


# CITY OF WARRENVILLE

## MEMORANDUM

TO: Mayor and City Council  
FROM: Cristina White, City Administrator   
SUBJECT: SUMMARY OF AGENDA ITEMS FOR NOVEMBER 21, 2022,  
CITY COUNCIL REGULAR MEETING  
DATE: November 17, 2022

Please contact the City Administrator with questions pertaining to agenda items by noon on the day of the meeting.

### VI. CONSENT AGENDA – OMNIBUS VOTE

#### A. Ordinance O2022-42 – Rezoning, Plat, Variations of Bollweg Property (Attachment)

John Bollweg seeks approval to rezone Lot 32 at 28W321 Warrenville Road from R-4 Medium-High Density Single Family Residential to B-4 Motorist Service, resubdivide five lots into three new lots, and variations from City Code 10-1-1: Zoning Ordinance for 28W321 and 28W289 Warrenville Road. On November 10, the Plan Commission (PC) and Zoning Board of Appeals (ZBA) conducted a public hearing on these requests, and unanimously recommended approval. A copy of the PC/ZBA staff report for this case and the ordinance that memorializes the approvals of the PC/ZBA recommendations are included with the agenda backup material.

**Council Action Requested:** Accept Plan Commission and Zoning Board of Appeals recommendations, waive second reading, and pass ordinance O2022-42, approving a rezoning, final plat of subdivision, and variations from City Code 10-1-1: Zoning Ordinance for 28W321 and 28W289 Warrenville Road.

**Staff Recommendation:** Community and Economic Development Director Mentzer, Assistant Community Development Director Arguilles, and Planner/GIS Technician Maszka recommend this action.

**Budgetary Impact:** None.

**Other Resources Required:** None.

**Strategic Plan Goal:** #1 Economic Development.

#### B. Ordinance O2022-43 – Parking and Storage Use Permits for Bollweg Sub. Lot 2 (Attachment)

John Bollweg seeks approval of a special use permit to allow parking as principal use and a temporary use permit for outdoor storage on Bollweg Subdivision Lot 2. The special use permit will allow for the existing outdoor parking to be the principal use of the newly subdivided Bollweg Lot 2. The temporary use permit would allow the existing outdoor storage to remain for up to five years on the newly subdivided Bollweg Subdivision Lot 2. On November 10, the Plan Commission (PC) conducted a public hearing on the special use request and unanimously recommended approval of the special use and temporary use. A

copy of the PC staff report for this case and the ordinance that memorializes the approvals of the PC recommendation are included with the agenda backup material.

**Council Action Requested:** Accept Plan Commission recommendation, waive second reading, and pass ordinance O2022-43, approving a special use permit for parking as a principal use and temporary use permit for outdoor storage on Bollweg Subdivision Lot 2.

**Staff Recommendation:** Community and Economic Development Director Mentzer, Assistant Community Development Director Arguilles, and Planner/GIS Technician Maszka recommend this action.

**Budgetary Impact:** None.

**Other Resources Required:** None.

**Strategic Plan Goal:** #1 Economic Development.

C. Ordinance O2022-44 – 4M Enterprises Special Use Permits and Variance (Attachment)

Thomas Mouroukas of 4M Enterprises requests approval of special use permits to allow permanent outdoor seating and a drive-through facility to accommodate potential tenants in a newly renovated, seven tenant building, a variation from the Warrenville Sign Ordinance to reduce the monument sign setback requirements from ten feet to three feet. On November 10, the Plan Commission (PC) and Zoning Board of Appeals (ZBA) conducted a public hearing on these requests, and unanimously recommended approval. A copy of the PC/ZBA staff report for this case and the ordinance that memorializes the approvals of the PC/ZBA recommendations are included with the agenda backup material.

**Council Action Requested:** Accept Plan Commission and Zoning Board of Appeals recommendations, waive second reading, and pass ordinance O2022-44, approving special use permits to allow permanent outdoor seating and a drive-through facility and a variation from the Sign Ordinance for 4S040 Route 59.

**Staff Recommendation:** Community and Economic Development Director Mentzer, Assistant Community Development Director Arguilles, and Planner/GIS Technician Maszka recommend this action.

**Budgetary Impact:** Anticipate sales and food and beverage tax revenue from proposed redevelopment.

**Other Resources Required:** None.

**Strategic Plan Goal:** #1 Economic Development.

D. Resolution R2022-67 – Release of Certain Closed Session Minutes (Attachment)

The Illinois Open Meetings Act requires the City Council to periodically review and make determinations with regard to closed session minutes. The Council determines whether (1) the need for confidentiality still exists as to all or part of the minutes, or (2) that the minutes or portions thereof no longer require confidential treatment and can be made available for public inspection. 5 ILCS 120/2.06(d).

Following the review of past closed session meeting minutes, the City Attorney is recommending the release of certain minutes of certain closed session meetings. Included with the agenda backup material is a resolution with a list of closed session minutes approved for release.

**Council Action Requested:** Accept City Clerk and Attorney's recommendation and pass resolution R2022-67, approving certain minutes of certain closed meetings of the City Council for release.

**Staff Recommendation:** City Clerk Clark and Attorney Lenneman recommend this action.

**Budgetary Impact:** None.

**Other Resources Required:** None.

**Strategic Plan Goal:** Not applicable.

E. Special Use Permit and Final Plat for Well and Filtration at 30W121 Estes St (Attachment)

The City Public Works Department is requesting approval of a revised plan to subdivide the vacant lot at the southwest corner of Estes Street and Barkley Avenue into two new lots of record, and a special use permit for a final planned unit development plan for a new municipal water supply well, iron filtration equipment building, and related improvements on proposed Lot 2, which will be the southernmost lot. On November 10, the Plan Commission conducted a public hearing on these requests, and recommended approval.

**Council Action Requested:** Accept Plan Commission recommendation and direct the City Attorney to prepare an ordinance approving a special use permit for a planned unit development and final plat of subdivision for a new municipal water well and iron filtration building at 30W121 Estes Street.

**Staff Recommendation:** Community and Economic Development Director Mentzer, Assistant Community Development Director Arguilles, and Planner/GIS Technician Maszka recommend this action.

**Budgetary Impact:** None.

**Other Resources Required:** None.

**Strategic Plan Goal:** #4 City Infrastructure.

F. Special Use Permit, Final Plat, Variation for Water Tower at 3S660 Rte 59 (Attachment)

The City Public Works Department seeks approval of a final plat of subdivision to create two lots, a special use permit for a special public use to construct a 157-foot water tower on a new lot of record known as "Lot 2", and a variation from City Code 10-1-1: Zoning Ordinance to reduce the front yard setback on proposed "Lot 2" from the required 40 feet to 16 feet. On November 10, the Plan Commission and Zoning Board of Appeals conducted a public hearing on these requests, and recommended approval.

**Council Action Requested:** Accept Plan Commission and Zoning Board of Appeals Recommendations and direct the City Attorney to prepare an ordinance approving a special use permit for a special public use, final plat of subdivision, and a variation from City Code 10-1-1: Zoning Ordinance for a new elevated municipal water tower structure at 3S660 Route 59.

**Staff Recommendation:** Community and Economic Development Director Mentzer, Assistant Community Development Director Arguilles, and Planner/GIS Technician Maszka recommend this action.

**Budgetary Impact:** None.

**Other Resources Required:** None.  
**Strategic Plan Goal:** #4 City Infrastructure.

G. Proposed Liquor License Classification Change for Prime Liquors (Attachment)

The owner of Prime Liquors, 2S610 Route 59, has indicated his intent to modify his business to qualify for a Class A7 liquor license and to ultimately obtain a Class V – Video Gaming supplemental license for the purpose of allowing video gaming at the existing Prime Liquors location. The business currently holds a Class B1 liquor license, which is not eligible for a supplemental Class V license. Approval of the proposed business changes could lead to the re-classification of the establishment as a video gaming café, which is specifically prohibited by Title 3, Chapter 3, Section 3.E of the City Code.

**Council Action Requested:** Accept Community Development Committee recommendation, and direct staff to inform Mr. Surati that the City Council is not inclined to create and issue a new Class A7 liquor license, or a Class V – Video Gaming supplemental liquor license for the proposed remodeling of the Prime Liquors business.

**Staff Recommendation:** Finance Director Dahlstrand recommends this action.

**Budgetary Impact:** Not applicable.

**Other Resources Required:** Not applicable.

**Strategic Plan Goal:** Not applicable.

H. Fox Hollow - Maple Hill Path Connection Project (Attachment)

At the September 19, 2022 City Council meeting, the Council approved a resolution authorizing staff to apply for a grant for the Maple Hill - Fox Hollow Path project. To make it a stronger application, staff reached out to the Forest Preserve District of DuPage County (FPDDC) and Maple Hill Homeowners Association (HOA) to obtain letters of support. Staff received a letter of support from the FPDDC, however, the Maple Hill HOA decided not to provide a letter of support, citing public safety concerns. In order to decide whether or not to move forward with a future grant application, staff will further coordinate with the Maple Hill HOA, FPDDC, and Police Department by first investigating the safety concerns, possible modifications to the point of connection for the path, and requesting a survey of Maple Hill residents for support of the path.

**Council Action Requested:** Accept Community Development Committee recommendation, and authorize staff to implement the follow-up actions outlined in Senior Civil Engineer Hocking's Maple Hill - Fox Hollow Path Connection next steps memo dated November 7, 2022.

**Staff Recommendation:** SCE Hocking and CEDD Mentzer recommend this action.

**Budgetary Impact:** Not applicable.

**Other Resources Required:** Staff time coordinate the recommended follow-up actions.

**Strategic Plan Goal:** #3 Open Space and Environment and #4 City Infrastructure.

I. Appointment of Robin Pelfrey to the Inclusion, Diversity, Equity, and Awareness Commission (Attachment)

The recent resignation of Katie Hughes-Schroeder created a vacancy on the Inclusion, Diversity, Equity, and Awareness Commission (IDEC). City Code states the Mayor shall,

with advice and consent of the City Council, appoint a new member to fill the unexpired term of any member whose place has become vacant. Mayor Brummel and Communications Coordinator and Staff Liaison Krapf recently interviewed Ms. Pelfrey for the vacant position, and recommend her to fill the vacancy for a term ending April 30, 2023. Copies of Ms. Pelfrey's volunteer application and resume are included with the agenda backup material.

**Council Action Requested:** Accept Mayor Brummel's recommendation and approve the appointment of Robin Pelfrey to the Inclusion, Diversity, Equity, and Awareness Commission for a term expiring April 30, 2023.

**Staff Recommendation:** Mayor Brummel and City Administrator and Staff Liaison White recommend this action.

**Budgetary Impact:** None.

**Other Resources Required:** None.

**Strategic Plan Goal:** Not applicable.

J. Minutes of the Plan Commission and Zoning Board of Appeals (Attachment)

Receive and file minutes of the Plan Commission and Zoning Board of Appeals meeting held on November 10, 2022.

K. Invoices Paid (Attachment)

Receive and file report of invoices paid up to November 16, 2022, in the amount of \$21,828.43

L. Invoices Due (Attachment)

Authorize expenditures for invoices due on or before December 5, 2022, in the amount of \$200,527.23

## VII. REGULAR AGENDA

A. Resolution R2022-68 – Appointment of Police Chief Samuel Bonilla (Attachment)

In July, the City began recruitment efforts with GovHR to identify the next Police Chief. After an extensive process, which included background checks, reference checks, interviews, a written exercise, role-playing scenario, formal presentation, and an informal meeting with the City's senior staff, Samuel "Sam" Bonilla was identified as the selected candidate.

Sam joins the City of Warrenville team with 25 years of experience in policing with the Bloomingdale Police Department in many different capacities, most recently as Deputy Chief. Since 2011, he has also served as an instructor at the Suburban Law Enforcement Academy (SLEA), receiving the academy's "Instructor of the Year" award in 2018, and currently serves as a Program Coordinator.

**Council Action Requested:** Accept Mayor Brummel's recommendation and pass resolution R2022-68, appointing Samuel Bonilla as Chief of Police, effective November 28, 2022.

**Staff Recommendation:** Not applicable.

**Budgetary Impact:** There are sufficient funds in the FY 2023 Budget for the total compensation package, including the annual salary of \$155,000.

**Other Resources Required:** Not applicable.

**Strategic Plan Goal:** #5 Public Safety

## VIII. UNFINISHED BUSINESS

CW/drg