



Special Workshop – IL Route 59 Corridor

City Council & Plan Commission/Zoning Board of Appeals
January 12, 2026

ROLL CALL

City Council

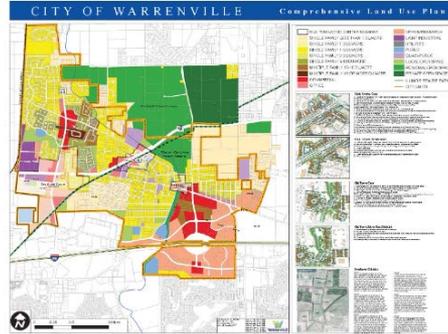
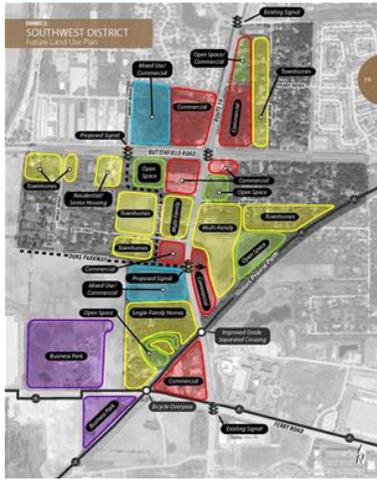
Plan Commission/Zoning Board of Appeals



INTRODUCTORY REMARKS

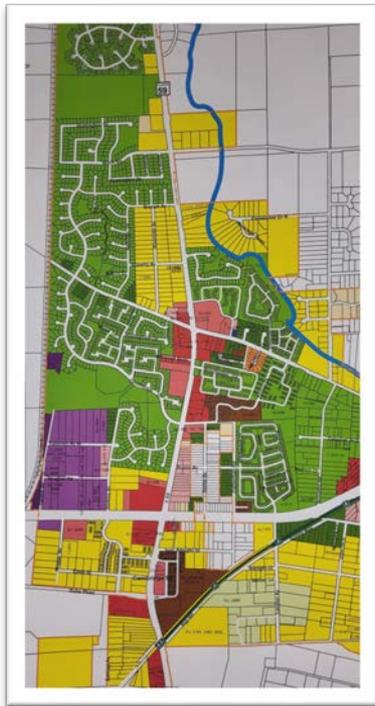
Mayor Andrew Johnson





EXISTING CONDITIONS

- Past Plans
- Zoning
- Land Use
- Market



Adopted Plans

Comprehensive
Land Use Plan
(1984)

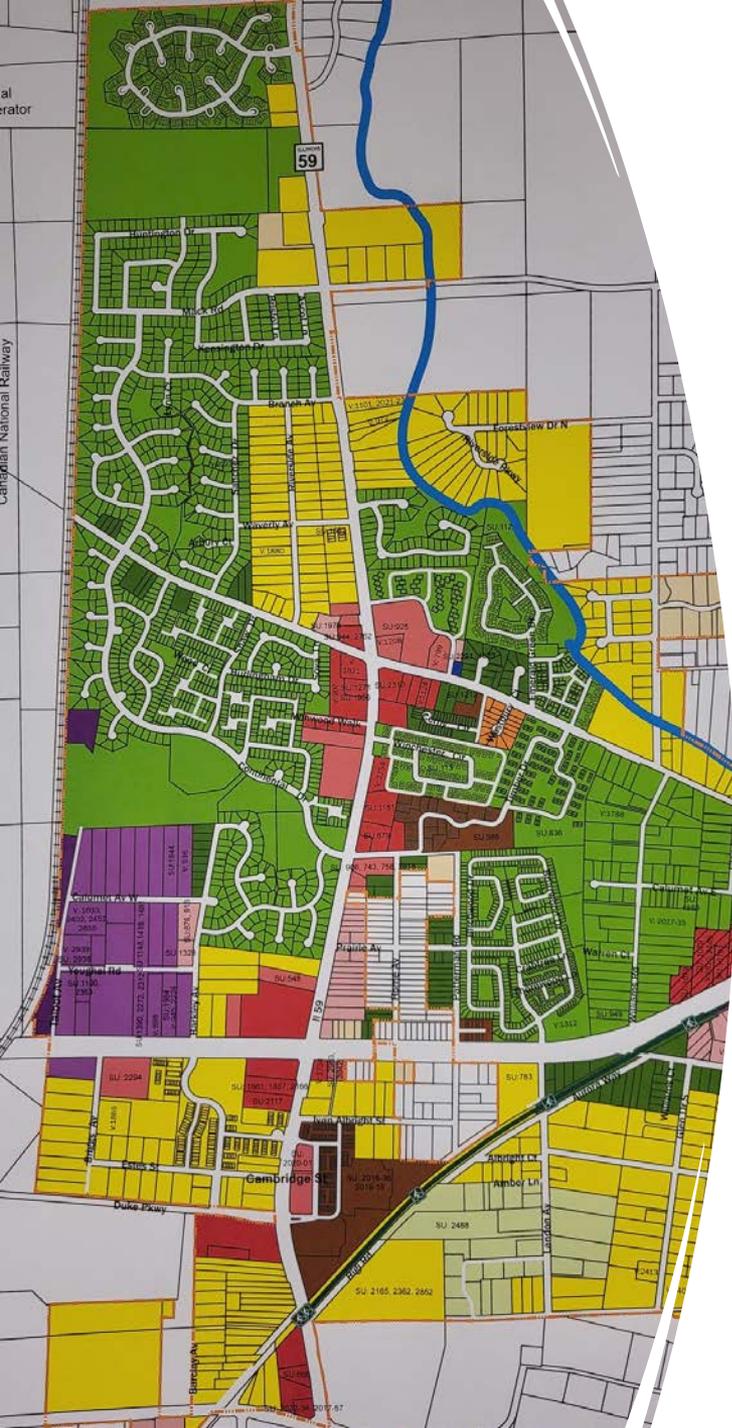
SW District Plan
(2016)

Homes for a
Changing
Region (2021)



Zoning

- **USES PERMITTED BY RIGHT (B4)**
- **SPECIAL USES**
- **LIMITED OFFICE**
- **RESIDENTIAL**
- **PARKING (Updated 2023)**
- **SIGNAGE (Needs Update)**
- **LANDSCAPING**
- **PERFORMANCE STANDARDS**



Land Use Pattern

South of IL 56

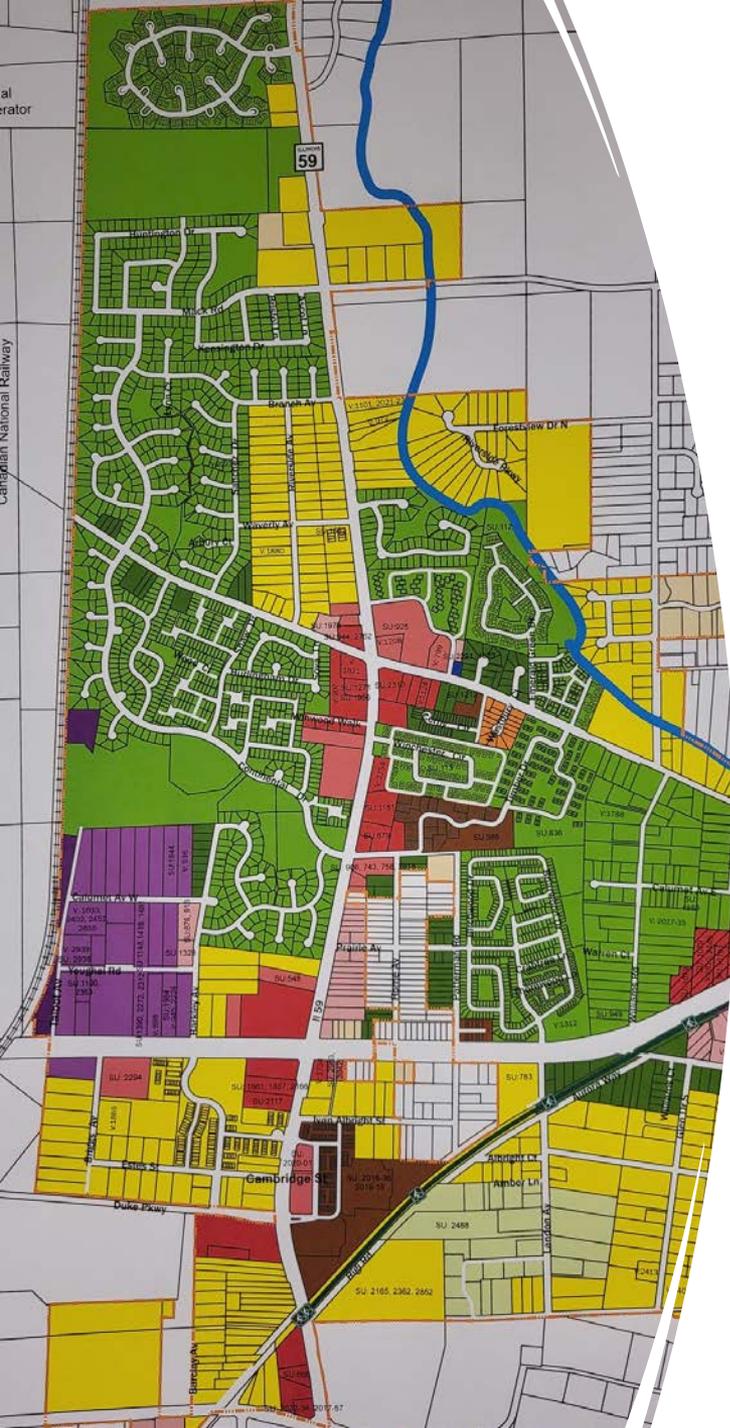
- Within TIF
- City Owned & Private Property
- Significant Investment In Last Decade

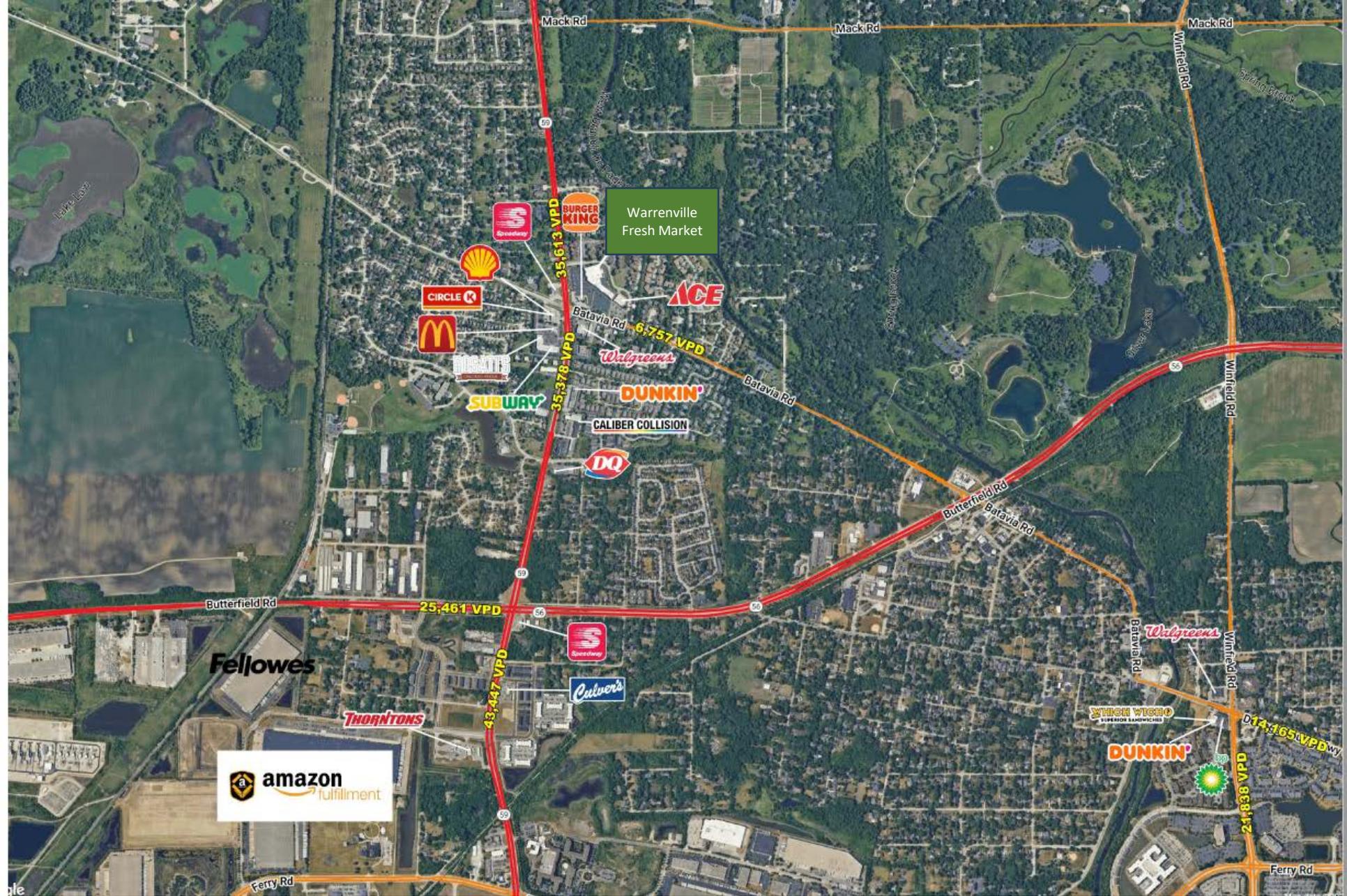
Central – Between IL 56 & Batavia Rd

- Community Retail and Motorist Service
- Established Businesses and Development
- Significant Investment In Last Decade

North of Batavia

- Residential
- Religious





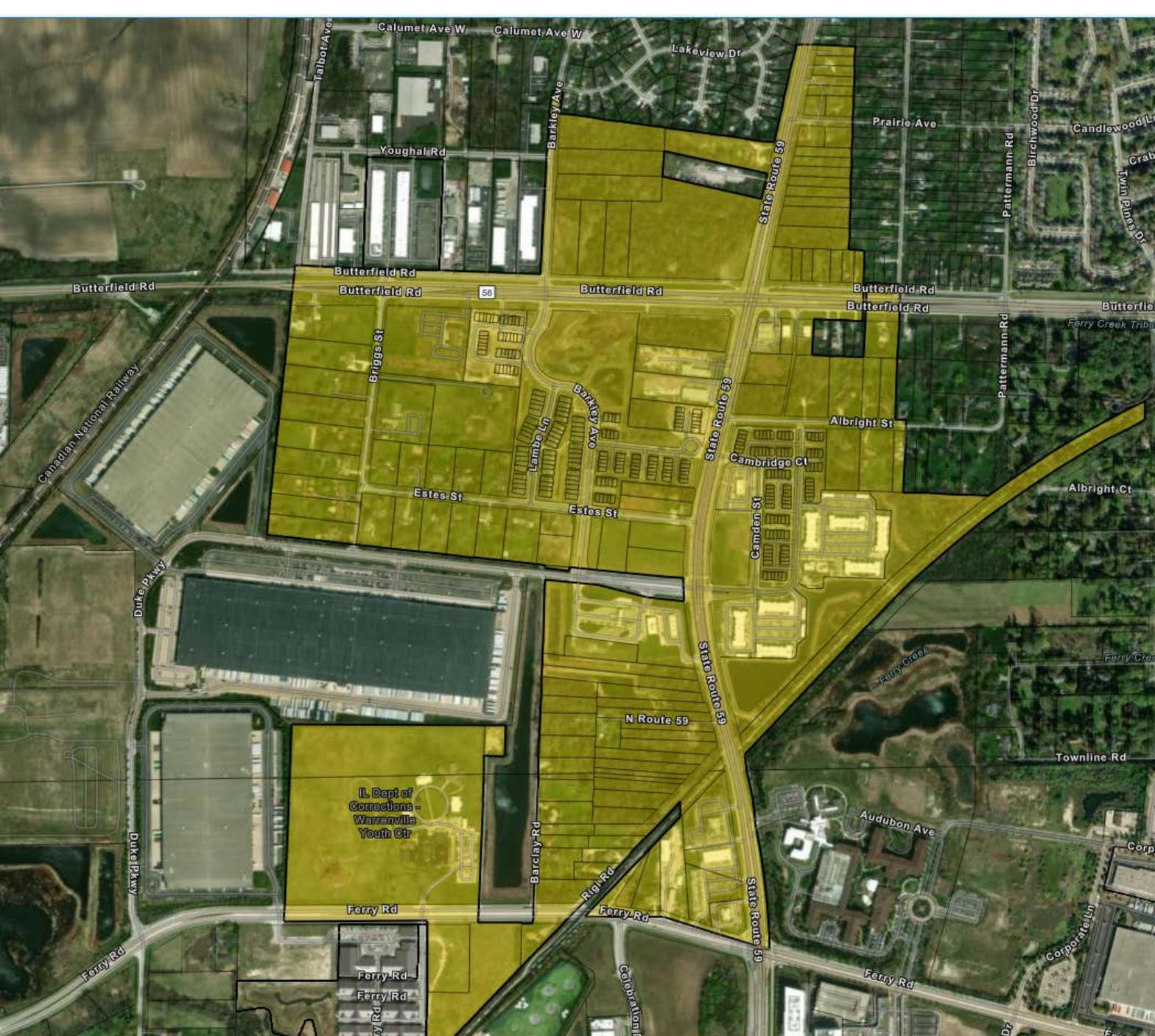
Market Demand

Sources

- Choose DuPage
- Retail Strategies
- CBRE
- JLL
- Development Inquiries



Distance	3 Miles	5 Miles	10 Miles	5 Minutes	10 Minutes	15 Minutes
2024 Est. Pop	35,879	148,982	835,059	17,103	107,912	371,890
Daytime Pop	47,237	210,271	989,525	18,217	145,950	526,665
Median HH Income	\$97,477	\$113,081	\$111,171	\$90,783	\$105,624	\$110,647
Households	13,043	55,460	302,056	5,986	40,179	137,910



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ILLINOIS

59

**CORRIDOR STUDY
PROCESS & SCOPE
INTRODUCTION**



The Path to the Start





OPPORTUNITY &
CHALLENGE
DISCUSSION



What three words would you use to describe the current identity of the corridor?

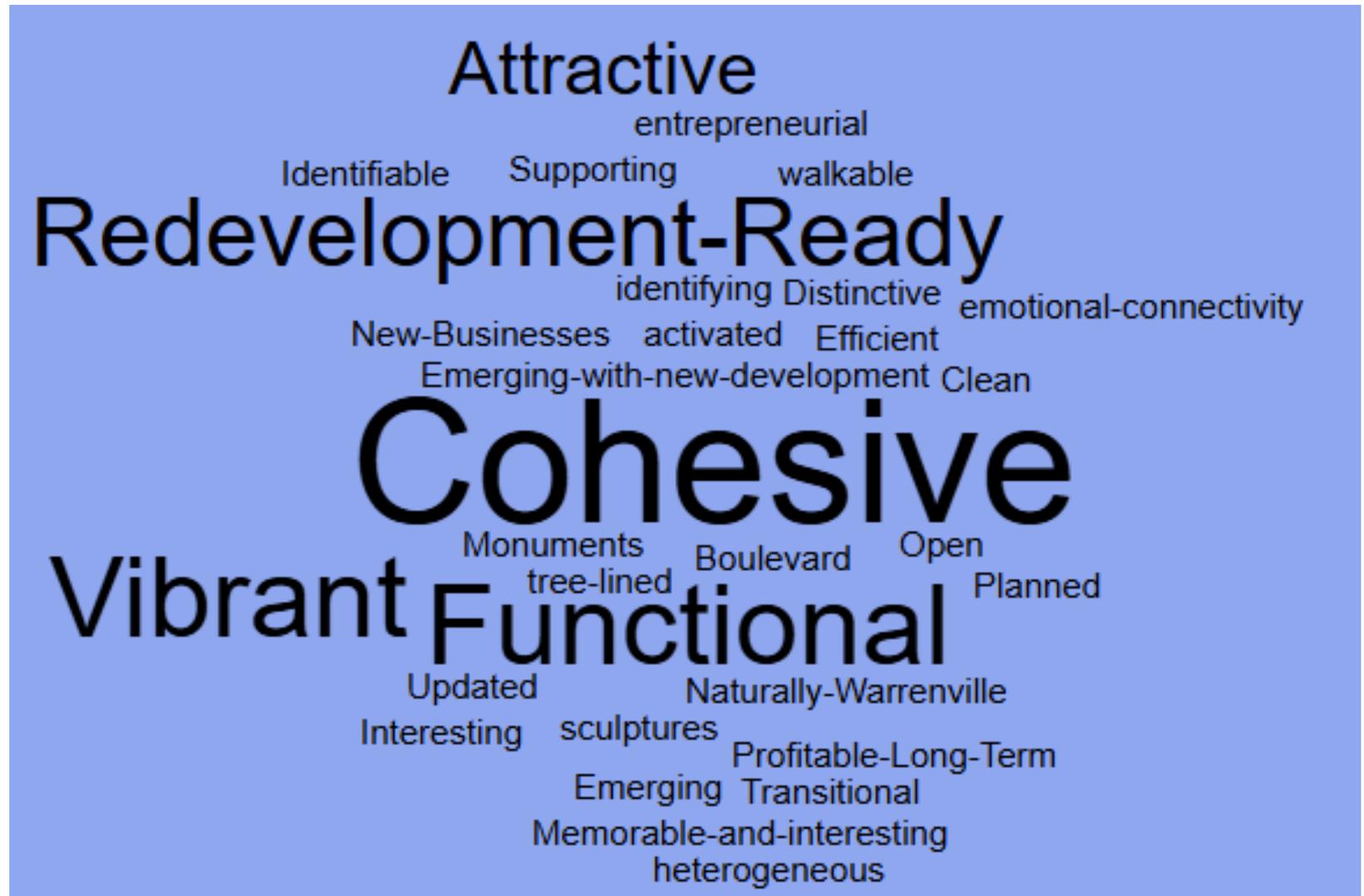
- Vibrant
- Redevelopment-ready
- Cohesive
- Established
- Emerging with new development
- Fragmented/Disjointed
- Functional
- Congested/Over-Developed
- Tired/Outdated
- Inconsistent
- No clear identity. Not identifiable as distinctly Warrentville.

What three words SHOULD describe the corridor in the future?

Word Cloud - Current

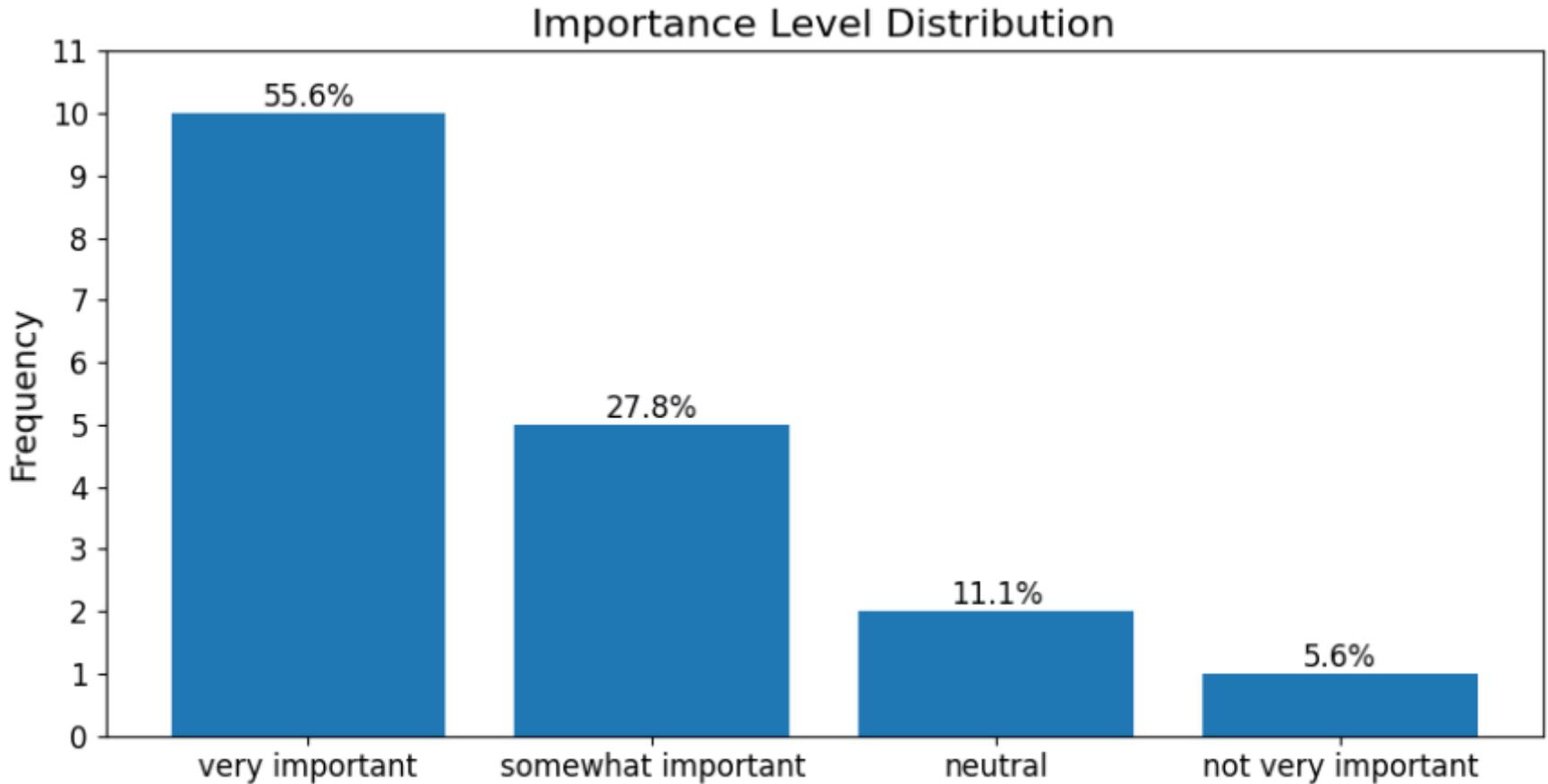
Functional
does-not-make-a-statement-for-Warrenville
No-clear-identity
Low-class
Redevelopment-Ready
Fragmented/Disjointed
Inconsistent
Emerging-with-new-development
High-speed-traffic-corridor
Tired/Outdated

Word Cloud – Future



How important is it for the City of Warrenville to dedicate financial resources to attract **new business** to the future success of the corridor?

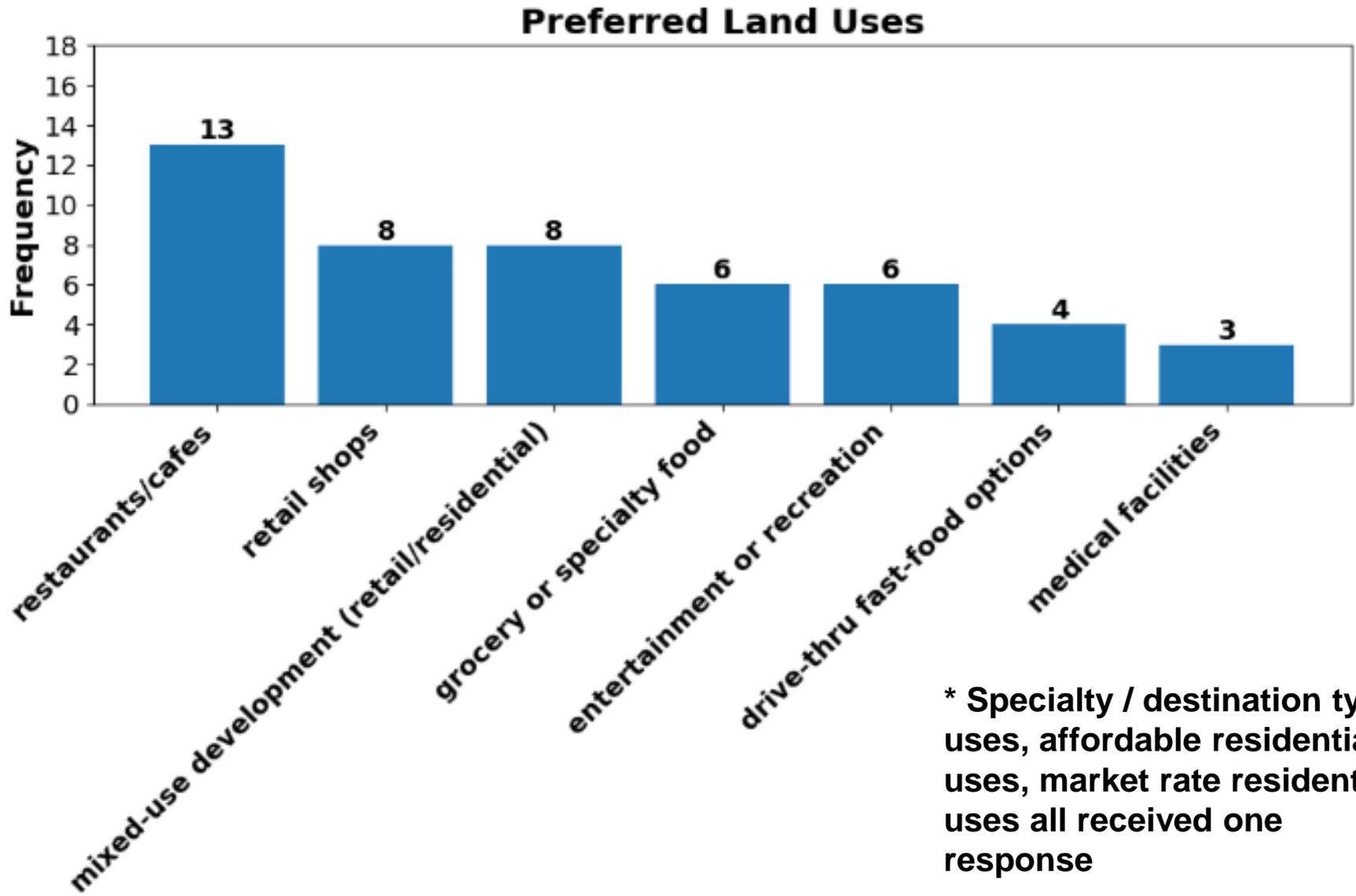
Results: Using City Resources to Attract New Businesses



What types of new uses would you MOST LIKE to see added?

- Motorist Service Uses – Gas Stations/Fueling/Automotive Service
- Restaurants/cafes
- Drive-thru fast-food options
- Retail Shops
- Grocery or specialty food
- Personal Care Services (hairecare, nail salon, tattoo)
- Medical facilities (therapy, dental, optometry)
- Entertainment or recreation (public or private)
- Market Rate Residential Uses
- Affordable Residential uses
- Mixed Use (Retail/Residential)
- Professional Office
- Warehousing
- Other?

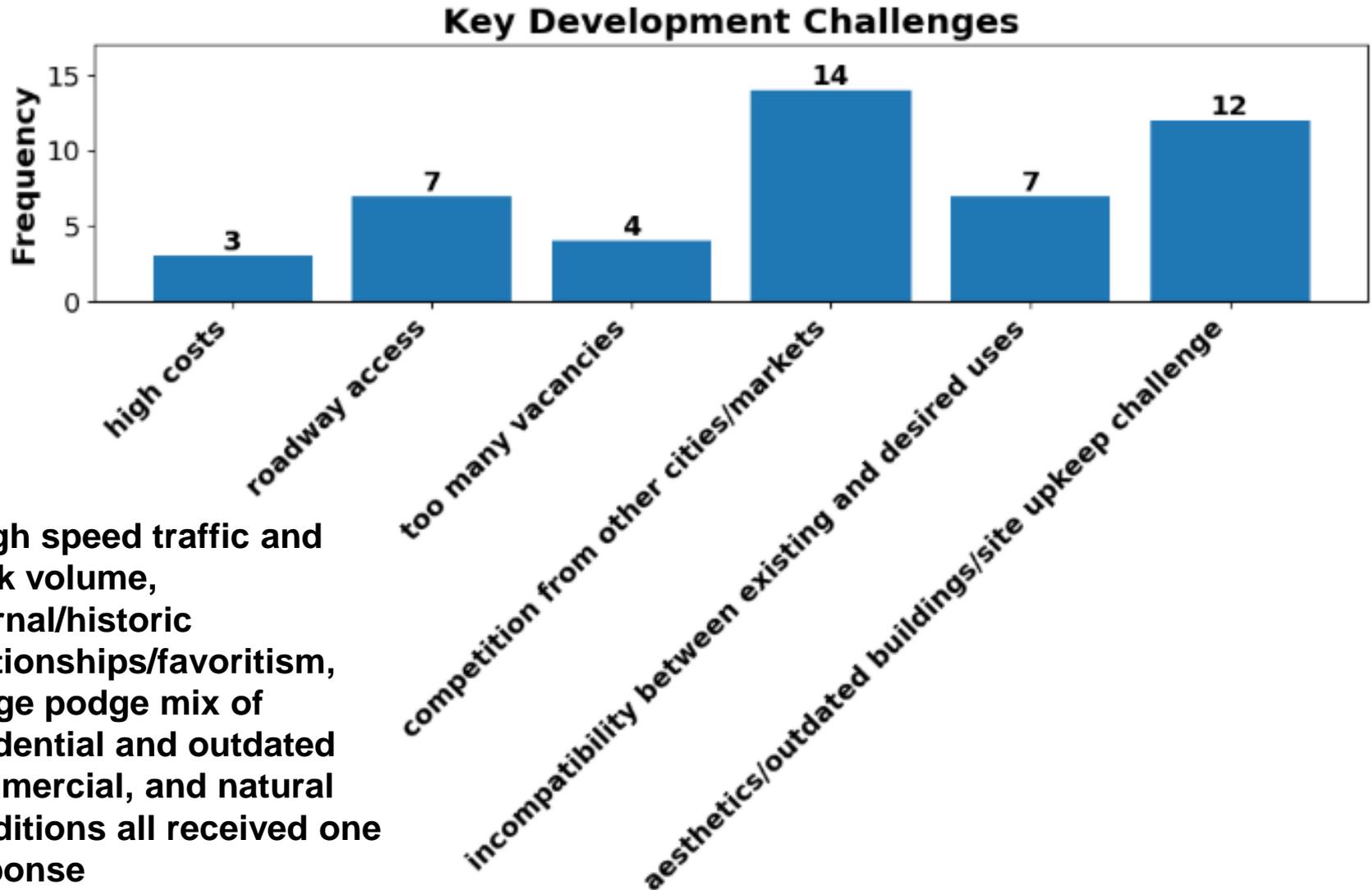
Results: Preferred Land Uses



What are the greatest challenges you believe face the IL 59 Corridor?

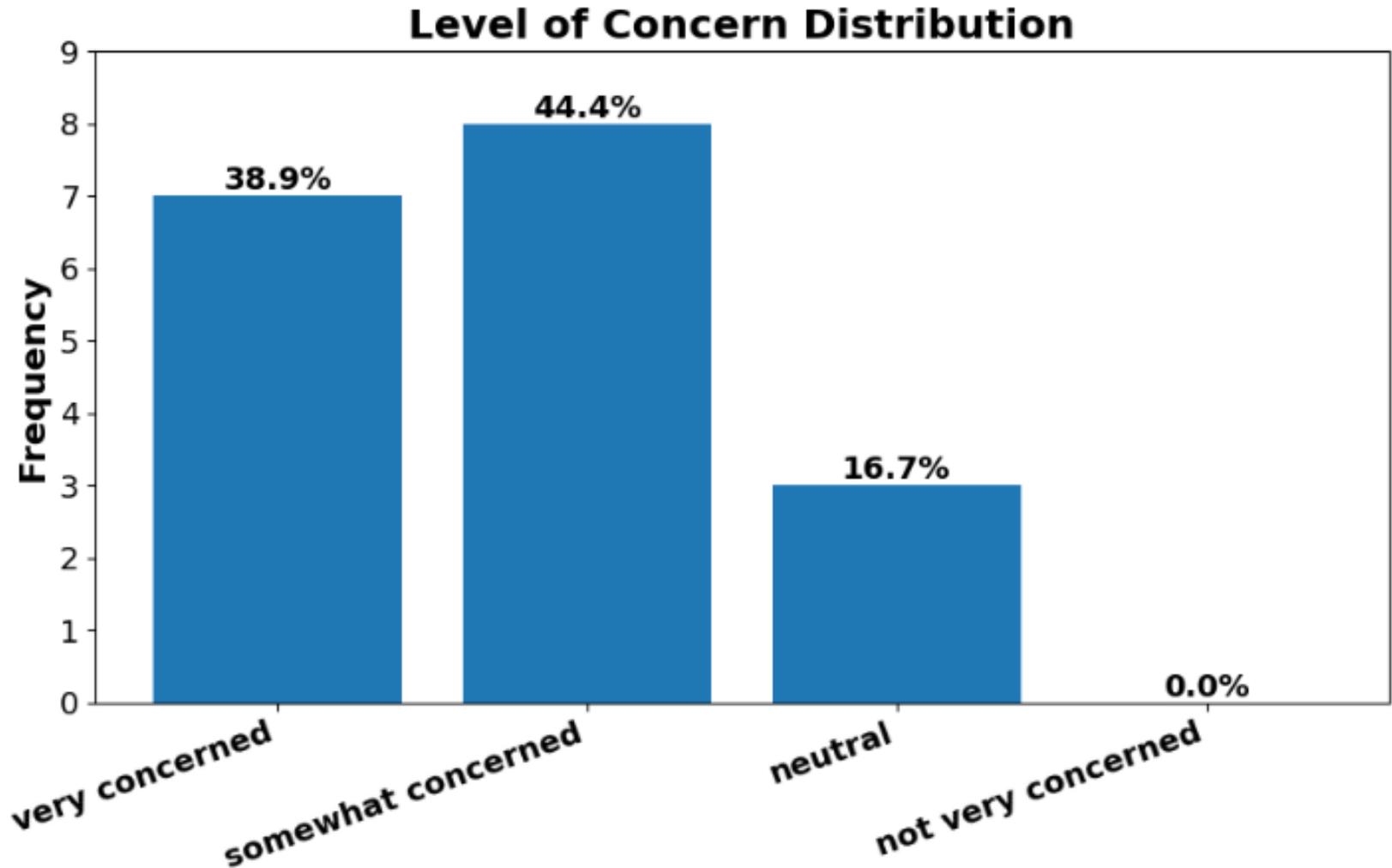
- Roadway Access
- Aesthetics/Outdated Buildings/Site Upkeep (landscaping, parking lot conditions)
- High costs (landowner sales prices, rents, taxes)
- Limited visibility (due to setback) or restricted signage
- Too many vacancies
- Incompatibility between existing and desired uses
- Natural Conditions (wetlands, floodplain, stormwater)
- Regulations
- Competition from Other Cities/Markets
- Other?

Results: Development Challenges



How concerned are you about the number of vacant tenant spaces along the corridor?

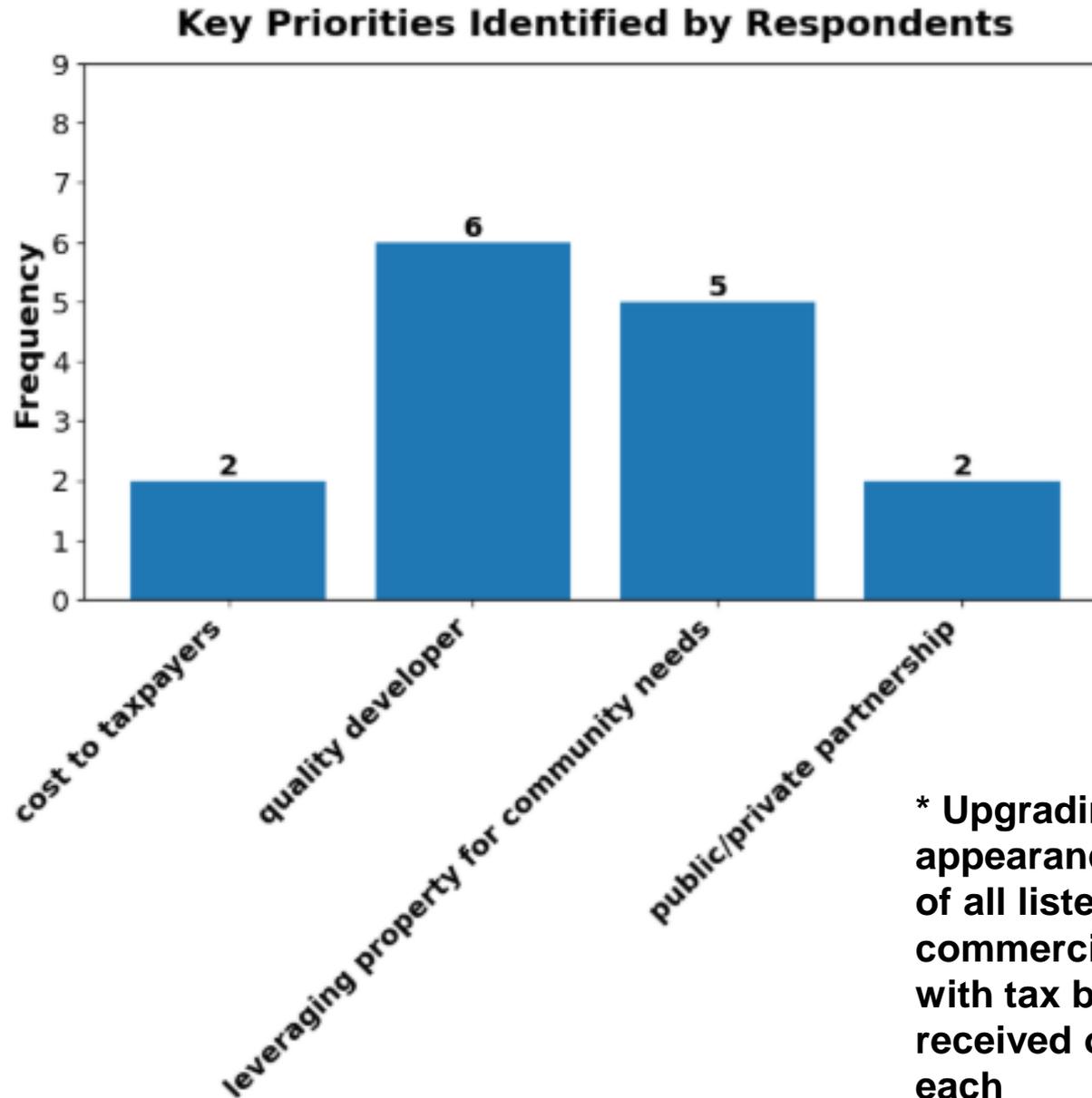
Results: Vacancy Concerns



If the City were to develop its property, what is the greatest priority?

- Cost to taxpayers – turning a profit on property sale / long term property tax revenue
- Maximizing Tax Increment Financing Funds
- Quality Developer – Selected by City through a Request for Qualifications Process
- Leveraging Property for Community Needs (e.g. Affordable Housing, Community Infrastructure Improvements, Community Services, Community Spaces)
- Public/Private Partnership with adjacent landowners to support market-driven opportunity
- Other

Results: Priority in Developing City-Owned Property



* Upgrading appearance/optics, mix of all listed, and commercial development with tax benefits received one response each

SPOTLIGHT: INTERSECTION 59 & BATAVIA

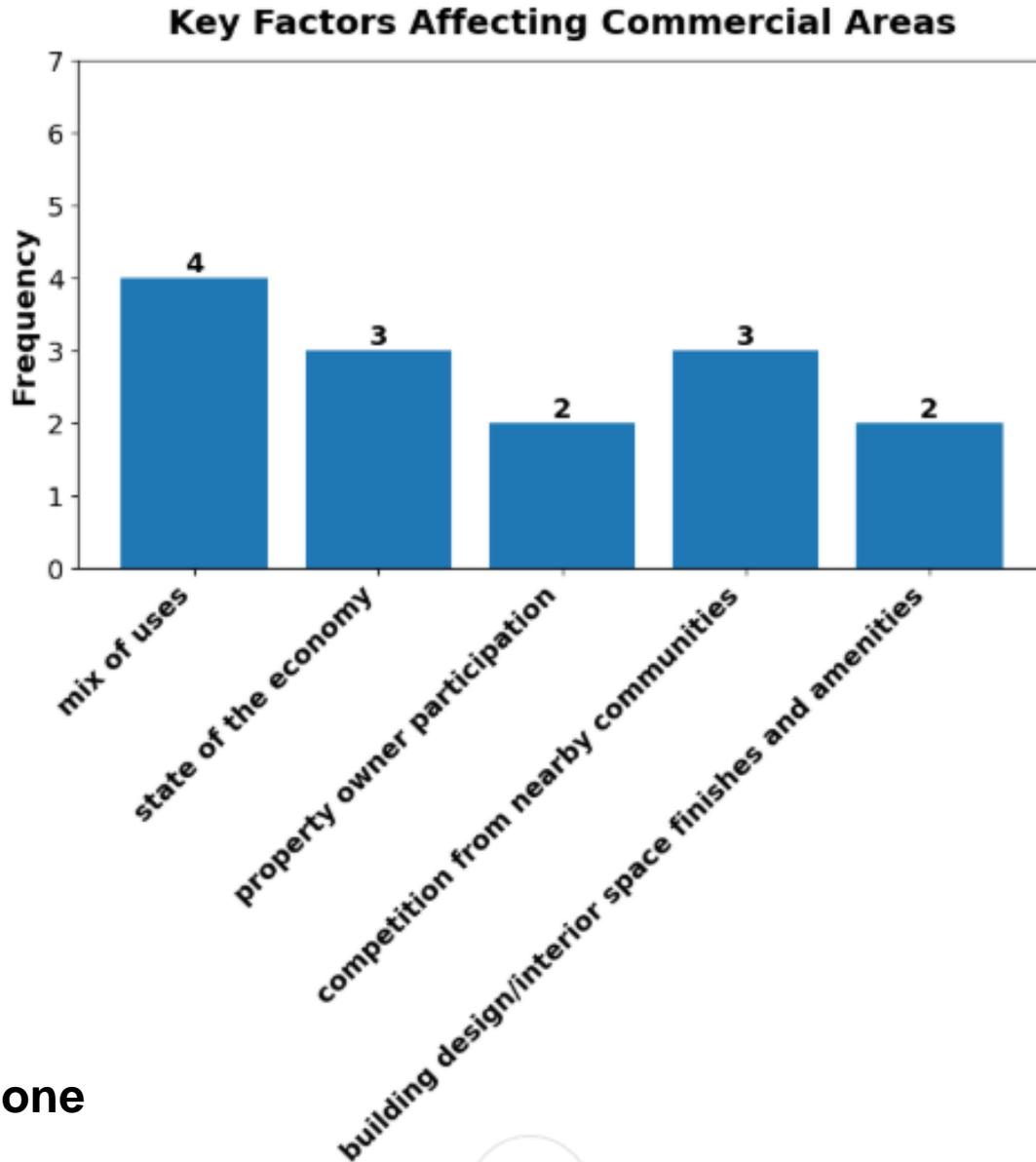
- Traffic
- Neighborhood Service
- Mix Uses
- Vacancy
- Maintenance



What is the greatest challenge facing established areas along IL Route 59?

- Mix of uses (e.g. types, variety, quality)
- Property owner participation
- Lack of resident awareness and commitment to “shop local”
- Vacancies
- Building design/interior space finishes and amenities
- Site conditions (parking, facades, lighting, landscaping)
- State of the Economy
- Competition from nearby communities
- Natural Challenges (flooding/wetlands/etc.)
- Safety – vehicular, pedestrian, bicycle
- Other?

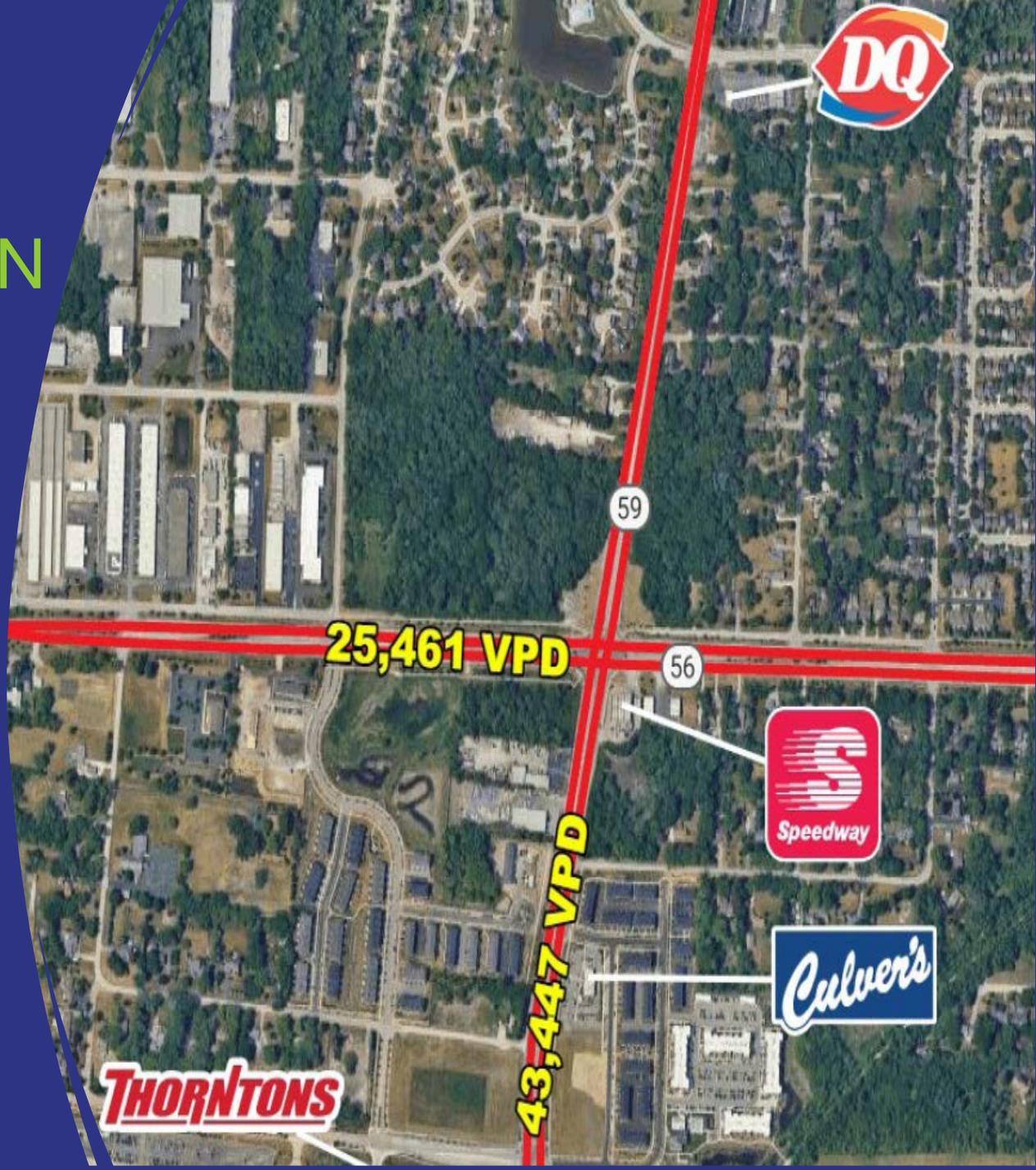
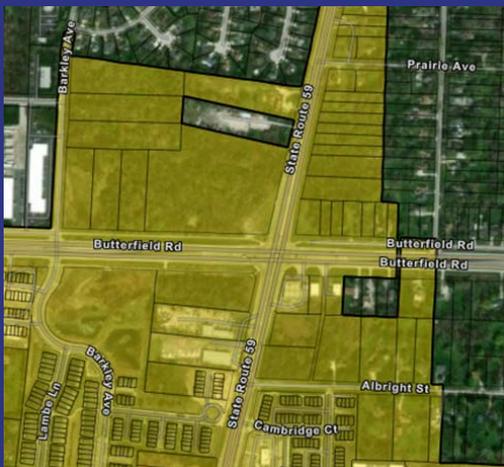
Results: Challenges at Batavia and 59 Intersection



* Vacancies and Safety received one response each

SPOTLIGHT: INTERSECTION IL 59 & IL 56

- Traffic
- Ownership
- Natural Features
- Zoning
- Future Land Use



Please rank the following land uses at this intersection based on your level of acceptance of tolerance from the most to least desired

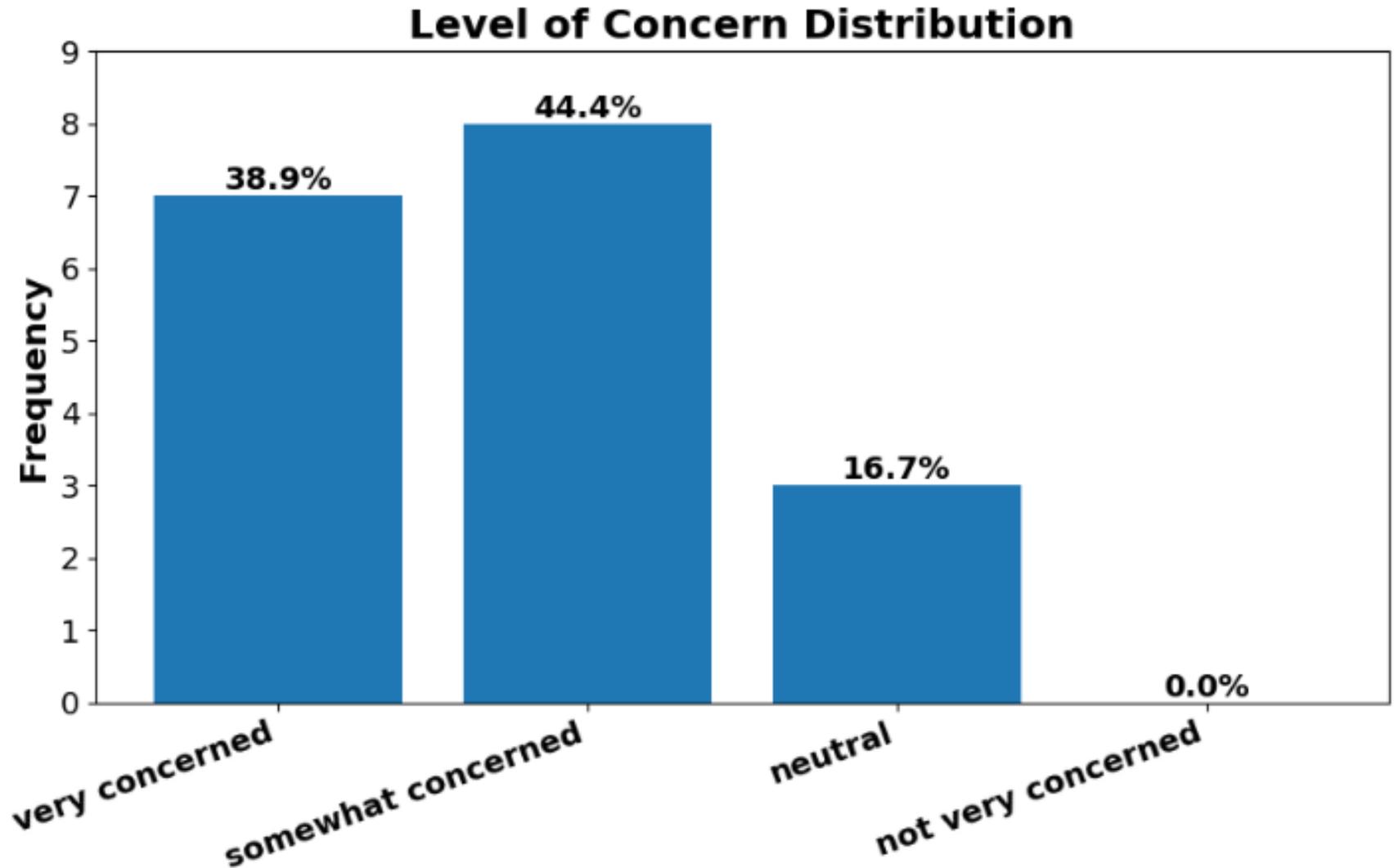
- Housing – Affordable for seniors, first time buyers, & workforce
- Housing – Market Rate
- Neighborhood Shopping/Service – Closing, Grocery, Daycare, Pet Services
- Medical/Professional Office
- Recreational Uses/Open Space
- Dining – Fast Food. Carry Out. Sit-down.
- Motorist Services – Fueling stations/service
- Warehousing/light industrial
- Mixed Use – Residential/retail/open space
- Mixed Use – Commercial/warehouse/light industrial

Results: Preferred Land Uses at 59/56 Intersection

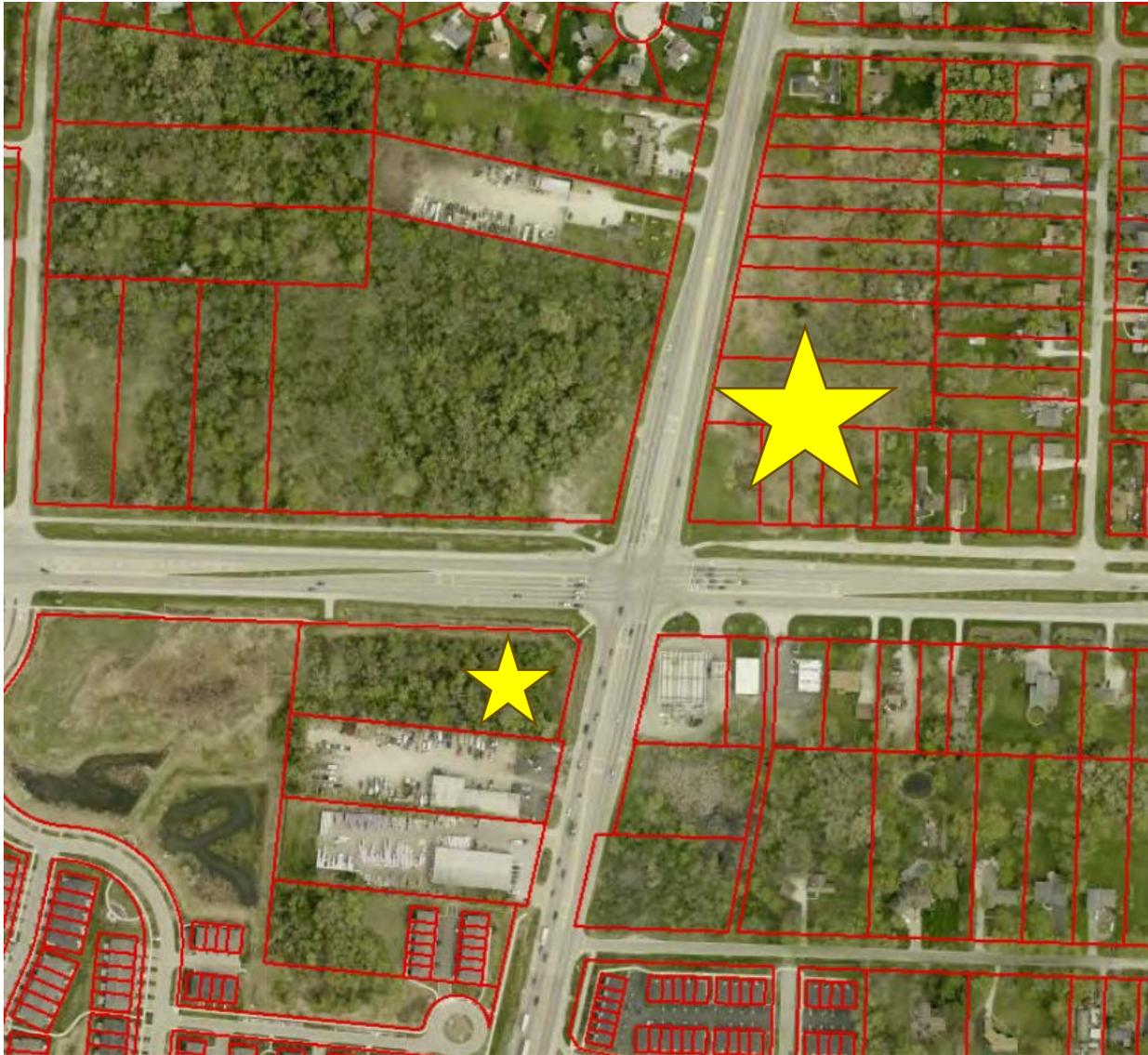
Category	Mode	Average
Dining – Fast Food, Carry Out, Sit-Down	1	2.62
Neighborhood Shopping/Service	2	2.81
Mixed Use – Residential/Retail	3	3.00
Housing – Affordable	3	5.25
Medical / Professional	3,5	4.88
Recreational Uses / Open Spaces	4,6	5.75
Housing – Market Rate	5	6.31
Mixed Use – Commercial / Warehouse / Light Industrial	8	3.00
Warehousing / Light Industrial	9	8.00
Motorist Services – Fueling Stations/Service	10	8.88

How important is it to you that the City take an active role in promoting redevelopment of City property?

Results: Ranking Importance of City Role in Promoting Redevelopment of City Property.



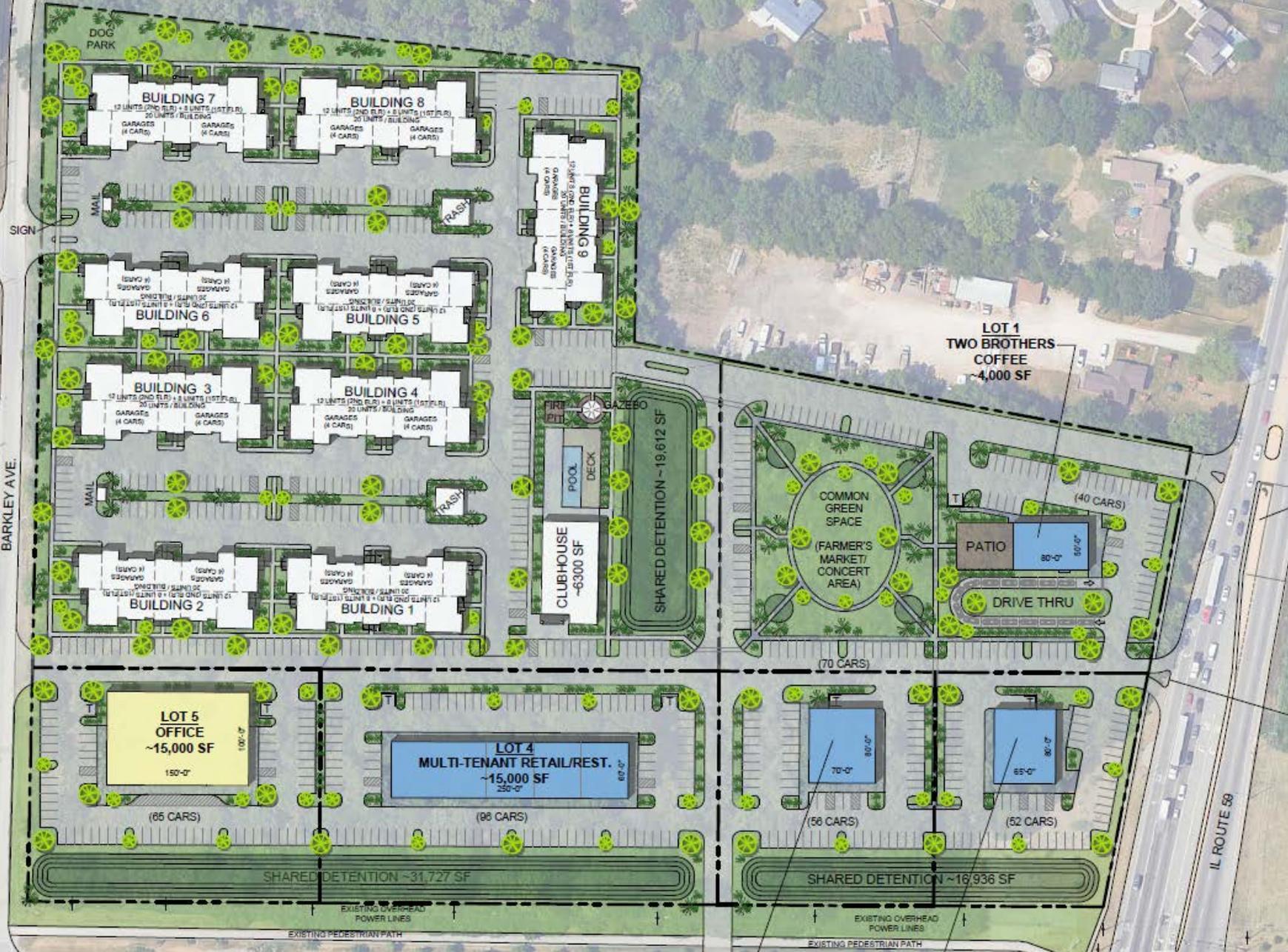
Public vs. Private Property



 = City Owned

Recent Inquiry





LOT 1
TWO BROTHERS
COFFEE
~4,000 SF

(70 CARS)

LOT 5 OFFICE
~15,000 SF

150'-0"

(65 CARS)

LOT 4
MULTI-TENANT RETAIL/REST.
~15,000 SF

250'-0"

(98 CARS)

70'-0"

(56 CARS)

65'-0"

(52 CARS)

SHARED DETENTION ~31,727 SF

SHARED DETENTION ~16,936 SF

SHARED DETENTION ~19,612 SF

CLUBHOUSE
~6300 SF

POOL

DECK

FIRE PIT

GAZEBO

COMMON GREEN SPACE
(FARMER'S MARKET/
CONCERT AREA)

PATIO
80'-0"
60'-0"

DRIVE THRU

(40 CARS)

IL ROUTE 58

BARKLEY AVE.

SIGN

DOG PARK

BUILDING 7
12 UNITS (2ND FLOOR) + 8 UNITS (1ST FLOOR)
20 UNITS / BUILDING
GARAGES (4 CARS)

BUILDING 8
12 UNITS (2ND FLOOR) + 8 UNITS (1ST FLOOR)
20 UNITS / BUILDING
GARAGES (4 CARS)

BUILDING 9
9 UNITS (2ND FLOOR) + 11 UNITS (1ST FLOOR)
20 UNITS / BUILDING
GARAGES (4 CARS)

BUILDING 6
12 UNITS (2ND FLOOR) + 8 UNITS (1ST FLOOR)
20 UNITS / BUILDING
GARAGES (4 CARS)

BUILDING 5
12 UNITS (2ND FLOOR) + 8 UNITS (1ST FLOOR)
20 UNITS / BUILDING
GARAGES (4 CARS)

BUILDING 3
12 UNITS (2ND FLOOR) + 8 UNITS (1ST FLOOR)
20 UNITS / BUILDING
GARAGES (4 CARS)

BUILDING 4
12 UNITS (2ND FLOOR) + 8 UNITS (1ST FLOOR)
20 UNITS / BUILDING
GARAGES (4 CARS)

BUILDING 2
12 UNITS (2ND FLOOR) + 8 UNITS (1ST FLOOR)
20 UNITS / BUILDING
GARAGES (4 CARS)

BUILDING 1
12 UNITS (2ND FLOOR) + 8 UNITS (1ST FLOOR)
20 UNITS / BUILDING
GARAGES (4 CARS)

EXISTING OVERHEAD
POWER LINES

EXISTING PEDESTRIAN PATH

EXISTING OVERHEAD
POWER LINES

EXISTING PEDESTRIAN PATH

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**PC/CC COMMENTS
AND QUESTIONS**



ILLINOIS

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PUBLIC COMMENT





ADJOURN

Plan Commission/Zoning Board of Appeals
City Council

