



# City of Aurora

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

## Committee of the Whole Meeting Minutes - Final

Tuesday

March 04, 2025

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. 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

**Mayor Pro Tem Saville called the meeting to order at 5:03 pm and the roll was called.**

**Present** 12 - Alderman Daniel Barreiro, 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, and Alderman Ron Woerman

**Absent** 1 - Mayor Richard Irvin

### 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.

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

### MAYOR'S REPORT

*There was no Mayor's Report.*

**PUBLIC COMMENT**

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

1. Denny Wowra and Veronica Adame spoke regarding the Citizen's Police Academy Alumni Association of Aurora.
2. Rick Lawrence spoke regarding the neighborhood.

**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

**(PLACED ON CONSENT AGENDA)**

[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

**(PLACED ON CONSENT AGENDA)**

[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

**(PLACED ON CONSENT AGENDA)**

[25-0165](#)

An Ordinance Vacating a City Easement on the Property located at 4173 Ogden Avenue, in DuPage County, Aurora, Illinois 60504

**(PLACED ON CONSENT AGENDA)**

[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.

(PLACED ON CONSENT AGENDA)

### 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.

*Ken Schroth, Director of Public Works and Alex Alexandrou, Chief Management Officer - City of Aurora, responded to questions.*

(PLACED ON CONSENT AGENDA)

[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.

*Chris Ragona, Director of Community Services - City of Aurora spoke briefly. Hugh Ryder of North Island Apartments LP, responded to questions.*

(PLACED ON CONSENT AGENDA)

[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.

(PLACED ON CONSENT AGENDA)

[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.

(PLACED ON CONSENT AGENDA)

[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.

**(PLACED ON CONSENT AGENDA)**

[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.

**(PLACED ON CONSENT AGENDA)**

[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.

**(PLACED ON CONSENT AGENDA)**

[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

**(HELD)**

[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

*Jamie Gilmore was present via teleconference.*

*David Dibo, Director of Economic Development - City of Aurora, presented.*

*Chris Minick, Chief Financial Officer - City of Aurora, presented and responded to questions.*

*Jeff Orduno and Justin Fern, Urban Equity Properties, presented and responded to questions.*

**(PLACED ON UNFINISHED BUSINESS)**

**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  
**(PLACED ON CONSENT AGENDA)**

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

**Alderman Bugg indicated that he will recuse himself from the final vote on this item.**

[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".  
**(PLACED ON CONSENT AGENDA)**

**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  
**(PLACED ON CONSENT AGENDA)**

[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).  
**(PLACED ON CONSENT AGENDA)**

[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.  
**(PLACED ON CONSENT AGENDA)**

[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.

**(PLACED ON CONSENT AGENDA)**

[25-0170](#) A Resolution Authorizing a Memorandum of Understanding with the Fox Valley Music Foundation for the Calendar Year of 2025.

**(PLACED ON CONSENT AGENDA)**

## **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.

**(PLACED ON UNFINISHED BUSINESS)**

[25-0137](#) A Resolution appointing Brad Banks to the "Sister Cities Commission" (SCC).

**(PLACED ON CONSENT AGENDA)**

[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.

*Alex Voigt, Deputy Chief of Staff - City of Aurora, presented and responded to questions.*

**(PLACED ON CONSENT AGENDA)**

[25-0144](#) Boards and Commissions Report.

*Alex Voigt, Deputy Chief of Staff - City of Aurora, presented and responded to questions.*

**(INFORMATION ONLY)**

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

**(PLACED ON CONSENT AGENDA)**

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

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

**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; #22Q05I558960 + 23Q05I562255 and 20Q05I559206

**(PLACED ON CONSENT AGENDA)**

[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.

*Alex Alexandrou, Chief Management Officer - City of Aurora, spoke and responded to questions.*

**(PLACED ON CONSENT AGENDA)**

**STAFF REPORT**

*There was no Staff Report.*

**CLOSED SESSION**

*There was no need for a Closed Session.*

**ADJOURN**

**A motion was made by Alderman Franco and seconded by Alderwoman Smith to adjourn this meeting. The motion carried by voice vote and the meeting adjourned at 6:23 pm.**

**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 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](mailto: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](mailto:CityClerk@aurora.il.us). Se hará todo lo posible para permitir la participación en la junta.**