



City of Aurora

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

Committee of the Whole

Agenda - Final

Tuesday

March 04, 2025

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. Call the City Clerk's Office at (630) 256-3070 with questions. Please refer to the last page of this agenda for information regarding translation & reasonable accommodation requests.

ROLL CALL

MINUTES OF THE TUESDAY, FEBRUARY 18, 2025 COMMITTEE OF THE WHOLE MEETING

[25-0168](#) Approval of the Minutes of the Tuesday, February 18, 2025, Committee of the Whole Meeting.

MAYOR'S REPORT

PUBLIC COMMENT

REPORT OF THE BUILDING, ZONING AND ECONOMIC DEVELOPMENT COMMITTEE

The Building, Zoning and Economic Development Committee Met On February 27, 2025 and Reviewed the Following Items:

[25-0152](#) An Ordinance Establishing a Conditional Use Planned Development, Approving the Abbey Meadows 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-4A Two-Family Dwelling District and OS-1 Conservation, Open Space And Drainage for the property located on the east side of Raddant Road at Mesa Lane extended

COMMITTEE RECOMMENDED: APPROVAL 5-0

[25-0153](#) An Ordinance amending Chapter 49 of the Code of Ordinances, City of Aurora, by modifying the zoning map attached thereto to rezone approximately 0.01 acres of the property located on the east side of Raddant Road at Mesa Lane extended from R-1 (C) One-Family Dwelling District with a Conditional Use to R-1 One-Family Dwelling District to remove the property from the Marmion Academy Plan Description

COMMITTEE RECOMMENDED: APPROVAL 5-0

[25-0154](#) A Resolution Approving a Preliminary Plan and Plat for Lots 1-51 of Abbey Meadows Subdivision, on vacant land located on the east side of Raddant Road at Mesa Lane extended

COMMITTEE RECOMMENDED: APPROVAL 5-0

[25-0165](#) An Ordinance Vacating a City Easement on the Property located at 4173 Ogden Avenue, in DuPage County, Aurora, Illinois 60504

COMMITTEE RECOMMENDED: APPROVAL 5-0

[25-0177](#) A Resolution Initiating a Public Hearing to Consider the Revisions to Aurora's Comprehensive Plan for Obvious Changes Throughout the City of Aurora.

COMMITTEE RECOMMENDED: APPROVAL 5-0

REPORT OF THE FINANCE COMMITTEE

The Finance Committee Met On February 27, 2025 and Reviewed the Following Items:

[24-0915](#) A Resolution authorizing the Director of Purchasing to enter into an agreement with Upland Design LTD of Plainfield, IL in an amount not to exceed \$160,000 to design renovations to Garfield Park.

COMMITTEE RECOMMENDED: APPROVAL 5-0

[25-0147](#) A Resolution Authorizing the Execution of a Redevelopment Agreement Between the City of Aurora and North Island Apartments LP to Provide a Loan in the Amount of \$400,000 in Community Development Block Grant (CDBG) Funds for a Roof Replacement of Affordable Senior Housing Development Building Located at 2 N. Stolp Avenue.

COMMITTEE RECOMMENDED: APPROVAL 5-0

[25-0148](#) A Resolution Authorizing the Execution of a Modification to a Redevelopment Agreement between the City of Aurora and Community Housing Advocacy and Development (CHAD) to Modify Loan Terms for Project HOME-2010-01.

COMMITTEE RECOMMENDED: APPROVAL 5-0

[25-0149](#) A Resolution Authorizing the Execution of a Modification to a Redevelopment Agreement Between the City of Aurora and Community Housing Advocacy and Development (CHAD) Modify Loan Terms for Project HOME-2011-01.

COMMITTEE RECOMMENDED: APPROVAL 5-0

[25-0150](#) A Resolution Authorizing the Execution of a Modification to a Redevelopment Agreement Between the City of Aurora and Association for Individual Development (AID) to Modify Loan Terms for Project HOME-2012-01.

COMMITTEE RECOMMENDED: APPROVAL 5-0

[25-0151](#) A Resolution Authorizing the Execution of a Modification to a Redevelopment Agreement Between the City of Aurora and Association for Individual Development (AID) to Modify Loan Terms for Project HOME-2013-02.

COMMITTEE RECOMMENDED: APPROVAL 5-0

[25-0171](#) A Resolution approving a service agreement between the City and the County of Kendall for the provision of Demand-Response Transportation through 2027.

COMMITTEE RECOMMENDED: APPROVAL 5-0

[25-0181](#) A Resolution authorizing approval of a Short-Term Loan Agreement between the City of Aurora and Delicia Bowling for the purpose of facilitating the opening of The Soul Spot, a soul food restaurant, in Unit E4 at the Fox Valley Mall located at 195 Fox Valley Center Dr, Aurora, IL 60504

COMMITTEE RECOMMENDED: APPROVAL 5-0

[25-0182](#) A Resolution authorizing approval of a Loan Agreement between the city of Aurora and Jamie Gilmore and a third amendment to the redevelopment agreement with Urban Equity Properties (UEP) for the purpose of facilitating the redevelopment of the vacant commercial space located at the ground level at 2 N. Broadway in downtown Aurora

COMMITTEE RECOMMENDED: APPROVAL 5-0

REPORT OF THE PUBLIC HEALTH, SAFETY AND TRANSPORTATION COMMITTEE

The Public Health, Safety and Transportation Committee Met On February 25, 2025 and Reviewed the Following Items:

[25-0072](#) A Resolution Authorizing Approval of the 2025-2029 Consolidated Plan, Neighborhood Revitalization Strategy Area Amendment, 2025 Annual Action Plan, and Substantial Amendment 2025-#1

COMMITTEE RECOMMENDED: APPROVAL 4-0

[25-0075](#) A Resolution Approving the 2025 Quality of Life Grants in the Amount of \$910,773.

COMMITTEE RECOMMENDED: APPROVAL 4-0

[25-0161](#) A Resolution establishing the maximum number of licenses for tattoo and body art establishments in accordance with Chapter 25, Article XI "Tattoo and Body Art Establishments".

COMMITTEE RECOMMENDED: APPROVAL 4-0

REPORT OF THE INFRASTRUCTURE & TECHNOLOGY COMMITTEE

The Infrastructure & Technology Committee Met On February 24, 2025 and Reviewed the Following Items:

- [25-0143](#) A Resolution Awarding the 2025 Sanitary Sewer CIPP Lining to National Power Rodding Corp. in the amount of \$894,315.00
COMMITTEE RECOMMENDED: APPROVAL 5-0
- [25-0162](#) A Resolution to award the N. Kingsway Dr. and Kenilworth Pl. Water Main Replacement project, located in Ward 5, to Gerardi Sewer & Water Co., in the bid amount of one million forty-eight thousand four hundred sixty-five dollars and zero cents (\$1,048,465.00).
COMMITTEE RECOMMENDED: APPROVAL 5-0
- [25-0163](#) A Resolution to award the Broadway Avenue Sewer Separation project located in Ward 4 to Performance Construction & Engineering, LLC in the bid amount of \$3,338,777.00.
COMMITTEE RECOMMENDED: APPROVAL 4-0
- [25-0164](#) A Resolution authorizing the Director of Purchasing to purchase a one-year renewal of a DocuSign Contract Lifecycle Management (CLM) subscription from Carahsoft Technology Corporation of Reston, Virginia, for an amount not to exceed \$94,720.80.
COMMITTEE RECOMMENDED: APPROVAL 5-0
- [25-0170](#) A Resolution Authorizing a Memorandum of Understanding with the Fox Valley Music Foundation for the Calendar Year of 2025.
COMMITTEE RECOMMENDED: APPROVAL 5-0

REPORT OF THE RULES, ADMINISTRATION AND PROCEDURES COMMITTEE

The Rules, Administration and Procedure Committee Met On February 18, 2025 and Reviewed the Following Items:

- [25-0135](#) Recommended changes to the Aldermen's Office Mileage Reimbursement Policy.
COMMITTEE RECOMMENDED: APPROVAL 5-0 (AS AMENDED)
- [25-0137](#) A Resolution appointing Brad Banks to the "Sister Cities Commission" (SCC).
COMMITTEE RECOMMENDED: APPROVAL 5-0
- [25-0141](#) An Ordinance amending Sec. 2-185 of the Code of Ordinances with respect to the obligations of members of the City's Boards and Commissions.
COMMITTEE RECOMMENDED: APPROVAL 5-0
- [25-0144](#) Boards and Commissions Report.
INFORMATION ONLY - [NO ACTION NEEDED AT C.O.W.]

[25-0157](#) A Resolution approving the appointment of Gretchen Timm to the Aurora Area Convention and Visitors Bureau Board (AACVB).

COMMITTEE RECOMMENDED: APPROVAL 5-0

R.A.P. Committee Resolutions Approved on February 18, 2025:

25-0136: A Resolution authorizing the 2025 Ward 9 Scholarship Program.

(Approved 5-0 with enactment number RAP25-001)

[No Action needed at C.O.W. on this item.]

NEW BUSINESS

[25-0187](#) A motion authorizing and directing the Chief Human Resources Officer to execute settlement agreements on behalf of the City in Worker's Compensation Claims; #22Q051558960 + 23Q051562255 and 20Q051559206

[25-0188](#) A Resolution approving the execution of an agreement with the Kane County Health Department for an Opioid Overdose Reversal Agent Vending Machine at the Aurora Transit Center.

STAFF REPORT

CLOSED SESSION

ADJOURN

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 requiring language translation and/or 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.us. Every effort will be made to allow for meeting participation.

Cualquier persona que requiera traducción de idiomas y/o tenga una discapacidad y solicite una adaptación razonable para poder participar en una junta pública, debe comunicarse con la Oficina de la Secretaría Municipal al menos 48 horas antes de la junta programada. Puede comunicarse con la Oficina de la Secretaría Municipal en persona en 44 E. Downer Place, Aurora Illinois, por teléfono al 630-256-3070 o por correo electrónico a CityClerk@aurora.il.us. Se hará todo lo posible para permitir la participación en la junta.