

**CITY OF WARRENVILLE
COMMUNITY DEVELOPMENT
COMMITTEE OF THE WHOLE
REGULAR MEETING
Monday, January 13, 2025, at 7:00 p.m. at City Hall
28W701 Stafford Place**

This meeting will be conducted in the traditional in-person format at the location listed above. For convenience, the public may view the meeting virtually on the Official YouTube Channel of the City at: <https://www.youtube.com/channel/UCcO8hN6YoUmWZrDFNASMzAQ/featured>

Public comment will only be available in-person during the meeting. The remote meeting access is for viewing purposes only.

AGENDA

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. CITIZENS COMMENTS

E. OFFICIALS AND STAFF COMMENTS

F. BUSINESS OF MEETING

1. Consideration of resolutions allocating Motor Fuel Tax and Rebuild Illinois Bond funds for construction projects (P. Kuchler)
2. Consideration of Changes to the 2025 Committee of the Whole Meeting Schedule (A.Emery)
3. Review and File TIF #3 and TIF #4 Joint Review Board Meeting Presentations (FYI)
4. Review and File Commercial Vacancy Report (FYI)
5. Review and File Bi-monthly Code Enforcement Activity Report (FYI)
6. Review and File FY 2025 Community Development Work Plan Program Report (FYI)

G. MISCELLANEOUS

H. CLOSED SESSION

I. ADJOURN

Please contact the City Administrator or the corresponding Department head by noon on the day of the meeting if you have questions regarding any of the above items.

ADA ACCOMMODATION NOTICE: Requests for accommodations should be submitted to the Assistant City Administrator at (630) 836-3050 or amorgan@warrenville.il.us at least 48 hours in advance of the meeting. PLEASE SHUT OFF ALL ELECTRONIC DEVICES AS THEY INTERFERE WITH THE SOUND TRANSMISSION IN THE CITY COUNCIL CHAMBERS. THANK YOU!

CITY OF WARRENVILLE

MEMORANDUM

To: Mayor Brummel and City Council
From: Amy Emery, AICP, Community and Economic Development Director AE
Subject: AGENDA SUMMARY FOR JANUARY 13, 2025, COMMUNITY DEVELOPMENT COMMITTEE MEETING
Date: January 9, 2025

Please contact the City Administrator or the corresponding Department head by noon on the day of the meeting if you have questions pertaining to agenda items or this summary.

F. BUSINESS OF MEETING

1. Resolutions allocating Motor Fuel Tax and Rebuild Illinois Bond funds (Attachment)

The Illinois Department of Transportation requires the City to pass resolutions to appropriate Motor Fuel Tax (MFT) and Rebuild Illinois (RBI) bond funds for use on specific City construction projects. Included with the agenda backup materials are three such resolutions. The first resolution is for a past project where the City utilized a combination of federal funding and MFT funding to resurface Batavia Road west of Route 59. The resolution is typically passed before construction, however that did not happen in this case. City Council can pass it now, so the use of funds is documented properly.

The second resolution will amend previously approved resolution R2024-29 to utilize RBI funds on the Mack Road project. Due to the City receiving an increase in federal funding for the bridge, it will not need to utilize as much RBI funding for Mack Road. The amended resolution reduces the RBI funds for Mack Road from \$865,977.72 to \$444,727.72. The third resolution will allow the City to use the remaining \$421,250.00 of RBI funds to partially fund its 2025 Road Program. Public Works Director Kuchler will make a brief presentation and answer questions at the meeting.

Committee Action Requested: Recommend the City Council pass resolutions appropriating Motor Fuel Tax and Rebuild Illinois bond funds for use on City projects.

Staff Recommendation: Public Works Director Kuchler recommends this action.

Budgetary Impact: Utilizing MFT and RBI funds will reduce the impact of these construction project on the CMRP and General funds.

Other Resources Required: Staff time to coordinate the design, construction, and closeout paperwork for the projects.

Strategic Plan Goal: #3 Quality City Services – Maintain and Replace City Infrastructure

2. Consideration of Changes to the 2025 Committee of the Whole Meeting Schedule (Attachment)

As we move into 2025, the Community Development and Finance Departments are preparing for the testing and rollout of the new Enterprise Resource Software (ERP). This new software will transform the ways the departments receive applications, review plans, issue permits, process payments, communicate with customers, share and report information, and so much more. Community and Economic Development Director Emery will make a presentation and answer questions about the upcoming testing and roll out phase, anticipated impacts on service delivery, and request a change to the 2025 Community Development Committee of the Whole meeting schedule. Included with the agenda backup materials are slides to be presented at the meeting.

Committee Action Requested: Recommend the City Council revise the 2025 Committee of the Whole Meeting Schedule to accommodate ERP software release.

Staff Recommendation: CEDD Emery recommends this action.

Budgetary Impact: Not applicable.

Other Resources Required: Not applicable.

Strategic Plan Goal: #2 Engaged and Connected Community – Public Engagement with the City

3. Review and File TIF#3 and TIF#4 Joint Review Board Presentations (Attachment)

Included with the agenda backup materials are the presentation slides from the December 4, 2024 TIF #3 and TIF #4 Annual Meetings of the Joint Review Boards. These meetings are required annually for taxing bodies impacted by the TIF to review annual reports of TIF activity. The meetings are duly noticed and open to the public.

CEDD Emery will be available to address questions regarding this report at the meeting.

Committee Action Requested: For informational purposes only.

Staff Recommendation: Not applicable.

Budgetary Impact: Not applicable.

Other Resources Required: Not applicable.

Strategic Plan Goal: #1 Energetic and Healthy Economy – Economic Trends Monitoring

4. Review and File the Commercial/Retail Inventory Summary Report (Attachment)

The Commercial/Retail Inventory Summary Report, dated January 2025, documents the location and amount of vacant commercial and retail space available throughout the City of Warrenville. At this time, there is 112,765 square feet of vacant commercial space available, which represents an approximate overall commercial and retail space vacancy rate of 14.7%. The vacancy rate is down from the 16% reported in January of 2024. Significant vacancy additions in the second half of 2024 included the closing of the Honey Berry Café and Sweet Vibes Desserts. A copy of the report is included with the agenda backup materials.

CEDD Emery will be available to address questions regarding this report at the meeting.

Committee Action Requested: For informational purposes only.

Staff Recommendation: Not applicable.

Budgetary Impact: Not applicable.

Other Resources Required: Not applicable.

Strategic Plan Goal: #1 Energetic and Healthy Economy – Economic Trends
Monitoring

5. Review and File the Bi-Monthly Code Enforcement Activity Report (Attachment)
The Code Enforcement Activity Summary Report for the months of November and December 2024 is included in the agenda backup materials.

CEDD Emery will be available to address questions regarding this report at the meeting.

Committee Action Requested: For informational purposes only.

Staff Recommendation: Not applicable.

Budgetary Impact: Not applicable.

Other Resources Required: Not applicable.

Strategic Plan Goal: #3 Quality City Services – Building and Life Safety Codes

6. Review and File the FY 2025 Community Development Work Plan Update (Attachment)
The Community and Economic Development Department FY 2025 Work Plan identifies the specific projects and initiatives Department staff expect to advance during FY 2025. The Department has prepared a spreadsheet to track progress on the various components of its FY 2025 Work Plan, which is included in the agenda backup materials.

Committee Action Requested: For informational purposes only.

Staff Recommendation: Not applicable.

Budgetary Impact: Not applicable.

Other Resources Required: Not applicable.

Strategic Plan Goal: Not applicable.



Resolution for Improvement Under the Illinois Highway Code

Is this project a bondable capital improvement?
[X] Yes [] No

Resolution Type: Original, Resolution Number: R2025-__, Section Number: 21-00041-00-RS

BE IT RESOLVED, by the Council of the City of Warrenville, Illinois that the following described street(s)/road(s)/structure be improved under the Illinois Highway Code. Work shall be done by Contract.

For Roadway/Street Improvements:

Table with 5 columns: Name of Street(s)/Road(s), Length (miles), Route, From, To. Row 1: Batavia Road, 0.66, 3553, Corporate Limits, Illinois Route 59.

For Structures:

Table with 5 columns: Name of Street(s)/Road(s), Existing Structure No., Route, Location, Feature Crossed.

BE IT FURTHER RESOLVED,

1. That the proposed improvement shall consist of

Roadway resurfacing of Batavia Road from Corporate Limits / CN Railroad to Illinois Route 59.

2. That there is hereby appropriated the sum of three hundred forty-three thousand seven hundred thirty-five and 30/100 Dollars (\$343,735.30) for the improvement of said section from the Local Public Agency's allotment of Motor Fuel Tax funds.

BE IT FURTHER RESOLVED, that the Clerk is hereby directed to transmit four (4) certified originals of this resolution to the district office of the Department of Transportation.

I, Julie Clark, Clerk in and for said City of Warrenville.

of Warrenville in the State aforesaid, and keeper of the records and files thereof, as provided by statute, do hereby certify the foregoing to be a true, perfect and complete original of a resolution adopted by

Council of Warrenville at a meeting held on January 20, 2025.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this ___ day of ___ Month, Year.

(SEAL, if required by the LPA)

Clerk Signature & Date

Approved

Regional Engineer Signature & Date Department of Transportation



Resolution for Improvement Under the Illinois Highway Code

Is this project a bondable capital improvement?
[X] Yes [] No

Resolution Type: Amended, Resolution Number: R2025-__, Section Number: 17-00036-00-BT

BE IT RESOLVED, by the Council of the City of Warrenville, Illinois that the following described street(s)/road(s)/structure be improved under the Illinois Highway Code. Work shall be done by Contract.

For Roadway/Street Improvements:

Table with 5 columns: Name of Street(s)/Road(s), Length (miles), Route, From, To. Row 1: Mack Road, 0.4, 3818, Illinois Route 59, West Branch Regional Trail

For Structures:

Table with 5 columns: Name of Street(s)/Road(s), Existing Structure No., Route, Location, Feature Crossed. Row 1: Mack Road, 022-3027, 3818, 0.2 miles east of IL Rt 59, West Branch DuPage River

BE IT FURTHER RESOLVED,

1. That the proposed improvement shall consist of

Bridge Replacement, Roadway reconstruction to raise profile, Multi-Use Path Construction utilizing Rebuild Illinois Bond funds.

2. That there is hereby appropriated the sum of four hundred forty-four thousand seven hundred twenty-seven and 72 / 100 Dollars (\$444,727.72) for the improvement of said section from the Local Public Agency's allotment of Motor Fuel Tax funds.

BE IT FURTHER RESOLVED, that the Clerk is hereby directed to transmit four (4) certified originals of this resolution to the district office of the Department of Transportation.

I, Julie Clark, Clerk in and for said City of Warrenville

of Warrenville in the State aforesaid, and keeper of the records and files thereof, as provided by statute, do hereby certify the foregoing to be a true, perfect and complete original of a resolution adopted by

Council of Warrenville at a meeting held on January 20, 2025

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this day of Month, Year

(SEAL, if required by the LPA)

Clerk Signature & Date box

Approved

Regional Engineer Signature & Date
Department of Transportation

Regional Engineer Signature & Date box



Resolution for Improvement Under the Illinois Highway Code

Is this project a bondable capital improvement?

[X] Yes [] No

Table with Resolution Type (Original), Resolution Number (R2025-__), and Section Number (26-00042-00-RS)

BE IT RESOLVED, by the Council of the City of Warrenville, Illinois that the following described street(s)/road(s)/structure be improved under the Illinois Highway Code. Work shall be done by Contract.

For Roadway/Street Improvements:

Table with 5 columns: Name of Street(s)/Road(s), Length (miles), Route, From, To. Lists streets like Sanchez Drive, Arlington Court, etc.

For Structures:

Table with 5 columns: Name of Street(s)/Road(s), Existing Structure No., Route, Location, Feature Crossed.

BE IT FURTHER RESOLVED,

1. That the proposed improvement shall consist of

Roadway resurfacing of Sanchez Drive and adjacent cul de sacs utilizing Rebuild Illinois Bond funds.

2. That there is hereby appropriated the sum of four hundred twenty-one two hundred fifty and 0 / 100 Dollars (\$421,250.00) for the improvement of said section from the Local Public Agency's allotment of Motor Fuel Tax funds.

BE IT FURTHER RESOLVED, that the Clerk is hereby directed to transmit four (4) certified originals of this resolution to the district office of the Department of Transportation.

I, Julie Clark, City of Warrenville, Clerk in and for said City of Warrenville, do hereby certify the foregoing to be a true, perfect and complete original of a resolution adopted by Council of Warrenville at a meeting held on January 20, 2025.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this ___ day of ___ Month, Year.



**Resolution for Improvement
Under the Illinois Highway Code**

(SEAL, if required by the LPA)

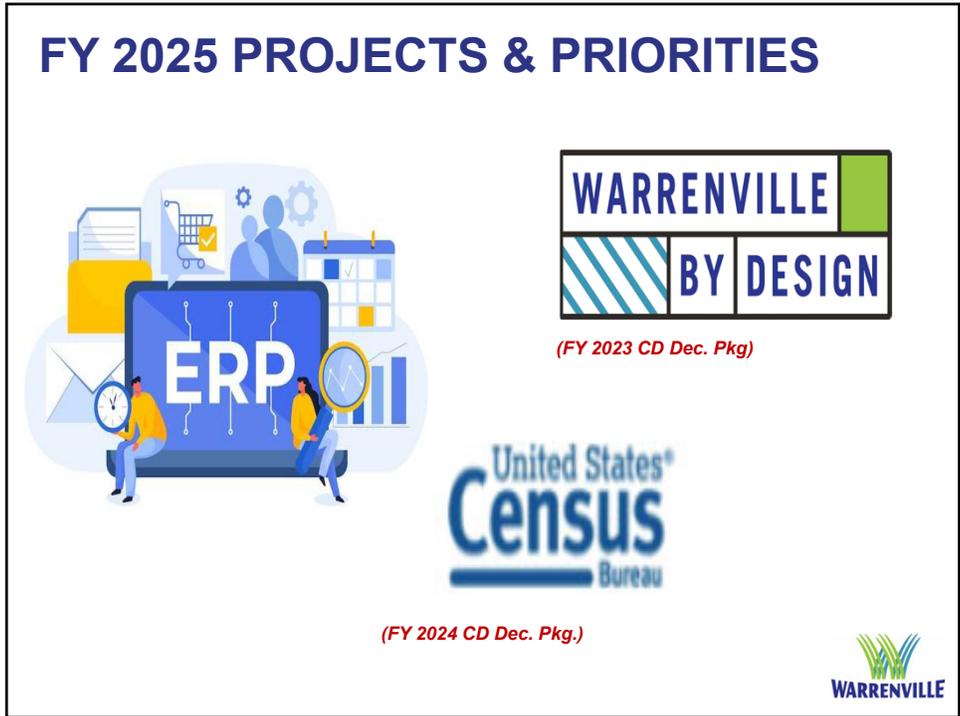
Clerk Signature & Date

Approved

Regional Engineer Signature & Date
Department of Transportation



1



2



ROAD MAP

- ERP “Go Live” 2025
 - Vision
 - Challenges
 - Pathway to Success



3



VISION

- On-Line, Not In-Line
- Efficient
- Outstanding Customer Service
- Data-Based Decision Making



4

PZE PROCESS
00000004

AMOUNT DUE: \$0,000.00 | PZE PROCESS TYPE: New Subdivision | STATUS: In Process

02-00-00-000-000 > 14965 ABBEY LN > 00000004

GENERAL | **PROCESS STEPS** | TRANSACTIONS | BONDS/ESCROWS | PREREQUISITES | ADDITIONAL PEOPLE | INSPECTIONS

PROCESS STEPS

STEP NUMBER	TITLE	STATUS	STARTED	COMPLETED	DUE	DETAILS...
1	Subdivision Application - Prelim	Approved	12/29/2021	01/04/2022		DETAILS...
2	File Review	Approved	01/04/2022	01/04/2022		DETAILS...
3	Streets Review	Approved	01/04/2022	01/04/2022		DETAILS...
4	Public Utilities Review	In Progress	01/04/2022		01/05/2022	DETAILS...
5	Engineering Review	Not Started			01/07/2022	DETAILS...
6	Pre-construction Meeting	Not Started			01/09/2022	DETAILS...
7	Planning Commission Meeting	Not Started			01/11/2022	DETAILS...
8	Recording of Final Plat	Not Started			01/15/2022	DETAILS...

WORKFLOW
CD - Permit Expiration Notice - Notify when permit has expired

Title: CD - Permit Expiration Notice
Description: Notify when permit has expired
Module: Community Development - Overridden
 Suspended

SCHEDULE WORKFLOW
 Use Recurring Schedule
Next Recurrence Date: Not Specified

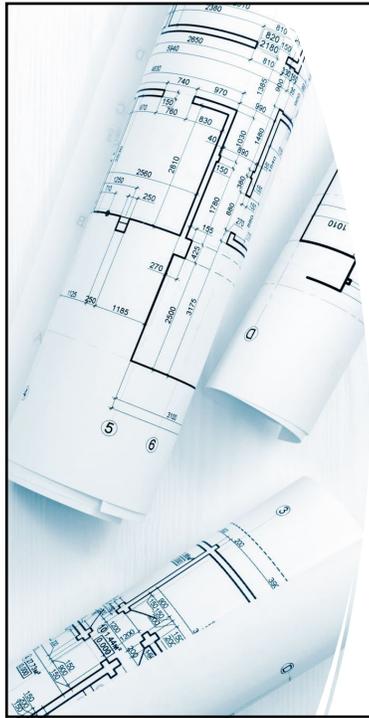
WORKFLOW DIAGRAM

```
graph LR; A[PERMIT EXPIRED Event] --> B[SEND EMAIL Action]; B --> C[SHOW YES/NO PROMPT Action]; C --> D[RUN PERMIT LETTER Action];
```

5

6

6



Accomplishments (SO FAR)

- **Documented Desired Processes**
- **Provided Data**
 - Parcel
 - Permit
 - Staff
 - Code Requirements
- **Developed Templates**
 - Letters
 - Standard Review Comments
 - Process Notifications
 - Alerts



7

Challenge Ahead

- **Testing, Testing, Testing**
- **Timing**
- **Unknowns**
- **Failure is Not An Option**



8

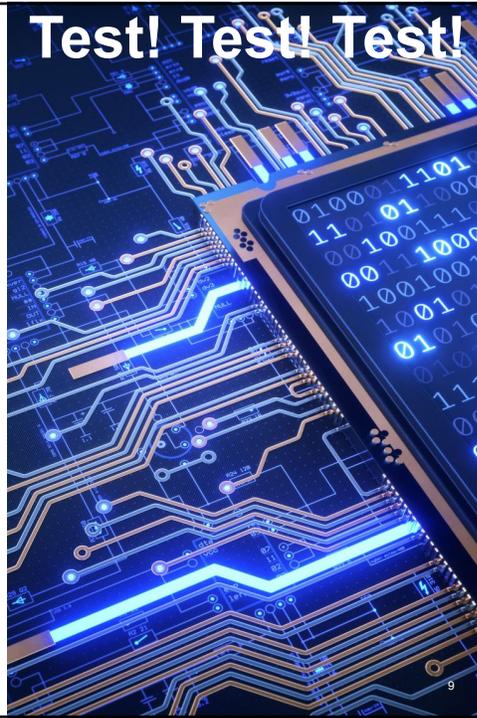
• **THE GOOD** - We WILL have robust, accurate, helpful systems

• **THE BAD**

- 202 tests for Planning & Zoning
- 75 tests for Code Enforcement
- 100+ tests for Business Licensing
- 175 tests for building/inspection
- 80 tests for Engineering

Test for All Services!

- Planning = 12 Processes
- Code Enforcement – 11 Violation Categories
- Licensing = 22 Types
- Building /Inspections – 56 Permits
- Engineering – 2 Permits



9

Planning & Zoning Process Testing Checklist							
Module	Process Area	Process for Testing	Test Item (detail)	Pass? (Y/N)	Describe What Did Happen	Describe The Expected Result	Additional Details Describing How the Test Item Failed
P/Z	Planning Application	Online portal - Planning/Zoning Application	Portal limits access to apply only for those permit types as setup by the City. i.e., the portal does not contain any permit types not included in the Zoning Information with Required and Optional Documents Spreadsheet.				
P/Z	Planning Application	Online portal - Planning/Zoning Application	Portal screen shows correct application fields (to be completed by the applicant). Review & verify each application type listed in the Zoning Information with Required and Optional Documents Spreadsheet. Compare the fields in the online application to the Planning & Zoning application documents.				
P/Z	Planning Application	Online portal - Planning/Zoning Application	Portal screen shows lists the correct optional submission documents. Review & verify each application type listed in the Zoning Information with Required and Optional Documents spreadsheet & compare to the requirements in the portal.				
P/Z	Planning Application	Online portal - Planning/Zoning Application	Portal screen shows lists the correct required submission documents. Review & verify each application type listed in the Zoning Information with Required and Optional Documents spreadsheet & compare to the requirements in the portal.				
P/Z	Planning Application	Online portal - Planning/Zoning Application	System allows applicant to upload supporting documents				
P/Z	Planning Application	Online portal - Planning/Zoning Application	System assess the correct application fee based on the application type. (See Annual Fee Schedule for application fee for each application				
P/Z	Planning Application	Online portal - Planning/Zoning Application	System prevents submission of application if fees are unpaid.				
P/Z	Planning Application	Online portal - Planning/Zoning Application	On submission, the system sends the applicant an automated email				

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		<p>TIMING...</p>
		
		

11

<p>— Unknowns</p> <hr/>	
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12

12

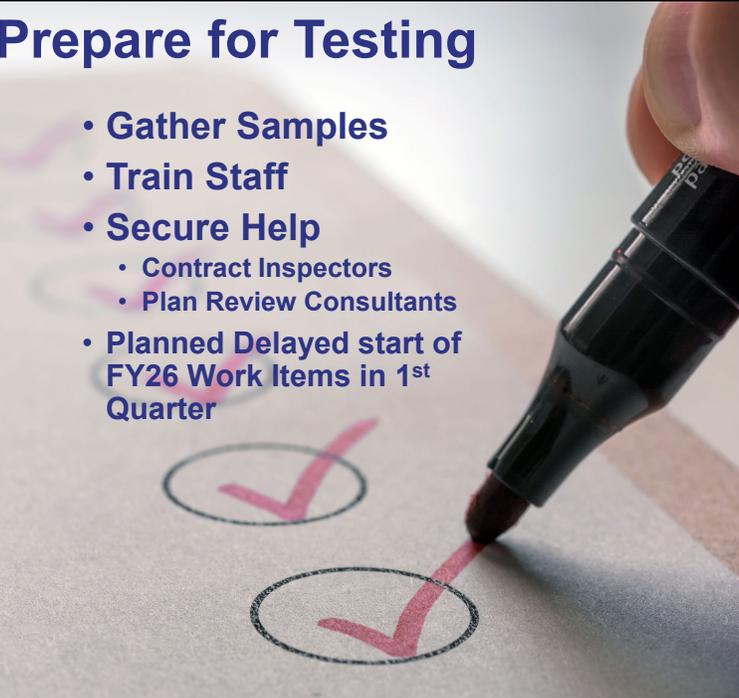


— Pathway to Success

- Prepare for Testing
- Dedicated Time to Test
- Communication
- Temporary Service Adjustments



13



Prepare for Testing

- Gather Samples
- Train Staff
- Secure Help
 - Contract Inspectors
 - Plan Review Consultants
- Planned Delayed start of FY26 Work Items in 1st Quarter



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Dedicated Time to Test

- **April 28 – May 23, 2025**
 - Baecore & BSA on-Site
 - Staff Training
 - System Goes Live in May
- **Office Closure Week of 4/28**
 - EXCEPTIONS for Active Construction Inspections, Code Enforcement & Emergencies
 - No Permit Applications Processed
 - No Plan Reviews
 - Counter Closed
- **Closed Tuesday & Thursdays**
Thursdays May 5-23



15

Temporary Service Adjustments

- **Extended Plan Review Periods**
- **Extended Permit Review Periods**
- **Contractor Assistance**
- **May PC/ZBA Agenda Limits**
- **CD Committee of Whole Schedule Change**



16

Communication Plan

- **Early & All Outlets**
 - Web Page
 - Social Media
 - Hometown Happening
 - Email Sign Offs
 - Direct Customer/Contractor Communications
- **Often**
 - Before, During & After 4-Week Period
- **Impacted Parties**
 - **COMMUNITY DEVELOPMENT:**
 - Permit Applicants
 - New Business License Applicants
 - Active Construction Projects
 - **FINANCE**
 - In-Person Payees



17

— Pathway to Success

- **PREPARE**
- **COMMIT**
- **COMMUNICATE**
- **ADJUST**



18



19

**LEAVES OF SUCCESS
(OUTCOMES)**

- **Highly Productive**
- **Prepared** – Professional at all times
- **Energized** – Part of something bigger than just the task at hand
- **Valued & Appreciated**
- **Ethical**

**TREE TRUNK –REACHING & GROWING
(AS A TEAM WE STRIVE FOR)**

- **Outstanding Customer Service**
- **Innovation** – Ask Questions, Try new Things, Embrace Opportunity
- **Expertise** –ALWAYS learning and growing to be our best!

**ROOTS
(FUNDAMENTAL PRIORITIES)**

- **Proactive** – Organized & Positive
- **Honest & Fair**
- **Respectful**

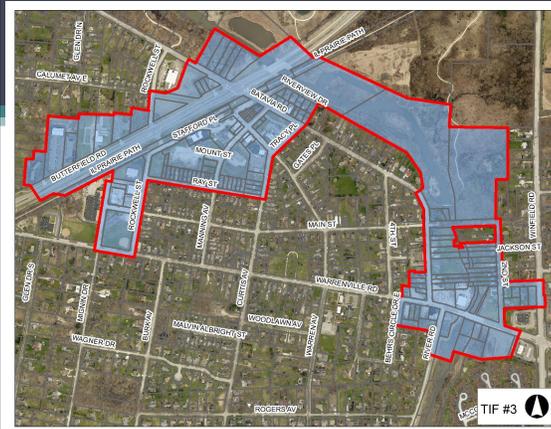
**THANK
YOU!**

**City/Department Staff
City Council**

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FY 2023 Old Town/Civic Center TIF District #3 Annual Joint Review Board Meeting

December 4, 2024



1

2

TIF 3 Financials

EQUALIZED ASSESSED VALUE

- Base Year (2013) - \$9,167,480
- FY 2023 - \$12,276,080
- FY 2024 - \$16,567,910

TIF REVENUE

- FY 2023 - \$439,909
- FY 2024 - \$632,758

TIF #3 ALLOCATION FUND BALANCE DEFICIT

- Increased from \$3,142,473 to \$3,503,141

2

3

FY 2024 Redevelopment Activity

Public Hearing 12/19

Seeking Permits and Liquor License to Open Former Satisfied Frog

Evolet Eve is working on plans to expand business to include coffee shop

3

4

FY 2024 Redevelopment Activity

Reuse of Blacksmith as Retail Concept

Reuse of City Garage for Retail Concept

4

5

FY 2024 City TIF Investments

- Former Citgo Property Site Remediation - \$750,224
 - Finding of No Significant Impact Achieved
 - Completing Subdivision Process
 - Ready to Market in 2025

FROM...



TO...



5

6

FY 2024 City TIF Investments



Batavia Road Streetscape:

- Enhanced Access to Area Businesses for Cars, pedestrians and cyclists
- Added On-Street Parking near Warrenville Road, Tracy Place, and south of Manning




6

7

FY 2024 City TIF Investments

Warrenville By Design Overlay - \$59,329 (Approved August 2024)

3. VILLAGE SHOPFRONT

3.a. DESCRIPTION
The Village Shopfront building type is for use in small-scale nodes of shopping, services, and dining activities typically with upper story residential. The Village Shopfront is intended to combine characteristics of typical main-street style, ground-story storefront buildings with elements of residential buildings, such as pitched roofs and mansards such as hip siding. Buildings are oriented to the street or courtyards with entrances on the front, typically at the sidewalk level.

3.b. ALLOWED LOCATIONS
See the locations shown on the allowed building types maps in [Figure 3](#) and [FIGURE 2](#).

3.c. IMAGES
The images shown in [Figure 3](#) are intended to illustrate the general character of the building type; the buildings and sites in each image may not fulfill all of the building type regulations.

3.d. REGULATIONS

(1) **General Regulations.** See [Sec. 2](#) for regulations applicable to all building types, including ones, front streets, courtyards, and parking and loading.

(2) **Regulation Specific to this Building Type.** The following tables and illustrations regulate this specific building type. See [Sec. 1d](#) for administratively approved dimensional allowances.

(3) **Measurements & Definitions.** See [Sec. 1f](#) for measuring regulations and definitions.



MIXED-USE & MIDDLE HOUSING OVERLAY

ADOPTED
AUGUST 5, 2024



Figure 3. Examples of Village Shopfront Buildings.

WARRENVILLE BY DESIGN 9

7

FY 2024 Old Town/Civic Center TIF District #3 Annual Joint Review Board Meeting

QUESTIONS?

8

FY 2024 Southwest/Route 59 Corridor TIF District #4 Annual Joint Review Board Meeting

December 4, 2024



9

10

TIF 4 Financials

EQUALIZED ASSESSED VALUE

- Base Year (2016) - \$8,216,231
- FY 2023 - \$17,688,733
- FY 2024 - \$42,381,422

TIF REVENUE

- FY 2021 - \$204,200
- FY 2022 - \$398,924
- FY 2023 - \$11,971,948
- FY 2024 - \$3,124,998

TIF #4 ALLOCATION FUND BALANCE

Increased from to \$8,694,690 to \$10,197,478

10

FY 2024 Redevelopment Activity

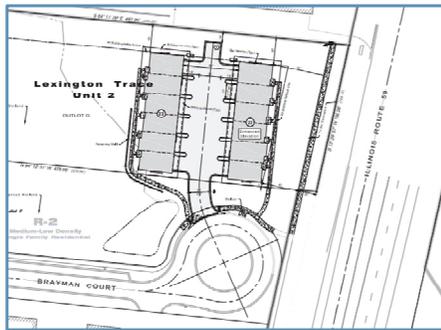
Lexington Trace Townhome Projects – Unit 2 & 3

Unit 2:

- 1.85 Acres
- 2 Buildings; 12 units
- All Units Now Occupied

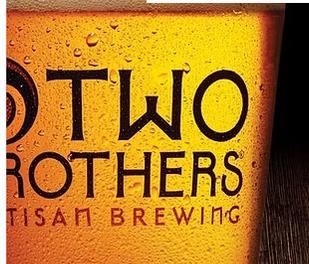
Unit 3

- 3.4 Acres
- 6 Buildings; 36 units
- Only 3 Units Left to Close – Scheduled for 12/10/24, 12/12/24 and 12/18/24



Under Construction – New Retail Center

FY 2024 Redevelopment Inquiries & Opportunities



FY 2024 City TIF Investments

Well No. 13 & Iron Filtration Building

- 30W121 Estes Street
- SCOPE OF PROJECT
 - Mass grading \$436,131
 - Installation of water and sanitary sewer stubs and drilling new City water well \$427,164
 - Construction of iron filtration building (Cost TBD)
- As of June – New Well Drilled & Tested
- Building Construction anticipated in 2025



500,000 Gallon Water Tower

- 1.12 Acre Lot near SW Corner of Thornton's Gas Station
- Height +/- 157 feet
- \$4,235,000 Contract Awarded to Maguire Iron February 5, 2024
- Concrete Pour Began in July
- Base Completed in September
- Steel Structure being Manufactured in SD
- Project Completion August 2025



13

FY 2024 Southwest District/Route 59 Corridor TIF District #4 Annual Joint Review Board Meeting

QUESTIONS?

14

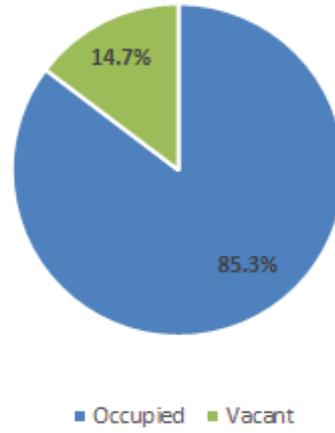


Warrenville Retail Space Inventory

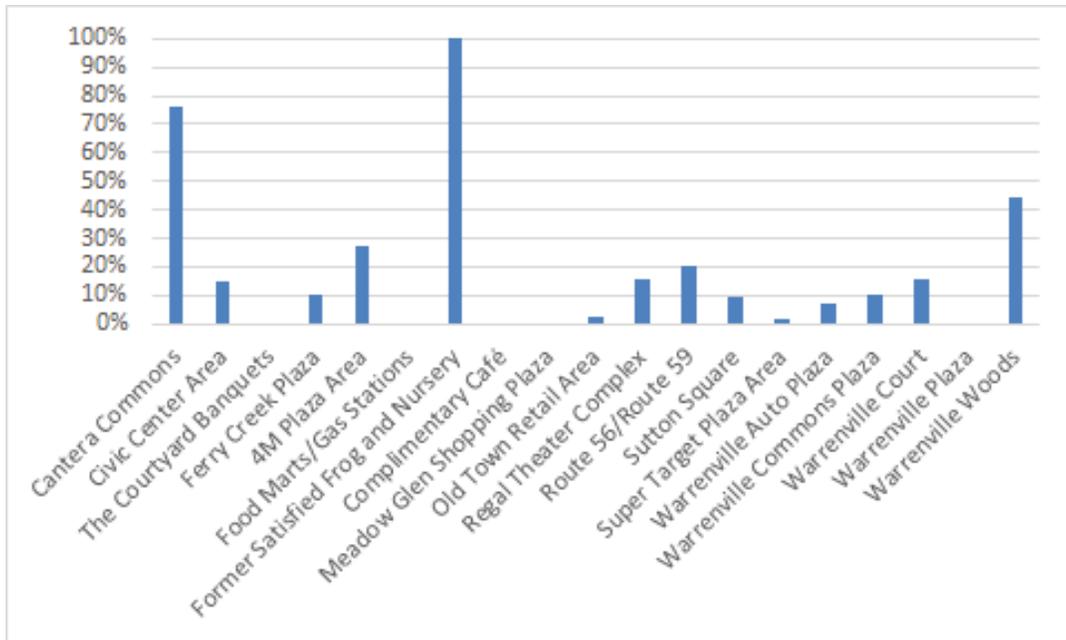
January 2025

Prepared By: Community Development Department

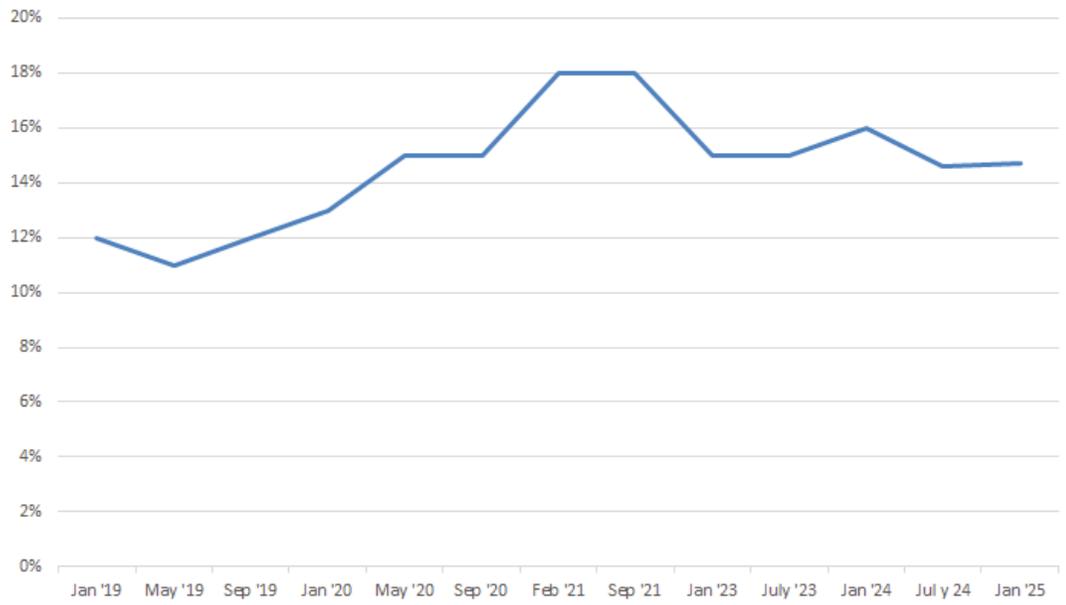
Warrenville Retail Inventory



Vacancy Rate By Location



Percent Vacant



Warrenville Retail Space Inventory Summary

Retail Center	Location	Total Retail Sq. Ft.	Vacant Sq. Ft.	Sq. Ft. Change Since Last Report	% Vacant
Cantera Commons	28341-28361 Diehl Road	18,090	13,760	5,800	76%
Civic Center Area	Batavia & Butterfield Road	32,200	4,800	-700	15%
The Courtyard Banquets	3S200 Route 59	13,500	0	0	0%
Ferry Creek Plaza	3S001-3S039 Route 59	15,250	1,650	50	11%
4M Plaza Area*	4S100 Route 59	44,640	12,100	-550	27%
Food Marts/Gas Stations	Various	10,631	0	0	0%
Former Satisfied Frog and Nursery	29W012 Butterfield Road	11,580	11,580	0	100%
Complimentary Café	4405 Winfield Road	4,500	0	0	0%
Meadow Glen Shopping Plaza	3S071 Route 59	15,900	0	0	0%
Old Town Retail Area	Batavia Rd & Warrenville Road	46,700	1,250	0	3%
Regal Theater Complex	28244-28260 Diehl Road	48,600	7,500	1,500	15%
Route 56/Route 59	Route 56/Route 59	29,600	6,000	0	20%
Sutton Square	2S610 Route 59	31,380	3,075	0	10%
Super Target Plaza Area	28201-28251 Diehl Road	199,027	4,053	0	2%
Warrenville Auto Plaza	2S780 Route 59	27,700	2,000	0	7%
Warrenville Commons Plaza	Route 59 & Batavia Road	126,225	13,000	0	10%
Warrenville Court	2S676 Route 59	13,300	2,100	0	16%
Warrenville Plaza	2S721-2S743 Route 59	14,150	0	0	0%
Warrenville Woods	29W100-29W170 Route 56	64,025	29,897	-2,083	46%
Totals:		766,998	112,765	4,017	14.7%

Available Retail Space in July 2024:	108,748 Sq. Ft.
Available Retail Space in January 2025:	112,765 Sq. Ft.
Available Retail Space Change Since July 2024:	4,017 Sq. Ft.

* 4M Plaza updated to include Prairie Cannabis

Cantera Commons

Address: 28341-28361 Diehl Road

Leasing Agency: Mid-America Real Estate
Corporation

Owner: MD4 Warrenville, LLC
417 1st Avenue SE
Cedar Rapids, IA

Contact: Brooke Spinell
One Parkview Plaza 9th Floor
Oakbrook Terrace, IL 60181-4713

Main: 630-954-7220
Email: bspinell@midamericagr.com
Website: <http://midamericagr.com>

Total Space: 18090
Vacant Space:

Sq. Ft.
13,760 Sq. Ft.

76%

Year Built: 2004

Tenant	Address	Phone	Square Feet
Vacant	28341 Diehl Road D		1,570
Vacant	28341 Diehl Road C		3,250
Vacant	28341 Diehl Road B	630-791-9796	1,640
Starbucks	28341 Diehl Road A	630-836-0437	1,580
Vacant	28361 Diehl Road E		4,300
Vacant	28361 Diehl Road D		1,500
Vacant	28361 Diehl Road C		1,500
Jazza Nail Salon	28361 Diehl Road B	630-791-9095	1,300
Potbelly Sandwich Shop	28361 Diehl Road A	630-821-7940	1,450

Civic Center Area

Address: 28W520 Batavia Road
 Owner: Lance Haack
 Warrenville, IL
 Year Built: 1962

Address: 28W550 Batavia Road
 Owner: Outreach Community
 Ministries, Wheaton, IL
 Year Built: 1958

Address: 28W530 Batavia Road
 Owner: Russell Tripp
 Warrenville, IL
 Year Built: 1947

Address: 3S220 Warren Avenue
 Owner: Ross Real Estate Holdings
 Warrenville, IL
 Year Built: 1963

Address: 28W542 Batavia Road
 Owner: Outreach Community
 Ministries Wheaton, IL
 Year Built: 1950

Address: 3S230 Warren Avenue
 Owner: Lowrie Properties
 Warrenville, IL
 Year Built: 1951

Address: 28W571-583 Stafford Place
 Owner: Lowrie Properties
 Warrenville IL,
 Year Built: 1928

Total Space: 32,200
 Vacant Space: 4,800

Sq. Ft.
 Sq. Ft.

15%

Tenant	Address	Phone	Square Feet
Vacant	28W520 Batavia Road		3,500
Jamie Thomure, D.C.-Chiropractor	28W530 Batavia Road	630-448-0255	700
Brightway Insurance	28W530 Batavia Road #201	630-581-8881	700
Warrenville Dental Group	28W530 Batavia Road	630-393-4600	700
Mark Wilk, D.C.-Chiropractor	28W530 Batavia Road	630-393-3777	700
Grace Counseling of DuPage	28W530 Batavia Road	630-447-7008	700

Vacant		28W530 Batavia Road #2		700
PC Psychotherapy		28W530 Batavia Road	630-884-4366	700
Med-Wise Billing		28W530 Batavia Road	630-393-5611	700
WYFS-Family		28W542 Batavia Road	630-393-7057	3,500
WYFS-Youth		28W550 Batavia Road	630-393-7057	1,700
Recycled Cycling		28W571 Batavia Road	630-384-9853	3,300
Evolet Eve		28W575 Stafford Place	630-836-8988	1,000
Indie Art Park		28W577 Stafford Place	773-717-2432	1,200
DBS Company, Inc.		28W581 Stafford Place	630-393-1664	1,200
Butler Accounting		28W583 Stafford Place	630-393-0334	2,000
Midwest	Neurosurgery and Spine	3S220 Warren Avenue	630-393-2222	8,000
Kalon Hair Bar		3S230 Warren Avenue	630-393-2935	600
Vacant		3S230 Warren Avenue		600

The Courtyard Banquets

Address: 3S200 Route 59

Owner: Luiz Perez
Phone: 630-414-9605

Total Space: 13,500 Sq. Ft
Vacant Space: 0 Sq. Ft 0%

Tenant	Address	Phone	Square Feet
Courtyard Banquets	3S200 Route 59	630-414-9605	13,600

Ferry Creek Plaza

Address: 3S001-3S029 Route 59

Leasing Agency: Adelpia Properties

Contact: Simeon Spirrison
P.O Box 4974
Oak Brook, IL 60522

Phone: 630-455-4495

Fax: 630-455-4496

Email: simeon@adelphiaproperties.com
Website: <http://adelphiaproperties.com>

Total Space: 15,250 Sq. Ft. Year Built: 1988
Vacant Space: 1,650 Sq. Ft. 11%

Tenant	Address	Phone	Square Feet
Warrenville Nutrihub	3S001 Route 59	630-463-8671	1,400
Purrfurred Pet Styling	3S005 Route 59	630-791-9815	1,500
Mattress By Appointment	3S009 Route 59	630-447-0740	1,500
Vacant	3S015 Route 59	630-393-2111	1,650
Alpacake Bakery	3S019 Route 59	630-791-9382	3,300
Maxi Hair Salon	3S021 Route 59	331-575-1885	1,500
Ames	3S025 Route 59	630-393-7579	1,600
Hometown Pantry & Liquor	3S029 Route 59	630-393-0200	2,800

4M Plaza

Address: 4S040-4S100 Route 59

Owner: 4M Enterprises

Contact: Tom Mouroukas
1649 Montgomery Road, Suite 1
Aurora, IL 60504
630-585-0004

Website: www.4MEnterprises.com

Email: info@4MEnterprises.com

Total Space: 39,140 Sq. Ft.
Vacant Space: 12,100 Sq. Ft. 31% Year Built: 1989-1990

Tenant	Address	Unit	Phone	Square Feet
Vacant	4S040 Route 59			11,000
Fox Valley Coins	4S100 Route 59	20	630-305-0100	2,400
Midwest Academy of Martial Arts	4S100 Route 59	19	630-836-3600	1,200
Total Staffing Solutions (Corporate)	4S100 Route 59	16, 17	630-836-2200	2,400
Best Cricket Store	4S100 Route 59	18	630-888-9765	1,200
Mattress By Appointment	4S100 Route 59	14, 15	331-444-2732	2,400
Luxemour	4S100 Route 59	13A		550
Sapphire Studios	4S100 Route 59	11, 12	630-800-8667	1,930
Sapphire Studios	4S100 Route 59	9, 10	630-800-8668	1,200
Elite Performance Institute	4S100 Route 59	8	331-472-4326	830
Anicca Float Club	4S100 Route 59	6, 7	630-854-7385	1,200
Boy Scouts of America- Three Fires Council	4S100 Route 59	4, 5	630-791-8342	3,030
Vacant	4S100 Route 59	3		1,100
Fox Valley Coins	4S100 Route 59	2	630-305-0100	1,100
Fox Valley Coins	4S100 Route 59	1	630-305-0100	2,200
Prairie Cannabis	4S120 Route 59		331-249-6532	5,400

Food Marts/Gas Stations

Address: 28W125 Warrenville Road
 Owner: Sushila Property Inc.
 Naperville, IL 60540

Address: 2S540 Route 59
 Owner: EMRO Marketing Company
 Findlay, OH 45840

Address: 28W050 Warrenville Road
 Owner: Carol Fontana
 Warrenville, IL 60555

Address: 3S405 Route 59
 Owner: Speedway LLC
 Findlay, OH 45840

Address: 2S600 Route 59
 Owner: RDK Ventures LLC
 Columbus, IN 47201

Total Space: 10,631
 Vacant Space: 0

Sq. Ft.
 Sq. Ft.

0%

Tenant	Address	Phone	Square Feet
DD/BP/WW	28W125 Warrenville Road	630-393-0947	4,250
Good Stop by Casey's	28W050 Warrenville Road	630-393-3633	912
Circle K / Shell	2S600 Route 59	630-393-0347	1,152
Speedway	2S540 Route 59	630-393-2566	1,717
Speedway	3S405 Route 59	630-393-0840	2,600

Former Satisfied Frog Location and Nursery

Address: 29W012 AND 29W036 Butterfield Road

**Owner: JSB Land Management & Development
Phone: 630-393-3600**

**Total Space: 11,580 Sq. Ft.
Vacant Space: 11,580 Sq. Ft. 100%**

Tenant	Address	Phone	Square Feet
Vacant	29W012 Butterfield Road		5,500
Vacant	29W036 Butterfield Road		6,080

Complimentary Café

Address: 4405 Winfield Road

**Owner: Novamed Incorporated
Skokie, IL 60076**

**Total Space: 4,500 Sq. Ft.
Vacant Space: 0 Sq. Ft. 0%**

Tenant	Address	Phone	Square Feet
Complementary/Fusion Social	4405 Winfield Road	312-251-5438	4,500

Meadow Glen Shopping Plaza

Address: 3S071 Route 59

**Owner: IKEN Properties, LLC
1228 White Fence Ln
Addison, IL 60101
Phone: 630-791-9092**

Year Built: 1987

**Total Space: 15,900
Vacant Space: 0**

**Sq. Ft.
Sq. Ft.**

0%

Tenant	Address	Phone	Square Feet
Dairy Queen	3S071 Route 59	630-393-2277	1,500
Skincredible Tattoo Co.	3S071 Route 59 #111	630-393-1377	1,600
Markito's Bar & Grill	3S071 Route 59 #107-110	630-791-8079	3,500
A Cozy Fireplace	3S071 Route 59 # 104-106	630-836-0606	4,800
All About Caring Child Care	3S071 Route 59 #100-103	630-836-1236	4,500

Old Town Retail Area

Address: 3S532 Batavia Road
Owner: Treinen Building LLC
Naperville, IL 60563

Address: 28W224 Warrenville Road
Owner: Ellen L Voegtle Trust
Warrenville, IL 60555
Built: 1965

Address: 28W241-47 Warrenville Road
Owner: Lynn Urquhart
Warrenville, IL 60555
Built: 1942

Address: 3S481 Batavia Rd
Owner: Warrenville Grove Land
Warrenville, IL 60555
Built: 1992

Address: 28W265 Warrenville Road
Owner: Behr Building LLC (c/o Biff Behr)
Bloomington, IL 60108
Phone: 630-351-0003
Built: 1930

Address: 28W289 Warrenville Road
Owner: Bollweg Building Partnership
Warrenville, IL 60555
Built: 1963

Address: 28W321 Warrenville Road
Owner: Bollweg and Sons
Warrenville, IL 60555
Built: 1955

Address: 28W104 Warrenville Road
Owner: Walgreen Co.
Deerfield, IL 60015
Built: 2020

Total Space: 47,950
Vacant Space: 1,250

Sq. Ft.
Sq. Ft. **3%**

Tenant	Address	Phone	Square Feet
	3S532 Batavia Road	630-836-1500	1,900
Clean and Cute Pet Grooming			
Walgreens	28W104 Warrenville Road	630-836-9416	15,000
Voegtle's Auto Service, Inc. /Pheonix Autobody	28W224 Warrenville Road	630-393-1436	11,100
Al's Pizza	28W241 Warrenville Road	630-393-9630	1,100

Towne Tap	28W247 Warrenville Road	630-393-1633	1,700
Tenner's Autos	28W265 Warrenville Road #1	630-728-4988	1,000
Fontana Service and Towing	28W265 Warrenville Road #2	630-393-9003	4,000
Noodles Tattoo	28W289 Warrenville Road	630-393-2770	900
Pink the Shoppe	28W321 Warrenville Road	630-791-9175	4,750
Sound and Fury Printing	28W321 Warrenville Road	630-791-8099	1,250
Vacant	28W321 Warrenville Road		1,250
Warrenville Grove Animal Hospital	3S481 Batavia Road	630-393-1131	4,000

Regal Plaza

Address: 28244-28260 Diehl Road

Tenant: Corner Bakery
Owner: SCN Investments
110 W Golf Rd
Schaumburg, IL 60195
Year Built: 2004-2005

Tenant: Eddie Merlot's
Owner: M & E Warrenville LLC
5648 Main St, Unit 2
Sylvania, OH 43560
Year Built: 1998

Tenant: Rock Bottom Brewery
Owner: Kevin Snyder
12333 Stratford Dr
Clive, IA 50325
Year Built: 1998

Tenant: Red Robin
Owner: 5B Red Robin Cantera LLC
Sun Valley, ID 83353
Year Built: 2001

Tenant: A2B Indian Veg Restaurant
Owner: NADG NNN CMEX IL LP
3131 McKinney Ave No L 10
Dallas, TX 75204
Year Built: 2017

Tenant: Vacant
Owner: SCN Investments LLC
110 W GOLF RD
SCHAUMBURG IL 60195
Year Built: 2004

Total Space: 46,700
Vacant Space: 7,500

Sq. Ft.
Sq. Ft. 16%

Tenant	Address	Phone	Square Feet
A2B Indian Veg Restaurant	28244 Diehl Road		6,900
Twin Peaks	28252 Diehl Road	630-393-9747	7,000
Eddie Merlot's	28254 Diehl Road	630-393-1900	6,600
Rock Bottom Brewery	28256 Diehl Road	630-836-1380	8,400
Vacant (Former CPK)	28258 Diehl Road #1		6,000
Corner Bakery	28258 Diehl Road #2	630-836-1689	3,800
Vacant	28258 Diehl Road #3	630-791-8167	1,500
Red Robin	28260 Diehl Road	630-836-8870	6,500

Sutton Square

Address: 2S610 Route 59

Leasing Agency: Coldwell Banker Commercial NRT

Contact: Robert Blomgren
Yorkville, IL
Phone: 630-553-3555
630-251-4357

Owner: 2S610 Route 59 LLC

Total Space: 31,380
Vacant Space: 3,075

Sq. Ft.
Sq. Ft. 10%

Year Built: 1990

Tenant	Address	Phone	Square Feet
Fast Cash and Pawn	2S610 Route 59 #1	630-836-2499	3,450
Prime Liquors	2S610 Route 59 #1B	773-425-4213	3,150
Subway	2S610 Route 59 #2	630-393-1782	1,340
Excel Barber	2S610 Route 59 #3	630-791-9623	1,520
Taco Grill	2S610 Route 59 #4	630-791-9644	1,390
KV Hotshots Sport Bar	2S610 Route 59 #5	630-393-1241	4,318
Olympia Wrestling and MMA	2S610 Route 59 #6		2,212
Vacant	2S610 Route 59 #7		3,075
Uprise Tattoo	2S610 Route 59 #8	630-441-8464	3,600
Tribe Staffing	2S610 Route 59 #9		2,100
Clouds-Are-Us	2S610 Route 59 #10	331-250-6298	2,340
Rosati's	2S610 Route 59 #11	630-393-9393	1,460
Julie's Nails	2S610 Route 59 #12	630-836-1051	1,425

Super Target Plaza

Address: 28201-28251 Diehl Road, 28331 Dodge Drive

Tenant: Target
Owner: Target Corporation
1000 Nicollet Mall, T-1903
Minneapolis, MN 55440
Year Built: 2004

Tenant: Buffalo Wild Wings
Owner: BW Warrenville LLC
13405 W Star Drive
Shelby Township, MI 48315
Year Built: 2004

Tenant: Vacant, Chipotle
Owner: Menard INC
5101 Menard Dr
Eau Clairem, WI 54703
Year Built: 2004

Tenant: Sankalp Taste of India
Owner: Hitaishi, LLC
Vernon Hills, IL 60661
Year Built: 2005

Total Space: 199,027 Sq. Ft.
Vacant Space: 4,053 Sq. Ft. 2%

Tenant	Address	Phone	Square Feet
Super Target	28201 Diehl Road	630-961-4061	174,000
Vacant	28231 Diehl Road		4,053
Buffalo Wild Wings	28241 Diehl Road	630-836-2999	6,400
Madurai Kitchen	28251 Diehl Road	847-264-8197	4,324
Chipotle	28251 Diehl Road	630-836-0016	2,750
Sankalp Taste of India	28331 Dodge Drive	331-208-9861	7,500

Warrenville Auto Plaza

Address: 2S781 Route 59

Owner: Mulder Property Management, LLC / Mulder Property Holdings
Phone: 630-486-1300

Total Space: 27,700 Sq. Ft.
Vacant Space: 2,000 Sq. Ft. 7%
Year Built: 1989

Tenant	Address	Phone	Square Feet
R59 Detailing	2S781 Route 59 Ste. A	630-791-9430	2,200
E&A Auto Sales	2S781 Route 59 Ste. B		2,000
Rx Auto Care	2S781 Route 59 Ste. C	630-393-6566	3,000
Caliber Collision	2S781 Route 59 Ste. E1, E2	630-836-1912	12,000
Goodyear	2S781 Route 59	630-393-6300	8,500

Warrenville Court

Address: 2S676 Route 59

Owner: Anthony Mitchell
Glen Ellyn, IL 60137
Phone: 630-393-2020

Total Space: 13,300 Sq. Ft.
Vacant Space: 0 Sq. Ft. 0%
Year Built: 1983

Tenant	Address	Phone	Square Feet
Exploring Flooring	2S676 Route 59 #7,8	630-393-2020	5,500

China House	2S676 Route 59 #3	630-393-3828	2,100
Gregory Potempa, DDS	2S676 Route 59 #5	630-393-9300	1,800
GGT Wrestling	2S676 Route 59 #2	630-392-8615	2,100
Arnie's Pizza	2S676 Route 59 #1	630-393-4040	1,800

Warrenville Commons Plaza

Address: 4S040-4S100 Route 59

Address: 2S501 - 2S539 Route 59

Owner: Center 59, LLC
Addison, IL 60101

Built: 1986

2S541 Route 59

Owner: George Kleinwachter
Warrenville, IL 60555

Built: 1987

Address: 2S551 Route 59

Owner: Heartland Illinois Food
Downers Grove, IL 60515

Built: 1988

Address: 2S631 Route 59

Owner: Ghada Nijm
Winfield, IL

Built: 1985

Address: 2S613 Route 59

Owner: MLK WAG OWNER, LLC C/O UBO REALTY CORP
New York, NY 10003

Built: 2007

Address: 29W573 Batavia Road

Owner: Julie Draus
Warrenville, IL 60555

Built: 1959

Address: 29W585 Batavia Road

Owner: Lloyd A Hammer
Aurora, IL 60504

Built: 1958

Total Space:	131,525	Sq. Ft.	
Vacant Space:	13,000	Sq. Ft.	10%

Tenant	Address	Phone	Square Feet
Tom's Market	2S501 Route 59	630-393-2800	40,600
Warrenville Café	2S505 Route 59	630-393-9058	6,600
Vacant	2S507 Route 59		5,300
Vacant	2S513 Route 59		2,400
Sky Smoke Shop	2S515 Route 59	872-985-7622	1,350

Gorski Chiropractic Center	2S517 Route 59	630-393-6699	1,375
La Michoacana	2S519 Route 59	630-863-8329	1,200
Dollar Store Plus	2S521 Route 59	630-393-2144	1,800
Vacant	2S525/2S527 Route 59		5,300
Sandy's Bakery	2S529 Route 59	630-393-2055	1,350
Laundry City Express	2S533 Route 59	630-393-9162	2,750
Montri Thai	2S535 Route 59	630-836-9774	3,750
Cemitas Benny	2S539 Route 59	630-903-7772	1,700
Advance Auto Parts	2S541 Route 59	630-393-4900	2,850
Warrenville Ace Hardware	2S541 Route 59	630-393-1882	12,750
Burger King	2S551 Route 59	708-393-6009	3,750
Walgreens	2S613 Route 59	630-836-1788	14,400
Lisa/William P. Nijm, MD	2S631 Route 59 Ste. A	630-393-7100	1,500
RK & Associates Engineering	2S631 Route 59 Ste. B	630-393-9000	4,500
ST Paul Accounting & Tax Services	2S631 Route 59 Ste. C	708-925-6477	1,500
DuPage Dental Smiles	2S631 Route 59 Ste. D	630-393-2733	1,500
LuxMed Behavior Health	2S631 Route 59 Ste. E	630-216-9098	1,500
PW Auto Clinic	29W573 Batavia Road	630-393-9493	2,300
Eagle Academy of Martial Arts	29W585 Batavia Road #1	630-393-0033	1,750
Hair Studio 585	29W585 Batavia Road #2	630-886-6403	1,150
DuPage Radon	29W585 Batavia Road #3	630-225-7997	1,500
Aughenbaugh Family Chiropractic	29W585 Batavia Road #4	630-393-4114	2,100
PACE Fitness & Tanning	29W585 Batavia Road #5	630-393-1550	3,000

Warrenville Plaza

Address: 2S721-2S743 Route 59

Leasing Agency/Owner: 4M Enterprises

Contact: Tom Mouroukas
1649 Montgomery Road Suite 1
Aurora, IL 60504
Phone: 630-585-0004
Website: www.4MEnterprises.com
Email: info@4MEnterprises.com

Total Space: 14,150
Vacant Space: 0

Sq. Ft.
Sq. Ft. 0%

Year Built: 1978

Tenant	Address	Phone	Square Feet
Dunkin Donuts	2S721 Route 59	630-393-1025	2,400
Printing Signs & Design	2S723 Route 59	630-853-7196	1,000
59 Cleaners	2S727 Route 59	630-393-3332	1,000
59 Food and Liquor	2S729 Route 59	630-393-6622	1,350
Brow Spa	2S731 Route 59	630-791-9639	1,350
Brow Spa	2S733 Route 59	630-393-9913	1,350
State Farm Insurance	2S739 Route 59	630-393-9222	1,350
Changes Shear Artistry	2S741 Route 59	630-393-9110	1,350
East China Inn	2S743 Route 59	630-836-9600	3,000

Warrenville Woods

Property Address: 29W100-29W170 Butterfield Road

Leasing Agency/Owner: Richard Larson - CTK Chicago Partners
312-337-4509

Total Space: 64,924 Sq. Ft. Year Built: 1988
Vacant Space: 29,897 Sq. Ft. 46%

Tenant	Address	Phone	Square Feet
Bloom Learning Center	29W100 Route 56 #100		5,367
Vacant	29W100 Route 56 # 101		1,255
Vacant	29W100 Route 56 # 103		1,597
Domara Studios	29W100 Route 56 # 105	630-393-2000	2,489
Holistic Energy Centre	29W110 Route 56 # 101	619-871-0662	545
Vacant	29W110 Route 56 # 102		3,148
Auction & Event Solutions LLC	29W110 Route 56 # 103	630-248-8142	822
Vacant	29W110 Route 56 # 105		1,200
Vacant	29W110 Route 56 # 108		2,195
Sea Shipping Line	29W110 Route 56 # 202		1,639
Vacant	29W110 Route 56 # 204		1,252
Vacant	29W110 Route 56 # 209		5,393
S.T.R.E.A.M.	29W110 Route 56 # 301	630-800-7943	5,789
Vacant	29W120 Route 56 #101		1,012
V1 Studio	29W120 Route 56 #102	630-389-3014	1,025
Vacant	29W120 Route 56 #103A		321
Background Resources, Inc	29W120 Route 56 #103B	630-873-2270	753
Ponce Reyna Agency	29W120 Route 56 #104A	630-939-0176	489
Big Woods Church	29W120 Route 56 #104B	630-791-8118	520
Vacant	29W120 Route 56 #105		1,070
loveisarose.com	29W120 Route 56 #106	630-393-1111	1,037

Chase Uphostery	29W130 Route 56 #101	630-393-1640	502
Chase Uphostery	29W130 Route 56 #103	630-393-1640	3,000
Blue Insurance Group	29W130 Route 56 #104A	630-953-7440	406
Vacant	29W130 Route 56 #105		1,018
Vacant	29W130 Route 56 #106		1,018
Newkirk Associates	29W140 Route 56 # 101	630-393-9005	1,051
Accurate Biometrics	29W140 Route 56 # 102		1,026
Illinois Safety CPR	29W140 Route 56 #103A	630-290-4280	503
Vacant	29W140 Route 56 #103B		1,146
Lash AnaLyst	29W140 Route 56 #103C	630-215-7548	216
The Wellness Sanctuary	29W140 Route 56 #104A	815-263-4537	370
Vacant	29W140 Route 56 #105		1,577
Orchid Spa	29W140 Route 56 #106		1,018
Iris Family Dental	29W150 Route 56 #101	630-393-2120	720
Planned Financial Independence	29W150 Route 56 #102	630-717-7282	701
Vacant	29W150 Route 56 #103		1,423
Style of Dogs	29W150 Route 56 #104	630-225-7387	1,400
Vacant	29W150 Route 56 #201		1,503
Vacant	29W150 Route 56 #202		1,547
Quality Life Center	29W170 Route 56 #101	630-393-4722	720
Vacant	29W170 Route 56 #102	630-854-4333	701
Art of Healing	29W170 Route 56 #103	331-465-1153	706
Beverly's Beauty Salon	29W170 Route 56 #104	630-393-4807	717
Holistic Energy Centre	29W170 Route 56 #201	619-871-0662	1,496
Vacant	29W170 Route 56 #202		1,521



COMMUNITY DEVELOPMENT DEPARTMENT

November 2024 – December 2024

**BI-MONTHLY
CODE ENFORCEMENT ACTIVITY
SUMMARY REPORT**

Prepared by: John Cumpek, Code Enforcement Officer
December 30, 2024

November and December Code Enforcement Activity

Summary

General Activity

- 70 new cases were opened in this reporting period. 434 Cases have been opened to date.
- 145 signs were removed from the City right of way during the November/December reporting period. A total of 984 signs have been removed year to date.
- Three instances of work without a permit have been addressed to residents and contractors in this reporting period. Since January of 2024 there has been a total of 36 instances.
- Four properties were posted as uninhabitable due to water shut off because of non-payment of utility bills. 34 properties in total have been posted for the year.
- 15 building-related inspections were conducted by Code Enforcement staff.
- One fire-related inspection was conducted by Code Enforcement staff.

Administrative Adjudication Hearings Summary

Address	Owner	Case Date	Hearing Date	Outcome
30W218 Butterfield Road	Peter Andriopoulos	7/31/2024	11/20/2024	\$500.00 fine
30W218 Butterfield Road	Peter Andriopoulos	7/31/2024	11/20/2024	\$500.00 fine
30W218 Butterfield Road	Peter Andriopoulos	7/31/2024	11/20/2024	\$500.00 fine
30W218 Butterfield Road	Peter Andriopoulos	7/31/2024	11/20/2024	\$500.00 fine
30W218 Butterfield Road	Peter Andriopoulos	7/31/2024	11/20/2024	\$500.00 fine
30W218 Butterfield Road	Peter Andriopoulos	7/31/2024	11/20/2024	\$500.00 fine
30W218 Butterfield Road	Peter Andriopoulos	7/31/2024	11/20/2024	\$500.00 fine
30W218 Butterfield Road	Peter Andriopoulos	7/31/2024	11/20/2024	\$500.00 fine
28W012 Galusha Avenue	Shah A Alam	7/29/2024	12/18/2024	Withdrawn*
2S224 Continental Drive	Eric Zimowski	9/9/2024	11/20/2024	\$100.00 fine
2S224 Continental Drive	Eric Zimowski	9/9/2024	11/20/2024	\$100.00 fine
2S224 Continental Drive	Eric Zimowski	9/9/2024	11/20/2024	\$100.00 fine
2S224 Continental Drive	Eric Zimowski	9/9/2024	11/20/2024	\$100.00 fine
2S224 Continental Drive	Eric Zimowski	9/9/2024	11/20/2024	\$100.00 fine
3S276 Gates Place	Jason & Kristy Freewalt	8/12/2024	11/20/2024	\$100.00 fine
28409 Torch Parkway	Igor Blumin	10/28/2024	11/20/2024	\$100.00 fine **
3S276 Gates Place	Jason & Kristy Freewalt	8/12/2024	12/18/2024	\$250.00 fine
2S224 Continental Drive	Eric Zimowski	9/9/2024	12/18/2024	\$250.00 fine

2S224 Continental Drive	Eric Zimowski	9/10/2024	12/18/2024	\$250.00 fine
2S224 Continental Drive	Eric Zimowski	9/11/2024	12/18/2024	\$250.00 fine
2S224 Continental Drive	Eric Zimowski	9/12/2024	12/18/2024	\$250.00 fine
2S224 Continental Drive	Eric Zimowski	9/13/2024	12/18/2024	\$250.00 fine

*Due to an ordinance change the citation written to this property was withdrawn.

** This fine was withdrawn by the City of Warrenville after adjudication. It was discovered that compliance was achieved and that an error by the property owner’s representative caused a delayed response.

The next Administrative Adjudication Hearing is scheduled for January 15, 2025.

2024 End of Year Summary

- 434 activities were assigned/investigated by Code Enforcement staff during 2024.
- 38 Citations were issued in 2024.
- \$7,950.00 in fines were assessed during adjudication hearings in 2024.
- 984 signs were removed from the City’s right of way in 2024.

Location of Violation	Issued Date	Latest Follow-up Date	Complaint/ Violation	Comments	Status
ONGOING FROM PRIOR REPORTING PERIODS					
Alliance Construction/Beacon Building Supply 3S540 Route 59	6/17/21	10/28/2024	Property not in compliance with Special Use Ordinance 3026	Court citation issued \$126,000.00 fine	In progress
3S450 Route 59	7/8/2024	10/28/2024	Work without permit	Beacon Building Supply Car drove through the front window.	In progress
30W218 Butterfield Road	12/20/21	8/21/2024	Inoperable vehicles being stored on property, debris/rubbish accumulation and fence in disrepair.	Eight citations issued	In progress
Preserves at Cantera	10/2/2023	12/28/2023	Damaged asphalt walking path and missing landscape		In progress
3S764 Route 59	12/15/2023	6/19/24	Commercial vehicles stored on undeveloped land located in the flood plain		In progress
3S020 Continental Drive	4/3/2024	10/28/2024	Bridge repairs	Summerlakes HOA	In progress
4S241 River Road	8/19/2024	8/19/2024	Graffiti on retaining wall	Bower Elementary School	In progress
2S224 Continental Drive	9/9/2024	12/27/2024	Tall grass, debris accumulation, gutters in disrepair, soffit/fascia in disrepair, disabled vehicle		In progress
November					
3S111 Barkley Avenue	10/30/2024	12/16/2024	Public nuisance	Branches blocking sidewalk	In progress
Miscellaneous location	10/30/2024	10/30/2024	Illegal right of way obstruction	Five signs removed	Complete
29W548 Country Ridge Drive	10/30/2024	10/30/2024	Debris accumulation/ under stair storage		Complete
3S512 Winfield Road	11/1/2024	11/1/2024	Private property tree issue		Complete

Location of Violation	Issued Date	Latest Follow-up Date	Complaint/ Violation	Comments	Status
Miscellaneous location	11/1/2024	11/1/2024	Illegal right of way obstruction	Five signs removed	Complete
Country Ridge Apartments	11/4/2024	11/4/2024	Stagnant water in pond	Facebook post	Complete
2S535 Route 59	11/4/2024	11/15/2024	Improper carbon dioxide tank installation	Montri Thai Restaurant	Complete
Miscellaneous location	11/4/2024	11/4/2024	Illegal right of way obstruction	22 signs removed	Complete
Miscellaneous location	11/6/2024	11/6/2024	Illegal right of way obstruction	73 signs removed	Complete
28W610 Forestview Drive	11/6/2024	11/6/2024	Disabled vehicle in road		Complete
29W540 Country Ridge Drive	11/6/2024	11/6/2024	Untreated exterior surfaces		In progress
29W541 Country Ridge Drive	11/6/2024	11/6/2024	Untreated exterior surfaces		In progress
30W251 Dorchester Court	11/6/2024	12/16/2024	Fence & screen room in disrepair grass/weeds		Complete
Miscellaneous location	11/11/2024	11/11/2024	Illegal right of way obstruction	23 signs removed	Complete
30W002 Lakeview	11/11/2024	12/16/2024	Brush on right of way		Complete
31 Barkley Drive	11/11/2024	11/11/2024	Leaves in the street		Complete
2S781 Route 59	11/18/2024	12/16/2024	Business license inspection	R59 Auto Detailing	Complete
4320 Winfield Road #300	11/18/2024	11/18/2024	Partial above ceiling	BP20241402	Complete
2S415 Emerald Green Drive #B	11/18/2024	11/18/2024	Final HVAC	BP20241493	Complete
28W549 Forestview Avenue	11/18/2024	11/18/2024	Final windows	BP20241497	Complete
3S520 Lorraine Avenue	11/18/2024	11/18/2024	Final building	BP20241489	Complete
3S525 Route 59	11/18/2024	11/18/2024	Damaged landscape	Culvers	In progress
2S606 Route 59	11/18/2024	12/16/2024	Flashing lighting	McDonald's	Complete

Location of Violation	Issued Date	Latest Follow-up Date	Complaint/ Violation	Comments	Status
28W548 Townline Road	11/19/2024	11/19/2024	Ice & water shield	BP2024-1542	Complete
3S012 2nd Street	11/19/2024	11/19/2024	Rough inspection solar panels	BP20241496	Complete
29W140 Butterfield Road #106	11/19/2024	11/19/2024	Business license inspection	Orchid Spa	Complete
28365 Davis Parkway #202	11/19/2024	11/19/2024	Business license inspection	Zak Restaurant Service	Complete
3S012 2nd Street	11/19/2024	11/19/2024	Rough solar	BP20241496	Complete
3S517 Tinker Avenue	11/19/2024	11/19/2024	Final building/mechanical/electrical	BP20241151	Complete
3S441 Warren Avenue	11/19/2024	11/19/2024	Final sump pump	BP20241381	Complete
28W014 Greenview Avenue	11/19/2024	11/19/2024	Footing inspection	BP20241461	Complete
30W081 Elmwood Court	11/20/2024	11/20/2024	Trailer on residential property		Complete
31502 Kline Circle	11/20/2024	11/20/2024	Home occupation	Massage therapy	Complete
Arden Apartments	11/25/2024	11/25/2024	Smoke/marijuana smell in unit		Complete
29W405 Butternut Lane	11/25/2024	12/16/2024	Item blocking public sidewalk	Basketball goal	Complete
Miscellaneous location	11/25/2024	11/25/2024	Illegal right of way obstruction	Seven signs removed	Complete
DECEMBER					
2S541 Route 59	12/2/2024	12/2/2024	Outdoor display permit	Ace Hardware	Complete
2S501 Route 59	12/2/2024	12/2/2024	Outdoor display permit	Tom's Market	In progress
2S540 Route 59	12/2/2024	12/2/2024	Outdoor display permit	Speedway	In progress
2S600 Route 59	12/2/2024	12/2/2024	Outdoor display permit	Circle K	Complete
3S660 Route 59	12/2/2024	12/2/2024	Outdoor display permit	Thorntons	Complete

Location of Violation	Issued Date	Latest Follow-up Date	Complaint/ Violation	Comments	Status
28W050 Warrenville Road	12/2/2024	12/2/2024	Outdoor display permit	Goodstop	In progress
28W104 Warrenville Road	12/2/2024	12/2/2024	Outdoor display permit	Walgreens	In progress
28W125 Warrenville Road	12/2/2024	12/2/2024	Outdoor display permit	BP	In progress
3S405 Route 59	12/2/2024	12/2/2024	Outdoor display permit	Speedway	In progress
2S411 Continental Drive	12/2/2024	12/2/2024	Dog left outside/howling		Complete
29W479 Big Woods Drive	12/2/2024	12/2/2024	Truck blocking sidewalk		Complete
28252 Diehl Road	12/2/2024	12/16/2024	Work without permit	Twin Peaks	Complete
29W444 Tanglewood Lane	12/2/2024	12/16/2024	Unpaid permit		Complete
28W670 Main Street	12/11/2024	12/23/2024	Rubbish accumulation/vehicle storage		In progress
3S611 Landon Avenue	12/11/2024	12/11/2024	light shining on street/temporary driveway removal		In progress
2S539 Route 59	12/11/2024	12/11/2024	Work without permit	Cemitas Nayeli	In progress
2S723 Route 59	12/13/2024	12/16/2024	Feather fin sign installed without a permit	Graba2s Inc	Complete
Miscellaneous location	12/13/2024	12/13/2024	Illegal right of way obstruction	Three signs removed	Complete
2S406 Sanchez Drive	12/16/2024	12/16/2024	JULIE request	Egress window	Complete
Miscellaneous location	12/16/2024	12/16/2024	Illegal right of way obstruction	Seven signs removed	Complete
3S549 Elizabeth Avenue	12/16/2024	12/23/2024	Debris/rubbish Accumulation early/late trash		In progress
29W526 Winchester Circle N #2	12/18/2024	12/18/2024	Obstructed emergency egress window		Complete
2S270 Continental Drive	12/18/2024	12/18/2024	Rubbish/debris accumulation		In progress

Location of Violation	Issued Date	Latest Follow-up Date	Complaint/ Violation	Comments	Status
2S080 Waltham Court	12/23/2024	12/23/2024	Do Not Occupy	Utilities shut off	Complete
30W261 Brighton Court	12/23/2024	12/23/2024	Do Not Occupy	Utilities shut off	Complete
3S631 Camden Street	12/23/2024	12/23/2024	Do Not Occupy	Utilities shut off	Complete
2S021 Bristol Lane	12/23/2024	12/23/2024	Do Not Occupy	Utilities shut off	Complete
4320 Winfield Road #300	12/23/2024	12/23/2024	Final inspection	Requested by fire department BP 2024-1402	Complete
28W504 Rogers Avenue	12/23/2024	12/23/2024	Illegal right of way obstruction	Brick sign	In progress
29W140 Butterfield Road #106	12/23/2024	12/23/2024	Business operating outside of the terms of the business license	Orchid Spa	In progress
4405 Weaver Parkway	12/30/2024	12/30/2024	Pre-pour wall inspection	BP20240995	Complete
3S564 Virginia Avenue	12/30/2024	12/30/2024	Final HVAC inspection	BP20241450	Complete
2S010 Ascot Lane	12/30/2024	12/30/2024	Rough framing & electrical inspection	BP20241586	Complete
28W341 Batavia Road	12/30/2024	12/30/2024	Solar installation final	BP20241313	Complete

FY 2025 Community Development Department Work Plan
(last revised by AE 1/8/2025)

INTRODUCTION

The Community Development Department consists of nine (9) full-time positions and two (2) part time positions responsible for Planning, Zoning, Building, Code Enforcement, Development Engineering, Stormwater and Flood Plain Management, Economic Development, and Geographic Information Systems. The Department also provides administrative and engineering support to the Public Works Department. The Work Plan does not identify normal and typical work Department staff perform on an ongoing basis. Rather, it identifies those special projects or assignments in which staff is involved, in addition to normal activities such as processing private building/development applications and assisting in the design, bidding and construction of the Annual Road Program.

TIER ONE (HIGHEST PRIORITY) INITIATIVES

Item	Project / Program / Activity	Expected Completion Date	Status	City Council Initiated (Y/N)	Other City Plans
T1-1	Strategic Planning Process (All)	10/1/2024	Priorities Endorsed by City Council. Initiatives presented in October. Staff Working on Progress Reporting Structures.	Y	
T1-2	BS&A ERP Software Implementation (All)	10/31/2025	CD Pre-Work Complete. Preparing for Testing and Rollout in April/May	Y	
T1-3	Special Census (AE/JM) (CD 24.07)	4/30/2025	Complete	Y	
T1-4	Develop internal policy to allocate available sanitary capacity and continued coordination with Naperville for Cantera (AE/KH/PK)	4/30/2025	Consultant prepared final report.	N	Strategic/Ec. Dev. Plan
	Old Town Redevelopment Site #2 (AKA, Citgo Property) (KH)				Strategic/Ec. Dev. Plan, OT/CC Sub. Plan, TIF #3 Plan
T1-5	Complete Ongoing Leaking Storage Tank Clean-up Plan (CD 24.02)	10/31/2024	Complete	N	
T1-6	Complete Voluntary Site Remediation Program Clean-up Plan (CD 24.03)	10/31/2024	Complete	N	
T1-7	Coordinate with IEPA for No Further Remediation Letter and Project Closeout	10/31/2024	SRP NFR obtained. LUST NFR received in December. Waiting on IDOT approval of transfer of Warrenville Road to City from DuDOT	N	
	Mack Road Bridge Replacement and Trail Project (KH/PK)				Bikeway Implementation Plan
T1-8	Complete Property/Easement Acquisition (CD 22.04)	7/31/2024	Negotiation Underway; Legal Options under Consideration	N	
T1-9	Coordinate Construction (CD 24.01)	4/30/2026	Not Started	N	

TIER TWO (IMPORTANT) INITIATIVES

Item	Project Description	Expected Completion Date	Status	City Council Initiated (Y/N)	Other City Plans
T2-1	Implementation (focused on community and staff education) of Form Based Zoning Overlay Code for Old Town/Civic Center Subarea and adjacent areas (CA) (CD 23.04)	7/30/2024	Complete	N	Old Town/Civic Center Subarea Plan
T2-2	Coordinate Zoning Text Amendments (AE/JM)	4/30/2025	Ongoing	N	

T2-3	Retail Recruitment Plan (AE/KH) (CD 25.01)	4/30/2025	Received & Using GCEP Data from Choose DuPage for Site Marketing	N	Strategic/ED Plan
T2-4	Installation of Solar Panels on Trailhead Restroom Pavilion (DR)	10/31/2024	Complete	N	
T2-5	Assist PW with Development of Complete Streets Implementation Plan (KH/PK)	4/30/2025	Not Started	N	Complete Streets Plan
T2-6	Assist PW with Development of ADA Transition Plan (DR/PK)	4/30/2025	CMAP Grant awarded to City. Waiting on kickoff meeting.	N	
T2-7	Prepare and issue RFP for OTRS#2, north end of property, Phase I Development (KH)	4/30/2025	Confirmed Goals with Economic Development Representatives Committee; Draft RFP under development; Zoning Entitlements Processing Complete	N	Strategic/ED Plan
	Route 59 Sidewalk/Path Improvement Project (KH/PK)				
T2-8	Itep Application	12/31/2024	Application Submitted	N	Bikeway Implementation Plan
T2-9	Final Engineering Design (CD 23.03)	12/1/2026	Not Started	N	
T2-10	Complete Property/Easement Acquisition (CD 24.06)	12/1/2026	Not Started	N	
TIER THREE (DESIRABLE) INITIATIVES					
Item	Project Description	Expected Completion Date	Status	City Council Initiated (Y/N)	Other City Plans
T3-1	Develop Phase I pop-up shop program on new parking improvements on OTRS #1 and #2 (AE/KH)	4/30/2025	Merry Market Event Completed As Test Effort in December; Awaiting hiring Economic Development Specialist to Program Site	N	Strategic/ED Plan
	Future of Cantera (AE/JM)				
T3-2	Prepare and issue RFP for new market-based master district plan and refined zoning regs.	7/31/2025	Not Started - Timing Changed in Strategic Plan	N	Strategic/ED Plan
T3-3	PHASE I: Develop and Adopt Updated Master Plan	4/30/2026	Not Started - Timing Changed in Strategic Plan	N	Strategic/ED Plan
T3-4	PHASE II: Develop and Adopt Updated Zoning Regulations & Implementation Tools	4/30/2027	Not Started- Timing Changed in Strategic Plan	N	Strategic/ED Plan
T3-5	Coordinate Review and Consider Endorsement of the MMC Climate Action Plan (DW/PW/ADMIN)	4/30/2026	Not Started	N	
T3-6	Develop Comprehensive Engineering and Public Infrastructure Specifications Manual (KH/DR/PW)	4/30/2026	Not Started	N	
T3-7	Development of options for remaining City entry signs (PK/JC/KH)	4/30/2026	Next Steps for Everton sign and future signs presented at 11/11/24 CD COTW	N	
T3-8	Negotiate a Relocation Agreement (to OTRS #1) with Voegtles (TBD)	4/30/2027	Not Started	N	Old Town/Civic Center Subarea Plan
T3-9	EV Readiness Program Development with Metropolitan Mayors Caucus	4/30/2025	Cohort Participation OnGoing; Zoning Code Amendments Under Development	N	

LEGEND FOR STAFF RANKING/PRIORITIZATION OF WORK PLAN ELEMENTS

Tier One – Highest priority initiatives staff feels must be advanced. Tier one elements of Department’s annual Work Program. In many cases, these are ongoing or time-sensitive initiatives that cannot be delayed without significant detrimental, costly, and/or long-term negative impacts. Expect to accomplish with existing and budgeted resources.

Tier Two – Important priority initiatives staff feels should be advanced. Tier two elements of the Department Work Program staff expects to accomplish/advance with existing and budgeted resources. Delaying progress on these initiatives and projects will result in undesirable impacts.

Tier Three –Desirable and valuable initiatives, but not items the Department expects to advance to any significant degree with existing or budgeted resources in upcoming FY. Third tier elements of the Department’s annual Work Program. It is

#-# Highlighting = New for FY 2025

Bold font = Initiative or project for which a new FY 2025 Decision Package has been submitted.

AE = Director of Community and Economic Development, CA = Former Assistant Director of Community and Economic Development, PK = Director of Public Works, KH = Senior Civil Engineer, ML = Chief Code Official, DR = Civil Engineer, JM = Community Planner

PROJECTS NOT INCLUDED IN FY 2025 WORK PLAN

- 1 Prepare conceptual site plan and financial analysis for preferred development program on Old Town Redevelopment Site #1 (Pop-up Shop Initiative Phase 2)
- 2 Develop and pursue marketing campaign for City-owned properties, with particular focused on NE corner of Routes 59 and 56 (e.g., web page, targeted convention marketing, RFP, etc.)
- 3 Inventory and develop database and maintenance status of all detention ponds (DR)
- 4 City-Wide Stormwater Master Plan
- 5 Coordinate implementation of local housing rehabilitation assistance program for CDBG funds (per Housing Action Plan) in FY 26
- 6 Coordinate with Police Dept. on adoption and implementation of Crime-Free Housing Program
- 7 Final design for Leone Schmidt Park pavilion and lookout improvements
- 8 Coordinate with Public Works on design and construction of on-street parking north of OTRS #2 on Batavia (including funding)
- 9 Coordinate with City Attorney and prepare revised sign ordinance
- 10 Prepare tree preservation ordinance
- 11 Prepare revised Comprehensive Plan for entire City
- 12 Assist Public Works on Point Oak Drive dedication and improvement
- 13 Extend Sidewalk and Bike Path along Route 59 to Route 56 both sides
- 14 Assist PW in Construction of Batavia Road path connection between Alden Horizon Senior Living and Blackwell Forest Preserve (KH/PW)

OTHER FACTORS TO CONSIDER WHEN EVALUATING FY 2025 WORK PLAN

- 1 Assumes no new vacancies in current Community Development Department positions and all existing vacant positions will be refilled
- 2 Does not account for emergencies or unexpected issues that may take priority throughout the year