



City of Aurora

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

Committee of the Whole Meeting Minutes - Final

Tuesday
September 17, 2019
5:00 PM

ROLL CALL

Mayor Irvin called the meeting to order at 5:10 P.M. and the roll was called.

Present 11 - Alderman Emmanuel Llamas, Alderman Juany Garza, Alderman Carl Franco, Alderman Mike Saville, Alderman Scheketa Hart-Burns, Alderman Patty Smith, Alderman Edward Bugg, Alderman Judd Lofchie, Alderman Sherman Jenkins, Alderman Bob O'Connor, and Mayor Richard Irvin

Absent 2 - Alderman Ted Mesiacos, and Alderman Bill Donnell

MINUTES OF THE MEETINGS OF TUESDAY, AUGUST 20, 2019 AND TUESDAY, SEPTEMBER 3, 2019:

[19-0769](#)

Approval of the Tuesday, August 20, 2019 Committee of the Whole Minutes.

A motion was made by Alderman Franco, seconded by Alderman Saville to approve the minutes as presented. The motion carried by a voice vote.

[19-0786](#)

Approval of the Tuesday, September 3, 2019 Committee of the Whole Minutes.

A motion was made by Alderman Bugg, seconded by Alderman Franco to approve the minutes as presented. The motion carried by a voice vote.

PUBLIC COMMENT

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

The Building, Zoning and Economic Development Committee Met On Wednesday,
September 11, 2019 and Reviewed the Following Items:

- [19-0727](#) A Resolution Authorizing an Intergovernmental Agreement between the City of Aurora and the Village of Montgomery.
Alex Minella, Planner in the Mayor's Office of Economic Development, provided an overview of this item.
(PLACED ON CONSENT AGENDA)
- [19-0782](#) An Ordinance Vacating a Water Easement to the City on the Property located at 808 N State Route 59 and 724 N. State Route 59, in DuPage County, Aurora Illinois 60504
(PLACED ON CONSENT AGENDA)
- [19-0796](#) A Resolution Initiating a Public Hearing to Consider the Revisions to Aurora's Zoning Ordinance 3100 to Section 3.3 Definitions, Section 4.3 Special Uses & Structures and Table One: Use Categories
Ed Sieben, Director of Zoning for the City of Aurora, spoke briefly on this item.
Deborah Lang, Assistant Corporation Counsel, answered questions from the Aldermen.
(PLACED ON CONSENT AGENDA)
- [19-0799](#) A Resolution Authorizing the Execution of a Historic Preservation Grant Agreement with Marcus and Jennifer Contaldo for 77 S. View Street
(PLACED ON CONSENT AGENDA)
- [19-0800](#) A Resolution Authorizing the Execution of a Historic Preservation Grant Agreement with Todd and Erin Spencer for 102 N. View Street
(PLACED ON CONSENT AGENDA)
- [19-0801](#) A Resolution Authorizing the Execution of a Historic Preservation Grant Agreement with Ilda Valdez for 112 S. 4th Street
(PLACED ON CONSENT AGENDA)
- [19-0802](#) A Resolution Authorizing the Execution of a Historic Preservation Grant Agreement with Anne and Thomas Ringrose for 203 N. View Street
(PLACED ON CONSENT AGENDA)
- [19-0803](#) A Resolution Authorizing the Execution of a Historic Preservation Grant Agreement with George Padgen and Susan Kubira for 204 S. Lincoln Avenue
(PLACED ON CONSENT AGENDA)
- [19-0804](#) A Resolution Authorizing the Execution of a Historic Preservation Grant Agreement with Jean and Mike McKee for 325 Sunset Avenue
(PLACED ON CONSENT AGENDA)

- [19-0805](#) A Resolution Authorizing the Execution of a Historic Preservation Grant Agreement with Jason Redelman for 351 Lawndale Avenue
(PLACED ON CONSENT AGENDA)
- [19-0806](#) A Resolution Authorizing the Execution of a Historic Preservation Grant Agreement with Laura L. Perry for 415 Oak Avenue
(PLACED ON CONSENT AGENDA)
- [19-0807](#) A Resolution Authorizing the Execution of a Historic Preservation Grant Agreement with Jordan Jeffries for 424 W. New York Street
(PLACED ON CONSENT AGENDA)
- [19-0808](#) A Resolution Authorizing the Execution of a Historic Preservation Grant Agreement with Westin Trevor McMaken for 435 W. New York Street
(PLACED ON CONSENT AGENDA)
- [19-0809](#) A Resolution Authorizing the Execution of a Historic Preservation Grant Agreement with Ariana Romualdo for 437 E. Downer Place
(PLACED ON CONSENT AGENDA)
- [19-0810](#) A Resolution Authorizing the Execution of a Historic Preservation Grant Agreement with Oscar Aceves for 453 Iowa Avenue
(PLACED ON CONSENT AGENDA)
- [19-0811](#) A Resolution Authorizing the Execution of a Historic Preservation Grant Agreement with Ramon Prado, Jr. for 518 Oak Avenue
(PLACED ON CONSENT AGENDA)
- [19-0812](#) A Resolution Authorizing the Execution of a Historic Preservation Grant Agreement with Donna L. Rubar for 702 Palace Street
(PLACED ON CONSENT AGENDA)

Building, Zoning and Economic Development Committee Planning & Development Resolution

- 19-0718** A Resolution Approving a Building, Zoning, and Economic Development Committee Resolution Approving a Revision to the Final Plan on Lot 201, Phase II, Unit 2-1 of the Butterfield Subdivision, located at 2759 North Eola Road, for a Warehouse, Distribution and Storage Services (3300) Use
This P&D Resolution was finalized (appealable)

**REPORT OF THE
FINANCE COMMITTEE
TO THE COMMITTEE OF THE WHOLE**

**The Finance Committee Met On Thursday, September 12, 2019 and Reviewed the
Following Items:**

[19-0781](#)

A Resolution Establishing Amusement Fees Charged by the City of Aurora.

Marissa Spencer, Assistant Corporation Counsel and Charles Koch, Assistant Director of Finance, Revenue and Collections presented briefly on this item.

(PLACED ON CONSENT AGENDA)

[19-0767](#)

A Resolution authorizing the Director of Purchasing to execute a Change Order to the existing contract with LJ Morse Construction Company, 128 S. Broadway, Aurora, IL 60505 in the amount of \$49,123.41 for additional services required to renovate the 2nd Floor Bridge within the Development Services Center located at 77 S. Broadway.

(PLACED ON CONSENT AGENDA)

[19-0779](#)

A Resolution Approving Consulting Agreements with Kane McKenna and Associates to conduct Tax Increment Financing Eligibility studies for the Avalon Heights and Fox Valley Mall Areas at a not to exceed cost of \$82,000.

(PLACED ON CONSENT AGENDA)

[19-0823](#)

A Resolution Authorizing a Redevelopment Agreement (RDA) between the City of Aurora and JH Real Estate Partners, LLC (JH) for the redevelopment of the 2-4 North River Street, commonly known as the Hobbs Building and 6-12 North River Street.

David Dibo, Director of Economic Development, John Curley, Chief Development Services Officer and Marty Lyons, Chief Financial Officer, provided a PowerPoint presentation for the City Council on this project and answered questions from the Aldermen.

Don Hughes introduced the development team, JH Real Estate Partners, Gary Anderson Architects and Bush Construction.

(PLACED ON UNFINISHED BUSINESS)

[19-0785](#) An Ordinance Amending the Municipal Code of the City of Aurora by the Addition of Chapter 44 Imposing a Municipal Adult Recreational Cannabis Retailer's Occupation Tax.

Marty Lyons, Chief Financial Officer, presented briefly on this item and answered questions from the Aldermen.

(PLACED ON UNFINISHED BUSINESS)

[19-0820](#) An Ordinance authorizing the execution of a contract for the sale of approximately 25.135 acres of real property located south of Mettel Rd. and east of Aurora Ave in the City of Aurora to the Illinois State Toll Highway Authority in the amount of six million, twenty thousand dollars (\$6,020,000.00) and authorizing the City's officers and employees to complete the contemplated transaction.

(PLACED ON UNFINISHED BUSINESS)

[19-0824](#) An Ordinance Amending the Business District Retailers' Occupation Tax Rate, the Business District Service Occupation Tax Rate and the Hotel Operators' Occupation Tax Rate Imposed in Ordinance 19-058 Within the Boundaries of the Aurora Business District No. 1 (Pacifica Square Business District).

(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 Tuesday, September 10, 2019 and Reviewed the Following Items:

[19-0751](#) A Resolution Authorizing Annual Action Plan Substantial Amendment (2019-#2) to allocate 2018 Emergency Solutions Grant (ESG) funding in the amount of \$126,000 to Public Action to Deliver Shelter (PADS) also known as Hased House.

(PLACED ON CONSENT AGENDA)

[19-0771](#) A Resolution authorizing the execution of a memorandum of understanding between the City of Aurora, Kane County and the City of Elgin; the participation in the 2019 Edward Byrne Memorial Justice Assistance Grant (JAG) program; and the use of the City of Aurora's portion toward the Aurora Police Department equipment purchase.

(PLACED ON CONSENT AGENDA)

- [19-0774](#) A Resolution authorizing the City of Aurora to enter into a Memorandum of Understanding (MOU) between the City of Aurora Police Department and the Illinois National Guard Counterdrug Task Force.
(PLACED ON CONSENT AGENDA)
- [19-0793](#) A Resolution establishing the maximum number of Class R City of Aurora liquor licenses (*unofficially related to application from: The Two Brothers Roundhouse, Inc. d/b/a Two Brothers Artisan Spirits, located at 205 N. Broadway, Aurora, Illinois.*).
(PLACED ON CONSENT AGENDA)
- [19-0795](#) A Resolution authorizing the City of Aurora to enter into a Memorandum of Understanding between the Bureau of Alcohol, Tobacco, Firearms and Explosives (ATF), and the Aurora Police Department (APD).
(PLACED ON CONSENT AGENDA)
- [19-0773](#) Tag Day: Girl Scouts of Northern Illinois Cookie Sales Program from January 8, 2020 to March 22, 2020.
(INFORMATION ONLY)
- [19-0775](#) Tag Day: Girl Scouts of Northern IL Fall Product Program from October 7, 2019 to October 26, 2019.
(INFORMATION ONLY)
- [19-0787](#) Tag Day: Girl Scouts of Greater Chicago and Northwest Indiana Cookie Sales Program from January 1, 2020 to January 19, 2020.
(INFORMATION ONLY)
- [19-0788](#) Tag Day: Girl Scouts of Greater Chicago and Northwest Indiana Fall Product Program from October 1, 2019 to October 20, 2019.
(INFORMATION ONLY)
- [19-0789](#) Tag Day: Kiwanis Club of Aurora Annual Peanut Day fundraiser September 16, 2019 to November 2, 2019 at various locations in Aurora as well as the train stations.
(INFORMATION ONLY)

[19-0790](#)

Tag Day: Boy Scouts Troop 81 Annual Fundraiser Pancake Breakfast at Metea Valley High School and Waubonsie Valley High School boundary areas. May be sales at various retail businesses from September 7, 2019 to October 26, 2019.

(INFORMATION ONLY)

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

**The Infrastructure & Technology Committee Met On Monday, September 9, 2019 and
Reviewed the Following Items:**

[19-0726](#)

A Resolution authorizing the Director of Purchasing to enter into an agreement with Rush Power Systems LLC for preventative maintenance of the City of Aurora's lift station and shop emergency generators..

(PLACED ON CONSENT AGENDA)

[19-0746](#)

A Resolution authorizing a Master License Agreement between the City and Chicago SMSA Limited Partnership d/b/a Verizon Wireless, to facilitate the installation of small wireless facilities on City structures within public rights of way pursuant to the Small Wireless Facilities Deployment Act.

Ken Schroth, Director of Public Works, spoke on this item.

(PLACED ON CONSENT AGENDA)

[19-0763](#)

A Resolution Awarding the Trask St., N. Loucks St., & N. Kendall St. Sanitary Sewer CIPP Lining contract to Michels Pipe Services; a division of Michels Corporation, 817 Main Street, P.O. Box 128, Brownsville, WI 53006 in the amount of one hundred sixty-nine thousand, three hundred and sixty-three dollars and zero cents (\$169,363.00).

(PLACED ON CONSENT AGENDA)

[19-0770](#)

A Resolution to award a contract to H. Linden & Sons Sewer and Water, Inc. in the amount of \$68,830.00 for the 2019 Driveway, Sidewalk, and Drainage Improvements project.

(PLACED ON CONSENT AGENDA)

[19-0742](#)

A Resolution authorizing the Aurora Division of Parks and Recreation to apply for a \$109,000 grant from the Illinois Department of Natural Resources for improvements at McCarty Park.

Gio Santana, Director of Parks, Ken Schroth, Director of Public Works and John Russell presented briefly on this item and answered questions related to this item.

(PLACED ON UNFINISHED BUSINESS)

REPORT OF THE RULES, ADMINISTRATION AND PROCEDURES COMMITTEE

The Rules, Administration and Procedure Committee Met On Tuesday, September 3, 2019 and Reviewed the Following Items:

[19-0709](#)

A Resolution Reappointing Ed Barsotti, Charlie Zine and Doug Johnson to the Aurora Bicycle, Pedestrian and Transit Advisory Board.

(PLACED ON CONSENT AGENDA)

[19-0757](#)

A Resolution appointing Dezember Barnes to the Aurora Youth Council.

(PLACED ON CONSENT AGENDA)

MAYOR'S REPORT

ALDERMAN'S CORNER OR STAFF REPORT

[19-0570](#)

An informational presentation of the Sustainable Aurora Advisory Board on the 2019 Aurora Sustainability Plan to update the existing 2009 Aurora Sustainability Plan. (City of Aurora- 19-0570 / KDWK-19.104-PZ/S - AM)

Alex Minella, Planner in the Mayor's Office of Economic Development, introduced the members of Sustainable Aurora. Caryl Riley, Chair of Sustainable Aurora provided a brief presentation on the proposed updates to the city's Sustainability Plan.

(INFORMATION ONLY)

[19-0684](#)

Animal Care and Control Update

Anna Payton, Director of Animal Care and Control provided a PowerPoint presentation and update on the activities of the department.

(INFORMATION ONLY)

REQUESTS AND REFERRALS

[19-0825](#)

Requesting approval of a Final Plan for Lot 3 of Citizens First National Bank Business Park Subdivision located at 1521 Ogden Avenue for a mixture of Business and Professional, Office (2400), Retail Sales or Service (2100), and Restaurant with a drive-through facility (2530) uses (Param Vijay - 19-0825 / OS01/1-19.054-Fpn - JM - Ward 9)

This Petition was forwarded to Planning Council.

[19-0829](#)

Requesting Approval of a Special Use for a Class E Liquor License within Five Hundred Feet of a Residential Property, on Lot 48, Lot 49, and Lot 50 of the Bishop Park Subdivision, located at 918 North Highland Avenue (Primos Tacos - 19-0829 / AU16/2-17.161-Su - SB - Ward 4)

This Petition was forwarded to Planning Council.

CLOSED SESSION

A motion was made by Alderman Hart-Burns, seconded by Alderman Jenkins to go into Closed Session immediately following the close of this meeting to discuss matters relating to Pending Litigation pursuant to 5 ILCS 120/2(c)(11) and the purchase of real property under 5 ILCS 120/2(c)(5) of the Open Meetings Act.

The motion carried by the following vote:

Aye: 7- Alderman Llamas, Alderman Garza, Alderman Saville, Alderman Hart-Burns, Alderman Smith, Alderman Jenkins, Alderman O'Connor

ADJOURN

A motion was made by Alderman Hart-Burns, seconded by Alderman Saville to adjourn the meeting following the closed session. The motion carried by a voice vote and the meeting adjourned to go into closed session at 6:51 P.M.

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.