



City of Aurora

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

Committee of the Whole Meeting Minutes - Draft

Tuesday

October 17, 2023

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 Irvin called the meeting to order at 5:05 p.m. and the roll was called.

Present 13 - Alderman Emmanuel Llamas, Alderwoman Juany Garza, Alderman Ted Mesiacos, Alderman Bill Donnell, Alderman Carl Franco, Alderman Mike Saville, Alderman Brandon Tolliver, Alderwoman Patty Smith, Alderman Edward J. Bugg, Alderwoman Shweta Baid, Alderman John Laesch, Alderman Ron Woerman, and Mayor Richard Irvin

MINUTES OF THE TUESDAY, OCTOBER 3, 2023 COMMITTEE OF THE WHOLE MEETING

[23-0799](#)

Approval of the Minutes of the Tuesday, October 3, 2023, Committee of the Whole Meeting.

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

MAYOR'S REPORT

There was no Mayor's Report at this meeting.

PUBLIC COMMENT

The City Clerk read the Rules of Public Comment and David Cannon spoke regarding HelloFresh and other general comments.

REPORT OF THE BUILDING, ZONING AND ECONOMIC DEVELOPMENT COMMITTEE

The Building, Zoning and Economic Development Committee Met On October 11, 2023 and Reviewed the Following Items:

[23-0175](#)

An Ordinance authorizing Execution of and Establishing the Costs of Recapture for a portion of the Sanitary Sewer Improvements located east of Eola Road and South of Diehl Road

Tracey Vacek, Planner - City of Aurora, spoke regarding this item.

(PLACED ON CONSENT AGENDA)

[23-0752](#)

An Ordinance Authorizing the Execution of a New Lease of Real Estate Agreement between the City of Aurora and T D Hangar, LLC for Lease of Real Estate at the Aurora Municipal Airport.

Steve Andres, Airport Staff - City of Aurora, responded to questions regarding this item.

(PLACED ON CONSENT AGENDA)

[23-0798](#)

An Ordinance Authorizing Execution of and Establishing the Costs for the Scientel Solutions, LLC Recapture Agreement for the Upsizing of Watermain and Roadway Improvements located east of Eola Road and South of Diehl Road

(PLACED ON CONSENT AGENDA)

Building, Zoning and Economic Development Committee Planning & Development Resolution

23-0776

A Resolution Approving the Final Plat for HC Aurora Subdivision located on the west side of Farnsworth Avenue, between Bilter Road and Corporate Boulevard

**This P&D Resolution was finalized (appealable).
PDFNL 23-019**

23-0777

A Resolution Approving a Final Plan on Lot 1 of HC Aurora Subdivision, located at West side of Farnsworth Avenue, between Bilter Road and Corporate Boulevard

**This P&D Resolution was finalized (appealable).
PDFNL 23-020**

**REPORT OF THE
FINANCE COMMITTEE**

The Finance Committee Met On October 12, 2023 and Reviewed the Following Items:

[23-0784](#) A Resolution authorizing the city to accept a grant award of \$487,000 from the Illinois Housing Development Authority (IHDA)-Strong Communities Program Round 2 for the maintenance and demolition of abandoned and blighted residential properties.

(PLACED ON CONSENT AGENDA)

[23-0796](#) An Ordinance Terminating the Designation of the River City Tax Increment Financing Redevelopment Project Area and Dissolving the River City Special Tax Increment Allocation Fund.

Chris Minick, Chief Financial Officer - City of Aurora, responded to questions regarding this item.

(PLACED ON CONSENT AGENDA)

[23-0805](#) Acceptance of the 2022 Annual Financial Reports for the City, TIF funds, and Single Audit and GATA Reports.

(INFORMATION ONLY)

[23-0809](#) A Resolution Authorizing an Intergovernmental Agreement between the City of Aurora and Batavia Public School District No. 101 concerning tax increment financing districts in the vicinity of Farnsworth Avenue and Bilter Road.

(PLACED ON UNFINISHED BUSINESS)

[23-0813](#) Information Only - Overview Discussion of 2024 Budget.

(INFORMATION ONLY)

**REPORT OF THE
PUBLIC HEALTH, SAFETY AND TRANSPORTATION COMMITTEE**

**The Public Health, Safety, and Transportation Committee Meeting Scheduled for
October 10, 2023 was cancelled.**

**REPORT OF THE
INFRASTRUCTURE & TECHNOLOGY COMMITTEE**

**The Infrastructure & Technology Committee Met On October 9, 2023 and
Reviewed the Following Items:**

[23-0678](#)

A Resolution Authorizing the Mayor to execute an intergovernmental agreement, between the City of Aurora and The County of DuPage for central signal system expansion 3, Installation and Future maintenance responsibilities at various locations.

Ken Schroth, Director of Public Works - City of Aurora, responded to questions regarding this item.

(PLACED ON CONSENT AGENDA)

[23-0791](#)

A Resolution awarding Meade, Inc. two-year citywide Traffic Signal and Street Light Maintenance contract.

(PLACED ON CONSENT AGENDA)

[23-0792](#)

A Resolution authorizing the execution of a professional services Phase 2 Engineering Agreement with HR Green, Inc. for the Farnsworth Ave Bilter Rd roadway improvements in the amount of \$1,118,218.72.

(PLACED ON UNFINISHED BUSINESS)

REPORT OF THE RULES, ADMINISTRATION AND PROCEDURES COMMITTEE

The Rules, Administration and Procedure Committee Met On October 3, 2023 and Reviewed the Following Items:

[23-0480](#)

A Resolution approving the appointment of Oscar Ramirez, Jr to the Aurora Veteran's Advisory Board.

(PLACED ON CONSENT AGENDA)

[23-0781](#)

A Resolution approving the appointment of Anderson Lee to the Aurora Planning and Zoning Commission.

(PLACED ON CONSENT AGENDA)

NEW BUSINESS

[23-0829](#)

An Ordinance authorizing the settlement of pending litigation related to the redevelopment of 220 E Downer Pl, Aurora, Illinois and the execution of a third amendment to the redevelopment agreement between the City and Downer Place Lofts, L.P., pursuant to said settlement.

(PLACED ON CONSENT AGENDA)

[23-0841](#)

A Resolution establishing the maximum number of Class D: Downtown Core On-Site Consumption liquor licenses (unofficially related to the application from Amore Mio J&G Corp. at 31-33 W. New York Street). [Ward 6]

The applicants were present and responded to questions regarding this item.

(PLACED ON CONSENT AGENDA)

STAFF REPORT

[22-0940](#)

An informational presentation of the Mayor's Sustainable Aurora Advisory Board on its goals and initiatives.

Alex Minnella, Senior Planner - City of Aurora, presented regarding the Mayor's Sustainable Aurora Advisory Board and responded to questions.

Kristina Murphy, Chair of the Mayor's Sustainable Aurora Advisory Board, presented and overview of Board activities.

Ken Schroth, Director of Public Works - City of Aurora, responded to questions regarding this item.

Mavis Bates, Vice Chair of the Mayor's Sustainable Aurora Advisory Board, spoke briefly regarding this item.

(INFORMATION ONLY)

CLOSED SESSION

A Closed Session was needed pursuant to 5 ILCS 120/2(c)(1) regarding the appointment, employment, compensation, discipline, performance, or dismissal of specific employees and pursuant to 5 ILCS 120/2(c)(11) regarding pending litigation.

A motion was made by Alderman Saville and seconded by Alderwoman Garza to convene in Closed Session immediately prior to the adjournment of this meeting. The motion carried by voice vote.

Mayor Irvin left the meeting at the conclusion of the Open Session and Alderman Saville presided over the Closed Session as Mayor Pro Tem. The Closed Session began at 6:12 p.m., was held pursuant to 5 ILCS 120/2(c)(1) regarding the appointment, employment, compensation, discipline, performance, or dismissal of specific employees and pursuant to 5 ILCS 120/2(c)(11) to discuss litigation. The Closed Session was adjourned at 7:13 p.m.

ADJOURN

A motion was made by Alderman Saville and seconded by Alderwoman Garza to adjourn the Open Session of this meeting. The motion carried by voice vote and the Open Session meeting adjourned to Closed Session at 6:04 p.m.

The Closed Session began at 6:12 p.m. and adjourned at 7:13 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.