



# City of Aurora

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

## Committee of the Whole Meeting Minutes - Final

Tuesday

January 14, 2014

5:00 PM

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### ROLL CALL

**The Committee of the Whole meeting was called to order at 5:10 by Mayor Weisner, and the Roll was called.**

**Present** 13 - Mayor Tom Weisner, Alderman Kristina "Tina" Bohman, Alderman Juany Garza, Alderman Ted Mesiacos, Alderman Bill Donnell, Alderman John Peters, Alderman Mike Saville, Alderman Scheketa Hart-Burns, Alderman Rick Mervine, Alderman Edward Bugg, Alderman Lynne Johnson, Alderman Richard Irvin, and Alderman Bob O'Connor

### CLOSED SESSION

**Alderman Hart-Burns moved, seconded by Alderman Mervine, that at this time the City Council go into Closed Session to discuss imminent litigation, exception Section 2 (c) (11) of the Open Meetings Act, which authorizes this meeting to be closed to the public, and that the City Clerk be directed to record the vote of each Alderman on this motion. Motion carried.**

### ROLL CALL

**The City Council reconvened the Committee of the Whole meeting in Open Session at 6:15 p.m., and the Roll was called.**

**Present** 13 - Mayor Tom Weisner, Alderman Kristina "Tina" Bohman, Alderman Juany Garza, Alderman Ted Mesiacos, Alderman Bill Donnell, Alderman John Peters, Alderman Mike Saville, Alderman Scheketa Hart-Burns, Alderman Rick Mervine, Alderman Edward Bugg, Alderman Lynne Johnson, Alderman Richard Irvin, and Alderman Bob O'Connor

### MINUTES OF MEETING OF DECEMBER 17, 2013

[14-00001](#)

Approval of the Minutes of the December 17, 2013 Committee of the Whole Meeting.

**Alderman Hart-Burns moved, seconded by Alderman Irvin, to approve the minutes of the Council Meeting held on December 17, 2013. Motion carried by voice vote.**

**PLANNING & DEVELOPMENT COMMITTEE RECOMMENDATIONS**[13-00885](#)

Resolution Authorizing an Annual Action Plan Substantial Amendment (2014 - #1) to Reflect Funding Allocations for the Home Investment Partnerships Program and Neighborhood Stabilization Program.

*Neighborhood Redevelopment Manager Jeff McLaughlin introduced the Aurora Impact Initiative. The Aurora Impact Initiative is scattered-site affordable housing facilitated through a partnership between the City of Aurora, the Aurora Housing Authority, and Brinshore Development, to purchase forty(40) foreclosed homes in the city, completely rehabilitate them, and run them for a period of thirty(30) years as housing available to people with more modest incomes. McLaughlin stated that the City of Aurora would fund a portion of the acquisition costs with our HOME and NSP funds. McLaughlin said this template for affordable housing will result in housing integrated into the housing stock in Aurora, close to amenities, public transit, hospitals, banks, post office, etc., and will help address the issue of foreclosed housing stock.*

**(PLACED ON UNFINISHED BUSINESS)**

[14-00003](#)

A Resolution Approving a Memorandum of Agreement Between the Aurora Housing Authority, the City Of Aurora and Brinshore Development LLC for Scattered Site Housing Development in the City Of Aurora.

*Assistant Chief of Staff Rick Guzman stated this has been a long ongoing project, going back to when the first proposals to rebuild the Jericho Cr. site were being advocated, raising concerns about the re-concentration of very low income housing in a very isolated site. At that time, the City of Aurora advocated for a more scattered solution. Guzman said we now face a unique opportunity that has been done successfully in other cities by Brinshore Development. IHDA is now giving bonus points to those willing to do this type of development to create a win-win situation - affordable housing solutions required of anyone who accepts federal funds, and the ability to address foreclosed homes to stabilize communities. Most important is the idea of helping families raise their children in a neighborhood setting, instead of a concentrated low-income development. Guzman said we have received a lot of public input that this is the solution the community rather see, as opposed to redeveloping a project that has failed in the past.*

*McLaughlin added that the city will also emphasize a focus on acquisition of properties that were converted in the past into multi-family homes, and convert them back to single-family use in their rehabilitation.*

*Alderman Irvin expressed his support for this project, and recalled the issues that existed at Jericho Cr., which deprived children to have the opportunities that we would like all the children in Aurora to have.*

*Guzman and McLaughlin addressed questions from some of the Aldermen, giving details on Brinshore and how they were selected, the property inspection and rental registration requirements for these properties, and Brinshore's responsibility as Property Managers.*

**(PLACED ON UNFINISHED BUSINESS)**

**REQUESTS AND REFERRALS**[14-00011](#)

AU08/4-13.080-AR - Administrative Review to relocate antennas from the existing water tower to the new free-standing AT&T tower located at 1325 Indian Trail Road by CITY OF AURORA / T-MOBILE (Ward 6 - JR)

NA16/4-13.234-Fsd/Fpn - Final Plat and Plan for Union Square townhome development (aka Kensington Station South) with 55 dwelling units located N. of Liberty Street, S. of Meridian Parkway and W. of Station Boulevard by KENSINGTON SOUTH, LLC (Ward 10 - JR/ST)

NA21/4-13.379-Su/Fpn/R - Special Use Petition with a Final Plan Revision on 2.44 acres for a new Patio restaurant located at 4400 Fox Valley Center Drive by AURORA EMS PROPERTIES, LLC / THE PATIO RESTAURANT (Ward 10 - JR/MG)

NA28/1-13.452-M - Church Site Plan Review for a 13,060 square foot building on 1.40 acres for a religious place of worship at 4000 Westbrook Drive by ROC WESTBROOK, LLC (Ward 10 - JR/DF)

AU21/4-13.477-Rz - Rezoning Petition on 0.13 acres to rezone the property from B-1 to R-2 located at 302 W. Downer Place by MKG PROPERTIES, LLC (Ward 4 - JR)

BA35/1-13.504-AR - Administrative Review to swap out 3 antennas located at 1000 Butterfield Road by MARMION ACADEMY / FMHC (Ward 1 - JR)

AU22/4-13.511-V - Variance Petition to vary the vertical sidewall height of the garage from 9 feet to 12 feet at 590 E. Galena Boulevard by SPIRO P. KORPAS (Ward 2 - JR)

AU01/4-13.520-Ppn/Psd - Preliminary Plan and Plat on 45.08 acres for the expansion of the Chicago Premium Outlets Mall located at 1901 Bilter Road by EMERSON CHARITABLE TRUST (Ward 1 - JR/TD)

AU01/4-13.521-Fsd/Fpn - Final Plat and Plan on 45.08 acres for the expansion of the Chicago Premium Outlets Mall located at 1901 Bilter Road by EMERSON CHARITABLE TRUST (Ward 1 - JR/TD)

**The above Requests and Referrals were referred to the Planning Council and Planning Commission.**

**ADJOURN**

Alderman Irvin moved, seconded by Alderman Hart-Burns, to adjourn the meeting at 6:45 p.m. Motion carried by voice vote.

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Isabel M. Garcia-Kodron  
City Clerk