llamas, Alderwoman Garza, Alderman Mesiacos, Alderman Donnell, Alderman Franco, Alderman Saville, Alderwoman Hart-Burns, Alderwoman Smith, Alderman Bugg, Alderman Woerman and Alderman Jenkins**

Enactment No: O22-004

### [21-1026](#)

An Ordinance for the Establishment of Special Service Area Number #207 for stormwater management purposes related to Family Dollar in the City of Aurora, Illinois

**A motion was made by Alderwoman Hart-Burns seconded by Alderwoman Garza to adopt this item. The motion carried by the following vote:**

**Aye: 11 - Alderman Llamas, Alderwoman Garza, Alderman Mesiacos, Alderman Donnell, Alderman Franco, Alderman Saville, Alderwoman Hart-Burns, Alderwoman Smith, Alderman Bugg, Alderman Woerman and Alderman Jenkins**

Enactment No: O22-005

### [21-1027](#)

An Ordinance for the Establishment of Special Service Area Number #208 for stormwater management purposes related to Lincoln Crossing in the City of Aurora, Illinois

**A motion was made by Alderwoman Hart-Burns seconded by Alderwoman Garza to adopt this item. The motion carried by the following vote:**

**Aye: 11 - Alderman Llamas, Alderwoman Garza, Alderman Mesiacos, Alderman Donnell, Alderman Franco, Alderman Saville, Alderwoman Hart-Burns, Alderwoman Smith, Alderman Bugg, Alderman Woerman and Alderman Jenkins**

Enactment No: O22-006



**APPROVAL OF THE BILL SUMMARY & LARGE BILL LIST**[22-0051](#)

Bill Summary and Large Bill List

**A motion was made by Alderwoman Hart-Burns and seconded by Alderwoman Garza to approve and pay the bills. The motion carried by the following vote:**

**Aye:** 11 - Alderman Llamas, Alderwoman Garza, Alderman Mesiacos, Alderman Donnell, Alderman Franco, Alderman Saville, Alderwoman Hart-Burns, Alderwoman Smith, Alderman Bugg, Alderman Woerman and Alderman Jenkins

**CLOSED SESSION**

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

**ADJOURN**

**A motion was made by Alderwoman Hart-Burns and seconded by Alderman Franco to adjourn this meeting. The motion carried by voice vote and the meeting adjourned at 8:00 p.m.**

Submitted by:

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Jennifer Stallings, City Clerk

**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.**