

**CITY OF WARRENVILLE
COMMUNITY DEVELOPMENT
COMMITTEE OF THE WHOLE
REGULAR MEETING
Monday, March 13, 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, Public Works Director Phil Kuchler, Community and Economic Development Director Ron Mentzer, Assistant Community Development Director Consuelo Arguilles, Civil Engineer David Romero, Management Analyst Kristin Youngmeyer, 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

There were no comments from the public.

E. OFFICIALS AND STAFF COMMENTS

Mayor Brummel thanked the Warrenville Fire District and Police Department for their participation in the Special Olympics Illinois Polar Plunge and for raising over \$3,000 for a worthy cause.

F. BUSINESS OF MEETING

1. Consideration of Bike Rodeo event partial street closures request

Management Analyst (MA) Youngmeyer stated that the Bicyclist and Pedestrian Advisory Commission (BPAC) is recommending City Council approve the closure of a section of Stafford Place for the Bike Rodeo event to be held on Saturday, May 20, 2023.

ALDERMAN GOODMAN MADE A MOTION, seconded by Ald. Davolos, to recommend the City Council authorize the partial closure of Stafford Place for the

annual Bike Rodeo event, as stated in the March 9, 2023, memo from Management Analyst and BPAC Staff Liaison Youngmeyer.

MOTION ADOPTED VIA VOICE VOTE

2. Consideration of solicitations for Bike Rodeo event

MA Youngmeyer stated that BPAC is requesting authorization to solicit local businesses for donated items to be used as prizes and monetary donations to purchase additional prizes for the annual Bike Rodeo on May 20, 2023. She went on to describe the details of the event which will be held from 9:00 a.m. – 11:00 a.m.

ALDERMAN LOCKETT MADE A MOTION, seconded by Ald. Goodman, to recommend the City Council approve the request to solicit donations for the seventeenth annual Bike Rodeo event on May 20, 2023.

MOTION ADOPTED VIA VOICE VOTE

3. Consideration of EAC Magnolia tree sapling distribution recommendations

Civil Engineer (CE) Romero reminded the Committee that on March 16, 2020, City Council approved a contract with a horticulturalist to obtain 100 cuttings from the magnolia tree previously located at the northeast corner of Route 56 and Batavia Road. At the time of approval, it was anticipated that the cuttings would be ready for distribution at the 2023 Arbor Day event. CE Romero stated that only 50 cuttings survived, and their viability is not guaranteed.

CE Romero presented the Environmental Advisory Commission's (EAC) recommended plan for distribution of the tree seedlings at the 2023 Arbor Day event on April 28.

There was discussion regarding the results of the cutting and propagation process, and the plan of distribution if fewer than 50 cuttings survive. Ald. Kruckenberg stated the City should feel fortunate to receive 50 percent of the original cuttings, as rooting magnolia trees in this way can be difficult and challenging. There was additional information as to where the City plans to plant their assigned trees.

ALDERMAN LOCKETT MADE A MOTION, seconded by Ald. Davolos, to recommend the City Council approve the Environmental Advisory Commission recommendations as listed on the March 13, 2023, EAC memo.

MOTION ADOPTED VIA VOICE VOTE

4. Consideration to order four Dodge Durango Police Pursuit Vehicles

Public Works Director (PWD) Kuchler stated that the environment for ordering vehicles remains challenging for the City. The four hybrid Ford Explorers that were ordered last fall were not delivered when scheduled, and staff was recently informed that the company is having trouble producing the hybrid vehicles. PWD Kuchler said

staff made the decision to switch to non-hybrid vehicles in the greater likelihood that the City would actually receive the vehicles.

PWD Kuchler added that last week, staff was notified of a limited opportunity to order Dodge Police Interceptors. Considering the ordering challenges already experienced, and in an effort to remain on schedule with fleet replacements, he stated that staff is pursuing the FY 2024 purchases now. Following discussions between the Public Works Department, Police Department, and the City vendor that accessorizes the vehicles, staff made the decision to place an order for four Dodge Durango Police Pursuit vehicles. He added that funding for four replacement vehicles is included in the proposed FY 2024 Budget, and due to the limited time available, the order requires City Council approval and a purchase order within 30 days.

PWD Kuchler explained that Dodge does not offer a hybrid option, and Ford cannot guarantee the production or delivery of hybrid vehicles any time soon. Therefore, staff is recommending the purchase of these four non-hybrid vehicles. He added that staff intends to return to ordering hybrid Ford Explorer Police Interceptors in future fiscal years, when they are next available.

Ald. Goodman expressed her disappointment with staff's initial description of the cost savings of switching to non-hybrid vehicles. Chairman Weidner clarified and PWD Kuchler agreed, that the cost savings is only in the purchase price of the vehicle, and not the overall savings throughout the life of the vehicle.

ALDERMAN LOCKETT MADE A MOTION, seconded by Ald. Davolos, to recommend the City Council pass a resolution approving the purchase of four 2023 Dodge Durango Police Pursuit Vehicles from Sunnyside Company of McHenry, Illinois, for \$166,762, based on the McHenry County Sheriff's contract prices.

MOTION ADOPTED VIA VOICE VOTE

5. Consideration to increase number of adult use cannabis dispensary special use permits
Community and Economic Development Director (CEDD) Mentzer provided a status update of the adult use cannabis dispensary approvals in the City, and solicited the Council's interest in potentially amending the Zoning Ordinance to allow for a potential additional special use approval of a dispensary in the City.

CEDD Mentzer indicated that the City's only adult use cannabis dispensary special use permit has been issued to a vendor that has not yet secured a State license to dispense cannabis at its Warrenville location, and the permit is set to expire in September 2023. He added that the City has received several inquiries regarding the feasibility of locating a dispensary in the Cantera Development, which currently does not qualify as a location for a dispensary under the Zoning Ordinance. Staff has observed that numerous dispensaries operating in nearby DuPage County communities appear to have little to no negative impact on the character or safety of the areas they are located in.

Therefore, he noted, the City's Economic Development Representatives have recommended the City Council direct staff to work with the Plan Commission to consider potential Zoning Ordinance text amendments to increase the number of dispensaries allowed, and make it possible for a dispensary to operate within the Cantera Planned Unit Development (PUD). CEED Mentzer added that, in addition to the City's Zoning Ordinance text amendment, any applicant proposing a dispensary in Cantera would have to seek an amendment to the Cantera PUD regulations as well.

There was discussion as to how and why Cantera was chosen. CEDD Mentzer replied that there are several properties that qualify in other areas of the City, however, given the interest the City has received for certain properties in the Cantera Development, a zoning amendment could allow a dispensary in this area as well.

There was discussion regarding how long the process could take to make the proposed amendments to allow for another dispensary permit to be issued, and the presumed impact dispensaries have on their surrounding neighborhoods. CEDD Mentzer determined that the concerns of the past do not seem to have come to fruition for other communities that have active dispensaries, and the length of the process could depend on public response to any proposed changes.

Ald. Goodman suggested staff get additional feedback from others who were not involved in the earlier process of allow dispensaries in the City to gain additional prospective.

There was a consensus among the Committee to allowing a second permit.

ALDERMAN LOCKETT MADE A MOTION, seconded by Ald. Krischel, to recommend the City Council direct the Plan Commission conduct a public hearing to consider potential Zoning Ordinance text amendments that would (i) increase the number of dispensary special use permits available in the City from one to two and (ii) make it possible for a dispensary to operate within the Cantera PUD.

MOTION ADOPTED VIA VOICE VOTE

6. Discussion of proposed FY 2024 Citywide Work Program

There were no comments regarding the FY 2024 Citywide Work Plan.

7. Consideration to submit Special Census cost estimate request

Assistant Community Development Director Arguilles stated that since the 2020 Census, a number of residential developments have been completed and occupied within the City, causing staff to believe the City's population has increased significantly enough to warrant a Special Census. She added that a Request for Cost Estimate application must be submitted to the U.S. Census Bureau in order to begin the process.

There was discussion regarding the area chosen to be re-counted. It was noted that the Census Bureau requires a municipality first indicate a census tract, then add any smaller contiguous census blocks to be included in the Special Census.

Mayor Brummel clarified the need for a Special Census, indicating the estimated substantial increase in annual shared tax revenue the City would receive once the increased population in the newer residential projects is counted would outweigh the initial cost for the Special Census.

ACDD Arguilles added that staff is estimating a Special Census could count an additional 2,900 residents within the re-counted area.

ALDERMAN LOCKETT MADE A MOTION, seconded by Ald. Aschauer, to recommend the City Council authorize staff to submit a Request for Cost Estimate (RCE) application to the U.S. Census Bureau which would include a letter signed by the Mayor requesting a special census be conducted in the City of Warrenville.

MOTION ADOPTED VIA VOICE VOTE

8. Review actual parking use data for new apartment projects

CEDD Mentzer presented the results of a parking analysis staff recently conducted on the four new apartment projects recently completed in the City. Based on observed and gathered information, CEDD Mentzer concluded that the City's standard parking requirements are outdated, and require significantly more parking spaces than are actually necessary.

Members of the Committee were in agreement that the City should revise the parking requirements contained in the Zoning Ordinance to be more reasonable and consistent with present day needs.

NO COMMITTEE ACTION WAS TAKEN NOR REQUESTED

9. Review and file Community Development Department FY 2023 Work Program update

Ald. Goodman noted an error with the expected completion date of item T1-6 on the work plan.

NO COMMITTEE ACTION WAS TAKEN NOR REQUESTED

10. Review and file Economic Development Activity Report

There were no comments.

NO COMMITTEE ACTION WAS TAKEN NOR REQUESTED

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

The bi-monthly Code Enforcement Activity Report was presented for review. There were no comments.

NO COMMITTEE ACTION WAS TAKEN NOR REQUESTED

G. MISCELLANEOUS

There were no miscellaneous items discussed.

H. ADJOURN

ALD. LOCKETT MADE A MOTION, seconded by Ald. Davolos to adjourn.

MOTION ADOPTED VIA VOICE VOTE

The meeting adjourned at 8:05 p.m.

Approved: March 20, 2023



A handwritten signature in black ink, appearing to read "David Lockett", is written over a horizontal line.