

**CITY OF WARRENVILLE
COMMUNITY DEVELOPMENT
COMMITTEE OF THE WHOLE
REGULAR MEETING
Monday, January 10, 2022, at 7:00 p.m. at City Hall
28W701 Stafford Place**

In accordance with Governor Pritzker’s Disaster Proclamation, Section 7(e) of the Illinois Open Meetings Act, 5 ILCS 120/7(e), and a determination by Chairman Bill Weidner, **this meeting was held virtually.**

MINUTES

A. CALL TO ORDER

Chairman Weidner called the meeting to order at 7:00 p.m., explaining the virtual meeting protocol according to the Open Meetings Act, 5 ILCS 120/7(e), and the Governor’s Executive Orders.

B. ROLL CALL

Physically Present: None

Virtually Present: Chairman Weidner, Mayor David Brummel, and Aldermen: Jay Anderson, Stu Aschauer, Clare Barry, Kathryn Davolos, Leah Goodman, and Jeff Krischel

Absent: None

Also Physically Present: City Administrator John Coakley, Assistant City Administrator Cristina White, and Community and Economic Development Director Ron Mentzer

Virtually Present: 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

There were no comments from the public.

E. OFFICIALS AND STAFF COMMENTS

Ald. Goodman stated, Fermilab’s virtual open house is planned for February 9-13, 2022. She encouraged residents to submit artwork by January 26, for the community art gallery. More information can be found on their website at: fnal.gov/events/openhouse.

F. BUSINESS OF MEETING

1. Consideration of designation of interim and ongoing Community Development Committee Vice Chairman

Chairman Weidner stated, with Ward 2 Alderman Wilson's resignation on December 31, 2021, there is a need to designate an interim and ongoing Vice Chairman for the Community Development Committee of the Whole. He added that Ald. Krischel has volunteered to serve as Vice Chairman of the committee.

Ald. Goodman noted the other aldermanic liaison vacancies on the list and volunteered to serve on the Prairie Path workgroup. CEDD Mentzer stated the remaining and impending vacancies on the list will be discussed at a later date. Ald. Aschauer added that vacancies created by the resignation of a Ward 1 Alderman should be filled by a Ward 1 Alderman. Chairman Weidner recognized the aldermen's comments and stated they would be duly noted for upcoming discussions.

ALDERMAN GOODMAN MADE A MOTION, seconded by Ald. Davolos, to designate Alderman Krischel to serve as the interim Vice Chairman for the January 10, 2022, Community Development Committee of the Whole meeting, and recommend the City Council designate Alderman Krischel to serve as the ongoing Vice Chairman of the Community Development Committee of the Whole.

ROLL CALL VOTE:

Aye: Alds: Goodman, Anderson, Weidner, Krischel, Barry, Aschauer, and Davolos
Nay: None

MOTION CARRIES

2. Informational report on population data from Stafford Place and Warrenville Horizon
Community and Economic Development Director (CEDD) Mentzer offered an informational report on population data following the final review and approval process for the Stafford Place and Warrenville Horizon housing projects. He noted that the City Council approved a reduction in impact fees for each project based on the developer's contention that each development would generate significantly fewer residents than the City's standard impact fee formulas.

CEDD Mentzer reviewed the estimated and actual populations generated by each development, and noted that an analysis of the data shows the Stafford Place developer's assumption that fewer residents would occupy homes in this development was accurate, as the actual population is significantly lower than the City Code population projection tables suggest for single-family detached homes. Likewise, he added, the Warrenville Horizon senior housing development reduced impact fee approval was based on a comprehensive evaluation of actual occupancy levels in the 13 other similar projects the developer has constructed in the Chicago suburban market, and the actual population figure is also less than the City Code population projection.

CEDD Mentzer summarized that the City's process for evaluating impact fee reduction requests is appropriate, and the approved reductions were also appropriate following final review of actual occupancy data.

Ald. Aschauer noted that all but one home in the Stafford Place development are occupied and asked if there is a process to estimate the population in the development again in three years, to see if it has changed. CEDD Mentzer replied, the School District

provides student population in the Tax Increment Finance (TIF) district on an annual basis, and staff can track the information and report back to the Council in three years.

Ald. Goodman suggested more population data can be gathered during a special census. She also recommended this information be shared with other taxing districts affected by the developments.

NO COMMITTEE ACTION WAS TAKEN NOR REQUESTED

3. Informational presentation from FY 2021 TIF District 3 and 4 Joint Review Board meetings

CEDD Mentzer stated, following the Fiscal Year 2021 audit, City staff and the TIF attorney prepared an annual report of fiscal activity for FY 2021 in each TIF district. Staff then met with the Joint Review Board for each district, which includes representatives from key overlapping taxing districts, to discuss the reports and review the effectiveness and status of each TIF district.

CEDD Mentzer reported on the progress of private developments and public investment in TIF #3 during FY 2021, consisting of the Stafford Place residential development, Warrenville Horizon Senior Living Community, and the former Citgo Property in the Old Town /Civic Center area.

Several Aldermen stated their approval of the redevelopment and progress seen in TIF #3 and the financial advantage the City will gain from its redevelopment.

CEDD Mentzer continued to report on the progress of TIF district #4 in the southwest/ Route 59 corridor during FY 2021. The active residential development projects included in this district are Lexington Trace Townhomes and Everton Townhomes and Apartments.

There was discussion regarding whether or not the residential construction was on pace with the projected completion schedule proposed during the review and approval of each planned unit developments (PUD), and the commercial developments in the districts as well. CEDD Mentzer indicated the townhomes in the Lexington Trace project have sold quicker than originally projected while the townhomes in the Everton project have sold slower than originally projected. He added that the Everton developers are motivated to sell the remaining commercial lots, but the PUD regulations for the project prohibit gas stations on the property, and that is one of the uses most interested in the vacant property. Ald. Davolos stated and Mayor Brummel concurred, commenting that this is a good example of the proper development of a TIF district.

NO COMMITTEE ACTION WAS TAKEN NOR REQUESTED

4. Discuss Draft FY 2023 Citywide Work Plan

Assistant City Administrator (ACA) White presented the Citywide Work Plan. She noted the only addition to the plan since it was last presented is a Tier 1 project to

coordinate the application for a special census to capture addition populations resulting from current developments.

Ald. Goodman asked if staff had an opportunity to discuss the addition of a solar project to the Citywide Work Plan. There was discussion regarding the inclusion of a solar project on a department work plan rather than on the Citywide plan. ACA White stated Public Works intends to include a solar project on the department work plan.

5. Review and file Community Development Department FY 2022 Work Program Update
The Community Development Department FY 2022 Work Plan was presented for review. There were no comments from members of the Committee.

NO COMMITTEE ACTION WAS TAKEN NOR REQUESTED

6. Review and file bi-monthly Code Enforcement Activity Report
The Community Development Department Bi-Monthly Code Enforcement Activity Summary Report was presented for review. There were no comments regarding the report.

NO COMMITTEE ACTION WAS TAKEN NOR REQUESTED

G. MISCELLANEOUS

There were no miscellaneous items discussed.

H. ADJOURN

ALD. DAVOLOS MADE A MOTION, seconded by Ald. Aschauer to adjourn.

MOTION ADOPTED VIA VOICE VOTE

The meeting adjourned at 8:00 p.m.

Approved: January 17, 2022



Dawn R. Grivetti, Executive Assistant/Deputy Clerk