

CITY OF WARRENVILLE

MEMORANDUM

To: Mayor and City Council
From: Ronald Mentzer, Community Development Director
Subject: SUMMARY OF AGENDA ITEMS FOR NOVEMBER 23, 2009, COMMUNITY DEVELOPMENT AND PLANNING COMMITTEE REGULAR MEETING
Date: November 20, 2009

Please contact the City Administrator or the corresponding Department Head, by noon on the day of the meeting if you have questions pertaining to agenda items or this summary.

F. BUSINESS OF MEETING

1. Consideration of Request for City Council Sponsorship from Wheaton Warrenville Tiger Wrestling Club (Attachment)

Staff has received a request for the consideration of City Council sponsorship from the Wheaton Warrenville Tigers Wrestling Club. In keeping with City Council Sponsorship Guidelines Dr. Michael Dalan representing the Wheaton Warrenville Tigers Wrestling Club, has been invited to attend this meeting.

Also included in the backup is a copy of the letter of request, the Wheaton Warrenville Tigers Wrestling Club Sponsorship form, a copy of the group's 2008-2009 Capital Campaign proposal, and not for profit status. The sponsorship form indicates the various levels of support possible, ranging from "bronze" to "partner", and the dollars associated with the various levels of support. While staff is not recommending a specific level of support, it should be noted that if the City Council were to opt for the silver level with the monetary support being fixed for this year at \$500, that level of financial support would be consistent with the support given to other similar organizations. It would also be consistent with the level of support provided to this group in 2008.

Committee Action Requested: Recommend to the City Council approval of a City Council sponsorship for the Wheaton Warrenville Tigers Wrestling Club in the amount of \$500.

Staff Recommendation: Not Applicable.

Budgetary Impact: Funding is available in the City Council sponsorship line item in the General Fund for FY 2010.

Other Resources Required: Administration staff time to fill out the forms and Finance Dept. staff time necessary to prepare and send the check.

2. Update on the Status of Route 56 Expansion Project (Attachment)

On Wednesday, November 18, 2009, Community Development Director Mentzer spoke with Kathy Kibble of IDOT regarding the status of the Route 56 Expansion Project. Kathy Kibble is the Bureau of Design Phase II Consultant Unit Head and oversees the work the engineering design consultants that are currently working on this project.

The following information was shared in that discussion:

Timing of Project: According to Ms. Kibble, IDOT intends to let bids on all or individual components of this project in calendar year 2010. The exact project components let for bid will depend on the timing/status of the completion of the construction documents and necessary land/ROW acquisition activities. This project is now on the “fast track” for implementation.

Funding for Project: According to Ms. Kibble, funding for this project has been allocated for a 2010 calendar year construction start.

Status of Proposed Lynwood Townhome/Edgebrook ROW Acquisition: Ms. Kibble indicated she is still waiting for final written confirmation from IDOT’s Hydraulics Department on whether or not they have been able to redesign the proposed drainage system to avoid the need for this additional ROW. She indicated that it appears as if IDOT will NOT need to acquire this additional ROW and that IDOT does intend to send formal notice of this as soon as the Hydraulics Department finalizes the redesign of the drainage system in this area.

Status of Design Work: The most recent set of engineering design plans IDOT forwarded and staff reviewed are considered 75% Final Engineering Design Drawings.

Status of IDOT Response to September 2009 City of Warrenville Letter: Ms. Kibble acknowledged IDOT’s receipt of the City’s September 2009 letter (included in the backup for review and reference)and indicated that the Bureau of Design Phase I group is actively working on a response to that letter.

City of Warrenville 75% Engineering Design Document Review Comments: Community Development Director Mentzer informed Ms. Kibble that the City was in the process of finalizing a detailed review letter on the 75% Final Engineering Design Drawings that would be sent to IDOT and their consultants the week of November 23rd. A copy of the draft City 75% Final Engineering review letter is included in the backup for review and reference. Community Development Director Mentzer will provide a verbal summary of the most important concerns/issues identified in the attached draft review letter at the November 23, 2009, Committee of the Whole meeting.

Committee Action Requested: Direct staff to send the attached draft November 20, 2009, Route 56 engineering review letter to the appropriate IDOT representatives.

Staff Recommendation: Public Works Superintendent Smith and Community Development Director Mentzer recommend the attached draft November 20, 2009 Route 56 engineering review letter be sent to the appropriate IDOT representatives.

Budgetary Impact: The City will incur costs as a result of the State's implementation of this project. Exact costs cannot be determined until the design is finalized and bid.

Other Resources Required: Staff time to continue coordinating with IDOT and their consultants on this project.

3. Consideration of Alternative Interim Restoration Options for Civic Center Redevelopment Site #1

As staff and V3 Companies refine the design plans and prepare to develop the bid package for the remaining site demolition, environmental remediation, and interim restoration activities planned for Civic Center Redevelopment Site #1 (CCRS #1), it was determined it would be desirable to obtain clear direction from the City Council on what level of interim restoration is expected on the property. Specifically, should the site be left in a graded gravel condition or should the site be made "green" (remove/stockpile existing gravel base material, import black dirt, and establish grass)? Once clear direction on this question is received, staff and V3 will make sure the plans and bidding documents for the remaining site demolition and environmental remediation work accurately reflect the City Council's interim restoration expectations.

To assist the City Council in this decision, staff offers the following information and input:

Estimated Cost of "Greening" CCRS #1: V3 Companies has estimated that "greening" the site by importing and placing four inches (4") of black dirt, seed, and erosion control blanket across all disturbed areas of the site would cost approximately \$50,000. While four inches (4") of black dirt over subsurface areas of gravel/crushed stone would support typical roadside grass seed mixes, these areas would be very susceptible to drying out/grass going dormant (brown) and would not be conducive to active recreation use. Additional black dirt/site grading work, and therefore costs, would be required to support active recreation use.

Funding Source for "Greening" CCRS #1: The additional costs associated with "greening" the site would likely need to be paid from the Reserve Fund.

Impact "Greening" will have on CCRS #1 Marketing Efforts: Based on input received from V3 Companies and S.B. Friedman and Co., "greening" the site with grass will not improve the marketability of the site to prospective developers.

Estimated Timeline for CCRS #1 Redevelopment: The current state of the economy and residential real estate market make it impossible to predict, with any certainty, when redevelopment activity will begin on CCRS #1. From an optimistic standpoint, the soonest redevelopment activity is likely to begin on the property would be sometime in 2012.

City Goals for CCRS #1: The City purchased CCRS #1 with the main goal of facilitating the private redevelopment of the property as quickly as reasonably possible. To date, the various City decisions involving the site have been focused on achieving this goal. The planned demolition of the remaining site improvements, remediation of the soil contamination, and acquisition of a comprehensive No Further Remediation (NFR) letter from the Illinois EPA would be performed to further ready the property for redevelopment and reduce the amount of time it will take a private developer to begin actual redevelopment work.

Other Considerations: Grass on the 3.75 acre site would need to be mowed on a regular basis. According to Public Works Superintendent Smith, the equipment and crew assigned to grass cutting duties already have difficulty keeping up with current City owned and maintained properties when the grass growing season is at its peak.

Committee Action Requested: Recommend the City Council direct staff and V3 Companies to NOT include “greening” restoration activities in the design plans and bid package that will be distributed for the remaining site demolition, environmental remediation, and interim restoration activities planned for CCRS #1.

Staff Recommendation: Based on the above information and input, City Administrator Coakley, Community Development Director Mentzer, and Public Works Superintendent Smith recommend the interim restoration of CCRS #1 NOT include the import and placement four inches (4”) of black dirt, seed, and erosion control blanket across all disturbed areas of the site. Under this recommendation, the underlying gravel base and all crushed concrete would be graded off to prevent erosion and ponding conditions, the existing security fence would be retained, and access/use of the property would be restricted.

Budgetary Impact: To be determined pending direction from City Council. “Greening” the site will require the expenditure of approximately \$50,000 from the Reserve Fund.

Other Resources Required: Staff and consultant time to complete the plans/bid package, bid and oversee the work, and coordinate with the Illinois EPA on the acquisition of the desired Comprehensive NFR letter.

4. Review and File Bi-Monthly Code Enforcement Officer’s Activity Report (Attachment)

A copy of the Code Enforcement Activity Report prepared by Code Enforcement Officer Sonya Shearer for the months of October and November 2009 has been included in the backup for review and reference.

Committee Action Requested: For informational purposes only.

Staff Recommendation: N/A

Budgetary Impact: N/A

Other Resources Required: N/A

VII. CLOSED SESSION

VIII. ADJOURN

AV = Executive Assistant/Deputy City Clerk, **Ana Vainisi**;
RM = Community Development Director, **Ron Mentzer**