

CITY OF WARRENVILLE
CITY COUNCIL
REGULAR MEETING
Tuesday, February 17, 2026 at 6:30 p.m.
City Hall Council Chambers
28W701 Stafford Place, Warrenville, IL 60555

MINUTES

I. OPENING CEREMONIES

A. Call to Order

Mayor Johnson called the meeting to order at 6:30 p.m.

B. Roll Call

Physically Present: Mayor Johnson and Aldermen: J.P. Augustynowicz, Stu Aschauer (arrived at 6:32 p.m.), Clare Barry, Kathy Davolos, Craig Kruckenberg, John Lockett, and Judy Wilkie

Absent: Bill Weidner (approved)

Also Present: City Attorney Brooke Lenneman, Assistant City Administrator Alma Morgan, Public Works Director Phil Kuchler, Community and Economic Development Director Amy Emery, Finance Director Kevin Dahlstrand, Police Chief Sam Bonilla, Capital Maintenance Superintendent Jamie Clark, Asset Management Analyst Cassandra Hernandez-Galvan, Community Planner Jack Maszka, Utility Division Crew Leader Kevin McGovern, City Treasurer Maury Goodman, City Clerk Julie Clark, and Executive Assistant / Deputy Clerk Dawn Grivetti

Absent: City Administrator Cristina White

C. Pledge of Allegiance

Mayor Johnson led the Pledge of Allegiance.

II. PUBLIC COMMENTS

There were no public comments.

III. OFFICIALS AND STAFF COMMENTS

A. Mayor

Mayor Johnson distributed the DuPage County Crisis Recovery Center 2025 inaugural report to members of the Council for review.

B. Aldermen

No comments.

- C. Clerk
No comments.
- D. Treasurer
No comments.
- E. Assistant City Administrator
No comments.
- F. Attorney
No comments.

IV. CONSENT AGENDA – OMNIBUS VOTE

Mayor Johnson read the items presented for approval on the Consent Agenda as follows:

- A. Ordinance O2026-06, amending Sections 1-5-2, 1-5-7, and 1-8-4 of the City Code regarding voting procedures
- B. Ordinance O2026-07, amending the Warrenville Zoning Ordinance regarding automobile uses in manufacturing districts
- C. Resolution R2026-09, adopting a Public Comment Policy
- D. Resolution R2026-10, approving the first amendment to the contract with Sebert Landscaping Company for mowing and landscaping services
- E. Expenditures for 5/3 Bank P-Card purchases made in December 2025, in the amount of \$14,201.74
- F. Expenditures for invoices paid up to February 4, 2026, in the amount of \$298,692.87
- G. Expenditures for invoices due on or before March 2, 2026, in the amount of \$492,810.03
- H. Minutes of City Council Meetings
 - 1) January 12, 2026 City Council and Plan Commission / Zoning Board of Appeals Special Joint Meeting
 - 2) February 2, 2026, City Council Regular Meeting
 - 3) February 2, 2026, City Council Closed Session Meeting

ALDERMAN KRUCKENBERG MADE A MOTION, seconded by Alderman Davolos, to approve the Consent Agenda items as read.

ROLL CALL VOTE:

Aye: Aldermen: Aschauer, Augustynowicz, Barry, Davolos, Kruckenberg, Lockett, and Wilkie

Nay: None

MOTION ADOPTED

V. REGULAR AGENDA

- A. Ordinance O2026-08, authorizing the execution of a Purchase and Sale Agreement with Denver Capital, LLC for the sale of 1.39 acres of City-owned property located at the northeast corner of Batavia and Warrenville Roads

Discussion: Community and Economic Development Director (CEDD) Emery stated the City's Old Town Redevelopment Site #2 is ready for development. She provided a brief history of the site redevelopment and stated staff has identified Denver Capital, LLC as the preferred developer of the site. She recommended approval of a negotiated Purchase and Sale Agreement (PSA) with Denver Capital, LLC. She reminded the Council that approval of the PSA does not immediately result in the sale of the property. Ownership will only transfer after development plans are approved in accordance with the milestones in the agreement.

Representatives of Denver Capital LLC presented their vision of the site and provided examples of mixed use projects completed in the Chicagoland area.

There was discussion regarding a timeline for purchase, planning and groundbreaking. Denver Capital suggested the company could break ground as soon as one year from now. Following development, Denver Capital intends to maintain ownership of the property and rent the units for business and residential use. The City will retain a portion of the total site for passive recreation.

There was discussion regarding the development planning process from application through public hearings and the possible use of Tax Increment Financing (TIF) funds for the project. CEDD stated that, although the property is within a TIF district, there is no request by the developer to use TIF dollars for this project.

ALDERMAN LOCKETT MADE A MOTION seconded by Alderman Wilkie, to approve Ordinance O2026-08, authorizing the execution of a Purchase and Sale Agreement with Denver Capital, LLC for the sale of 1.39 acres of City-owned property located at the northeast corner of Batavia and Warrenville Roads

ROLL CALL VOTE:

Aye: Aldermen: Wilkie, Barry, Augustynowicz, Aschauer, Lockett, Davolos, and Kruckenberg

Nay: None

MOTION ADOPTED

- B. Resolution R2026-11, approving an intergovernmental agreement for the provision of water service to Fermilab.

Discussion: Public Works Director (PWD) Kuchler stated the City's agreement to provide water to Fermilab is expiring, and Fermilab has requested a new agreement to continue to receive water service from the City. The proposed agreement will expire in 2030. PWD Kuchler added that the City charges Fermilab the same rates for water and sewer service as any other customer in the City.

ALDERMAN KRUCKENBERG MADE A MOTION seconded by Alderman Davolos, to approve Resolution R2026-11, approving an intergovernmental agreement for the provision of water service to Fermilab

ROLL CALL VOTE:

Aye: Aldermen: Aschauer, Kruckenberg, Lockett, Davolos, Augustynowicz, Wilkie, and Barry
Nay: None MOTION ADOPTED

- C. Resolution R2026-12, approving and authorizing the expenditure of additional funds under the insurance package from Arthur J. Gallagher & Co.

Discussion: Assistant City Administrator (ACA) Morgan stated that City buildings were appraised after the liability insurance renewal was approved in December 2025. The updated values of the buildings combined with the inclusion of two additional vehicles resulted in a total premium increase.

ALDERMAN LOCKETT MADE A MOTION seconded by Alderman Wilkie, to approve Resolution R2026-12, approving and authorizing the expenditure of additional funds under the insurance package from Arthur J. Gallagher & Co.

ROLL CALL VOTE:

Aye: Aldermen: Davolos, Aschauer, Kruckenberg, Augustynowicz, Lockett, Barry, and Wilkie
Nay: None MOTION ADOPTED

VI. PRESENTATIONS AND DISCUSSION ITEMS

Alderman Barry was scheduled to chair this portion of the meeting but requested Alderman Davolos do so. Mayor Johnson authorized Alderman Davolos to chair this portion of the meeting. Chairman Davolos lead the discussion of the following items.

- A. Consideration of City Council Sponsorship Request from Operation Safe Celebration for Post-Prom Activities

Discussion: Executive Assistant / Deputy Clerk (EA/DC) Grivetti stated the City received a request from Operation Safe Celebration to sponsor this year's post prom activities for both Wheaton Warrenville South and Wheaton North High Schools to be held at Main Event in Warrenville.

There was discussion regarding the possibility of considering approval of a multi-year request in the future. Attorney Lenneman stated the idea could be considered at a later date.

ALDERMAN KRUCKENBERG MADE A MOTION, seconded by Alderman Wilkie, to direct staff to present the Operation Safe Celebration Council sponsorship funding request for approval at the next City Council meeting in the amount of \$500.

MOTION ADOPTED VIA VOICE VOTE

- B. Consideration of City Council Additional Funding Request from Warrenville Friends of the 4th for Independence Day Celebration

Discussion: EA/DC Grivetti presented the Warrenville Friends of the 4th Committee's request for additional funding for the 2026 Independence Day Celebration in the amount of \$10,000.

The Committee was praised for their efforts in hosting the annual celebration.

ALDERMAN LOCKETT MADE A MOTION, seconded by Alderman Augustynowicz, to direct staff to include an additional \$10,000 in the FY 2027 Hotel Tax Fund Budget per the Warrenville Friends of the 4th Committee's request.

MOTION ADOPTED VIA VOICE VOTE

- C. Consideration of City Council Funding Request from the DuPage Senior Citizens Council

Discussion: Finance Director Dahlstrand presented the DuPage Senior Citizens Council (DSCC) request for funding. He stated that each year, the City budgets \$15,000 to support services provided by the DSCC to Warrenville senior citizens, however, the recent request indicates a funding gap of only \$8,360 for services provided. Staff is requesting Council direction on the final remittance amount for FY 2026.

Clarification was provided that the funding represents the cost of services provided directly to Warrenville residents.

ALDERMAN LOCKETT MADE A MOTION, seconded by Alderman Wilkie, to direct staff to present the DuPage Senior Citizens Council funding request for approval at the next City Council meeting in the amount of \$15,000.

MOTION ADOPTED VIA VOICE VOTE

- D. Consideration of a contract with Corrpro Companies, Inc. to install internal cathodic protection at two City water towers at West Street and Country Ridge Drive

Discussion: PWD Kuchler presented a request for Council consideration to approve a contract with Corrpro Companies, Inc. for the installation of cathodic protection systems at the West Water Tower on Country Ridge Drive, and the South Water Tower on West Street. He noted that the newest water tower near Thornton's gas station already has a cathodic protection system installed, and the tower on Maecliff Drive is scheduled to have the system installed when it is ready to be painted in the coming years.

PWD Kuchler described how the cathodic protection system works and indicated that the system will reduce corrosion, extend the service life of the towers, and protect critical components of the City's drinking water infrastructure.

There was a request for more information regarding how long the protection system extends the life of a tower. PWD Kuchler will provide the information in the summary memo for this item on the next City Council agenda.

There was discussion regarding the City's use of cathodic protection systems on water towers in the past. PWD Kuchler recalled its use on towers in the past and indicated the systems may have been removed and not replaced. Going forward, however, he indicated it is something the City should be considering every time a water tower is painted or repaired.

ALDERMAN BARRY MADE A MOTION, seconded by Alderman Wilkie, to direct staff to present a resolution approving a contact with Corrpro Companies, Inc. to install internal cathodic protection at two City water towers at West Street and Country Ridge Drive.

MOTION ADOPTED VIA VOICE VOTE

- E. Consideration of contract with Safe Step LLC for sidewalk trip hazard repairs

Discussion: Capital Maintenance Superintendent (CMS) Clark stated staff recently requested a free evaluation of a small area of City sidewalks for trip hazards. The resulting analysis reported 417 recommended repairs totaling \$45,324.53. The vendor, Safe Step LLC is recommending the City become a member of The Interlocal Purchasing System (TIPS), a national government buying cooperative offering competitively bid contracts to help members save time and money.

There was discussion regarding the location of the area surveyed in and around Summerlakes Subdivision, and the determination of what constitutes a trip hazard. CMS Clark indicated that staff's goal is to proactively locate hazards throughout the community and address all trip hazards within a five year period. He indicated work could begin as soon as April 2026.

ALDERMAN LOCKETT MADE A MOTION, seconded by Alderman Wilkie, to direct staff to present a resolution approving a contract with Safe Step LLC for the repair of certain City sidewalks in the amount of \$45,324.53 through the TIPS Purchasing Cooperative.

MOTION ADOPTED VIA VOICE VOTE

- F. Consideration of the DuPage Mayors and Managers Conference 2026 Legislative Action Program

Discussion: Mayor Johnson described the four legislative action programs adopted in 2026 by the DuPage Mayors and Managers Conference including: protecting sustainable municipal pensions, investing in local communities, modernizing public records management, and adapting to evolving mobility choices.

ALDERMAN KRUCKENBERG MADE A MOTION, seconded by Alderman Wilkie, to direct staff to present a resolution approving the DuPage Mayors and Managers Conference 2026 Legislative Action Program.

MOTION ADOPTED VIA VOICE VOTE

- G. Presentation of an update on the IL Route 59 Corridor Study process

Discussion: Community Planner Maszka presented staff's request for Council review of a Request for Proposals (RFP) to hire professional planning and marketing consultants for the preparation of an IL Route 59 Corridor Plan, resulting from discussions at the City Council and Plan Commission joint meeting held in January 2026. He indicated the proposed study area includes properties along IL Route 59 including properties at and south of the intersection of Route 59 and Batavia Road and properties north of the Route 59 and Butterfield Road intersection. Particular emphasis will be on properties at both intersections as well as City-owned properties.

CP Maszka described the scope and intended outcomes of the project including preparation and adoption of a comprehensive corridor plan, which may incorporate updated land use designations, landscaping and design standards, public engagement, and marketing materials and supporting studies for key redevelopment sites.

Alderman Lockett stated his concern for the cost of the project and recalled a similar review having been conducted 10 years ago for the same area. Considering the process in which the City conducted the redevelopment of the OTRS #2, and the numerous privately owned properties along the Route 59 Corridor, he suggested focusing first on the sale and development of the City-owned property at the northeast corner of Route 59 and Butterfield Road. Following that

development the City can focus on a larger plan for the remainder of the Route 59 Corridor. CP Maszka stated the proposed RFP would include the marketing of the City-owned property as well as the entire Route 59 Corridor. Alderman Lockett requested the inclusion of a narrowed scope for the project of just the intersection of Route 59 and Butterfield Road.

Alderman Kruckenberg suggested a study of the entire corridor might provide the City with a more cohesive view of what may work best throughout the corridor instead of in just one area.

CEDD Emery reminded the Council that the current Corridor Plan is outdated by current market standards and would benefit from a refresh. A complete Corridor Plan could provide the City with a consistent plan that is aesthetically identifiable as Warrenville. A complete plan could set forth a foundation to direct the City's proposed grant program supporting redevelopment.

Alderman Barry addressed the current condition of properties at the Route 59 and Batavia Road intersection that need improvement. She suggested the region would benefit from a complete-corridor study that could drive future development within and south of the described corridor.

ITEM PRESENTED FOR INFORMATIONAL PURPOSES ONLY

H. Consideration of Solicitations and Street Closure Request for the 2026 Bike Rodeo

Discussion: Asset Management Analyst Hernandez-Galvan presented the Bicyclist and Pedestrian Advisory Commission's request to solicit donations for the upcoming Bike Rodeo on May 16. She further requested the closure of a portion of Stafford Place for the event.

Alderman Lockett again suggested the annual request be approved for multiple years.

ALDERMAN KRUCKENBERG MADE A MOTION, seconded by Alderman Wilkie, to direct staff to proceed with prize solicitations and the temporary street closure for the twentieth annual Bike Rodeo, as outlined in Asset Management Analyst and BPAC Staff Liaison Hernandez-Galvan's memo, dated February 10, 2026.

MOTION ADOPTED VIA VOICE VOTE

I. Consideration of Bid Letting and Construction Engineering for 2026 Construction Projects Prior to Approval of the FY 2027 Budget

Discussion: PWK Kuchler presented staff's request for authorization to seek bids for the Shaw Drive Area Street Rehabilitation Project, the 2026 Road Program, Cerny Park-Phase 2 Project, and the Central 2 Basin Sanitary Sewer Maintenance

Project before the FY 2027 Budget is formally approved in an effort to garner more competitive bid prices.

ALDERMAN LOCKETT MADE A MOTION, seconded by Alderman Wilkie, to direct staff to advertise for bids for the 2026 construction projects outlined in Public Works Director Kuchler's memo dated February 10, 2026, prior to formal approval of the Fiscal Year 2027 Budget.

MOTION ADOPTED VIA VOICE VOTE

- J. Consideration of Change Order No. 1 to the contract with Maguire Iron, Inc. for the West Tower Riser Pipe Replacement Project

Discussion: PWD Kuchler indicated the City contract with Maguire Iron, Inc. for the replacement of a leaking riser pipe in the West Water Tower contemplated using a replacement pipe of a smaller diameter than the one needed to satisfy certain operational, hydraulic, and system performance requirements. Change Order No. 1 to the contract modifies the scope to accommodate the larger diameter pipe and the increased cost associated with it.

ALDERMAN KRUCKENBERG MADE A MOTION, seconded by Alderman Wilkie, to direct staff to present a resolution and change order to the contract with Maguire Iron, Inc. for the West Water Tower Riser Pipe Replacement Project.

MOTION ADOPTED VIA VOICE VOTE

- K. Discussion of FY 2027 Preliminary Citywide Work Plan

Discussion: ACA Morgan stated a new line item, CW1-10, was added to Tier One Initiatives to accommodate the U.S. Department of Justice's requirement that all city websites and mobile apps be accessible to people with disabilities under the ADA by April 2027. Additionally, Line item CW3-4 was amended to reflect discussion that occurred at the February 2, 2026, City Council meeting, which provided clarification regarding a specific location for native plantings.

ITEM PRESENTED FOR INFORMATIONAL PURPOSES ONLY

- L. Presentation of the Warrenville Mercantile Advisory Workgroup and request for alderman volunteer representative

Discussion: CEDD Emery stated staff will be meeting with community stakeholders to obtain guidance, community perspective, and feedback on the operations of the Warrenville Mercantile and to establish goals for the Mercantile. Alderman Wilkie volunteered to be the Council representative for the workgroup.

VII. INFORMATIONAL REPORTS

Mayor Johnson stated that the City has received and filed the following items:

- A. Letter of Appreciation from Addison Police Chief in re: MERIT call-out assistance (S. Bonilla)
- B. Receive and file January 2026 Wire Transfer Report
- C. Receive and file minutes of the Board of Fire & Police Commissioner's meeting held on November 12, 2025
- D. Receive and file minutes of the Bicyclist and Pedestrian Advisory Commission meeting held on January 13, 2026
- E. Receive and file minutes of the Environmental Advisory Commission meeting held on January 20, 2026

Police Chief Bonilla read the letter of appreciation received from the Addison Police Chief recognizing assistance received from Warrenville police officers.

VIII. CLOSED SESSION

There was no stated need for a Closed Session.

IX. ADJOURN

ALDERMAN LOCKETT MADE A MOTION, seconded by Alderman Wilkid to adjourn.

MOTION ADOPTED VIA VOICE VOTE

The regular Council meeting adjourned at 7:43 p.m.

Approved: March 2, 2026

Julie Clark
Julie Clark, City Clerk