

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

**Monday, January 9, 2023, 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, Craig Kruckenberg and John Lockett

Absent: None

Also Present: City Administrator Cristina White, Assistant City Administrator Alma Morgan, Police Chief Sam Bonilla, Community and Economic Development Director Ron Mentzer, Assistant Community Development Director Consuelo Arguilles, Senior Civil Engineer Kristine Hocking, Chief Code Official Michelle Lilley, 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**

Bob Siebert, 29W501 Albright Court, stated a concern about TIF #3 revenue generated by residential properties outside of the Airhart Development in the Stafford Place Subdivision.

**E. OFFICIALS AND STAFF COMMENTS**

Ald. Goodman wished everyone a happy new year, and thanked staff for their hard work in 2022.

**F. BUSINESS OF MEETING**

1. Consideration to seek focused no further remediation letter for Old Town Redevelopment Site #2

Senior Civil Engineer (SCE) Hocking stated staff is recommending to seek a focused no further remediation (NFR) letter for the Old Town Redevelopment Site #2 (OTRS #2), and an approved IEPA limited area groundwater ordinance that prohibits the installation and use of potable water supply wells on OTRS #2 and the adjacent Voegtle property.

She indicated that the City's project consultant performed extensive studies that indicate elevated iron concentrations in groundwater on and adjacent to OTRS #2. SCE Hocking noted that IEPA regulations do not require the City to address the elevated iron concentrations, and they do not pose a health risk to visitors to the site. She added that it would be cost prohibitive for the City to remediate groundwater on the site, and therefore, a focused NFR letter and adoption of a limited groundwater ordinance are recommended.

There was discussion regarding the investigative process and the potential source of iron on the site. SCE Hocking stated, staff speculates the iron came from fill applied to the site many years ago for the purpose of elevating the site for development.

There was further discussion of remediation processes necessary to bring the property to residential development standards, and whether any health concerns for recreational use of the property exist. SCE Hocking replied that iron is naturally occurring around the site as well as in the river itself. More information can be dispersed from the consultants via the City's communication resources to educate the public.

ALDERMAN LOCKETT MADE A MOTION, seconded by Ald. Davolos, to recommend the City Council direct staff to proceed with the OTRS #2 focused no further remediation letter related recommendations and next steps detailed in the January 5, 2023, staff memorandum.

MOTION ADOPTED VIA VOICE VOTE

2. Consideration of the adoption of updated building, fire, and electric codes

Chief Code Official (CCO) Lilley stated Community Development Department staff is recommending the City adopt updated versions of various building and fire codes with related local amendments similar to those of Naperville and Wheaton. She noted that, among other codes, the City currently enforces 2015 International Building and Residential Codes with local amendments, and staff is recommending replacing these regulations with the 2021 International Building and Residential Codes, with updated local amendments. She added that the Warrenville Fire Protection District has reviewed the recommended code changes and is in support of them.

CCO Lilley indicated that existing requirements for residential duplex properties to be sprinkled may prohibit "missing middle" developments within the City, and proposed local amendments to this requirement may encourage future development. There was additional discussion of sprinkler exemptions for small footprint commercial buildings to be similar to those of Naperville and Wheaton and other neighboring communities, making Warrenville more competitive in the market of commercial development. CCO Lilley noted the recommended local amendments are still more restrictive than the proposed international code requirements.

There was further discussion regarding the Fire District's support of the recommended changes, the anticipation of future small scale commercial and residential development, and the impact on flood hazard areas within the City.

ALDERMAN GOODMAN MADE A MOTION, seconded by Ald. Lockett, to 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.

MOTION ADOPTED VIA VOICE VOTE

3. Consideration of interview room recording system contract

Police Chief (PC) Bonilla stated the Police Department is seeking to upgrade the interview room recording system due to various inefficiencies of the current equipment and service provider. He indicated the contract with the current provider will expire in May 2023, and new equipment could take several months to acquire. As a result, a quote was sought from Axon Enterprise, Inc., the Department's current supplier of in-car and body worn camera systems, to allow for a more seamless integration of archived records. He noted, although this item was anticipated to be included in the FY 2024 Budget, it is advantageous to secure a contract sooner, as costs will increase by the end of January when the quote expires.

There was discussion regarding service related issues associated with existing equipment, loss of information, and integration with a new system.

There was further discussion regarding current information backup processes and potential cost savings with a new cloud-based service.

ALDERMAN GOODMAN MADE A MOTION, seconded by Ald. Davolos, to recommend the City Council approve a five-year contract with Axon Enterprise, Inc. for the Axon Interview Room Recording System.

MOTION ADOPTED VIA VOICE VOTE

4. Consideration of Council sponsorship of 2023 post prom event

Executive Assistant and Deputy City Clerk Grivetti stated that the Operation Safe Celebration Committee of Wheaton Warrenville South and Wheaton North High Schools has requested City Council sponsorship in the amount of \$500, for 2023 post-prom events. She added that the sponsorship is consistent with past Council support for post-prom events since 2001.

The Council's sponsorship policy limit of \$500 was discussed. Chairman Weidner addressed the two separate events planned for each school, and requested the City's sponsorship funds be used to benefit students from Warrenville.

Operation Safe Celebration Committee Representative Kathy Garazin replied, the largest cost to the planned events is from Main Event in Warrenville, which is the

location of the event planned for Wheaton Warrenville South students, and that the funds could be specifically allocated to this cost. She thanked the Council for their support of this year's events.

ALDERMAN LOCKETT MADE A MOTION, seconded by Ald. Goodman, to recommend the City Council approve a \$500 sponsorship of the 2023 Operation Safe Celebration post prom events.

MOTION ADOPTED VIA VOICE VOTE

5. Consideration of staff recommendation to allocate electrical aggregation civic contribution to Trailhead Project solar improvements

SCE Hocking stated that in 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 as to how to use the funds for a specific City project. She added that the EAC recommended using the contributions to fund solar power improvements on the Illinois Prairie Path Trailhead Project pavilion and bathroom building as well as for the solar powered charging bench that will be installed as part of the project.

SCE Hocking reported that the total 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, and allocated in the FY 2024 Budget. She indicated the remaining Eligo contributions would be used for other environmentally friendly projects recommended by the EAC.

ALDERMAN GOODMAN MADE A MOTION, seconded by Ald. Lockett, to 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.

MOTION ADOPTED VIA VOICE VOTE

6. 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

7. Review and file Retail Space Vacancy Report

The January 2023 Retail Space Vacancy Report was presented for review. It was reported that, overall, retail vacancy rates have returned to pre-pandemic levels.

NO COMMITTEE ACTION WAS TAKEN NOR REQUESTED

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

The bi-monthly Code Enforcement Activity Report was presented for review. Ald. Lockett commented on the number of signs reportedly removed from City rights-of-way.

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. Kruckenberg to adjourn.

MOTION ADOPTED VIA VOICE VOTE

The meeting adjourned at 7:50 p.m.

Approved: \_\_\_\_\_

\_\_\_\_\_  
Dawn R. Grivetti, Executive Assistant/Deputy Clerk