

**CITY OF WARRENVILLE
COMMUNITY DEVELOPMENT
COMMITTEE OF THE WHOLE
REGULAR MEETING**

**Monday, November 9, 2020, at 7:00 p.m. at City Hall
28W701 Stafford Place**

MINUTES

A. CALL TO ORDER

Chairman Weidner called the meeting to order at 7:00 p.m., explaining the virtual meeting protocol according to the Open Meetings Act and the Governor's Executive Orders.

B. ROLL CALL

Present: Chairman Bill Weidner, Mayor David Brummel, Aldermen: Stuart Aschauer, Clare Barry, Fred Bevier, Kathryn Davolos, Leah 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, Senior Planner Natalia Domovessova, Senior Civil Engineer Kristine Hocking, City Clerk Emily Larson, and Executive Assistant / Deputy City Clerk Dawn Grivetti.

Also Absent: None

C. PLEDGE OF ALLEGIANCE

In recognition of Veterans Day, Alderman Wilson led the Pledge of Allegiance.

D. CITIZENS COMMENTS

There were no citizen comments.

E. OFFICIALS AND STAFF COMMENTS

Mayor Brummel reminded the Committee that the coronavirus is still a real danger. A person's best defense against contracting or spreading the virus is to wear a mask, remain at a social distance, and wash hands frequently as test positivity rates continue to rise in DuPage County.

Ald. Goodman stated a resident of Warrenville recently lost their mother to COVID-19. She noted local, regional, and worldwide death rates due to the virus, and encouraged everyone to take more personal responsibility and leadership toward stopping the spread. She stated current preventive measures to the spread of the virus are not good enough as rates continue to increase exponentially. She pledged to be more vigilant and cautious, and to do everything possible to reduce the spread, because, as she stated, no one else should have to die from this virus.

Ald. Weidner reminded the public the annual Veterans Day Ceremony will be held at 11:00 a.m., November 11, at the Veterans Memorial. The public is invited to join the Veterans of

Foreign Wars (VFW), and the American Legion to honor all local veterans. Social distancing regulations will be enforced.

City Administrator (CA) Coakley shared COVID-19 related information received from the DuPage County Health Department. Region 8, including DuPage and Kane Counties, test positivity rates are spiking, and the region will be under increased mitigations starting Wednesday, November 11. He stated the biggest increases in positivity rates are people in age groups 20-39, and 40-59. The City of Warrenville has seen two more deaths due to COVID-19, bringing the total number of deaths within the City's 60555 zip code to four since the beginning of the pandemic.

CA Coakley stated the positivity rate for DuPage County is steadily rising, and hospitalization rates are increasing as well. He said nearly 25 percent of all Warrenville cases have occurred in just the last two weeks, and it is getting worse. Citizens need to be careful not to contract or spread the virus, especially during the upcoming holidays.

CA Coakley noted enhanced mitigations will reduce the number of people allowed to gather, affecting not only eating establishments and holiday celebrations, but attendance at public meetings as well. He stated reports of a vaccine in the final stages of testing is good news, but until it is widely available, residents must continue to be vigilant and careful to protective themselves as well as others.

Community and Economic Development Director (CEDD) Mentzer reminded the Committee a virtual public information and input meeting for the potential Warrenville Grove Trail connection will be held on Thursday, November 12. He encouraged others to learn more about it by viewing the project page on the City website, and provide input via an online survey or by joining the virtual public meeting.

F. BUSINESS OF MEETING

1. Consideration of establishment of the Inclusion, Diversity, Equity, and Awareness Commission (IDEC)

Mayor Brummel thanked Chairman Weidner for his leadership in initiating the idea of the commission, and stated that inclusion, diversity, equity, and awareness are important elements of a community that is a safe and welcoming place for everyone. He encouraged other citizens to volunteer for the commission.

ACA White stated the Community Relations Task Force was established to assist the City in creating a new commission focused on diversity and inclusion in the community, and now offers the following recommendations for the creation of the Inclusion, Diversity, Equity, and Awareness Commission (IDEC):

- 1) Revise the City's 2015 Strategic Plan Diversity Goal to broaden the intent
- 2) Establish the name of the commission, and its intent and purpose
- 3) Establish the Commission duties
- 4) Set commission membership
- 5) Establish Commission objectives

Chair Weidner, ACA White, and other Aldermen thanked task force members for their input and commitment to the purpose of the commission and its benefits to the City.

Ald. Davolos asked what the expectations of the non-resident member will be. ACA White replied this member could be someone who represents a Warrenville community partner organization or someone with expertise in the area of diversity or inclusion.

Ald. Goodman asked if the task force discussed including a member of the Police Department as an ex-official member of the commission. ACA White replied members did not discuss it specifically, however, staff determined that the existing staff assignments would not allow for the Police Department to participate as this time. CA Coakley stated he believes it is a good idea to have the Police Department involved when necessary, but the staff liaison should continue to be ACA White, and noted that the Commission's mission and purpose are far broader than just those that would involve the Police Department. Ald. Goodman requested Chief Turano consider the Police Department's involvement with the Commission.

Chair Weidner suggested staff return to the Council with more information regarding the Police Department's temporary or permanent involvement on the Commission.

Mayor Brummel stated he is pleased to have ACA White as staff liaison to the Commission, and would rather have the Police Department act as a consultant to the Commission when necessary.

Ald. Krischel stated he is excited to see a student commissioner role and is pleased to see the Commission encourage young people to get involved.

Ald. Wilson stated he feels the Police Department should have a seat at the table in an ex-officio role.

Jimmi Rai, a resident member of the Task Force, thanked the Mayor and Council for initiating the process, and stated he fully supports the Commission going forward. Sandy Gbur, another Task Force member concurred, stating her appreciation for the opportunity to be a part of this exciting adventure.

Chair Weidner thanked the volunteers for their participation on this task force.

ALDERMAN DAVOLOS MOVED, seconded by Ald. Barry, to recommend the City Council 1) approve the revisions to the 2015 Strategic Plan Diversity Goal, and 2) adopt an ordinance establishing the Inclusion, Diversity, Equity, and Awareness Commission (IDEC) as described in staff's November 2, 2020, memorandum.

ROLL CALL VOTE:

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

Nay: None

MOTION ADOPTED

2. Consideration of Summerlakes Homeowner's Association stormwater management permit fee waiver request

Senior Civil Engineer (SCE) Hocking stated the Summerlakes Homeowner's Association (HOA) identified the need to stabilize the shoreline of the detention pond near their clubhouse and pond outlet structure. She stated this pond acts as a regional detention pond, providing stormwater detention for a majority of the Summerlakes Subdivision as well as Ferry Creek and its associated wetlands. The HOA submitted a letter to the City requesting City permit fees be waived due to the extensive costs associated with the project. SCE Hocking stated the City does not have a policy or record of waiving stormwater permit fees for privately-owned projects, however, staff believes this project is very desirable and will benefit the region as a whole.

SCE Hocking stated, while staff cannot support the requested fee waiver, it does support a City contribution of \$5,000, from the fee-in-lieu of detention funds that have been collected from previous private development projects. She confirmed DuPage County provides a similar reimbursement for similar types of projects. It was determined these City funds have not been used for any other local projects. Ald. Goodman requested staff establish criteria for organizations to utilize these funds in the future.

Ald. Barry stated she understands the HOA's need for assistance, however, she recalled the HOA previously being in violation of City Code, because it had not addressed the reconstruction project for the previously removed tennis courts. SCE Hocking stated that she considers this a separate request, and added the City is holding HOA funds to ensure the project is completed. CEDD Mentzer provided a history and status report of the tennis court project, and added the replacement of the tennis courts is of a low priority for the HOA due to other more urgent matters. Ald. Barry stated she understands the issues, but would like to see the City force the HOA to change the PUD and resolve the open permit issue before considering this new request.

Steven Lewis, 3S127 Lakeview Drive, Summerlakes HOA, stated the pond erosion affects a larger part of the City than just the Summerlakes Subdivision. He noted it is a very expensive project, and solving the erosion problem is in everyone's best interest.

ALDERMAN WILSON MOVED, seconded by Ald. Aschauer to recommend the City Council direct staff to work with the City Attorney and the HOA to prepare a reimbursement agreement.

ROLL CALL VOTE:

Aye: Aids: Krischel, Wilson, Bevier, Barry, Goodman, Davolos, Weidner, and Aschauer
Nay: MOTION ADOPTED

3. Consideration of Terracon Consultants task agreement change order request for Old Town Redevelopment Site #2 underground storage tank bid package preparation assistance

SCE Hocking stated, while preparing the bid packet and other various tasks for the underground storage tank removal project on Old Town Redevelopment site #2, Terracon

Consultants required extra time to complete the original task order, resulting in a change order request in the amount of \$1,500. She stated staff believes the request is justified.

ALDERMAN DAVOLOS MOVED, seconded by Ald. Wilson, to recommend the City Council approve Terracon change order 11197222B.

ROLL CALL VOTE:

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

4. Informational Update on Old Town Redevelopment Site #2

CEDD Mentzer updated the Council on the maintenance and site remediation progress of the former Citgo Station property. He stated, after acquiring the property, Public Works staff cleaned and secured the property, and prepared for the remaining physical work to be performed on the property in the coming year or two. He further stated, the work being done puts the City in a position to maximize the amount of outside funding assistance that can be secured to offset the costs incurred to clean up the property.

CEDD Mentzer discussed the details of the liability transfer agreement with Phillips 66, noting the City received payment of \$90,000, from Phillips 66 for remediation of the leaking underground storage tank (LUST) incident on the property. He stated with the assistance of Terracon Consultants, the City is progressing with the remediation of the property, and will present a bid award request for the project at the next City Council meeting. He anticipates construction to be finalized by the end of this calendar year.

CEDD Mentzer stated staff located a new LUST incident on the property, as well as non-leaking underground storage tank contamination that was reported to the IEPA, thereby allowing the City access to additional funding through the IEPA's Office of Brownfields Assistance. A formal intergovernmental agreement with the IEPA is anticipated.

Ald. Krischel asked if the bid award will be for the removal of the tanks in the ground today. CEDD Mentzer confirmed the bid project would be to remove the underground tanks and piping systems associated with the tanks, as well as the removal of earth adjacent to the tanks, which will be replaced with clean fill and compacted at the surface.

Several members of the Council thanked CEDD Mentzer and staff on their work to clean the site and return it to use in the City. CEDD Mentzer thanked Council for their support, and SCE Hocking for her assistance in the process, working with consultants, and securing outside funds to complete the process.

NO COMMITTEE ACTION WAS TAKEN NOR REQUESTED

5. Consideration of staff report on 2020 Auxiliary Outdoor Seating Program and recommended follow-up actions

Senior Planner (SP) Domovessova discussed the intent and effect of the temporary Auxiliary Outdoor Seating Program on local food and beverage establishments since its

implementation in June, 2020. She stated that many of the local establishments have invested in outdoor furniture and supplies, and would like to continue with the program, however, limitations of the Zoning Code prohibit some continued use. Seeing positive effects of outdoor dining possibilities, staff is requesting the opportunity to work with the Plan Commission to discuss changes to the Zoning Ordinance to make this a permanent program.

Committee members made comments in favor of assisting the establishments, while noting the program is a benefit to residents as well.

ALDERMAN DAVOLOS MOVED, seconded by Ald. Krischel, to recommend the City Council authorize staff and the Plan Commission to conduct a formal public hearing to consider potential Zoning Ordinance text amendments that would support the establishment and operation of additional outdoor food and beverage seating improvements in the City.

ROLL CALL VOTE:

Aye: Aids: Barry, Goodman, Weidner, Krischel, Bevier, Davolos, Aschauer, and Wilson
Nay: MOTION ADOPTED

6. Review and file Economic Development Activity Report (FYI)

The Quarterly Economic Development Report was presented for review. Ald. Goodman asked if the approved cannabis dispensary is moving forward with their plans. CEDD Mentzer replied the State has not released any additional licenses yet, so it is unclear when the dispensary can move forward.

NO COMMITTEE ACTION WAS TAKEN NOR REQUESTED

7. Review and file Community Development Department FY 2021 Work Plan Update (FYI)

The updated FY 2021 Community Development Department Work Plan was presented for review. There were no comments.

NO COMMITTEE ACTION WAS TAKEN NOR REQUESTED

8. Review and file Bi-monthly Code Enforcement Activity Report (FYI)

The Bi-Monthly Code Enforcement Activity report was presented for review. There were no comments.

Chair Weidner advised citizens to beware of criminal activity in the form of scam phone calls, and protect personal property as much as possible.

NO COMMITTEE ACTION WAS TAKEN NOR REQUESTED

G. MISCELLANEOUS

No information was presented or discussed.

H. ADJOURN

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

MOTION ADOPTED VIA VOICE VOTE

The meeting adjourned at 8:31p.m.

Approved: _____

Dawn R. Grivetti, Executive Assistant/Deputy Clerk