



# City of Aurora

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

## Committee of the Whole Meeting Minutes - Final

Tuesday

February 18, 2014

5:00 PM

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### ROLL CALL

The Committee of the Whole meeting was called to order at 5:10 by Mayor Weisner, and the Roll was called.

**Present** 13 - Mayor Tom Weisner, Alderman Kristina "Tina" Bohman, Alderman Juany Garza, Alderman Ted Mesiacos, Alderman Bill Donnell, Alderman John Peters, Alderman Mike Saville, Alderman Scheketa Hart-Burns, Alderman Rick Mervine, Alderman Edward Bugg, Alderman Lynne Johnson, Alderman Richard Irvin, and Alderman Bob O'Connor

### MINUTES OF THE MEETING OF FEBRUARY 4, 2014

[14-00092](#)

Approval of the Minutes of the February 4, 2014 Committee of the Whole meeting.

**Alderman Hart-Burns moved, seconded by Alderman Irvin, to approve the minutes of the Council Meeting held on February 4, 2014. Motion carried by voice vote.**

**PLANNING & DEVELOPMENT COMMITTEE RECOMMENDATIONS**[13-00873](#)

An Ordinance amending Ordinance Number 3100, being the Aurora Zoning Ordinance and the Zoning Map attached thereto, by rezoning property from B-3 Business and Wholesale District and R-4 Two-Family Dwelling District to B-2(S) Business District - General Retail With a Special Use for a Gasoline Station and Convenience Store on 0.444 Acres Located At 300 S Broadway, Aurora (M-N-M, Inc. - AU27/1-13.013-RZ/SU - TM - Ward 4)

*Architect Steven Hansen was present with environmental consultant Mr. Rose, and petitioner and manager Syed Zeeshan. Hansen spoke about this item, a 1500 ft<sup>2</sup> convenience center to the south of the existing gas station. The project will also include the addition of 14 parking spaces, the elimination of the current parking around the building which is causing some traffic problems within the site, and the addition of green space.*

*Mr. Rose spoke about environmental concerns. He said that the tanks related to the underground leak that took place in 1999 were shut down, drained and removed in 2000, and subsequently replaced. Mr. Rose added that the bulk of the contaminated soil in the tank area was removed and properly disposed of, and that they are now in the process of applying for an IDOT highway authority agreement.*

*It was agreed that this would be placed on consent with the condition of obtaining IDOT's consent.*

**(PLACED ON CONSENT AGENDA)**

[14-00047](#)

An Ordinance granting a Variance to increase the garage vertical sidewall height on the property located at 590 E. Galena Boulevard, Aurora, Illinois

*Zoning Administrator Ed Sieben spoke briefly about this item.*

**(PLACED ON CONSENT AGENDA)**

[14-00048](#)

An Ordinance granting a Special Use Permit for a restaurant with a drive-through facility use located at 4400 Fox Valley Center Drive, Aurora, IL

*Nick Graal, with Tria Architecture, owners Steve and Matt Koliopulos, and their general contractor spoke about this item. They explained that the existing building will undergo a full interior renovation with a proposed addition, a new drive-through, and a new landscape package.*

**(PLACED ON CONSENT AGENDA)**

[14-00084](#)

A Resolution Authorizing an Annual Action Plan Substantial Amendment (2014 - #2) to Reflect Funding Reallocations for the Community Development Block Grant Program and a Neighborhood Stabilization Program (NSP) Program Income Allocation.

*Neighborhood Redevelopment Manager Jeff McLaughlin and Assistant Chief of Staff Rick Guzman spoke about this item - a \$95,000 contribution to a portion of the rehabilitation of 62-64 S. Lasalle St. McLaughlin explained that this building was donated to the Boy Scouts, and they would like to renovate the building as a youth center. The total rehabilitation budget for this project is \$225,000. Per Guzman, about a dozen non-profits would be able to make use of this center.*

**(PLACED ON CONSENT AGENDA)**

[13-00958](#)

A Resolution approving a Final Plan and Plat on 5.26 acres in Union Square Subdivision for townhomes located north of Liberty Street, south of Meridian Parkway and west of State Route 59, Aurora, Illinois (APPEALABLE)

**This Resolution was returned to the Planning & Development Committee**

[14-00079](#)

A Resolution Approving a Church Site Plan Review For An Existing Building ON 1.40 Acres As Per Section 4.2.H. Of The Aurora Zoning Ordinance, For The Property Located At 4000 Westbrook Drive In The City Of Aurora, IL. 60504 (APPEALABLE).

*Pastor Jeff Miller spoke briefly about this item, and gave a history of their church's meeting locations in the past. Pastor Miller said this building is a good fit for them, and that they would be doing some renovation and landscaping.*

**(INFORMATION ONLY)**

### **FINANCE COMMITTEE RECOMMENDATIONS**

[13-00809](#)

An Ordinance for the Establishment of a Special Service Area Number 172 Aurora University Kane County in the City of Aurora Following Notice and Public hearing in Connection Therewith.

**(PLACED ON CONSENT AGENDA)**

[13-00949](#)

A Resolution Approving a Development Agreement for HOME and NSP Program Loans Between the City of Aurora and Brinshore Development LLC (DBA Boreas LLC) for Scattered-Site Housing Development in the City of Aurora.

*Neighborhood Redevelopment Manager Jeff McLaughlin spoke briefly about this item, and indicated some revised language which was added to the development agreement.*

**(PLACED ON CONSENT AGENDA)**

[14-00026](#)

A Resolution to approve a Professional Services contract with Merrimac Solutions, Inc. for technology staff augmentation for the Information Technology (IT) Division.

*Chief Technology Officer Ted Beck spoke about this item. Beck explained they are investigating alternative ways to augment their staff. Beck added they have been demoing a position for six (6) months, with positive results, and would like to carry the test into the next year.*

**(PLACED ON CONSENT AGENDA)**

[14-00037](#)

A Resolution Authorizing Assistance under the Single Family Restoration Program - a Forgivable Loan for 535 West Downer Place, (Nichole Allen, Owner), Two Units Reduced to One Unit - 4th Ward

*Neighborhood Redevelopment Manager Jeff McLaughlin spoke about this item and related items 14-00038, 14-00064, and 14-00065 as participants of the 2014 Single Family Home Restoration Program.*

**(PLACED ON CONSENT AGENDA)**

[14-00038](#)

A Resolution Authorizing Assistance Under the Single Family Restoration Program - a Forgivable Loan for 595 East Downer Place, (Armando and Sarah Escareno, Owners), Two Units Reduced to One Unit - 2nd Ward

**(PLACED ON CONSENT AGENDA)**

[14-00064](#)

A Resolution Authorizing Assistance under the Single Family Restoration Program Forgivable Loan for 65 South Chestnut Street, (Paul and Mary Lyzun, Owners), two units reduced to one unit - 4th Ward

**(PLACED ON CONSENT AGENDA)**

[14-00065](#)

A Resolution Authorizing Assistance under the Single Family Restoration Program Forgivable Loan for 202 Arnold Avenue, (Daniel and Guadalupe DeLeon, Owners), Three Units Reduced to One Unit - 4th Ward

**(PLACED ON CONSENT AGENDA)**

[14-00045](#)

A Resolution authorizing payment of the annual maintenance contract with Harris Corporation, Lynchburg, VA for an annual support agreement for the Public Safety and Municipal Radio System. Contract amount of \$366,058.59.

*Chief Technology Officer Ted Beck spoke briefly about this item.*

**(PLACED ON CONSENT AGENDA)**

[14-00060](#) A Resolution Authorizing the execution of a contract to hire a Contractual Golf Professional for the 2014 golf season in the amount not to exceed \$31,500.00

*Golf Operations Manager Jeff Schmidt spoke briefly about this item.*

**(PLACED ON CONSENT AGENDA)**

[14-00075](#) A Resolution authorizing the sale of the City's retired vehicles and equipment through JJ Kane Auctioneers.

**(PLACED ON CONSENT AGENDA)**

[14-00078](#) A Resolution Authorizing the Purchase of Various Golf Course Equipment in the Total Amount of \$61,731.87 Under the National Intergovernmental Purchasing Alliance.

**(PLACED ON CONSENT AGENDA)**

[14-00082](#) A Resolution authorizing the purchase of three replacement heavy duty dump trucks from Rush Truck Centers, Springfield, Illinois under the Illinois Department of Central Management Services Contract in an amount not to exceed \$370,000

*Maintenance Services Superintendent Joe Hopp spoke briefly about this item. Mayor Weisner commended the equipment maintenance crew, as their good work is part of the reason why our fleet of trucks stay out on the road.*

**(PLACED ON CONSENT AGENDA)**

[14-00089](#) A Resolution authorizing the execution of a collection services agreement with Municipal Collections of America, Inc.

**(PLACED ON CONSENT AGENDA)**

[14-00091](#) A Resolution Authorizing the Execution of a Development Agreement for the Façade Repair and Restoration of 56-60 S LaSalle St.

*Chief Development Services Officer Bill Wiet spoke about this item - an agreement for the reimbursement of \$300,000 (50% of the project value) towards architectural fees, life safety repairs and restoration of the building. Wiet added this would be a TIF #1 finance project.*

*Jimi Allen made a short presentation about the Gravity Building.*

**(PLACED ON CONSENT AGENDA)**

**GOVERNMENT OPERATIONS COMMITTEE RECOMMENDATIONS**

[14-00067](#) The Warehouse Church is requesting permission to conduct their annual Motorcycle Sunday event on Sunday, May 4, 2014 from 9:30 am to 4:00 pm at Phillips Park. Final approval is requested by February 25, 2014.

**(INFORMATION ONLY)**

[14-00069](#) The Fox Valley Garden Club is requesting permission to conduct their annual Aurora Gardeners' Plant Sale on Saturday, May 17, 2014 from 8:00 am to 1:00 pm at the Aurora Transportation Center. Final approval is requested by February 25, 2014.

**(INFORMATION ONLY)**

[14-00076](#) Tag Day request for the Boy Scouts of America Three Fires Council Camp Card sale to be held from 2-1-14 through 5-30-14 at tables outside local businesses and door to door with no sales at the Route 59 Train Station and NO SALES FROM THE STREETS.

**(INFORMATION ONLY)**

**BUILDINGS, GROUNDS & INFRASTRUCTURE COMMITTEE**

[14-00033](#) A Resolution to Authorize a Professional Services Agreement to perform water main flushing and design work for several areas of the City-Wide Water Main Distribution System Flushing Program for the Water Production Division

**(PLACED ON CONSENT AGENDA)**

[14-00034](#) A Resolution Authorizing Repairs to Pumping Equipment from Well Nos. 20 and 29 for the Water Production Division.

**(PLACED ON CONSENT AGENDA)**

[14-00049](#) A Resolution for Acceptance of Improvements and Maintenance Security for Toyota Training Center - 2345 Sequoia Dr.

**(PLACED ON CONSENT AGENDA)**

**COMMITTEE OF THE WHOLE RECOMMENDATION**[14-00094](#)

An Ordinance Establishing a Temporary Moratorium on Progressive Raffle Licenses in the City of Aurora.

*Chief Management Officer Carie Anne Ergo spoke about this item. Ergo explained a recent issue where a local organization had a progressive raffle and more than doubled the limit in our city, requiring the city to reach a settlement agreement with the organization in order to disburse the money that had already been collected. Ergo continued that through the process, they evaluated the ordinance and it became very clear that the ordinance, as written, does not contemplate progressive raffles. Ergo added that they would like to go back and look at the raffle ordinance and evaluate it in light of these progressive raffles, which are fairly new to the community, and which under a strict interpretation of the ordinance are not permitted.*

*Ergo clarified that the moratorium is being asked only for progressive raffles, and that this will not prohibit anyone who currently has a raffle permit, nor will it affect future permits for organizations that have historically been able to get raffle permits, unless they are applying for a progressive raffle. During the moratorium, staff has been tasked with researching the issue, looking at State law, local ordinances and best practices, and talking to stakeholders groups. Ergo concluded that they anticipate it will take up to 120 days to do the research, develop a recommendation, and bring it back to City Council.*

*Ergo answered questions that have come up in the last few days - as to the question of why the city is involved in raffles, Ergo explained that the State of Illinois delegates that authority to cities, and unless cities set ordinances governing them, raffles would not be allowed within the city at all. As to questions on social clubs, Ergo explained that although they have historically been issued raffle licenses, social clubs are not called out in the ordinance as permitted to get licenses. During the moratorium period, administration will continue to issue one-draw raffle permits to social clubs, but we will be looking at this issue during this time. Ergo answered a number of questions from some of the Aldermen.*

**(PLACED ON UNFINISHED BUSINESS)**

**MAYORAL APPOINTMENTS**[14-00090](#)

A Resolution Appointing Shanita Anderson as an At-Large member and reappointing At-Large member Margaret Truax, School District 129 representative Mark Engen and Fox Metro representative Patrick Divine to the Aurora Planning Commission.

**(PLACED ON CONSENT AGENDA)**

[14-00101](#)

A Resolution Reappointing John Duggan to the Police Pension Board.

**(PLACED ON CONSENT AGENDA)**

[14-00102](#)

A Resolution Reappointing Michael Kluber to the Building Code Board of Appeals.

**(PLACED ON CONSENT AGENDA)**

[14-00103](#)

A Resolution Appointing Imelda Avila, Ramon Zepeda, Andrew Carr and Cornelius Mack and Reappointing Marlin Mittag, Gerald Lubshina, Veva Romania Walton and Bences Maravilla to the Block Grant Working Committee.

(PLACED ON CONSENT AGENDA)

### REQUESTS AND REFERRALS

[14-00114](#)

AU07/1-14.010-Fsd - Final Plat on 8.472 acres for a new 50,000 square foot medical office and associated parking located at 2363 Sequoia Drive by ORCHARD BUSINESS, LLC (Ward 5 - ES)

AU07/1-14.034-V/Fpn - Variance Petition with a Final Plan on 8.472 acres for parking setbacks for a new 50,000 square foot medical office and associated parking located at 2363 Sequoia Drive by ORCHARD BUSINESS CENTER, LLC (Ward 5 - ES).

The above Requests and Referrals were referred to the Planning Council and Planning Commission.

### ADJOURN

Alderman Mervine moved, seconded by Alderman Irvin, to adjourn the meeting at 6:13 p.m. Motion carried by voice vote.

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Isabel M. Garcia-Kodron  
City Clerk