

CITY OF WARRENVILLE
CITY COUNCIL

Minutes of Regular Meeting
Held virtually on Tuesday, February 16, 2021
At the Warrenville City Hall
28W701 Stafford Place

In accordance with Governor Pritzker's Disaster Proclamation, Section 7(e) of the Illinois Open Meetings Act, 5 ILCS 120/7(e), and a determination by the Mayor of the City of Warrenville, this meeting was held virtually.

I. OPENING CEREMONIES

A. Call to Order

Mayor Brummel called the meeting to order at 7:00 p.m.

B. Roll Call

Present: Mayor David Brummel, Ald. Stu Aschauer, Jay Anderson, Clare Barry, Kathy Davolos, Leah Goodman, Jeff Krischel, Bill Weidner, and Robert Wilson

Absent: None

Also Present: City Administrator John Coakley, Assistant City Administrator Cristina White, Finance Director Kevin Dahlstrand, Community and Economic Development Director Ron Mentzer, Senior Planner Natalia Domovessova, Public Works Director Phil Kuchler, Police Chief Ray Turano, Treasurer Larry Brenner, Attorney Brooke Lenneman, and City Clerk Emily Larson

Also Absent: None

C. Pledge of Allegiance

D. Proclamation: Engineers Week

Mayor Brummel proclaimed February 21 through February 27, 2021, as Engineers Week and applauded the engineers working for and with the City for the significant contributions they make to enhance the quality of life for all Warrenville citizens by providing for their health, safety, and welfare.

E. Recognition of Service: Fred Bevier

Mayor Brummel presented former Alderman Fred Bevier with a key to the City and a proclamation thanking him for his years of devotion and service. Mr. Bevier said it was a pleasure working for the City.

F. Presentation: FY 2022 Community Development Department Budget

Community and Economic Development Director Mentzer presented the Council with an overview of FY 21: The Good, The Bad, and The Ugly

The Ugly: COVID related impacts to local businesses

- Hotels – due to no business travel, the hotel revenue is down 30 percent. One hotel was closed and one will be re-purposed
- Entertainment Facilities and Gyms – Lifetime Fitness has re-opened with pre-paid hours and is now serving food
- Regal theaters remains closed, with plans to re-open when corporate opens across the country
- Food and Beverage Establishments – restaurants have remained opened by offering carry-out and during good weather, outdoor seating was made available. Skippy’s and Masala have closed permanently

The Bad: Reduced Commercial Development and Construction Activity

- FY21 projected construction value was at \$51 million and FY22 is projected to be around \$43 million
- Projects on COVID Hold
 - Two Brothers Campus
 - Speedway redevelopment
 - NuEra Cannabis Dispensary
- Staffing Challenges
 - Two retirements in the Code Enforcement Department and one resignation

The Good: Residential Construction Activity

- Apartment Complexes approved last year with two now accepting residents
- Single Family - 68 new permits issued in FY21 and 88 permits issued in FY22

Economic Development “Wins”

- Thornton’s Gas Station
- Culvers Restaurant
- Evolet Eve Wine shop
- Temporary auxiliary outdoor seating program
- Food and Beverage establishment fee waiver and revenue sharing program for new businesses and for established businesses wanting to remodel
- Waiver of FY 22 City liquor license fees

Community Enhancement ProjectsFormer Citgo Gas Station

- Acquisition and support of redevelopment

- P66 Agreement
- Removal of underground tanks
- Preliminary State Revolving Loan Fund Commitment

Walkability and Trail Enhancements

- Route 59 Multi-Use Path improvements
- Illinois Prairie Path trailhead project
- Mack Road Bridge and Trail project
- Everton, Lexington Trace, and Riverview West Trail enhancements with connections to the Illinois Prairie Path

COVID-19 Customer Service Enhancements

- On-line Permit Process
- Virtual Inspections – 500 done in last year
- Virtual Plan Commission meetings – 11 during last year

FY22 Priorities, Projections, and Decision Packages

- Regulatory Program Enhancements
 - Rental Registration and Inspection Program
 - Outdoor Seating Code Amendments to allow for permanent seating
 - TIF#3 Public Property Business Enhancement Program to support new and existing businesses
 - Complete Streets Implementation Plan to ensure all are done carefully in the next fiscal year
 - Welcome to Warrenville Outreach Program for new residents coming next year
- Managing and Processing New Development
- Commercial Projects
 - Speedway
 - High Point on Ferry Road
 - Elite Ambulance in Industrial Park
 - Skippy's Redevelopment
 - Total Value FY22, \$28 million
- Residential Projects
 - Apartment Projects Completion
 - Significant Single-Family Permits – 78 issued
 - Multiple New Townhome Projects
- Old Town Redevelopment Site #2 Decision Package
 - Preliminary Site Redevelopment Plan
 - Asbestos Remediation and Building Demo
 - LUST Related Clean-up
 - Heavy Metal Soil Contamination at former Citgo Gas Station
 - Illinois Prairie Path Trail Head project for fall of 2022
 - Mack Road Bridge and Trail Project

- Route 59 Sidewalk and Path Project

Discussion: Ald. Anderson asked if the FY 22 work plan included engineering for the Summerlakes Square Courts. Director Mentzer said the City has applied for block grant funding as part of the economic improvements and Public Works would do most of the construction.

Ald. Aschauer thanked Director Mentzer and stated that this is a very aggressive agenda.

Ald. Barry was happy to hear the hotels are staying and looking for new ways to stay open.

Ald. Davolos said she was glad to see the rental inspection program moving to the top tier and commended staff for all their hard work.

Ald. Davolos asked when the Route 59 sidewalk grant expire. Director Mentzer said this is a five year grant and will be a decision package either this year or next year.

Ald. Goodman asked why the Welcome to Warrenville Outreach Program for new residents is in Tier 2 and not in Tier 1. Director Mentzer said there are too many other projects that are time sensitive.

Ald. Goodman asked why the City is so much in the negative. Director Mentzer replied that the City needs to support existing businesses that are working on creating external changes, and continue to attract new businesses.

Ald. Goodman asked why the Zoning Overlay for the Old Town Civic Center Subarea (OTCC) is still in Tier 3. Director Mentzer said the current Zoning Ordinance was developed many years ago and does not support the current mixed use applications. One option is to use the overlaying zoning districts or use the standard zoning options in the OTCC.

Ald. Krischel noted that the diversity in the new developments is important to keep moving forward.

Ald. Weidner asked if the welcome packets for new residents is still active. Chief Turano said the material is somewhat outdated and his staff will work with the Community Development Department on updating the information. Ald. Weidner said it would be good to spend some time on this project because it is estimated that the new developments will produce over 4,000 new residents. Director Mentzer replied that the estimate is 2,300 residents when all of the projects are completed.

Ald. Weidner noted that the complete streets implementation was a City policy and approved by Council. Director Mentzer replied that is correct, but there still is a decision to be made as to how this project is funded. Ald. Wiedner said he is disappointed that this project has not been activated because it is important that the City provide easy transportation for the health and safety of the community. He questioned why no one is addressing how to provide adequate parking in the older subdivisions. Director Mentzer said the Police Department would be leading the effort, starting in the Winchester Circle Subdivision.

Ald. Weidner said he is pleased that the new businesses are blending well with Warrenville's natural characteristics.

Ald. Wilson noted the City has changed in the last eight years and looks forward to seeing new businesses.

II. CITIZENS COMMENTS

George Wundsam, said he is not in favor of the proposed Vintage Luxury Homes project on Ferry Road. He said Stafford Place row houses are not up to Warrenville's standards and the City should be looking at "quality not quantity" developments.

III. OFFICIALS AND STAFF COMMENTS

A. Mayor

Thank you

Mayor Brummel said he received three emails this past week thanking the Public Works staff for their assistance during the recent snow events.

B. Clerk

No report

C. Treasurer

No report

D. Aldermen

COVID-19

Ald. Goodman noted that while the State COVID-19 numbers are decreasing, families are still losing members to the virus. She asked for a moment of silence to remember all those who have died including her aunt who recently passed due to the virus.

E. Administrator

Spring Is Coming

City Administrator Coakley encouraged everyone to be positive during the rough weather because spring is not that far away.

F. Attorney
No report.

IV. APPROVAL OF AGENDA

Items to be removed from the Consent Agenda for discussion:

VI. C. Removed by Ald. Davolos for discussion

ALD. WEIDNER MOVED, second by Ald. Davolos, to approve the agenda for the February 16, 2021, City Council regular meeting, as amended.

ROLL CALL VOTE:

Aye: Ald. Barry, Goodman, Weidner, Krischel, Anderson, Davolos, Aschauer, and Wilson

Nay: None

MOTION ADOPTED

V. APPROVAL OF MINUTES

ALD. WEIDNER MOVED, second by Ald. Davolos, to approve:

V. A. Approve minutes of February 1, 2021, City Council Regular Meeting

V. B. Approve minutes of February 8, 2021, Public Works and Infrastructure Committee of the Whole meeting

ROLL CALL VOTE:

Aye: Ald. Davolos, Krischel, Weidner, Wilson, Barry, Goodman, Anderson

Nay: None

Abstain: Ald. Aschauer

MOTION ADOPTED

VI. CONSENT AGENDA – OMNIBUS VOTE

A. Accept Public Works and Infrastructure Committee recommendation, waive second reading and pass ordinance O2021-05, approving the disposal of surplus property owned by the City of Warrenville

B. Accept Mayor Brummel’s recommendation and pass resolution R2021-09, extending the duration of the March 16, 2020, Declaration of Emergency until the adjournment of the next regular, special, or emergency meeting of the City Council

C. Removed by Ald. Davolos for discussion

D. Accept Public Works and Infrastructure Committee recommendation and pass resolution R2021-11, waiving competitive bidding, and approving a contract with Water Well Solutions Illinois, LLC, to replace a motor at Well #10 in the amount of \$35,645.50

- E. Accept Public Works and Infrastructure Committee recommendation and authorize staff to advertise for bids for the 2021 Road Program prior to formal approval of the Fiscal Year 2022 Budget
- F. Receive and file minutes of the Bicyclist and Pedestrian Advisory Commission meeting held on December 8, 2020
- G. Receive and file minutes of the Bicyclist and Pedestrian Advisory Commission meeting held on January 12, 2021
- H. Receive and file minutes of the Plan Commission and Zoning Board of Appeals meeting held on February 4, 2021
- I. Receive and file report of invoices paid up to February 10, 2021, in the amount of \$212,030.77
- J. Authorize expenditures for invoices due on or before March 1, 2021, in the amount of \$148,898.18
- K. Receive and file report of Master Debit Card Expenditures for the month of January 2021, in the amount of \$2,264.30

ALD WEIDNER MOVED, second by Ald. Davolos, to approve the items on the Consent Agenda.

ROLL CALL VOTE:

Aye: Ald. Krischel, Wilson, Anderson, Barry, Goodman, Davolos, Weidner, and Aschauer
Nay: None

MOTION ADOPTED

C. Groot Industries Inc.

ALD. DAVOLOS MOVED, second by Ald. Barry, to accept Public Works and Infrastructure Committee recommendation and pass resolution R2021-10, approving a five-year franchise agreement with Groot Industries Inc. for residential waste and recycling collection and disposal services, to begin on May 1, 2021.

Discussion: Ald. Davolos wanted residents to know that none of the waste haulers are going to provide waste or refuse sticker service without an additional base fee. She said 30 percent of the residents currently use the toters, and Groot’s proposal will save residents money. She encouraged everyone to continue recycling.

Assistant City Administrator White said the cart program will ensure that there are less contaminants in the recycling, which then ends up in the landfills. Groot will be providing materials to educate the public in the correct way to recycle.

Ald. Goodman said there should be updated material that will educate residents with the proper ways to recycle. She asked if the 35 gallon totes can also be offered to residents other than seniors. Assistant City Administrator White said staff did look at offering the 35-gallon containers to non-seniors but it was not feasible at this time.

Ald. Goodman said she was disappointed that there is not an option for residents who live alone and are not seniors. She said there should be a way to determine the amount of trash put out at those residences. Groot representative Josh Molnar, noted that the contract can be re-addressed at any time if the Council feels there needs to be changes made.

Ald. Krischel noted that carts are much easier to navigate to the curb and will be less expensive for residents in the long term.

Mayor Brummel reminded residents that the program starts on May 1, 2021, and to be mindful of that date when purchasing stickers.

Ald. Weidner said composting and recycling is a learning curve and everyone should consider taking their recycling to the SCARCE facility in Glen Ellyn. Mr. Molnar said Groot will provide residents with lists of what can and cannot be recycled.

Ald. Anderson said education is important and feels the price is fair. He asked if there will be a way to turn in unused stickers. Assistant City Administrator White said staff is working with Waste Management on options for unused stickers.

Ald. Barry said Emerald Green currently uses Groot and questioned if the same options can be offered to the residents. Mr. Molnar said he would contact the Emerald Green Board. Assistant City Administrator White asked residents to be patient during the upcoming change in haulers, and stated that more information will be provided to residents. She thanked Waste Management for their good service over the years.

ROLL CALL VOTE:

Aye: Ald. Aschauer, Goodman, Weidner, Anderson, Wilson, Barry, Davolos, and Krischel

Nay: None

MOTION ADOPTED

VII. REGULAR AGENDA

A. Street Sweeper Purchase

ALD. GOODMAN MOVED, second by Ald. Davolos, to accept Staff recommendation and postpone consideration of the Public Works and Infrastructure Committee recommendation to waive competitive bidding and approve the purchase of a new street sweeper until the March 1, 2021, City Council meeting.

Discussion: City Administrator Coakley noted that staff is working on the responses to address the Council’s questions and will present this at the March 1, 2021, meeting.

ROLL CALL VOTE:

Aye: Ald Barry, Goodman, Weidner, Krischel, Anderson, Davolos, Aschauer, and Wilson

Nay: None

MOTION ADOPTED

B. FY 2021 Financial Update and Discussion

City Administrator Coakley reported to the Council that the memo dated February 11, 2021, is the latest update on the fiscal impacts of the coronavirus pandemic. He said the report does not reflect the entire budget and staff will continue to provide updates until the March 1, deadline. He emphasized that the finances are not as bad as originally projected, but still reflect large revenue losses in several funds.

Ald. Anderson thanked staff for the last report as it has been very helpful with the Financial Report.

Ald. Davolos also thanked staff for the last report information.

Ald. Goodman questioned why the CARES ACT money to the township has not been spent. City Administrator Coakley noted the funds were to be spent by the end of the calendar year. He said the City has applied for supplemental funds that might still be available through DuPage County.

Ald Goodman said she is impressed with the financial update, especially during these tough times. She said she would like to look at different ways to address the items during the budget process.

VIII. UNFINISHED BUSINESS

None

XI. NEW BUSINESS

None

X. CLOSED SESSION

None

XI. ADJOURN

ALD. WILSON MOVED, second by Ald. Weidner, to adjourn.

ROLL CALL VOTE:

Aye: Ald. Anderson, Aschauer, Barry, Davolos, Goodman, Krischel, Weidner, and
Wilson

Nay: None

MOTION ADOPTED

The regular council meeting adjourned at 8:52 p.m.

Approved: March 1, 2021


Emily J. Larson, City Clerk