

CITY OF WARRENVILLE
CITY COUNCIL
REGULAR MEETING
City Hall, 28W701 Stafford Place, Warrenville, IL 60555
Monday, January 5, 2026, at 6:30 p.m.

MINUTES

I. OPENING CEREMONIES

A. Call to Order

Mayor Pro Tem Barry called the meeting to order at 6:30 p.m.

B. Roll Call

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

Absent: Mayor Andrew Johnson (approved)

Also Present: City Attorney Brooke Lenneman, City Administrator Cristina White, Public Works Director Phil Kuchler, Community and Economic Development Director Amy Emery, Finance Director Kevin Dahlstrand, Police Chief Sam Bonilla, Utility Maintenance Superintendent Zach Jardine, City Treasurer Maury Goodman and Executive Assistant / Deputy Clerk Dawn Grivetti

Absent: Assistant City Administrator Alma Morgan and City Clerk Julie Clark

C. Pledge of Allegiance

Mayor Pro Tem Barry lead the Pledge of Allegiance.

II. PUBLIC COMMENTS

Michael Pierce, Naperville, introduced himself and stated he is a candidate for the Illinois 11th U.S Congressional District.

Bob Siebert commented on the condition of trees planted at Leone Schmidt Park and the proximity to Warrenville Road of the sheds installed on the site for the Mercantile Market.

III. OFFICIALS AND STAFF COMMENTS

A. Mayor Pro Tem

There were no comments.

- B. Aldermen
There were no comments.
- C. Clerk
There were no comments.
- D. Treasurer
There were no comments.
- E. Administrator
City Administrator White reminded members and invited the public to attend the joint meeting of the City Council and the Plan Commission on January 12, 2026, to discuss the IL Route 59 Corridor.
- F. Attorney
There were no comments.

IV. CONSENT AGENDA – OMNIBUS VOTE

Mayor Pro Tem Barry read the items on the Consent Agenda as follows:

- A. Ordinance O2026-01, amending the Warrenville Zoning Ordinance and the Cantera Development Control Regulations regarding short-term rentals
- B. Ordinance O2026-02, approving the disposal of surplus personal property owned by the City of Warrenville
- C. Expenditures for 5/3 Bank P-Card purchases made in November 2025, in the amount of \$13,230.56
- D. Expenditures for invoices paid up to December 31, 2025, in the amount of \$303,682.65
- E. Expenditures for invoices due on or before January 19, 2026, in the amount of \$197,463.23
- F. Debt Service Payment included in the December 2025 Wire Transfer Report
- G. Minutes of the December 15, 2025, City Council regular meeting

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

ROLL CALL VOTE:

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

Nay: None

MOTION ADOPTED

V. REGULAR AGENDA

- A. Alderman Lockett made a motion, seconded by Alderman Wilkie, to approve resolution R2026-01, approving a Community Development Block Grant Subgrantee Agreement with the County of DuPage regarding the Shaw Drive Area Street Rehabilitation Project.

Public Works Director Kuchler stated that the City is receiving \$600,000 of Community Development Block Grant (CDBG) funding through DuPage County for the replacement of sidewalk, curb and gutter, and resurfacing of Shaw Drive and adjacent streets in the Summerlakes Subdivision. This funding represents approximately 38% of the total estimated construction cost. The City's share will be paid with Capital Maintenance and Replacement Plan (CMRP) funds. Staff is recommending approval of the agreement with DuPage County for the grants.

There was discussion regarding the CDBG program, grant availability and the submission and awarding of other application projects from the City.

ROLL CALL VOTE:

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

Nay: None

MOTION ADOPTED

- B. Alderman Lockett made a motion, seconded by Alderman Wilkie, to direct the City Attorney to draft an ordinance amending the temporary use permit for 3S580 River Road approved pursuant to ordinance O2025-30, to allow the establishment of a temporary loading zone for up to 12 months.

Community and Economic Development Director Emery reminded the Council of the prior discussions concerning parking at the location, and stated that, following the December 1, 2025 City Council meeting, a solution to the on-site parking issue had been reached. The applicants are requesting a temporary loading zone on-site for up to one year to address immediate parking and loading needs of the business.

Applicants were present to answer any questions. Council members thanked staff and the property and business owners for finding a solution to the problem. There was discussion regarding the number of spaces and type of parking provided.

ROLL CALL VOTE:

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

Nay: None

MOTION ADOPTED

VI. PRESENTATION AND DISCUSSION ITEMS

Mayor Pro Tem Barry acted as Chairman for this portion of the meeting.

- A. Consideration of Professional Services Agreement with Engineering Enterprises, Inc. for a five year review and revisions to the City's Risk and Resilience Assessment and Emergency Response Plan

Discussion: Utility Maintenance Superintendent (UMS) Jardine stated that Illinois communities are required by the EPA to review and update Risk and Resilience Assessment and Emergency Response Plans every five years to maintain regulatory compliance and ensure the continued safety and reliability of the City's water and wastewater systems. He added that the documents were originally prepared by Engineering Enterprises, Inc. (EEI) in 2021.

Staff is recommending consideration of an agreement with EEI for the completion of the five year review and revision of the plan as necessary to reflect current system conditions, regulatory requirements, and best practices. Additional enhancements to the agreement may include coordination of a cybersecurity assessment with the City's SCADA integrator and facilitation of a virtual tabletop exercise for Utility Division staff using the EPA's Tabletop Exercise Tool.

UMS Jardine clarified that the assessment will not include any aspect of the Naperville wastewater treatment facility. PWD Kuchler noted that his son works for EEI as a project engineer and his work is unrelated to the services that EEI is proposed to provide the City on this project.

Alderman Lockett made a motion, seconded by Alderman Wilkie, to direct staff to present a resolution approving a Professional Services Agreement with Engineering Enterprises, Inc. for a five-year review and revisions to the City's Risk and Resilience Assessment and Emergency Response Plan at an upcoming City Council meeting.

MOTION ADOPTED VIA VOICE VOTE

VII. INFORMATIONAL REPORTS

Mayor Pro Tem Barry stated that the City Council has received and filed the following items:

- A. Receive and file Tax Increment Finance District #3 and #4 Joint Review Board Annual Meeting Presentations

Discussion: Ald. Davolos asked if staff is concerned that TIF #3 may expire with a deficit balance. Finance Director Dahlstrand replied that he is not concerned at this time. He reminded Council that the TIF district projections do not include and future development of Old Town Redevelopment Site #2; and that the projections indicate the annual expenditures are less than projected revenues.

Treasurer Goodman asked about the attendance of township representatives at the joint review meetings.

- B. Receive and file Community Development FY 2026 Work Plan and Decision Package status report

- C. Receive and file Bi-Monthly Code Enforcement Activity Summary Report for November and December 2025

Discussion: Ald. Weidner called attention to a joint effort to assist a local resident and military veteran listed in the report. He thanked all those involved for working together in a compassionate and humanistic way to assist the resident.

VIII. CLOSED SESSION

Alderman Wilkie made a motion, seconded by Alderman Lockett, to enter into Closed Session at 7:07 p.m. to discuss matters that fall under the following categories:

- 5 ILCS 120/2 (c) (5) The purchase or lease of real property for the use of the public body, including meetings held for the purpose of discussing whether a particular parcel should be acquired.
- 5 ILCS 120/2 (c) (11) Litigation, when an action against, affecting or on behalf of the particular public body has been filed and is pending before a court or administrative tribunal, or when the public body finds that an action is probable or imminent, in which case the basis for the finding shall be recorded and entered into the minutes of the closed meeting.
- 5 ILCS 120/2 (c) (21) Discussion of minutes of meetings lawfully closed under this Act, whether for purposes of approval by the body of the minutes or semi-annual review of the minutes as mandated by Section 2.06

ROLL CALL VOTE:

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

Nay: None

MOTION ADOPTED

The Council returned to open session at 7:38 p.m. No action was taken during Closed Session.

IX. ADJOURN

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

MOTION ADOPTED VIA VOICE VOTE

The regular Council meeting adjourned at 7:38 p.m.

Approved: _____

Dawn Grivetti, Executive Assistant / Deputy Clerk