



WARRENVILLE

Community Department
FY 2027 Budget and Work Plan
February 9, 2026

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City of Warrenville

Strategic Plan



ENERGETIC & HEALTHY
ECONOMY



SAFE & HEALTHY
NEIGHBORHOODS



ENGAGED & CONNECTED
COMMUNITY



SUPPORTED AND
RESPONSIVE
WORKFORCE



2

FY 2026 Highlights



- BS&A ERP Software Rollout
- Warrenville Mercantile
- OTRS#2 RFP & Purchase Sale Agreement
- Business Registration & Licensing



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FY 2027 Previews

- OTRS#2 Buildout
- Warrenville Mercantile Launch
- Route 59 Sidewalk/Path Improvement Project
- New Development
- I88 Corridor Market Branding



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Commission Activity FY26 & FY27

- **Plan Commission**
 - Public Hearings (Cantera Point, Dream Clean/Starbucks)
 - Text Amendments – Short Term Rentals, EV Readiness, Donation Bins, Murals
- **EAC**
 - Comparable Community Review
 - FY27 – Sustainable Business Awareness and Education




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FY 2027 Decision Packages



- Warrenville Mercantile- \$175K
- IL Route 59 Corridor Study - \$145
- Pilot Business Improvement Matching Grant Program - \$75K
- IL Route 59 Path Final Engineering - \$76K



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Questions?

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FY 2027 Community Development Department Work Plan

(last revised by AE 1/29/2026)

INTRODUCTION

The Community Development Department consists of eight (8) 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 Plans
T1-1	City Property Development (KH)			SP Goal #3 Quality City Services - Effectiveness of Financial Policies
	*Old Town Redevelopment Site #3 Construction Activity	11/30/2027	To Initiate After Entitlements	
	*SDRS#1 (NEC Route 56 and Route 59) Marketing Based on IL Route 59 Corridor Study Recommendations	4/30/2027	To Initiate with IL Route 59 Study	
T1-2	Warrenville Mercantile (AE)			SP Goal #1 Energetic & Healthy Economy - Business Retention and Expansion
	* Mercantile Storefront Buildout and Accessibility Updates (KH)	12/31/2026	Completed Bid Materials; Identified Scout Project; Awaiting Approvals	SP Goal #1: Energetic & Healthy Economy - Business Retention and Expansion
	* Site Operations/Communications/Vendor Mentoring/Space Programming (LW/KH)	6/1/2026	Initial Program Development Underway	
	* Sponsorship Solicitations (LW/AE)	10/31/2026	City Council Approved 12/15/25; Outreach Ongoing	
	* Program Evaluation and Modifications for FY28 Market Season(s) - (LW/KH/AE)	3/30/2027	Not Started	
T1-3	IL Route 59 Corridor Study (JM)	10/31/2027		SP Goal #3 Quality City Services - Maintain and Replace City Infrastructure
T1-4	Mack Road Trail/Bridge (KH)			Bikeway Implementation Plan /SP Goal #3 Quality City Services - Maintain and Replace City Infrastructure
	Complete Property/Easement Acquisition (CD 22.04)	4/30/2027	Eminent Domain filed for 4 properties	
	Coordinate Construction (CD 24.01)	4/30/2028	Not Started	

TIER TWO (IMPORTANT) INITIATIVES

Item	Project Description	Expected Completion Date	Status	Other City Plans
T2-1	I-88 Corridor Market Branding Effort with the City of Naperville (AE/CA)	12/31/2026	Subject to MOU and Intergov Agreement	SP Goal #1: Energetic & Healthy Economy - Business Retention and Expansion
T2-2	Pilot Business Improvement Matching Grant Program (e.g., façade, site and/or interior buildout grants) (LW/AE)	4/30/2027	Developing Draft Program Details	SP Goal #1: Energetic & Healthy Economy - Business Retention and Expansion
T2-3	Coordinate Zoning Text Amendments (JM)	4/30/2027	On Going As Needed	SP Goal #3: Quality City Services - Building and Life Safety
T2-4	Develop final design plans for replacing remaining city entrance signs (59/Maple Hill / Diehl Road) (DR)	4/30/2027	Not Started	SP Goal #3: Quality City Services - Building and Life Safety
T2-5	To support registered Warrenville businesses, evaluate and invest in software (e.g., Sizeup) to provide local businesses access to market information to support data driven retention, expansion and recruitment (LW)	12/31/2026	Identifying List of Program Options to Evaluate	SP Goal #1: Energetic & Healthy Economy - Business Retention and Expansion
T2-6	Route 59 Sidewalk/Path Improvement Project (KH/PK)			Bikeway Implementation Plan
	Final Engineering Design (CD 23.03)	4/30/2027	Not Started	
	Complete Property/Easement Acquisition (CD 24.06)	4/30/2027	Not Started	
T2-7	*PENDING* Elected Official DP - Sidewalk Request Plan - Complete Streets Workgroup to meet quarterly to explore potential potential funding mechanisms for future sidewalk and path projects and how to prioritize those projects. (PW, CD, ADM)	4/30/2027	Start Subject to Budget Approval	

TIER THREE (DESIRABLE) INITIATIVES				
Item	Project Description	Expected Completion Date	Status	Other City Plans
T3-1	Update Concept Plan for Leone Schmidt Park Pavillion(s) and Lookout Improvements, Restrooms, Parking Plan (KH)	4/30/2027	Not started	SP Goal #2 Engaged and Connected Community - Spaces for Community Engagement
T3-2	Research and Evaluate Adopting Energy Stretch Codes (Impacts on development costs, resale, vs. retrofit) (ML)	4/30/2027	Not Started	SP Goal #2: Quality City Services
T3-3	Evaluate Business Improvement District Tool for Use in Warrenville (AE)	4/30/2027	Not Started - Possible Inclusion with IL 59 Corridor Study	SP Goal #1: Energetic and Healthy Economy
T3-4	Review Amendments to Building Code (Coordinated effort with WFPD) as needed (ML)	4/30/2027	Not Started	SP Goal #3 Quality City Services - Building and Life Safety Codes
T3-5	Assist DuPage County with Ferry Creek Restoration Watershed Planning (KH)	4/30/2027	DuPage County applying for an IEPA Watershed Study Grant. If approved, after plan complete, apply for additional grants for implementation work	SP Goal #3 Quality City Services- Sustainability
T3-6	Faciliate a Fair Housing Workshop to Support Community Development Block Grant Status (JM)	12/30/2026	Researching Best Practices/Past Efforts	SP Goal #5 -Safe and Healthy Neighborhoods - Promote Housing Options
T3-7	Assist PW with developing a prioritized list of legacy infrastructure issues and schedule to address (KH)	4/30/2027	Not Started	SP Goal #5 - Safe and Healthy Neighborhoods - Legacy Private Infrastructure Challenges
T3-8	*PENDING* Elected Official DP - Develop a list of City-owned property, sizes, and costs to implement natural plantings including maintenance of such on City property. (PW, CD, ADM)	4/30/2027	Start Subject to Budget Approval	
T3-9	*PENDING* Elected Official DP - Plan Commission Meeting and Recording and Publication Initiaative. (ADM, CD)	12/31/2026	Start Subject to Budget Approval	SP Goal #2 Engaged and Connected Community- Public Engagement with the City
COMMISSION STRATEGIC PLAN INITIATIVES				
Item	Project Description	Expected Completion Date	Status	Other City Plans
EAC	Facilitate EAC education campaign to promote a greener, more resilient business environment (ML)	4/30/2027	Not Started	SP Goal #3: Quality City Services - Deliver Services Sustainably

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

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 unlikely the City will experience any measurable or lasting negative impacts if these

Commission Strategic Plan Initiatives - These are desirable and valuable Strategic Plan Initiatives that rely on volunteer commissions to lead and complete the work, with support and guidance from Council Liasons. Progress on these items is contingent upon volunteer engagement.

Bold font = Initiative or project for which a new FY 2027 Decision Package has been submitted.

AE = Director of Community and Economic Development, KH = Assistant Community Development Director, PK = Director of Public Works, , ML = Chief Code Official, DR = Civil Engineer, JM = Community Planner, LW = Economic Development Specialist; CA - City Administrator

OTHER FACTORS TO CONSIDER WHEN EVALUATING FY 2027 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