Welcome to Warrenville’s State of the City Address

Mayor David L. Brummel
February 19, 2020
It takes a Village / Town / City to...
Strategic Plan Goals:

1. Economic Development
2. Fiscal Conservatism
3. Open Space and Environment
4. City Infrastructure
5. Public Safety
6. Diversity
2019 Accomplishments

Goal #1 Economic Development
Former Navistar Building Remodel

- $20 million remodel of 260,000 sq. ft.

- **Edward Elmhurst Healthcare** Corporate Headquarters
  - 1,000 employees to Warrenville

- **Kimly Horn**, Engineering & Planning Firm
  - Headquarters relocating from Lisle to top floor of building
  - 150 employees
Stafford Place

- 17 homes completed
- 22 permits issued
- Selling for higher prices and faster than anticipated
- Anticipated market value over $12 million when complete
City of Warrenville

Everton
Route 59 & Duke Parkway

- 22 building permits issued for townhomes and apartments
- 89 townhomes, 259 upscale apartments, and 3.5 acres commercial
- Taxable value to increase from $542,421 to about $74 million
- Annual property tax generation from $14,924 to $1.9 million
Lexington Trace  
Route 59 & 56 (southwest corner)

- 25 building permits issued
- 106 townhomes
- Taxable value from $330,000 to $35 million
- Annual property tax generation from $800 to $925,000 (had an agricultural assessment)
Riverview West
Ferry Road

- 364 unit, Class A apartments
- **Future phases**: 60 townhomes, 35,000 sq. ft. of commercial and restaurant space
- **Taxable value** will increase from $535,000 to $89 million
- **Annual property tax generation** from $43,000 to $2.3 million
Just a Few 2019 Stats...

• **721 building permits** issued  
  *(highest number since 1982)*

• Total **construction value exceeding $132 million**  
  *(double the value of highest year since 1982)*

• **Over 1,700** building permit-related **inspections**

• **SHOUT OUT** to Family Foods and Honeymilk
Diehl Road turn lanes

- Improved traffic flow for Cantera businesses
Partner Governmental Agency

Accomplishments

• District 200 Jefferson Early Childhood Center
• Purpose built building
• High-quality preschool program for children ages 3 – 5
  ▪ Early Childhood
  ▪ Special Education
  ▪ English as a Second Language/Bilingual Education
• Quality schools = a better place to live

New year, NEW building!
Partner Governmental Agency Accomplishments

- Warrenville Park District
- Expanded Fitness Area
- New FitnessNOW entry vestibule
- Enhanced Accessibility
- Benefit to residents
2019 Accomplishments

Goal #2 Fiscal Conservatism
Maintaining Financials during 2019

• NO BONDED DEBT – Pay as we go for capital projects
• Balanced Budget
• Police Pension is funded at 72.49% as of April 2019
• Pension assets up 8% from the previous year
Strategic Spend Down of General Fund Reserves Over Last Several Years

A Few Examples Are...

**INFRASTRUCTURE INVESTMENTS**

- Water and Sewer extensions across Route 59
- Barkley Avenue extension between Duke Parkway and Estes Avenue
- Route 59 and Duke Parkway intersection improvements

**PROPERTY INVESTMENTS**

- Route 59 & 56 properties for future development
- Estes Ave property for Barkley Avenue road extension
2019 Accomplishments

Goal #3 Open Space and Environment
Keeping it Green in 2019

- Attained SolSmart Gold designation – 1 of 14 Illinois communities
- Arbor Day - 400 trees given away
- 618 lbs of batteries recycled
- 370 lbs of medication recycled
Paths, Trails, and More...

- Trailhead project planning and IPP realignment
- Complete Streets Policy adopted
2019 Accomplishments

Goal #4 City Infrastructure
Various Infrastructure Projects

• 2019 annual road program - $1.25 million
• Water and sewer extension from Landon Avenue to Route 59
• Warreenville Road reconstruction complete
• Began Infiltration and Inflow (I & I) Reduction Program
Virginia Storm Sewer Upgrade
2019 Accomplishments

Goal #5 Public Safety
Pro-active Safety Initiatives in 2019

- Ranked the **#1 safest city** in Illinois by backgroundchecks.org
- Continued Fireworks and Speed Monitoring and Enforcement
- **Ballistic shields** in all marked squads – partially funded by Safety Grant Award
Police Specialized Training

• **Alarm Response Training**
  Physical security and response strategies for radiological events
  *ie. Northwestern Medicine Proton Center*

• **Accreditation Commission for Traffic Accident Reconstruction (ACTAR)** - “expert witness”
2019 Accomplishments

Goal #6 Diversity
City Staff

LANGUAGES

Several employees fluent in:

- Spanish
- Russian
- Polish

DIVERSITY TRAINING

- Illinois Department of Human Rights
  Diversity Advantage: Handling Micro-Inequities and Bias

[Warrenville logo]
Redesigned Website

• Improved user experience

• Improved ADA compliance
2019 was a busy and productive year.

What does 2020 have in store?
2020 Goals and Priorities

Goal #1 Economic Development
Vanguard at Cantera

- 242 luxury apartments
- About $216,000 annual tax revenue
- Diehl Road next to Regal Theater
Continue Oversight and Proper Implementation

- Everton
- Riverview West
- Lexington Trace
- Stafford Place
Culver’s Restaurant

- Final PUD approved
- Groundbreaking expected soon!
- Route 59 and Cambridge Street
Thornton’s Gas Station

- $10 million project
- Construction planned in Spring 2020
- Route 59 & Duke Parkway
Horizon Senior Living Community

Alden Foundation

- Final plans presented to Plan Commission on Feb. 20th
- Expected to begin construction soon, pending Council approval
- 71-unit affordable, independent senior living
- Route 56 and Batavia Road
Speedway Gas Station Redevelopment

- Plans to move forward in 2020
- $7 million dollar project
- Route 59 and Batavia Road
- Fueling center and convenience store
Two Brothers Brewing Project

- Potential $80 million combined project
- Route 59 & 56
- Brewery, restaurants, and banquet hall
- Distillery, coffee shop, corporate offices, and more
Potential Developments

• New hotel in Cantera
  • East side of Regal Theater

• Highpoint Flexible Business Building
  • 75,000 sq ft.
  • Across from Illinois Youth Home – Ferry Road
2020 Goals and Priorities

Goal #2 Fiscal Conservatism
Moving Forward Responsibly in 2020

• Budget process – continue with no bonded debt
• Investments over last several years beginning to take shape
• Conservative spending while we wait for returns on investments
Stafford Place: Investing for the future

**WHAT?**

- 5 parcels acquired over 10 years
- Nearly 10 years of contamination cleanup
- Site cleaned to residential standards

- Investment of $3.5 million in acquisition and clean up
- Airhart provided the best plan
  - New diversified housing option
  - Efficient use of site
  - Respectful of surrounding neighborhood
Stafford Place: *Investing for the future*

**WHY?**

- Previous property value of $2 million, paying $50,000 in property taxes
- When complete, will have taxable value of $12 million, generating $300,000 in property taxes, beginning in 2022

- Estimated 12-14 years to generate enough TIF revenue to repay the City's investment
- TIF #3 ends December 2036
- Tax revenue returning to all taxing districts beginning 2037 in excess of $300,000 annually **GOING FORWARD**
Stafford Place: Investing for the future

Contaminated industrial site in Civic Center, or a brand new, well designed, revenue generating, residential neighborhood.

Which is the better choice in the long term?
Other Examples of: *Investing for the future*

- Route 59 & 56 water and sewer improvements
- Duke Parkway intersection improvements
• Census cards arrive after March 12
• Complete survey online, phone, or mail
• Data critical for federal funding distribution
• City receives $176 per resident counted
2020 Goals and Priorities

Goal #3 Open Space and Environment
Community Enhancements

- **Trailhead construction** anticipated **spring 2022**
  - $378,000 STP Grant

- **Mack Road Trail and Bridge Replacement** anticipated **spring 2022**
  - $512,000 STP Grant

- **Citgo property** potential purchase

- Redevelop with public open space and new private mixed use development
2020 Goals and Priorities

Goal #4 City Infrastructure
Construction Projects in 2020

• 2020 Road Program - $1.5 million

• Interior rehabilitation of water tower on West Street
  • $200,000

• Summerlakes Square Court Improvements
  • Grant awarded to cover 50%
  • Includes curbs, gutter, pavement, etc.
Engineering Projects

• Design of Southwest District Elevated water tank and well

• Final engineering - Mack Road Bridge Replacement and Trail Improvement

• Final engineering design - Prairie Path Trail Head Project

• Continue with Infiltration & Inflow Reduction Program (I & I)
2020 Goals and Priorities

Goal #5 Public Safety
Police/Community Initiatives

- Continue pro-active fireworks initiatives
- Continue Neighborhood Roll Call
- Cannabis Expungement Project
- National Night Out 2020
Police Trainings

*Illinois Law Enforcement Training and Standards Board (ILETSB)*

- Lead Homicide Investigator
- DuPage County Metropolitan Emergency Response and Investigation Team
- Enforcing IL Cannabis Laws
- Crisis Intervention Team
2020 Goals and Priorities

Goal #6 Diversity
Continuing to Reach Out

- Continue recruitment efforts to attract qualified diverse applicants
- Volunteers welcome!
Enterprise Resource Planning (ERP)

• Behind the scenes ERP work continues with all City departments
• New, modern, and integrated communication, and data management solution
• Accounts payable now live
Your thoughts:

It takes a Village/Town/City to...
My thoughts:

It takes a Village/Town/City, to provide for us quality of life necessities that would be impossible without a group effort.

AND,

If the above is done well, the Village / Town / City can *provide the context* for the development and support of a unique, safe, and nurturing community.
Challenges
Thank you!

This presentation will be replayed on Channel 10 and the City’s YouTube channel