



# City of Aurora

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

## Committee of the Whole Meeting Minutes - Final

Tuesday

June 21, 2016

5:00 PM

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### ROLL CALL

Mayor Weisner called the Committee of the Whole meeting to order at 5:07 P.M. and the roll was called.

- Present** 12 - Mayor Tom Weisner, Alderman Juany Garza, Alderman Ted Mesiacos, Alderman Bill Donnell, Alderman Carl Franco, Alderman Mike Saville, Alderman Scheketa Hart-Burns, Alderman Rick Mervine, Alderman Edward Bugg, Alderman Lynne Johnson, Alderman Richard Irvin, and Alderman Bob O'Connor
- Absent** 1 - Alderman Kristina "Tina" Bohman

### REPORT OF THE PLANNING & DEVELOPMENT COMMITTEE TO THE COMMITTEE OF THE WHOLE

The Planning & Development Committee Met On Thursday, June 16, 2016 and Reviewed the following items:

[16-00486](#)

An Ordinance Providing for the Execution of an Annexation Agreement Revision for the Lincoln Prairie Planned Development with the Owners of Record of Territory located south of Wolf's Crossing Road, east of Route 30 and north of 111th Street in Will County, Aurora, Illinois 60503 (PUBLIC HEARING AT CITY COUNCIL)

*Stephane Phifer, Director of Planning and Zoning, and Ken Schroth, Public Works Director, were present to discuss the item in brief. This item was requested to be placed on Unfinished Business for the purpose of having a Public Hearing on the subject.*

**(PLACED ON UNFINISHED BUSINESS)**

Enactment No: O16-043

[15-01141](#)

An Ordinance Authorizing an Annexation Agreement with the Owners of Record and Providing for PDD Planned Development District zoning for the territory located at the northwest corner of Sunrise Road and Meridian Road in DuPage County, Aurora Illinois 60563 (PUBLIC HEARING AT CITY COUNCIL)

*Stephane Phifer, Planning and Zoning Director, spoke regarding items 15-01141,*

15-01142, 15-01143, 15-01144 and 15-01145. All items with the exception of 15-00141 has been requested by the petitioner to be held in the Committee of the Whole until the next meeting on July 5, 2016, to allow the petitioner two additional weeks to prepare for a presentation on the request. Item 15-01141 will proceed to the June 28th City Council to allow for an opening of a public hearing on the item. The public hearing will be continued until July 12, 2016. No vote will be taken on the item at the June 28, 2016 City Council and the item will return to the Committee of the Whole on July 5, 2016 for discussion at the Committee of the Whole.

**(PLACED ON UNFINISHED BUSINESS)**

[15-01142](#)

An Ordinance Annexing Certain Property located at the northwest corner of Sunrise Road and Meridian Road to the City of Aurora, Illinois 60563, pursuant to an Approved Annexation Agreement

*See Item 15-01141 for more information.*

**(HELD)**

[15-01143](#)

An Ordinance Establishing a Planned Development District, pursuant to an Approved Annexation Agreement, and Approving the Butterfield Plan Description for 4.96 Acres located at the northwest corner of Sunrise Road and Meridian Road

*See Item 15-01141 for more information.*

**(HELD)**

[15-01144](#)

A Resolution Approving the Preliminary Plat Revision for Butterfield Phase II Unit 4C located south of Ferry Road between Frieder Lane and Meridian Road.

*See Item 15-01141 for more information.*

**(HELD)**

[15-01145](#)

A Resolution Approving a Preliminary Plan for Butterfield Phase II Unit 4C being vacant land located south of Ferry Road between Frieder Lane and Meridian Road.

*See Item 15-01141 for more information.*

**(HELD)**

[16-00435](#)

A Resolution Accepting the Dedication of a Stormwater Easement at 1535 Reckinger Road

*Stephane Phifer, Director of Planning and Zoning, and Ken Schroth, Public Works Director, spoke regarding this item.*

*Alderman Saville has noted for the record that while Baum Property Management, his employer, is involved with the project. However, he is not directly involved in the management of this project.*

**(PLACED ON CONSENT AGENDA)**

Enactment No: R16-210

[16-00521](#)

A Resolution Adopting new Section 8.4 "Murals" to the FoxWalk Overlay District Design Guidelines, Regulations, and Procedures, as an Appendix to the Aurora Zoning Ordinance

*Ed Sieben, Zoning Administrator, and Dan Barreiro, Chief Community Services Officer, spoke regarding this item to address a lack of guidance on murals in the City Zoning Ordinance.*

**(PLACED ON UNFINISHED BUSINESS)**

Enactment No: R16-207

[16-00377](#)

A Resolution Authorizing the Renewal of the Neighborhood Revitalization Strategy Area (NRSA) Strategy as identified in the City of Aurora's 2015-2019 Community Development Block Grant Consolidated Plan for the 2016 CDBG Program Year and Establishing Efforts to Pursue an Amendment to the NRSA Strategy.

*Dan Barreiro, Chief Community Services Officer, and Amy Munro, Development Coordinator, were present to discuss the requirement to update the Neighborhood Revitalization Strategy Area Strategy.*

**(PLACED ON CONSENT AGENDA)**

Enactment No: R16-182

[16-00490](#)

An Ordinance Vacating a City Easement on the Property located at 2810 Duke Parkway in DuPage County, Aurora Illinois 60502

**(PLACED ON CONSENT AGENDA)**

Enactment No: O16-041

[16-00489](#)

A Resolution Accepting the Dedication of an Easement at 2810 Duke Parkway, being Lot 2A Unit 1 of Butterfield East Resubdivision of Lot 2 Subdivision located at west of Duke Parkway north of Ferry Road

**(PLACED ON CONSENT AGENDA)**

Enactment No: R16-191

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

**The Finance Committee Met On Tuesday, June 14, 2016 and Reviewed the following items:**

[16-00508](#)

An Ordinance of the City of Aurora, Illinois, Ascertainning the Prevailing Wage Rate of Wages for Laborers, Mechanics, and other Workers Employed in Public Works Projects.

**(PLACED ON CONSENT AGENDA)**

Enactment No: O16-042

[16-00422](#)

A Resolution Approving An Amendment to the Agreement with Seize the Future Development Foundation to Provide Funding for Economic Development Activities and Services

*David Hulseberg, Invest Aurora, spoke briefly regarding the item and the major changes to the agreement.*

**(PLACED ON UNFINISHED BUSINESS)**

Enactment No: R16-205

[16-00426](#)

A Resolution Approving First Amendment to Development Agreement with Jimi Allen Photography Inc., for 56-58-60 South LaSalle Street

*David Hulseberg, Invest Aurora, and Jimi Allen, Gravity Bureau, spoke and answered questions regarding the item and showed a video regarding the new proposal for a development at 56-58-60 South LaSalle Street.*

**(PLACED ON UNFINISHED BUSINESS)**

Enactment No: R16-206

[16-00444](#)

A Resolution to purchase two new trucks from the Illinois Department of Central Management Services Master Contract for the Streets and Parks & Recreation Maintenance Divisions.

**(PLACED ON CONSENT AGENDA)**

Enactment No: R16-183

[16-00460](#)

A Resolution Authorizing the Mayor to Execute an Engineering Agreement Between the City of Aurora and V3 Companies for Phase I Engineering Services for Eola Road Extension to US Rte. 30.

**(PLACED ON CONSENT AGENDA)**

Enactment No: R16-186

[16-00477](#)

A Resolution Authorizing a Roadway Construction and Financing Agreement with Five H, LLC for the Extension of Eola Road to U.S. Rte. 30.

**(PLACED ON CONSENT AGENDA)**

Enactment No: R16-190

[16-00501](#)

A Resolution approving the purchase of up to 300 Dell personal computers and workstations through CDW-Government of Vernon Hills, Illinois, through the date of December 31, 2018.

**(PLACED ON CONSENT AGENDA)**

Enactment No: R16-192

[16-00502](#)

A Resolution authorizing the purchase of fourteen Panasonic Toughpad computers off of State of Illinois Master Contract #CMS5848520 from CDS Office Technologies in the amount of \$50,792.00.

**(PLACED ON CONSENT AGENDA)**

Enactment No: R16-193

[16-00506](#)

A Resolution approving the purchase of an extended warranty from Dell, Inc. for Storage Area Network (SAN) in the amount of \$55,167.98 for the MIS Division.

**(PLACED ON CONSENT AGENDA)**

Enactment No: R16-194

[16-00534](#)

A Resolution authorizing payment of the 2016 FX and SUMS software maintenance agreement with the Harris Corporation Lynchburg, VA in the amount of \$50,000.00.

**(PLACED ON CONSENT AGENDA)**

Enactment No: R16-201

[16-00526](#)

A Resolution to accept the Proposals received for the 2016-2017 Water & Sewer Division Emergency Repair Program.

**(PLACED ON CONSENT AGENDA)**

Enactment No: R16-198

[16-00529](#)

A Resolution Authorizing Renewal of The Auto Group Lease Amendment #8

**(PLACED ON CONSENT AGENDA)**

Enactment No: R16-199

[16-00530](#)

A Resolution awarding the Roundabout Intersection Improvements for Highland Avenue and Sullivan Road construction to the low bidder in the amount of \$ 526,348.68, Geneva Construction Co.

*Ken Schroth, Public Works Director, spoke regarding the changes that have been made to the requirements from the last time the project was presented. As a result of the changes the project cost is lower.*

**(PLACED ON CONSENT AGENDA)**

Enactment No: R16-200

[16-00535](#)

A Resolution Authorizing the Purchase of Bulk Rock Salt in the Amount of \$56.35 Per Ton for the 2016-2017 Season

**(PLACED ON CONSENT AGENDA)**

Enactment No: R16-202

[16-00550](#)

A Resolution to extend the contract with VisionFriendly.com, Naperville, Illinois for website services through January 2017 in the Total Amount of \$35,000

*Clayton Muhammed, Director of Community Relations, spoke briefly regarding items 16-00550 and item 16-00548. Item 16-00550 will support the current City of Aurora website while the City prepares to develop and launch a new City website under item 16-00548.*

**(PLACED ON CONSENT AGENDA)**

Enactment No: R16-204

[16-00548](#)

A Resolution to approve the proposal for Municipal Website Design Services from Icon Enterprises d/b/a Civic Plus, Manhattan, Kansas, in the amount of \$44,186 per year for three years which includes hosting and maintenance

*Clayton Muhammed, Director of Community Relations, spoke briefly regarding items 16-00550 and item 16-00548. Item 16-00550 will support the current City of Aurora website while the City prepares to develop and launch a new City website under item 16-00548. A packet of information regarding the proposed vendor for the website was provided to Councilmembers.*

**(PLACED ON CONSENT AGENDA)**

Enactment No: R16-203

[16-00547](#)

A Resolution Approving a Memorandum of Understanding Between the City of Aurora and The Community Builders, Inc. for the Redevelopment of the Properties Located at 5 East Galena Boulevard, 14-20 South Stolp Avenue, and 32 South Broadway.

*Rick Guzman, Assistant Chief of Staff, Tim Rater, President and CEO of the Paramount Theater, and Kirk Albinson and Will Woodley, Community Builders spoke and answered questions regarding the prospective plan for the redevelopment of the former Waubensee Community College campus at 5 East Galena, and the Coulter Court Residences at 32 South Broadway.*

*Alderman Mervine informed the Councilmembers that he had worked with Kirk Albinson in the past, but currently has no ties.*

**(PLACED ON UNFINISHED BUSINESS)**

Enactment No: R16-208

**REPORT OF THE  
GOVERNMENT OPERATIONS COMMITTEE  
TO THE COMMITTEE OF THE WHOLE**

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**The Government Operations Committee Met On Thursday, June 14, 2016 and  
Reviewed the following items:**

[16-00448](#)

An Ordinance Amending Chapter 6 of the City of Aurora Code of Ordinances Entitled "Alcoholic Liquor".

*Alex Voigt, Assistant Chief of Staff, spoke regarding the class P and the class Q being introduced.*

**(PLACED ON CONSENT AGENDA)**

Enactment No: O16-040

[16-00455](#)

A Resolution establishing the maximum number of Class Q City of Aurora liquor licenses (*unofficially related to application from: The Aspen Lane Wine Company LLC. d/b/a Aspen Lane Winery, located at 3682 Prairie Lake Court, Aurora, Illinois.*).

**This Resolution was returned to the Government Operations Committee**

Enactment No: R16-211

[16-00450](#)

A Resolution establishing the maximum number of Class O City of Aurora liquor licenses (*unofficially related to application from: Hills Banquet Hall LLC. d/b/a Hills Banquet Hall, located at 649 Hill Avenue, Aurora, Illinois.*).

*Alex Voigt, Assistant Chief of Staff, spoke regarding the City would be performing an evaluation of banquet hall hours to determine if the hours should be altered. If the Class O Liquor License is approved the new hours would apply to this license. Fidel Valerio, owner of Hills Banquets, spoke regarding the banquet hall and the business model the owners would be adopting.*

**(PLACED ON CONSENT AGENDA)**

Enactment No: R16-184

[16-00452](#)

A Resolution establishing the maximum number of Class P City of Aurora liquor licenses (*unofficially related to application from: Coffee House holdings. d/b/a Starbucks #10825, located at 2948 Kirk Road, Aurora, Illinois.*).

**(PLACED ON CONSENT AGENDA)**

Enactment No: R16-185

[16-00464](#)

A Resolution Authorizing a Memorandum of Understanding or MOU with the Kane County Sheriff's Department for the Installation of Communication Equipment on the Tower Located at the Aurora Police Department, 1200 E. Indian Trail.

**(PLACED ON CONSENT AGENDA)**

Enactment No: R16-187

- [16-00470](#) A Resolution establishing the maximum number of Class G-1 City of Aurora liquor licenses (*unofficially related to application from: Suma Inc. d/b/a 7-Eleven #32202F, located at 1202 N. Eola Road, Aurora, Illinois.*)
- (PLACED ON CONSENT AGENDA)**
- Enactment No: R16-188
- [16-00471](#) A Resolution Establishing the Maximum Number of Class F City of Aurora liquor licenses (*unofficially related to application from: Dweeti Inc., doing business as Rosati's Pizza, 2990 Ogden Avenue, Aurora, IL 60506.*)
- (PLACED ON CONSENT AGENDA)**
- Enactment No: R16-189
- [16-00561](#) A Resolution of a License Agreement for Temporary Use of Public Property Relative to an Outdoor Seating Area and as Part of a Temporary Liquor License Extension for Ballydoyle Aurora, LLC.
- Dave Hulseberg, Invest Aurora, spoke regarding the proposal from Ballydoyle for the use of Tivoli Plaza.*
- (PLACED ON UNFINISHED BUSINESS)**
- Enactment No: R16-209
- [16-00335](#) A Traffic Study for New Castle Lane and Colorado Avenue. Ward 5, Alderman Franco.
- (INFORMATION ONLY)**
- [16-00338](#) A Parking Study on N. Root Street in the 700 Block. Ward 1, Alderman Bohman.
- (INFORMATION ONLY)**
- [16-00457](#) A Traffic Study for the Foran Lane and New Haven Avenue intersection. Ward 6, Alderman Saville.
- (INFORMATION ONLY)**
- [16-00504](#) A Parking Study for Fulton Street in the 700 block. Ward 2, Alderman Garza.
- (INFORMATION ONLY)**
- [16-00497](#) Sri Jagannath Society Chariot Festival, Saturday July 9, 2016 at 2295 Church Road and Corporate Blvd from 1:00pm to 3:00pm.
- (INFORMATION ONLY)**
- [16-00498](#) Communities in Schools 2nd 2 None 5K at Chicago Premium Outlets

Parking Lot on Sunday July 17, 2016 from 8:00am to 10:30am.

(INFORMATION ONLY)

[16-00505](#)

L.I.F.T. Aurora is requesting approval to stage On the Wall on Water Street Mall, Sunday, July 17, 2016 from 1:00 pm to 7:00 pm.

(INFORMATION ONLY)

[16-00509](#)

Requesting approval for the Aurora Puerto Rican Cultural Council to stage their annual parade on Sunday, July 24, 2016 at 12:00 pm.

(INFORMATION ONLY)

[16-00537](#)

First Presbyterian Church is requesting the closure of 4th Street between Benton and Downer on the evenings of July 8 and 9 for community events.

(INFORMATION ONLY)

### **REPORT OF THE BUILDINGS, GROUNDS & INFRASTRUCTURE COMMITTEE TO THE COMMITTEE OF THE WHOLE**

**The Building Grounds & Infrastructure Committee Met On Monday, June 13, 2016  
and Reviewed the following items:**

[16-00507](#)

A Resolution for Reduction No. 1 of the Developer's Security for Aurora Memory Care - 1340 N. River St.

(PLACED ON CONSENT AGENDA)

Enactment No: R16-195

[16-00518](#)

A Resolution for accepting the improvements and maintenance security for La Chicanita Ice Cream Shop - 302 Jackson St.

(PLACED ON CONSENT AGENDA)

Enactment No: R16-196

[16-00524](#)

A Resolution to award a contract to Superior Excavating Co. of P.O. Box 575, Channahon, IL 60410 for the Mitchell Road, Rosewood Avenue, & South Broadway Avenue Sanitary Sewer Repairs in the amount of two hundred seventy-nine thousand, seven hundred seventy-nine dollars and fifty cents (\$279,779.50).

(PLACED ON CONSENT AGENDA)

Enactment No: R16-197

### **MAYOR'S REPORT**

*Mayor Weisner wanted to speak regarding the Hobbs Building as an update from Carie Anne Ergo, Chief Management Officer. The City will begin to make emergency structural repairs. The dome will be removed to obtain measurements to be able to be reconstructed prior to redevelopment. Water complaints regarding the taste and odor with the water. Aware of the situation and the condition of the rivewater. Safe to drink, but taste and odor exists. Changes to how water is taken in by treatment plant.*

## MAYORAL APPOINTMENTS

[16-00483](#)

A Resolution Appointing Yvonne Owusu-Safo as an At-Large Representative of the Aurora Planning Commission.

**This Resolution was referred to the City Council**

Enactment No: r16-179

[16-00520](#)

A Resolution Appointing Sandeep Londhe and Reappointing Roopa Anjanappa, Deepak Mehta, Anupama Setty, Gautam Bhatia, Ashok Easwaran, Girish Kapur and Niveditta Ahuja to the Indian American Community Outreach Advisory Board.

**This Resolution was referred to the City Council**

Enactment No: R16-180

[16-00541](#)

A Resolution Appointing Chief Gary Krienitz to the Aurora Electrical Commission.

**This Resolution was referred to the City Council**

Enactment No: R16-181

## REQUESTS AND REFERRALS

**16-00572**

Requesting a Special Sign District for Orchard Valley Golf Course located at 2411 W. Illinois Avenue (Fox Valley Park District - 16-00572 / SG13/4-16.052-V/SD - AM - Ward 5)

**This Petition was Forwarded to the Planning Commission to the DST Staff Council (Planning Council)**

**16-00576**

Requesting approval of a Special Use for a Nursing, supervision, and other rehabilitative services (6320) use on Lots 165, 166, and on a portion of Lots 164 and Lots 167 of the Plaza on New York Subdivision (future Lot 1 of Transitional Care - Aurora Subdivision) located at along New York Street, west of Station Boulevard (Innovative Health - 16-00576 / NA21/1-15.294-Su/Ppn/Psd - TV - Ward 10).

**This Petition was Forward to Planning Council to the DST Staff Council (Planning Council)**

**16-00577**

Requesting approval of a Preliminary Plat for Transitional Care -

Aurora Subdivision located along New York Street, west of Station Boulevard (Innovative Health - 16-00577 / NA21/1-15.294-Su/Ppn/Psd - TV - Ward 10)

**This Petition was Forward to Planning Council to the DST Staff Council (Planning Council)**

- 16-00578** Requesting approval of a Preliminary Plan for Lot 1 of Transitional Care - Aurora Subdivision for a Nursing, supervision, and other rehabilitative services (6320) use (Innovative Health - 16-00578 / NA21/1-15.294-Su/Ppn/Psd - TV - Ward 10)

**This Petition was Forward to Planning Council to the DST Staff Council (Planning Council)**

- 16-00581** Requesting approval of an Annexation Agreement for 6.33 acres located at 424 and 434 Hill Avenue located at the northeast corner of 5th Street and Hill Avenue for Retail Development (380 W. Galena, LLC - 16-00581 / AU26/2-14.024-AA/A/SU/FSD/FPN - AM - Ward 3)

**This Petition was Forward to Planning Council to the DST Staff Council (Planning Council)**

- 16-00582** Requesting the Annexation, pursuant to an Annexation Agreement, of 6.33 acres located at 424 and 434 Hill Avenue located at the northeast corner of 5th Street and Hill Avenue (380 W. Galena, LLC - 16-00582 / AU26/2-14.024-AA/A/SU/FSD/FPN - AM - Ward 3)

**This Petition was Forward to Planning Council to the DST Staff Council (Planning Council)**

- 16-00583** Requesting the Establishment of a Special Use Planned Development with B-2(S) General Retail and OS-1(S) Conservation, Open Space, and Drainage District zoning on the property located at the northeast corner of 5th Street and Hill Avenue, pursuant to an Annexation Agreement (380 W. Galena, LLC - 16-00583 / AU26/2-14.024-AA/A/SU/FSD/FPN - AM - Ward 3)

**This Petition was Forward to Planning Council to the DST Staff Council (Planning Council)**

- 16-00584** Requesting approval of a Final Plat for Cinco De Mayo Subdivision located at the northeast corner of 5th Street and Hill Avenue (380 W. Galena, LLC - 16-00584 / AU26/2-14.024-AA/A/SU/FSD/FPN - AM - Ward 3)

**This Petition was Forward to Planning Council to the DST Staff Council (Planning Council)**

- 16-00585** Requesting approval of a Final Plan for Lots 1, 2 and 3 of Cinco De Mayo Subdivision located at the northeast corner of 5th Street and Hill Avenue for two retail strip centers (2100) (380 W. Galena, LLC - 16-00585 / AU26/2-14.024-AA/A/SU/FSD/FPN - AM - Ward 3)

**This Petition was Forward to Planning Council to the DST Staff Council  
(Planning Council)**

[16-00586](#)

Requesting the Establishment of a Special Use Planned Development on four properties located along Randall Road, Spruce Street and Fordham Avenue, to be incorporated under the existing Special Use Planned Development for West Aurora High School, and to change the underlying zoning district from R-2 One Family Dwelling District to P Park and Recreation District (West Aurora School District #129 - 16-00586 / AU20/2-16.089-Rz/Su/Fpn/R - TV - Ward 4)

**This Petition was Forward to Planning Council to the DST Staff Council  
(Planning Council)**

[16-00587](#)

Requesting approval of a Final Plan Revision for West Aurora High School located at 1201 W. New York Street (West Aurora School District #129 - 16-00587 / AU20/2-16.089-Rz/Su/Fpn/R - TV - Ward 4)

**This Petition was Forward to Planning Council to the DST Staff Council  
(Planning Council)**

### **CLOSED SESSION**

There was no need for a Closed Session.

### **ADJOURN**

A motion was made by Alderman Hart-Burns, seconded by Alderman Mervine to adjourn the Committee of the Whole meeting. The motion carried by a voice vote. This meeting was adjourned at 6:49 P.M.

Submitted by: \_\_\_\_\_  
Wendy McCambridge, City Clerk