



# City of Aurora

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

## City Council Meeting Minutes - Draft

Tuesday  
May 28, 2024  
6:00 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. Please call the City Clerk's Office at (630) 256-3070 with questions.**

### ROLL CALL

Mayor Irvin called the meeting to order at 6:04 p.m. and the roll was called.  
Alderman Woerman excused himself from the meeting at 7:19 p.m.

**Present:** 13 - Alderman Emmanuel Llamas, Alderwoman Juany Garza, Alderman Ted Mesiacos, Alderman Bill Donnell, Alderman Carl Franco, Alderman Mike Saville, Alderman Brandon Tolliver, Alderwoman Patty Smith, Alderman Edward Bugg, Alderwoman Shweta Baid, Alderman John Laesch, Alderman Ron Woerman and Mayor Richard Irvin

### APPOINTMENT OF SERGEANT-AT-ARMS

A motion was made by Alderwoman Smith and seconded by Alderwoman Baid to appoint a Sergeant-at-Arms for this meeting. The motion carried by voice vote and Officer Dispensa served as Sergeant-at-Arms for this meeting.

### PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Clayton Muhammad.

### INVOCATION

The Invocation was presented by Alderman Bugg.

### MAYOR'S OFFICE OF COMMUNITY AFFAIRS PRESENTATIONS

Mayor Irvin presented the Mayor's Award of Excellence to Scott Samson, CEO of the Fox Valley Mall and Kristina Arias, Marketing Director of the Fox Valley Mall in recognition of their International Council of Shopping Centers 2024 Silver Award for Marketing Excellence.

Mayor Irvin made a public statement in response to a Chicago Sun Times article from last week regarding an incident involving the Kane County Sheriff's Office, and in direct response to statements made in the article by Kane County Sheriff Ron Hain.

## MAYORAL APPOINTMENTS

There were no Mayoral Appointments.

## PUBLIC COMMENT

The City Clerk read the Rules of Public Comment and the following people presented comments to the City Council:

1. Michael White requested a ceasefire resolution in Gaza.
2. Sue Harvey requested a ceasefire resolution in Gaza.
3. Shaik Dawood requested a ceasefire resolution in Gaza.
4. Brandon Rodriguez spoke regarding his business, Paradise Tattoos.
5. Fayez Khozindar requested a ceasefire resolution in Gaza.
6. Keith Larson requested a ceasefire resolution in Gaza.
7. Abdullah Khan requested a ceasefire resolution in Gaza.
8. Sher Eli requested a ceasefire resolution in Gaza.
9. Aziel Baez requested a ceasefire resolution in Gaza.
10. Kamran Hussain requested a ceasefire resolution in Gaza.

## PUBLIC HEARINGS

**24-0397**

Public Hearing Only - related to real property commonly known as 2705 Diehl Road (CyrusOne Aurora DC3) calling for a Public Hearing and other procedures in connection therewith on the proposed Special Service Area 219 in the City of Aurora, DuPage County PIN(s): 07-07-200-009, 07-08-100-009, 07-07-200-016, 07-08-100-010.

The Public Hearing was called to order. There were no members of the public asking to be heard for the purpose of public comment. Alderman Laesch presented comments regarding this item. A motion was made by Alderwoman Smith and seconded by Alderman Franco to adjourn the public hearing. The motion carried by the following vote and the hearing was closed:

**Aye:** 12 - Alderman Llamas, Alderwoman Garza, Alderman Mesiacos, Alderman Donnell, Alderman Franco, Alderman Saville, Alderman Tolliver, Alderwoman Smith, Alderman Bugg, Alderwoman Baid, Alderman Laesch and Alderman Woerman

**24-0399**

Public Hearing Only - related to real property commonly known as 4441 Ogden Ave & 195 S Route 59 (U-Haul Center of Aurora) calling for a Public Hearing and other procedures in connection therewith on the proposed Special Service Area 220 in the City of Aurora, DuPage County PIN(s): 07-28-201-019, 07-28-201-018.

The Public Hearing was called to order. There were no members of the public asking to be heard for the purpose of public comment. There were no questions or comments from the City Council. A motion was made by Alderwoman Smith and seconded by Alderman Franco to adjourn the public hearing. The motion carried by the following vote and the hearing was closed:

**Aye:** 12 - Alderman Llamas, Alderwoman Garza, Alderman Mesiacos, Alderman Donnell, Alderman Franco, Alderman Saville, Alderman Tolliver, Alderwoman Smith, Alderman Bugg, Alderwoman Baid, Alderman Laesch and Alderman Woerman

### **CONSENT AGENDA**

The City Clerk read the Consent Agenda and the Direct to Council Consent Agenda in full. A motion was made by Alderwoman Smith and seconded by Alderwoman Garza to approve the Consent Agenda and the Direct to Council Consent Agenda as read. The motion carried by the following vote:

**Aye:** 12 - Alderman Llamas, Alderwoman Garza, Alderman Mesiacos, Alderman Donnell, Alderman Franco, Alderman Saville, Alderman Tolliver, Alderwoman Smith, Alderman Bugg, Alderwoman Baid, Alderman Laesch, Alderman Woerman

[23-0870](#)

A Resolution authorizing payment to F.H. Paschen, S.N. Nielson & Associates LLC for repairs to the structure at 35 N Broadway, Aurora, IL 60505, in the amount of \$759,445.78.

**This Resolution was approved on the Consent Agenda.**

Enactment No: R24-163

[23-1002](#)

A Resolution Authorizing the remediation of asbestos for City-owned properties located at 22 W. Park Place & 817 Forest Avenue.

**This Resolution was approved on the Consent Agenda.**

Enactment No: R24-164

[24-0076](#)

A Resolution authorizing the City of Aurora to enter into a crossing surface installation agreement with BNSF Railway Company for improvements of the crossing of Indian Trail and the BNSF Railroad.

**This Resolution was approved on the Consent Agenda.**

Enactment No: R24-165

[24-0221](#)

A Resolution authorizing the sale of obsolete and surplus property using JJ Kane Auctioneers.

**This Resolution was approved on the Consent Agenda.**

Enactment No: R24-166

[24-0292](#)

A Resolution authorizing the execution of a Phase 3 Construction Engineering Agreement with Ardmore Roderick in the not to exceed amount of \$181,368.00 for the 2024 City Wide Resurfacing Projects.

**This Resolution was approved on the Consent Agenda.**

Enactment No: R24-167

[24-0305](#)

A Resolution authorizing the Mayor and City Clerk to execute an Agency Agreement with the State of Illinois Department of Transportation, Division of Aeronautics and a not-to-exceed agreement for Construction Phase Engineering Services in the amount of \$152,000 with Crawford, Murphy and Tilly, Inc. for the Rehabilitate Auto Parking Lots and Entrance Road Project (ARR 4544) located at the Aurora Municipal Airport.

**This Resolution was approved on the Consent Agenda.**

Enactment No: R24-168

[24-0308](#)

A Resolution authorizing the execution of a Joint Funding Agreement with the State of Illinois, the execution of a Phase 2 Engineering Agreement with Baxter & Woodman, Inc. in the not to exceed amount of \$70,476.00, and the appropriation of \$70,476.00 of MFT Funds for the South Edgelawn Drive at BNSF Railway Tracks Crossing Project.

**This Resolution was approved on the Consent Agenda.**

Enactment No: R24-169

[24-0312](#)

A Resolution authorizing repair services for River Intake Pump #4 for the Water Production Division in an amount not to exceed of \$55,203.00 to Layne Christensen Company, Aurora, IL.

**This Resolution was approved on the Consent Agenda.**

Enactment No: R24-170

[24-0338](#)

A Resolution Authorizing a Contract with Fehr Graham Engineering & Environmental to provide construction engineering services for various underground utility improvement projects during the 2024 construction season, in an amount not to exceed \$177,000.00.

**This Resolution was approved on the Consent Agenda.**

Enactment No: R24-171

[24-0340](#)

A Resolution to award the Lebanon Street and Pearl Street Sewer Separation project located in Wards 3 and 4 to Benchmark Construction Co Inc. in the bid amount of \$988,000.00.

**This Resolution was approved on the Consent Agenda.**

Enactment No: R24-172

[24-0341](#)

A Resolution Awarding the McCoy Drive and Cheshire Drive Traffic Signal Installation project construction to H & H Electric Company of Franklin Park, IL, for the amount of \$520,195.62 and the appropriation of Motor Fuel Tax (MFT) funds.

**This Resolution was approved on the Consent Agenda.**

Enactment No: R24-173

[24-0342](#)

A Resolution Authorizing the mayor to execute phase 3 construction engineering agreement with HR Green, Inc. and appropriation of Motor Fuel Tax Funds for McCoy Drive and Cheshire Drive Traffic Signal Installation project.

**This Resolution was approved on the Consent Agenda.**

Enactment No: R24-174

[24-0343](#)

A Resolution authorizing the execution of a Phase 1 Preliminary Engineering Agreement with Stanley Consultants, Inc. in the not to exceed amount of \$189,555.00, and the appropriation of \$189,555.00 of MFT Funds for the E New York Street N Farnsworth Avenue Intersection Improvement Project.

**This Resolution was approved on the Consent Agenda.**

Enactment No: R24-175

[24-0347](#)

A Resolution approving an Intergovernmental Agreement between the City of Aurora and the Wheatland Township Road District for the resurfacing of Wolf's Crossing Road.

**This Resolution was approved on the Consent Agenda.**

Enactment No: R24-176

[24-0348](#)

A Resolution approving an Intergovernmental Agreement between the City of Aurora and the Sugar Grove Township Road District for the resurfacing of Prairie Street.

**This Resolution was approved on the Consent Agenda.**

Enactment No: R24-177

[24-0358](#)

A Resolution Authorizing the Execution of an Intergovernmental Agreement between the Forest Preserve District of Will County, City of Aurora, and Wheatland Township Road District for the Phase I Engineering Services for the construction of multi-use path along Wolf's Crossing Road located in the City of Aurora and Wheatland Township, Will County, Illinois

**This Resolution was approved on the Consent Agenda.**

Enactment No: R24-178

[24-0364](#)

A Resolution authorizing the execution of a Local Public Agency Amendment #1 with the State of Illinois, the execution of a Phase 1 Preliminary Engineering Supplement with Baxter & Woodman, Inc. in the not to exceed amount of \$24,301.00, and the appropriation of \$21,391.00 of MFT Funds for the South Edgelawn Drive at BNSF Railway Tracks Crossing Project.

**This Resolution was approved on the Consent Agenda.**

Enactment No: R24-179

[24-0365](#)

A Resolution authorizing the execution of a Phase 2 Design Engineering Supplement with Stanley Consultants, Inc. in the not to exceed amount of \$37,646.00 and the appropriation of \$80,000.00 of REBUILD Illinois Bond Funds for the Indian Trail Signal - Edgelawn to Highland Project.

**This Resolution was approved on the Consent Agenda.**

Enactment No: R24-180

[24-0366](#)

A Resolution authorizing the future execution of Phase 3 Construction Engineering Services Supplement with HR Green, Inc. in the not to exceed amount of \$100,000.00 and the appropriation of \$1,540,000.00 of REBUILD Illinois Bond Funds for the Indian Trail Road Reconstruction and High Street Intersection Project.

**This Resolution was approved on the Consent Agenda.**

Enactment No: R24-181

[24-0381](#)

A motion authorizing and directing the Chief Human Resources Officer to execute a settlement agreement on behalf of the City in Worker's Compensation Claim #186510671.

**This item was approved on the Consent Agenda.**

**DIRECT TO COUNCIL CONSENT AGENDA**[24-0360](#)

A Resolution accepting the improvements and waiving the maintenance security for Chick-Fil-A Drive Thru Expansion, 4435 Fox Valley Center Dr.

**This Resolution was approved on the Direct to Council Consent Agenda.**

Enactment No: R24-182

[24-0390](#)

Approval of the Minutes of the Tuesday, May 14, 2024, City Council Meeting.

**The Minutes were approved and filed as presented on the Direct to Council Consent Agenda.**

[24-0396](#)

A Resolution accepting the improvements and waiving the maintenance security for Marmion Academy Varsity Baseball Field & Track Improvements, 1000 Butterfield Rd.

**This Resolution was approved on the Direct to Council Consent Agenda.**

Enactment No: R24-183

**UNFINISHED BUSINESS**[24-0266](#)

A Resolution establishing the maximum number of licenses for tattoo and body art establishments in the City of Aurora in accordance with Chapter 25, Article XI "Tattoo and Body Art Establishments".

**A motion was made by Alderman Franco to approve this item, however, the item failed for lack of second. This item to be placed on Unfinished Business for the June 11, 2024 City Council meeting.**

[24-0310](#)

A Resolution authorizing the acceptance of bid pricing from various contractors for landscape & mowing Maintenance for multiple park locations for a One Year Contract with Two Optional One Year Extensions upon mutual consent.

**A motion was made by Alderwoman Smith and seconded by Alderman Franco to approve this item. The motion carried by the following vote:**

**Aye:** 11 - Alderman Llamas, Alderwoman Garza, Alderman Mesiacos, Alderman Donnell, Alderman Franco, Alderman Saville, Alderman Tolliver, Alderwoman Smith, Alderman Bugg, Alderwoman Baid and Alderman Woerman

**Nay:** 1 - Alderman Laesch

Enactment No: R24-184

[24-0339](#)

A Resolution Authorizing the Execution of a Redevelopment Agreement (RDA) Providing for the Conveyance of City Owned Property Located at 7 South Broadway, a City Grant in the Amount of \$413,547 and a Forgivable Loan in the Amount of \$413,547 to Frontier Development, LLC Owned by Conrad and Curt Hurst, in Partnership with the Restaurateurs Chris and Mehgan Curren, Proprietors of Graceful Ordinary in St Charles.

*Chris Minick, Chief Financial Officer - City of Aurora, responded to questions regarding this item.*

**A motion was made by Alderwoman Smith and seconded by Alderman Franco to approve this item. A motion was made by Alderman Laesch and seconded by Alderman Bugg to amend this item as presented in writing by Alderman Laesch to address wages and health benefits for employees of the proposed business. The motion failed by the following vote:**

**Aye: 1 - Alderman Laesch**

**Nay: 11 - Alderman Llamas, Alderwoman Garza, Alderman Mesiacos, Alderman Donnell, Alderman Franco, Alderman Saville, Alderman Tolliver, Alderwoman Smith, Alderman Bugg, Alderwoman Baid, Alderman Woerman**

**The motion to approve the Resolution as originally presented carried by the following vote:**

**Aye:** 11 - Alderman Llamas, Alderwoman Garza, Alderman Mesiacos, Alderman Donnell, Alderman Franco, Alderman Saville, Alderman Tolliver, Alderwoman Smith, Alderman Bugg, Alderwoman Baid and Alderman Woerman

**Nay:** 1 - Alderman Laesch

Enactment No: R24-185

[24-0361](#)

A Resolution authorizing and directing the filing of a written protest to Kane County with respect to the Special Use Petition filed by RPIL Solar 10, LLC for a Community Solar Facility along the west side of Barnes Road, north of the BNSF RR in Sugar Grove Township.

*Trevor Dick, Assistant Director of Economic Development - City of Aurora, responded to questions regarding this item.*

**Alderman Woerman left at 7:19 p.m. prior to discussion and vote.**

**A motion was made by Alderwoman Smith and seconded by Alderman Franco to approve this item. The motion carried by the following vote:**

**Aye:** 10 - Alderman Llamas, Alderwoman Garza, Alderman Mesiacos, Alderman Donnell, Alderman Franco, Alderman Saville, Alderman Tolliver, Alderwoman Smith, Alderman Bugg and Alderwoman Baid

**Nay:** 1 - Alderman Laesch

Enactment No: R24-186



[24-0363](#)

A Resolution Authorizing the Renewal of the Line of Credit (LOC) in the amount of \$10 million with Old Second National Bank for a one-year term expiring on June 30, 2025.

**A motion was made by Alderwoman Smith and seconded by Alderman Franco to approve this item. The motion carried by the following vote:**

**Aye:** 10 - Alderman Llamas, Alderwoman Garza, Alderman Mesiacos, Alderman Donnell, Alderman Franco, Alderman Saville, Alderman Tolliver, Alderwoman Smith, Alderman Bugg and Alderwoman Baid

**Nay:** 1 - Alderman Laesch

Enactment No: R24-187

[24-0371](#)

An Ordinance Amending The Annual Budget For The Fiscal Year Beginning January 1, 2023 and Ending December 31, 2023 (Amendment #2 For The 2023 Fiscal Year).

**A motion was made by Alderwoman Smith and seconded by Alderman Franco to approve this item. The motion carried by the following vote:**

**Aye:** 10 - Alderman Llamas, Alderwoman Garza, Alderman Mesiacos, Alderman Donnell, Alderman Franco, Alderman Saville, Alderman Tolliver, Alderwoman Smith, Alderman Bugg and Alderwoman Baid

**Nay:** 1 - Alderman Laesch

Enactment No: O24-033

[24-0376](#)

A Resolution Transferring the Finish Line Grant Program (FLG) and Allocated Funds to Invest Aurora to Provide Incentives for the Recruitment, Expansion, and Upgraded Building Stock to Businesses Throughout the City of Aurora.

*Chris Minick, Chief Financial Officer - City of Aurora, responded to questions regarding this item.*

*Chris Faber - Invest Aurora, responded to questions regarding this item.*

**A motion was made by Alderwoman Smith and seconded by Alderman Franco to approve this item. A motion was made by Alderman Laesch to amend the language of the proposed Ordinance to provide for approval of Finish Line Grant Program recipient candidates and associated grant amounts by the City Council. The motion failed for lack of second.**

**The motion to approve the Resolution as originally presented carried by the following vote:**

**Aye:** 10 - Alderman Llamas, Alderwoman Garza, Alderman Mesiacos, Alderman Donnell, Alderman Franco, Alderman Saville, Alderman Tolliver, Alderwoman Smith, Alderman Bugg and Alderwoman Baid

**Nay:** 1 - Alderman Laesch

Enactment No: R24-188

## NEW BUSINESS

**A motion was made by Alderwoman Smith and seconded by Alderman Franco to suspend the rules in order to hear items of New Business. The motion carried by the following vote:**

**Aye:** 11 - Alderman Llamas, Alderwoman Garza, Alderman Mesiacos, Alderman Donnell, Alderman Franco, Alderman Saville, Alderman Tolliver, Alderwoman Smith, Alderman Bugg, Alderwoman Baid and Alderman Laesch

### [24-0405](#)

A Resolution Authorizing the Approval and Execution of a Lease Agreement between the City of Aurora and Mark Radina & Archetype Stained Glass for the Lease of Office Space and Art Studio at a City-owned Building located at 33 South Broadway, Aurora, Illinois 60505.

**A motion was made by Alderman Franco and seconded by Alderwoman Smith to approve this item. The motion carried by the following vote:**

**Aye:** 11 - Alderman Llamas, Alderwoman Garza, Alderman Mesiacos, Alderman Donnell, Alderman Franco, Alderman Saville, Alderman Tolliver, Alderwoman Smith, Alderman Bugg, Alderwoman Baid and Alderman Laesch

Enactment No: R24-189

## REPORT

There were no reports presented at this meeting.

## APPROVAL OF THE BILL SUMMARY AND LARGE BILL LIST

### [24-0410](#)

Bill Summary and Large Bill List.

**A motion was made by Alderwoman Smith and seconded by Alderman Franco to approve and pay the bills. The motion carried by the following vote:**

**Aye:** 11 - Alderman Llamas, Alderwoman Garza, Alderman Mesiacos, Alderman Donnell, Alderman Franco, Alderman Saville, Alderman Tolliver, Alderwoman Smith, Alderman Bugg, Alderwoman Baid and Alderman Laesch

## CLOSED SESSION

There was no need for a Closed Session at this meeting.

**ADJOURN**

A motion was made by Alderwoman Smith and seconded by Alderman Franco to adjourn this meeting. The motion carried by voice vote and the meeting adjourned at 7:35 p.m.

Submitted by:

\_\_\_\_\_  
Jennifer Stallings, City Clerk

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