



# City of Aurora

City Hall - 2nd Floor  
Council Chambers  
44 East Downer Place  
Aurora, IL

## Committee of the Whole Meeting Minutes - Final

Tuesday

June 21, 2022

5:00 PM

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**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 5:02 p.m. and the roll was called.

Alderman Bugg arrived after roll call at 5:05 p.m.

**Present** 13 - Alderman Emmanuel Llamas, Alderwoman Juany Garza, Alderman Ted Mesiacos, Alderman Bill Donnell, Alderman Carl Franco, Alderman Mike Saville, Alderwoman Scheketa Hart-Burns, Alderwoman Patty Smith, Alderman Edward J. Bugg, Alderwoman Shweta Baid, Alderman Ron Woerman, Alderman Sherman Jenkins, and Mayor Richard Irvin

### MINUTES OF THE TUESDAY, JUNE 7, 2022 COMMITTEE OF THE WHOLE MEETING

[22-0456](#)

Approval of Tuesday, June 7, 2022 Committee of the Whole Meeting Minutes.

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

### PUBLIC COMMENT

The City Clerk read the rules of public comment and the following individuals presented public comment to the Committee of the Whole:

Donna Zine spoke in opposition to items relating to 970 N Lake Street.

Kate Allen spoke in opposition to items relating to 970 N Lake Street.

Jimi Allen spoke in opposition to items relating to 970 N Lake Street.

Carlos Gracia spoke in opposition to items relating to 970 N Lake Street.

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

**The Building, Zoning and Economic Development Committee Met On June 15, 2022  
and Reviewed the Following Items:**

[22-0390](#)

An Ordinance Granting a Conditional Use Permit for a Cannabis Infuser Facility on the Property located at 1585 Beverly Court, Units 124 & 125

*Mr. Bernie Weiler presented briefly regarding this item on behalf of the Petitioners.  
Mr. George Chivari of Nature's Edibles, LLC was present and responded to questions regarding this item.*

**(PLACED ON CONSENT AGENDA)**

[22-0402](#)

An Ordinance Establishing a Conditional Use Planned Development and Approving the All Pets Wellness Center Plan Description for the Property Located at 1975 Melissa Lane.

*Ed Sieben, Director of Zoning & Planning - City of Aurora, presented briefly regarding this item.*

*Mr. Jim Minick, Executive Director of Operations for Petitioner, presented briefly regarding this item.*

**(PLACED ON UNFINISHED BUSINESS)**

[22-0249](#)

An Ordinance Establishing a Conditional Use Planned Development and Approving the Lake Street 31 Development Plan Description for the property located at 970 N. Lake Street

*Trevor Dick, Assistant Director of Economic Development - City of Aurora, presented regarding this item.*

*Tracey Vacek, Senior Planner - City of Aurora, presented regarding this item.*

*Petitioners were present and responded to questions regarding this item.*

**(PLACED ON UNFINISHED BUSINESS)**

[22-0250](#)

A Resolution Approving the Final Plat for Lake Street 31 Development Subdivision located at 970 N. Lake Street

**(PLACED ON UNFINISHED BUSINESS)**

[22-0251](#)

A Resolution Approving a Final Plan on Lot 1 of Lake Street 31 Development Subdivision located on property at 970 N. Lake Street

**(PLACED ON UNFINISHED BUSINESS)**

[22-0248](#)

A Resolution Approving a Final Plan for Lot 2 of Lake Street 31 Development Subdivision located on the west side of N. Lake Street, south of 970 N. Lake Street for Single Bay Car Wash

**(PLACED ON UNFINISHED BUSINESS)**

## **REPORT OF THE FINANCE COMMITTEE**

### **The Finance Committee Met On June 16, 2022 and Reviewed the Following Items:**

- [22-0442](#) A Resolution approving the acceptance of a Huntington Foundation Grant, in the amount of \$50,000, for the Aurora Financial Empowerment Center.  
**(PLACED ON CONSENT AGENDA)**
- [22-0447](#) A Resolution to approve the contract to remodel and add a gender-neutral bathroom from F.H. Paschen S.N. Nielson & Associates, LLC, in the amount of \$299,686.68.  
**(PLACED ON CONSENT AGENDA)**
- [22-0452](#) A Resolution authorizing a Project Management Professional Services agreement with Crowe LLP, 225 W Wacker Drive, Chicago, Illinois 60606 ("Crowe") in an amount not to exceed \$96,000.  
**(PLACED ON CONSENT AGENDA)**
- [22-0458](#) A Resolution authorizing the renewal of the Line of Credit (LOC) in the amount of \$10 million with Old Second National Bank for a one-year term expiring on June 30, 2023.  
**(PLACED ON CONSENT AGENDA)**
- [22-0468](#) A Resolution Authorizing the Execution of a Tri-Party Agreement Between the City of Aurora, SOA Lake, LLC, and SFI Properties Aurora, LLC to Share in the Cost of Installing a Public Sanitary Sewer Line to Induce Development for a Future Outlot Parcel Located at 970 N. Lake Street.  
**(PLACED ON CONSENT AGENDA)**
- 22-0469** Public Hearing regarding the creation of the proposed East River Bend Tax Increment Finance District.  
**A Public Hearing will be held at the June 28, 2022 City Council Meeting.**
- [22-0484](#) A Resolution authorizing the second amendment to the second amended and restated lease between Holcim-Mamr, Inc., formerly known as Lafarge Aggregates Illinois, Inc. and the City of Aurora.  
**(PLACED ON CONSENT AGENDA)**

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

### **The Public Health, Safety and Transportation Committee Met On June 14, 2022 and Reviewed the Following Items:**

- [22-0449](#) A Resolution Requesting approval of a Memorandum of Understanding (“MOU”) between the Cities for Financial Empowerment Fund, Inc. (“the CFE Fund”) and the City of Aurora for the Aurora Financial Empowerment Center (“Aurora FEC”) to become an FEC Expert Partner (“FEC Expert Partner”) until October 31, 2023.  
(PLACED ON CONSENT AGENDA)
- [22-0457](#) A Resolution establishing the maximum number of Class B: On-Site Consumption liquor licenses (unofficially related to the application from El Capitan Restaurant, Inc. at 701 N Lake Street, Aurora). [Ward 6]  
(PLACED ON CONSENT AGENDA)
- [22-0445](#) Charitable Solicitation Application for Three Fires Council 127, Boy Scouts of America 415 N. Second St., St. Charles, IL 60174. for their Annual Popcorn Sale on August 15, 2022 - November 1, 2022.  
(INFORMATION ONLY)

## **REPORT OF THE INFRASTRUCTURE & TECHNOLOGY COMMITTEE**

### **The Infrastructure & Technology Committee Met On June 13, 2022 and Reviewed the Following Items:**

- [22-0236](#) A Resolution authorizing the fuel system replacement at Aurora Fire Department Stations 3 & 8.  
(PLACED ON CONSENT AGENDA)
- [22-0446](#) A Resolution authorizing the purchase of a dump trailer for the City of Aurora Fleet, from ILoca Services Inc., for \$65,333.00.  
(PLACED ON CONSENT AGENDA)

[22-0462](#)

A Resolution to award the Southlawn Place and Westlawn Avenue Water Main Replacement project located in Ward 5 to Stokes Excavating, Inc., 903 Daisyfield Rd, Rockford, Illinois 61102 in the bid amount of nine hundred fifty-six thousand six hundred forty-two dollars and zero cents (\$956,642.00).

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

**(PLACED ON CONSENT AGENDA)**

[22-0466](#)

A Resolution to award a contract to Geneva Construction Co. in the amount of \$1,875,989.00 for the 2022 Contract #2 - City Wide Sidewalk, Patching, Striping and Bike Path Overlay Projects.

**(PLACED ON UNFINISHED BUSINESS)**

## **REPORT OF THE RULES, ADMINISTRATION AND PROCEDURES COMMITTEE**

### **The Rules, Administration and Procedure Committee Met On June 7, 2022 and Reviewed the Following Items:**

[22-0326](#)

A Resolution approving the Invest Aurora and Ward 3 Façade and Site Improvement Grant Program.

**(PLACED ON CONSENT AGENDA)**

[22-0430](#)

A Resolution approving the re-appointment of Dr. John Sparlin and appointment of Elizabeth Christoffel and Ricky Rodgers to the Aurora Education Commission.

**(PLACED ON CONSENT AGENDA)**

[22-0431](#)

A Resolution authorizing the appointment of Margaret Stokes to the Bicycle, Pedestrian and Transit Advisory Board.

**(PLACED ON CONSENT AGENDA)**

[22-0454](#)

A Resolution approving the reappointments of Bryan Joseph and Michael Mancuso to the Public Art Commission.

**(PLACED ON CONSENT AGENDA)**

[22-0459](#)

A Resolution approving the re-appointment of Sal Khan, Pedro Gonzalez, and Yvonne Owusu-Safo to the Planning and Zoning Commission.

**(PLACED ON CONSENT AGENDA)**

## **MAYOR'S REPORT**

*There was no Mayor's Report at this meeting.*

## **ALDERMAN'S CORNER**

*Alderman Saville presented a report regarding Ward 6.*

## **CLOSED SESSION**

*There was no need for a closed session during this meeting.*

## **ADJOURN**

A motion was made by Alderwoman Hart-Burns and seconded by Alderwoman Garza to adjourn this meeting. The motion carried by voice vote and the meeting adjourned at 6:27 p.m.

Submitted by:

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Jennifer Stallings, City Clerk

**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](mailto:cityclerk@aurora-il.org). Every effort will be made to allow for meeting participation.**