



City of Aurora

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

City Council Meeting Minutes - Final

Tuesday

June 28, 2022

6:00 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 6:03 p.m. and the roll was called.

Mayor Irvin presided over the meeting until 7:26 p.m. Mayor Pro Tem Franco presided over the meeting from 7:26 p.m. until 7:33 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 Bugg, Alderwoman Shweta Baid, Alderman Ron Woerman, Alderman Sherman Jenkins and Mayor Richard Irvin

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mayor Irvin.

INVOCATION

The Invocation was led by Alderwoman Hart-Burns.

APPOINTMENT OF SERGEANT-AT-ARMS

A motion was made by Alderman Jenkins and seconded by Alderwoman Hart-Burns to appoint a Sergeant-at-Arms for this meeting. The motion carried by voice vote and Officer Sullivan served as Sergeant-at-Arms for this meeting.

MAYOR'S OFFICE OF COMMUNITY AFFAIRS PRESENTATIONS

Clayton Muhammad, Mayor's Office of Community Affairs - City of Aurora, presented regarding 4th of July activities in the City of Aurora for 2022.

MAYORAL APPOINTMENTS

A motion was made by Alderwoman Hart-Burns and seconded by Alderwoman Garza to combine items 22-0430, 22-0431, 22-0454 and 22-0459. The motion carried by voice vote. The City Clerk read all Mayoral Appointment items in full.

A motion was made by Alderwoman Hart-Burns and seconded by Alderwoman Garza to approve all Mayoral Appointment items as read. The motion carried by the following vote:

Aye: 12 - Alderman Llamas, Alderwoman Garza, Alderman Mesiacos, Alderman Donnell, Alderman Franco, Alderman Saville, Alderwoman Hart-Burns, Alderwoman Smith, Alderman Bugg, Alderwoman Baid, Alderman Woerman and Alderman Jenkins.

[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.

This Resolution was approved.

Enactment No: R22-185

[22-0431](#)

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

This Resolution was approved.

Enactment No: R22-186

[22-0454](#)

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

This Resolution was approved.

Enactment No: R22-187

[22-0459](#)

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

This Resolution was approved.

Enactment No: R22-188

PUBLIC COMMENT

The City Clerk read the Rules of Public Comment and the following individuals presented comments to the City Council:

Matthew Orr spoke in opposition to the development at 970 N Lake Street.
Matt Bravo spoke in support of the development at 970 N Lake Street.
George Gutierrez spoke regarding neighborhood clean-up in Ward 1.
Donna Zine spoke in opposition to the development at 970 N Lake Street.
Mavis Bates spoke requesting the return of the 4th of July Parade to the City of Aurora.

Jim Butler spoke on behalf of Veterans regarding the 4th of July Parade in the City of Aurora.

Julaine Kammrath spoke regarding the development at 970 N Lake Street.

Gretchen Wagner spoke regarding the development at 970 N Lake Street.

Peter Wagner spoke regarding the development at 970 N Lake Street.

Jean McKee spoke regarding the development at 970 N Lake Street.

Minkyu Whang spoke regarding the development at 970 N Lake Street.

Julio Flores spoke regarding the development at 970 N Lake Street.

PUBLIC HEARING

22-0469

Public Hearing regarding the creation of the proposed East River Bend Tax Increment Finance District.

Mayor Irvin called the Public Hearing to order at 6:49 p.m.

Trevor Dick, Assistant Director of Economic Development - City of Aurora, presented regarding this item. Mr. Dick also presented an overview of the Joint Review Board meeting on May 20, 2022 to the City Council. There were no members of the public present and wishing to be heard for public comment on this issue. There were no questions posed by members of the City Council. A motion was made by Alderwoman Hart-Burns and seconded by Alderman Franco to close the hearing. The motion to close the hearing carried by the following vote and the public hearing adjourned at 6:54 p.m.:

CONSENT AGENDA

The City Clerk read the Consent Agenda and the Direct to Council Consent Agenda in full. A motion was made by Alderman Llamas and seconded by Alderwoman Garza to approve the Consent Agenda and Direct to Council Agenda as read. The motion carried by the following vote:

Aye: 12 - Alderman Llamas, Alderwoman Garza, Alderman Mesiacos, Alderman Donnell, Alderman Franco, Alderman Saville, Alderwoman Hart-Burns, Alderwoman Smith, Alderman Bugg, Alderwoman Baid, Alderman Woerman and Alderman Jenkins.

- [22-0236](#) A Resolution authorizing the fuel system replacement at Aurora Fire Department Stations 3 & 8.
- This Resolution was approved on the Consent Agenda.**
- Enactment No: R22-189
- [22-0326](#) A Resolution approving the Invest Aurora and Ward 3 Façade and Site Improvement Grant Program.
- This Resolution was approved on the Consent Agenda.**
- Enactment No: R22-190
- [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
- This Ordinance was approved on the Consent Agenda.**
- Enactment No: O22-045
- [22-0442](#) A Resolution approving the acceptance of a Huntington Foundation Grant, in the amount of \$50,000, for the Aurora Financial Empowerment Center.
- This Resolution was approved on the Consent Agenda.**
- Enactment No: R22-191
- [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.
- This Resolution was approved on the Consent Agenda.**
- Enactment No: R22-192
- [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.
- This Resolution was approved on the Consent Agenda.**
- Enactment No: R22-193
- [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.
- This Resolution was approved on the Consent Agenda.**
- Enactment No: R22-194

[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.

This Resolution was approved on the Consent Agenda.

Enactment No: R22-195

[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]

This Resolution was approved on the Consent Agenda.

Enactment No: R22-196

[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.

This Resolution was approved on the Consent Agenda.

Enactment No: R22-197

[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).

This Resolution was approved on the Consent Agenda.

Enactment No: R22-198

[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.

This Resolution was approved on the Consent Agenda.

Enactment No: R22-199

[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.

This Resolution was approved on the Consent Agenda.

Enactment No: R22-200

DIRECT TO COUNCIL CONSENT AGENDA

[22-0494](#)

Approval of the Minutes of the Tuesday, June 14, 2022, City Council Meeting.

The Minutes were approved and filed as presented on the Direct to Council Consent Agenda.

UNFINISHED BUSINESS

Items 22-0249, 22-0250, 22-0251 and 22-0248 under Unfinished Business were heard out of order, without objection, just following the conclusion of the Public Hearing.

[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.

A motion was made by Alderwoman Garza and seconded by Alderman Jenkins to approve this item. The motion carried by the following vote:

Aye: 12 - Alderman Llamas, Alderwoman Garza, Alderman Mesiacos, Alderman Donnell, Alderman Franco, Alderman Saville, Alderwoman Hart-Burns, Alderwoman Smith, Alderman Bugg, Alderwoman Baid, Alderman Woerman and Alderman Jenkins

Enactment No: O22-046

[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

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

A motion was made by Alderman Franco and seconded by Alderman Jenkins to approve this item. A motion was made by Alderman Saville and seconded by Alderwoman Garza to hold this item for 6 months. The motion to hold this item failed by the following vote with Mayor Irvin casting the tie-breaking vote:

Aye: 6 - Alderwoman Garza, Alderman Mesiacos, Alderman Donnell, Alderman Saville, Alderwoman Hart-Burns, Alderman Bugg.

Nay: 7 - Alderman Llamas, Alderman Franco, Alderwoman Smith, Alderwoman Baid, Alderman Woerman, Alderman Jenkins, Mayor Irvin.

The motion to approve this item with the proposed amendment carried by the following vote:

Aye: 8 - Alderman Llamas, Alderwoman Garza, Alderman Donnell, Alderman Franco, Alderwoman Smith, Alderwoman Baid, Alderman Woerman and Alderman Jenkins

Nay: 4 - Alderman Mesiacos, Alderman Saville, Alderwoman Hart-Burns and Alderman Bugg

Enactment No: O22-047

[22-0250](#)

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

Alex Alexandrou, Chief Management Officer - City of Aurora, spoke regarding this item.

A motion was made by Alderman Franco and seconded by Alderman Jenkins to approve this item. A motion was made by Alderman Saville and seconded by Alderman Bugg to hold this item for 2 months. The motion to hold this item failed by the following vote:

Aye: 5 - Alderman Mesiacos, Alderman Saville, Alderwoman Hart-Burns, Alderman Bugg, Alderwoman Baid

Nay: 7 - Alderman Llamas, Alderwoman Garza, Alderman Donnell, Alderman Franco, Alderwoman Smith, Alderman Woerman, Alderman Jenkins

The motion to approve this item carried by the following vote:

Aye: 9 - Alderman Llamas, Alderwoman Garza, Alderman Donnell, Alderman Franco, Alderwoman Smith, Alderman Bugg, Alderwoman Baid, Alderman Woerman and Alderman Jenkins

Nay: 3 - Alderman Mesiacos, Alderman Saville and Alderwoman Hart-Burns

Enactment No: R22-201

[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

A motion was made by Alderman Franco and seconded by Alderman Jenkins to approve this item. The motion carried by the following vote:

Aye: 9 - Alderman Llamas, Alderwoman Garza, Alderman Donnell, Alderman Franco, Alderwoman Smith, Alderman Bugg, Alderwoman Baid, Alderman Woerman and Alderman Jenkins

Nay: 3 - Alderman Mesiacos, Alderman Saville and Alderwoman Hart-Burns

Enactment No: R22-202

[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

A motion was made by Alderman Franco and seconded by Alderman Jenkins to approve this item. The motion carried by the following vote:

Aye: 7 - Alderman Llamas, Alderman Donnell, Alderman Franco, Alderwoman Smith, Alderwoman Baid, Alderman Woerman and Alderman Jenkins

Nay: 5 - Alderwoman Garza, Alderman Mesiacos, Alderman Saville, Alderwoman Hart-Burns and Alderman Bugg

Enactment No: R22-203

[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.

A motion was made by Alderman Jenkins and seconded by Alderwoman Garza to approve this item. The motion carried by the following vote:

Aye: 12 - Alderman Llamas, Alderwoman Garza, Alderman Mesiacos, Alderman Donnell, Alderman Franco, Alderman Saville, Alderwoman Hart-Burns, Alderwoman Smith, Alderman Bugg, Alderwoman Baid, Alderman Woerman and Alderman Jenkins

Enactment No: R22-204

NEW BUSINESS

There were no items of New Business to be discussed at this meeting.

APPROVAL OF THE BILL SUMMARY AND LARGE BILL LIST

[22-0514](#)

Bill Summary and Large Bill List.

A motion was made by Alderwoman Hart-Burns and seconded by Alderwoman Garza to approve and pay the bills. The motion carried by the following vote:

Aye: 12 - Alderman Llamas, Alderwoman Garza, Alderman Mesiacos, Alderman Donnell, Alderman Franco, Alderman Saville, Alderwoman Hart-Burns, Alderwoman Smith, Alderman Bugg, Alderwoman Baid, Alderman Woerman and Alderman Jenkins

CLOSED SESSION

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

ADJOURN

A motion was made by Alderwoman Hart-Burns and seconded by Alderman Jenkins to adjourn this meeting. The motion carried by voice vote and the meeting adjourned at 7:33 p.m.

Submitted by:

Jennifer Stallings, City Clerk

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.

