

**CITY OF WARRENVILLE  
COMMUNITY DEVELOPMENT  
COMMITTEE OF THE WHOLE  
REGULAR MEETING  
Monday, January 13, 2025, 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**

Physically Present: Chairman Bill Weidner, Mayor David Brummel, and Aldermen: Stuart Aschauer, John Paul Augustynowicz, Clare Barry, Kathy Davolos, Craig Kruckenberg, John Lockett, and Judy Wilkie

Absent: None

Also Present: City Administrator Cristina White, Assistant City Administrator Alma Morgan, Community and Economic Development Director Amy Emery, Public Works Director Phil Kuchler, Chief Code Official Michelle Lilley, and Executive Assistant and Deputy City Clerk Dawn Grivetti

Also Absent: City Clerk Julie Clark and City Treasurer Maury Goodman

**C. PLEDGE OF ALLEGIANCE**

Chairman Weidner lead the Pledge of Allegiance.

**D. CITIZENS COMMENTS**

Michael Hoffman, 3S436 Second St, expressed his concerns regarding Tax Increment Finance (TIF) Districts. He explained his understanding of tax increment financing, how it affects other taxing bodies, and his opposition to TIF districts.

**E. OFFICIALS AND STAFF COMMENTS**

Mayor Brummel announced that Warrenville in Bloom 2025 calendars are available for pickup at the Finance Counter at City Hall, the Library, Warrenville Park District and other various places throughout the City.

**F. BUSINESS OF MEETING**

1. Consideration of Motor Fuel Tax and Rebuild Illinois Bond Funds

Public Works Director (PWD) Kuchler stated that the Illinois Department of Transportation requires the City to pass resolutions to appropriate Motor Fuel Tax (MFT) and Rebuild Illinois (RBI) bond funds for use on specific City construction projects. He presented three resolutions for consideration. The first of which is for a past project where the City utilized a combination of federal funding and MFT funding to resurface Batavia Road west of Route 59. The second will amend previously approved resolution R2024-29 to utilize RBI funds on the Mack Road project. The

third resolution will allow the City to use remaining RBI funds to partially fund its 2025 Road Program.

ALDERMAN LOCKETT MADE A MOTION, seconded by Ald. Wilkie, to recommend the City Council pass resolutions appropriating Motor Fuel Tax and Rebuild Illinois bond funds for use on City projects.

MOTION ADOPTED VIA VOICE VOTE

2. Consideration of Changes to the 2025 Committee of the Whole Meeting Schedule  
Community and Economic Development Director (CEDD) Emery gave a presentation of the Community Development Department's Fiscal Year 2025 Projects and Priorities focusing on the progress of the City's new Enterprise Resource Planning (ERP) software program. She discussed staff's progress in developing the software thus far, described the future efficiency benefits to staff and customers, and detailed the need for testing the system to ensure it works as it should.

CEDD Emery discussed the need to close the Finance and Community Development Departments to the public April 28 – May 2 for software testing by staff before the new system goes live to the public. For a three-week period thereafter, staff will continue to test the live software. She highlighted staff's plan to close the Departments to the public on Tuesdays and Thursdays from May 5 – 23, 2025 while software testing is on-going.

Other temporary service adjustments will include limiting Plan Commission and Zoning Board of Appeals meetings and switching the May 12 Community Development Committee of the Whole (COW) meeting with the April 10 Public Works and Infrastructure COW meeting on the 2025 City Council and COW Meeting Schedule. She added that a communication plan is in place to inform the public early using all City media outlets including the City website, *Hometown Happenings* newsletter, and Facebook.

Mayor Brummel commended staff for their efforts. He asked for clarification regarding the customization of the ERP software that makes it specific to the City. CEDD Emery replied that the software template is generic to the manufacturer, however, specific City data and processes added to the software system make it unique to the City.

ALDERMAN LOCKETT MADE A MOTION, seconded by Ald. Wilkie, to recommend the City Council revise the 2025 Committee of the Whole Meeting Schedule to accommodate the ERP software release.

MOTION ADOPTED VIA VOICE VOTE

3. Review and File TIF #3 and TIF #4 Joint Review Board Meeting Presentations  
Presentation slides from the December 4, 2024, Tax Increment Finance (TIF) Districts #3 and #4 annual meetings of the Joint Review Boards were presented for review. Ald.

Davolos asked for clarification regarding the significant change in TIF #4 revenue from FY 2023 to FY2024. CEDD Emery clarified the change was a significant positive increase in revenues. She had no additional information at the time and will provide clarification to the Council at a future date.

NO COMMITTEE ACTION WAS TAKEN NOR REQUESTED

4. Review and File Commercial Vacancy Report

The informational report was presented. There was no discussion.

NO COMMITTEE ACTION WAS TAKEN NOR REQUESTED

5. Review and File Bi-monthly Code Enforcement Activity Report

The informational report was presented. Ald. Lockett commented on the number of outstanding code enforcement cases and inquired about the next steps. CEDD Emery replied staff is handling outstanding cases one at a time and working with the City Attorney to advance cases through 18<sup>th</sup> District judicial enforcement.

NO COMMITTEE ACTION WAS TAKEN NOR REQUESTED

6. Review and File FY 2025 Community Development Work Plan Program Report

The informational report was presented. There was no discussion.

NO COMMITTEE ACTION WAS TAKEN NOR REQUESTED

**G. MISCELLANEOUS**

**H. CLOSED SESSION**

**I. ADJOURN**

ALDERMAN KRUCKENBERG MADE A MOTION, seconded by Ald. Wilkie, to adjourn.

MOTION ADOPTED VIA VOICE VOTE

The meeting adjourned at 7:41 p.m.

Approved: January 20, 2025



Dawn R. Grivetti, Executive Assistant/Deputy Clerk