

# CITY OF WARRENVILLE

## MEMORANDUM

To: Mayor Brummel and City Council  
From: Ronald Mentzer, Community and Economic Development Director <sup>RM</sup>  
Subject: AGENDA SUMMARY FOR JANUARY 9, 2023, COMMUNITY DEVELOPMENT COMMITTEE MEETING  
Date: January 5, 2023

Please contact the City Administrator or the corresponding Department head by noon on the day of the meeting if you have questions pertaining to agenda items or this summary.

### F. BUSINESS OF MEETING

1. Consideration of Staff Recommendation to Seek Focused No Further Remediation Letter for Old Town Redevelopment Site #2 (Attachment)

Included with the agenda backup material is a copy of the January 5, 2023, memorandum Community Development Department staff prepared to summarize the scope of groundwater iron related investigations the City's environmental engineering consultant has performed on and adjacent to Old Town Redevelopment Site #2, the results of those investigations, and its recommendations related to the elevated level of iron in the groundwater on the site.

SCE Hocking will present and address questions on this agenda item at the meeting.

**Committee Action Requested:** Recommend the City Council direct staff to proceed with the OTRS #2 no further remediation letter related recommendations and next steps detailed in the January 5, 2023, staff memorandum.

**Staff Recommendation:** Community and Economic Development Director Mentzer and Senior Civil Engineer Hocking recommend this action.

**Budgetary Impact:** None at this time.

**Other Resources Required:** Staff and consultant time to implement recommendations and next steps.

**Strategic Plan Goal:** Strategic Plan Goals: #1 Economic Development and #3 Open Space and Environment.

2. Consideration of the Adoption of Updated Building, Fire, and Electric Codes (Attachment)

Community Development Department staff are recommending the City adopt updated versions of the various building and fire codes and related amendments the City currently enforces. Chief Code Official (CCO) Michelle Lilley has prepared the January 5, 2023, memorandum included with the agenda backup material to provide background, additional information on the proposed revised codes and amendments, and details supporting the staff recommendation. A copy of proposed revised City Code provisions reflecting the adoption of the staff recommended updated codes and local amendments is attached to CCO's memo.

The most significant revisions staff is recommending to the City's local code amendments include:

- A. Section 903.2 in the Building and Fire Codes: Current local amendments require all non-residential buildings to be sprinkled. The proposed revised local amendments are modeled after Naperville and Wheaton's local amendments and would eliminate sprinkler requirement for smaller buildings (<5,000 sf) containing specific types of non-hazardous occupancies.
- B. Section 313.2 Residential Code: Current codes require duplexes to be fully sprinkled. The proposed amendments waive sprinkler requirement for duplexes that meet certain provisions (minimum of two means of egress, separation from the other dwelling unit with a two-hour rated fire wall, and the underside of stairs are protected with drywall). This would be substantially consistent with local code amendments in Naperville and Wheaton.

Community Development Department and Fire District staff met numerous times to cooperatively review and discuss the adoption of updated codes and local amendments that reflect the best interests of the community, balance the need to create safe built environments with affordability, and support desirable economic development. The Fire District supports the proposed amendments as outlined in the agenda backup material.

CCO Lilley will present and address questions on this agenda item at the meeting.

**Committee Action Requested:** Recommend the City Council pass an Ordinance adopting the updated codes and local amendments outlined in the January 5, 2023, memo from Chief Code Official Lilley.

**Staff Recommendation:** Community and Economic Development Director Mentzer and Chief Code Official Lilley recommend this action

**Budgetary Impact:** None

**Other Resources Required:** Staff and City Attorney time to prepare the ordinance(s) that would formally adopt these amendments.

**Strategic Plan Goal:** #5 Public Safety and #1 Economic Development

3. Consideration of Contract for Interview Room Recording System with Axon Enterprise, Inc. (Attachment)

This item was initially envisioned to be presented as a FY24 Decision Package; however, after taking into consideration various determining factors, it is now being presented to Council as a FY23 purchase consideration. The current Police Department interview room recording system, supplied by Closed Circuit Innovations (CCI), has been in place for 15 years and the technology and processes have become outdated and labor intensive for staff. With more frequent equipment failures, increased digital media sharing demands, and new laws, staff looked into updating the technology. As a result, Axon Enterprise, Inc.'s Interview Room Recording System (AIRR) is being recommended with a five-year contract and product warranty. As with other Axon products currently being utilized by the Department, digital data is saved to the Cloud, eliminating the use of City servers.

Justification for a FY23 purchase consideration includes the timing of the end of the contract with CCI (April 30, 2023), the Axon quote expiration (mid-January), and lead

time for new product installation (four to five months). A delay in the purchase of a new product would result in a forced one-year contract extension with CCI and an overlap of contracts for both vendors through April 30, 2024. The cost to enter into a five year AIRR contract with Axon Enterprise, Inc. is \$38,074.17, and is payable through five annual payments of approximately \$7,614.83. All facets of current Axon products have been performing well, and any calls for technical service have been met satisfactorily.

The following is included with the agenda backup material:

- Memo from Deputy Chief Dawson, dated December 19, 2022
- Axon Enterprise, Inc. price quote, expiring January 2023
- Fiscal Year 2024 Decision Package worksheet

PC Bonilla will present and address questions at the meeting.

**Committee Action Requested:** Recommend the City Council approve a five-year contract with Axon Enterprise, Inc. for the Axon Interview Room Recording System.

**Staff Recommendation:** Police Chief Bonilla and Deputy Chief Dawson recommend this action.

**Budgetary Impact:** Total cost for the five-year contract is \$38,074.17, spread out over five annual payments of \$7,614.83.

**Other Resources Required:** Staff time to oversee installation of the system.

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

4. Consideration of 2023 Operation Safe Celebration Sponsorship Request (Attachment)

Included with the agenda backup material is a request from the Operation Safe Celebration Committee (OSC) of Wheaton Warrenville South and Wheaton North High Schools for City Council sponsorship of 2023 post-prom events in the amount of \$500. The sponsorship is consistent with past Council support for the post-prom events since 2001. The request indicates the funding will be used to pay for School District 200 post-prom events and is open to all District 200 juniors and seniors. Approximately 600 students participated in 2021.

EA/DCC Grivetti will provide a brief presentation and be available to address questions on this project at the meeting.

**Committee Action Requested:** Recommend the City Council approve a \$500 sponsorship of the 2023 Operation Safe Celebration.

**Staff Recommendation:** Not applicable, as this is a City Council policy decision.

**Budgetary Impact:** \$500 from the City Council sponsorship line item. There is sufficient funding available in this line item for this expense in the FY 2023 Budget.

**Other Resources Required:** Not applicable.

**Strategic Plan Goal:** Not applicable.

5. Consideration to Allocate Electrical Aggregation Civic Contribution Funding to Trailhead Project Solar Improvements

In 2021/2022, the City received \$24,155 as part of the City's electrical aggregation program agreement with Eligo Energy. The Environmental Advisory Commission (EAC) was asked to review and make a recommendation how to use the funds for a specific City project. The EAC recommended using the contributions to fund solar power improvements on the Trailhead Project pavilion/bathroom building as well as for the solar powered charging bench that will be installed as part of the project. The total estimated cost of these improvements is estimated to be \$25,000. The City expects to receive \$8,300 in additional outside incentives for these improvements which means the City's total net project cost would be \$16,700. The remaining Eligo contributions would be used for other environmentally friendly projects recommended by the EAC.

SCE Hocking will be available to address questions on this project.

**Committee Action Requested:** Recommend the City Council allocate Eligo Energy civic contributions to the Trailhead Project solar power and charging bench improvements and to direct EAC to recommend other environmentally friendly projects to use the remainder of the funds.

**Staff Recommendation:** Senior Civil Engineer Hocking recommends this action.

**Budgetary Impact:** The recommended \$16,700 expense will be included in the proposed FY 24 budget.

**Other Resources Required:** Staff time to coordinate the implementation of these solar improvements.

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

6. Review and File Community Development Department FY 2023 Work Program Update (Attachment)

The Community Development Department's FY 2023 Work Plan identifies the specific projects and initiatives Department staff expects to advance during FY 2023. The Department has prepared a spreadsheet-based document to track progress on the various components of its FY 2023 Work Plan, which is included in the agenda backup.

CEDD Mentzer will be available to address questions regarding this update at the meeting.

**Committee Action Requested:** For informational purposes only.

**Staff Recommendation:** Not applicable.

**Budgetary Impact:** Not applicable.

**Other Resources Required:** Not applicable.

**Strategic Plan Goal:** Not applicable.

7. Review and File Retail Space Vacancy Report (Attachment)

The January 2023 Retail Space Vacancy Report Community Development Department staff prepared for the City is included in the agenda backup. On a positive note, overall retail vacancy rates have retreated to pre-pandemic levels.

CEDD Mentzer will be available to address questions regarding this report at the meeting.

**Committee Action Requested:** For informational purposes only.

**Staff Recommendation:** Not applicable.

**Budgetary Impact:** Not applicable.

**Other Resources Required:** Not applicable.

**Strategic Plan Goal:** Not applicable.

8. Review and File Bi-monthly Code Enforcement Activity Report (Attachment)

The Code Enforcement Activity Summary Report for the months of November and December 2022, is included in the agenda backup.

CCO Lilley will be available to address questions regarding this report at the meeting.

**Committee Action Requested:** For informational purposes only.

**Staff Recommendation:** Not applicable.

**Budgetary Impact:** Not applicable.

**Other Resources Required:** Not applicable.

**Strategic Plan Goal:** Not applicable.

**EA/DCC** – Executive Assistant/Deputy City Clerk, **Dawn Grivetti**

**PC** – Police Chief, **Sam Bonilla**

**SCE** – Sr. Civil Engineer, **Kristine Hocking**

**CCO** – Chief Code Official, **Michelle Lilley**

**CEDD** – Community and Economic Development Director, **Ron Mentzer**