



# 2015 Strategic Plan Update

As of June 27, 2019

This report delineates progress on the objectives of the 2015 Strategic Plan. For more information, please contact Assistant City Administrator, Cristina White at [cwhite@warrenville.il.us](mailto:cwhite@warrenville.il.us). The date at the end of each *Proposed Action Step* denotes the anticipated start dates for that action item.

## GOAL #1: ECONOMIC DEVELOPMENT

OBJECTIVE:	Proactively plan and prepare for well designed mixed use development along and contiguous the Route 59 corridor.
ACTION STEPS TAKEN:	<ul style="list-style-type: none"> <li>a. Prepared and adopted the Southwest/Route 59 Corridor TIF #4 Redevelopment Plan and District (2016)</li> <li>b. Prepared and adopted the Southwest District Subarea Plan (2016)</li> <li>c. Acquired approximately six acres of land at the NE corner of Routes 59 and 56, and implemented request for proposal process for Southwest District Redevelopment Site #1 (SDRS #1 ) (2016/2018)</li> <li>d. Prepared and approved formal Tax Increment Financing Assistance Policy (2017)</li> <li>e. Prepared and approved formal application and review process for TIF financing assistance requests (2017)</li> <li>f. Acquired approximately five acres of property from Tortoriello family at NW corner of Route 59 and Illinois Prairie Path (2016)</li> <li>g. Acquired Lang Property for construction of new Barkley Avenue connection to Duke Parkway (2017)</li> </ul>
PROPOSED ACTION STEPS:	
STATUS:	This is an ongoing objective.
OBJECTIVE:	Support implementation of well designed development along and contiguous to the Route 59 corridor.
ACTION STEPS TAKEN:	<ul style="list-style-type: none"> <li>a. The City evaluated and approved several development projects along Route 59, including Everton, Lexington Trace, and Thornton's (2018/2019)</li> <li>b. Approved development agreement with Duke Realty and coordinated utilities extension, construction of new Duke Parkway/Route 59 intersection, and new Barkley Avenue connector street (2017/2018)</li> <li>c. Approved IGA with City of Aurora re: construction and maintenance of new Duke Parkway and Route 59 intersection improvements (2017)</li> <li>d. Negotiated and approved a MOU with City of Naperville that allowed City sanitary service to be extended to Southwest District (2017)</li> <li>e. Extended City sewer and water main improvements from Landon Avenue to Southwest District (2018/19)</li> <li>f. Negotiated and approved City Assistance and TIF Redevelopment Agreement with Lexington Homes for Lexington Trace project (2018/19)</li> <li>g. Developed and issued RFP for purchase and development of seven acres of City owned property at NE corner of Routes 59 and 56 (2018)</li> </ul>
PROPOSED ACTION STEPS:	
STATUS:	This is an ongoing objective.



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OBJECTIVE:	Stimulate desirable mixed use redevelopment and new community gathering places in the Old Town/Civic Center Area.
ACTION STEPS TAKEN:	<ul style="list-style-type: none"> <li>a. Represented the City’s interests in negotiating the acquisition of the Citgo gas station located on the corner of Warrenville and Batavia (in progress)</li> <li>b. Negotiated and approved “First Right of Refusal” and “Option” agreements for Alletto property north and east of the Route 56 and Batavia Road intersection (2016)</li> <li>c. Issued RFP and approved a Redevelopment Agreement with Airhart Development for the redevelopment of CCRS #1 with the Stafford Place project (2017)</li> </ul>
PROPOSED ACTION STEPS:	a. Continue to communicate with the current owners of the Citgo property to negotiate purchase.
STATUS:	This is an ongoing objective.
OBJECTIVE:	Promote the rehabilitation, improvement, and occupancy of older commercial properties throughout the community
ACTION STEPS TAKEN:	a. None
PROPOSED ACTION STEPS:	
STATUS:	This is an ongoing objective.
OBJECTIVE:	Assist and encourage existing local businesses to expand, grow, and remain in Warrenville.
ACTION STEPS TAKEN:	a. Designated Two Brothers Brewing Co. as “preferred purchaser and developer of the City-owned SDRS #1 property” (2019)
PROPOSED ACTION STEPS:	
STATUS:	This is an ongoing objective.
OBJECTIVE:	Facilitate additional complimentary development in the Cantera development.
ACTION STEPS TAKEN:	<ul style="list-style-type: none"> <li>a. The City evaluated and approved several development projects in Cantera, including Riverview West, Vanguard, and Chuy’s Restaurant (2017-2019)</li> <li>b. The City approved the remodeling of the BP station at Warrenville and Winfield Roads, with the addition of a Dunkin Donuts and Which Wich Sandwiches (2018)</li> </ul>
PROPOSED ACTION STEPS:	
STATUS:	This is an ongoing objective.
OBJECTIVE:	Plan for and encourage a high quality, appropriately scaled and located, new higher density residential development including multiple-family housing.
ACTION STEPS TAKEN:	<ul style="list-style-type: none"> <li>a. The City evaluated and approved several high-quality and higher-density residential developments, including Everton, Riverview West, Vanguard, Lexington Trace, and Stafford Place (2016-2019)</li> <li>b. The City recently approved the preliminary PUD for a higher-density, independent, mixed-income, senior housing development for the Alden Foundation (2019)</li> </ul>
PROPOSED ACTION STEPS:	
STATUS:	This is an ongoing objective.



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OBJECTIVE:	Establish organizational structure, staffing support, and funding commitment for effective and ongoing implementation of Economic Development Plan.
ACTION STEPS TAKEN:	a. Contracting with a consulting firm for additional planning services (July 2019)
PROPOSED ACTION STEPS:	a. Conducting a Citywide Services and Staffing Study (August 2019)
STATUS:	This is an ongoing objective.