



WHEATON CITY COUNCIL PLANNING SESSION MINUTES

MAYOR PHILIP J. SUESS

COUNCILMAN MICHAEL BARBIER | COUNCILWOMAN ERICA BRAY-PARKER | COUNCILMAN SCOTT BROWN
COUNCILWOMAN SUZANNE FITCH | COUNCILWOMAN LYNN ROBBINS | COUNCILMAN SCOTT WELLER

WHEATON CITY HALL, COUNCIL CHAMBERS, 303 W WESLEY STREET, WHEATON, ILLINOIS 60187

Monday, August 23, 2021

1. Call to Order

The Wheaton City Council Planning Session was called to order at 7:00 p.m. by Mayor Suess. The following were:

Physically Present:

Councilman Barbier
Councilwoman Bray-Parker
Councilman Brown
Councilwoman Fitch
Mayor Suess
Councilman Weller

Absent:

Councilwoman Robbins

City Staff Physically Present:

Mike Dzugan, City Manager
John Duguay, Assistant City Manager
Joseph Tebrugge, Director of Engineering
Daniel Peck, Public Relations Coordinator
Kristopher Dunne, Development Engineer

2. Approval of August 9, 2021 Minutes

The Council approved the August 9, 2021 City Council Planning Session minutes.

3. Public Comment

Michael Lyons, 1425 Wendover Lane, stated that he was frustrated that the Wendover Court Basins Case Study was not publicized to residents earlier. He inquired if there was a cost associated with the study that was performed at the Wendover Court detention basins.

City Manager Dzugan stated that only an as-is survey was performed by a consultant at Wendover Court and the engineering study portion was performed by City staff.

4. Flood Prone Area Capital Project Ranking

City Manager Dzugan stated that this is the sixth session of the City of Wheaton Flood Resiliency Investigation Series. The Flood Resiliency Investigation Series is an informational series of discussions on storm water management with the goal of decreasing overland flooding of primary structures.

City staff requested City Council feedback on a proposed ranking system of the Flood Prone Area Capital Improvement Projects that were presented during the "Evaluation of Capital Project's Ancillary Benefits" discussions.

Director of Engineering Tebrugge reviewed the point system used for ranking the Flood Prone Area Capital Improvement Projects. Points were awarded to projects for their overall benefits to Wheaton residents

based upon the cost per structure protected and the ancillary benefits of the project, with the FEMA Benefit-Cost Analysis being utilized as a tiebreaker for any projects having the same score. Additional points were awarded to projects for the expediency of the project based upon whether a project was located on City property, the projected ease of construction, and grant possibility.

City staff recommended immediate next steps to generate a comprehensive Flood Protection Program, including approving a FEMA Grant writing contract for the Turf, Countryside and Ranch Project at the next City Council meeting; procuring final engineering contracts for the Wakeman & Cadillac Project and the Dorset Drive Project; and initiating public meetings for the Wakeman & Cadillac Project and the Dorset Drive Project.

City staff recommended continuing discussions about buyout/floodproofing versus Capital Improvement Projects for flood prone areas, and continuing discussions about programs to deploy in floodplain and site-specific areas.

In response to Council questions, Director of Engineering Tebrugge stated that communication with residents would be part of the grant writing process.

5. Other Stormwater Considerations/Wendover Court Basins Case Study

City Manager Dzugan stated that the Wendover Court detention basins were surveyed to determine if the existing facilities were functioning according to the design that was originally approved by the City. The Wendover Court detention basins are among many facilities that City staff have reviewed over time that have shown evidence of conflict between the original design and current conditions. The Wendover Court Basins Case Study is being presented as an example of other detention basins throughout the City to show the comparison of original design specifications with current conditions.

City staff sought Council direction to develop a comprehensive program for a Detention Basin Investigation and Correction Program. The comprehensive program would be utilized for the review and analysis of public and private detention facilities throughout the City. This would encompass developing approaches to review existing conditions, establishing responsibility for maintenance, making modifications to the basins, and funding projects.

Director of Engineering Tebrugge presented the Wendover Court Case Study.

Wendover Court is located south of Geneva Road and east of President Street off Summit Street. It is a subdivision comprised of six homes with a detention basin located in the residential backyards of the houses on the north and south sides of Wendover Court. City staff had an as-built survey conducted of the detention basins in 2020 after reports were received that overland flooding was occurring in the area and the basins located in the subdivision were not functioning properly. The as-is survey showed that the existing facilities did not correspond with the original design of the development, and the study results showed detention volume was not in compliance; the emergency overflows were not in correct locations as per the original plan; storm sewers were installed per the original plan but the outfall is no longer at the correct elevation; there is no restrictor within the culverts, which is not in compliance; and overland flooding is not occurring in the Wendover Court Subdivision.

Director of Engineering Tebrugge provided an overview of City staff's current identification and documentation of other detention ponds throughout the city. City staff has identified over 208 detention ponds and has surveyed 7 earthen based detention facilities. Private property owners survey approximately

5 parking lot detention facilities per year for redevelopment. City staff approximates that only 10% of known detention facilities are verified as correct, and the 7 earthen based and most of the parking lot detention facilities are not in compliance.

In response to Council questions, Director of Engineering Tebrugge stated that for a detention basin facility to be consider in compliance, it would need to meet all the requirements within the building code. He stated that detention facilities are analyzed on how they were originally permitted, regardless of if the current metrics differ from original design.

In response to Council questions, Director of Engineering Tebrugge stated there is no discernible way to determine which detention basins pose the greatest risk for overland flooding.

Gary Anetsberger, 1419 Wendover Lane, requested that the City further investigate surrounding private residences redirecting water into the Wendover Court detention basins to determine if they are increasing the amount of accumulated water.

Michael Lyons, 1425 Wendover Lane, stated that neighboring residents are diverting the flow of water in ditches and redirecting the flow to the Wendover Court detention basins.

City Council requested that City staff further investigate the residences on Wendover Court to determine if water is being redirected to the detention basins from neighboring residences.

6. Board and Commission Review

City Manager Dzugan stated that, at the request of the City Council, City staff has compiled an overview of the general provisions, purposes, and duties of each of the City's 17 different boards and commissions for the Council to review. City staff is recommending that the following areas be reviewed: purpose/duty statements; number of members; residency requirements; by-laws if so adopted; appointment terms; annual reporting; and process for appointment.

City staff proposed receiving feedback from each of the board and commission through a form to be completed by each chairperson, which would then be returned to the City Council for review.

Council members provided the following recommendations: focusing on standardizing the methodology and procedures of the board and commission guidelines; establishing a residency requirement for all boards and commissions; establishing a member limit; establishing consistent terms for each appointment; establishing Council member liaisons to each board and commission; establishing more structured methods of communications with the Council; and differentiating statutory/procedural boards from community service-based committees.

City Council directed City staff that the City Council will initially review each board and commission and develop initial drafts of their purposes and duties, then request their feedback.

7. City Council/City Staff Comments

Mayor Suess recognized the Wheaton North Marching Band for their recent March-a-thon through the north side of the City on Saturday, Aug. 21.

Mayor Suess wished everyone a happy, safe, and healthy new school year.

8. Adjournment

The meeting was adjourned at 8:25 p.m.

Respectfully submitted,

Daniel J. Peck

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