



City of Aurora

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

Committee of the Whole Meeting Minutes - Final

Tuesday

October 06, 2015

5:00 PM

CALL TO ORDER

The Mayor called the Committee of the Whole Meeting to order at 5:10 P.M.

ROLL CALL

- Present** 12 - Mayor Tom Weisner, Alderman Kristina "Tina" Bohman, Alderman Juany Garza, Alderman Ted Mesiacos, Alderman Bill Donnell, Alderman Carl Franco, Alderman Mike Saville, Alderman Rick Mervine, Alderman Edward Bugg, Alderman Lynne Johnson, Alderman Richard Irvin, and Alderman Bob O'Connor
- Absent** 1 - Alderman Scheketa Hart-Burns

APPROVAL OF MINUTES

[15-00864](#)

Approval of the Tuesday, September 15, 2015 Committee of the Whole Meeting Minutes.

A motion was made by Alderman Franco , seconded by Alderman Mervine, that this agenda item be approved and filed. The motion carried by voice vote.

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

The Planning & Development Committee Rescheduled the September 24, 2015 Meeting and Met On September 23rd 2015 and Reviewed the Following Items:

[15-00642](#)

An Ordinance Granting a Special Use Permit for a Special Purpose Recreational Institution Use on the Lot 3A-4 of Eola Crossing 3rd Resubdivision located at 2300 S. Eola Road, Aurora, Illinois, 60503

Ed Sieben, Zoning Administrator, remarked that the petitioner is putting in additional parking and the landscaping issues have been discussed and resolved.

PLACED ON CONSENT AGENDA

Enactment No: O15-061

[15-00749](#)

An Ordinance Granting a Special Use for Educational Services (6100) with a Final Plan for West Aurora School District 129 Freeman Elementary located at 153 S. Randall Road

Ed Sieben, Zoning Administrator, introduced Superintendent Dr. Craig who spoke briefly on items 15-00749, 15-00751 and 15-00752 regarding the plans School District 129 has for improvements at Freeman, Jefferson and McCleary Schools.

PLACED ON CONSENT AGENDA

Enactment No: O15-063

[15-00751](#)

An Ordinance Granting a Special Use Permit for Educational Services Use with a Final Plan for West Aurora School Dist. 129 Jefferson Middle at 1151 Plum Street

PLACED ON CONSENT AGENDA

Enactment No: O15-064

[15-00752](#)

An Ordinance Granting a Special Use Permit for Educational Services Use with a Final Plan for West Aurora School District 129 McCleary Elementary at 1002 W. Illinois Avenue

PLACED ON CONSENT AGENDA

Enactment No: O15-065

[15-00786](#)

An Ordinance Approving a Text Amendment to Ordinance Number 3100, being the Aurora Zoning Ordinance to modify certain portions being Section 3.3. Definitions, Section 4.3. Special Use & Structures, Section 6.6-4. Use Regulations, Sec. 19.2 Adoption, and Table One: Use Categories

Ed Sieben, Zoning Administrator, spoke briefly regarding the corrections to the Zoning Ordinance changes to add Pawn Shops to the Alternative Financial Institutions and to add Educational Services to the Park and Recreation district category.

PLACED ON CONSENT AGENDA

Enactment No: O15-062

**REPORT OF THE
PLANNING & DEVELOPMENT AND FINANCE COMMITTEES
TO THE COMMITTEE OF THE WHOLE**

The Planning & Development and Finance Committees met at a Special Joint Meeting following by a Special Meeting by the Planning & Development Committee on September 24th 2015 and Reviewed the Following Items:

[15-00869](#)

A Resolution Approving a Development Agreement for a HOME Program Loan Between the City of Aurora and VeriGreen Development, LLC (DBA Aurora St. Charles Senior Living L.P.) for a

Senior Housing Development in the City of Aurora.

City Staff members Amy Munro (Development Coordinator), Rick Guzman (Assistant Chief of Staff) and Carie Anne Ergo (Chief Management Officer) spoke and answered questions regarding a proposed development agreement for a project that will be funded in part by a HOME Development Agreement. The project would be to rehabilitate the former St. Charles Hospital building on New York Street build to become a senior housing development. The HOME Investment Partnership Act funds would be used as a loan of \$500,000 to VeriGreen Development, LLC.

David Block, VeriGreen Development, LLC presented an overview of the project for building 60 units of senior housing at the historic building. The reconstruction project is anticipated to have a completion date of December 2016 to be able to utilize tax incentives available through the RiverEdge Tax Credit and other financing opportunities.

PLACED ON UNFINISHED BUSINESS

Enactment No: R15-287

[15-00837](#)

A Resolution Authorizing Annual Action Plan Substantial Amendments (2014 - #6) and (2015 - #2) to Reflect Funding Re/Allocations for the HOME Investment Partnerships Act (HOME) Programs and Application to the U.S. Department of Housing and Urban Development's (HUD) Section 108 Loan Guarantee Program.

PLACED ON UNFINISHED BUSINESS

Enactment No: R15-286

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

**The Finance Committee Met On September 22, 2015 and Reviewed the Following
Items:**

[15-00819](#)

A Resolution authorizing approval of a an annual renewal of the agreement with Verizon for cell phone and cellular data services for the City of Aurora, Illinois. Approximate annual cost to the City not to exceed \$250,000

Ted Beck, Chief Information Officer, spoke briefly that this contract will be for one year at the existing rate.

PLACED ON CONSENT AGENDA

Enactment No: R15-279

[15-00820](#)

A Resolution Rescinding Resolution R14-321 and Authorizing the Execution of a Revised Hotel Occupancy Tax Rebate Agreement with Midwest Management II, Inc., for the Property Located at 111 North Broadway

Carie Anne Ergo, Cheif Management Officer, spoke briefly regarding the revised

Hotel Occupancy Tax Incentive Agreement. Rocky Pintozzi owner of the property was also present.

PLACED ON CONSENT AGENDA

Enactment No: R15-280

[15-00838](#)

A Resolution Authorizing the Revised Master Agreement with OnLight Aurora.

Alderman Mervine alerted the City Council Members that he is on the board at OnLight Aurora and stated he would abstain from the discussion and vote on this item.

Carie Anne Ergo, Chief Management Officer, spoke regarding the agreement between OnLight Aurora and the City of Aurora regarding the use of the City's fiber optic network. The second amendment will incorporate language changes initially approved by City Council on August 27, 2013 and make additional modifications to existing terms of the agreement.

PLACED ON CONSENT AGENDA

Enactment No: R15-282

[15-00847](#)

A Resolution ratifying Route 25 Train Station security camera repairs in an amount not to exceed \$29,606.00, and approving Advent Systems, Inc. as the City of Aurora's preferred Genetec System implementation and support provider.

Ted Beck, Chief Information Officer, and Carie Anne Ergo, Chief Management Officer, spoke briefly and answered questions regarding the camera system at the Route 25 Train Station. It is recommended that the camera system be replaced instead of repaired.

PLACED ON CONSENT AGENDA

Enactment No: R15-283

[15-00851](#)

A Resolution Authorizing the purchase of bulk rock salt in the amount of \$64.72 per ton from Cargill Incorporated Salt Division, North Olmsted, Ohio through the State of Illinois Joint Purchasing Agreement.

PLACED ON CONSENT AGENDA

Enactment No: R15-284

[15-00860](#)

An Ordinance Consenting to the Assignment of a Land Lease at the Aurora Municipal Airport between the City of Aurora and Synergy Property Holdings LLC to MacNeil Real Estate Holdings, LLC.

Bob Aumont, Attorney for McNeill Real Estate Holdings LLC, was present at the meeting and spoke briefly regarding the request to reassign the land lease to his client from Synergy Property Holdings, LLC to be able to expand use at the Aurora Municipal Airport.

PLACED ON CONSENT AGENDA

Enactment No: O15-066

[15-00866](#)

An Ordinance Authorizing the Purchase of Real Estate Located at 64 - 66 N. LaSalle St., Aurora, Illinois.

PLACED ON CONSENT AGENDA

Enactment No: O15-067

[15-00867](#)

A Resolution Approving a Professional Services Agreement with Dr. Kathryn Birkett in support of Aurora's Pathways to Prosperity initiative.

PLACED ON CONSENT AGENDA

Enactment No: R15-285

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

**The Government Operations Committee Met On September 22, 2015 and
Reviewed the Following Items:**

[15-00709](#)

A Resolution approving the issuance of a Carnival License to Windy City Amusement, Inc. / Fox Valley United Way for a carnival to be held at the Northgate Plaza on October 16-18, 2015.

PLACED ON CONSENT AGENDA

Enactment No: R15-278

[15-00829](#)

A Resolution establishing the maximum number of Class N City of Aurora liquor licenses (unofficially related to application from: Nothing But Winers, Inc, dba Nothing But Winers located at 1515 Butterfield Road, Suite 111, Aurora, Illinois).

Janice Burdett, owner of Nothing But Winers, spoke briefly regarding her new business.

PLACED ON CONSENT AGENDA

Enactment No: R15-281

[15-00794](#)

A Traffic Study for the intersection of Church Road and Church Road. Ward 1, Alderman Bohman.

INFORMATION ONLY

[15-00796](#)

A Traffic Study for N. Commonwealth Avenue in the 800 block. Ward 6, Alderman Saville.

INFORMATION ONLY

[15-00799](#)

A Traffic Study for Beau Ridge Drive in the 1400 block. Ward 6,

Alderman Saville.

INFORMATION ONLY

[15-00800](#)

A Parking Study for Forest Avenue in the 300 block. Ward 1, Alderman Bohman.

INFORMATION ONLY

[15-00801](#)

A Parking Study for Blackburn Court. Ward 9, Alderman Bugg.

INFORMATION ONLY

[15-00824](#)

Aurora East High School Homecoming Parade Using 5th Ave, Smith St., 4th Ave., and Union St. on Wednesday September 30, 2015 from 3:30pm to 4:30pm.

INFORMATION ONLY

[15-00849](#)

World Relief Organization request permission to raise funds from October 3 to October 8, 2015 in the neighborhoods surrounding Aurora University. Funds will be used for household items for newly arriving refugee families being resettled in the Aurora Community.

INFORMATION ONLY

[15-00853](#)

Request for Charitable Solicitation Campaign permits by the Girl Scouts of Greater Chicago and Northwest Indiana for their door-to-door Fall Product Sale, October 1, 2015 to October 25, 2015.

INFORMATION ONLY

[15-00854](#)

Request for Charitable Solicitation Campaign permits by the Girl Scouts of Greater Chicago and Northwest Indiana for their door-to-door Girl Scout Cookie sale, January 1, 2016 to January 26, 2016.

INFORMATION ONLY

[15-00855](#)

Request for Charitable Solicitation Campaign permits by the National Association of Letter Carriers for the Fill the Satchel for Muscular Dystrophy fund raiser to be held Sunday, October 4, 2015.

INFORMATION ONLY

[15-00871](#)

Request for Charitable Solicitation Campaign permits by the Girl Scouts of Northern Illinois for their door-to-door Fall Product Sale, October 9, 2015 to October 23, 2015.

INFORMATION ONLY

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

**The Building Gounds & Infrastructure Committee Met On September 21, 2015
and have no items to report. :**

PRESENTATION

[15-00569](#)

An informational presentation on the Chicago Metropolitan Agency Local Technical Assistance Program grant to amend the Seize the Future Master Plan for Downtown to incorporate walkability and art and culture elements.

Stephane Phifer, Director of Planning and Zonig, explained that the City of Aurora has received a grant for Local Technical Assistance through the Chicago Metropolitan Agency of Local Planning (CMAP). As a grant recipient the City of Aurora will receive technical assistance from the Chicago Metropolitan Agency Local Planning (CMAP) to prepare City staff to review the Downtown Aurora Plan and incorporate walkability and art and culture elements. Trevor Dick from CMAP spoke regarding the types of assistance and tools typically provided on this type of project to assist City Staff to incorporate improvements into the downtown area plan.

INFORMATION ONLY

MAYOR'S REPORT

Mayor Weisner spoke briefly regarding the results of the Jeff Awards. The Paramount Theatre won 5 awards.

MAYORAL APPOINTMENTS

[15-00895](#)

A Resolution Appointing Adrienne Coleman and Willie Mayes and reappointing Marc Dale, Jr. and Cynthia Miller to the Aurora African American Heritage Advisory Board.

This Resolution was referred to the City Council.

Enactment No: R15-277

ADJOURN

A motion was made by Alderman Mervine, seconded by Alderman Irvin to adjourn the meeting. The motion carried by a vice vote. The meeting was adjourned at 6:03 P.M.