

CITY OF WARRENVILLE
CITY COUNCIL

Minutes of Regular Meeting
Held on Monday May 19, 2025
At Warrenville City Hall
28W701 Stafford Place

I. OPENING CEREMONIES

A. Call to Order

Mayor Johnson called the meeting to order at 7:00 p.m.

B. Roll Call

Physically Present: Mayor Andrew Johnson and Aldermen: Stu Aschauer, J.P. Augustynowicz, Clare Barry, Kathy Davolos, Craig Kruckenberg, John Lockett, Bill Weidner and Judy Wilkie

Absent: None

Also Present: City Attorney Brooke Lenneman, City Administrator Cristina White, Assistant City Administrator Alma Morgan, Community and Economic Development Director Amy Emery, Public Works Director Phil Kuchler, Finance Director Kevin Dahlstrand, Police Chief Sam Bonilla, City Treasurer Maury Goodman and City Clerk Julie Clark

Absent: None

C. Pledge of Allegiance

Mayor Johnson led the Pledge of Allegiance.

II. CITIZENS COMMENTS

Bob Siebert, Albright Court, questioned the economic valuation of recently sold City properties.

Nancy Kukulski, 3S499 Lambe Lane (Lexington Trace), spoke in regard to item VI. F. on tonight's agenda, asking that traffic leaving the proposed Starbucks or car wash not be able to exit into the neighborhood for safety.

Michael Tsang, 3S513 Barkley Avenue (Lexington Trace), expressed his disappointment at the proposed Dream Clean and Starbucks development.

III. OFFICIALS AND STAFF COMMENTS

A. Mayor

Mayor Johnson asked Police Chief Bonilla to share the success of the Cop on a Roof Top event. Chief Bonilla thanked both Dunkin locations, the Warrenville Fire Protection District, and Steve Hamilton for bringing out luxury vehicles that helped draw attention to the event, which raised \$17,416 for Special Olympics Illinois.

Mayor Johnson also invited residents to volunteer for openings on various commissions.

- B. Clerk
No comment

- C. Treasurer
Treasurer Goodman apologized for missing the swearing in of the new Mayor and thanked the former Mayor for his years of service.

- D. Aldermen
No comment

- E. City Administrator
City Administrator White stated that utility bills previously delayed have now been distributed. The new payment date of the bills is June 6, 2025.

- F. City Attorney
No comment

IV. APPROVAL OF AGENDA

Alderman Weidner made a motion, seconded by Alderman Kruckenberg to approve the agenda for the May 19, 2025, City Council regular meeting.

MOTION ADOPTED VIA VOICE VOTE

V. APPROVAL OF MINUTES

Alderman Weidner made a motion, seconded by Alderman Davolos to approve the minutes of the May 5, 2025, City Council regular meeting and the May 12, 2025, Public Works and Infrastructure Committee meeting.

MOTION ADOPTED VIA VOICE VOTE

VI. CONSENT AGENDA – OMNIBUS VOTE

- A. Accept Plan Commission recommendation, waive second reading, and pass ordinance O2025-24, approving site-specific amendments and major amendment to the final plan of planned unit development for Warrenville Grove Animal Hospital, 3S481 Batavia Road

- B. Accept Plan Commission recommendation, waive second reading, and pass ordinance O2025-25, amending the Warrenville Zoning Ordinance and City Code regarding reimbursement of development costs, zoning application filing requirements, and Plan Commission and Zoning Board of Appeals member terms

- C. Accept Public Works and Infrastructure Committee recommendation, waive second reading, and pass ordinance O2025-26, amending City Code regarding the protection of City-owned trees
- D. Accept Public Works and Infrastructure Committee recommendation, and pass resolution R2025-30, rejecting all bids for the Well No. 13 Water Treatment Plant Project (B2025-02)
- E. Accept staff recommendation and pass resolution R2025-31, approving the expenditure of Motor Fuel Tax revenue in the amount of \$298,800 during FY 2026, for the maintenance of streets and highways as required under the Illinois Highway Code
- F. Accept Plan Commission recommendation and direct the City Attorney to draft an ordinance for consideration at the June 2, 2025 City Council meeting approving a tentative plat of resubdivision and preliminary planned unit development plan, and conditionally approving the rezoning and special use permits for planned unit development with zoning deviations, drive-through establishment, outdoor eating and drinking patio, and automobile laundry for the Dream Clean / Starbucks development at 30W063 and 30W081 Estes Street
- G. Accept staff recommendation and continue the consideration of an ordinance authorizing the execution of the purchase and sale agreement for the sale of City-owned property commonly known as 30W081 Estes Street, located in TIF District #4 and along Barkley Avenue between Duke Parkway and Estes Street in the City, to the June 2, 2025 City Council meeting
- H. Accept Public Works and Infrastructure Committee recommendation to accept the Veterans Memorial Workgroup recommendations provided in Public Works Director Kuchler's memorandum dated May 7, 2025
- I. Accept Public Works and Infrastructure Committee recommendation and direct the City Attorney to prepare an ordinance amending the City Code to create a 30 mile per hour speed limit for River Road after construction of the road improvements is complete
- J. Receive and file minutes of the Bicyclist and Pedestrian Commission meeting held on April 8, 2025
- K. Receive and file minutes of the Environmental Advisory Commission meeting held on April 15, 2025
- L. Receive and file draft minutes of the Plan Commission and Zoning Board of Appeals meeting held on May 8, 2025

- M. Receive and file Invoice Register report of invoices paid up to May 14, 2025, in the amount of \$44,940.84
- N. Authorize expenditures per Invoice Register report for invoices due on or before June 2, 2025, in the amount of \$185,547.81
- O. Receive and file report of Chase Commercial Card expenditures for the month of April 2025, in the amount of \$22,276.74

Alderman Weidner made a motion, seconded by Alderman Kruckenberg, to approve the Consent Agenda items as read.

ROLL CALL VOTE:

Aye: Aldermen: Aschauer, Kruckenberg, Lockett, Davolos, Augustynowicz, Wilkie, Barry and Weidner

Nay: None

MOTION ADOPTED

VII. REGULAR AGENDA

- A. Alderman Lockett made a motion, seconded by Alderman Wilkie, to accept Public Works and Infrastructure Committee recommendation and pass resolution R2025-32, waiving bidding and approving a contract with Whittaker Construction and Excavating, Inc. of Earlville, Illinois in the amount of \$5,815,000 for the construction of the Well No. 13 Water Treatment Plant.

ROLL CALL VOTE:

Aye: Aldermen: Davolos, Aschauer, Kruckenberg, Augustynowicz, Lockett, Weidner, Barry, Wilkie and Mayor Johnson

Nay: None

MOTION ADOPTED

- B. Alderman Lockett made a motion, seconded by Alderman Wilkie, to accept staff recommendation and pass resolution R2025-33, approving a contract with Engineering Enterprises, Inc for construction engineering services for the Well No. 13 Water Treatment Plant Project in the amount of \$444,100, plus reimbursable expenses.

ROLL CALL VOTE:

Aye: Aldermen: Augustynowicz, Lockett, Weidner, Kruckenberg, Wilkie, Barry, Aschauer, Davolos, and Mayor Johnson

Nay: None

MOTION ADOPTED

- C. The City Council Committees and Aldermanic Liaison Assignments lists were presented for discussion and approval. There was a recommendation to assign Alderman Lockett as Chairman of the Public Works and Infrastructure Committee of the Whole, and Alderman Weidner as the Vice Chairman of the same committee. Both agreed. Mayor Brummel's name will be replaced by Mayor Johnson on the list as well.

Alderman Lockett thanked Alderman Weidner for his leadership as chairman of the committee.

Alderman Kruckenberg made a motion, seconded by Alderman Davolos, to accept the City Council recommendations and approve the City Council Committees and Aldermanic Liaison Assignments lists as amended.

MOTION ADOPTED VIA VOICE VOTE

VIII. UNFINISHED BUSINESS

IX. NEW BUSINESS

X. CLOSED SESSION

XI. ADJOURN

Alderman Lockett made a motion, seconded by Alderman Wilkie to adjourn.

MOTION ADOPTED VIA VOICE VOTE

The regular Council meeting adjourned at 7:27 p.m.

Approved: _____

Julie Clark, City Clerk