



# City of Aurora

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

## Committee of the Whole

### Agenda - Final

Tuesday

May 02, 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

### MINUTES OF THE TUESDAY, APRIL 18, 2023 COMMITTEE OF THE WHOLE MEETING

[23-0324](#) Approval of the Minutes of the Tuesday, April 18, 2023 Committee of the Whole Meeting.

### PUBLIC COMMENT

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

**The Building, Zoning and Economic Development Committee Met On April 26, 2023  
and Reviewed the Following Items:**

[23-0214](#) A Resolution Approving the Final Plat for Pacifica Riverview Subdivision on property located at 309 N. River Street and 201 N. River Street

*COMMITTEE RECOMMENDED: APPROVAL 5-0*

[23-0215](#) A Resolution Approving a Final Plan on Lot 1 of Pacifica Riverview Subdivision with certain modifications to building code amendments located at 309 N. River Street and 201 N. River Street

*COMMITTEE RECOMMENDED: APPROVAL 5-0*

[23-0248](#) An Ordinance Annexing Property located at 1299 Mitchell Road to the City of Aurora, Illinois 60505

*COMMITTEE RECOMMENDED: APPROVAL 5-0*

[23-0249](#) An Ordinance Establishing a Conditional Use Planned Development, Approving the W.E. Mundy Landscaping Plan Description and amending Chapter 49 of the Code of Ordinances, City of Aurora, Illinois by modifying the zoning map attached thereto to an underlying zoning of B-3 Business and Wholesale District for the property located at 1299 Mitchell Road

*COMMITTEE RECOMMENDED: APPROVAL 5-0*

- [23-0325](#) A Resolution Accepting the Dedication of Right-of-Way for Duke Parkway, Located at 2810 Duke Parkway.

*COMMITTEE RECOMMENDED: APPROVAL 5-0*

- [23-0326](#) An Ordinance Vacating a Portion of Dedicated Public Right-of-Way for Duke Parkway, on the Property Located at 2810 Duke Parkway, in DuPage County, Aurora, Illinois, 60502.

*COMMITTEE RECOMMENDED: APPROVAL 5-0*

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

- [23-0197](#) A Resolution Approving a Final Plan on Lot 2A, Butterfield East, Unit 1 Resubdivision, Located at 2810 Duke Parkway, for a Business and Professional, Office (2400) Use and a Warehouse, Distribution and Storage Services.

*(FINAL/APPEALABLE) - COMMITTEE RECOMMENDED: APPROVAL 5-0*

### **REPORT OF THE FINANCE COMMITTEE**

#### **The Finance Committee Met On April 27, 2023 and Reviewed the Following Items:**

- [23-0329](#) An Ordinance providing for the issuance of not to exceed \$35,000,000 General Obligation Bonds, Series 2023A, of the City of Aurora, Kane, DuPage, Kendall and Will Counties, Illinois, for the purpose of financing capital improvements in and for said City, providing for the levy of a direct annual tax sufficient to pay the principal of and interest on said bonds, and authorizing the proposed sale of said bonds to the purchaser thereof.

*COMMITTEE RECOMMENDED: APPROVAL 5-0*

- [23-0345](#) An Ordinance Amending The Annual Budget For The Fiscal Year Beginning January 1, 2023 and Ending December 31, 2023 (Amendment #1 For The 2023 Fiscal Year).

*COMMITTEE RECOMMENDED: APPROVAL 5-0*

- [23-0207](#) A Resolution Approving a Development Agreement By and Among the City of Aurora, Atlanta Land L.K.E. LLC, and US Foods, Inc. for the development of property located at 2810 Duke Parkway, Aurora, Illinois, 60502.

*COMMITTEE RECOMMENDED: APPROVAL 4-1*

- [23-0279](#) A Resolution to purchase three (3) E-ONE 1500 gallon per minute fire engines from Fire Service Inc. of St John Indiana for \$2,965,947.00.

*COMMITTEE RECOMMENDED: APPROVAL 5-0*

- [23-0296](#) A Resolution to award \$265,666.00 of funds approved through 2023 Fiber CIP resolution R23-069 to NTI National Technologies, Downers Grove, IL, to provide fiber infrastructure the Fox Valley Habitat for Humanity Habitat Green Freedom and 1449 Senior Estates Subdivisions.

*COMMITTEE RECOMMENDED: APPROVAL 5-0*

- [23-0328](#) A Resolution to accept On-The-Go as the contractor for the City of Aurora Ride Solution for Seniors transportation program pilot which provides supplemental transportation services (in partnership with identified community organizations) for eligible seniors and individuals living with disabilities within the City of Aurora in the amount of \$125,050.00.

*COMMITTEE RECOMMENDED: APPROVAL 5-0*

- [23-0330](#) A Resolution increasing the purchasing authority conferred to the Chief Financial Officer by resolution R20-249 to purchase an additional eighteen (18) body-worn cameras and related software and equipment for the Aurora Police Department by \$151,372.52.

*COMMITTEE RECOMMENDED: APPROVAL 5-0*

- [23-0342](#) A Resolution Approving and Authorizing the Disbursement of the Finish Line and Re-start Grants.

*COMMITTEE RECOMMENDED: APPROVAL 5-0*

- [23-0343](#) A Resolution Approving a \$1,500,000 Loan to Fox Valley Developers and Amending Certain Provisions of the Original Redevelopment Agreement (RDA) (R19-382, November 12, 2019) relating to the City's share of TIF #14, (O20-071, October 13, 2020).

*COMMITTEE RECOMMENDED: APPROVAL 5-0*

- [23-0331](#) Introduce Announcement of the Availability of the Eligibility Study and Report, and the Redevelopment Plan and Project for the Proposed Cross Street TIF District.

*INFORMATION ONLY*

- [23-0333](#) Introduction of a Public Hearing to be held on May 9, 2023 for the creation of proposed River Vine Tax Increment Finance District.

*INFORMATION ONLY*

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

#### **The Public Health, Safety and Transportation Committee Met On April 25, 2023 and Reviewed the Following items:**

- [23-0067](#) A Resolution authorizing the Director of Purchasing to enter into an agreement with M/M Peters Construction, Inc., Aurora, IL in the amount of \$73,032.31 for the replacement of concrete at Aurora Fire Department Station 8 apron.

*COMMITTEE RECOMMENDED: APPROVAL 5-0*

- [23-0269](#) A Resolution authorizing the acceptance of the bid proposal from Beary Landscape Management for mowing and landscaping maintenance of various Aurora Fire Department stations with the option for two(2) one year extensions.

*COMMITTEE RECOMMENDED: APPROVAL 5-0*

- [23-0323](#) A Resolution to approve an intergovernmental agreement with Waubensee Community College for the City of Aurora's Youth Services Subdivision.

*COMMITTEE RECOMMENDED: APPROVAL 5-0*

### **REPORT OF THE INFRASTRUCTURE & TECHNOLOGY COMMITTEE**

#### **The Infrastructure & Technology Committee Met On April 24, 2023 and Reviewed the Following Items:**

- [23-0287](#) A Resolution authorizing the purchase of valve actuators from Dorner Company Inc. for the Water Production Division in the not-to-exceed amount of \$105,902.

*COMMITTEE RECOMMENDED: APPROVAL 5-0*

- [23-0295](#) A Resolution authorizing the acceptance of the bid proposal from Beary Landscape Management, for mowing and landscaping maintenance of various City Parks and sites for a one(1) year term with the option of two(2), one (1) year extensions.

*COMMITTEE RECOMMENDED: APPROVAL 5-0*

- [23-0300](#) A Resolution for the Acceptance of Bid Pricing from Contractors for Streets Center Island Landscape Maintenance for a One-Year Contract with Three (3) Optional One-Year Extensions upon mutual consent.

*COMMITTEE RECOMMENDED: APPROVAL 5-0*

- [23-0305](#) A Resolution to award the Lincoln Ave and Center Ave Sewer Separation project located in Ward 4 to Stokes Excavating, Inc. in the bid amount of six hundred fifty-six thousand one hundred forty dollars and zero cents (\$656,140.00).

*COMMITTEE RECOMMENDED: APPROVAL 5-0*

### **REPORT OF THE RULES, ADMINISTRATION AND PROCEDURES COMMITTEE**

#### **The Rules, Administration and Procedure Committee Met On April 18, 2023 and Reviewed the Following Items:**

- [23-0284](#) An Ordinance amending Chapter 2 of the Code of Ordinances pertaining to the City's Officers and Departments.

*COMMITTEE RECOMMENDED: APPROVAL 5-0*

- [23-0301](#) A Resolution approving the appointment of Dr. Brian Knetl to the Aurora Education Commission.

*COMMITTEE RECOMMENDED: APPROVAL 5-0*

**NEW BUSINESS**

- [23-0322](#) A Resolution authorizing and directing the filing of a written protest to Will County with respects to the Map Amendment Petition rezoning the property from R-1 Single Family Residential to I-1 Limited Industrial or any other similar zoning relief filed by Sergiu Tugutchi on vacant property along Wolf's Crossing Road, east of Soccer Drive, in Wheatland Township
- [23-0334](#) A Resolution authorizing and directing the filing of a written protest to Will County with respect to the Special Use Petition filed by Cool Fox, LLC, for a Truck Terminal located at 10205 and 10155 Mandel Street in Wheatland Township
- [23-0350](#) A Resolution adopting the Civility Pledge proposed by the Illinois Municipal League.
- [23-0352](#) A Resolution approving the appointment of Michael Houston as Superintendent of Water and Sewer Maintenance.
- [23-0353](#) A Resolution approving the appointment of Guadalupe Gonzalez III as Superintendent of Facilities Maintenance.

**MAYOR'S 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 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.**