



City of Aurora

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

Committee of the Whole Meeting Minutes - Draft

Tuesday

September 19, 2017

5:00 PM

ROLL CALL

Mayor Irvin called the Committee of the Whole meeting to order at 5:08 P.M. and the clerk called the roll.

Present 12 - Alderman Kristina "Tina" Bohman, 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 Sherman Jenkins, Alderman Bob O'Connor, and Mayor Richard Irvin

Absent 1 - Alderman Judd Lofchie

MINUTES OF THE MEETING OF TUESDAY, SEPTEMBER 5, 2017

[17-00868](#)

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

A motion was made by Alderman Hart-Burns, seconded by Alderman Franco to approve the minutes from the Tuesday, September 5, 2017 Committee of the Whole meeting as presented. The motion carried by a voice vote.

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

Jill Morgan, City Planner, spoke regarding the item and answered questions.

(PLACED ON CONSENT AGENDA)

[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.

Ed Sieben, Zoning Administrator, and Payman Homayouni, Bowman Consulting Group, answered questions regarding the project.

(PLACED ON CONSENT AGENDA)

[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)

Ed Sieben, Zoning Administrator, and Payman Homayouni, Bowman Consulting Group, answered questions regarding the project. This item is in need of a public hearing at the City Council Meeting on September 26, 2017.

(PLACED ON UNFINISHED BUSINESS)

[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.

Ed Sieben, Zoning Administrator, and Payman Homayouni, Bowman Consulting Group, answered questions regarding the project.

(PLACED ON CONSENT AGENDA)

[17-00652](#)

A Resolution Approving a Preliminary Plat for CyrusOne Subdivision, Phase 2 located south of Diehl Road and west of Eola Road.

Ed Sieben, Zoning Administrator, and Payman Homayouni, Bowman Consulting Group, answered questions regarding the project.

(PLACED ON CONSENT AGENDA)

[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.

Ed Sieben, Zoning Administrator, and Payman Homayouni, Bowman Consulting Group, answered questions regarding the project.

(PLACED ON CONSENT AGENDA)

[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.

Ed Sieben, Zoning Administrator, and Payman Homayouni, Bowman Consulting Group, answered questions regarding the project.

(PLACED ON CONSENT AGENDA)

[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.

Ed Sieben, Zoning Administrator, Steven and Thomas Mouroukas (owners) and David Rawlings (architect) for the project were also present to answer questions.

(PLACED ON CONSENT AGENDA)

[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.

Ed Sieben, Zoning Administrator, Steven and Thomas Mouroukas (owners) and David Rawlings (architect) for the project were also present to answer questions.

(PLACED ON CONSENT AGENDA)

[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.

Ed Sieben, Zoning Administrator, Steven and Thomas Mouroukas (owners) and David Rawlings (architect) for the project were also present to answer questions.

(PLACED ON CONSENT AGENDA)

[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

Jill Morgan, City Planner, spoke briefly regarding the item.

(INFORMATION ONLY)

[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

Jill Morgan, City Planner, spoke briefly regarding the item.

(INFORMATION ONLY)

[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.

(PLACED ON CONSENT AGENDA)

[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)

(INFORMATION ONLY)

**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.

Ken Nelson, IT, spoke regarding the item and answered questions.

(PLACED ON CONSENT AGENDA)

[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.

(PLACED ON CONSENT AGENDA)

[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.

Alex Alexandrou, Chief Management Officer, spoke regarding this item and answered questions.

(PLACED ON CONSENT AGENDA)

[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..

(PLACED ON CONSENT AGENDA)

[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

(PLACED ON CONSENT AGENDA)

[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

(PLACED ON CONSENT AGENDA)

[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.

Alex Alexandrou, Chief Management Officer, spoke regarding this item and answered questions.

(PLACED ON CONSENT AGENDA)

[17-00845](#)

A Resolution Establishing an Administrative Processing Fee for Exempt Transfer Stamps.

(PLACED ON CONSENT AGENDA)

[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.

(PLACED ON CONSENT AGENDA)

[17-00850](#)

A Resolution Ratifying Payment of \$30,138.75 to VisionFriendly.com for website management, oversight, continuity and training.

(PLACED ON CONSENT AGENDA)

**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).

(PLACED ON CONSENT AGENDA)

[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*).

Alderman Mesiacos would abstain from discussions on the item because his firm is involved with the business.

(PLACED ON CONSENT AGENDA)

[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.*).

(PLACED ON CONSENT AGENDA)

[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.

(PLACED ON CONSENT AGENDA)

[17-00585](#) A Traffic Study for Roosevelt Court. Ward 2, Alderman Garza.

(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.

(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.

(INFORMATION ONLY)

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

(INFORMATION ONLY)

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

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

MAYOR'S REPORT

The Mayor said that September is Hispanic Heritage Month and the 13th Annual Hispanic Pioneer's breakfast was on September 15. He also commented that Rosh Hashanah begins tomorrow evening and the beginning of the Jewish new year. The Mayor also brought up a recent discussion to change the set-up for the Committee of the Whole based upon feedback that members of the public in attendance at the meeting have difficulty hearing the discussion. Information will be sent to the Aldermen regarding the proposed change.

ALDERMAN'S CORNER

Alderman Donnell of the 4th Ward spoke regarding upcoming events and activities within his ward.

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)

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

[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)

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

[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)

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

[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)

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

[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)

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

[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)

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

[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)

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

CLOSED SESSION

No need to have a Closed Session.

ADJOURN

A motion was made by Alderman Hart-Burns, seconded by Alderman Jenkins to adjourn this meeting of the Committee of the Whole. The meeting carried by a voice vote. The meeting was adjourned at 5:43 P.M.