

**CITY OF WARRENVILLE  
COMMUNITY DEVELOPMENT  
COMMITTEE OF THE WHOLE  
REGULAR MEETING  
Monday, November 10, 2025, at 7:00 p.m. at City Hall  
28W701 Stafford Place**

**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: Stuart Aschauer, John Paul Augustynowicz, Clare Barry, Kathy Davolos, Craig Kruckenber, Bill Weidner, and Judy Wilkie

Absent: None

Also Present: City Administrator Cristina White, Assistant City Administrator Alma Morgan, Community and Economic Development Director Amy Emery, Utility Maintenance Superintendent Zach Jardine, 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**

Steve Alesch, 27W554 Warrenville Rd, commented on the Plan Commission's recommendation for short-term rental unit regulations. He suggested additional restrictions be considered.

Rob Oesch, spoke against short-term rentals in the community.

**E. OFFICIALS AND STAFF COMMENTS**

City Administrator (CA) White encouraged the public to attend tomorrow's Veterans Day ceremony at the memorial on Stafford Place and Warren Avenue.

Ald. Weidner expressed his appreciation to Chairman Lockett and Ald. Augustynowicz for their military service and recognized all veterans for their service in honor of Veterans Day.

**F. BUSINESS OF MEETING (SUMMARY)**

1. Consideration of Column Pipe Replacement at Country Ridge Water Tower

Utility Maintenance Superintendent (UMS) Jardine explained that during a routine maintenance inspection of the water tower on Country Ridge Drive, staff discovered leaks in the deteriorating riser pipe. The leaks were temporarily repaired; however, the pipe requires immediate replacement. Staff is proposing waiving competitive bidding

and contracting with Maquire Iron, Inc., the City's water tower inspection and painting contractor, to make necessary repairs and replace the riser pipe at a total cost of \$149,500.

UMS Jardine stated that, while this project was not anticipated, there is sufficient funding within the FY 2026 Water Capital portion of the Enterprise Fund. The repair is essential to ensure the continued integrity of the water tower and maintain dependable service to the community.

There was discussion regarding the structure of the column pipe, the cost of the same pipe recently installed in the new water tower near Duke Parkway, and the possibility of any service interruption resulting from the pipe replacement. UMS Jardine stated that, while the tower is out of service, the new tower will accommodate the interruption.

UMS Jardine offered reassurance that Maquire Iron, Inc. has performed satisfactory work for the City in the past, is currently under contract with the City, and is a responsive vendor.

ALDERMAN WEIDNER MADE A MOTION, seconded by Ald. Davolos, to recommend the City Council approve the contract with Maguire Iron, Inc. for the riser pipe replacement at the Country Ridge water tower in the amount of \$149,500.

MOTION ADOPTED VIA VOICE VOTE

2. Consideration of City Code Amendments for Short Term Rentals

Community and Economic Development Director (CEDD) Emery prefaced the discussion by stating that currently, the City has no regulations in place for short-term rental units in the City. She noted that many of the City's Comparable Communities have no regulations either, due in part to a limited number of rentals or few issues resulting from the rentals.

CEDD Emery stated that in 2024, Airbnb distributed information encouraging municipalities across the country to regulate and tax short term rentals (STRs). This action prompted a staff review of existing STRs in Warrenville and a discussion with the City Council in March 2025. Staff discovered 13 existing STRs – 12 that would qualify under standard regulations, and one that was constructed without any permits and would not qualify for a license based on its location in an accessory structure. The Council directed staff to prepare regulations to allow STRs with restrictions, to require registration and licenses (including an annual life safety inspection), and to apply taxes similar to hotels.

CEDD Emery added that the Plan Commission recently discussed supporting zoning amendments with Warrenville STR operators at a public meeting. The operators offered suggestions related to minimum night stays and the taxation collection period.

Model ordinances from Comparable Communities, including DuPage County, were also considered in the drafting of the proposed ordinance. She described the proposed

regulations, which include ownership of no more than two STR units, availability in high density zoning districts, taxation and minimum night stays.

CEDD Emery stated that if the City reaches 24 STRs or if complaints or code violations increase substantially, staff would return to the City Council with detailed analysis of rental use frequency, user reviews, taxation, and tracked complaints for further review.

There was discussion regarding minimum night stay regulations, enforcement of regulations, and consequences for not following the regulations. CEDD Emery stated that staff recommendations are based on Comparable Community regulations as well as a best standard of practice to protect the character of the neighborhoods. Annual inspections and code enforcement complaints would allow the City to re-educate property owners or revoke noncompliant licenses.

Following further discussion, a consensus of the Committee favored a single-night minimum for STRs.

There was additional discussion regarding STR property owners contributing to the City's donation to the DuPage Convention and Visitors Bureau, which is paid from the City's Hotel Tax Fund.

Mayor Johnson suggested staff provide a one-year report even if the City does not reach 24 STRs.

ALDERMAN KRUCKENBERG MADE A MOTION, seconded by Ald. Aschauer, to recommend the City Council approve an ordinance amending the City Code to establish zoning definitions and allowances, registration, and licensing requirements for short-term rentals and allowing a one-night minimum.

MOTION ADOPTED VIA VOICE VOTE

3. Consideration of Annual Fee Ordinance

CEDD Emery presented the proposed 2026 Annual Fee Ordinance, which includes all the approved fees from 2025, plus fees newly administered by Community Development. The ordinance will take effect in January of 2026. It is anticipated that other existing fees listed in the City Code will be added to this list in the future. Staff's goal is to eventually move all fees found in the Code to the list for convenience.

There was discussion regarding whether fees cover staff time and if adding an annual increase is feasible or necessary. CEDD Emery replied that fees are not intended to cover staff time, they are comparable to neighboring communities, and since many were reviewed to be accurate last year, staff is confident that the fees are sufficient for their purpose.

ALDERMAN WEIDNER MADE A MOTION, seconded by Ald. Kruckenberg, to recommend the City Council approval of the 2026 Annual Fee Ordinance.

MOTION ADOPTED VIA VOICE VOTE

4. Consideration of a Property Tax Appeal Intervention Resolution

CA White stated that, occasionally the City receives notice when a property owner requests to have the equalized assessed valuation (EAV) of their property reduced by \$100,000 or more. The City currently has a resolution on file authorizing the former City Attorney law firm to intervene in appeals of assessments to the DuPage County Board of Review or the State of Illinois Property Tax Appeal Board after consultation with the City Administrator on the City's behalf. The proposed resolution would continue the authorization and update the law firm to the City's current representative, Elrod Friedman, LLC.

ALDERMAN WEIDNER MADE A MOTION, seconded by Ald. Davolos, to recommend the City Council approve an updated property tax appeal resolution authorizing Elrod Friedman to intervene in certain tax appeal cases on behalf of the City.

MOTION ADOPTED VIA VOICE VOTE

5. Consideration of City Code Amendment for Public Art Murals

CEDD Emery stated that, from time to time, the City receives requests for the installation of public art murals, however, the City has no regulations regarding such installations. Following a public hearing on October 23, 2025, the Plan Commission recommended Zoning Ordinance text amendments to define and permit public art murals. In addition to these recommendations, in consultation with the City Attorney, staff is recommending supporting City Code amendments to establish a consistent application and notice process with review through the Tourism and Arts Commission. The amendments also include standards for materials, installation, and maintenance.

Ald. Barry, as the Council liaison to the Tourism and Arts Commission (TAC), spoke of a request for input from TAC for the installation of a public art mural at a recent TAC meeting. She welcomed the proposed process for reviewing public art murals and encouraged other members of the public to contribute additional ideas for artwork throughout the City.

ALDERMAN WEIDNER MADE A MOTION, seconded by Ald. Kruckenberg, to recommend the City Council approve an ordinance amending the City Code and Zoning Ordinance for public art murals.

MOTION ADOPTED VIA VOICE VOTE

6. Consideration of VFW Post 8081 Sponsorship Request

CA White stated that the City recently received a sponsorship request from the Warrenville Memorial VFW Post 8081. Post Commander William Looby was introduced and provided additional details of the request to fund the replacement of WWI Veteran Henry Joseph Tiedeman's headstone foundation at the Warrenville Cemetery.

CA White added that the City had been approached in the past by the previous Post Commander to assist with the repair or replacement of other Veterans' headstones and foundations at the Cemetery pending federal grant funding, but this was the first request.

Chairman Lockett requested Commander Looby provide additional information of the number of other Veterans' headstones that are missing or in disrepair for future sponsorship consideration.

ALDERMAN WEIDNER MADE A MOTION, seconded by Ald. Davolos, to recommend the City Council approve the VFW Post 8081 Council Sponsorship request for a gravestone marker foundation in the amount of \$500.

MOTION ADOPTED VIA VOICE VOTE

7. Consideration of Potential Amendment to the FY 2026 Community Development Work Plan

CEDD Emery presented an opportunity for a potential amendment to the FY 2026 Community Development (CD) Work Plan. She reflected on conditions in the Cantera Development that seemed to exist in 2024 when the City drafted the current Strategic Plan, but that no longer require the City's attention in 2026. She noted several positive changes that have occurred in Cantera in recent years and indicated that an action item in the CD Work Plan focusing on Cantera improvements could possibly be removed or delayed, allowing staff to focus time and attention on other projects.

CEDD Emery identified four options for the Committee to consider with respect to the CD Work Plan that would re-direct staff's focus in lieu of facilitating an update to the Cantera Subarea Plan and Zoning Regulations.

Following comments from aldermen, a consensus of the Committee expressed interest in developing an IL Route 59 Corridor Plan.

Based on Committee feedback, CEDD Emery will update the FY 2026 Community Development Work Plan replacing a study of Cantera with a study of the IL Route 59 Corridor and present it with an updated Citywide Work Plan at the November 24 Public Safety and Finance Committee of the Whole meeting.

Mayor Johnson added that the City could see some residual benefits in Cantera based on the City of Naperville's efforts to redevelop the I-88 Corridor.

8. Review and File Information Report on 2024 TIF District School and Library District Reimbursement Payments

There were no comments.

NO COMMITTEE ACTION WAS TAKEN NOR REQUESTED

9. Review and File Bi-monthly Code Enforcement Activity Report  
There were no comments.

NO COMMITTEE ACTION WAS TAKEN NOR REQUESTED

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

NO COMMITTEE ACTION WAS TAKEN NOR REQUESTED

**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 8:16 p.m.

Approved: November 17, 2025

  
Dawn Grivetti, Executive Assistant/ Deputy Clerk