

**CITY OF WARRENVILLE  
COMMUNITY DEVELOPMENT  
COMMITTEE OF THE WHOLE  
REGULAR MEETING**

**Monday, September 8, 2025, at 7:00 p.m. at City Hall  
28W701 Stafford Place, Warrenville, IL 60555**

**MINUTES**

**A. CALL TO ORDER**

Chairman Lockett called the meeting to order at 7:00 p.m.

**B. ROLL CALL**

Physically Present: Chairman John Lockett, Mayor Andy Johnson, and Aldermen: John Paul Augustynowicz, Clare Barry, Kathy Davolos, Craig Kruckenberg, and Bill Weidner

Absent: Aldermen Stuart Aschauer and Judy Wilkie

Also Present: City Administrator Cristina White, Assistant City Administrator Alma Morgan, Community and Economic Development Director Amy Emery, Accountant Anthony Aguilar, Tourism and Arts Commission Chairman Monica Johnson, City Treasurer Maury Goodman, and Executive Assistant and Deputy Clerk Dawn Grivetti

Also Absent: City Clerk Julie Clark

**C. PLEDGE OF ALLEGIANCE**

Chairman Lockett lead the Pledge of Allegiance.

**D. CITIZENS COMMENTS**

There were no public comments.

**E. OFFICIALS AND STAFF COMMENTS**

Chairman Lockett reminded the public of the Fire Protection District's annual September 11 Remembrance Ceremony on Thursday, September 11, at 8:00 a.m.

**F. BUSINESS OF MEETING**

1. Consideration of Proposed Aesthetic Enhancement Project for a Mural Installation

Accountant and Tourism and Arts Commission (TAC) Staff Liaison Aguilar introduced TAC Chairman Monica Johnson who presented a proposal to commission a mosaic mural as part of the City's Aesthetic Enhancement Program. The proposed mural will be installed on the Illinois Prairie Path Trailhead building on Stafford Place under the covered picnic shelter and facing Butterfield Road. A conceptual sketch of the mural illustrates four seasons of nature and human activity along the Path. The cost for the project will be \$60,000 and is anticipated to be completed by April 30, 2026.

Several aldermen spoke in favor of the mural and thanked the artists for their creativity.

ALDERMAN KRUCKENBERG MADE A MOTION, seconded by Ald. Davolos, to recommend the City Council approve the purchase of the mosaic mural, and direct staff to work with the City attorney to finalize a contract and accompanying resolution.

MOTION ADOPTED VIA VOICE VOTE

2. Consideration of an Ordinance to Amend the Class F Liquor License

Community and Economic Development Director (CEDD) Emery presented staff's proposed amendments to the Class F Liquor License requirements to accommodate incidental beer and wine sales at personal care establishments such as hair salons, barbers, and nail studios. She stated the request aligns with recent market trends seen in establishments in the region and inquiries made by Warrenville businesses. The Class F License type was originally crafted to accommodate consumption at art galleries but has never been requested. The proposed revisions were prepared by the City Attorney after review of Warrenville's Comparable Community requirements for similar licenses.

CEDD Emery indicated there are currently two businesses interested in applying for such a license. If changes are approved, interested applicants would need to complete the application process and a request would be made of the City Council to authorize an increase to the number of available licenses.

There was discussion regarding the annual nature of the license and insurance requirements.

ALDERMAN BARRY MADE A MOTION, seconded by Ald. Davolos, to recommend the City Council pass an ordinance amending Section 3-2-7 of the Warrenville City Code regarding Class F Liquor License requirements.

MOTION ADOPTED VIA VOICE VOTE

3. Consideration of Amendments to Liquor and Massage License Requirements

CEDD Emery presented staff's proposed updates to the liquor and massage license requirements found in the City Code, adding that clarifying amendments to reflect processing practices and current State standards will improve ordinance transparency and support efficient processing of applications.

ALDERMAN WEIDNER MADE A MOTION, seconded by Ald. Kruckenberg, to recommend the City Council direct the City Attorney to prepare ordinances amending various sections of the Warrenville City Code pertaining to Liquor and Massage License requirements.

MOTION ADOPTED VIA VOICE VOTE

4. Pop-Up Shop Information Update Presentation

CEDD Emery provided an update on efforts leading up to the soft launch of the new pop-up market at Leone Schmidt Park. She described the three phases of the process including site preparation and soft launch, operations planning, and the initial season launch anticipated for 2026. Currently, the site is being prepared with a concrete walkway and pads for two proposed sheds. Soft launch dates are scheduled for October 25 and November 1. Initial funding is through a \$25,000 grant from DuPage County.

There was discussion regarding parking, the inclusion of historical and educational signage, security of the sheds and vendor products, and landscaping. CEDD Emery indicated more decisions would be made during Phase 2 of the project and at present, 16 vendors have already shown interest in participating.

NO COMMITTEE ACTION WAS TAKEN NOR REQUESTED

5. Consideration of Countryside Barns Contract for Pop-Up Shop Market

CEDD Emery stated staff obtained three quotes for pop-up sheds of similar size and style ranging from \$13,079 to \$15,265. Countryside Barns provided the lowest bid, communicated well with staff, and accommodated custom adjustments to staff requirements. Staff recommends waiving competitive bidding and approving a contract with Countryside Barns for the installation of two pop-up sheds at Leone Schmidt Park.

There was discussion regarding the exterior look of the sheds. CEDD Emery indicated vendors and community volunteers would take part in the painting and interior design of the structures.

ALDERMAN KRUCKENBERG MADE A MOTION, seconded by Ald. Davolos, to recommend the City Council pass a resolution waiving bidding and approving a contract with Countryside Barns Inc. for the purchase and installation of two 12' x 16' sheds.

MOTION ADOPTED VIA VOICE VOTE

6. Review and File Semi-Annual Economic Development Report

CEDD Emery presented a redesigned version of the Semi-Annual Economic Development Report. She noted that all of the information from prior reports has been included along with additional economic indicator statistics, a focus on actions related to the strategic plan, and historical permit data. The report will be used by staff as a new economic development marketing tool.

NO COMMITTEE ACTION WAS TAKEN NOR REQUESTED

7. Review and File Bi-monthly Code Enforcement Activity Reports

The Code Enforcement Activity Summary Report for July and August was presented for review. New information includes the number of code complaints reported by citizens through the Citizen Engagement App since its inception.

NO COMMITTEE ACTION WAS TAKEN NOR REQUESTED

8. Review and File FY 2026 Community Development Work Plan Report  
There were no comments.

**G. MISCELLANEOUS**

**H. CLOSED SESSION**

**I. ADJOURN**

ALDERMAN WEIDNER MADE A MOTION, seconded by Ald. Davolos, to adjourn.

MOTION ADOPTED VIA VOICE VOTE

The meeting adjourned at 7:43 p.m.

Approved: September 15, 2025



Dawn Grivetti, Executive Assistant/ Deputy Clerk