



City of Aurora

City Hall - Second Floor
Council Chambers
44 East Downer Place
Aurora, IL 60505

Committee of the Whole Meeting Minutes - Final

Tuesday

May 05, 2026

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

Mayor Laesch called the meeting to order at 5:04 p.m. and the roll was called.

A motion was made by Alderwoman Smith and seconded by Alderwoman Garza to allow Alderman Núñez to participate in this meeting via Teams teleconference pursuant to Sec. 2-80 of the code of ordinances. The motion carried by voice vote and Alderman Núñez participated in this meeting via Teams teleconference until 5:45 p.m. when he left the meeting.

Present 13 - Alderman Daniel Barreiro, Alderwoman Juany Garza, Alderman Ted Mesiacos, Alderman Jonathan Núñez, Alderman Carl Franco, Alderman Mike Saville, Alderman Javier Bañuelos, Alderwoman Patty Smith, Alderman Edward J. Bugg, Alderwoman Shweta Baid, Alderman-At-Large Keith Larson, Alderman-At-Large Will White, and Mayor John Laesch

MINUTES OF THE TUESDAY, APRIL 21, 2026 COMMITTEE OF THE WHOLE MEETING

[26-0276](#)

Approval of the Minutes of the Tuesday, April 21, 2026, Committee of the Whole Meeting.

A motion was made by Alderwoman Smith and seconded by Alderman Franco to approve and file the minutes as presented. The motion carried by voice vote.

MAYOR'S REPORT

Jon Zaghloul, Director of Communications - City of Aurora, presented the following items on the Mayor's Report:

1. Mayor Laesch presented Audrey Orth and the Orth Family of Aurora with a Mayoral Proclamation proclaiming May as Neurofibromatosis (NF) Awareness Month and May 17th as NF Awareness Day.
2. Mayor Laesch presented members of the City of Aurora's Bicycle, Pedestrian and Transit Board with a Mayoral Proclamation proclaiming May as National Bike Month in Aurora.
3. U.S. House Representative Bill Foster and U.S. House Representative Lauren Underwood presented a check for \$1,092,000 of lead service line funds to Mayor Laesch and Jason Bauer, Director of Public Works for lead service line work in the City of Aurora.
4. The Name the Baby Falcons contest was announced and City residents can submit names online to be voted on by the public. There is also a 24/7 live streamed Falcon Cam on the City's website.
5. Doug Johnson, Chair of the City of Aurora's Bicycle, Pedestrian, and Transit Board presented an overview of what the Board has accomplished over the last several years and some of their future plans.

PUBLIC COMMENT

There were no members of the public present and wishing to present public comments to the Committee of the Whole.

REPORT OF THE BUILDING, ZONING AND ECONOMIC DEVELOPMENT COMMITTEE

The Building, Zoning and Economic Development Committee Met On April 29, 2026 and Reviewed the Following Items:

[26-0244](#)

An Ordinance Providing for the Execution of an Annexation Agreement with the Owners of Record, the Contract Purchaser and the Land Developer Providing for R-4A(C) Two-Family Dwelling District and OS-1(C) Conservation, Open Space and Drainage District with a Conditional Use Planned Development zoning for the territory which may be Annexed to the City of Aurora located south of Jericho Road between Jericho Circle and Athena Road on Vacant Land in Kane County, Aurora Illinois 60506.

*Representatives of the Aurora Housing Authority responded to questions.
Tracey Vacek, Director of Zoning & Planning - City of Aurora, presented briefly.*

(PLACED ON UNFINISHED BUSINESS)

- [26-0245](#) An Ordinance Annexing Certain Property being Vacant Land located south of Jericho Road between Jericho Circle and Athena Road to the City of Aurora, Illinois 60506, pursuant to an Approved Annexation Agreement (Northern Lights Development Corp - AU29/3-26.085 - AA/A/CUPD/Psd/Ppn - AM - Ward 5)
(PLACED ON UNFINISHED BUSINESS)
- [26-0246](#) An Ordinance Establishing a Conditional Use Planned Development, Approving the 1449 Senior Estates Phase 2 Plan Description and amending Chapter 49 of the Code of Ordinances, City of Aurora, by modifying the zoning map attached thereto to a zoning of R-4A(C) Two-Family Dwelling District and OS-1(C) Conservation, Open Space and Drainage District with a Conditional Use Planned Development for the property located south of Jericho Road between Jericho Circle and Athena Road
(PLACED ON UNFINISHED BUSINESS)
- [26-0247](#) A Resolution Approving a Preliminary Plat and Plan for 1449 Senior Estates Subdivision, Phase 2 on vacant land located south of Jericho Road between Jericho Circle and Athena Road
(PLACED ON UNFINISHED BUSINESS)
- [26-0260](#) A Resolution Approving the Final Plat for the Resubdivision of Lot 107 Ashton Pointe, Unit One Subdivision on vacant land located at 3141 North Aurora Road
(PLACED ON CONSENT AGENDA)
- [26-0264](#) An Ordinance approving a Conditional Use on 2850, 2871, and 2880 Vision Court for a Food, textiles, and related products (3110) Use
Jill Morgan, Senior Planner - City of Aurora, presented briefly.
Tracey Vacek, Director of Zoning & Planning - City of Aurora, presented and responded to questions.
Attorney Russ Whitaker spoke on behalf of the Petitioners.
(PLACED ON CONSENT AGENDA)
- [26-0268](#) A Resolution Approving a Final Plan on Lot 1 of the Resubdivision of Lot 107 Ashton Pointe Unit One Subdivision located at 3141 North Aurora Road for a Vehicle Repair, Minor Use
(PLACED ON CONSENT AGENDA)
- [26-0270](#) An Ordinance Annexing Property located at 1160 Jackson Street to the City of Aurora, pursuant to a Water Service Agreement.
(PLACED ON CONSENT AGENDA)

[26-0275](#)

A Resolution approving a Final Plan Revision for Lot 6 of Chicago Premium Outlets Subdivision, located at 2365 North Farnsworth Avenue for a(n) Restaurant with a drive-through facility (2530) and Retail sales or service (2100) Use.

(PLACED ON CONSENT AGENDA)

REPORT OF THE FINANCE COMMITTEE

The Finance Committee Met On April 30, 2026 and Reviewed the Following Items:

[26-0184](#)

A Resolution authorizing EyeMed Vision Care, LLC ("EyeMed") and First American Administrators, Inc. to administer vision insurance for active employees and retirees from January 1, 2026, through December 31, 2026.

(PLACED ON CONSENT AGENDA)

[26-0187](#)

A Resolution authorizing the execution of a Joint Funding Agreement with the State of Illinois, the execution of a Phase 2 Design Engineering Agreement with WBK Engineering, LLC in the not to exceed amount of \$351,523.00, and the appropriation of \$351,523.00 of MFT Funds for the New York Street Corridor Safety Improvement Project.

(PLACED ON CONSENT AGENDA)

[26-0200](#)

A Resolution to award a contract to Geneva Construction Company in the amount of \$4,648,733.10, and to appropriate \$3,500,000.00 of MFT Funds for the 2026 Citywide Street Resurfacing - WEST/NORTH project.

(PLACED ON CONSENT AGENDA)

[26-0234](#)

A Resolution authorizing the execution of a contract with Compass Minerals America Inc. in the amount of \$1,065,000.00 and the appropriation and expenditure of MFT funds for an amount up to \$1,065,000.00 for salt purchases.

(PLACED ON CONSENT AGENDA)

[26-0288](#)

A Resolution authorizing approval of a Service Agreement between the City of Aurora and Aurora Downtown District.

Danielle Tufano, Downtown Economic Development Manager - City of Aurora, presented and responded to questions.

Deb Lang, Assistant Corporation Counsel - City of Aurora, presented and responded to questions.

Brian Caputo, Chief Operating Officer - City of Aurora, responded to questions.

Yordana Wysocki, Corporation Counsel - City of Aurora, responded to questions.

Exhibit B will be presented at City Council.

(PLACED ON UNFINISHED BUSINESS)

[26-0289](#)

A Resolution authorizing approval of a Lease Agreement between the City of Aurora and Aurora Downtown District.

(PLACED ON CONSENT AGENDA)

[26-0287](#)

A Resolution approving a memorandum of understanding between the City of Aurora and the Phillips Park Foundation.

Yordana Wysocki, Corporation Counsel - City of Aurora, presented the history of this item and the basis of the proposed Memorandum of Understanding.

Bill Donnell and Chuck Nelson presented on behalf of the Phillips Park Foundation.

Alderman Mesiacos recused himself from the discussion and presentation on this matter and left the City Council Chambers during the discussion and presentation. Vice Chairman Franco presented the item. Alderman Mesiacos returned to City Council Chambers at the conclusion of the discussion and presentation.

(PLACED ON UNFINISHED BUSINESS)

REPORT OF THE PUBLIC HEALTH, SAFETY AND TRANSPORTATION COMMITTEE

The Public Health, Safety and Transportation Committee Met On April 28, 2026 and Reviewed the Following Items:

[26-0195](#)

A Resolution authorizing the Purchasing Director to execute a contract with Beary Landscaping Maintenance, of Lockport, IL for mowing and landscaping maintenance of 9 Aurora fire stations for one year and the option of two (2) one-year extensions.

(PLACED ON CONSENT AGENDA)

- [26-0215](#) A Resolution authorizing the execution of the Expert Partner Memorandum of Understanding between the Cities for Financial Empowerment Fund, Inc., and the City of Aurora.
(PLACED ON CONSENT AGENDA)
- [26-0223](#) A Resolution establishing the maximum number of Class D: Farnsworth Bilter Entertainment District liquor licenses (unofficially related to the application from HC Aurora, LLC d/b/a Hollywood Casino Aurora at 2500 N Farnsworth Ave., Ste. 220) [Ward 1]
(PLACED ON CONSENT AGENDA)
- [26-0224](#) A Resolution establishing the maximum number of Class D: Farnsworth Bilter Entertainment District liquor licenses (unofficially related to the application from HC Aurora, LLC d/b/a Hollywood Casino Aurora at 2500 N Farnsworth Ave. Ste. 330). [Ward 1]
(PLACED ON CONSENT AGENDA)
- [26-0225](#) A Resolution establishing the maximum number of Class D: Farnsworth Bilter Entertainment District liquor licenses (unofficially related to the application from HC Aurora, LLC d/b/a Hollywood Casino Aurora at 2500 N Farnsworth Ave. Ste. 440). [Ward 1]
(PLACED ON CONSENT AGENDA)
- [26-0251](#) A Resolution establishing the maximum number of licenses for tattoo and body art establishments in accordance with Chapter 25, Article XI "Tattoo and Body Art Establishments".
(PLACED ON CONSENT AGENDA)

REPORT OF THE INFRASTRUCTURE & TECHNOLOGY COMMITTEE

The Infrastructure & Technology Committee Met On April 27, 2026 and Reviewed the Following Items:

- [26-0211](#) A Resolution authorizing the Director of Purchasing to enter into an agreement with Geneva Construction Company of Aurora, IL in the amount of \$433,908 for asphalt resurfacing at the Aurora Transportation Center Parking Lot and Parking Lot S downtown.
(PLACED ON CONSENT AGENDA)
- [26-0214](#) A Resolution to accept the bid from Superior Asphalt Materials LLC, North Aurora, IL for the Citywide Asphalt Purchase Program.
(PLACED ON CONSENT AGENDA)

[26-0217](#) A Resolution authorizing the execution of a Phase 1 Preliminary Engineering Agreement with Gewalt Hamilton Associates, Inc. in the not to exceed amount of \$225,406.00 and the appropriation of \$225,406.00 for the Farnsworth & Ogden Intersection Improvement Project.

(PLACED ON CONSENT AGENDA)

[26-0228](#) A Resolution amending Next Generation 911 resolution R20-143 to from five years to 10 years to align with contract.

(PLACED ON CONSENT AGENDA)

[26-0239](#) A Resolution amending the contract awarded to Mark43, Inc. for a CAD/RMS system.

(PLACED ON CONSENT AGENDA)

[26-0263](#) A Resolution to award the N. Fordham Ave. Water Main Replacement project, located in Ward 6 to Gerardi Sewer & Water, Co., in the bid amount of \$1,101,195.00.

(PLACED ON CONSENT AGENDA)

[26-0267](#) A Resolution authorizing the execution of a Phase 1 Preliminary Engineering Agreement with Baxter & Woodman, Inc. in the amount not to exceed \$130,063.50 and the appropriation of \$130,063.50 for the Bilter Road Highway Safety Improvement Program Project.

(PLACED ON CONSENT AGENDA)

[26-0269](#) A Resolution authorizing the Director of Purchasing to Process a Change Order to the Agreement with Performance Construction & Engineering, LLC for the S. Broadway Ave Sewer Separation - Hazel Ave to North Ave Contract in the amount of \$90,000.00.

(PLACED ON CONSENT AGENDA)

REPORT OF THE RULES, ADMINISTRATION AND PROCEDURES COMMITTEE

The Rules, Administration and Procedure Committee Met On April 21, 2026 and Reviewed the Following Items:

[26-0248](#) A Resolution Authorizing the Execution of a License Agreement for the Use of City of Aurora Property for an Outdoor Dining Area on a Portion of 26 North River Street.

(PLACED ON CONSENT AGENDA)

CLOSED SESSION

A motion was made by Alderman Franco and seconded by Alderwoman Garza to adjourn the open session of this meeting and reconvene in closed session pursuant to the following sections of the Open Meetings Act:

1. Sec 2(c)(2) to discuss collective negotiation matters.
2. Sec 2(c)(29) to discuss meetings between internal or external auditors and governmental audit committees, finance committees, and their equivalents, when the discussion involves internal control weaknesses, identification of potential fraud risk areas, known or suspected frauds, and fraud interviews conducted in accordance with generally accepted auditing standards of the United States of America.

The motion carried by the following vote and the open session of the meeting adjourned to closed session at 6:37 p.m. The closed session was called to order at 6:48 p.m. and adjourned at 7:44 p.m.

Aye: 11 - Alderman Barreiro, Alderwoman Garza, Alderman Mesiacos, Alderman Franco, Alderman Saville, Alderman Bañuelos, Alderwoman Smith, Alderman Bugg, Alderwoman Baid, Alderman-At-Large Larson and Alderman-At-Large White

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.