



# City of Aurora

City Hall - 5th Floor  
Conference Room B  
44 East Downer Place  
Aurora, IL

## Committee of the Whole Meeting Minutes - Final

Tuesday

December 16, 2014

5:00 PM

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### ROLL CALL

The Committee of the Whole meeting was called to order at 5:08 p.m. by Mayor Weisner, and the Roll was called.

**Present** 13 - Mayor Tom Weisner, Alderman Kristina "Tina" Bohman, Alderman Juany Garza, Alderman Ted Mesiacos, Alderman Bill Donnell, Alderman John Peters, Alderman Mike Saville, Alderman Scheketa Hart-Burns, Alderman Rick Mervine, Alderman Edward Bugg, Alderman Lynne Johnson, Alderman Richard Irvin, and Alderman Bob O'Connor

### MINUTES OF THE MEETING OF DECEMBER 2, 2014

[14-01076](#)

Approval of the Minutes of the December 2, 2014 Committee of the Whole meeting.

**Alderman Hart-Burns moved, seconded by Alderman Mervine, to approve the minutes of the Committee of the Whole Meeting held on December 2, 2014. Motion carried by voice vote.**

**Aye:** 11 - Alderman Bohman, Alderman Garza, Alderman Mesiacos, Alderman Donnell, Alderman Peters, Alderman Saville, Alderman Hart-Burns, Alderman Mervine, Alderman Bugg, Alderman Johnson and Alderman Irvin

**Abstain:** 1 - Alderman O'Connor

### PLANNING & DEVELOPMENT COMMITTEE RECOMMENDATIONS

[14-00557](#)

An Ordinance Authorizing the Execution of an IDOT Agreement to restrict access from Lake Street to city owned property located at 16-18 N. Lake Street between the City of Aurora and PLS Investment Property of Illinois, LLC.

**(PLACED ON CONSENT AGENDA)**

[14-00908](#)

An Ordinance Granting a Variance to vary the size of the detached garage from 768 square feet to 1,477 square feet including the length of the garage from 36 feet to 52 feet, and to vary the detached garage footprint from 75% of the principal building to 95%, on the property at 1047 Foran Lane, in Kane County, Aurora Illinois 60506

*Zoning Administrator Ed Sieben and petitioner Mr. Housh spoke briefly about this item.*

**(PLACED ON CONSENT AGENDA)**

[14-00943](#)

An Ordinance Amending Ordinance Number 3100, being the Aurora Zoning Ordinance and the Zoning Map attached thereto, by Rezoning Property located at 535 W. Downer Place from R-4 Two Family Dwelling to R-1 One Family Dwelling in Kane County, Aurora Illinois 60506.

**(PLACED ON CONSENT AGENDA)**

[14-00951](#)

A Resolution Approving a Revision to the Final Plan on Lot 202 of Butterfield Phase 2 for the removal of hour's restriction for the NRG Energy peaker power plant located at 2909 N Eola Road, Aurora, Illinois 60504.

*Zoning administrator Ed Sieben, and Lisa Cona, Asset Management Director at NRG Energy, spoke about this item - a request for a waiver from the current hours of operation restrictions on the facility.*

**(PLACED ON UNFINISHED BUSINESS)**

### **FINANCE COMMITTEE RECOMMENDATIONS**

[14-00836](#)

A Resolution to approve the purchase of a 2015 Ford Expedition for the Aurora Fire Department from Landmark Ford for \$28,980.00

**(PLACED ON CONSENT AGENDA)**

[14-00904](#)

A Resolution Authorizing the Mayor and City Clerk to execute a not to exceed agreement for engineering services in the amount of \$37,000 between Crawford, Murphy and Tilly, Inc. and the City of Aurora for Preliminary Assessment and Design Phase Engineering for the Airfield Signage Rehabilitation Project at the Aurora Municipal Airport.

**(PLACED ON CONSENT AGENDA)**

[14-00982](#)

A Resolution to approve a Professional Engineering Services Agreement with Christopher B. Burke Engineering, LTD. for Farnsworth Feasibility Study.

**(PLACED ON CONSENT AGENDA)**

[14-00989](#)

An Ordinance Authorizing the Execution of a Redevelopment Agreement with Fox Island Apartments, LLC for the Properties Located at 7 South Stolp, 33-35 South Stolp, and 77 South Stolp Avenue

*Seize the Future Development Foundation president and CEO, Mr. David Hulseberg, spoke about this item. Hulseberg provided background information for this item, which included the request from the city for Seize the Future to solicit an RFP to find a suitable investor for the property. After receiving several proposals, Seize the Future moved forward with a recommendation for Karademas Management. Karademas is proposing to build 25 to 30 units out of the building, and provide a restaurant on the first floor. Hulseberg explained the exterior of the building will be historically preserved, and the developer will be investing on the Elks Building, as well as the Leland and Graham buildings. Chief Development Services Officer Bill Wiet and Mr. Hulseberg addressed questions from Aldermen and Mayor Weisner.*

**(PLACED ON UNFINISHED BUSINESS)**

[14-01027](#)

A Resolution Authorizing the Mayor and City Clerk to Execute the Engineering Agreement with V3 Companies for the Preliminary Engineering Services for Corporate Blvd. Realignment.

**(PLACED ON CONSENT AGENDA)**

[14-01041](#)

An Ordinance Authorizing And Providing For The Abatement Of General Obligation Bond Tax Levies, 2014 Tax Levy Extension

*Chief Financial Officer and City Treasurer Brian Caputo spoke briefly about this item.*

**(PLACED ON CONSENT AGENDA)**

[14-01042](#)

An Ordinance Levying Taxes For The City Of Aurora, Illinois For the Fiscal Year January 1, 2014 Through December 31, 2014.

*Chief Financial Officer and City Treasurer Brian Caputo led a presentation on this item. Caputo explained that the 2014 tax levy is payable in 2015, and that approximately 20% of the city's revenue is property tax related - 40% of the general fund relies on property taxes, while the library's reliance of property taxes is in excess of 80% of its total revenues. Caputo introduced historical tax information tables and charts, changes in the equalized assessed value (EAV) since 2007, and historical property tax extensions.*

*Caputo explained that while the general fund and debt service 2014 and 2015 property tax levies did not experience an increase, there was a \$3.5 million increase in the 2014 levy payable in 2015 due to the increase in pension costs imposed by the State, and not under the control of the city. Caputo added that \$3.3 million out of the \$3.5 million increase is related to public safety pensions.*

*A public hearing on this item will be held at next week's City Council meeting.*

**(PLACED ON UNFINISHED BUSINESS)**

[14-01043](#)

An Ordinance Levying Library Fund Taxes For The City Of Aurora, Illinois For the Fiscal Year January 1, 2014 Through December 31, 2014.

*Chief Financial Officer and City Treasurer Brian Caputo spoke briefly on this item. This ordinance will be jointly discussed with item 14-01042 at next week's public hearing.*

**(PLACED ON UNFINISHED BUSINESS)**

[14-01045](#)

An Ordinance Authorizing And Providing For The Abatement Of Special Service Area Tax Levies, 2014 Tax Levy Extension.

**(PLACED ON CONSENT AGENDA)**

[14-01048](#)

An Ordinance Accepting the Assignment of an Agreement for Purchase and Sale of Certain Improved Real Property Commonly Known as 2065 Bilter Road, Kane County, Illinois (Betty A. Glover as Trustee for the Betty A Glover Declaration of Trust).

**(PLACED ON CONSENT AGENDA)**

[14-01050](#)

An Ordinance Levying Certain Special Service Area Taxes For The Fiscal Year January 1, 2014 Through December 31, 2014 (Special Service Area Number One).

**(PLACED ON CONSENT AGENDA)**

[14-01051](#)

An Ordinance Levying Certain Special Service Area Taxes For The Fiscal Year January 1, 2014 Through December 31, 2014 (Special Service Area Number Twenty-Four).

**(PLACED ON CONSENT AGENDA)**

[14-01052](#)

An Ordinance Accepting the Assignment of an Agreement for Purchase and Sale of Certain Improved Real Property Commonly Known as 310 North Broadway, Aurora, Illinois (Randy Martinson).

*Chief Development Services officer Bill Wiet, and Seize the Future CEO Mr. David Hulseberg spoke briefly about this item.*

**(PLACED ON CONSENT AGENDA)**

[14-01053](#)

An Ordinance Providing for the Termination of Special Service Area #25 Established pursuant to Ordinance No. O93-98 on November 16, 1993.

**(PLACED ON CONSENT AGENDA)**

- [14-01060](#) An Ordinance Levying Certain Special Service Area Taxes For The Fiscal Year January 1, 2014 Through December 31, 2014 (Special Service Area Number Twenty-Seven).  
**(PLACED ON CONSENT AGENDA)**
- [14-01061](#) An Ordinance Levying Certain Special Service Area Taxes For The Fiscal Year January 1, 2014 Through December 31, 2014 (Special Service Area Number Thirty-Two).  
**(PLACED ON CONSENT AGENDA)**
- [14-01062](#) An Ordinance Levying Certain Special Service Area Taxes For The Fiscal Year January 1, 2014 Through December 31, 2014 (Special Service Area Number Forty-Four).  
**(PLACED ON CONSENT AGENDA)**
- [14-01063](#) An Ordinance Levying Certain Special Service Area Taxes For The Fiscal Year January 1, 2014 Through December 31, 2014 (Special Service Area Number Sixty).  
**(PLACED ON CONSENT AGENDA)**
- [14-01064](#) An Ordinance Levying Certain Special Service Area Taxes For The Fiscal Year January 1, 2014 Through December 31, 2014 (Special Service Area Number Sixty-Three).  
**(PLACED ON CONSENT AGENDA)**
- [14-01065](#) An Ordinance Levying Certain Special Service Area Taxes For The Fiscal Year January 1, 2014 Through December 31, 2014 (Special Service Area Number Sixty-Five).  
**(PLACED ON CONSENT AGENDA)**
- [14-01066](#) An Ordinance Levying Certain Special Service Area Taxes For The Fiscal Year January 1, 2014 Through December 31, 2014 (Special Service Area Number Sixty-Six A).  
**(PLACED ON CONSENT AGENDA)**
- [14-01067](#) An Ordinance Levying Certain Special Service Area Taxes For The Fiscal Year January 1, 2014 Through December 31, 2014 (Special Service Area Number Sixty-Six B).  
**(PLACED ON CONSENT AGENDA)**

- [14-01068](#) An Ordinance Levying Certain Special Service Area Taxes For The Fiscal Year January 1, 2014 Through December 31, 2014 (Special Service Area Number Sixty-Six C).  
**(PLACED ON CONSENT AGENDA)**
- [14-01069](#) An Ordinance Levying Certain Special Service Area Taxes For The Fiscal Year January 1, 2014 Through December 31, 2014 (Special Service Area Number Sixty-Six D).  
**(PLACED ON CONSENT AGENDA)**
- [14-01070](#) An Ordinance Levying Certain Special Service Area Taxes For The Fiscal Year January 1, 2014 Through December 31, 2014 (Special Service Area Number Sixty-Seven).  
**(PLACED ON CONSENT AGENDA)**
- [14-01071](#) An Ordinance Levying Certain Special Service Area Taxes For The Fiscal Year January 1, 2014 Through December 31, 2014 (Special Service Area Number Seventy).  
**(PLACED ON CONSENT AGENDA)**
- [14-01072](#) An Ordinance Levying Certain Special Service Area Taxes For The Fiscal Year January 1, 2014 Through December 31, 2014 (Special Service Area Number Eighty-Eight).  
**(PLACED ON CONSENT AGENDA)**
- [14-01073](#) An Ordinance Levying Certain Special Service Area Taxes For The Fiscal Year January 1, 2014 Through December 31, 2014 (Special Service Area Number Ninety).  
**(PLACED ON CONSENT AGENDA)**
- [14-01074](#) An Ordinance Levying Certain Special Service Area Taxes For The Fiscal Year January 1, 2014 Through December 31, 2014 (Special Service Area Number One Hundred Thirty Four).  
**(PLACED ON CONSENT AGENDA)**
- [14-01075](#) An Ordinance Levying Certain Special Service Area Taxes For The Fiscal Year January 1, 2014 Through December 31, 2014 (Special Service Area Number One Hundred Forty-One).  
**(PLACED ON CONSENT AGENDA)**

[14-01080](#) A Resolution authorizing the purchase of Microsoft Enterprise License renewals for the Aurora Police Department under the State of Illinois - Central Management Services' contract with CDW-Government, Inc. over a three year term for an amount not to exceed \$58,260 annually.

(PLACED ON CONSENT AGENDA)

[14-01081](#) A Resolution Approving a Memorandum of Understanding, by and between the Aurora Election Commission, the City of Aurora, and the County of Kane for Funding of the Aurora Election Commission.

*Corporation Counsel Alayne Weingartz spoke briefly on this item, a memorandum of agreement which will set forth various factors of the required city's statutory funding obligation for the Election Commission, as well as the maintenance of a reserve fund, as per the recommendation from the Chief Judge, to ensure proper funding for purchases necessary to fulfill the Aurora Election Commission's obligations.*

(PLACED ON CONSENT AGENDA)

[14-01085](#) A Resolution Superseding All Previous Resolutions Pertaining To And Amending Salary And Benefit Plans For Employees In The Executive Pay Plan.

*Human Resources Director Alisia Lewis spoke briefly on this item.*

(PLACED ON CONSENT AGENDA)

[14-01086](#) A Resolution Superseding All Previous Resolutions Pertaining To and Amending Salary and Benefit Plans For Employees In The Non-Exempt Pay Plan.

(PLACED ON CONSENT AGENDA)

## **FINANCE & BUILDINGS, GROUNDS AND INFRASTRUCTURE COMMITTEES RECOMMENDATIONS**

[14-01079](#) A Resolution Approving an Extension of Contract with Allied Waste Services of North America, LLC, d/b/a Republic Services of Aurora, for Refuse, Recyclables, and Yard Waste Collection Services.

*Director of Neighborhood Standards Mr. Jim Pilmer, and City Consultant and Executive Director of the Solid Waste Agency of Lake County (SWALCO), Mr. Walter Willis, led a presentation on this item. City Council was provided with updated media responses, a comparison chart displaying projected costs under the current sticker program and the proposed cart programs (original and with an alternate low volume option), and a waste hauler comparison of prices and services in neighboring communities.*

*Willis and Pilmer addressed questions from the Council.*

(PLACED ON UNFINISHED BUSINESS)

**GOVERNMENT OPERATIONS COMMITTEE RECOMMENDATIONS**

[14-01028](#) A Resolution establishing the maximum number of Class E City of Aurora liquor licenses (*unofficially related to application from: LH Aurora, LLC d/b/a Luigi's House, located at 778 N. State Route 59, Aurora, Illinois.*)

**(PLACED ON CONSENT AGENDA)**

[14-00906](#) A Traffic Study for N. May Street 500-600 Block. Ward 6, Alderman Saville.

**(INFORMATION ONLY)**

**BUILDINGS, GROUNDS & INFRASTRUCTURE COMMITTEE RECOMMENDATIONS**

[14-00530](#) A Resolution for accepting of improvements and maintenance security for Crossroads Community Church - Building 1 - 3003 S. Eola Rd.

**(PLACED ON CONSENT AGENDA)**

[14-01033](#) A Resolution For Security Reduction No. 1 For New York Center - 918 E. New York St.

**(PLACED ON CONSENT AGENDA)**

**MAYORAL APPOINTMENTS**

[14-01055](#) A Resolution Appointing Jim Schweizer, Jill Jenkins and Daniel Miller and Reappointing Don Truax and Shanita Anderson to the Aurora Preservation Commission.

**This Resolution was referred to the City Council**

[14-01078](#) A Resolution appointing James Armbruster and Scott Fank and reappointing William Rudigier and Ed Bonifas to the Aurora Municipal Airport Advisory Board.

**This Resolution was referred to the City Council**

[14-01097](#) A Resolution Appointing Brian Caputo the Aurora Police Pension Board.

**This Resolution was referred to the City Council**



**ADJOURN**

Alderman Hart-Burns moved, seconded by Alderman Bugg, to adjourn the meeting at 6:42 p.m. Motion carried by voice vote.

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Isabel M. Garcia-Kodron  
City Clerk