



# City of Aurora

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

## Committee of the Whole Meeting Minutes - Draft

Tuesday

June 17, 2025

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. Call the City Clerk's Office at (630) 256-3070 with questions. Please refer to the last page of this agenda for information regarding translation & reasonable accommodation requests.**

### ROLL CALL

Mayor Laesch called the meeting to order at 5:01 p.m. and the roll was called.

A motion was made by Alderman Franco and seconded by Alderwoman Smith to allow Alderman Bugg to participate in this meeting via teleconference pursuant to Sec 2-80 of the code of ordinances. The motion carried by voice vote and Alderman Bugg was allowed to participate in this meeting via teleconference.

**Present** 12 - Alderman Daniel Barreiro, Alderwoman Juany Garza, Alderman Ted Mesiacos, Alderman Jonathan Núñez, Alderman Carl Franco, Alderman Mike Saville, Alderman Javier Bañuelos, Alderwoman Patty Smith, Alderman Edward J. Bugg, Alderman-At-Large Keith Larson, Alderman-At-Large Will White, and Mayor John Laesch

**Absent** 1 - Alderwoman Shweta Baid

### MINUTES OF THE TUESDAY, JUNE 3, 2025 COMMITTEE OF THE WHOLE MEETING

[25-0489](#)

Approval of the Minutes of the Tuesday, June 3, 2025 Committee of the Whole Meeting.

A motion was made by Alderwoman Smith and seconded by Alderwoman Garza to approve the minutes as presented. The motion carried by voice vote.

## MAYOR'S REPORT

Jon Zaghloul, Communications Manager - City of Aurora, presented an update regarding events in the City of Aurora.

Mayor Laesch presented a Mayoral Proclamation in honor of the 160th Anniversary of the African American Emancipation Day and proclaimed June 19, 2025 as Juneteenth Day of Observance in the City of Aurora. Curtis Wilson, Chairman - Aurora African American Heritage Advisory Board, accepted the Proclamation and spoke briefly.

Mayor Laesch presented a Mayor Proclamation in honor of Pride Month, proclaiming June 2025 as Pride Month in the City of Aurora. A Grand Marshal of the 2025 City of Aurora Pride Parade, Paulene Spika, accepted the Proclamation and spoke briefly.

The Mayor's Award of Excellence was presented by Mayor Laesch to Eric Pry, the Museum Director of the Grand Army of the Republic, who was named the 2025 Museum Professional of the Year by the Illinois Association of Museums.

Jason Bauer, Interim Director of Public Works - City of Aurora, presented an update on the ongoing RiverEdge Park Improvements. Construction Managers from RC Wegman were also present at the meeting to answer questions. Shannon Cameron, Chief of Staff - City of Aurora, responded to questions.

## PUBLIC COMMENT

The City Clerk read the Rules of Public Comment and the following people presented public comment to the Committee of the Whole:

1. Edward Kirch spoke regarding property issues.
2. Senayit Aukbamichael spoke regarding taxes.
3. Curtis Wilson spoke regarding the City's Juneteenth Day of Observance.

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

**The Building, Zoning and Economic Development Committee Met On June 11, 2025  
and Reviewed the Following Items:**

[25-0401](#)

An Ordinance Vacating a City Easement on the Property at 400 Mercy Lane, in Kane County, Aurora, Illinois, 60506

(PLACED ON CONSENT AGENDA)

[25-0477](#)

An Ordinance Vacating a City Easement on the Property located at the southwest corner of Independence Drive and Constitution Drive, in Kane County, Aurora, Illinois 60506

(PLACED ON CONSENT AGENDA)

[25-0478](#)

A Resolution Authorizing Execution of an Encroachment Easement and Maintenance Agreement with CR Aurora Land, LLC for a portion of the property located on Independence Drive and west of Constitution Drive related to the Heyday Final Plan

**(PLACED ON CONSENT AGENDA)**

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

[25-0109](#)

A Resolution Approving the Final Plat for Wheatland Crossing Subdivision, Phase 2A, on Vacant Land Located at Ogden Avenue, Near South Farnsworth Avenue.

*Steve Broadwell, Planner - City of Aurora, presented.*

*A representative from Forestar responded to questions.*

**This P&D Resolution was finalized (appealable).**

**PDFNL 25-010**

[25-0110](#)

A Resolution Approving the Final Plat for Wheatland Crossing Subdivision, Phase 2B, on Vacant Land Located at Ogden Avenue, Near South Farnsworth Avenue.

**This P&D Resolution was finalized (appealable).**

**PDFNL 25-011**

[25-0111](#)

A Resolution Approving a Final Plan for Wheatland Crossing Subdivision, Phase 2A and Phase 2B, Located at Ogden Avenue, Near South Farnsworth Avenue, for a One Family Dwelling (1110) and a ROW Dwelling (Party Wall) (1130) Use.

**This P&D Resolution was finalized (appealable).**

**PDFNL 25-012**

[25-0399](#)

A Resolution Approving a Revision to the Final Plat for INC Board Subdivision, at 400 Mercy Lane, and Establishing Gateway Foundation Resubdivision

**This P&D Resolution was finalized (appealable).**

**PDFNL 25-013**

[25-0400](#)

A Resolution Approving a Final Plan for Gateway Foundation Resubdivision, at 400 Mercy Lane for a Health-related Facilities, for a Not for Profit Use.

**This P&D Resolution was finalized (appealable).**

**PDFNL 25-014**

- [25-0438](#) A Resolution Approving the Final Plat for Mason's Subdivision on vacant land located at 1127 Talma Street and 1129 Talma Street
- This P&D Resolution was finalized (appealable).**  
**PDFNL 25-015**
- [25-0472](#) A Resolution Approving the Final Plat for Lots 1-3 of Liberty & Eola Subdivision, on vacant land, located at the southwest corner of Liberty Street and N. Eola Road
- This P&D Resolution was finalized (appealable).**  
**PDFNL 25-016**
- [25-0473](#) A Resolution Approving a Final Plan on Lots 1-3 of Liberty & Eola Subdivision, located at the southwest corner of Liberty Street and N. Eola Road for a Car Wash, Single Bay (2832) Use
- This P&D Resolution was finalized (appealable).**  
**PDFNL 25-017**
- [25-0474](#) A Resolution Approving the Final Plat for Lot 1 & 2 of Heyday Aurora Subdivision, on vacant land, located at the southwest corner of Independence Drive and Constitution Drive
- This P&D Resolution was finalized (appealable).**  
**PDFNL 25-018**
- [25-0475](#) A Resolution Approving a Final Plan on Heyday Aurora Subdivision, located at the southwest corner of Independence Drive and Constitution Drive, for a ROW Dwelling (Party Wall) (1130) Use
- This P&D Resolution was finalized (appealable).**  
**PDFNL 25-019**

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

#### **The Finance Committee Met On June 12, 2025 and Reviewed the Following Items:**

- [24-0726](#) A Resolution authorizing the execution of a Joint Funding Agreement with the State of Illinois, the execution of a Phase 3 Construction Engineering Services Agreement with HR Green, Inc. in the not to exceed amount of \$706,956.00, and the appropriation of \$2,100,000.00 of REBUILD Illinois Bond Funds and/or MFT Funds for the Sullivan Rd Reconstruction Project.
- (PLACED ON CONSENT AGENDA)**

[25-0199](#)

A Resolution authorizing the execution of the Joint Funding Agreement for Federally Funded PE/ROW with the State of Illinois for ROW, authorizing the execution of the Standard Agreement Provisions Joint Improvement Projects on the State Highway System, and the appropriation of REBUILD Illinois Bond Funds and/or MFT Funds for Montgomery Road and Hill Avenue Intersection Improvement.

**(PLACED ON CONSENT AGENDA)**

[25-0403](#)

A Resolution authorizing the execution of a Third Amendment to the Memorandum of Understanding between the Cities for Financial Empowerment Fund, Inc., and the City of Aurora, expanding the FEC Expert Partner Scope of Work to include the Small Business Boost and to receive the \$90,000 grant upon full execution of this Third Amendment).

**(PLACED ON CONSENT AGENDA)**

[25-0419](#)

A Resolution approving funding support payments to VNA in the amount \$250,000 in 2025 and \$250,000 during 2026 for a total disbursement of \$500,000 in support of the recently constructed Bloomhaven campus.

*Chris Minick, Chief Financial Officer - City of Aurora, presented and responded to questions.*

**(PLACED ON UNFINISHED BUSINESS)**

[25-0465](#)

A Resolution to approve GoGo Grandparent as the replacement contractor for the City of Aurora Ride Solution (CARS) Program through December 31, 2025, utilizing the remaining budgeted funding, not to exceed \$100,000.00.

**(PLACED ON CONSENT AGENDA)**

[25-0466](#)

An informational presentation on the acceptance of a \$2,500 grant award from Petco Love.

**(INFORMATION ONLY)**

[25-0481](#)

A Resolution authorizing the execution of real estate contracts to purchase properties in the amount of \$50,800.00 and appropriating REBUILD Illinois Bond Funds and/or MFT Funds for the Sullivan Road Reconstruction (Edgelawn to Golden Oaks) Project.

**(PLACED ON CONSENT AGENDA)**

[25-0488](#) An Ordinance amending Article II of Chapter 48 of the City of Aurora Code of Ordinances Entitled "Municipal Utility Service" (Water and Sewer Rates) and establishing rates for said services for the annual periods beginning July 1, 2025 and July 1, 2026.

(PLACED ON CONSENT AGENDA)

[25-0495](#) A Resolution authorizing the appropriation of REBUILD Illinois Bond Funds and/or MFT Funds for Phase 2 Design Engineering for New York Street Bridge Project.

(PLACED ON CONSENT AGENDA)

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

#### **The Public Health, Safety and Transportation Committee Met On June 10, 2025 and Reviewed the Following Items:**

[25-0289](#) A Resolution authorizing the acceptance of Anthem Excavation & Demolition, Inc. as the contractor to demolish 306 N River St and 316 N River St Aurora, IL 60506.

(PLACED ON CONSENT AGENDA)

[25-0376](#) A Resolution authorizing the acceptance of Anthem Excavation & Demolition, Inc. as the contractor to demolish 630 Hammond Av Aurora, IL 60506.

*Ruthy Harris, Director of Property Standards - City of Aurora, responded to questions.*

(PLACED ON CONSENT AGENDA)

[25-0483](#) A Resolution increasing the maximum number of Class D: Downtown Fringe On-Site Consumption liquor licenses (unofficially related to the application from Nide Jardin LLC). [Ward 4]

(PLACED ON CONSENT AGENDA)

[25-0484](#) A Resolution establishing the maximum number of Class A: Package Sales (Convenience Store/Beer & Wine Only) liquor licenses (unofficially related to the application from B&K Foodmart). [Ward 4]

(PLACED ON CONSENT AGENDA)

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

### **The Infrastructure & Technology Committee Met On June 9, 2025 and Reviewed the Following Items:**

[25-0364](#)

A Resolution to approve the awarding of the Fire Station 3 renovation bid to T. Fisher Construction, LLC of Ingleside, IL.

*Mike Kaufman, Assistant Chief - Aurora Fire Department, responded to questions.  
Chris Minick, Chief Financial Officer - City of Aurora, responded to questions.*

**(PLACED ON CONSENT AGENDA)**

[25-0383](#)

A Resolution authorizing the City to enter into a Highway Authority Agreement (and associated Environmental Indemnity Agreement supplement) with Flip 25, LLC for property located at 1125 Aurora Avenue.

**(PLACED ON CONSENT AGENDA)**

[25-0451](#)

A Resolution to execute a one-year contract with Allied Door Inc. for garage door preventative maintenance and repairs, with an option for two additional years.

**(PLACED ON CONSENT AGENDA)**

[25-0460](#)

A Resolution authorizing the purchase of eight replacement mobile column lifts from Mohawk Lifts LLC for \$119,032.10.

**(PLACED ON CONSENT AGENDA)**

[25-0461](#)

A Resolution authorizing the purchase of a Hunter alignment machine from Mohawk Lifts LLC for \$67,588.25.

**(PLACED ON CONSENT AGENDA)**

[25-0479](#)

A Resolution authorizing the Mayor and City Clerk to execute an Intergovernmental Agreement with the Fox Metro Water Reclamation District for general services and cooperation on various projects.

**(PLACED ON CONSENT AGENDA)**

**REPORT OF THE RULES, ADMINISTRATION AND PROCEDURES COMMITTEE****The Rules, Administration and Procedure Committee Met On June 3, 2025 and Reviewed the Following Items:**[25-0321](#)

An Ordinance Amending Chapter 12 of the Aurora Code of Ordinances titled Buildings and Building Regulations to Adopt the 2024 I-Series of Codes and Recommended Amendments.

*John Curley, Chief Development Services Officer - City of Aurora, presented.*

**(HELD)**

[25-0405](#)

An Informational Discussion on the upcoming Ordinance Amending Chapter 12 of the Aurora Code of Ordinances titled Buildings and Building Regulations to Adopt the 2024 I-Series of Codes and Recommended Amendments.

**(INFORMATION ONLY)**

**NEW BUSINESS**[25-0491](#)

A Resolution authorizing the execution of a service agreement between the City of Aurora, and Family Service Association of Elgin in support of the Aurora Police Department Crisis Intervention Unit for the period of July of 2025 through June of 2026.

*Lt. Andy Wolcott - Aurora Police Department, responded to questions.*

**(PLACED ON CONSENT AGENDA)**

[25-0501](#)

A Resolution approving the appointment of and authorizing an employment contract, with Yordana Wysocki as Corporation Counsel.

**(PLACED ON UNFINISHED BUSINESS)**

[25-0514](#)

A Resolution approving the appointment of Alison Lindburg as Director of Sustainability.

**(PLACED ON UNFINISHED BUSINESS)**

**ALDERMAN'S CORNER**

**Alderman Franco presented an update on Ward 5 happenings.**



## CLOSED SESSION

A closed session meeting was held pursuant to Section 2(c)(1) of the Open Meetings Act to discuss the appointment, employment, compensation, discipline, performance or dismissal of specific employees of the public body.

Prior to entering into the closed session, a motion was made by Alderwoman Smith and seconded by Alderman Franco to enter into closed session, and thereafter adjourn this Committee of the Whole meeting with no further final action or public business to take place for purposes of the Committee of the Whole. The motion carried by the following roll call vote and the public session of the Committee of the Whole meeting adjourned at 6:24 p.m.

The closed session meeting convened at 6:34 p.m. and adjourned at 7:39 p.m.

**Aye:** 11 - Alderman Barreiro, Alderwoman Garza, Alderman Mesiacos, Alderman Núñez, Alderman Franco, Alderman Saville, Alderman Bañuelos, Alderwoman Smith, Alderman Bugg, Alderman-At-Large Larson and Alderman-At-Large White

## ADJOURN

Submitted by:

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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 requiring language translation and/or 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.us](mailto:CityClerk@aurora.il.us). Every effort will be made to allow for meeting participation.**

**Cualquier persona que requiera traducción de idiomas y/o tenga una discapacidad y solicite una adaptación razonable para poder participar en una junta pública, debe comunicarse con la Oficina de la Secretaría Municipal al menos 48 horas antes de la junta programada. Puede comunicarse con la Oficina de la Secretaría Municipal en persona en 44 E. Downer Place, Aurora Illinois, por teléfono al 630-256-3070 o por correo electrónico a [CityClerk@aurora.il.us](mailto:CityClerk@aurora.il.us). Se hará todo lo posible para permitir la participación en la junta.**