



City of Aurora

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

Committee of the Whole Meeting Minutes - Draft

Tuesday

December 06, 2016

5:00 PM

ROLL CALL

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

Present 12 - Alderman Kristina "Tina" Bohman, Alderman Juany Garza, Alderman Ted Mesiacos, Alderman Bill Donnell, Alderman Carl Franco, 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 THE MEETINGS OF NOVEMBER 1, 2016 AND NOVEMBER 15, 2016

[16-01082](#)

Approval of the Tuesday, November 1, 2016 Committee of the Whole Meeting Minutes.

A motion was made by Alderman Hart-Burns, seconded by Alderman Franco to approve and file the Minutes from the November 1, 2016. The motion carried by a voice vote.

[16-01144](#)

Approval of the Tuesday, November 15, 2016 Committee of the Whole Meeting Minutes.

A motion was made by Alderman Hart-Burns, seconded by Alderman Bohman to approve and file the Minutes from the November 1, 2016. The motion carried by a voice vote with an abstention from Alderman Garza.

REPORT OF THE PLANNING & DEVELOPMENT COMMITTEE TO THE COMMITTEE OF THE WHOLE

The Planning & Development Committee Met On Monday, November 21, 2016 and Reviewed the Following Items:

[16-00781](#)

An Ordinance Granting a Special Use Permit for a Planned Development on the Property located at 407 S. Lake Street.
(PLACED ON CONSENT AGENDA)

Enactment No: O16-082

[16-00782](#)

A Resolution Approving a Final Plan for a Gas Station (2381) Use on Lot 1 of Marshalls Addition Subdivision located at 407 S. Lake Street being the west side of Lake Street between Gale Street and Prairie Street.

(PLACED ON CONSENT AGENDA)

Enactment No: R16-374

[16-00924](#)

An Ordinance Amending Chapter 19, Article III, entitled "Telecommunications Facilities and Services" of the City of Aurora Code of Ordinances

Alayne Weingartz, Corporation Counsel, presented an overview of the amendments and updates for items 16-00924 and 16-00925. Stephane Phifer, Director of Planning and Zoning, was also present to answer questions.

(PLACED ON UNFINISHED BUSINESS)

Enactment No: O16-083

[16-00925](#)

An Ordinance Amending Chapter 42, Article X of the Aurora Code Of Ordinances entitled "Construction of Facilities in the Public Rights of Way"

Alayne Weingartz, Corporation Counsel, presented an overview of the amendments and updates for items 16-00924 and 16-00925. Stephane Phifer, Director of Planning and Zoning, was also present to answer questions.

(PLACED ON UNFINISHED BUSINESS)

Enactment No: O16-084

REPORT OF THE PLANNING & DEVELOPMENT COMMITTEE AND FINANCE COMMITTEE TO THE COMMITTEE OF THE WHOLE

**The Planning & Development Committee and Finance Committee met on
Thursday, December 1, 2016 and reviewed the following items:**

[16-01030](#)

A Resolution Authorizing an Annual Action Plan Substantial Amendment (2016 - #3) to Reflect Funding Allocations for the Community Development Block Grant (CDBG) Program and Revision to Section 108 Economic Development Program Activity Description (PUBLIC HEARING).

Rick Guzman, Assistant Chief of Staff, Tim Rater, President & Chief Executive Officer at the Paramount Theater, Will Woodley, Director of Development at Community Builders, Kirk Albinson, Project Manager at Community Builders provided an overview of the proposed development agreement and funding for the project in items 16-01030, 16-01137 and 16-01138. Alderman Mervine disclosed he had a previous working relationship with Kirk Albinson, and that it would not impact the project being

discussed.

(PLACED ON UNFINISHED BUSINESS)

Enactment No: R16-386

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

**The Finance Committee Met On November 22, 2016 and Reviewed the Following
Items:**

[16-01021](#)

A Resolution adopting unit price bids for the purchase of various water and sewer repair materials.

(PLACED ON CONSENT AGENDA)

Enactment No: R16-375

[16-01027](#)

A Resolution to approve Mansfield Oil Company's bid for the purchase of unleaded gasoline and diesel fuel for the Central Garage Fueling Station.

(PLACED ON CONSENT AGENDA)

Enactment No: R16-376

[16-01048](#)

A Resolution authorizing the Director of Purchasing to enter into an agreement with Traffic Control Corporation for Central System Inspection and Maintenance.

(PLACED ON CONSENT AGENDA)

Enactment No: R16-377

[16-01089](#)

An Ordinance Proposing the Establishment of Special Service Area Number #188 Children's Learning Adventure, DuPage County, in the City of Aurora and Providing for a Public Hearing and Other Procedures in Connection Therewith (PUBLIC HEARING).

(PLACED ON UNFINISHED BUSINESS)

Enactment No: O16-085

[16-01090](#)

An Ordinance Proposing the Establishment of Special Service Area Number #189 Unilock Chicago, Inc., Kane County, in the City of Aurora and Providing for a Public Hearing and Other Procedures in Connection Therewith (PUBLIC HEARING).

(PLACED ON UNFINISHED BUSINESS)

Enactment No: O16-086

[16-01091](#)

An Ordinance Proposing the Establishment of a Special Service Area Number #190 Sequel - 998 Corporate Boulevard, Kane County, in the City of Aurora and Providing for a Public Hearing and Other Procedures in Connection Therewith (PUBLIC HEARING).

(PLACED ON UNFINISHED BUSINESS)

Enactment No: O16-087

[16-01096](#)

A Resolution Approving of a change order in the amount of \$111,913 for final payment to Thorne Electric Company for the New York Street and Galena Blvd two way conversion.

(PLACED ON CONSENT AGENDA)

Enactment No: R16-381

[16-01097](#)

A Resolution Approving First Amendment to Resolution R15-261 Authorizing the Execution of a Sales Tax Revenue Sharing Agreement between the City of Aurora and JTE Family Properties, LLC for the Property Located at 1032 Prairie Street, Aurora, Illinois

Alderman Mesiacos said he would abstain from any discussion on this item.

(PLACED ON CONSENT AGENDA)

Enactment No: R16-382

[16-01101](#)

A Resolution Authorizing the Execution of an Agreement in Support of the Aurora Area Convention and Visitors Bureau through the Hotel Operators' Occupation Tax.

Cort Carlson, Executive Director of the AACVB, provided a PowerPoint presentation regarding the item.

(PLACED ON CONSENT AGENDA)

Enactment No: R16-383

**The Finance Committee held a Special Meeting on Tuesday, November 29, 2016
and reviewed the following item:**

[16-01108](#)

An Ordinance Adopting An Annual Budget For the Fiscal Year Beginning January 1, 2017 And Ending December 31, 2017 In Lieu Of Passage Of An Appropriation Ordinance (PUBLIC HEARING).

Stacy Hamling, Assistant Finance Director, spoke regarding the budget being proposed and how the budget supports the priorities of the City.

(PLACED ON UNFINISHED BUSINESS)

Enactment No: O16-088

**REPORT OF THE
FINANCE COMMITTEE AND PLANNING & DEVELOPMENT COMMITTEE
TO THE COMMITTEE OF THE WHOLE**

**The Finance Committee and the Planning & Development Committee met on
Thursday, December 1 and reviewed the following items:**

[16-01137](#)

A Resolution Authorizing the execution of a Development Agreement between the City of Aurora, The Aurora Metropolitan Exposition, Auditorium and Office Building Authority and Aurora Arts Center Developer LLC for the Property Located at 5 East Galena Boulevard and 2-20 South Stolp Avenue - Aurora Arts Centre Commercial Project.

Rick Guzman, Assistant Chief of Staff, Tim Rater, President & Chief Executive Officer at the Paramount Theater, Will Woodley, Director of Development at Community Builders, Kirk Albinson, Project Manager at Community Builders provided an overview of the proposed development agreement and funding for the project in items 16-01030, 16-01137 and 16-01138. Alderman Mervine disclosed he had a previous working relationship with Kirk Albinson, and that it would not impact the project being discussed.

(PLACED ON UNFINISHED BUSINESS)

Enactment No: R16-384

[16-01138](#)

A Resolution authorizing the execution of development agreement with Aurora revitalization owner LLC for the property located at 5 East Galena Boulevard and 2-20 South Stolp Avenue - Aurora Arts Centre Residential Project.

Rick Guzman, Assistant Chief of Staff, Tim Rater, President & Chief Executive Officer at the Paramount Theater, Will Woodley, Director of Development at Community Builders, Kirk Albinson, Project Manager at Community Builders provided an overview of the proposed development agreement and funding for the project in items 16-01030, 16-01137 and 16-01138. Alderman Mervine disclosed he had a previous working relationship with Kirk Albinson, and that it would not impact the project being discussed.

(PLACED ON UNFINISHED BUSINESS)

Enactment No: R16-385

**REPORT OF THE
GOVERNMENT OPERATIONS COMMITTEE
TO THE COMMITTEE OF THE WHOLE**

**The Government Operation Committee Met On Tuesday, November 22, 2016 and
Reviewed the Following Item:**

[16-01033](#)

A Traffic Study for the Pennsbury Lane and Bennett Place intersection. Ward 10, Alderman Johnson.

(INFORMATION ONLY)

**REPORT OF THE
BUILDINGS, GROUNDS & INFRASTRUCTURE COMMITTEE
TO THE COMMITTEE OF THE WHOLE**

**The Buildings, Grounds and Infrastructure Committee Met On Monday,
November 21, 2016 and Reviewed the Following Items:**

[16-01074](#)

A Resolution Accepting Plumbing Service Bids for the Water and Sewer Maintenance Division.

(PLACED ON CONSENT AGENDA)

Enactment No: R16-378

[16-01083](#)

A Resolution accepting the improvements and maintenance security for J. B. Industries - New Water Service - 601 N. Farnsworth Av.

(PLACED ON CONSENT AGENDA)

Enactment No: R16-379

[16-01084](#)

A Resolution accepting the improvements and maintenance security for 1500 N. Farnsworth Av. Daycare.

(PLACED ON CONSENT AGENDA)

Enactment No: R16-380

MAYOR'S REPORT

REQUESTS AND REFERRALS

16-01115

Requesting the Establishment of a Special Use Planned Development, and to change the underlying zoning district from R-1 One Family Dwelling District to M-1 Manufacturing - Limited District on the property located at 285 NE Industrial Drive being north of Sullivan Road, west of Industrial drive and south of Mettel Road (Anthony Salerno, Sr. - 16-01115 / AU10/2-16.155-Rz/Su/PD - TV - Ward 1)

This Petition was Forwarded to the Planning Commission to the DST Staff Council (Planning Council)

CLOSED SESSION

A motion was made by Alderman Hart-Burns, seconded by Alderman Irvin to go into a Closed Session after the conclusion of the Committee of the Whole Meeting. The motion carried by the following vote:

Aye: 12 - Alderman Bohman, Alderman Garza, Alderman Mesiacos, Alderman Donnell, Alderman Franco, Alderman Saville, Alderman Hart-Burns, Alderman Mervine, Alderman Bugg, Alderman Johnson, Alderman Irvin and Alderman O'Connor

ADJOURN

A motion was made by Alderman Hart-Burns, seconded by Alderman Donnell to adjourn the Committee of the Whole meeting. The motion carried by a voice vote. The meeting was adjourned at 6:24 P.M.

Submitted by: _____
Wendy McCambridge, City Clerk