

CITY OF WARRENVILLE  
CITY COUNCIL

Minutes of Regular Meeting  
Held virtually on Monday, May 17, 2021  
At Warrenville 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 the Mayor of the City of Warrenville, this meeting was held virtually.

I. OPENING CEREMONIES

A. Call to Order

Mayor Brummel called the meeting to order at 7:00 p.m.

B. Roll Call

Present: Mayor David Brummel, Aldermen: Jay Anderson, Stu Aschauer, Clare Barry, Kathy Davolos, Leah Goodman, Jeff Krischel, Bill Weidner, and Robert Wilson

Absent: None

Also Present: City Administrator John Coakley, Assistant City Administrator Cristina White, Finance Director Kevin Dahlstrand, Community and Economic Development Director Ron Mentzer, Public Works Director Phil Kuchler, Police Chief Ray Turano, Attorney Brooke Lenneman, and City Clerk Julie Clark

Also Absent: None

C. Pledge of Allegiance

Mayor Brummel led the Pledge of Allegiance.

D. Proclamation for National Bike Month, May 2021

Mayor Brummel proclaimed May 2021, as National Bike Month in the City of Warrenville, and urged all residents to join him in this special observance.

E. Public Hearing to Amend the City of Warrenville Electric Aggregation Plan of Governance and Operations

Alderman Barry made a motion, seconded by Alderman Goodman, to open the public hearing at 7:07 p.m., to amend the City of Warrenville Electric Aggregation Plan of Governance and Operations.

ROLL CALL VOTE:

Aye: Aldermen: Barry, Goodman, Weidner, Krischel, Anderson, Davolos, Aschauer, and Wilson

Nay: None

MOTION ADOPTED

Discussion: There were no questions or comments.

Alderman Goodman made a motion, seconded by Alderman Barry, to close the public hearing.

ROLL CALL VOTE:

Aye: Aldermen: Davolos, Aschauer, Krischel, Weidner, Wilson, Barry, Goodman, and Anderson

Nay: None

MOTION ADOPTED

The public hearing was closed at 7:10 p.m.

- F. Presentation by Vintage Luxury Homes – Sundance Development Project  
Bailey Hernandez of Vintage Luxury Homes, read through a description of the proposed “co-opdom” project, which includes the rehabilitation of the now empty office space for a member-based office suite usage and an additional 48 luxury row homes, between \$400,000 and \$450,000.

Discussion followed with some concerns over the shared parking between residents and those utilizing the member-based office space. This would be the fourth location of this type for Vintage Luxury Homes. Traffic was another concern, which was addressed by Community and Economic Development Director (CEDD) Mentzer who replied that traffic will be less than that of a ‘typical’ office building. CEDD Mentzer also reassured the Council that parking issues are not a foreseeable issue. CEDD Mentzer further added that, while this is a significant diversion from the original plan for Cantera, it has become apparent that this is where the future is headed, and this mixed-use property will be an asset to Cantera.

II. CITIZENS COMMENTS

Tim Cosgrove, 3S050 Glen Drive North, voiced his concerns about the parking in the development proposed by Vintage Luxury Homes. He said he had searched for another example of a two-car garage with no available parking in the driveway, as proposed, to see how it functions for residents, but could not find anything like it. He added that, with an eight-foot apron, there is no space to do anything.

Bob Siebert, Albright Court, stated, in his experience, the 40-scale landscape used by Vintage Luxury Homes for the proposed development is not used by landscapers. He indicated it should be eight or one-quarter scale. He is also concerned that this project is not beneficial to the citizens of Warrenville.

Colin Wilkie, Warrenville Friends of the 4th, reported there will be a professional fireworks display on July 3, 2021, however, there will be no parade or Cerny Park celebration. He assured the Council that the full celebration will be back in 2022.

III. OFFICIALS AND STAFF COMMENTS

- A. Mayor

Mayor Brummel called on Finance Director (FD) Dahlstrand, who shared that the City received the twenty-eighth Certificate of Achievement in Financial Reporting from the Government Finance Officers Association.

Mayor Brummel stated that the recently held paper shredding and electronics recycling event was wildly successful, and more shredding events will be added in the future.

He also added, National Night Out will happen on August 3, 2021, and reminded the Council that the Public Works open house will be Thursday May 20, 2021, from 3:00 p.m. to 7:00 p.m. He also noted that there is a food drive happening simultaneously with the Public Works Open House.

B. Clerk  
No report

C. Treasurer  
No report

D. Aldermen  
Alderman Anderson thanked CEDD Mentzer and the Planning and Zoning Commission for their commitment and for their efforts related to the project presented tonight.

Alderman Aschauer congratulated FD Dahlstrand and staff for being awarded the Certificate of Achievement in Financial Reporting. He further extended his appreciation to the Public Works Department, adding, he recently had the pleasure of seeing staff's hard work first hand, while watching them replace streetlight poles.

Alderman Barry also congratulated FD Dahlstrand and staff for the great job year after year, and thanked Warrenville Friends of the 4<sup>th</sup> for the fireworks display planned for July 3.

Alderman Davolos thanked FD Dahlstrand and staff, as well as Warrenville Friends of the 4<sup>th</sup> and expressed her appreciation for more recycling events.

Alderman Goodman also echoed appreciation to FD Dahlstrand and staff. She encouraged people to continue to wear masks, despite the new announcement by Governor Pritzker. She is hoping to see 70-80% vaccination rate by July 4. She also noted that there are COVID-19 assistance programs to help residents with internet fees, should anyone need assistance.

Alderman Krischel asked if the new street sweeper will be on display at the Public Works open house on Thursday.

Alderman Wilson voiced his appreciation to FD Dahlstrand and staff for getting all the figures together and keeping Warrenville looking good.

E. City Administrator John Coakley stated as a resident and employee, he is excited to see a light at the end of the COVID-19 tunnel, with the Warrenville Friends of the 4<sup>th</sup> scheduling a fireworks display. He commented that, despite the new announcement from the Governor, the City will keep current policies in place until a plan can be put together that is safest for all. He asked for patience as this new path is navigated coming out of the pandemic.

F. City Attorney Brooke Lenneman  
No report.

IV. APPROVAL OF AGENDA

The following items were removed from the Consent Agenda for discussion:

VI. H. Resolution R2021-33 supporting restoration of LGDF revenue

VI. N. Plan Commission recommendation for Sundance Development at 28301 Ferry Rd

Alderman Weidner made a motion, seconded by Alderman Davolos, to approve the agenda for the May 17, 2021, City Council regular meeting as amended.

ROLL CALL VOTE:

Aye: Aldermen: Barry, Weidner, Krischel, Wilson, Aschauer, Goodman, Anderson, and Davolos

Nay: None

MOTION ADOPTED

V. APPROVAL OF MINUTES

Alderman Weidner made a motion, seconded by Alderman Wilson, to approve the minutes of the May 3, 2021, City Council regular meeting, and the minutes of the May 10, 2021, Community Development Committee meeting.

ROLL CALL VOTE:

Aye: Aldermen: Krischel, Wilson, Anderson, Barry, Goodman, Davolos, Weidner, and Aschauer

Nay: None

MOTION ADOPTED

VI. CONSENT AGENDA – OMNIBUS VOTE

A. Accept staff recommendation, waive second reading, and pass ordinance O2021-17, adopting an amended electrical aggregation plan of operation and governance

B. Accept staff recommendation, waive second reading, and pass ordinance O2021-18, amending City Code regarding the duties of the City Treasurer and Deputy Treasurer, and the Duties and Title of Director of Finance

- C. Accept Community Development Committee recommendation, waive second reading, and pass ordinance O2021-19, approving the re-authorization and extension of the Temporary Auxiliary Outdoor Seating Area Program until December 1, 2021
- D. Accept Community Development Committee recommendation, waive competitive bidding, and pass resolution R2021-29, approving a contract with Metropolitan Pump Company in the amount of \$25,240.00, to replace the filter and SCADA controls at Well #9 on Warrenville Road
- E. Accept Community Development Committee recommendation, waive competitive bidding, and pass resolution R2021-30, approving a contract with Metropolitan Pump Company in the amount of \$29,689.00, to replace a control panel at the Warren Avenue lift station
- F. Accept Mayor Brummel's recommendation and pass resolution R2021-31, extending the duration of the March 16, 2020, Declaration of Emergency until the adjournment of the next regular, special, or emergency meeting of the City Council
- G. Accept staff recommendation and pass resolution R2021-32, approving an agreement with Mad Bomber Fireworks Productions for an Independence Day fireworks display on July 3, 2021, and authorizing Mayor Brummel to execute the agreement
- H. Removed for Discussion
- I. Accept staff recommendation and pass resolution R2021-34, approving a one year renewal of the agreement between the City of Warrenville and Compass Minerals American, Inc. for the purchase of bulk rock salt
- J. Accept staff recommendation and pass resolution R2021-35, approving the expenditure of Motor Fuel Tax revenue in the amount of \$305,473.10, during Fiscal Year 2022, for the maintenance of streets and highways as required under the Illinois Highway Code
- K. Accept Community Development Committee recommendation, waive competitive bidding, and pass resolution R2021-36, approving an agreement with AVI for audio and video equipment upgrades for City Council Chambers in an amount not to exceed \$27,814
- L. Approve the City Council Committee and Aldermanic Assignments as presented
- M. Accept staff recommendation and approve the City of Warrenville Fireworks and Pyrotechnics Permit issued to Mad Bomber Fireworks Productions for an Independence Day fireworks display on July 3, 2021

- N. Removed for Discussion
- O. Accept Community Development Committee recommendation and direct staff to implement the Trailhead Project Implementation Action Plan
- P. Accept Community Development Committee recommendation and designate Mayor Brummel and Alderman Wilson to represent the City Council on the Old Town Redevelopment Site #2 Site Planning Advisory Group
- Q. Receive and file minutes of the Inclusion, Diversity, Equity, and Awareness Commission meeting held on March 10, 2021
- R. Receive and file minutes of the Bicyclist and Pedestrian Advisory Commission meeting held on April 13, 2021
- S. Receive and file minutes of the Plan Commission and Zoning Board of Appeals meeting held on May 6, 2021
- T. Receive and file report of invoices paid up to May 12, 2021, in the amount of \$18,975.54
- U. Authorize expenditures for invoices due on or before June 7, 2021, in the amount of \$210,593.96
- V. Receive and file report of Master Debit Card Expenditures for the month of April 2021, in the amount of \$12,717.90

Alderman Weidner made a motion, seconded by Alderman Wilson to approve the Consent Agenda items as read.

ROLL CALL VOTE:

Aye: Aldermen: Aschauer, Goodman, Weidner, Anderson, Wilson, Barry, Davolos, and Krischel

Nay: None

MOTION ADOPTED

VI. H.: Resolution R2021-33 supporting restoration of LGDF revenue.

Alderman Goodman made a motion, seconded by Alderman Davolos, to accept Mayor Brummel's recommendation and pass resolution R2021-33, supporting restoration of LGDF revenue.

Discussion: Several Aldermen stated they are in support of restoring the Local Government Distributive Fund (LGDF) revenue. Alderman Goodman stated this was something the State did to try to balance the State budget, but it is taking away funds from municipalities, thus decreasing services that can be provided. It was suggested that residents contact their State representatives to find another way to balance the budget.

**ROLL CALL VOTE:**

Aye: Aldermen: Barry, Weidner, Krischel, Wilson, Aschauer, Anderson, Goodman, and Davolos

Nay: None

MOTION ADOPTED

**VI. N.: Plan Commission recommendation for Sundance Development at 28301 Ferry Rd**

Alderman Goodman made a motion, seconded by Alderman Barry, to accept Plan Commission recommendation and direct the City Attorney to prepare an ordinance documenting conditional approval of the Preliminary Plat and PUD Plans for Sundance Development at 28301 Ferry Road.

Discussion: The Council discussed the proposed development, including concerns and confusion about the shared parking and limited parking designated for residents.

Alderman Weidner made a motion, seconded by Alderman Davolos, to table item VI. N. and return it to the Plan Commission for further discussion on parking in the development.

**ROLL CALL VOTE:**

Aye: Aldermen: Krischel, Anderson, Davolos, Aschauer, and Weidner

Nay: Wilson, Barry, Goodman

MOTION ADOPTED

**VII. REGULAR AGENDA****A. FY 2021 Financial Update and Discussion**

Finance Director Dahlstrand explained the financial details and said detailed reports will continue every other month. City Administrator Coakley added that FY 2021 is over, and the FY 2022 Budget is a conservative spending plan that has been approved. The Council noted they look forward to the continued detailed updates.

**VIII. UNFINISHED BUSINESS**

None

**IX. NEW BUSINESS**

None

**X. CLOSED SESSION**

Alderman Barry made a motion, seconded by Alderman Davolos, to enter into Closed Session to discuss the following:

- 5 ILCS 120/2 (c) (2) Collective negotiating matters between the public body and its employees or their representatives, or deliberations concerning salary schedules for one or more classes of employees.
- 5 ILCS 120/2 (c) (1) The appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body or legal counsel

for the public body, including hearing testimony on a complaint lodged against an employee of the public body or against legal counsel for the public body to determine its validity.

ROLL CALL VOTE:

Aye: Aldermen: Aschauer, Goodman, Weidner, Anderson, Wilson, Barry, Davolos, and  
Krischel

Nay: None

MOTION ADOPTED

The same members of the Council returned to open session at 10:19 p.m.

XI. ADJOURN

Alderman Wilson made a motion, seconded by Alderman Davolos to adjourn.

ROLL CALL VOTE:

Aye: Aldermen: Anderson, Aschauer, Barry, Davolos, Goodman, Krischel, Weidner,  
and Wilson

Nay: None

MOTION ADOPTED

The regular Council meeting adjourned at 10:19 p.m.

Approved: June 7, 2021

  
Julie Clark, City Clerk