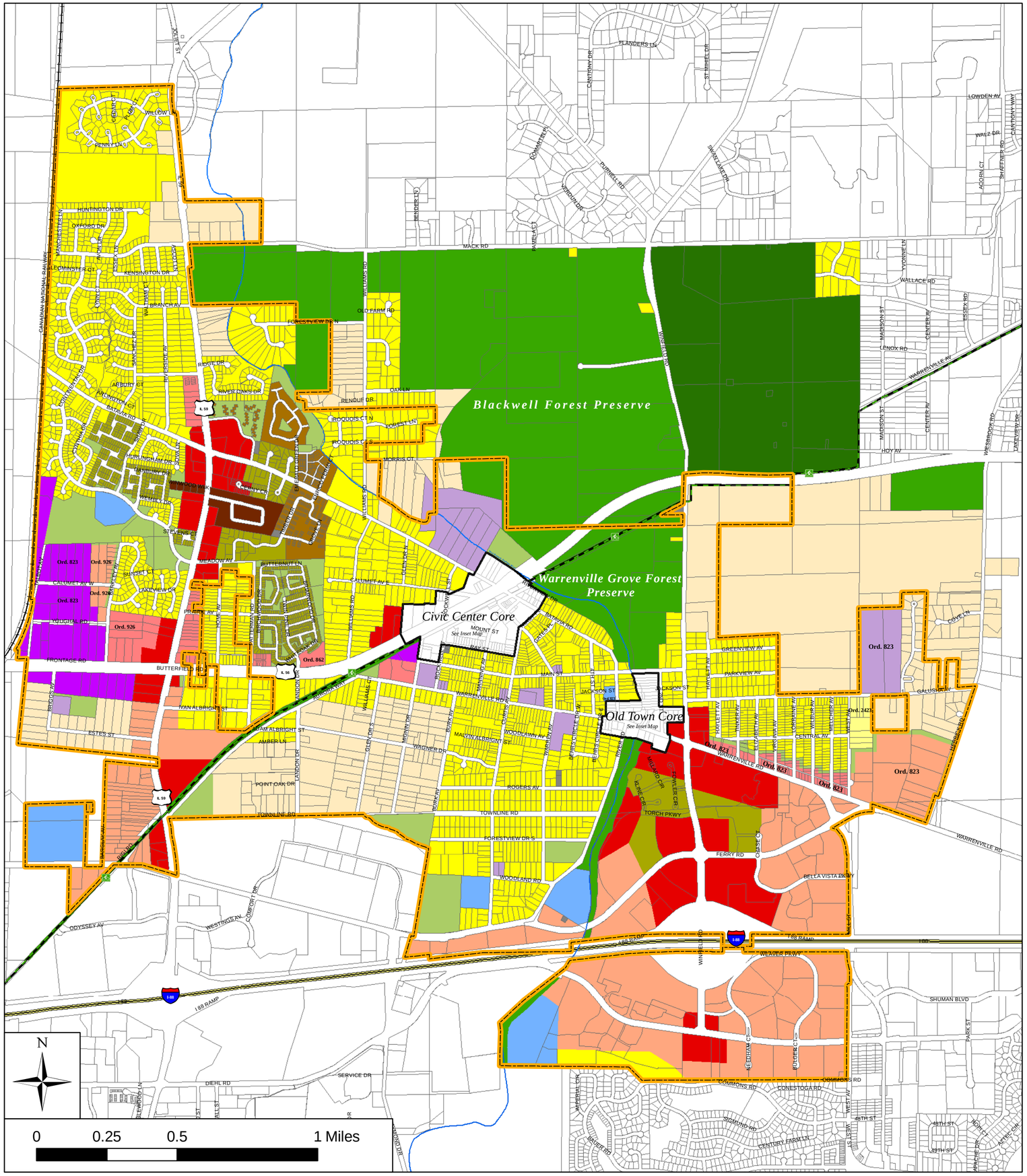
CITY OF WARRENVILLE

Comprehensive Land Use Plan



- OLD TOWN/CIVIC CENTER SUBAREA
- SINGLE FAMILY LESS THAN 1 DU/ACRE
- SINGLE FAMILY 1-3 DU/ACRE
- SINGLE FAMILY 1-6 DU/ACRE
- SINGLE FAMILY 3-6 DU/ACRE
- SINGLE FAMILY 6-10 DU/ACRE
- MULTIPLE FAMILY 10-16 DU/ACRE
- MULTIPLE FAMILY 16 OR MORE DU/ACRE
- COMMERCIAL
- OFFICE
- OFFICE/RESEARCH
- LIGHT INDUSTRIAL
- UTILITIES
- PUBLIC
- QUASI-PUBLIC
- LOCAL OPEN SPACE
- REGIONAL OPEN SPACE
- PRIVATE OPEN SPACE
- ILLINOIS PRAIRIE PATH
- CITY LIMITS

Civic Center Core

A - 10,000 sq. ft. mixed use with 1 story retail or restaurant, 24 condo units (3 story building), 146 parkings spaces
B - City Gateway Monument
C - 35,000 sq. ft. mixed use with 1 story retail, 20 condo units (3 story building), 142 parking spaces
D - One way access road, 32 parking spaces, landscaped median, multi-use trail in median
E - Delineated pedestrian crossings with large median refuge areas to improve safety
F - Safe crossing for West Branch Dupage River regional trail
G - Consideration of boat launch and boat rental to activate river with seasonal use
H - Relocation of Riverview Drive to align with Manning Ave and creation of parking to support commercial uses
I - 5,000 sq. ft. of retail or restaurant with 31 parking places
J - 16,800 sq. ft. of retail with 40 shared parkings spaces and adjacent on street parallel parking
K - Relocation of Prairie Path, removal of invasive species, creation of open spaces for local festival uses
L - Creation of central civic green with existing roundhouse & war memorial, 60 parking spaces
M - 4,900 sq. ft. mixed use of retail or restaurant, 30 condo units, 50 parking spaces and adjacent street parking
N - 2,500 sq. ft. of retail or restaurant with 10 shared parking spaces and adjacent on-street parking
O - Consideration of facade improvement
P - Consideration of expanding community center to include corner of Manning and Warren
Q - Consideration of reusing existing building for retail with shared parking spaces and adjacent on-street parking
R - 12,000 sq. ft. of retail with 30 shared parking spaces and adjacent on-street parking
S - Incorporation of 5' bike lanes on Batavia Rd. to connect the Old Town and Civic Center areas

Civic Center Residential

A - 5,000 to 15,000 sq. ft. 3 story mixed use of retail, 98 condo units, and 213 parking spaces
B - One way acces road, 37 parking places, landscaped median, multi-use trail in median
C - Delineated pedestrian crossings with large median refuge areas to improve safety
D - 39 townhome units
E - Terminate Mount Street in a cul-de-sac with access to townhome alley system
F - Infill 3 single family residential units
G - 3 story senior housing building with 90 residential units and 94 shared parking spaces
H - 26 townhome units

Old Town Core

A - Incorporation of 5' bike lanes on Batavia Rd. to connect the Old Town and Civic Center areas
B - 15,000 sq. ft. of first floor retail, 24 condo units (3 story building), 92 parking spaces
C - 8,000 sq. ft. of retail or restaurant in two buildings, 70 to 80 parking spaces
D - New riverfront park with trail connection to Civic Center
E - Realign River Rd, Batavia, and Warrenville Rd intersection to roundabout or 4-way signalized intersection
F - 5,000 sq. ft. 3 story mixed use of 1st floor retail, 24 condo units, 108 parking spaces
G - 5,000 sq. ft. of retail or restaurant with 50 shared parking spaces
H - Extend and enhance community and regional trails along the river
I - Enhance river edge through selective clearing of plant material and shoreline improvements
J - Consideration of parking lot expansion to accommodate demand
K - 24,000 sq. ft. of auto-oriented service campus with 77 parking spaces

Old Town River East District

A - Construction of pedestrian trail connection to East Side
B - 14 units of 2 and 3-unit villa residential
C - Relocation of regional trail from Second Street to rivers edge with a retaining wall and landscape separation
D - 39 townhome units
E - Consideration of River Research Center and 49 shared parking spaces
F - Landscape refuge island at the West Branch regional trail and Warrenville Road crossing

Comprehensive Land Use Plan
Adopted: March 1984
Updated: January 2008
Map Created: 1/ 2010

Amended: Ordinance 714 (6/21/1984)
Ordinance 767 (5/20/1985)
Ordinance 823 (2/18/1986)
Ordinance 862 (10/6/1986)
Ordinance 926 (11/16/1987)
Ordinance 2371 (4/18/2007)
Ordinance 2423 (1/21/2008)

City of Warrenville
Community Development Department