



# City of Aurora

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

## Committee of the Whole

### Agenda - Final

Tuesday

September 19, 2017

5:00 PM

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#### ROLL CALL

#### MINUTES OF THE MEETING OF TUESDAY, SEPTEMBER 5, 2017

[17-00868](#)

Approval of the Tuesday, September 5, 2017 Committee of the Whole Meeting Minutes.

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

#### The Planning & Development Committee Met On Thursday, September 14, 2017 and Reviewed the Following Items:

[17-00545](#)

An Ordinance Amending Ordinance Number 3100, being the Aurora Zoning Ordinance and the Zoning Map attached thereto, by downzoning the Palace Street Park property located west of Palace Street and north and south of Michigan Avenue from R-1 One Family Dwelling and R-5 Multiple Family Dwelling to P Park and Recreation

*COMMITTEE RECOMMENDED: APPROVAL 3-0*

[17-00649](#)

An Ordinance Providing for the Execution of an Annexation Agreement with the Owners of Record Providing for ORI Office, Research, and Light Industrial, E Estate Single Family Detached Dwelling District, and OS-1 Conservation, Open Space, and Drainage District zoning for the territory which may be Annexed to the City of Aurora located south of Diehl Road north and south of the Prairie Path and west of 2905 Diehl Road being Vacant Land in DuPage County, Aurora, Illinois.

*COMMITTEE RECOMMENDED: APPROVAL 3-0*

[17-00650](#)

An Ordinance Annexing Certain Property being Vacant Land located south of Diehl Road north and south of the Prairie Path and west of 2905 Diehl Road to the City of Aurora, Illinois, pursuant to an Approved Annexation Agreement (CyrusOne, LLC - 17-00650 / NA07/2-16.165-PA/A/Rz - TV - Ward 10) (PUBLIC HEARING)

*COMMITTEE RECOMMENDED: APPROVAL 3-0*

[17-00651](#) An Ordinance Amending Ordinance Number 3100, being the Aurora Zoning Ordinance and the Zoning Map attached thereto, by Rezoning Property located south of Diehl Road north and south of the Prairie Path and west of 2905 Diehl Road to ORI Office, Research, and Light Industrial, E Estate Single Family Detached Dwelling District, and OS-1 Conservation, Open Space, and Drainage District, pursuant to an Approved Annexation Agreement.

*COMMITTEE RECOMMENDED: APPROVAL 3-0*

[17-00652](#) A Resolution Approving a Preliminary Plat for CyrusOne Subdivision, Phase 2 located south of Diehl Road and west of Eola Road.

*COMMITTEE RECOMMENDED: APPROVAL 3-0*

[17-00653](#) A Resolution Approving a Preliminary Plan on Lots 1 and 2 of CyrusOne Subdivision, Phase 2 located at south of Diehl Road and west of Eola Road.

*COMMITTEE RECOMMENDED: APPROVAL 3-0*

[17-00654](#) An Ordinance Granting a variance for Lot 1 of CyrusOne Subdivision, Phase 2 located at south of Diehl Road and west of Eola Road to allow two principal buildings on a zoning lot.

*COMMITTEE RECOMMENDED: APPROVAL 3-0*

[17-00691](#) A Resolution Approving a Final Plat Revision Consolidating Lot 2 and Lot 6 of Waterford Plaza Subdivision Located at 1675 Montgomery Road being south of Montgomery Road and west of Waterford Drive Establishing Lot 1 of Waterford Plaza Resubdivision.

*COMMITTEE RECOMMENDED: APPROVAL 3-0*

[17-00692](#) An Ordinance Approving a Revision to the Waterford Plan Description on 4.78 Acres for Property located at 1675 Montgomery Road being south of Montgomery Road and west of Waterford Drive.

*COMMITTEE RECOMMENDED: APPROVAL 3-0*

[17-00693](#) A Resolution Approving a Revision to the Final Plan for Lot 1 of Waterford Plaza Resubdivision located at 1675 Montgomery Road being south of Montgomery Road and west of Waterford Drive for a Mini-Storage (3340) Use.

*COMMITTEE RECOMMENDED: APPROVAL 3-0*

[17-00707](#) A Resolution Approving the Final Plat for Phase II, Unit 4B of Butterfield Subdivision, being vacant land located south of Ferry Road and west of Frieder Lane

*FORWARDED AS INFORMATION ONLY 3-0*

[17-00708](#) A Resolution Approving a Final Plan on Lot 401 and Lot 19 for Phase II, Unit 4B of Butterfield Subdivision located at the southwest corner of Frieder Lane and Sunrise Road

*FORWARDED AS INFORMATION ONLY 3-0*

[17-00803](#) An Ordinance Providing for the Execution of an Easement Agreement between the City of Aurora and Nicor for the M14 Hoops property located at west of Church Road and south of Bilter Road.

*COMMITTEE RECOMMENDED: APPROVAL 3-0*

[17-00812](#) Approval of a Certificate of Appropriateness for a mural at 83 S. LaSalle Street (Greenlife Media Group - 17-00812 / AU22/3-17.171-FCOA-ES-Ward 2)

*FORWARDED AS INFORMATION ONLY 3-0*

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

**The Finance Committee Met On Tuesday, September 12, 2017 and Reviewed the  
Following Items:**

[17-00774](#) A Resolution approving the renewal of the contract agreements with AT&T for contracts that recently expired in the amount of \$67,432.36.

*COMMITTEE RECOMMENDED: APPROVAL 3-0*

[17-00778](#) A Resolution authorizing the Mayor and City Clerk to execute a not to exceed agreement for Design Phase Engineering Services in the amount of \$35,500 for the Airfield Lighting Control and Monitoring System Project (ARR 4522) with Crawford, Murphy and Tilly, Inc.

*COMMITTEE RECOMMENDED: APPROVAL 3-0*

[17-00794](#) A Resolution Establishing Health and Dental Insurance Monthly Rates of Contributions for Pre-Medicare Retirees Effective January 1, 2018 through December 31, 2018.

*COMMITTEE RECOMMENDED: APPROVAL 3-0*

[17-00808](#) A Resolution authorizing the Mayor and City Clerk to execute a not to exceed agreement for Design Phase Engineering Services in the amount of \$36,300 for the Overlay Southeast Quadrant Perimeter Roadways Project (ARR 4636) with Crawford, Murphy and Tilly, Inc..

*COMMITTEE RECOMMENDED: APPROVAL 3-0*

[17-00819](#) A Resolution authorizing the purchase and installation of a backup emergency generator, transfer switch and required wiring at fire station 4, from Associated Electrical Contractors, LLC of Woodstock, IL In the amount of \$123,670.00 for the Aurora Fire Department

*COMMITTEE RECOMMENDED: APPROVAL 3-0*

[17-00820](#) A Resolution authorizing the Mayor to execute an Engineering Agreement between the City and V3 Companies for Phase II engineering services for the Eola Road Extension south of Wolfs Crossing to intersect with US Rte. 30, and the Appropriation of Motor Fuel Tax Funds

*COMMITTEE RECOMMENDED: APPROVAL 3-0*

- [17-00822](#) A Resolution Authorizing an Agreement with Aetna to Administer a Medicare Advantage Plan for Medicare Eligible Retirees for the Period of January 1, 2018 through December 31, 2018.  
*COMMITTEE RECOMMENDED: APPROVAL 3-0*
- [17-00845](#) A Resolution Establishing an Administrative Processing Fee for Exempt Transfer Stamps.  
*COMMITTEE RECOMMENDED: APPROVAL 3-0*
- [17-00847](#) A Resolution requesting ratification to pay the outstanding invoices for security cameras that were placed at the Phillips Park Golf Course by Advent Systems, Inc. and the cabling that was done by CTS in the amount of \$31,809.00. Both are preferred vendors for the IT Division for the City of Aurora.  
*COMMITTEE RECOMMENDED: APPROVAL 3-0*
- [17-00850](#) A Resolution Ratifying Payment of \$30,138.75 to VisionFriendly.com for website management, oversight, continuity and training.  
*COMMITTEE RECOMMENDED: APPROVAL 3-0*

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

**The Government Operations Committee Met On [enter date] and Reviewed the  
Following Items:**

- [17-00686](#) A Resolution establishing the maximum number of Class E City of Aurora liquor licenses (*unofficially related to application from: 451 Commons Co. d/b/a Bull Dog Ale House, 451 Commons Drive, Aurora*).  
*COMMITTEE RECOMMENDED: APPROVAL 3-0*
- [17-00768](#) A Resolution establishing the maximum number of Class E-1 City of Aurora liquor licenses (*unofficially related to application from: Dixie's Bistro, LLC. d/b/a Dixie's Bistro, to be located at 1515 Butterfield Road, Unit 111, Aurora, Illinois 60502*).  
*COMMITTEE RECOMMENDED: APPROVAL 3-0*
- [17-00843](#) A Resolution establishing the maximum number of Class E-1 City of Aurora liquor licenses (*unofficially related to application from: Gillerson's LLC. d/b/a Gillerson's Grubbery, located at 31 W. New York Street, Aurora, Illinois.*).  
*COMMITTEE RECOMMENDED: APPROVAL 3-0*
- [17-00848](#) A Resolution approving the issuance of a Carnival License and a Music Festival Permit to Our Lady of Mercy Church as part of their Mercy Fest on October 5th, 2017 through October 8th, 2017.  
*COMMITTEE RECOMMENDED: APPROVAL 3-0*
- [17-00585](#) A Traffic Study for Roosevelt Court. Ward 2, Alderman Garza.  
*COMMITTEE RECOMMENDED: APPROVAL 3-0 (INFORMATION ONLY)*

[17-00758](#) The Rotary Club of Aurora is requesting permission to hold the annual Festival of Lights at Phillips Park, November 24 through December 26, 2017.

*COMMITTEE RECOMMENDED: APPROVAL 3-0 (INFORMATION ONLY)*

[17-00764](#) Requesting approval to stage the City of Aurora Veterans Day Parade and Ceremony downtown on Friday, November 10, 2017 beginning at 10:15 am.

*COMMITTEE RECOMMENDED: APPROVAL 3-0 (INFORMATION ONLY)*

[17-00821](#) Halloween Trick or Treat Hours, Tuesday, October 31, 2017 from 4:00pm to 7:30pm.

*COMMITTEE RECOMMENDED: APPROVAL 3-0 (INFORMATION ONLY)*

[17-00839](#) A Parking Study for the main entrance to 649 S. River Street, COA Water & Sewer Garage. Ward 4, Alderman Donnell.

*COMMITTEE RECOMMENDED: APPROVAL AS AMENDED 3-0 (INFORMATION ONLY)*

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

**The Buildings, Grounds and Infrastructure Committee Met On Monday, September 11,  
2017 and Reviewed the Following Items:**

[17-00824](#) A Resolution accepting the improvements and maintenance security for Enterprise Car Rental Sales - 4000 Ogden Ave.

*COMMITTEE RECOMMENDED: APPROVAL 3-0*

[17-00830](#) A Resolution accepting the improvements and waiving the maintenance period for Hills Bar & Grill Parking Lot Improvements - 649 Hill Ave.

*COMMITTEE RECOMMENDED: APPROVAL 3-0*

[17-00832](#) An Ordinance Prohibiting the Use of Groundwater as a Potable Water Supply by the Installation or Use of Potable Water Supply Wells or by any other Method.

*COMMITTEE RECOMMENDED: APPROVAL 3-0*

[17-00840](#) A Resolution authorizing the Director or Procurement to enter into an Intergovernmental Agreement with the Fox Metro Water Reclamation District for the Investigation and Repair of Combined and Separate Sanitary Sewers throughout the City of Aurora.

*COMMITTEE RECOMMENDED: APPROVAL 3-0*

**MAYOR'S REPORT**

**ALDERMAN'S CORNER**

**REQUESTS AND REFERRALS**

- [17-00856](#) Requesting to downzone the property at 787-787 1/2 E. New York Street from R-4 Two Family Dwelling District to R-2 One Family Dwelling District (Katalin Lonyay - 17-00856 / AU23/3-17.186-DZ - TV - Ward 2)
- [17-00863](#) Requesting approval of a setback variance pursuant to Section 10.5 for the property at 1023 Ridgeway Avenue located north of Ridgeway Avenue and west of Elmwood Drive to allow for a 18 foot reduction of the front yard setback from 30 feet to 12 feet and a 21 foot reduction of the rear yard setback from 30 feet to 9 feet. (ATMI Precast - 17-00863 / AU29/2-17.152-A/Su/DED/V - JM - Ward 4)
- [17-00870](#) Requesting approval of an Annexation Agreement for 25 acres located on the east side of Commons Drive south of 75th Street for District 204 Development (M/I Homes - 17-00870 / NA28/4-17.049-PA/A/SUPD/Ppn/Psd - JM - Ward 8)
- [17-00871](#) Requesting the Annexation, pursuant to an Annexation Agreement, of 25 acres located on the east side of Commons Drive south of 75th Street for District 204 Development (M/I Homes - 17-00871 / NA28/4-17.049-PA/A/SUPD/Ppn/Psd - JM - Ward 8)
- [17-00872](#) Requesting the Establishment of a Special Use Planned Development, pursuant to an Annexation Agreement, with an underlying R-4A(S) Two-Family Dwelling zoning district on the property located on the east side of Commons Drive south of 75th Street for District 204 Development (M/I Homes - 17-00872 / NA28/4-17.049-PA/A/SUPD/Ppn/Psd - JM - Ward 8)
- [17-00873](#) Requesting approval of a Preliminary Plan and Plat for District 204 Subdivision, located on the east side of Commons Drive south of 75th Street, for a ROW Dwelling (Party Wall) (1130) Use. (M/I Homes - 17-00873 / NA28/4-17.049-PA/A/SUPD/Ppn/Psd - JM - Ward 8)
- [17-00875](#) Requesting a Public Hearing to Consider the Revisions to Aurora's Comprehensive Plan to Change the Land Use Designation for the Property located at east of Commons Drive, west of Route 59, north of Montgomery Road and south of the Burlington Northern railroad tracks (City of Aurora - 17-00875 / KDWK-17.169-COMP - JM - Wards 8 and 10)

**CLOSED SESSION****ADJOURN**