

COMMITTEE OF THE WHOLE
JUNE 24, 2019
Meeting Held at Roselle Village Hall
Council Chambers
31 S. Prospect
Roselle, IL. 60172

8:05 P.M.

Chaired by Mayor Maglio

PRESENT: Mayor Maglio, Trustees Devitt, Domke, Pileski, Pransky and Trejo.

ABSENT: Trustee Berkshire

OTHERS PRESENT: Jeff O'Dell, Jason Bielawski, Jim Knippen, Steve Herron, Shawn Kooistra, Mark Bozik, Pat Watkins, Caron Bricks, Tom Dahl, Karen Young, and Patty Burns.

2. APPROVE PREPARED AGENDA

Motion by Trustee Devitt, second by Trustee Trejo, to Approve the Agenda as Presented.

Upon voice vote: **MOTION CARRIED.**

3. CITIZEN COMMENTS/QUESTIONS – None

4. ZONING ORDINANCE UPDATE – REQUEST FOR PROPOSALS

The 2019 Budget includes \$95,000 for a consultant to update the current Zoning Ordinance. Staff has prepared the attached Draft RFP to publish on the Village's website and other appropriate sites. An updated zoning ordinance is important so that it can align more fully with the goals and recommendations set forth in the 2016 Comprehensive Plan, while also creating a business and development-friendly environment. The regulations within the current zoning ordinance has created the need for excessive special use permit requests, variations due to existing non-conformities, reliance on historical interpretations, and a set of guidelines that do not fit the development world of current times.

Staff has requested a hybrid code, a mix of a form-based code and the typical Euclidian zoning, which the Village utilizes now, for the B-3 Town Center District and B-5 Arterial Business District. A hybrid code applied in these two zoning districts will promote design standards and flexibility in the areas that Staff believes most of the Village's future development (commercial and mixed-use) will occur.

Staff looks to proceed with a zoning ordinance update RFP in the following manner:

1. **Establish Evaluation Committee** (Community Development Chair, 1 Planning & Zoning Commissioner, 1 Zoning Board of Appeals Member, Staff)
 - Rate submissions
 - Interview
 - Make recommendation to the Committee of the Whole

2. Initiate Process

- Joint meeting of Village Board, Planning & Zoning Commission, Zoning Board of Appeals to kick-off update with consultant
- Establish working committee – use same members of Evaluation Committee

3. Undertake Update

- Working committee review of proposed changes, to include
 - Performance standards
 - Administrative streamlining
 - Comprehensive Plan compatibility
 - Legislative updates (stormwater, energy, etc.)

4. Adoption

- Draft presentation to Planning & Zoning Commission
- Recommendation of draft to Committee of the Whole
- Village Board approval

Staff believes that this process will likely take a year as the current ordinance is evaluated.

Trustee Domke questioned whether the legal consultation will be provided by the consultants or Village Attorney. *Legal consultation will be a collaborative process.*

Trustee Pileski asked to insure that staff was properly trained to give residents the correct information once the changes are in place. *Yes, there will be training provided.*

Staff directed to proceed as proposed.

5. FEMA MAP ADOPTION

DuPage County has been working with FEMA for quite some time regarding the updates to the Flood Insurance Rate Maps (FIRM) for all of DuPage County, which includes the Village of Roselle. DuPage County recently adopted the updated FIRM and now all of the communities in DuPage County will need to adopt the FIRM maps by August 1, 2019.

The Village must adopt the new maps in order for property owners in Roselle to be able to participate in the National Flood Insurance Program (NFIP). This program is administered by the Federal Government and makes flood insurance available to businesses and residents. For structures located in the floodplain, an insurance policy from the NFIP is mandatory in order to obtain a mortgage.

Staff directed to bring this ordinance forward to the July 8, 2019 meeting for formal approval.

6. DUPAGE COUNTY STORMWATER & FLOODPLAIN ORDINANCE ADOPTION

On May 14th, 2019, DuPage County passed an amendment to the Countywide Stormwater & Floodplain Ordinance. The revision includes a reference to the new Flood Insurance Rate Maps dated August 1, 2019 and the associated studies.

The proposed Village ordinance will supplement the current existing floodplain and stormwater detention ordinances found in the Village code of ordinances. This section of the existing Village Code is based on a compilation of ordinances passed in 1986, 1987 and 1996.

The new ordinance will create a separate Appendix D – Stormwater and Floodplain Regulations that simply references the 150-page DuPage County Stormwater & Floodplain Ordinance, dated May 14th, 2019 by reference. This ordinance is the most up-to-date floodplain and stormwater management standards that the Village is currently enforcing.

Community Development will be subsequently revising the zoning portion of the Village Code to incorporate these requirements. In a related issue, the Village must also separately adopt the new floodplain maps in order remain compliant with the National Flood Insurance Program (NFIP).

Staff directed to bring this ordinance forward to the July 8, 2019 meeting for formal approval.

7. ELECTRICITY SUPPLY CONTRACT

The Village's existing electricity supply agreements with Constellation expire in December, 2019. One agreement is for street lighting and the other is for various Village facilities including two wastewater treatment plants, various water and wastewater pumping locations, and the train station. Staff has been in contact with the Village's energy consultant, Satori Energy, about the timing for receiving competitive bids for new agreements. Satori Energy provided quotes from energy suppliers that show savings of about 20% for street lighting and 10% for various Village facilities. Therefore, current pricing is at a very low point, which Satori Energy recommends we lock in the lower pricing now to defend against adverse market conditions.

Because bids submitted by electricity suppliers are only secured for 24 hours, it limits obtaining bids only on the day of a Village Board meeting. Therefore, the Village's pricing is subject to the market conditions on that day, which might not be favorable to the Village. Therefore, staff recommends that the Village Board authorize the Village Administrator to work with its energy consultant to obtain bids and execute contracts when it's most favorable to the Village. Based on preliminary pricing obtained by the Village's energy consultant, the Village expects to spend about \$40,000 less in both 2020 and 2021 when compared to 2019 for the cost of electricity supply.

Trustee Pileski asked about opportunities for alternative energy in the future. *Yes, there may be opportunities in locations where the Village pays for the energy.*

Staff directed to proceed as recommended.

8. ROSELLE RECYCLES EVENT UPDATE

At the June 10 Committee of the Whole meeting the Village Board discussed alternatives for electronics recycling at the annual Roselle Recycles Event due to Bloomingdale Township being unable to provide electronics recycling at the event. Staff was directed to discuss with Republic Services the option of providing television recycling only at the event for a fee. This is consistent with the DuPage County program that charges a fee for televisions, which is \$25 for up to 21 inches and \$35 for above 21 inches.

Village staff spoke with Republic Services and its representative proposed that in lieu of providing television recycling at the Roselle Recycles event on September 14, Republic Services would prefer to introduce curbside collection of televisions for a fee of \$35 per television. Residents would call Republic Services, schedule the pick-up, place the television at the curb, and a \$35 fee would be added to their quarterly bill.

Staff was also informed by DuPage County that Bloomingdale Township will soon be a collection site for the County Program that will include a fee for televisions.

Mayor Maglio suggested that electronic recycling be eliminated from the event this year due to the unknown financial impact. All Trustees were in agreement. **Trustee Trejo** recommended that Republic Services be directed to begin offering their curbside television recycling now.

Staff was directed to publicize electronic recycling alternatives to the residents as well as the fact that electronic recycling will not be offered at the Roselle Recycles event in September.

9. EXECUTIVE SESSION - None

10. CITIZEN COMMENTS/QUESTIONS - None

11. OTHER BUSINESS – None

12. MOTION TO ADJOURN COMMITTEE OF THE WHOLE MEETING.

Motion by Trustee Devitt second by Trustee Trejo to Adjourn Committee of the Whole at 8:40 p.m.

Upon Voice Vote: **MOTION CARRIED.**