



City of Aurora

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

Committee of the Whole Meeting Minutes - Draft

Tuesday

December 05, 2023

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. Please call the City Clerk's Office at (630) 256-3070 with questions.

ROLL CALL

Mayor Irvin called the meeting to order at 5:08 p.m. and the roll was called.

A motion was made by Alderwoman Smith and seconded by Alderwoman Garza to allow Alderman Llamas and Alderman Bugg to participate in this meeting remotely pursuant to section 2-80 based on a reasonable anticipation of an extended illness. The motion carried by voice vote and Alderman Llamas and Alderman Bugg participated in this meeting remotely.

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 J. Bugg, Alderwoman Shweta Baid, Alderman John Laesch, Alderman Ron Woerman, and Mayor Richard Irvin

MINUTES OF THE TUESDAY, NOVEMBER 21, 2023 COMMITTEE OF THE WHOLE MEETING

[23-0971](#)

Approval of the Minutes of the Tuesday, November 21, 2023, Committee of the Whole Meeting.

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

MAYOR'S REPORT

Mayor Irvin presented a Proclamation in honor of the late Father David Engbarth who passed on November 22, 2023. Individuals presented comments in honor of Father Engbarth.

PUBLIC COMMENT

There were no members of the public present and wishing to make public comment.

**REPORT OF THE
BUILDING, ZONING AND ECONOMIC DEVELOPMENT COMMITTEE**

**The Building, Zoning and Economic Development Committee Met On November 29,
2023 and Reviewed the Following Items:**

[23-0920](#)

An Ordinance Providing for the Execution of an Annexation Agreement with the Owners of Record Providing for B-2 (C) Business District - General Retail and OS-1 (C) Conservation, Open Space and Drainage Zoning, with a Conditional Use Planned Development zoning for the territory which may be Annexed to the City of Aurora located at the southwest corner of Liberty Street and N. Eola Road on Vacant Land in Dupage County, Aurora Illinois 60502

Jill Morgan, Senior Planner - City of Aurora, presented and responded to questions regarding this item.

Petitioners responded to questions regarding this item.

(PLACED ON UNFINISHED BUSINESS for December 19, 2023)

[23-0921](#)

An Ordinance Annexing Certain Property being Vacant Land located at the southwest corner of Liberty Street and N. Eola Road to the City of Aurora, Illinois 60502, pursuant to an Approved Annexation Agreement

Jill Morgan, Senior Planner - City of Aurora, presented and responded to questions regarding this item.

Petitioners responded to questions regarding this item.

(PLACED ON UNFINISHED BUSINESS for December 19, 2023)

[23-0922](#)

An Ordinance Establishing a Conditional Use Planned Development, Approving the Liberty and Eola Plan Description and amending Chapter 49 of the Code of Ordinances, City of Aurora, by modifying the zoning map attached thereto to an underlying zoning of B-2 Business District - General Retail and OS-1 Conservation, Open Space and Drainage Zoning for the property located at the southwest corner of Liberty Street and N. Eola Road

Jill Morgan, Senior Planner - City of Aurora, presented and responded to questions regarding this item.

Petitioners responded to questions regarding this item.

(PLACED ON UNFINISHED BUSINESS for December 19, 2023)

[23-0923](#)

A Resolution Approving a Preliminary Plan and Plat for Liberty & Eola Subdivision, on vacant land located at the southwest corner of Liberty Street and N. Eola

Jill Morgan, Senior Planner - City of Aurora, presented and responded to questions regarding this item.

Petitioners responded to questions regarding this item.

(PLACED ON UNFINISHED BUSINESS for December 19, 2023)

REPORT OF THE FINANCE COMMITTEE

The Finance Committee Met on November 30, 2023 and Reviewed the Following Items:

[23-0337](#)

A Resolution authorizing the execution of a Joint Funding Agreement with the State of Illinois, the execution of a Phase 3 Construction Engineering Services Agreement with V3 Companies, Ltd in the not to exceed amount of \$102,248.00, and the appropriation of \$275,000.00 of MFT Funds for the Hanks-Galena Resurfacing Project.

(PLACED ON CONSENT AGENDA)

[23-0783](#)

A Resolution authorizing the execution of a Joint Funding Agreement with the State of Illinois, the execution of a Phase 3 Construction Engineering Services Agreement with HR Green, Inc. in the not to exceed amount of \$473,545.00 and the appropriation of \$1,600,000.00 of REBUILD Illinois Bond Funds for the Indian Trail (Edgelawn to Highland) Signal Modernization and Resurfacing Project.

(PLACED ON CONSENT AGENDA)

[23-0838](#)

A Resolution authorizing the appropriation and expenditure of MFT funds for snow removal operations in 2024 in an amount up to \$1,320,000.00.

(PLACED ON CONSENT AGENDA)

[23-0944](#)

A Resolution authorizing the execution of a Joint Funding Agreement with the State of Illinois, the execution of a Phase 3 Construction Engineering Services Agreement with Thomas Engineering Group in the not to exceed amount of \$53,808.00, and the appropriation of \$250,000.00 of MFT Funds for the Church & Sheffer Resurfacing Project.

(PLACED ON CONSENT AGENDA)

- [23-0945](#) A Resolution authorizing the execution of a Joint Funding Agreement with the State of Illinois, the execution of a Phase 3 Construction Engineering Services Agreement with Chastain & Associates LLC in the not to exceed amount of \$100,179.00, and the appropriation of \$660,000.00 of MFT Funds for the Illinois Avenue Resurfacing Project.
(PLACED ON CONSENT AGENDA)
- [23-0946](#) A Resolution authorizing the City to a grant award of \$79,550.00 from the U.S. Department of Justice COPS Office De-Escalation Grant Program.
(PLACED ON CONSENT AGENDA)
- [23-0958](#) A Resolution to accept award number 15JCOPS-23-GG-01883-TECP from the US Department of Justice Office of Community Oriented Policing Services (COPS) Technology and Equipment Program for \$2,280,000.
(PLACED ON CONSENT AGENDA)
- [23-0965](#) A Resolution Authorizing the Execution of a five-year Agreement in Support of the Aurora Area Convention and Visitors Bureau through the Hotel Operators' Occupation Tax.
Cort Carlson, Executive Director - Aurora Area Convention and Visitors Bureau, responded to questions regarding this item.
(PLACED ON CONSENT AGENDA)
- [23-0669](#) An Ordinance Levying Taxes For the City of Aurora, Illinois, For The Fiscal Year January 1, 2023 Through December 31, 2023.
Chris Minick, Chief Financial Officer - City of Aurora, presented and responded to questions regarding the 2023 Property Tax Levy.
(PLACED ON UNFINISHED BUSINESS for December 12, 2023)
- [23-0668](#) An Ordinance Authorizing and Providing For The Abatement of General Obligation Bond Tax Levies. 2023 Tax Levy Extension.
(PLACED ON CONSENT AGENDA for December 12, 2023)
- [23-0653](#) An Ordinance Levying Certain Special Service Area Taxes For The Fiscal Year January 1, 2023 Through December 31, 2023 (Special Service Area Number One).
Chris Minick, Chief Financial Officer - City of Aurora, presented and responded to questions regarding this item.
(PLACED ON CONSENT AGENDA for December 12, 2023)

- [23-0656](#) An Ordinance Levying Certain Special Service Area Taxes For Fiscal Year January 1, 2023 through December 31, 2023. (Special Service Area Number Forty-Four)
(PLACED ON CONSENT AGENDA for December 12, 2023)
- [23-0657](#) An Ordinance Levying Certain Special Service Area Taxes for The Fiscal Year January 1, 2023 through December 31, 2023. (Special Service Area Number Sixty-Three).
(PLACED ON CONSENT AGENDA for December 12, 2023)
- [23-0658](#) An Ordinance Levying Certain Special Service Area Taxes for The Fiscal Year January 1, 2023 through December 31, 2023. (Special Service Area Number Sixty-Five)
(PLACED ON CONSENT AGENDA for December 12, 2023)
- [23-0659](#) An Ordinance Levying Certain Special Service Area Taxes for The Fiscal Year January 1, 2023 through December 31, 2023. (Special Service Area Number Sixty-Six A)
(PLACED ON CONSENT AGENDA for December 12, 2023)
- [23-0660](#) An Ordinance Levying Certain Special Service Area Taxes for Fiscal Year January 1, 2023 through December 31, 2023. (Special Service Area Number Sixty-Six B).
(PLACED ON CONSENT AGENDA for December 12, 2023)
- [23-0661](#) An Ordinance Levying Certain Special Service Area Taxes for The Fiscal Year January 1, 2023 Through December 31, 2023. (Special Service Area Number Sixty-Six C)
(PLACED ON CONSENT AGENDA for December 12, 2023)
- [23-0662](#) An Ordinance Levying Certain Special Service Area Taxes for Fiscal Year January 1, 2023 Through December 31, 2023. (Special Service Area Number Sixty-Six D).
(PLACED ON CONSENT AGENDA for December 12, 2023)
- [23-0663](#) An Ordinance Levying Certain Special Service Area Taxes For The Fiscal Year January 1, 2023 Through December 31, 2023. (Special Service Area Number Sixty-Seven)
(PLACED ON CONSENT AGENDA for December 12, 2023)

- [23-0664](#) An Ordinance Levying Certain Special Service Area Taxes For The Fiscal Year January 1, 2023 Through December 31, 2023. (Special Service Area Number Eighty-Eight)
(PLACED ON CONSENT AGENDA for December 12, 2023)
- [23-0665](#) An Ordinance Levying Certain Special Service Area Taxes For The Fiscal Year January 1, 2023 Through December 31, 2023. (Special Service Area Number Ninety)
(PLACED ON CONSENT AGENDA for December 12, 2023)
- [23-0666](#) An Ordinance Levying Certain Special Service Area Taxes For The Fiscal Year January 1, 2023 Through December 31, 2023. Special Service Area Number One Hundred Forty-One)
(PLACED ON CONSENT AGENDA for December 12, 2023)
- [23-0667](#) An Ordinance Levying Certain Special Service Area Taxes For The Fiscal Year January 1, 2023 Through December 31, 2023. (Special Service Area Number Twenty- Four)
(PLACED ON CONSENT AGENDA for December 12, 2023)
- [23-0979](#) An Ordinance Adopting An Annual Budget For the Fiscal Year Beginning January 1, 2024 And Ending December 31, 2024 In Lieu Of Passage Of An Appropriation Ordinance.
Chris Minick, Chief Financial Officer - City of Aurora, presented and responded to questions regarding this item.
(PLACED ON UNFINISHED BUSINESS)
- [23-0966](#) Notification of a Public Hearing on December 12, 2023, regarding the proposed first amendment to the existing West Farnsworth TIF District #7 [No Action Required].
(INFORMATION ONLY)
- [23-0970](#) Notification of a public hearing on December 12, 2023, regarding the proposed Farnsworth Bilter TIF District. [No Action Required].
(INFORMATION ONLY)

**REPORT OF THE
PUBLIC HEALTH, SAFETY AND TRANSPORTATION COMMITTEE**

**The Public Health, Safety and Transportation Committee Met On November 28, 2023
and Reviewed the Following Items:**

[23-0939](#)

A Resolution establishing the maximum number of Class D: Downtown Core On-Site Consumption liquor licenses (unofficially related to the application from Leilani Aurora, Inc d/b/a Leilani Asian Fusion at 2 N River Street, Aurora). [Ward 2]

Petitioners presented briefly regarding this item.

(PLACED ON CONSENT AGENDA)

**REPORT OF THE
INFRASTRUCTURE & TECHNOLOGY COMMITTEE**

**The Infrastructure & Technology Committee Met On November 27, 2023 and
Reviewed the Following Items:**

[23-0907](#)

A Resolution Authorizing a Contract with Trotter and Associates, Inc., to provide construction engineering services for various underground utility improvement projects during the 2024 construction season, in an amount not to exceed \$350,000.00.

(PLACED ON CONSENT AGENDA)

[23-0908](#)

A Resolution adopting unit price bids for the purchase of various water and sewer repair materials for the 2024 calendar year.

(PLACED ON CONSENT AGENDA)

[23-0953](#)

A Resolution Accepting Plumbing Service Bids for the Water and Sewer Maintenance Division.

(PLACED ON CONSENT AGENDA)

[23-0954](#)

A Resolution to accept the Proposals received for the 2024 Water & Sewer Division Emergency Repair Program.

Ken Schroth, Director of Public Works - City of Aurora, responded to questions regarding this item.

Jolene Coulter, Director of Purchasing - City of Aurora, responded to questions regarding this item.

After discussion regarding this item, it was determined a minor change on the informational memo was required regarding a submitted bid. Upon acknowledgement that this change was to be made, the item was placed on the Consent Agenda.

(PLACED ON CONSENT AGENDA)

[23-0963](#)

A Resolution authorizing the purchase of two (2) replacement mowers, from Reinders Inc., through Sourcewell, for \$231,716.42.

(PLACED ON CONSENT AGENDA)

REPORT OF THE RULES, ADMINISTRATION AND PROCEDURES COMMITTEE

The Rules, Administration and Procedure Committee Met On November 21, 2023 and Reviewed the Following Items:

[23-0577](#)

An Ordinance Amending Chapter 13, Article II of the Code of Ordinances Pertaining to Tobacco.

(PLACED ON CONSENT AGENDA)

[23-0925](#)

An Ordinance amending Chapter 49 of the Code of Ordinances, City of Aurora, Illinois, commonly known as the "Aurora Zoning Ordinance"

(PLACED ON CONSENT AGENDA)

[23-0932](#)

A Resolution authorizing the reappointments of Gerald Butters Jr., Jared Ploger and Philip Pogue to the Grand Army of the Republic Memorial Commission.

(PLACED ON CONSENT AGENDA)

HELD ITEMS FROM PREVIOUS C.O.W. MEETING

[23-0910](#)

A Resolution Adopting the 2023 Edition of the FoxWalk Overlay District Design Guidelines Intent, Rules and Regulations as an Appendix to Chapter 49 of the Code of Ordinances, City of Aurora, being the Zoning

Jill Morgan, Senior Planner - City of Aurora, responded to questions regarding this item.

This item is to be amended from a Resolution to an Ordinance and placed on the Consent Agenda.

(PLACED ON CONSENT AGENDA for December 19, 2023)

NEW BUSINESS

[23-0972](#)

A motion authorizing the execution of a settlement agreement between the City and John Palatine in the matter of Palatine v. City of Aurora et al; Case No. 22-LA-130 - Circuit Court of the Sixteenth Judicial Circuit, Kane County, Illinois.

(PLACED ON CONSENT AGENDA)

CLOSED SESSION

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

ADJOURN

A motion was made by Alderwoman Smith and seconded by Alderwoman Garza to adjourn this meeting. The motion carried by voice vote and the meeting adjourned at 6:35 p.m.

Submitted by:

Jennifer Stallings, City Clerk

****Special City Council Meeting to be held immediately upon the adjournment of the 5:00 PM Committee of the Whole Meeting****

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 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.org. Every effort will be made to allow for meeting participation.