



# City of Aurora

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

## Committee of the Whole Meeting Minutes - Draft

Tuesday

February 07, 2023

5:00 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 5:03 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, Alderwoman Scheketa Hart-Burns, Alderwoman Patty Smith, Alderman Edward J. Bugg, Alderwoman Shweta Baid, Alderman Ron Woerman, Alderman Sherman Jenkins, and Mayor Richard Irvin

### MINUTES OF THE TUESDAY, JANUARY 17, 2023 COMMITTEE OF THE WHOLE MEETING

[23-0056](#)

Approval of the Minutes of the Tuesday, January 17, 2023 Committee of the Whole Meeting.

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

### MAYOR'S REPORT

Mayor Irvin presented a Mayoral Proclamation proclaiming February 2023 as Black History Month in Aurora. Mayor Irvin presented Mr. and Miss Black Aurora 2023.

Mayor Irvin remarked and offered prayers for the individuals and public safety personnel involved in the tragic officer-involved shooting that occurred on Sunday, February 5, 2023 in the City of Aurora.

Mayor Irvin introduced Alex Alexandrou, Chief Management Officer - City of Aurora, and John Curley, Chief Development Services Officer - City of Aurora who presented information regarding Factor/HelloFresh. Staff from Factor/HelloFresh were present and presented an update to the Committee of the Whole regarding their efforts so far at mitigating sources of complaints from neighbors of their Aurora facility.

## PUBLIC COMMENT

The City Clerk read the Rules of Public Comment and the following people made comments to the Committee of the Whole:

1. Sandra Gonzalez spoke regarding HelloFresh/Factor.
2. Nicole Mullins spoke regarding HelloFresh/Factor and a mold issue at the former Culture Stock.
3. Mercy Galicia spoke regarding the Illinois Tejano Organization Valentine's Dance and their 20th Annual Tejano Scholarship Festival.

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

The Building, Zoning and Economic Development Committee Met On January 25, 2023 and Reviewed the Following Items:

[22-0938](#)

A Resolution Authorizing the Execution of a License Agreement with RGV Investments, for a Portion of the City Owned Property at 14 W Galena Boulevard for the Construction and Use of a Dumpster Enclosure to Support the Aurora Business Center at 31 W Downer Place, Aurora, Illinois.

**(PLACED ON CONSENT AGENDA)**

[22-1066](#)

An Ordinance Authorizing the Execution of a Second Amendment to the Boundary Agreement with the Village of Oswego.

*Alex Minnella, Planner - City of Aurora, spoke and responded to questions regarding this item.*

**(HELD)**

[23-0029](#)

An Ordinance Approving a Revision to the Butterfield Planned Development District Plan Description on approximately 97 Acres for Property located at 2725 and 2815 Bilter Road being south of Bilter Road and west of N. Eola Road

*Attorney Richard Williams presented on behalf of Seefried Properties regarding this item. A representative of Endeavour Edged presented regarding this item. Doug Houser from Seefried Industrial Properties presented regarding this item.*

**(PLACED ON CONSENT AGENDA)**

[23-0037](#)

An Ordinance Annexing Property, Being Vacant Land, Located at 955 Schomer Road to the City of Aurora, Illinois, 60505.

**(PLACED ON CONSENT AGENDA)**

[23-0044](#) A Resolution Approving a Preliminary Plan and Plat for Butterfield Phase II Unit 5A Subdivision on vacant land located at 2815 Bilter Road being south of Bilter Road and west of N. Eola Road  
**(PLACED ON CONSENT AGENDA)**

[23-0050](#) A Resolution Authorizing a Limited Operator Agreement with Northrop Aviation Dispatch Academy, LLC at the Aurora Municipal Airport for a period of One Year.  
**(PLACED ON CONSENT AGENDA)**

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

**23-0036** A Resolution Approving a Final Plan on Lot 2 of U-Haul Center of Aurora, located Near the Southwest Corner of Ogden Avenue and South State Route 59, for a Mini-Storage, Common Corridor (3341) Use.

**This P&D Resolution was finalized (appealable).  
PDFNL 23-001**

**23-0049** A Resolution Approving a Final Plan on Lot 7 of Orchard Road Subdivision located at 1350 N. Orchard Road

**This P&D Resolution was finalized (appealable).  
PDFNL23-002**

**23-0055** A Resolution approving a Final Plan for the property located at 3181 North Aurora Road for a Day Care (6130)

**This P&D Resolution was finalized (appealable).  
PDFNL23-003**

**REPORT OF THE  
FINANCE COMMITTEE**

**The Finance Committee Met On January 26, 2023 and Reviewed the Following  
Items:**

[22-1076](#) A Resolution authorizing the execution of a Phase II Engineering Agreement with HR Green, Inc., maximum amount of \$39,700.00 and appropriating Motor Fuel Tax Funds for McCoy Drive at Cheshire Drive Traffic Signal Installation project with MFT section number 23-00361-00-TL.

**(PLACED ON CONSENT AGENDA)**

- [23-0007](#) A Resolution to accept Mettle Sports for the purchase of a portable, soccer field & transportation/maintenance services for the Youth Services Division in the amount not to exceed \$61,000.  
**(PLACED ON CONSENT AGENDA)**
- [23-0017](#) A Resolution authorizing the execution of a Joint Funding Agreement with the State of Illinois, the execution of a Phase 2 Design Engineering Agreement with Civiltech Engineering, Inc. in the amount not to exceed \$53,916.00, and the appropriation of \$53,916.00 of MFT Funds for the Farnsworth Avenue at Marshall Boulevard and Illinois Prairie Path Improvement Project.  
**(PLACED ON CONSENT AGENDA)**
- [23-0061](#) A Resolution authorizing the Mayor and City Clerk to execute a not-to-exceed agreement for Design Phase Engineering Services in the amount of \$107,000 for the Rehabilitate Auto Parking Lots and Entrance Road Project (ARR 4544) with Crawford, Murphy and Tilly, Inc.  
**(PLACED ON CONSENT AGENDA)**
- [23-0062](#) A Resolution authorizing the Mayor and City Clerk to execute a not-to-exceed agreement for Design Phase Engineering Services in the amount of \$34,700 for the Overlay SE Quadrant Airport Perimeter Roadways - Phase 2 Project (ARR 4565) with Crawford, Murphy and Tilly, Inc.  
**(PLACED ON CONSENT AGENDA)**

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

**The Public Health, Safety and Transportation Committee Met On January 24,  
2023 and Reviewed the Following Items:**

- [23-0051](#) A Resolution Approving the 2023 Quality of Life Grants in the amount of \$1,050,800  
**(PLACED ON UNFINISHED BUSINESS)**
- [23-0052](#) A Resolution Authorizing Approval of the 2023 Annual Action Plan and Annual Action Plan Substantial Amendment 2023-#1Funding Recommendations  
**(PLACED ON UNFINISHED BUSINESS)**

## REPORT OF THE INFRASTRUCTURE & TECHNOLOGY COMMITTEE

### The Infrastructure & Technology Committee Met On January 23, 2023 and Reviewed the Following Items:

[22-0777](#)

A Resolution authorizing a professional engineering services agreement with CDM Smith Inc., to conduct a Corrosion Control Treatment Optimization Study for the Water Production Division in an amount not-to-exceed of \$1,168,390.00.

*Bob Leible, Superintendent of Water Production - City of Aurora, responded to questions regarding this item.*

**(PLACED ON UNFINISHED BUSINESS)**

[23-0015](#)

A Resolution authorizing the purchase of replacement and additional vehicles for the City of Aurora Fleet from National Auto Fleet Group, through Sourcewell, for \$169,717.92.

**(PLACED ON CONSENT AGENDA)**

[23-0034](#)

A Resolution authorizing the execution of permits with the State of Illinois for maintenance and construction on State highways.

**(PLACED ON CONSENT AGENDA)**

[23-0046](#)

A Resolution authorizing the Director of Purchasing to enter into a professional services agreement with Associated Technical Services, LTD, Villa Park, IL for water main leak detection services in the amount of \$362,461.37.

**(PLACED ON CONSENT AGENDA)**

## REPORT OF THE RULES, ADMINISTRATION AND PROCEDURES COMMITTEE

### The Rules, Administration and Procedure Committee Met On January 17, 2023 and Reviewed the Following Items:

[23-0021](#)

A Resolution approving the appointment of Joseph Sanchez to the Aurora Airport Advisory Board.

**(PLACED ON CONSENT AGENDA)**

[23-0025](#)

A Resolution authorizing the 2023 Ward Neighborhood Clean-Up and Shred Events in all Wards in the City of Aurora.

**(PLACED ON CONSENT AGENDA)**

[23-0035](#) A Resolution authorizing the appointment of Michael Carrasco, David Tellner, Curtis Wilson, Pedro Rodriguez and re-appointment of Jose Jesus Cervantes and Randy Fisher to the Veterans Advisory Council.  
**(PLACED ON CONSENT AGENDA)**

[23-0045](#) Overview and discussion of proposed changes to Chapter 25, Article XII "Mobile Food Unit Vendors".  
**(INFORMATION ONLY)**

### **NEW BUSINESS**

[23-0080](#) A motion authorizing and directing the Chief Human Resources Officer to execute a settlement agreement on behalf of the City in worker's compensation claim #189271440-001  
**(PLACED ON CONSENT AGENDA)**

[23-0096](#) An Ordinance extending the temporary moratorium on Chapter 25, Article XII Mobile Food Unit Vendors until March 28, 2023 or the passage of amendments to Chapter 25, Article XII Mobile Food Unit Vendors.  
**(PLACED ON CONSENT AGENDA)**

### **STAFF REPORT**

[22-1074](#) Aurora STEAM Academy Impact & Outcomes | Staff Report 2022.  
**(HELD)**

### **CLOSED SESSION**

*There was no need for a Closed Session at this meeting.*

### **ADJOURN**

**Prior to the adjournment of this meeting, Alderwoman Smith recognized her successful 2nd mid-year school supply event that was recently held.**

**A motion was made by Alderman Franco and seconded by Alderwoman Hart-Burns to adjourn. The motion carried by voice vote and the meeting adjourned at 6:38 p.m.**

**Submitted by:**

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**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](mailto:cityclerk@aurora-il.org). Every effort will be made to allow for meeting participation.**