



# City of Aurora

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

## Committee of the Whole Meeting Minutes - Draft

Tuesday

June 18, 2019

5:00 PM

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### ROLL CALL

Mayor Irvin called the Committee of the Whole to order at 5:07 P.M. and the roll was called. Alderman O'Connor was not present at roll call, but arrived at 5:20 P.M.

**Present** 13 - Alderman Emmanuel Llamas, Alderman Juany Garza, Alderman Ted Mesiacos, Alderman Bill Donnell, Alderman Carl Franco, Alderman Mike Saville, Alderman Scheketa Hart-Burns, Alderman Patty Smith, Alderman Edward Bugg, Alderman Judd Lofchie, Alderman Sherman Jenkins, Alderman Bob O'Connor, and Mayor Richard Irvin

### 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.

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

[19-0528](#)

The minutes from the Special Ordinance Committee from Wednesday, April 24, 2019.

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

### PUBLIC COMMENT

After Clerk McCambridge provided a brief overview of the rules of public comment the following addressed members of the City Council:

Roger Vernon, spoke against item 19-0495, representing Bigwoods Marmion neighborhood.

Terry Voitik, spoke against item 19-0495, representing the Ginger Woods Homeowners Association.

Mary Ann Signorelli, talked about the WPA artwork, statues and murals, at the Todd School.

Rena Church, spoke regarding the WPA artwork at the Todd School and the

guidelines for preservation.

There were no further speakers.

## 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.

*Marty Lyons, Chief Financial Officer, provided a presentation.*

(INFORMATION ONLY)

## 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

*Jill Morgan, City Planner, provided an overview of the project. Joel Frieders and Mike Mancuso who are owners of the enterprise proposed were also present and provided additional informaton regarding the concept.*

(PLACED ON CONSENT AGENDA)

Enactment No: O19-037

### [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

*Jill Morgan, City Planner, was present to provide an overview of the project. Representative from Pulte was present and provided additional information on the project.*

(PLACED ON CONSENT AGENDA)

Enactment No: O19-038

### [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

*Jill Morgan, City Planner, was present to provide an overview of the project. Ty Morris, Pulte Homes, was present and provided additional information on the project.*

(PLACED ON CONSENT AGENDA)

Enactment No: O19-039

[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

(PLACED ON CONSENT AGENDA)

Enactment No: O19-040

**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

*Jill Morgan, City Planner, was present to provide an overview of the project. Ty Morris, Pulte Homes, was present and provided additional information on the project.*

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

Enactment No: PDFNL19-006

**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

*Jill Morgan, City Planner, was present to provide an overview of the project. Ty Morris, Pulte Homes, was present and provided additional information on the project.*

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

Enactment No: PDFNL19-007

**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.

(PLACED ON CONSENT AGENDA)

Enactment No: R19-197

[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.

*David Dibo, Director of Economic Development, John Curley, Chief Development Officer, Trevor Dick, Director of Development Strategy and Facilitation, and Alex Alexandrou, Chief Management Officer spoke regarding the proposal.*

**This Resolution was (PLACED ON UNFINISHED BUSINESS) to the City Council**

Enactment No: R19-207

[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..

**(PLACED ON CONSENT AGENDA)**

Enactment No: R19-203

[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..

**(PLACED ON CONSENT AGENDA)**

Enactment No: R19-205

[19-0511](#)

A Resolution Requesting Approval of Memoranda of Understanding between the City of Aurora and West Aurora School District 129 and with Mutual Ground regarding Todd School.

*Alex Alexandrou, Chief Management Officer, spoke regarding the proposal.*

**(PLACED ON CONSENT AGENDA)**

Enactment No: R19-206

## **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).

**(PLACED ON CONSENT AGENDA)**

Enactment No: R19-195

[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.*).

*Representative of corporate 7-Eleven spoke regarding the project.*

**(PLACED ON CONSENT AGENDA)**

Enactment No: R19-196

[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.*).

**(PLACED ON CONSENT AGENDA)**

Enactment No: R19-198

**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.

**(PLACED ON CONSENT AGENDA)**

Enactment No: R19-194

[19-0478](#)

A Resolution accepting the improvements and maintenance security for Union Square.

**(PLACED ON CONSENT AGENDA)**

Enactment No: R19-199

[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).

**(PLACED ON CONSENT AGENDA)**

Enactment No: R19-200

[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).

**(PLACED ON CONSENT AGENDA)**

Enactment No: R19-201

[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.

**(PLACED ON CONSENT AGENDA)**

Enactment No: R19-202

[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).

**(PLACED ON CONSENT AGENDA)**

Enactment No: R19-204

[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.

**(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.

**The motion was made by Alderman Hart-Burns, seconded by Alderman Jenkins to send Item 19-0015 to the Rules, Administration and Procedures Committee. The motion carried by voice vote.**

[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.

**(PLACED ON CONSENT AGENDA)**

Enactment No: O19-041

## **MAYOR'S REPORT**

*Mayor Irvin announced the ribbon cutting for the Mundy Park this weekend.*

## **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)

**This Requests and Referrals was referred to the Planning Council**

[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)

**This Requests and Referrals was referred to the Planning Council**

[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)

**This Requests and Referrals was referred to the Planning Council**

## **CLOSED SESSION**

**A motion was made by Alderman Franco, seconded by Alderman Hart-Burns, to move into Closed Session immediately following the open portion of this meeting for the purpose of discussing matters relating to the appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body and pending or probable litigation involving the City pursuant to 5 ILCS 120/2(c)(1) and (11) respectively of the Open Meetings Act. The motion carried.**

**Aye:** 12 - Alderman Llamas, Alderman Garza, Alderman Mesiacos, Alderman Donnell, Alderman Franco, Alderman Saville, Alderman Hart-Burns, Alderman Smith, Alderman Bugg, Alderman Lofchie, Alderman Jenkins and Alderman O'Connor

### **ADJOURN**

A motion was made by Alderman Hart-Burns, seconded by Alderman Franco, that this meeting be adjourned at the conclusion of the closed session. The motion carried by voice vote. The open portion of the meeting adjourned at 6:55 P.M. The closed session began at 7:01 P.M. and concluded at 7:21 P.M.

Submitted by:

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