

CITY OF WARRENVILLE
JOINT CITY COUNCIL AND PLAN COMMISSION SPECIAL MEETING
City Hall, 28W701 Stafford Place, Warrenville, IL 60555
Monday, January 12, 2026, at 6:30 p.m.

MINUTES

A. CALL TO ORDER

Mayor Johnson called the meeting to order at 6:30 p.m.

B. ROLL CALL

Physically Present: Mayor Andrew Johnson and Aldermen: John Lockett, Clare Barry, Kathryn Davalos, John Paul Augustynowicz, Bill Weidner, Craig Kruckenberg, Stuart Aschauer, and Judy Wilkie

Absent: None.

Also Present: Plan Commission Chair Tim Cosgrove and Plan Commission members: Jim Martina, Mark Taylor (arrived at 6:59 p.m.), Rachael Fawell, Chris Wilson, Tom Smillie, Katy Ebbesen, Natalie Clemens

City Administrator Cristina White, Community and Economic Development Director Amy Emery, Community Planner Jack Maszka, Police Chief Sam Bonilla, Finance Director Kevin Dahlstrand, Public Works Director Phil Kuchler, Assistant City Administrator Alma Morgan, Assistant Community Development Director Kristine Hocking, Chief Code Official Michelle Lilley

Also Absent: Jessica Tullier

C. IL ROUTE 59 CORRIDOR DISCUSSION

1. Introductory Comments by Mayor Johnson

Mayor Johnson provided a brief introduction of the joint workshop between the Plan Commission and the City Council noting that the meeting is not a formal public hearing but the beginning of a several months-long planning process that will include future opportunities for public input and community involvement.

2. Existing Land Use, Zoning, Plans and Market Conditions

Community Planner (CP) Maszka provided an overview of existing planning documents, zoning, and development patterns.

CP Maszka provided background information on the various City plans that overlap the IL Route 59 Corridor including the City's Comprehensive Land Use Plan (1984), the Southwest District Plan, and the Warrenville Homes for a Changing Region Housing Action Plan, which explores middle and senior housing options and preserves existing affordable housing.

CP Maszka summarized the existing zoning designations throughout the Corridor including commercial, office, and residential and the regulations affecting each. He also summarized the existing land uses along the corridor as well.

Community and Economic Development Director (CEDD) Emery provided market analysis of the Corridor, specifically how the market determines the viability or demand for a type of development. She also provided information about the organizations the City works with to obtain market information; and provided an analysis of new residential construction, highlighting why multi-family use is in higher demand than single family.

Discussion Facilitated by Mayor Johnson

Mayor Johnson facilitated discussion of the background information provided by staff. Questions included:

Commissioner Fawell requested clarification on the importance of the Tax Increment Financing (TIF) payback window. Director Emery stated that developers require sufficient time to recover investment before TIF expiration – the shorter remaining duration reduces payback feasibility.

Chairman Cosgrove commented that developers are reimbursed through the TIF. Reimbursements occur only from generated increments after the development. No upfront public funding without an increment is available.

3. Corridor Study Process and Scope Introduction

CP Maszka summarized the planning process for the Route 59 Corridor development project emphasizing that the project is in the early stages. The scope of the project may include signage and landscaping regulations, updated land use and zoning recommendations, market and feasibility analysis, and strategies for City-owned properties within the Corridor.

4. Opportunity and Challenge Discussion

CP Maszka and CEDD Emery presented and reviewed a survey completed by the Plan Commission and City Council. Questions included, but were not limited to, inquiries about existing and future vision terms, importance of City involvement in attracting new businesses, and pointed questions about the Route 59 and Route 56, and Route 59 and Batavia Road intersections.

There was a discussion regarding the definition of “community needs”. Responses from elected and appointed officials included:

- Affordable and senior housing
- Infrastructure – including stormwater and sidewalks
- Community amenities such as a park, plaza, or community center
- Child learning center
- Financial education and support services

Commissioners raised concerns about locating housing, both market rate and affordable, directly on the high-traffic corridor as it may not be the highest and best use.

When discussing the Route 59 and Batavia Road intersection, there was strong support for: improved signage standards, facade upgrades, landscape enhancements, and walkability improvements.

Staff briefly summarized a proposed facade grant program and highlighted important factors regarding the Route 59 and Route 56 intersection, including the City-owned property, existing zoning designations, consideration of a mixed-use concept by Synergy Development, and an emphasis on safety, connectivity, and public gathering space.

Officials discussed their preferred scope for the project with some stating the plan should only focus on City-owned properties, while others felt the scope should include the entire Corridor to address the current fragmented and disjointed perception of the area. There was a preference to add sidewalks along Route 59 and a suggestion to build a pedestrian bridge over the road to tie it all together. Increased connectivity to the Illinois Prairie Path trail system was also suggested.

Commissioner Wilson stated the importance of including both intersections in the Corridor plan and noted that IDOT's regulations, especially regarding signage, are often restrictive and cumbersome. Alderman Barry added that a concept plan for the northwest corner of the Route 59 and Route 56 intersection could be a catalyst for retail development along the rest of the Corridor. There was debate regarding allowing residential use in this location, with some in favor and some against.

Alderman Davalos reiterated the importance of the market in driving development and requested more information on the long-term implications of building multi-family and higher density housing throughout the corridor including, but not limited to, impacts on police, fire, schools, and utilities.

Commissioner Ebbesen stated her preference to view the corridor as a whole. She noted that both intersections are unique and should be viewed with unique priorities. She suggested allowing the development of the northwest corner of the intersection first as a way for the City to increase their leverage on the property.

Mayor Johnson thanked the Plan Commission, Zoning Board of Appeals, City Council, and members of the community for their engagement and attendance at the meeting.

D. PUBLIC COMMENTS

Phil Domenico of Synergy Development, currently pursuing development at the northwest corner of the Route 59 and Route 56 intersection, provided background on Synergy Development, presented the rationale for market-rate family housing, explained smaller unit

sizes and sharing amenities as affordability mechanisms, and emphasized responsiveness to staff and community feedback.

E. ADJOURN

PLAN COMMISSION CHAIRMAN COSGROVE made a motion, seconded by Commissioner Fawell to adjourn the Plan Commission and Zoning Board of Appeals portion of the meeting.

MOTION ADOPTED VIA VOICE VOTE.

ALDERMAN LOCKETT MADE A MOTION, seconded by Alderman Wilkie, to adjourn the City Council meeting.

MOTION ADOPTED VIA VOICE VOTE.

The meeting adjourned at 8:23 p.m.

Approved: _____

Julie Clark, City Clerk