

CITY OF WARRENVILLE
CITY COUNCIL

Minutes of Regular Meeting
Held on Monday December 15, 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: J.P. Augustynowicz, Stu Aschauer, 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, Public Works Director Phil Kuchler, Community and Economic Development Director Amy Emery, 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.

D. Public Hearing for 2025 Property Tax Levy Truth in Taxation

Alderman Lockett made a motion, seconded by Alderman Wilkie, to enter into discussion of the 2025 Property Tax Levy.

MOTION ADOPTED VIA VOICE VOTE

Finance Director Dahlstrand gave an overview of the 2025 Property Tax Levy. Alderman Davolos clarified that the water tower dept service payments would not be on the tax bill and that the City is abiding by the tax cap.

Bob Siebert, Albright Court, asked tax levy questions including the value of new construction within the TIF districts. Finance Director Dahlstrand indicated he did not have that information, but that it could be obtained.

There was further discussion regarding the City's self-imposed property tax cap.

Alderman Lockett made a motion, seconded by Alderman Wilkie, to close the public hearing for the 2025 Property Tax Levy at 7:20 p.m.

MOTION ADOPTED VIA VOICE VOTE

II. CITIZENS COMMENTS

Bob Siebert, Albright Court, displayed the November issue of Landscapers monthly magazine, featuring a Warrenville landscape designed by a Warrenville designer.

III. OFFICIALS AND STAFF COMMENTS

A. Mayor

Mayor Johnson commented on the Merry Market, Christmas Sharing, food pantry, and other opportunities to give back to the community this holiday season.

B. Clerk

No comment

C. Treasurer

No comment

D. Aldermen

No comment

E. City Administrator

No comment

F. City Attorney

No comment

IV. APPROVAL OF AGENDA

Alderman Davolos requested Item VI. C. be removed from the Consent Agenda.

Alderman Weidner made a motion, seconded by Alderman Kruckenberg, to approve the agenda as amended for the December 15, 2025, City Council regular meeting.

MOTION ADOPTED VIA VOICE VOTE

V. APPROVAL OF MINUTES

Alderman Weidner made a motion, seconded by Alderman Kruckenberg, to approve the minutes of the November 24, 2025, Public Safety and Finance Committee meeting the December 1, 2025, City Council regular meeting and the December 8, 2025, Public Works and Infrastructure Committee meeting.

MOTION ADOPTED VIA VOICE VOTE

VI. CONSENT AGENDA – OMNIBUS VOTE

Mayor Johnson read the Consent Agenda items as follows:

- A. Offer second reading and pass ordinance O2025-59, for the levy and assessment of taxes for the fiscal year beginning May 1, 2025, and ending April 30, 2026
- B. Offer second reading and pass ordinance O2025-60, authorizing the abatement of 2025 debt service payments for the 2023 General Obligation Debt
- C. REMOVED
- D. Accept Public Works and Infrastructure Committee recommendation, waive second reading, and pass ordinance O2025-62, approving the Third Amendment to the Intergovernmental Agreement with the City of Naperville for wastewater utility services regarding certain planned capital improvements
- E. Accept Zoning Board of Appeals recommendation, waive second reading, and pass ordinance O2025-63, approving variation from Table 10B of the Warrenville Zoning Ordinance to allow a gazebo at 3S071 Route 59, Suite 101
- F. Accept Plan Commission and Zoning Board of Appeals recommendations, waive second reading, and pass ordinance O2025-64, approving a rezoning, special use permit, and variances for an automobile detailing shop (29W719 Butterfield Road)
- G. Accept Public Works and Infrastructure Committee recommendation and pass resolution R2025-72, approving the first amendment to the facility use agreement with Tunes of Glory Pipe & Drums, Inc
- H. Accept Public Works and Infrastructure Committee recommendation and pass resolution R2025-73, approving a public right-of-way use license agreement between the City and Ezee Fiber Texas, LLC for installation of fiber-optic communication facilities
- I. Accept Public Works and Infrastructure Committee recommendation and pass resolution R2025-74, approving a Professional Services Agreement with Engineering Resource Associates, Inc. for Design Engineering Services relating to the 2026 Road Program
- J. Accept Plan Commission recommendation and pass resolution R2025-75, memorializing the approval of minor amendments to the Little Friends Planned Unit Development to allow for the construction of a greenhouse and shade canopy
- K. Accept staff recommendation and pass resolution R2025-76, approving a five-year collective bargaining agreement with the Metropolitan Alliance of Police Warrenville Police Sergeants, Chapter 214

- L. Accept the July 14, Community Development Committee recommendation and approve the Community Development Department’s request to solicit donations for the Warrenville Mercantile
- M. Accept Plan Commission recommendation and direct the City Attorney to prepare Cantera and Transitional Office short-term rental amendments.
- N. Accept staff recommendation and approve the waiver of raffle and 24-hour liquor license fees and bonds required for the organizations listed on the Calendar Year 2026 Waiver of License Fees list
- O. Receive and file minutes of the Bicyclist and Pedestrian Advisory Commission meetings held on October 14, and November 11, 2025
- P. Receive and file minutes of the Tourism and Arts Commission meeting held on November 13, 2025
- Q. Receive and file draft minutes of the Plan Commission and Zoning Board of Appeals meeting held on December 4, 2025
- R. Receive and file report of invoices paid up to December 10, 2025, in the amount of \$206,434.21
- S. Authorize expenditures for invoices due on or before January 5, 2026, in the amount of \$271,316.18
- T. Receive and file report of 5/3 Bank P-Card expenditures for September 1 – October 31, 2025, in the amount of \$17,434.08

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

ROLL CALL VOTE:

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

Nay: None

MOTION ADOPTED

VII. REGULAR AGENDA

- A. Alderman Lockett made a motion, seconded by Alderman Wilkie, to accept the staff recommendation and pass resolution R2025-77, approving change order No. 1 to the agreement with Countryside Barns Inc. for improvements to two pop-up sheds.

Discussion: Community and Economic Development Director Emery stated the changes and increased costs are due to energy efficiency requirements for

commercial buildings. The City received a grant from ComEd to cover 40% of the cost of the improvements.

ROLL CALL VOTE:

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

Nay: None

MOTION ADOPTED

- B. Alderman Davolos made a motion, seconded by Alderman Wilkie, to accept the November 24, Public Safety and Finance Committee recommendation, waive second reading, and pass ordinance O2025-61, amending City Code Title 1, Chapter 5 regarding the consolidation of City Council and Standing Committee meetings.

Discussion: Alderman Aschauer expressed his opposition to the item, stating his belief that it would limit citizen interaction and engagement. Alderman Barry disagreed, stating the public would have more opportunity to engage and witness the total process. Alderman Davolos spoke to the process that brought this proposition to final approval. Alderman Lockett asked about the timing of closed sessions and if the agenda would be flexible. City Attorney Lenneman clarified that the order of items on the agenda would continue to be flexible as long as all items are covered.

ROLL CALL VOTE:

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

Nay: Aschauer

MOTION ADOPTED

- C. Alderman Kruckenberg made a motion, seconded by Alderman Wilkie, to accept City Council recommendations and approve the 2026 list of Council Meeting Chair and Vice Chair assignments as amended.

Discussion: None

ROLL CALL VOTE:

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

Nay: None

MOTION ADOPTED

VIII. UNFINISHED BUSINESS

IX. NEW BUSINESS

X. CLOSED SESSION

Alderman Barry made a motion, seconded by Alderman Wilkie to enter into Closed Session at 7:45 p.m. to discuss the following:

- 5 ILCS 120/2 (c) (1) The appointment, employment, compensation, discipline, performance, or dismissal of specific employees, specific individuals who serve as independent contractors in a park, recreational, or educational setting, or specific volunteers of the public body or legal counsel for the public body, including hearing testimony on a complaint lodged against an employee, a specific individual who serves as an independent contractor in a park, recreational, or educational setting, or a volunteer of the public body or against legal counsel for the public body to determine its validity

ROLL CALL VOTE:

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

Nay: None

MOTION ADOPTED

The Council returned to open session at 8:18 p.m. No action was taken during Closed Session.

XI. ADJOURN

Alderman Weidner made a motion, seconded by Alderman Kruckenberg to adjourn.

MOTION ADOPTED VIA VOICE VOTE

The regular Council meeting adjourned at 8:18 p.m.

Approved: _____

Julie Clark, City Clerk