



City of Aurora

City Hall - Second Floor
Council Chambers
44 East Downer Place
Aurora, IL 60505

Committee of the Whole

Agenda - Final

Tuesday

May 05, 2026

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. Call the City Clerk's Office at (630) 256-3070 with questions. Please refer to the last page of this agenda for information regarding translation & reasonable accommodation requests.

ROLL CALL

MINUTES OF THE TUESDAY, APRIL 21, 2026 COMMITTEE OF THE WHOLE MEETING

[26-0276](#)

Approval of the Minutes of the Tuesday, April 21, 2026, Committee of the Whole Meeting.

MAYOR'S REPORT

PUBLIC COMMENT

REPORT OF THE BUILDING, ZONING AND ECONOMIC DEVELOPMENT COMMITTEE

**The Building, Zoning and Economic Development Committee Met On April 29, 2026
and Reviewed the Following Items:**

[26-0244](#)

An Ordinance Providing for the Execution of an Annexation Agreement with the Owners of Record, the Contract Purchaser and the Land Developer Providing for R-4A(C) Two-Family Dwelling District and OS-1(C) Conservation, Open Space and Drainage District with a Conditional Use Planned Development zoning for the territory which may be Annexed to the City of Aurora located south of Jericho Road between Jericho Circle and Athena Road on Vacant Land in Kane County, Aurora Illinois 60506.

COMMITTEE RECOMMENDED: APPROVAL 4-0

[26-0245](#)

An Ordinance Annexing Certain Property being Vacant Land located south of Jericho Road between Jericho Circle and Athena Road to the City of Aurora, Illinois 60506, pursuant to an Approved Annexation Agreement (Northern Lights Development Corp - AU29/3-26.085 - AA/A/CUPD/Psd/Ppn - AM - Ward 5)

COMMITTEE RECOMMENDED: APPROVAL 4-0

[26-0246](#) An Ordinance Establishing a Conditional Use Planned Development, Approving the 1449 Senior Estates Phase 2 Plan Description and amending Chapter 49 of the Code of Ordinances, City of Aurora, by modifying the zoning map attached thereto to a zoning of R-4A(C) Two-Family Dwelling District and OS-1(C) Conservation, Open Space and Drainage District with a Conditional Use Planned Development for the property located south of Jericho Road between Jericho Circle and Athena Road

COMMITTEE RECOMMENDED: APPROVAL 4-0

[26-0247](#) A Resolution Approving a Preliminary Plat and Plan for 1449 Senior Estates Subdivision, Phase 2 on vacant land located south of Jericho Road between Jericho Circle and Athena Road

COMMITTEE RECOMMENDED: APPROVAL 4-0

[26-0260](#) A Resolution Approving the Final Plat for the Resubdivision of Lot 107 Ashton Pointe, Unit One Subdivision on vacant land located at 3141 North Aurora Road

COMMITTEE RECOMMENDED: APPROVAL 4-0

[26-0264](#) An Ordinance approving a Conditional Use on 2850, 2871, and 2880 Vision Court for a Food, textiles, and related products (3110) Use

COMMITTEE RECOMMENDED: APPROVAL 4-0

[26-0268](#) A Resolution Approving a Final Plan on Lot 1 of the Resubdivision of Lot 107 Ashton Pointe Unit One Subdivision located at 3141 North Aurora Road for a Vehicle Repair, Minor Use.

COMMITTEE RECOMMENDED: APPROVAL 4-0

[26-0270](#) An Ordinance Annexing Property located at 1160 Jackson Street to the City of Aurora, pursuant to a Water Service Agreement.

COMMITTEE RECOMMENDED: APPROVAL 4-0

[26-0275](#) A Resolution approving a Final Plan Revision for Lot 6 of Chicago Premium Outlets Subdivision, located at 2365 North Farnsworth Avenue for a(n) Restaurant with a drive-through facility (2530) and Retail sales or service (2100) Use.

COMMITTEE RECOMMENDED: APPROVAL 4-0

REPORT OF THE FINANCE COMMITTEE

The Finance Committee Met On April 30, 2026 and Reviewed the Following Items:

[26-0184](#) A Resolution authorizing EyeMed Vision Care, LLC ("EyeMed") and First American Administrators, Inc. to administer vision insurance for active employees and retirees from January 1, 2026, through December 31, 2026.

COMMITTEE RECOMMENDED: APPROVAL 5-0

[26-0187](#) A Resolution authorizing the execution of a Joint Funding Agreement with the State of Illinois, the execution of a Phase 2 Design Engineering Agreement with WBK Engineering, LLC in the not to exceed amount of \$351,523.00, and the appropriation of \$351,523.00 of MFT Funds for the New York Street Corridor Safety Improvement Project.

COMMITTEE RECOMMENDED: APPROVAL 5-0

[26-0200](#) A Resolution to award a contract to Geneva Construction Company in the amount of \$4,648,733.10, and to appropriate \$3,500,000.00 of MFT Funds for the 2026 Citywide Street Resurfacing - WEST/NORTH project.

COMMITTEE RECOMMENDED: APPROVAL 5-0

[26-0234](#) A Resolution authorizing the execution of a contract with Compass Minerals America Inc. in the amount of \$1,065,000.00 and the appropriation and expenditure of MFT funds for an amount up to \$1,065,000.00 for salt purchases.

COMMITTEE RECOMMENDED: APPROVAL 4-Yes, 1-No

[26-0287](#) A Resolution approving a memorandum of understanding between the City of Aurora and the Phillips Park Foundation.

*COMMITTEE RECOMMENDED THIS ITEM BE FORWARDED TO C.O.W.
WITH NO RECOMMENDATION: 4-Yes, 0-No, 1-Abstain*

[26-0288](#) A Resolution authorizing approval of a Service Agreement between the City of Aurora and Aurora Downtown District.

COMMITTEE RECOMMENDED: APPROVAL 5-0

[26-0289](#) A Resolution authorizing approval of a Lease Agreement between the City of Aurora and Aurora Downtown District.

COMMITTEE RECOMMENDED: APPROVAL 5-0

REPORT OF THE PUBLIC HEALTH, SAFETY AND TRANSPORTATION COMMITTEE

The Public Health, Safety and Transportation Committee Met On April 28, 2026 and Reviewed the Following Items:

[26-0195](#) A Resolution authorizing the Purchasing Director to execute a contract with Beary Landscaping Maintenance, of Lockport, IL for mowing and landscaping maintenance of 9 Aurora fire stations for one year and the option of two (2) one-year extensions.

COMMITTEE RECOMMENDED: APPROVAL 5-0

[26-0215](#) A Resolution authorizing the execution of the Expert Partner Memorandum of Understanding between the Cities for Financial Empowerment Fund, Inc., and the City of Aurora.

COMMITTEE RECOMMENDED: APPROVAL 5-0

[26-0223](#) A Resolution establishing the maximum number of Class D: Farnsworth Bilter Entertainment District liquor licenses (unofficially related to the application from HC Aurora, LLC d/b/a Hollywood Casino Aurora at 2500 N Farnsworth Ave., Ste. 220) [Ward 1]

COMMITTEE RECOMMENDED: APPROVAL 5-0

[26-0224](#) A Resolution establishing the maximum number of Class D: Farnsworth Bilter Entertainment District liquor licenses (unofficially related to the application from HC Aurora, LLC d/b/a Hollywood Casino Aurora at 2500 N Farnsworth Ave. Ste. 330). [Ward 1]

COMMITTEE RECOMMENDED: APPROVAL 5-0

[26-0225](#) A Resolution establishing the maximum number of Class D: Farnsworth Bilter Entertainment District liquor licenses (unofficially related to the application from HC Aurora, LLC d/b/a Hollywood Casino Aurora at 2500 N Farnsworth Ave. Ste. 440). [Ward 1]

COMMITTEE RECOMMENDED: APPROVAL 5-0

[26-0251](#) A Resolution establishing the maximum number of licenses for tattoo and body art establishments in accordance with Chapter 25, Article XI "Tattoo and Body Art Establishments".

COMMITTEE RECOMMENDED: APPROVAL 5-0

REPORT OF THE INFRASTRUCTURE & TECHNOLOGY COMMITTEE

The Infrastructure & Technology Committee Met On April 27, 2026 and Reviewed the Following Items:

[26-0211](#) A Resolution authorizing the Director of Purchasing to enter into an agreement with Geneva Construction Company of Aurora, IL in the amount of \$433,908 for asphalt resurfacing at the Aurora Transportation Center Parking Lot and Parking Lot S downtown.

COMMITTEE RECOMMENDED: APPROVAL 5-0

[26-0214](#) A Resolution to accept the bid from Superior Asphalt Materials LLC, North Aurora, IL for the Citywide Asphalt Purchase Program.

COMMITTEE RECOMMENDED: APPROVAL 5-0

[26-0217](#) A Resolution authorizing the execution of a Phase 1 Preliminary Engineering Agreement with Gewalt Hamilton Associates, Inc. in the not to exceed amount of \$225,406.00 and the appropriation of \$225,406.00 for the Farnsworth & Ogden Intersection Improvement Project.

COMMITTEE RECOMMENDED: APPROVAL 5-0

[26-0228](#) A Resolution amending Next Generation 911 resolution R20-143 to from five years to 10 years to align with contract.

COMMITTEE RECOMMENDED: APPROVAL 5-0

- [26-0239](#) A Resolution amending the contract awarded to Mark43, Inc. for a CAD/RMS system.
COMMITTEE RECOMMENDED: APPROVAL 5-0
- [26-0263](#) A Resolution to award the N. Fordham Ave. Water Main Replacement project, located in Ward 6 to Gerardi Sewer & Water, Co., in the bid amount of \$1,101,195.00.
COMMITTEE RECOMMENDED: APPROVAL 5-0
- [26-0267](#) A Resolution authorizing the execution of a Phase 1 Preliminary Engineering Agreement with Baxter & Woodman, Inc. in the amount not to exceed \$130,063.50 and the appropriation of \$130,063.50 for the Bilter Road Highway Safety Improvement Program Project.
COMMITTEE RECOMMENDED: APPROVAL 5-0
- [26-0269](#) A Resolution authorizing the Director of Purchasing to Process a Change Order to the Agreement with Performance Construction & Engineering, LLC for the S. Broadway Ave Sewer Separation - Hazel Ave to North Ave Contract in the amount of \$90,000.00.
COMMITTEE RECOMMENDED: APPROVAL 5-0

REPORT OF THE RULES, ADMINISTRATION AND PROCEDURES COMMITTEE

The Rules, Administration and Procedure Committee Met On April 21, 2026 and Reviewed the Following Items:

- [26-0248](#) A Resolution Authorizing the Execution of a License Agreement for the Use of City of Aurora Property for an Outdoor Dining Area on a Portion of 26 North River Street.
*COMMITTEE RECOMMENDED THIS ITEM BE FORWARDED TO C.O.W.
WITH NO RECOMMENDATION: 4-0*

CLOSED SESSION

ADJOURN

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 requiring language translation and/or 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.us. Every effort will be made to allow for meeting participation.

Cualquier persona que requiera traducción de idiomas y/o tenga una discapacidad y solicite una adaptación razonable para poder participar en una junta pública, debe comunicarse con la Oficina de la Secretaría Municipal al menos 48 horas antes de la junta programada. Puede comunicarse con la Oficina de la Secretaría Municipal en persona en 44 E. Downer Place, Aurora Illinois, por teléfono al 630-256-3070 o por correo electrónico a CityClerk@aurora.il.us. Se hará todo lo posible para permitir la participación en la junta.