



City of Aurora

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

Committee of the Whole Meeting Minutes - Draft

Tuesday

September 07, 2021

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. Contact the City Clerk's Office at (630) 256-3070 with questions.

ROLL CALL

Mayor Pro Tem Franco called the meeting to order at 5:02 p.m. and the roll was called.

Alderman Llamas was present via Zoom teleconference and requested permission to participate remotely per section 2-80.

A motion was made by Alderwoman Hart-Burns and seconded by Alderman Jenkins to allow Alderman Llamas to participate in this meeting via Zoom. The motion carried by the following vote with Alderman Llamas not participating in the vote:

Aye: (11) Alderwoman Garza, Alderman Mesiacos, Alderman Donnell, Alderman Franco, Alderman Saville, Alderwoman Hart-Burns, Alderwoman Smith, Alderman Bugg, Alderwoman Baid, Alderman Woerman, Alderman Jenkins.

Present 12 - Alderman Emmanuel Llamas, Alderwoman Juany Garza, Alderman Ted Mesiacos, Alderman Bill Donnell, Alderman Carl Franco, Alderman Mike Saville, Alderwoman Scheketa Hart-Burns, Alderwoman Patty Smith, Alderman Edward Bugg, Alderwoman Shweta Baid, Alderman-At-Large Ron Woerman, and Alderman-At-Large Sherman Jenkins

Absent 1 - Mayor Richard Irvin

MINUTES OF THE TUESDAY, AUGUST 17, 2021 COMMITTEE OF THE WHOLE MEETING

[21-0662](#)

Approval of the Minutes of the Tuesday, August 17, 2021 Committee of the Whole Meeting.

A motion was made by Alderwoman Hart-Burns and seconded by Alderman Jenkins to approve and file the minutes as presented. The motion carried by the following vote:

Aye: 12 - Alderman Llamas, Alderwoman Garza, Alderman Mesiacos, Alderman Donnell, Alderman Franco, Alderman Saville, Alderwoman Hart-Burns, Alderwoman Smith, Alderman Bugg, Alderwoman Baid, Alderman-At-Large Woerman and Alderman-At-Large Jenkins

PUBLIC COMMENT

There were no members of the public present and wishing to present public comment to the Committee of the Whole.

REPORT OF THE BUILDING, ZONING AND ECONOMIC DEVELOPMENT COMMITTEE TO THE COMMITTEE OF THE WHOLE

The Building, Zoning and Economic Development Committee Met On August 25, 2021 and Reviewed the Following Items:

[21-0468](#)

An Ordinance Establishing a Conditional Use Planned Development, Approving the Redwood of Aurora 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-4 Two Family Dwelling District for the property located north of W. Indian Trail and east of N. Randall Road

Jill Morgan, Planner - City of Aurora, presented briefly regarding this item.

Kellie McIvor from Redwood of Aurora presented briefly and responded to questions regarding this item.

(PLACED ON CONSENT AGENDA)

[21-0469](#)

A Resolution Approving a Preliminary Plan and Plat for Lot 1 and 2 of Redwood of Aurora Subdivision on vacant land located north of W. Indian Trail and east of N. Randall Road

(PLACED ON CONSENT AGENDA)

[21-0506](#)

An Ordinance Establishing a Conditional Use Planned Development, Approving the Chelsea Manor 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(C) Two Family Dwelling District with a Conditional Use Planned Development, and OS-1(C) Conservation, Open Space, and Drainage District with a Conditional Use Planned Development, for the property located near the Southeast Corner of South Commons Drive and Irving Road

Ed Sieben, Director of Zoning & Planning - City of Aurora, presented briefly regarding this item.

(PLACED ON CONSENT AGENDA)

[21-0507](#)

A Resolution Approving a Revision to the Preliminary Plat and Plan for the Property Located Near the Southeast Corner of South Commons Drive and Irving Road (M/I Homes of Chicago, LLC - 21-0506 / NA33/2-21.195-CUPD/Psd/Ppn/R - SB - WARD 8)

(PLACED ON CONSENT AGENDA)

[21-0630](#)

An Ordinance rescinding the special use for the real property located at 998 Corporate Blvd. authorized by Ordinances O11-075 and O16-048.

(PLACED ON CONSENT AGENDA)

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

The Finance Committee Met On August 26, 2021 and Reviewed the Following Items:

[21-0410](#)

An Ordinance Amending the Business District Retailers' Occupation Tax Rate, the Business District Service Occupation Tax Rate and the Hotel Operators' Occupation Tax Rate Imposed in Ordinance 19-058 Within the Boundaries of the Aurora Business District No. 1 (Pacifica Square Business District).

(PLACED ON CONSENT AGENDA)

[21-0631](#)

A Resolution authorizing the Director of Purchasing to enter into an agreement with Altorfer CAT for the purchase of one 926M Caterpillar Wheel Loader for the not to exceed amount of one hundred and fifty thousand six hundred and seventy dollars and no cents (\$150,670.00).

(PLACED ON CONSENT AGENDA)

[21-0650](#) A Resolution Establishing OAP and Value HSA(HDHP) Health Insurance Plans and Rates Effective January 1, 2022 through December 31, 2022.

Alisia Lewis, Director of Human Resources - City of Aurora, presented briefly regarding this item.

(PLACED ON CONSENT AGENDA)

[21-0653](#) A Resolution Establishing Blue Cross Blue Shield Advantage HMO (BCBS) for Group Health Care Services for the period of January 1, 2022 through December 31, 2022.

Alisia Lewis, Director of Human Resources - City of Aurora, presented briefly regarding this item.

(PLACED ON CONSENT AGENDA)

[21-0654](#) A Resolution Establishing C.O.B.R.A. Insurance Monthly Rates Effective January 1, 2022 to December 31, 2022.

(PLACED ON CONSENT AGENDA)

[21-0657](#) A Resolution Authorizing Agreement for Administrative Services with Cigna Health and Life Insurance Company (Cigna) for PPO and Value HSA(HDHP) Group Health, Prescription Benefits Management (PBM), Flexible Spending, Dental, Vision, C.O.B.R.A. and Stop Loss Plan Administration for period January 1, 2022 through December 31, 2022.

(PLACED ON CONSENT AGENDA)

[21-0659](#) A Resolution Establishing Health and Dental Insurance Monthly Rates of Contributions for Pre-Medicare Retirees Effective January 1, 2022 through December 31, 2022.

Alisia Lewis, Director of Human Resources - City of Aurora, presented briefly regarding this item.

(PLACED ON CONSENT AGENDA)

[21-0660](#) A Resolution Authorizing an Agreement with Humana to Administer a Medicare Advantage Plan for Medicare Eligible Retirees for the Period of January 1, 2022 through December 31, 2022.

(PLACED ON CONSENT AGENDA)

[21-0665](#) A Resolution authorizing the Director of Purchasing to enter into an agreement with Electrical Resource Management, 401 S. Carlton Avenue, Wheaton, IL 60187 in an amount not to exceed \$251,115.00 for the purchase of lighting materials for various locations throughout the City.

(PLACED ON CONSENT AGENDA)

[21-0667](#)

Resolution requesting approval to enter into an agreement with Crowe LLP, 225 W. Wacker Drive, Chicago, IL 60606 for consulting services to support the City of Aurora in developing, establishing, implementing, and operating an Open Data Strategy in the amount not to exceed \$95,100.

Alex Voigt, Deputy Chief of Staff - City of Aurora, presented briefly and responded to questions regarding this item.

(PLACED ON CONSENT AGENDA)

[21-0668](#)

A Resolution authorizing the Director of Purchasing to enter into an agreement with Integral Construction, Inc., 320 Rocbaar Drive, Romeoville, IL, 60446 in the amount of \$232,000.00 for the Phillips Park Golf Pro Shop Addition.

Ken Schroth, Director of Public Works - City of Aurora, presented briefly and responded to questions regarding this item.

(PLACED ON UNFINISHED BUSINESS)

[21-0670](#)

A Resolution to Establish Annual Fees for Complimentary Alcohol Service liquor licenses as defined in Chapter 6, Alcoholic Liquor, of the Code of Ordinances, City of Aurora, Illinois.

(PLACED ON CONSENT AGENDA)

[21-0676](#)

A Resolution Authorizing a Professional Services Agreement with Crawford, Murphy & Tilly, Inc., for bidding and construction observation services for the Normal Pressure System Master Meter Replacement Project in the not-to-exceed amount of \$62,000 for the Water Production Division

(PLACED ON CONSENT AGENDA)

[21-0678](#)

Summary of Anticipated Amendment and Modification of Previously Approved Redevelopment Agreements.

Alex Minnella, Office of Economic Development - City of Aurora, presented briefly regarding this item.

Martin Lyons, Office of Economic Development - City of Aurora, presented briefly via Zoom regarding this item.

Jeff Orduno, Urban Equity Properties, presented briefly and responded to questions regarding this item.

(PLACED ON UNFINISHED BUSINESS)

[21-0679](#)

A Resolution Authorizing the Execution of an Amendment for the Previously Approved RDA for the Terminal Building (2 N Broadway Avenue)

(PLACED ON UNFINISHED BUSINESS)

[21-0683](#)

A Resolution Authorizing the Execution of an Amendment for the Previously Approved RDA for the Keystone Building (30 S Stolp Avenue).

(PLACED ON UNFINISHED BUSINESS)

**REPORT OF THE
PUBLIC HEALTH, SAFETY AND TRANSPORTATION COMMITTEE
TO THE COMMITTEE OF THE WHOLE**

The Public Health, Safety and Transportation Committee Met On August 24, 2021 and reviewed the Charitable Solicitation Application for the Aurora Fire Department for the annual "Fill The Boot" drive to benefit the Muscular Dystrophy Association (MDA).

**REPORT OF THE
INFRASTRUCTURE & TECHNOLOGY COMMITTEE
TO THE COMMITTEE OF THE WHOLE**

The Infrastructure & Technology Committee Met On August 23, 2021 and Reviewed the Following Items:

[21-0463](#)

A Resolution authorizing the Director of Purchasing to execute the Contract Change Order Request Number 1 with Copenhaver Construction Inc. for the Wilder Park Site Improvements project in the amount of thirty-five thousand dollars and zero cents (\$35,000.00).

Jason Bauer, Assistant Director of Public Works - City of Aurora, was present to respond to questions regarding this item.

(PLACED ON CONSENT AGENDA)

[21-0613](#)

A Resolution Authorizing Olsson Roofing Company to Replace the Roofs of Three (3) City Buildings, in the Amount of \$258,250.00, Plus a Ten (10%) Contingency of \$25,825.00.

(PLACED ON CONSENT AGENDA)

[21-0633](#)

A Resolution establishing a new Private Service Line Replacement Program.

(PLACED ON CONSENT AGENDA)

[21-0640](#)

A Resolution to Award the contract for the Marion Avenue & Weston Avenue Water Main Replacement project located in Ward 3 to Swallow Construction Corporation, 490 Topsoil Drive, West Chicago, IL 60185 in the amount of eight hundred sixty thousand, two hundred sixty-two dollars and zero cents (\$860,262.00).

(PLACED ON CONSENT AGENDA)

[21-0642](#)

A Resolution authorizing the Director of Purchasing to execute a contract with KWCC, Inc., Sugar Grove, IL, in the amount of \$296,000.00 for the construction of the Wilder Park Pavilion at Wilder Park, in Ward 6 and to purchase a playground shelter and ten benches utilizing a cooperative purchasing program in an amount not to exceed \$25,000.00.

Alderman Woerman indicated that he will be abstaining from discussion and vote on this item.

(PLACED ON UNFINISHED BUSINESS)

[21-0644](#)

A Resolution authorizing the Director of Purchasing to enter into an agreement with Blinderman Construction Company, Inc., 224 N. Des Plaines Street, Suite 650, Chicago, IL, 60661 in the amount of \$110,413.00 for the Vault Infill 2021 project.

Jason Bauer, Assistant Director of Public Works - City of Aurora, responded to questions regarding this item.

(PLACED ON CONSENT AGENDA)

REPORT OF THE RULES, ADMINISTRATION AND PROCEDURES COMMITTEE

The Rules, Administration and Procedure Committee Met On August 17, 2021 and Reviewed the Following Items:

Alderman Bugg requested that the appointee names be added to the item headings for 21-0632, 21-0635 and 21-0636. Appointee names were added to the titles for each item for purposes of meeting minutes as well as future meetings.

[21-0632](#)

A Resolution approving the appointment of Sal Kahn to the Planning and Zoning Commission.

Rick Veenstra, Corporation Counsel - City of Aurora, responded to questions regarding this item.

(PLACED ON CONSENT AGENDA)

[21-0635](#)

A Resolution approving the appointment of Kristin Ludwig to the Preservation Commission.

(PLACED ON CONSENT AGENDA)

[21-0636](#)

A Resolution approving the appointment of Brad Westrom to the Retiree Health Insurance Trust Fund Board.

(PLACED ON CONSENT AGENDA)

MAYOR'S REPORT

There was no Mayor's Report presented at this meeting.

STAFF REPORT

There was no Staff Report presented at this meeting.

CLOSED SESSION

There was no Closed Session held at this meeting.

ADJOURN

A motion to adjourn was made by Alderwoman Hart-Burns and seconded by Alderman Bugg. The motion carried by voice vote and the meeting adjourned at 6:11 p.m.

Submitted by:

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 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. Every effort will be made to allow for meeting participation.