



# City of Aurora

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

## Committee of the Whole

### Agenda - Final

Tuesday  
June 18, 2019  
5:00 PM

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#### ROLL CALL

#### MINUTES OF THE MEETING OF TUESDAY, JUNE 4, 2019 AND MINUTES OF THE SPECIAL ORDINANCE COMMITTEE OF WEDNESDAY, APRIL 24, 2019

- [19-0523](#) Approval of the Tuesday, June 4, 2019 Committee of the Whole Meeting Minutes.
- [19-0528](#) The minutes from the Special Ordinance Committee from Wednesday, April 24, 2019.

#### PUBLIC COMMENT

#### PRESENTATIONS

- [19-0525](#) A presentation of the current status of debt in the City to include debt projections given current development and infrastructure needs and plans.

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

#### The Building, Zoning and Economic Development Committee Met On Wednesday, June 12, 2019 and Reviewed the Following Items:

- [19-0392](#) An Ordinance Granting a Special Use Permit for a Special Purpose Recreational Institution (5200) Use on the Property located at 1-11 N. Broadway & 100-104 E. Galena Boulevard  
*COMMITTEE RECOMMENDED: APPROVAL 5-0*
- [19-0398](#) An Ordinance Abrogating a Landscape Easement on the Property located north of Hafenrichter Road, east of Barrington Drive, and west of Whitethorn Drive, in Will County, Aurora Illinois 60503  
*COMMITTEE RECOMMENDED: APPROVAL 5-0*
- [19-0399](#) An Ordinance Vacating a City Easement, Ingress Egress Easement, and Stormwater Control Easement on the Property located north of Hafenrichter Road, east of Barrington Drive, and west of Whitethorn Drive, in Will County, Aurora Illinois 60503  
*COMMITTEE RECOMMENDED: APPROVAL 5-0*

- [19-0463](#) An Ordinance Vacating a Portion of Dedicated Public Right of Way for Duke Parkway, on the property located at 2865 Duke Parkway, DuPage County, Aurora, Illinois, 60502

*COMMITTEE RECOMMENDED: APPROVAL 5-0*

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

- [19-0395](#) A Building, Zoning and Economic Development Committee Resolution Approving the Final Plat for Laurelton Place Subdivision, being Vacant Land, located north of Hafenrichter Road, east of Barrington Drive, and west of Whitethorn Drive

*Final/Appealable*

- [19-0396](#) A Building, Zoning and Economic Development Committee Resolution Approving a Final Plan on Lots 1-48 of Laurelton Place Subdivision located north of Hafenrichter Road, east of Barrington Drive, and west of Whitethorn Drive for a One Family Dwelling (1110) Use

*Final/Appealable*

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

**The Finance Committee Met On Thursday, June 13, 2019 and Reviewed the Following Items:**

- [19-0424](#) A Resolution Authorizing the Replacement of the Main Stair Case at the Route 59 Transit Center in the amount of \$142,284.17 plus a contingency amount of \$14,228.42.

*COMMITTEE RECOMMENDED: APPROVAL 4-0*

- [19-0495](#) A Resolution accepting the assignment of the contractual rights and responsibilities of the Seize the Future Economic Development Foundation, Inc. (Invest Aurora), for the purchase of certain real property located on Bilter Rd. and authorizing the City's officers and employees to complete the transactions contemplated by said contracts.

*COMMITTEE RECOMMENDED: APPROVAL 5-0*

- [19-0497](#) A Resolution to Award the Contract for the Eola Road Realignment project to Berger Excavating Contractors, Inc., 1205 Garland Road, Wauconda, IL 60084 in the amount of \$2,479,977.72 and to Appropriate Motor Fuel Tax Funds, 17-00318-00-CH..

*COMMITTEE RECOMMENDED: APPROVAL 5-0*

- [19-0502](#) A Resolution authorizing the Mayor to accept a grant and execute the Program Funding Agreement in the amount of \$250,000 from the Illinois Housing Development Authority's Abandoned Residential Property Municipal Relief Program..

*COMMITTEE RECOMMENDED: APPROVAL 5-0*

- [19-0511](#) A Resolution Requesting Approval of Memorandums of Understanding between the City of Aurora and West Aurora School District 129 and with Mutual Ground regarding Todd School.

*COMMITTEE RECOMMENDED: APPROVAL 5-0*

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

**The Public Health, Safety and Transportation Committee Met On Tuesday, June 11  
and Reviewed the Following Items:**

- [19-0410](#) A Resolution establishing the maximum number of Class E City of Aurora liquor licenses (*unofficially related to application from: Arechiga Group 1, d/b/a El Jefe, Sabores de Mexico, 1271 N. Lake Street, Aurora.*)

*COMMITTEE RECOMMENDED: APPROVAL 5-0*

- [19-0423](#) A Resolution establishing the maximum number of Class G-1 City of Aurora liquor licenses (*unofficially related to application from: 7-Eleven, Inc, dba 7-Eleven #38509H, to be located at 2626 Ogden Ave., Aurora, Illinois.*)

*COMMITTEE RECOMMENDED: APPROVAL 5-0*

- [19-0467](#) A Resolution establishing the maximum number of Class F City of Aurora liquor licenses (*unofficially related to application from: Ye International LLC., d/b/a A Tasty Hot Pot, 4350 E. New York Street, Aurora, IL 60504.*)

*COMMITTEE RECOMMENDED: APPROVAL 5-0*

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

**The Infrastructure & Technology Committee Met On Monday, June 10 and Reviewed  
the Following Items:**

- [19-0369](#) A Resolution requesting an upgraded annual subscription (renewal) for Executive Programs Membership Basic and Leadership Team Service for IT Research and Advisory Services from Gartner, Inc. of 56 Top Gallant Road, Stamford, CT 06904 in the amount of \$104,300.

*COMMITTEE RECOMMENDED: APPROVAL 5-0*

- [19-0478](#) A Resolution accepting the improvements and maintenance security for Union Square.  
*COMMITTEE RECOMMENDED: APPROVAL 5-0*
- [19-0483](#) A Resolution to Award the contract for the E. Indian Trail Water Main Replacement & Bike Path Extension project to H. Linden & Sons Sewer and Water, Inc., 722 E. South St. Unit D, Plano, IL 60545 in the amount of four hundred three thousand, three hundred sixty-nine dollars and zero cents (\$403,369.00).  
*COMMITTEE RECOMMENDED: APPROVAL 5-0*
- [19-0484](#) A Resolution to Award the contract for the W. Galena Boulevard Water Main Lining & Replacement project to IHC Construction Companies, LLC, 1500 Executive Drive, Elgin, IL 60123 in the amount of one million, nine hundred ninety-five thousand dollars and zero cents (\$1,995,000.00).  
*COMMITTEE RECOMMENDED: APPROVAL 5-0*
- [19-0488](#) A Resolution authorizing the Director of Purchasing to accept per ton dump fees from Waste Management of Illinois for the disposal of non-special and special excavated soil.  
*COMMITTEE RECOMMENDED: APPROVAL 5-0*
- [19-0499](#) A Resolution ratifying the increase of purchase order 291277 with Rochelle Waste Disposal by Two Thousand Five Hundred and Forty Eight dollars and Sixty Four cents (\$2,548.64).  
*COMMITTEE RECOMMENDED: APPROVAL 5-0*
- [19-0489](#) Request to proceed with appropriate procurement procedures utilizing stormwater funds with the approval of the Infrastructure and Technology Committee for corrective actions to address three drainage related issues.  
*COMMITTEE RECOMMENDED: APPROVAL 5-0 (INFORMATION ONLY)*

## **REPORT OF THE RULES, ADMINISTRATION AND PROCEDURES COMMITTEE TO THE COMMITTEE OF THE WHOLE**

**The Rules, Administration and Procedures Committee has no items to report.**

### **NEW BUSINESS**

- [19-0494](#) A motion to refer Item 19-0015 [the proposed ethics ordinance] to the Rules, Administration, and Procedures (RAP) Committee to consider revisions recommended by the DuPage County Ethics Adviser.
- [19-0519](#) An Ordinance Suspending the Prohibitions Set Forth in Article II, Division 1, Sec. 48-31(d)(1) of the Aurora Code of Ordinances until July 19, 2019.

### **MAYOR'S REPORT**

**STAFF REPORT****REQUESTS AND REFERRALS**

- [19-0530](#) Requesting the Establishment of a new Special Use Planned Development, and to change the underlying zoning district from B-2(S) General Retail District to R-5(S) Multiple-Family Dwelling District, R-5A(S) Midrise Multiple Family Dwelling District, B-2(S) General Retail District, and OS-1(S) Conservation, Open Space and Drainage District with a Special Use Planned Development on the property located east of the intersection of Ogden Avenue and 75th Street (CDI Development Services, LLC / Cedarwood Development, Inc. - 19-0530 / NA28/1-16.085-RZ/SU/PSD/PPN - ES - Ward 10)
- [19-0531](#) Requesting approval of a Preliminary Plat for Aurora Town Center Subdivision located east of the intersection of Ogden Avenue and 75th Street (CDI Development Services, LLC / Cedarwood Development, Inc. - 19-0531 / NA28/1-16.085-RZ/SU/PSD/PPN - ES - Ward 10)
- [19-0532](#) Requesting approval of a Preliminary Plan for Aurora Town Center Subdivision located east of the intersection of Ogden Avenue and 75th Street for a mixed use development (CDI Development Services, LLC / Cedarwood Development, Inc. - 19-0532 / NA28/1-16.085-RZ/SU/PSD/PPN - ES - Ward 10)

**CLOSED SESSION****ADJOURN**

**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.**