



# City of Aurora

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

## Committee of the Whole Meeting Minutes - Draft

Tuesday

March 07, 2023

3:00 PM

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**\*\*\*Please note 3:00 p.m. start time for this meeting only.\*\*\***

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

### ROLL CALL

**Mayor Irvin called the meeting to order at 3:05 p.m. and the roll was called.**

**Present** 13 - 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 J. Bugg, Alderwoman Shweta Baid, Alderman Ron Woerman, Alderman Sherman Jenkins, and Mayor Richard Irvin

### MINUTES OF THE TUESDAY, FEBRUARY 21, 2023 COMMITTEE OF THE WHOLE MEETING

[23-0170](#)

Approval of the Minutes of the Tuesday, February 21, 2023 Committee of the Whole Meeting.

**A motion was made by Alderwoman Hart-Burns and seconded by Alderwoman Garza to approve and file the minutes as presented. The motion carried by voice vote.**

### PUBLIC COMMENT

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

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

**The Building, Zoning and Economic Development Committee Met On March 1, 2023 and Reviewed the Following Items:**

**Building, Zoning and Economic Development Committee Planning & Development Resolution**

**23-0145** A Resolution Approving the Final Plat for Butterfield Phase II Unit 5A Subdivision, on vacant land located at 2815 Bilter Road being south of Bilter Road and west of N. Eola Road

**This P&D Resolution was finalized (appealable).  
PDFNL23-005**

**23-0146** A Resolution Approving a Final Plan for Lots 1-6 of Butterfield Phase II Unit 5A Subdivision, located at 2815 Bilter Road being south of Bilter Road and west of N. Eola Road, for a Warehouse, Distribution and Storage Services (3300) Use in the form of a data center complex

**This P&D Resolution was finalized (appealable).  
PDFNL23-006**

**REPORT OF THE  
FINANCE COMMITTEE**

**The Finance Committee Met On March 2, 2023 and Reviewed the Following Items:**

[23-0108](#) A Resolution to award monies received for the Corridor Improvements Grant to Scientel Solutions LLC., 2021 N Eola Rd, Aurora, IL 60502 for an amount not to exceed \$1,200,000.00.

**(PLACED ON CONSENT AGENDA)**

[23-0150](#) A Resolution authorizing the execution of a Phase II Engineering Agreement with Baxter and Woodman, Inc., maximum amount of \$39,412.00 and appropriating Motor Fuel Tax Funds for Montgomery Road and Kautz Road Traffic Signal Installation project with MFT Section # 22-00353-00-TL.

**(PLACED ON CONSENT AGENDA)**

[23-0157](#) A Resolution to allow Aurora Public Art to apply for a Kane County Grand Victoria Riverboat Grant in an amount not to exceed \$80,000.

**(PLACED ON CONSENT AGENDA)**

[23-0169](#) An Ordinance Reserving 2023 Volume Cap in connection with Private Activity Bond Issues, and Related Matters.

(PLACED ON CONSENT AGENDA)

[23-0178](#) An Ordinance Calling for a Public Hearing and a Joint Review Board Meeting to Consider the Designation of a Redevelopment Project Area and the Approval of a Redevelopment Plan and Project for the City of Aurora River Vine Tax Increment Financing District.

(PLACED ON CONSENT AGENDA)

[23-0189](#) A Resolution authorizing approval of Development Agreement with Leilani Asian Fusion: Leilani Aurora Inc; Buona Italia: River Street Italian Inc; La Ville Lumiere: River Street Bistro Inc a majority owned affiliate of JH Real Estate Partners LLC (JH) for the purpose of facilitating the development of the vacant first floor (and basement for the Leilani RDA) for a full service (Asian Fusion/Italian/French) restaurants in the recently rehabilitated Hobbs and adjacent building together at 2-12 south River Street in downtown Aurora.

*Alex Minnella - City of Aurora, spoke regarding this item.*

*Elle Withall - City of Aurora, spoke regarding this item.*

*Representatives from JH Real Estate Partners, LLC spoke regarding this item.*

(PLACED ON CONSENT AGENDA)

[23-0190](#) A Resolution authorizing approval of a Development Agreement with JH Real Estate Partners LLC for the rehabilitation of the building at 110 Cross (between River and Middle across from the Jimmy John's) for conversion of the historic building into 15 market rate apartments and a brewery on the ground floor.

*Alex Minnella - City of Aurora, spoke regarding this item.*

*Elle Withall - City of Aurora, spoke regarding this item.*

*Representatives from JH Real Estate Partners, LLC spoke regarding this item.*

(PLACED ON CONSENT AGENDA)

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

**The Public Health, Safety and Transportation Committee Met On February 28, 2023 and  
Reviewed the Following Items:**

[23-0137](#) A Resolution to approve the purchase of gas masks and gas mask filters from MES/Lawmen Supply of Deer Creek, Illinois in the amount of \$53,044.50.

(PLACED ON CONSENT AGENDA)

**REPORT OF THE  
INFRASTRUCTURE & TECHNOLOGY COMMITTEE**

**The Infrastructure & Technology Committee Met On February 27, 2023 and Reviewed  
the Following Items:**

[23-0081](#) A Resolution to use NTI National Technologies, Downers Grove, IL, as the primary fiber vendor and EX2 Technology, LLC of Omaha, NE as the secondary vendor for 2023 City fiber optic projects for \$1,781,554.00 plus a 11% contingency. Total not to exceed \$2,000,000.

*Mike Baker, IT Department - City of Aurora, responded to questions regarding this item.*

**(PLACED ON CONSENT AGENDA)**

[23-0136](#) A Resolution authorizing Engineering Enterprises, Inc. to provide professional engineering services to the Water Production Division for a Water Treatment Plant Coatings Rehabilitation project, in the not-to-exceed amount of \$99,000.00.

**(PLACED ON CONSENT AGENDA)**

**REPORT OF THE RULES, ADMINISTRATION AND PROCEDURES COMMITTEE**

**The Rules, Administration and Procedure Committee Met On February 21, 2023 and  
Reviewed the Following Items:**

[23-0143](#) A Resolution authorizing the reappointment of Hortencia Ramos, Susan Sosa Bachmeier, Ryan Maley, and Ricky Rodgers, and the appointment of Maureen McKane to the Human Relations Commission.

**(PLACED ON CONSENT AGENDA)**

[23-0147](#) A Resolution approving the reappointments of Elana Newkirk and Sean Williams to the city's Advisory Commission for Disabilities.

**(PLACED ON CONSENT AGENDA)**

[23-0148](#) A Resolution authorizing the reappointment of Michael Walker, Kristin Ludwig, Dan Miller and Justyn Arnold to the Aurora Preservation Commission.

**(PLACED ON CONSENT AGENDA)**

[23-0154](#) Update on proposed changes to Chapter 25, Article XII "Mobile Food Unit Vendors".

**(INFORMATION ONLY)**

**The Rules, Administration and Procedure Committee also held a special meeting on March 1, 2023 to discuss item #23-0154: Update on proposed changes to Chapter 25, Article XII "Mobile Food Unit Vendors". (INFORMATION ONLY)**

**NEW BUSINESS**

[23-0156](#)

A motion authorizing and directing the Chief Human Resources Officer to execute a settlement agreement on behalf of the City in Workers Compensation Claim #189549271-001.

**(PLACED ON CONSENT AGENDA)**

**MAYOR'S REPORT**

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

**CLOSED SESSION**

*There was no Closed Session at this meeting.*

**ADJOURN**

A motion was made by Alderwoman Hart-Burns and seconded by Alderman Franco to adjourn this meeting. The motion carried by voice vote and the meeting adjourned at 3:39 p.m.

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 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](mailto:cityclerk@aurora-il.org). Every effort will be made to allow for meeting participation.**