



City of Aurora

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

Committee of the Whole Meeting Minutes - Draft

Tuesday

October 19, 2021

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

Present 11 - Alderman Emmanuel Llamas, Alderwoman Juany Garza, Alderman Ted Mesiacos, Alderman Bill Donnell, Alderman Carl Franco, Alderwoman Scheketa Hart-Burns, Alderwoman Patty Smith, Alderman Edward J. Bugg, Alderwoman Shweta Baid, Alderman Ron Woerman, and Alderman Sherman Jenkins

Absent 2 - Alderman Mike Saville, and Mayor Richard Irvin

MINUTES OF THE TUESDAY, OCTOBER 5, 2021 COMMITTEE OF THE WHOLE MEETING

[21-0799](#)

Approval of the Minutes of the Tuesday, October 5, 2021, Committee of the Whole Meeting.

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

PUBLIC COMMENT

The City Clerk recited the Rules of Public Comment. The following members of the public presented comment to the Committee of the Whole:

Mr. Joseph Petrauskas spoke regarding Aventine Apartments.

Ms. Maryanne Signorelli spoke regarding the restoration of artwork and murals at Todd School and Lincoln School.

Mr. Al Signorelli spoke regarding artwork in the City of Aurora.

Mr. Scott Sherwood spoke regarding restoration of WPA murals in the City of Aurora.

Ms. Tina Smith spoke regarding the odor coming from a mulch company in her neighborhood.

Ms. Jan Mangers spoke regarding Todd School and Lincoln School murals.

Mr. Rick Lawrence spoke regarding the Lincoln School redevelopment.

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

Alderman Woerman recused himself from discussion on items 21-0713, 21-0714, 21-0715, 21-0716, 21-0717 and 21-0718. Alderman Woerman left the meeting at 5:19 p.m. during discussion of these items and returned to the meeting at the conclusion of the discussion at 5:50 p.m.

The Building, Zoning and Economic Development Committee Met On October 13, 2021 and Reviewed the Following Items:

[21-0713](#)

An Ordinance Establishing a Conditional Use Planned Development, Approving the Fox Valley Apartments-Lincoln School Plan Description and amending Chapter 49 of the Code of Ordinances, City of Aurora, by modifying the zoning map attached thereto to an underlying zoning of R-5 Multiple-Family Dwelling District for the property located at 631 and 641 S. Lake Street

Ed Sieben, Director of Zoning and Planning - City of Aurora, spoke briefly regarding this item.

Trevor Dick, Assistant Director of Economic Development - City of Aurora, spoke regarding this item.

Representatives on behalf of the Petitioner presented to the Committee of the Whole regarding this item.

Shelly Tucciarelli spoke on behalf of Visionary Ventures NFP Corporation.

(PLACED ON UNFINISHED BUSINESS)

[21-0714](#)

A Resolution Approving the Final Plat for Lot 1 of Fox Valley Apartments-Lincoln School Subdivision located at 631 and 641 S. Lake Street

(PLACED ON UNFINISHED BUSINESS)

[21-0715](#)

A Resolution Approving a Final Plan on Lot 1 of Fox Valley Apartments-Lincoln School Subdivision, located at 631 and 641 S. Lake Street, for a Multi-Family Dwelling (1140) Use

(PLACED ON UNFINISHED BUSINESS)

[21-0716](#)

An Ordinance Establishing a Conditional Use Planned Development, Approving the Fox Valley Apartments-Todd School Plan Description and amending Chapter 49 of the Code of Ordinances, City of Aurora, by modifying the zoning map attached thereto to an underlying zoning of R-5 Multiple-Family Dwelling District for the property located at 100 Oak Avenue

Ed Sieben, Director of Zoning and Planning - City of Aurora, presented regarding this item.

John Curley, Chief Development Services Officer - City of Aurora, responded to questions regarding this item.

Alex Alexandrou, Chief Management Officer - City of Aurora, presented briefly regarding this item.

Trevor Dick, Assistant Director of Economic Development - City of Aurora, presented briefly regarding this item.

Representatives on behalf of the Petitioner presented to the Committee of the Whole regarding this item.

Shelly Tucciarelli spoke on behalf of Visionary Ventures NFP Corporation.

Ms. Maryanne Signorelli presented a question to staff regarding this item. Alex Alexandrou responded to Ms. Signorelli's question.

(PLACED ON UNFINISHED BUSINESS)

[21-0717](#)

A Resolution Approving the Final Plat for Lot 1 and Lot 2 of Fox Valley Apartments-Todd School located at 100 Oak Avenue

(PLACED ON UNFINISHED BUSINESS)

[21-0718](#)

A Resolution Approving a Final Plan on Lot 1 and Lot 2 of Fox Valley Apartments-Todd School, located at 100 Oak Avenue, for a Multi-Family Dwelling (1140) use and Social Service Agencies, Charitable Organizations, Health Related Facilities, and similar uses when not operated for pecuniary profit (6630) Use

(PLACED ON UNFINISHED BUSINESS)

Building, Zoning and Economic Development Committee Planning & Development Resolution

- 21-0825** A Resolution Approving a Revision to the Final Plan on Lot 1 of Greenfield Commons Subdivision, Located at 2372 West Indian Trail, for a Processing, Finishing and Assembly Facilities (3140) Use.

Ed Sieben, Director of Zoning and Planning - City of Aurora, spoke briefly regarding this item.

**This P&D Resolution was finalized (appealable).
PDFNL 21-021**

The Building, Zoning and Economic Development Committee Reconvened on October 15, 2021 and discussed a request for Certificate of Appropriateness.

REPORT OF THE FINANCE COMMITTEE TO THE COMMITTEE OF THE WHOLE

Alderman Franco reported that budget books should be distributed by the end of this week.

The Finance Committee Met On October 14, 2021 and Reviewed the Following Items:

- [21-0565](#) A Resolution authorizing approval of an upgraded annual subscription (renewal) for Executive Programs Membership Basic and Leadership Team Service for IT Research and Advisory Services from Gartner, Inc of Stamford, CT.

(PLACED ON CONSENT AGENDA)

- [21-0752](#) A Resolution Authorizing an Agreement with Assured Partners, formerly Group Alternatives, Inc. to Provide Benefit Consulting Services For the Period of January 1, 2022 through December 31, 2024.

(PLACED ON CONSENT AGENDA)

- [21-0763](#) An Ordinance Authorizing A Loan Agreement (Public Water Supply Loan Program - Home Rule Entity) For The Lead Service Line Replacement Project.

Ken Schroth, Director of Public Works - City of Aurora, spoke regarding this item.

(PLACED ON CONSENT AGENDA)

[21-0809](#)

A Resolution authorizing the execution of a Local Public Agency Agreement for Federal Participation with the State of Illinois, the execution of a Phase 1 Engineering Agreement with V3 Companies, Ltd., maximum amount of \$39,154.00, and the appropriation of \$39,154.00 of Motor Fuel Tax (MFT) Funds for Montgomery Road at Wisconsin Central (CN) Railway Tracks Crossing Project, MFT #20-00332-00-FL.

(PLACED ON CONSENT AGENDA)

[21-0811](#)

A Resolution Authorizing the Rehabilitation of River Intake Pump #5 for the Water Production Division in an amount not to exceed \$60,000.00.

(PLACED ON CONSENT AGENDA)

[21-0816](#)

An Ordinance Terminating the Designation of the Aurora Downtown Tax Increment Financing Redevelopment Project Area and Dissolving the Aurora Downtown Special Tax Increment Allocation Fund.

Chris Minick, Chief Financial Officer and Treasurer - City of Aurora, presented regarding this item.

(PLACED ON CONSENT AGENDA)

[21-0820](#)

A Resolution to extend the agreement between the City of Aurora and Seize the Future, doing business as Invest Aurora for a period of five (5) months from October 1, 2021 to March 1, 2022.

Chris Minick, Chief Financial Officer and Treasurer - City of Aurora, presented regarding this item.

(PLACED ON CONSENT AGENDA)

[21-0826](#)

A Resolution Authorizing the Execution of a Sales Tax Reimbursement Agreement with Windfall LLC.

Trevor Dick, Assistant Director of Economic Development - City of Aurora, presented regarding this item.

(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 October 12, 2021
and Reviewed the Following Items:**

[21-0770](#)

A Resolution establishing the maximum number of Class A: Package Sales (Beer & Wine Only/Gas Station) liquor licenses, (unofficially related to the application from 7-Eleven, Inc., d/b/a 7-Eleven #32334H at 2130 W Galena Bl, in Aurora). [Ward 5]

(PLACED ON CONSENT AGENDA)

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

**The Infrastructure & Technology Committee Met On October 11, 2021 and Reviewed
the Following Items:**

[21-0810](#)

A Resolution extending the current Citywide Traffic Signal and Street Light Maintenance contract with Meade Electric Inc., two additional years, for the period December 1, 2021 through November 30, 2023.

(PLACED ON CONSENT AGENDA)

[21-0812](#)

A Resolution authorizing the Director of Purchasing to enter into an agreement with Kovilic Construction Company, Inc., 3721 N. Carnation Street, Franklin Park, IL 60131 in the amount of \$65,000 for Fox River West Dam and Canoe Chute Repairs.

(PLACED ON CONSENT AGENDA)

[21-0815](#)

A Resolution approving the renewal of a 36-month contract for the City of Aurora's Internet bandwidth from Urbancom Communications Inc., Oak Forest, Illinois for an amount of \$206,637.50.

(PLACED ON CONSENT AGENDA)

REPORT OF THE RULES, ADMINISTRATION AND PROCEDURES COMMITTEE**The Rules, Administration and Procedure Committee Met On October 5, 2021 and Reviewed the Following Items:**

[21-0765](#) A Resolution Granting the Authority to Make Modification to Liens Issued Through City Loan and Grant Programs.

(PLACED ON CONSENT AGENDA)

[21-0797](#) A Resolution approving the appointment of Gerald Butters Jr. to the Grand Army of the Republic Memorial Commission (GAR).

(PLACED ON CONSENT AGENDA)

[21-0803](#) A Resolution approving the appointments of members to the city's Human Relations Commission.

(PLACED ON CONSENT AGENDA)

[21-0805](#) An Ordinance Amending Chapter 2, for Record Keeping Purposes, and Amending Article 2-VI-3 to Codify and update Aurora's Advisory Boards and Commissions including The Advisory Commission on Disabilities; the Airport Advisory Board; Bicycle Pedestrian and Transit Board; Economic Development Commission; Education Commission; Sustainable Aurora; Tree Board; Veterans' Advisory Council; and Youth Council

(PLACED ON CONSENT AGENDA)

[21-0806](#) A Resolution approving the appointment of a Ward 1 representative to the Block Grant Working Committee.

(PLACED ON CONSENT AGENDA)

MAYOR'S REPORT

There was no Mayor's Report at this meeting.

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 Alderwoman Garza to adjourn this meeting. The motion carried by voice vote and the meeting adjourned at 6:12 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.org. Every effort will be made to allow for meeting participation.