



City of Aurora

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

Committee of the Whole

Agenda - Final

Tuesday

June 17, 2025

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. 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

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.

MAYOR'S REPORT

PUBLIC COMMENT

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

COMMITTEE RECOMMENDED: APPROVAL 4-0

[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

COMMITTEE RECOMMENDED: APPROVAL 4-0

[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

COMMITTEE RECOMMENDED: APPROVAL 4-0

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.
(FINAL/APPEALABLE) - [NO ACTION NEEDED AT C.O.W.]
COMMITTEE RECOMMENDED: APPROVAL 4-0
- [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.
(FINAL/APPEALABLE) - [NO ACTION NEEDED AT C.O.W.]
COMMITTEE RECOMMENDED: APPROVAL 4-0
- [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.
(FINAL/APPEALABLE) - [NO ACTION NEEDED AT C.O.W.]
COMMITTEE RECOMMENDED: APPROVAL 4-0
- [25-0399](#) A Resolution Approving a Revision to the Final Plat for INC Board Subdivision, at 400 Mercy Lane, and Establishing Gateway Foundation Resubdivision
(FINAL/APPEALABLE) - [NO ACTION NEEDED AT C.O.W.]
COMMITTEE RECOMMENDED: APPROVAL 4-0
- [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.
(FINAL/APPEALABLE) - [NO ACTION NEEDED AT C.O.W.]
COMMITTEE RECOMMENDED: APPROVAL 4-0
- [25-0438](#) A Resolution Approving the Final Plat for Mason's Subdivision on vacant land located at 1127 Talma Street and 1129 Talma Street
(FINAL/APPEALABLE) - [NO ACTION NEEDED AT C.O.W.]
COMMITTEE RECOMMENDED: APPROVAL 4-0
- [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
(FINAL/APPEALABLE) - [NO ACTION NEEDED AT C.O.W.]
COMMITTEE RECOMMENDED: APPROVAL 4-0
- [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
(FINAL/APPEALABLE) - [NO ACTION NEEDED AT C.O.W.]
COMMITTEE RECOMMENDED: APPROVAL 4-0

- [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

(FINAL/APPEALABLE) - [NO ACTION NEEDED AT C.O.W.]
COMMITTEE RECOMMENDED: APPROVAL 4-0

- [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

(FINAL/APPEALABLE) - [NO ACTION NEEDED AT C.O.W.]
COMMITTEE RECOMMENDED: APPROVAL 4-0

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.

COMMITTEE RECOMMENDED: APPROVAL 5-0

- [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.

COMMITTEE RECOMMENDED: APPROVAL 5-0

- [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).

COMMITTEE RECOMMENDED: APPROVAL 5-0

- [25-0419](#) A Resolution approving funding support payments to VNA in the amount of \$250,000 in 2025 and \$250,000 during 2026 for a total disbursement of \$500,000 in support of the recently constructed Bloomhaven campus.

COMMITTEE RECOMMENDED: APPROVAL AS AMENDED 4-1

- [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.

COMMITTEE RECOMMENDED: APPROVAL 5-0

- [25-0466](#) An informational presentation on the acceptance of a \$2,500 grant award from Petco Love.

INFORMATION ONLY - [NO ACTION NEEDED AT C.O.W.]

- [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.

COMMITTEE RECOMMENDED: APPROVAL 5-0

- [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.

COMMITTEE RECOMMENDED: APPROVAL 4-1

- [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.

COMMITTEE RECOMMENDED: APPROVAL 5-0

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.

COMMITTEE RECOMMENDED: APPROVAL 5-0

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

COMMITTEE RECOMMENDED: APPROVAL 5-0

- [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]

COMMITTEE RECOMMENDED: APPROVAL 5-0

- [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]

COMMITTEE RECOMMENDED: APPROVAL 5-0

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.

COMMITTEE RECOMMENDED: APPROVAL 4-0

[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.

COMMITTEE RECOMMENDED: APPROVAL 4-0

[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.

COMMITTEE RECOMMENDED: APPROVAL 4-0

[25-0460](#) A Resolution authorizing the purchase of eight replacement mobile column lifts from Mohawk Lifts LLC for \$119,032.10.

COMMITTEE RECOMMENDED: APPROVAL 4-0

[25-0461](#) A Resolution authorizing the purchase of a Hunter alignment machine from Mohawk Lifts LLC for \$67,588.25.

COMMITTEE RECOMMENDED: APPROVAL 4-0

[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.

COMMITTEE RECOMMENDED: APPROVAL 4-0

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.

COMMITTEE RECOMMENDED: APPROVAL 5-0

[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 - [NO ACTION NEEDED AT C.O.W.]

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.
- [25-0501](#) A Resolution approving the appointment of Yordana Wysocki as Corporation Counsel.
- [25-0514](#) A Resolution approving the appointment of Alison Lindburg as Director of Sustainability.

ALDERMAN'S CORNER

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 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. 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. Se hará todo lo posible para permitir la participación en la junta.