

This FAQ provides clarifications on the proposed Zoning Ordinance Text and Zoning District Map Amendments, known as Warrentville by Design (WBD), which are meant to establish and apply a new Mixed-Use & Middle Housing Overlay District for the old town and civic center areas. It has been prepared in response to the comments received, including at the public meetings held on August 9, 2023, February 26, 2024, and on May 9, 2024. It is meant to clarify Who is doing it, What it is, When it is taking place, Where it would apply, and Why the City is doing it.



TOPIC	CONCERNS RAISED	INFORMATION
Who is doing it?	<ul style="list-style-type: none"> <li>How has the City included feedback from the public, City Staff, and elected/appointed officials?</li> <li>How was notice provided?</li> <li>When is it taking place?</li> </ul>	<p>A work group consisting of six members - two from City Council, two from the Plan Commission/ZBA, and two from the public along with City staff from the Community Development Department have been working together on the WBD project.</p> <p>The project kicked off in the Spring of 2023 with outreach to the general public. Listening sessions with property and business owners, City staff and the work group who have worked with Warrentville’s zoning regulations or who may be directly affected by the regulations took place. Participants shared their observations about the focus areas, adopted Subarea Plans, experiences with the City’s current zoning code and procedures, and more.</p> <p>Public notice took place throughout 2023 that included, social media, city website and phone calls/emails. A legal notice was sent to all property owners in the subject areas and in the local newspaper prior to the first public hearing held on Thursday, May 9, 2024. After hearing comments from various public members, the case was continued to June 6, 2024. On this day, the case will be continued to the June 20, 2024 PC/ZBA meeting to allow for City staff and the consultant to work through the comments received and address as best appropriate.</p>
Why now?	<ul style="list-style-type: none"> <li>Why is action needed?</li> </ul>	<p>WBD relays the community vision for the future with emphasis on the desire for a a small town, village-like feel. Creating these regulations allows the City to express its desires vs. reacting only to developer plans that may be submitted.</p>
What is it?	<ul style="list-style-type: none"> <li>What is an overlay?</li> </ul>	<p>The WBD project establishes a zoning overlay that will apply to certain areas of Warrentville. The overlay is especially focused on building design, scale, and landscaping to ensure that buildings and public spaces (streets, sidewalks, parking, plazas, and gathering places) are connected and result in a high-quality, dynamic sites that enhance the small town, village-like feel and achieve the community’s vision for the future.</p>
Where are the subject areas?	<ul style="list-style-type: none"> <li>Is it City wide?</li> </ul>	<p>This initiative focuses on two areas: 1) Butterfield Road and Batavia Road &amp; 2) Warrentville Road and Batavia Road, including the Old Town Redevelopment Site #2 (formerly the Phillips 66/Citgo Gas Station)</p>

<p>Why Amend the Zoning Ordinance and Map?</p>	<ul style="list-style-type: none"> <li>• Why does the City need to do this?</li> </ul>	<p>The overlay is intended to implement the vision of the City's <a href="#">Comprehensive Plan</a>, the <a href="#">Old Town/Civic Center Subarea Plan</a>, the <a href="#">Housing Action Plan</a>, including but not limited to the following:</p> <ol style="list-style-type: none"> <li>(1) Fostering development and revitalization projects that enhance the small-town character and scale of Warrentville.</li> <li>(2) Establishing high-quality, mixed-use gateways to historic Warrentville with sustainable, long-lasting buildings.</li> <li>(3) Allowing a mix of housing types in appropriate locations, including middle housing consisting of small-scale, multiunit buildings.</li> <li>(4) Ensuring a variety of open landscape and plaza spaces are included along the street and between buildings.</li> <li>(5) Creating walkable, well-connected places with improved connectivity, circulation, and access for all modes of transportation.</li> </ol>
<p>What is the City's Role?</p>	<ul style="list-style-type: none"> <li>• Is the City developing these properties?</li> <li>• Why do we need zoning regulations?</li> </ul>	<p>The City is not a developer. The City is facilitating a community process to create new zoning overlay regulations, which will help Warrentville to respond, IF there is developer interest in a project at some point in the future. Zoning regulations educate developers about community expectations for desirable projects and will set parameters for developers to follow.</p>
<p>What Will the Zoning Allow?</p>	<ul style="list-style-type: none"> <li>• Will the new zoning code regulations require existing businesses to discontinue or close?</li> </ul>	<p>Creating new zoning regulations will <u>not</u> automatically change any property. Existing uses can continue. Properties can be sold and purchased as usual.</p> <p>If a use or building becomes non-conforming under the new regulations (e.g., the new zoning would not allow for a drive-thru or auto repair use), any existing business impacted by the overlay may continue to do business. The City of Warrentville zoning code has always and will continue to allow existing legally established businesses to operate The Zoning Code. The zoning ordinance recognizes the rights and interests of owners of individual properties, while also recognize that by virtue of the nonconformity he or she enjoys a right not generally available to other property owners in the same district.</p>
<p>What Will be Developed?</p>	<ul style="list-style-type: none"> <li>• Desire for more green space &amp; more businesses</li> </ul>	<p>The WBD creates new zoning regulations, including uses, based on resident input and community vision. The new zoning codes are tailor made to set clear expectations to ensure that each new investment is a step toward realizing Warrentville's vision for small-town character.</p>
<p>Why Discuss Housing?</p>	<ul style="list-style-type: none"> <li>• Why do we need to consider any new housing?</li> </ul>	<p>Warrentville has an adopted <a href="#">Housing Action Plan</a> that recognizes the City's diversity and desirability. Warrentville has been growing and attracting diverse residents of all ages and incomes. Housing choices are needed to provide opportunities for seniors, young professionals, and others looking for quality, attainable housing. The WBD process will provide recommendations and supporting zoning codes to accommodate some new housing.</p>
<p>When Will Development Happen?</p>	<ul style="list-style-type: none"> <li>• Why can't the properties remain as is? Why must development take place?</li> </ul>	<p>The City does not control changes in the market, but is required to respond to requests. Investment in Warrentville is critical to the success and viability of our community – bringing shopping, jobs, recreation facilities, and other amenities to our residents. The WBD project has created a zoning code, developed with community input, that if adopted, the City can use to inform developers about what is desired, what is required, and respond to market demands with confidence. Adopting the new zoning regulations doesn't guarantee there will be any changes to existing properties. That is a decision for private property owners.</p>
<p>What's Next?</p>	<ul style="list-style-type: none"> <li>• How can residents stay involved?</li> </ul>	<p>After an updated draft zoning recommendations are prepared by the City's consultant, there will be a public process to adopt changes to the City Code. More information about the project is available at <a href="http://www.warrentvillebydesign.com">www.warrentvillebydesign.com</a>. The public hearing will be continued to June 20, 2024.</p>