



City of Aurora

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

Committee of the Whole Meeting Minutes - Draft

Tuesday

February 04, 2025

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. Call the City Clerk's Office at (630) 256-3070 with questions. Please refer to the last page of this agenda for information regarding translation & reasonable accommodation requests.

ROLL CALL

Mayor Irvin called the meeting to order at 5:02 p.m. and the roll was called.

Present 11 - Alderman Daniel Barreiro, Alderwoman Juany Garza, Alderman Ted Mesiacos, Alderman Carl Franco, Alderman Mike Saville, Alderman Brandon Tolliver, Alderwoman Patty Smith, Alderman Edward J. Bugg, Alderwoman Shweta Baid, Alderman Ron Woerman, and Mayor Richard Irvin

Absent 2 - Alderman Bill Donnell, and Alderman John Laesch

MINUTES OF THE TUESDAY, JANUARY 21, 2025 COMMITTEE OF THE WHOLE MEETING

[25-0073](#)

Approval of the Minutes of the Tuesday, January 21, 2025, Committee of the Whole Meeting.

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

MAYOR'S REPORT

Iliana Rivera-Nunez, Community Engagement Manager - City of Aurora, presented an update regarding Neighborhood Groups, including the newly revised Neighborhood Group Starter Kit.

PUBLIC COMMENT

The City Clerk read the Rules of Public Comment and Sandi Schmitt presented comments to the Committee of the Whole.

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

**The Building, Zoning and Economic Development Committee Met On January 29,
2025 and Reviewed the Following Items:**

[25-0020](#)

A Resolution Authorizing Approval of the Spring 2025 Historic Preservation Grants and Allowing the Mayor to enter into Historic Preservation Grant Agreements and Addendums.

(PLACED ON CONSENT AGENDA)

[25-0035](#)

An Ordinance Approving a Revision to the River Street Plaza Plan Description for Property located at 100 S. River Street being at the southeast corner of River Street and Benton Street

(PLACED ON CONSENT AGENDA)

**Building, Zoning and Economic Development Committee Planning &
Development Resolutions**

[25-0012](#)

A Resolution Approving a Final Plan Revision on Lot 3 and 4 of Fox Valley Villages Subdivision, Unit 27A located at 4173 Ogden Avenue for additions to the vehicle dealership

This P&D Resolution was finalized (appealable).

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**REPORT OF THE
FINANCE COMMITTEE**

**The Finance Committee Met On January 30, 2025 and Reviewed the Following
Items:**

[25-0028](#)

A Resolution to approve an amendment to an agreement with Wesley United Methodist Church in the amount of \$37,000.

(PLACED ON CONSENT AGENDA)

[25-0059](#)

A Resolution authorizing the Director of Purchasing to enter into an agreement with Matrix Consulting Group, in the amount not to exceed \$141,080 for a Staffing and Strategic Planning Study for the Aurora Police Department.

(PLACED ON CONSENT AGENDA)

[25-0082](#)

A Resolution Authorizing the Chief Financial Officer of the City to execute an agreement for Ambulance Billing Services with EMS Management & Consultants (EMS MC)

(PLACED ON CONSENT AGENDA)

[25-0083](#)

An Ordinance Reserving 2025 Volume Cap in connection with Private Activity Bond Issues, and Related Matters.

(PLACED ON CONSENT AGENDA)

[25-0090](#)

A Resolution authorizing a Redevelopment Agreement (RDA) between the City of Aurora and JH Real Estate Partners, LLC (JH) for the redevelopment of the property located at 2 S Broadway, commonly known as the Aurora National Bank building.

Marty Lyons, Economic Development - City of Aurora, presented and responded to questions.

David Dibo, Director of Economic Development - City of Aurora, presented and responded to questions.

Jay Punukollu of JH Real Estate Partners, LLC, responded to questions.

(PLACED ON UNFINISHED BUSINESS)

[25-0092](#)

A Resolution authorizing a Redevelopment Agreement (RDA) between the City of Aurora and JH Real Estate Partners, LLC (JH) for the redevelopment of the property located at 62 S Broadway, commonly known as the Franz building, and the vacant lot located at 66 S Broadway.

Marty Lyons, Economic Development - City of Aurora, presented and responded to questions.

David Dibo, Director of Economic Development - City of Aurora, presented and responded to questions.

Jay Punukollu of JH Real Estate Partners, LLC, responded to questions.

(PLACED ON UNFINISHED BUSINESS)

[25-0093](#)

A Resolution authorizing a Redevelopment Agreement (RDA) between the City of Aurora and , Lofts on River LLC (Barrera) for the redevelopment of the property located at 251 S River St.

Marty Lyons, Economic Development - City of Aurora, presented and responded to questions.

David Dibo, Director of Economic Development - City of Aurora, presented and responded to questions.

Fernando Barrera, Developer - Lofts on River, LLC, responded to questions.

(PLACED ON UNFINISHED BUSINESS)

Alderman Woerman recused himself from the discussion on this item and left City Council Chambers during the discussion.

[25-0096](#)

A discussion on modification of the mileage reimbursement amount for the Aldermen.

(INFORMATION ONLY)

REPORT OF THE PUBLIC HEALTH, SAFETY AND TRANSPORTATION COMMITTEE

The Public Health, Safety and Transportation Committee Met On January 28, 2025 and Reviewed the Following Items:

[24-0855](#)

A Resolution establishing the maximum number of Class D: Downtown Fringe On-Site Consumption liquor licenses and self-service endorsements (unofficially related to the application from Rec Haus LLC at 100 S River St). [Ward 4]

Erik Gilly of Rec Haus, LLC presented and responded to questions.

(PLACED ON CONSENT AGENDA)

[25-0070](#)

A Resolution establishing the maximum number of licenses for tattoo and body art establishments in accordance with Chapter 25, Article XI "Tattoo and Body Art Establishments".

(PLACED ON CONSENT AGENDA)

REPORT OF THE INFRASTRUCTURE & TECHNOLOGY COMMITTEE

The Infrastructure & Technology Committee Met On January 27, 2025 and Reviewed the Following Items:

[25-0030](#)

A Resolution to approve the purchase a 3-year renewal subscription of the ePremium platform from Event Approvals, Inc., Vancouver, Canada in the amount of \$48,500 annually, for a total award of \$145,500.

(PLACED ON CONSENT AGENDA)

REPORT OF THE RULES, ADMINISTRATION AND PROCEDURES COMMITTEE

The Rules, Administration and Procedure Committee Met On January 21, 2025 and Reviewed the Following Items:

[24-0827](#)

A Resolution approving the reappointments of Gousia Wajid, Srivani Vokkarane, and Sharon Garcia to the Indian American Community Outreach Advisory Board.

(PLACED ON CONSENT AGENDA)

- [25-0042](#) A Resolution authorizing the reappointment of Margaret Stokes and Josh Harris to the Bicycle, Pedestrian and Transit Advisory Board.
(PLACED ON CONSENT AGENDA)
- [25-0043](#) A Resolution approving the reappointment of Meredith Lindgren to the city's Advisory Commission for Disabilities.
(PLACED ON CONSENT AGENDA)
- [25-0055](#) A Resolution authorizing the reappointment of Michael Pegues to the Innovation and Technology Advisory Commission.
(PLACED ON CONSENT AGENDA)
- [25-0057](#) A Resolution authorizing the reappointment of eight members to the Tree Board.
(PLACED ON CONSENT AGENDA)
- [25-0060](#) A Resolution authorizing the 2025 Ward Neighborhood Clean-Up and Shred Events in all Wards in the City of Aurora.
(PLACED ON CONSENT AGENDA)
- [25-0065](#) Revised Aldermen's Office Policies.
(INFORMATION ONLY)
- [25-0067](#) A Resolution approving the reappointment of Nelson Santos, William Kirwan, and Roderick Young to the Aurora Airport Advisory Board
(PLACED ON CONSENT AGENDA)

STAFF REPORT

- [25-0102](#) Community Engagement Division Update
- The Community Engagement Division Update was presented during the Mayor's Report.**

CLOSED SESSION

There was no need for a Closed Session.

ADJOURN

A motion was made by Alderwoman Smith and seconded by Alderwoman Garza to adjourn this meeting. The motion carried by voice vote and the meeting adjourned at 7:10 p.m.

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 requiring language translation and/or 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.

Cualquier persona que requiera traducción de idiomas y/o tenga una discapacidad y solicite una adaptación razonable para poder participar en una junta pública, debe comunicarse con la Oficina de la Secretaría Municipal al menos 48 horas antes de la junta programada. Puede comunicarse con la Oficina de la Secretaría Municipal en persona en 44 E. Downer Place, Aurora Illinois, por teléfono al 630-256-3070 o por correo electrónico a CityClerk@aurora.il.us. Se hará todo lo posible para permitir la participación en la junta.