

WHAT HAVE WE HEARD?

MAY 2023 | KEY TAKEAWAYS:

Previous Planning Documents + Listening Sessions*



SMALL-TOWN, VILLAGE-LIKE CHARACTER

- Foster development and revitalization projects that enhance the small-town, village-like character and scale of Warrenville.
- Limit buildings to generally 3 stories in height, while allowing an additional story in specific locations.
- Incorporate standards that reduce the bulk of buildings, such as maximum building widths or the introduction of recesses and bays to break of longer building segments.
- Incorporate standards that vary building segments to reduce large-scale, monotonous facades.

WALKABLE, WELL-CONNECTED PLACES

- Improve connectivity, circulation, and access for pedestrians, bicyclists, and automobiles to the extent zoning can address these issues.
- Require buildings to orient to the street sidewalk with build-to zones or smaller setbacks than required in the current code (40 feet).
- Ensure that adequate space is provided between the building and the street for comfortable streetscape areas with sidewalks, street trees, and landscape.
- Locate building entrances facing the street and directly accessible to the public sidewalk.
- Locate parking in the rear or to the side of the buildings.
- Encourage adjacent, accessible parking to be shared between developments with connections, including the parks and river.
- Along Butterfield Road, separate regional traffic from local with access road.
- Create a system addresses blocks, open space, and street/drive patterns through larger sites, such as those along the north side of Butterfield Road.
- Coordinate buffers at rears of commercial and mixed-use lots where abutting existing single-family houses.

HIGH-QUALITY, MIXED-USE GATEWAYS

- Proactively locate buildings on the lots to create more predictable site designs, allowing multiple developments to work together to create a place or district.
- In Old Town, anchor the intersection at Batavia and Warrenville Road by allowing mixed-use buildings on each corner.
- In the Civic Center, create a retail and service district along Batavia, just east of Butterfield Road.
- Create standards for high-quality, village-scale building design, especially along street facades, addressing such items as building materials, roof design, windows and balconies, and other key design elements.

PREDICTABLE APPROVAL PROCESSES

- Clarify and simplify approval processes, reducing the number of steps for a project that meets the regulations.
- Reduce the need for negotiations, clearly defining triggers as needed require review by the Plan Commission and City Council.
- Provide processes for relief from strict conformance to the regulations, though those processes will require additional review.
- Ensure that the regulations allow for economically feasible development through testing and comparison with recent developments in the region and beyond.

VARIETY OF HOUSING TYPES

- Provide a floating set of regulations allowing a mix of “missing middle” housing types. “Missing middle” includes a range of small-scale multi-unit housing in between houses and larger buildings.
- Incorporate design standards for housing to reflect the potential context of the developments.
- Make residential uses allowed by-right in the upper stories and rear of the lots in mixed-use developments.

NATURAL AREAS & LANDSCAPED OPEN SPACE

- Create a variety of open landscape and plaza spaces along the street and between buildings in both mixed-use locations and residential areas.
- Add or enhance public amenities such as parks, trails, civic green space, especially providing visibility and accessibility to the DuPage River.
- Require connectivity to existing and proposed trails, e.g. a trail at the rear of any new 2nd Street residential.

ENHANCED CLARITY & USABILITY OF THE DOCUMENT

- Navigation of the code should be clear for all users.
- Organize regulations in tables for ease of use and comparisons.
- Illustrate regulations with simple diagrams to increase the predictability and convey the expectations for built results.

*Listening sessions included the Work Group, City staff, and community stakeholders.