

**CITY OF WARRENVILLE
COMMUNITY DEVELOPMENT
COMMITTEE OF THE WHOLE
REGULAR MEETING
Monday, November 14, 2022, 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.

B. ROLL CALL

Present: Chairman, Bill Weidner, Mayor David Brummel, and Aldermen: Stuart Aschauer, Clare Barry, Kathy Davolos, Leah Goodman, Jeff Krischel, and John Lockett

Absent: Alderman Craig Kruckenberg

Also Present: City Administrator Cristina White, Assistant City Administrator Alma Morgan, Finance Director Kevin Dahlstrand, Assistant Community Development Director Consuelo Arguilles, Senior Civil Engineer Kristine Hocking, and Executive Assistant and Deputy City Clerk Dawn Grivetti

Also Absent: City Clerk Julie Clark

C. PLEDGE OF ALLEGIANCE

Chairman Weidner led the Pledge of Allegiance.

D. CITIZENS COMMENTS

Tom Smillie, 3S303 Sunset Drive, shared his concerns regarding his HOA. He feels the HOA should be dissolved and the shared property conveyed to the City. Chairman Weidner suggested he also speak to the Warrenville Park District.

Mark Herman, 30W055 Penny Lane, addressed the Committee virtually. He stated he lives in the Maple Hill subdivision and encouraged the City to pursue the grant for the Maple Hill – Fox Hollow Path project.

E. OFFICIALS AND STAFF COMMENTS

Ald. Goodman thanked everyone who voted in the recent general election and the election judges for a smooth process.

F. BUSINESS OF MEETING

1. Discussion of possible liquor license class change for Prime Liquors

Finance Director (FD) Dahlstrand stated that Parag Surati, 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 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.

FD Dahlstrand stated that, based on continued discussions and review of supporting documentation submitted by Mr. Surati, 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.

FD Dahlstrand is requesting the City Council's direction on the proposed business plan for Prime Liquors, so that staff can convey that direction to Mr. Surati before he obtains a building permit and performs the remodeling work necessary to qualify the business for a Class A7 liquor license and a supplemental Class V license.

FD Dahlstrand asked if the City Council is receptive to creating another Class A7 license for this establishment followed by the creation of a Class V license when qualified.

There was discussion regarding the food service requirement for a Class A7 license, the one-year requirement before a Class V license could be applied for, and the City's prohibition on gaming cafes.

ALDERMAN GOODMAN MADE A MOTION, seconded by Ald. Lockett, to recommend the City Council direct staff to inform Mr. Surati that the City Council is not inclined to create and issue a new Class A7 liquor license, nor a Class V - Video Gaming supplemental liquor license, for the proposed remodeled Prime Liquors business.

MOTION ADOPTED VIA VOICE VOTE

2. Presentation of TIF District #3 and #4 annual Joint Review Board meeting
Community and Economic Development Director (CEDD) Mentzer reported on the annual Joint Review Board meetings of Tax Increment Financing (TIF) Districts #3 and #4, held on November 9, 2022. The annual meetings provided representatives from various overlapping taxing districts an opportunity to review and ask questions about the effectiveness and status of the City's active TIF districts.

CEDD Mentzer's presentation highlighted the private redevelopment activity, public investment, and financial investments that occurred in each district during Fiscal Year 2022. Improvements in the districts include: the Airhart Stafford Place Subdivision, the Warrenville Horizon Senior Living Community, the cleanup and preparation of the former Citgo Property, the Lexington Trace Townhome Project, and Everton Twonhomes and Apartments.

How well have held up? FD Dahlstrand added that the City's revenue projections for the TIF districts have held up well.

NO COMMITTEE ACTION WAS TAKEN NOR REQUESTED

3. Consideration of updated staff recommendation on the proposed Fox Hollow/Maple Hill trail connection project (KH)

Senior Civil Engineer (SCE) Hocking reminded the Committee that on September 19, 2022, the City Council approved a resolution authorizing staff to apply for a grant for the Maple Hill-Fox Hollow Path project. Staff requested and received a letter of support for the project from the Forest Preserve District of DuPage County (FPDDC), but not from the Maple Hill Homeowners Association (HOA). Following subsequent communication with the HOA, staff decided not to apply for the grant. HOA member concerns included the path location, the potential for crime along the path, and a potential increase in non-residents in the subdivision.

SCE Hocking stated, staff is requesting City Council approval to follow up with the HOA, FPDDC, and the Police Department regarding the HOA's concerns for the path project. If, after further consultation, the City is still interested, staff could apply for a grant in the next two years.

As to the HOA's concerns regarding the path, SCE Hocking added that the currently proposed path location coincides with an existing City sanitary easement through FPDDC property. Following discussion, it was proposed that the path could also include interpretive signage for environmental viewing; and ultimately, the path will connect Maple Hill residents with existing bike paths throughout the City for better recreational access.

Ald. Davolos recommended staff invite members of the Bicyclist and Pedestrian Advisory Commission to communicate with residents of Maple Hill subdivision regarding the positive impact the path can have on the entire community through the bikeway implementation plan.

Ald. Goodman added that an informal path already exists in the proposed project area, and the project would improve the existing path for continued use. Ald. Goodman expressed her opinion that several residents in the area of the proposed path are in favor of the project.

ALDERMAN LOCKETT MADE A MOTION, seconded by Ald. Davolos, to recommend the City Council direct staff to implement the follow-up actions outlined in Senior Civil Engineer Hocking's November 7, 2022, Maple Hill Fox Hollow Path Connection Next Steps Memo.

MOTION ADOPTED VIA VOICE VOTE

4. Review and file Community Development Department FY 2023 Work Program update
The Community Development Department's FY 2023 Work Plan update was presented for review. There were no comments.

NO COMMITTEE ACTION WAS TAKEN NOR REQUESTED

5. Review and file bi-monthly Code Enforcement Activity Report

The bi-monthly Code Enforcement Activity Report was presented for review. Ald. Aschauer commented on the number of enforcements presented in the report.

NO COMMITTEE ACTION WAS TAKEN NOR REQUESTED

G. MISCELLANEOUS

There were no miscellaneous items discussed.

H. ADJOURN

ALD. GOODMAN MADE A MOTION, seconded by Ald. Lockett to adjourn.

MOTION ADOPTED VIA VOICE VOTE

The meeting adjourned at 7:54 p.m.

Approved: _____

Dawn R. Grivetti, Executive Assistant/Deputy Clerk