



City of Aurora

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

Committee of the Whole Meeting Minutes - Draft

Tuesday

February 19, 2019

5:00 PM

ROLL CALL

Mayor Irvin called the Committee of the Whole meeting to order at 5:06 P.M. and the roll was called.

Present 12 - Alderman Kristina "Tina" Bohman, Alderman Ted Mesiacos, Alderman Bill Donnell, Alderman Carl Franco, Alderman Mike Saville, Alderman Scheketa Hart-Burns, Alderman Rick Mervine, Alderman Edward Bugg, Alderman Judd Lofchie, Alderman Sherman Jenkins, Alderman Bob O'Connor, and Mayor Richard Irvin

Absent 1 - Alderman Juany Garza

MINUTES OF THE MEETING OF TUESDAY, FEBRUARY 5, 2019

[19-0119](#)

Approval of the Tuesday, February 5, 2019 Committee of the Whole Meeting Minutes.

A motion was made by Alderman Hart-Burns, seconded by Alderman Franco, that the minutes as presented be approved and filed. The motion carried by voice vote.

PUBLIC COMMENT

After Clerk McCambridge provided a brief statement regarding public comment the following addressed City Council:

Brian Dahl, Fox Valley Building and Construction Trades Council President spoke regarding the support of the items 19-0106 and 19-0108 and encouraged the use of local companies to perform the work.

No further speakers were present.

PRESENTATION

19-0129

Fox Valley Developer's Project Update.

Fox Valley Developers, LLC representatives Michael Poulakidas and Russ Woerman provided an update to the project at previous site of the Copley Hospital.

(INFORMATION ONLY)

[19-0097](#)

Presentation on downtown housing study.

David Dibo, Economic Development Director, introduced the downtown housing study performed for the City of Aurora by Zimmerman/Volk Associates, Inc. A pre-recorded presentation was made by Laurie Volk.

(INFORMATION ONLY).

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

**The Planning & Development Committee Met On February 14, 2019 and Reviewed the
Following Items:**

[19-0005](#)

An Ordinance Providing for the Execution of an Annexation Agreement with the Owners of Record Providing for ORI(S) Office, Research, and Light Industrial District with a Special Use zoning for the territory which may be Annexed to the City of Aurora located south of Diehl Road, east of County Line Road and north of the Prairie Path being Vacant Land in DuPage County, Aurora Illinois 60502

Jill Morgan, Planner, spoke regarding items 19-0005, 19-0006, 19-0007, 19-0008, 19-0009 and 19-0010 the project that is being proposed by the petitioner, Greg Campbell at Abby Paving. He spoke regarding the need of his company to expand their business.

(PLACED ON UNFINISHED BUSINESS)

[19-0007](#)

An Ordinance Establishing a Special Use Planned Development, pursuant to an Approved Annexation Agreement, located south of Diehl Road, east of County Line Road and north of the Prairie Path, to be incorporated under the existing MTJ, LLC Plan Description and Amending Ordinance Number 3100, being the Aurora Zoning Ordinance and the Zoning Map attached thereto, to an underlying zoning of ORI Office, Research, and Light Industrial District

Jill Morgan, Planner, spoke regarding items 19-0005, 19-0006, 19-0007, 19-0008, 19-0009 and 19-0010 the project that is being proposed by the petitioner, Greg Campbell at Abby Paving. He spoke regarding the need of his company to expand their business.

(PLACED ON UNFINISHED BUSINESS)

[19-0008](#)

An Ordinance Approving a Revision to the MTJ, LLC Plan Description on 8.09 acres on the property located at 1949 County Line Road being south of Diehl Road, east of County Line Road and north of the Prairie Path

Jill Morgan, Planner, spoke regarding items 19-0005, 19-0006, 19-0007, 19-0008, 19-0009 and 19-0010 the project that is being proposed by the petitioner, Greg

Campbell at Abby Paving. He spoke regarding the need of his company to expand their business.

(PLACED ON UNFINISHED BUSINESS)

[19-0009](#)

A Resolution Approving a Revision to the Final Plat incorporating property into Lot 1 and 2 of Madden Molitor Subdivision located at 1949 County Line Road being south of Diehl Road, east of County Line Road, and north of the Prairie Path, and establishing Lot 1 and 2 of Madden Molitor Resubdivision

Jill Morgan, Planner, spoke regarding items 19-0005, 19-0006, 19-0007, 19-0008, 19-0009 and 19-0010 the project that is being proposed by the petitioner, Greg Campbell at Abby Paving. He spoke regarding the need of his company to expand their business.

(PLACED ON UNFINISHED BUSINESS)

[19-0010](#)

A Resolution Approving a Revision to the Final Plan for Lot 1 and 2 of Madden Molitor Resubdivision located at 1949 County Line Road being south of Diehl Road, east of County Line Road, and north of the Prairie Path for Paving and Related Businesses use

Jill Morgan, Planner, spoke regarding items 19-0005, 19-0006, 19-0007, 19-0008, 19-0009 and 19-0010 the project that is being proposed by the petitioner, Greg Campbell at Abby Paving. He spoke regarding the need of his company to expand their business.

(PLACED ON UNFINISHED BUSINESS)

[19-0102](#)

A Resolution of the City of Aurora Pledging to the Global Covenant of Mayors for Climate & Energy to Reduce Emissions and Adapt to Climate Change in a Consistent and Complimentary Manner to National Level Climate Protection Efforts.

(PLACED ON CONSENT AGENDA)

Enactment No: R19-052

The Planning & Development Committee held a Special Meeting on February 19, 2019 and discussed the Items:

[19-0006](#)

An Ordinance Annexing Certain Property being Vacant Land located south of Diehl Road, east of County Line Road and north of the Prairie Path to the City of Aurora, Illinois, pursuant to an Approved Annexation Agreement (Abbey Paving Co., Inc. - 19-0006 / NA07/1-18.076-PA/A/SU/PD/R/Fsd/Fpn/R - JM - Ward 10)

Jill Morgan, Planner, spoke regarding items 19-0005, 19-0006, 19-0007, 19-0008, 19-0009 and 19-0010 the project that is being proposed by the petitioner, Greg Campbell at Abby Paving. He spoke regarding the need of his company to expand their business.

(PLACED ON UNFINISHED BUSINESS)

[18-0325](#)

An Ordinance providing for the Execution of an Easement Agreement between the City of Aurora and Commonwealth Edison Company for a sanitary sewer easement on the property at generally located south of Diehl Road and east of N. Eola Road

(PLACED ON CONSENT AGENDA)

Enactment No: O19-003

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

**The Finance Committee Met On Tuesday, February 12, 2019 and Reviewed the
Following Items:**

[19-0055](#)

A Resolution authorizing the 2019 Ward Neighborhood Cleanup Program for Wards 1, 3, 5, 7, 9 and 10 and Shred Events in the 1st, 4th, 5th, 6th, 8th, 9th and 10th Wards in the City of Aurora.

(PLACED ON CONSENT AGENDA)

Enactment No: R19-042

[19-0061](#)

A Resolution to approve the attachment of City of Aurora fiber to two ComEd poles at Cross Street and River Street to allow OnLight Aurora to extend fiber optic cable plant to the River Street Plaza commercial properties along South River Street south of Benton Street. There will be a yearly charge of \$28.94 per pole (\$57.88). Attachment base fee will increase 3% per year.

(PLACED ON CONSENT AGENDA)

Enactment No: R19-044

[19-0065](#)

A Resolution Authorizing the Ward 5 Residential and Nonprofit Grant Program.

(PLACED ON CONSENT AGENDA)

Enactment No: R19-045

[19-0066](#)

A Resolution Ratification for payment for the remainder of 2018 to Deena Traina, for consulting services provided to the Animal Care and Control Division, not to exceed \$26,500.

(PLACED ON CONSENT AGENDA)

Enactment No: R19-046

[19-0067](#)

A Resolution Authorizing Ward 10 Residential Grant Program

(PLACED ON CONSENT AGENDA)

Enactment No: R19-047

[19-0071](#)

A Resolution to purchase a used 2008 Vermeer TG7000 tub grinder from Vermeer-Illinois Inc. for \$500,000.00.

(PLACED ON CONSENT AGENDA)

Enactment No: R19-049

[19-0076](#)

A Resolution authorizing the Director of Purchasing to accept unit price proposals from Alvarez, Inc., Arborworks LLC and Homer Tree Care, Inc. for Tree Trimming, Tree Removal, and Stump Grinding not to exceed \$100,000 per year for years 2019 through 2022

(PLACED ON CONSENT AGENDA)

Enactment No: R19-051

[19-0081](#)

An Ordinance Reserving 2019 Volume Cap in connection with Private Activity Bond Issues, and Related Matters.

(PLACED ON CONSENT AGENDA)

Enactment No: O19-004

[19-0093](#)

An Ordinance Deleting Certain Property from the Redevelopment Project Area for the City of Aurora Downtown Tax Increment Financing District No. 1.

(PLACED ON CONSENT AGENDA)

Enactment No: O19-005

[19-0104](#)

A Resolution authorizing the execution of a Redevelopment Agreement with Aurora Town Center Associates, LLC to facilitate the redevelopment of certain real property located adjacent to the intersection of Ogden Ave. and 75th St. in the City of Aurora.

David Dibo, Economic Development Director, spoke regarding the project being proposed. Laura Hester, VP VP of Senior Housing at Cedarwood Development spoke regarding the project plan.

(PLACED ON CONSENT AGENDA)

Enactment No: R19-053

[19-0106](#)

A Resolution authorizing the execution of a Redevelopment Agreement with UEP Aurora, LLC to facilitate the redevelopment of certain real property located at 2 N Broadway in the City of Aurora, commonly known as the "Terminal Building."

David Dibo, Economic Development Director and John Curley, Chief Development

Officer spoke regarding the proposed project. Urban Equity Properties, represented by Jeff Orduno gave an overview of the project.

(PLACED ON CONSENT AGENDA)

Enactment No: R19-054

[19-0108](#)

A Resolution authorizing the execution of a Redevelopment Agreement with UEP Keystone, LLC to facilitate the redevelopment of certain real property located at 30 S Stolp Ave. in the City of Aurora, commonly known as the "Keystone Building."

David Dibo, Economic Development Director and John Curley, Chief Development Officer spoke regarding the proposed project. Urban Equity Properties, represented by Jeff Orduno gave an overview of the project.

(PLACED ON CONSENT AGENDA)

Enactment No: R19-055

[19-0109](#)

A Resolution authorizing the execution of a Real Estate Purchase and Development Agreement with Mora Asian Fusion Bolingbrook, LLC to facilitate the redevelopment of certain real property located at 43 E Galena Ave. in the City of Aurora, commonly known as the "Vargas Building."

David Dibo, Economic Development Director, introduced the representatives present from Mora, Jason Morales, Janet Alikpala. John Curley, Chief Development Officer spoke briefly regarding the project.

(PLACED ON CONSENT AGENDA)

Enactment No: R19-056

[19-0095](#)

Requesting a discussion for an upcoming grant submittal to the State of Illinois to improve accessibility for disabled patrons at RiverEdge Park.

(PLACED ON CONSENT AGENDA)

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

**The Government Operations Committee Met On Tuesday, February 12, 2019 and
Reviewed the Following Items:**

[18-1105](#)

A Resolution To Endorse the Legislative Action Program of the DuPage Mayors and Managers Conference for the 2019 Legislative Session.

(PLACED ON CONSENT AGENDA)

Enactment No: R19-041

[19-0074](#)

A Resolution Approving a Law Enforcement Mutual Aid Agreement

between the City of Aurora and the City of Elgin.

Lt. Robinson and Lt. Ahlgren spoke regarding the proposed agreement.

(PLACED ON CONSENT AGENDA)

Enactment No: R19-050

[19-0046](#)

A Parking Study for Westbrook Drive. Ward 10, Alderman Lofchie.

(INFORMATION ONLY)

[19-0047](#)

A Parking Study for Barrington Drive (W), Ward 9, Alderman Bugg.

(INFORMATION ONLY)

[19-0062](#)

Tag Day: Wayside Cross Ministries wants to raise awareness that Wayside Cross accepts donations of used furniture/clothing, etc. For support of our community programs. Locations will be various subdivisions and neighborhoods. The dates of campaign will be from May to November 2019.

(INFORMATION ONLY)

[19-0087](#)

A Parking Study for 560 Rosewood Avenue. Ward 4, Alderman Donnell.

(INFORMATION ONLY)

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

**The Buildings, Grounds and Infrastructure Committee Met On Monday, February 11,
2019 and Reviewed the Following Items:**

[19-0060](#)

A Resolution authorizing the Mayor and City Clerk to renew the Intergovernmental Agreement with the Fox Metro Water Reclamation District to provide maintenance services for the Combined Sewer Overflow Treatment Facility located at 400 N. Broadway, Aurora IL.

(PLACED ON CONSENT AGENDA)

Enactment No: R19-043

[19-0069](#)

A Resolution authorizing the Mayor and City Clerk to renew an Intergovernmental Agreement between the City of Aurora and the Fox Metro Water Reclamation District for work related to the City's combined sewer overflows.

(PLACED ON CONSENT AGENDA)

Enactment No: R19-048

MAYOR'S REPORT

Mayor Irvin stated he did not have a typical report. He spoke regarding the active shooter situation that occurred on Friday, February 15, 2019 within the City of Aurora. He thanked the first responders from Aurora and the surrounding governmental groups who answered the call for assistance. Aldermen shared their sentiments regarding the event.

MAYORAL APPOINTMENTS

STAFF REPORT

CLOSED SESSION

ADJOURN

A motion was made by Alderman Hart-Burns , seconded by Alderman Franco, that this agenda item be adjourned. The motion carried by voice vote. The meeting adjourned at 7:23 P.M.

Submitted by:

Wendy McCambridge, 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.