

CITY OF WARRENVILLE
COMMUNITY DEVELOPMENT COMMITTEE OF THE WHOLE

Minutes of the Regular Meeting
Held on Monday, July 13, 2020, at 7:00 p.m.
conducted virtually at City Hall
28W701 Stafford Place

A. CALL TO ORDER

Chairman Weidner called the virtual meeting to order at 7:00 p.m., explaining the virtual meeting protocol according to the Open Meetings Act.

B. ROLL CALL

Present: Chairman Bill Weidner, Mayor David Brummel, and Aldermen: Stuart Aschauer, Clare Barry, Fred Bevier, Kathryn Davolos, Lea Goodman, Jeff Krischel, and Bob Wilson.

Absent: None

Also Present: City Administrator John Coakley, Assistant City Administrator Cristina White, Community and Economic Development Director Ron Mentzer, Deputy Public Works Director Phil Kuchler, Senior Civil Engineer Kristine Hocking, City Clerk Emily Larson, and Executive Assistant / Deputy Clerk Dawn Grivetti.

Also Absent: None

C. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited by Chairman Weidner.

D. CITIZENS COMMENTS

Joe Voegtle, 3S670 Virginia, was present and commented in favor of local business parking at the former Citgo property on Warrenville Road. He said the ability to accommodate overflow parking and use the east edge of this property for access to the rear service yard of their property, even on a temporary basis, is very important to his business.

E. OFFICIALS AND STAFF COMMENTS

Happy 90th Birthday to Ald. Wilson

Mayor Brummel and several members of Council wished Alderman Wilson a happy birthday, and thanked him for his continuing service to the community.

F. BUSINESS OF MEETING

1. Informational report on Civic Center Redevelopment Site #1 off-site environmental remediation results

Senior Civil Engineer (SCE) Hocking summarized the results of the recent steam injection remediation work on two adjacent residential properties. She stated the City's environmental consultant believes testing performed after the recent remediation work was completed indicates that the remaining residual subsurface contaminants pose no health

risks and would be compliant with IEPA standards. The City's consultant is confident the IEPA will concur and will issue a 4Y letter to document this result.

NO COMMITTEE ACTION WAS TAKEN NOR REQUESTED

2. Consideration of revised intergovernmental agreement for continued City sanitary sewer service to Fermilab

Deputy Public Works Director (DPWD) Kuchler summarized the original agreement between the City and the U.S. Department of Energy for sanitary sewer service to the Fermilab Village, and explained the upcoming expiration of the agreement predicated new exceptions regarding infiltration and inflow and a termination notice.

Ald. Goodman asked about the gallons-of-flow figures and asked for clarity on definitions of the terms "Daily Average" and "Daily Maximum" in the agreement, particularly regarding surcharge. DPWD Kuchler stated he will review the agreement and make any necessary corrections prior to presentation to City Council. The revised agreement may require further attention on Fermilab's part to meet the daily average standards contained in it.

ALD. GOODMAN MOVED, seconded by Ald. Wilson, to recommend the City Council pass a resolution approving an intergovernmental agreement between the City of Warrenville and the U.S. Department of Energy for Fermilab Village sanitary sewer service.

ROLL CALL VOTE:

Aye: Alds. Barry, Weidner, Krischel, Wilson, Aschauer, Goodman, Bevier, and Davolos

Nay: None

MOTION ADOPTED

3. Informational report on acquisition of former Citgo property and consideration of staff-recommended follow-up actions

Community and Economic Development Director (CEDD) Mentzer confirmed the City's acquisition of the former Citgo property, and discussed the actions necessary to move forward with the process of remediating the subsurface contamination. He requested the Council approve the consultant's task order to facilitate proper documentation, reporting, and bid letting for the removal of the existing underground storage tanks, which is necessary to receive IEPA approval of a remediation plan for the property and obtain the maximum amount of outside funding assistance possible for remediation related costs on the property. He further requested authorization for staff to negotiate an agreement with Phillips 66, the former owner of the property, to recover costs associated with remediation and limit the City's liability exposure for subsurface contamination that may have migrated off-site due to actions by Phillips 66, and to solicit public input on the redevelopment plans for the site.

CEDD Mentzer was thanked for his efforts in leading the project by Chairman Weidner.

Ald. Goodman commented on the approval of the public input process for the future redevelopment design and suggested several additional organizations be included. She further stated a concern about the cost of remediation and the indemnifications that Phillips 66 would seek to secure in the agreement.

ALDERMAN WILSON MOVED, seconded by Ald. Davolos, to recommend the City Council approve the July 6, 2020, Terracon Consultants Task Order and authorize staff to implement the follow-up actions outlined in Community and Economic Development Director Mentzer's July 7, 2020, Old Town Redevelopment Site #2 Next Step Recommendations Memo.

ROLL CALL VOTE:

Aye: Aids. Krischel, Wilson, Bevier, Barry, Goodman, Davolos, Weidner, and Aschauer
Nay: None MOTION ADOPTED

4. Consideration of parking restrictions on former Citgo property

CEDD Mentzer stated several area businesses use the property for overflow parking and access purposes. Staff is seeking Council direction to communicate with individual businesses and property owners in the surrounding area to better understand their parking and access needs and to develop license agreements with the individual businesses that would accommodate limited parking and access, and include protections to minimize City liability. He stated that the cooperation and coordination with the surrounding property and business owners will be important in order to achieve the best long-term outcomes as the City works towards preparing the site for desirable redevelopment.

Several Aldermen expressed agreement with public outreach. There was discussion of the number of businesses that would be included, the type of private vehicles that should be allowed to park on the site, time limits for parking, and potential licensing fees. CEDD Mentzer stated that he expects that only private vehicles of company employees and customers would be allowed to park on site under the recommended license agreements. He reminded Council that one of the goals for purchasing the property was to clean it up for future redevelopment and public open space, but not for it to continue as a parking lot.

ALDERMAN DAVOLOS MOVED, seconded by Ald. Aschauer, to recommend the City Council authorize staff and the City Attorney to develop license agreements with those property owners and businesses that desire to continue using OTRS #2 for private parking and access purposes.

ROLL CALL VOTE:

Aye: Aids. Aschauer, Goodman, Weidner, Bevier, Wilson, Barry, Davolos, and Krischel
Nay: None MOTION ADOPTED

5. Consideration of a FY 2021 Hotel Tax Grant for Warren Tavern

Assistant City Administrator (ACA) White stated, the City Council previously directed that the Warren Tavern capital projects be removed from the FY 2021 Hotel Tax Grant program and a separate process be established for such funding. However, due to COVID-19, no

such process has yet been established. The Warren Tavern Preservationists wish to proceed with the FY 2021 funding request. Considering prior discussions, the grant application, and staff's proposal for this project, staff is recommending a grant award less than what the Tavern requested due to revenue constraints.

Ald. Davolos questioned if the money would be coming from the Hotel Tax Grant program, or just from Hotel Tax funding. ACA White replied this would be considered regular hotel tax funding, not grant funding, therefore, the word "grant" can be removed from the motion.

Ald. Goodman stated this is a good time for the tavern to make renovations.

ALDERMAN DAVOLOS MOVED, seconded by Ald. Barry, to recommend the City Council approve \$10,000 in hotel tax funding for the Warren Tavern to use in FY 2021.

ROLL CALL VOTE:

Aye: Alds. Barry, Goodman, Weidner, Krischel, Bevier, Davolos, Aschauer, and Wilson

Nay: None

MOTION ADOPTED

6. Consideration of Food and Beverage Establishment Revenue-Sharing Assistance Program
CEDD Mentzer stated that the City's Old Town Civic Center Subarea Plan and Economic Development Plan reflects the community's desire for more food and beverage establishments and gathering places in the central core area of the community. Implementation recommendations contained in these policy documents suggest the City develop and implement assistance programs designed to help attract such businesses to this area of the community.

At the request of a resident seeking economic development assistance to open a restaurant in the area, Staff researched assistance programs in area communities to determine what type of program would be feasible and appropriate to establish for the City of Warrenville. He stated that surrounding community's programs all use tax increment finance (TIF) revenue to fund their assistance programs. However, since there currently is no revenue in TIF #3 to allocate to such a program, CEDD Mentzer explained that the proposed program the City Council's Economic Development Representatives are recommending implementing includes two types of assistance. The first form of assistance involves the waiver of building permit fees for specific types of improvement projects at food and beverage establishment. The second form of assistance involves the City sharing back local food and beverage tax revenue that a new establishment would generate over a five-year period, for up to 50% of the cost of certain types of exterior building improvements, with the maximum amount being \$20,000.

There was a question regarding why the implementation of the proposed program was limited to only the TIF #3 area. CEDD Mentzer replied the community in this subarea has repeatedly requested these establishments in TIF #3, and it is uniquely suited for it. He further stated the intent of this pilot program would be to use the local share of food and

beverage tax revenues a business generates to reimburse expenses. If the program is successful, it could be expanded to other areas of the community.

Ald. Goodman expressed concern that a large portion of these establishments could fail over the five years of the reimbursement period and the implications related to the timing of the reimbursement payments. She stated that a business should still be in operation when the City issues annual reimbursement payments under the program.

ALDERMAN GOODMAN MOVED, seconded by Ald. Wilson, to recommend the City Council authorize staff to finalize the details of a new Food and Beverage Establishment Revenue-Sharing Assistance program substantially consistent with the July 8, 2020, draft program framework.

ROLL CALL VOTE:

Aye: Alds. Davolos, Aschauer, Krischel, Weidner, Wilson, Barry, Goodman, and Bevier

Nay: None

MOTION ADOPTED

7. Informational report on status of all active grant-funded City projects

SCE Hocking provided an update on the status of active grant-funded City projects, in order of construction priority. The value of all grant funded improvements total approximately \$8 million, of which the City's investment will be \$2.4 million. Chairman Weidner complimented the staff for their efforts in obtaining grants for these City improvements.

NO COMMITTEE ACTION WAS TAKEN NOR REQUESTED

8. Informational report on zip code realignment request in Southwest District (RM)

CEDD Mentzer discussed the City's appeal to reclassify the zip code of the Southwest District of Warrenville from a Naperville zip code to a Warrenville zip code. The US Postal Service (USPS) ultimately denied the request, but did agree to issue a "Preferred Last Line (PLL) Accommodation," which allows property owners in the affected area to use either the City name of Warrenville or Naperville in their mailing address provided they continue to use the Naperville zip code, 60563. The USPS requested that the City issue an informative letter to the affected postal customers indicating the PLL accommodation was issued in response to the City's request. Once the City issues the letter, the USPS will issue a follow-up letter indicating when the PLL accommodation will go into effect. The Naperville Post Office may be ready for implementation as soon as early August. What City name is used in the mailing address for postal customers in this area will remain the sole choice of those customers.

Ald. Goodman asked if developers in the area have been made aware of this change. CEDD Mentzer replied that the Lexington Trace developer is aware and has been advising the new residents in their development to use the Naperville zip code thus far.

Mayor Brummel and City Administrator Coakley thanked Community Development staff for their persistence in completing this process. Each noted that it is beneficial for residents

in this area have the ability to associate with the city in which they reside. The City has been frustrated with the overly burdensome process and extended time it has taken to obtain a final decision from the USPS.

NO COMMITTEE ACTION WAS TAKEN NOR REQUESTED

9. Informational report on City Council survey responses for Southwest District Redevelopment Site #1 and consideration of staff-recommended follow-up action

CEDD Mentzer reviewed the summary of City Council survey responses with additional staff input provided on questions about the priorities and preferences for the sale and redevelopment of this City-owned property. Overall, the survey shows the City's desires and expectations for the development of the property, and will be used to make informed decisions for marketing the property. Land uses preferred by the City include sit-down restaurants and a hotel. Given the current economic conditions and scope of the revised plan for the proposed Two Brothers project, staff is recommending the City rescind the preferred developer designation assigned to Two Brothers in early 2019, continue to evaluate how the market potential for this area of Warrenville evolves over the next year, and then revisit how the City should market the property in the future.

ALDERMAN GOODMAN MOVED, seconded by Ald. Davolos, to recommend the City Council pass a motion to formally rescind the "Preferred Purchaser and Developer" designation the City assigned to Two Brothers Brewing Company for SDRS #1.

ROLL CALL VOTE:

Aye: Aids. Weidner, Krischel, Wilson, Aschauer, Goodman, Bevier, and Davolos

Nay: None

* Ald. Barry lost electronic communication at the time of the vote and recorded no response. MOTION ADOPTED

10. Review and file Economic Development Activity Report

This item presented for review and filing.

Ald. Davolos asked about the status of Corner Bakery, and Ald. Goodman asked if staff was aware of any other businesses closing in the City. CEDD Mentzer was not aware of any other businesses closing.

NO COMMITTEE ACTION WAS TAKEN NOR REQUESTED

11. Review and file Community Development Department FY 2021 Work Plan Update

This item presented for review and filing. No questions were presented.

NO COMMITTEE ACTION WAS TAKEN NOR REQUESTED

12. Review and file Bi-monthly Code Enforcement Activity Report

This item presented for review and filing. No questions were presented.

NO COMMITTEE ACTION WAS TAKEN NOR REQUESTED

G. MISCELLANEOUS

None.

H. ADJOURN

ALDERMAN WILSON MOVED, seconded by Ald. Davolos, to adjourn.

MOTION ADOPTED VIA VOICE VOTE

The meeting adjourned at 9:05 p.m.

Approved: _____

Dawn R. Grivetti, Deputy City Clerk