

CITY OF WARRENVILLE

MEMORANDUM

To: Mayor Brummel and City Council
From: Ronald Mentzer, Community and Economic Development Director *RM*
Subject: AGENDA SUMMARY FOR JANUARY 14, 2019, COMMUNITY DEVELOPMENT COMMITTEE MEETING
Date: January 10, 2019

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. 2015 International Solar Energy Provisions and Appendix "U"

In order to support more solar power installations within the City of Warrenville, staff is recommending the adoption of the 2015 International Solar Energy Provisions (ISEP) and its Appendix U. The City's existing construction regulations for solar installations are currently scattered throughout the City's various building and electrical codes. In addition, the Solar Rating and Certification Corporation (SRCC) standards referenced in the City adopted codes are not currently readily accessible to potential building permit applicants. The ISEP consolidates all solar building code-related requirements and design standards into a single, comprehensive, clear, and concise resource design professionals and building permit applicants can use to expedite the design, review, and approval of proposed new solar installations.

Appendix U requires new detached one and two-family dwellings and townhomes, with 600 square feet or more of roof area oriented between 110 degrees and 270 degrees of true north, to be designed and constructed with (i) a "solar ready zone," (ii) a pathway for conduit or plumbing between the solar ready zone and the electrical service panel or hot water system, and (iii) space in the main electrical service panel for a future solar electric installation circuit breaker. These requirements would add \$100 - \$200 to the cost of a dwelling, but would make it much easier and significantly less expensive for the homeowner to install a solar power system at a future date.

Chief Code Official Engebretson will make a brief presentation and be available to address questions at the meeting. A copy of the 2015 ISEP is available for review in the Aldermen's Office, at the Community Development Department, and at the following website link: <https://codes.iccsafe.org/content/ISEP2015>.

Committee Action Requested: Recommend the City Council adopt the 2015 International Solar Energy Provisions and its Appendix U.

Staff Recommendation: Community and Economic Development Director Mentzer and Chief Code Official Engebretson recommend this action.

Other Resources Required: \$80 for the purchase of International Solar Energy Provisions code books.

Strategic Plan Goal: #3 Open Space and Environment

2. IDOT Local Agency Agreement for Diehl Road Added-Turn-Lanes Project (Attachment)
The City has received a federal Surface Transportation Program (STP) funding commitment for 75% of the construction costs for the Diehl Road Added-Turn-Lanes Project. The 25% local share for construction would be cost shared 50/50 between the City and DuPage County Department of Transportation (DuDOT) pursuant to an existing intergovernmental agreement between the two entities. The construction engineering costs will be paid 100% with local funds, which will also be cost shared 50/50 between the City and DuDOT. The Local Agency Agreement (LAA), included with the agenda backup materials, documents the City's commitment to pay the local costs of the Project. The Illinois Department of Transportation (IDOT) is currently reviewing the LAA and the City will sign the LAA after IDOT's review and approval. Sr. Civil Engineer Hocking will be available to address questions at the meeting.

Committee Action Requested: Recommend the City Council pass a resolution approving the Local Agency Agreement for federal participation for the Diehl Road Added-Turn-Lanes Project, which involves the cost sharing of \$214,193 in federal funds and \$127,164 in local funds.

Staff Recommendation: Deputy Public Works Director Kuchler and Senior Civil Engineer Hocking recommend this action.

Budgetary Impact: Sufficient funding for the City's share of this project will be incorporated into the proposed FY20 Budget.

Other Resources Required: Significant staff time to coordinate construction with IDOT, DuDOT, contractor, and consultants.

Strategic Plan Goal: #1 Economic Development

3. Diehl Road Added-Turn-Lanes Project Construction Engineering Agreement (Attachment)
The December 21, 2018, proposal staff obtained from James J. Benes & Associates (Benes) describes the scope of construction observation, IDOT document generation, and required materials testing Benes and its sub-consultant's would perform on the Diehl Road Added-Turn-Lanes Project. As described in the previous agenda item, the construction engineering costs would be paid 100% with local funds, which will be cost shared 50/50 between the City and DuDOT.

Staff followed the City's Qualifications Based Selection process to choose an engineering firm. Benes is the engineering firm that prepared the preliminary and final engineering design documents for this project. Staff has also reviewed the costs associated with this proposal and found them to be reasonable for this type of work. Sr. Civil Engineer Hocking will be available to answer questions at the meeting. Copies of Benes' engineering

proposal, the City's proposed engineering contract, and the related City approval resolution are included with the agenda backup materials.

Committee Action Requested: Recommend the City Council pass a resolution approving the contract with James J. Benes & Associates, Inc., for the construction engineering of the Diehl Road Added-Turn-Lanes Project in the amount of \$35,367.

Staff Recommendation: Deputy Public Works Director Kuchler and Senior Civil Engineer Hocking recommend this action.

Budgetary Impact: Sufficient funding for this consulting assistance will be included in the proposed FY 2020 Budget.

Other Resources Required: Staff time to coordinate with the engineering consultant.

Strategic Plan Goal: #1 Economic Development

4. Southwest District Redevelopment Site #1 Request for Proposals Responses (Attachment)

In mid-November 2018, the City published and distributed a request for proposals (RFP) for the potential sale and redevelopment of City-owned Southwest District Redevelopment Site #1 (SDRS#1). The City received two proposals in response to this RFP. The City's Economic Development Representatives (EDR) met on January 2, 2019, to review the proposals and develop "next step" recommendations for City Council consideration. Copies of the proposals are attached to the Community and Economic Development Director Mentzer's memorandum, dated January 9, 2019, which summarizes the Economic Development Representatives' evaluation of the proposals and "next step" recommendations. A copy of the memo is included with the agenda backup materials.

Community and Economic Development Director Mentzer will present the EDR's review conclusions and next step recommendations at the meeting. Representatives of Two Brothers Brewing will attend the meeting and be available to address questions.

Committee Action Requested: Recommend the City Council (i) designate Ebel Properties, LLC as the "Preferred Purchaser and Developer" of Southwest District Redevelopment Site #1, (ii) authorize Ebel Properties, LLC to proceed with a Plan Commission courtesy review of their combined development proposal for the northeast and northwest corners of the Route 59/Route 56 intersection, and (iii) direct staff and the City's redevelopment attorney to negotiate a land sales and redevelopment agreement with Ebel Properties, LLC, which would incorporate and address the City's expectations outlined in Exhibit D attached to Community and Economic Development Director Mentzer's memorandum, dated January 9, 2019.

Staff Recommendation: City Administrator Coakley and Community and Economic Development Director Mentzer recommend this action.

Budgetary Impact: None at this time.

Other Resources Required: City staff, EDR, and City redevelopment attorney time to negotiate recommended land sale and redevelopment agreement.

Strategic Plan Goal: #1 Economic Development

5. Draft FY 2020 Citywide Work Plan (Attachment)

This item will be on the Committee of the Whole agendas until the budget workshop in March to give the Committees an opportunity to review and provide feedback. A copy of the proposed work plan is included with the agenda backup materials for reference.

Committee Action Requested: For review and input purposes. No action is requested.

Staff Recommendation: Not applicable.

Budgetary Impact: Not applicable.

Other Resources Required: Not applicable.

Strategic Plan Goal: Not applicable.

6. Quarterly Economic Development Activity Report (Attachment)

The Quarterly Economic Development Activity Report, dated January 10, 2019, summarizes the various “pieces” of economic development-related information staff has forwarded to the City Council since September 2018. Its distribution also affords the City Council a formal opportunity to discuss, in detail, any of the individual economic development-related updates they have received since this information was last presented. Community and Economic Development Director Mentzer will be available to address questions at the meeting. A copy of the report is included with the agenda backup materials.

Committee Action Requested: For informational purposes only.

Staff Recommendation: Not applicable.

Budgetary Impact: Not applicable.

Other Resources Required: Not applicable.

Strategic Plan Goal: #1 Economic Development

7. Commercial Space Vacancy Report (Attachment)

The Commercial/Retail Inventory Summary Report, dated January 2019, documents the location and amount of vacant commercial/retail space available throughout the City of Warrenville. A copy of the report is included with the agenda backup materials. At this time, there are 92,629 square feet of vacant commercial space available in the City of Warrenville, which equates to a 12% overall commercial/retail space vacancy rate. The overall vacancy rate in the City has fallen by approximately 2% since September 2018, primarily due to Button Man Printing’s occupancy of the former MB Bank space at the southwest corner of Route 56 and Batavia Road.

Committee Action Requested: For informational purposes only.

Staff Recommendation: Not applicable.

Budgetary Impact: Not applicable.

Other Resources Required: Not applicable.

Strategic Plan Goal: #1 Economic Development

8. FY 2019 Work Program and Decision Package Updates (Attachment)

As part of the FY 2019 Budget process, the Community Development Department presented its detailed work program to the City Council. The work program identifies the specific projects and initiatives Community Development Department staff expects to

advance during the fiscal year, in addition to its normal, day-to-day, core operational and service-delivery responsibilities. The work program helped Community Development Department staff and the City Council establish realistic expectations and plan for the priority projects and initiatives that would be advanced in FY 2019.

Staff has updated the FY 2019, work program to reflect the current status of its various components. Community and Economic Development Director Mentzer will be available to address questions at the meeting. A copy of the report is included with the agenda backup materials.

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.

9. Bi-Monthly Code Enforcement Activity Report (Attachment)

A copy of the Code Enforcement Activity Summary Report for the months of November and December 2018, is included with the agenda backup materials.

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.