

**CITY OF WARRENVILLE
CITY COUNCIL and PLAN COMMISSION/ZONING BOARD OF APPEALS
JOINT WORKSHOP**

**Monday, January 12, 2026, at 6:30 p.m.
City Hall, 28W701 Stafford Place, Warrenville, IL**

AGENDA

A. CALL TO ORDER

B. ROLL CALL

1. City Council
2. Plan Commission/Zoning Board of Appeals

C. IL ROUTE 59 CORRIDOR DISCUSSION

1. Introductory Comments by Mayor Johnson (AJ)
2. Existing Land Use, Zoning and Plans (JM)
3. Corridor Study Process and Scope Introduction (AE/JM)
4. Opportunity and Challenge Discussion (AE/JM/CW)

D. PUBLIC COMMENT

E. ADJOURN

1. Plan Commission/Zoning Board of Appeals
2. City Council

Reference: AJ= Mayor Andrew Johnson, CW= City Administrator Cristina White, AE = Community and Economic Development Director Amy Emery, JM = Community Planner Jack Maszka

AE/drg

Upcoming Meetings and Dates to Remember:

(please note, meetings/events occasionally get cancelled, rescheduled, or added – please confirm meeting dates and times on the City Website at <https://www.warrenville.il.us/calendar.aspx>)

Jan	13	6:30 p.m.	Bicyclist and Pedestrian Advisory Commission
	15	7:00 p.m.	Tourism and Arts Commission
	19	6:30 p.m.	City Council Meeting
	20	7:00 p.m.	Environmental Advisory Commission
	20	7:00 p.m.	Inclusion, Diversity, Equity, and Awareness Commission
	20	6:30 p.m.	Police Pension Board
	22	7:00 p.m.	Plan Commission / Zoning Board of Appeals

ADA ACCOMMODATION NOTICE: Requests for accommodations should be submitted to the Assistant City Administrator at (630) 836-3050 or amorgan@warrenville.il.us at least 48 hours in advance of the meeting. PLEASE SHUT OFF ALL ELECTRONIC DEVICES AS THEY INTERFERE WITH THE SOUND TRANSMISSION IN THE CITY COUNCIL CHAMBERS. THANK YOU!
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Special Workshop – IL Route 59 Corridor

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

ROLL CALL

City Council

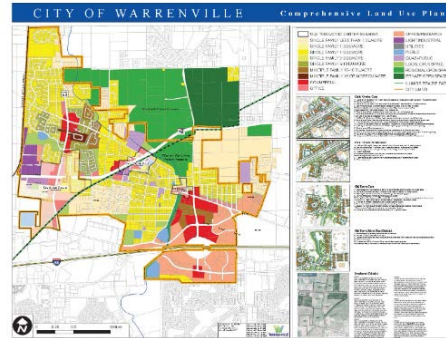
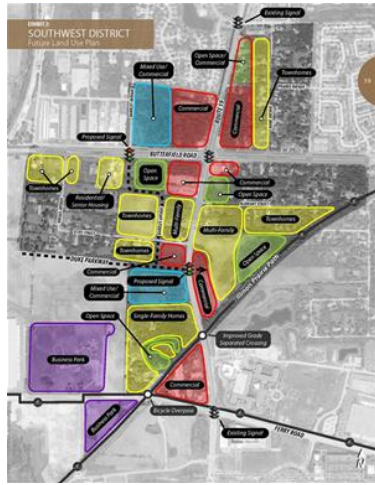
Plan Commission/Zoning Board of Appeals



INTRODUCTORY REMARKS

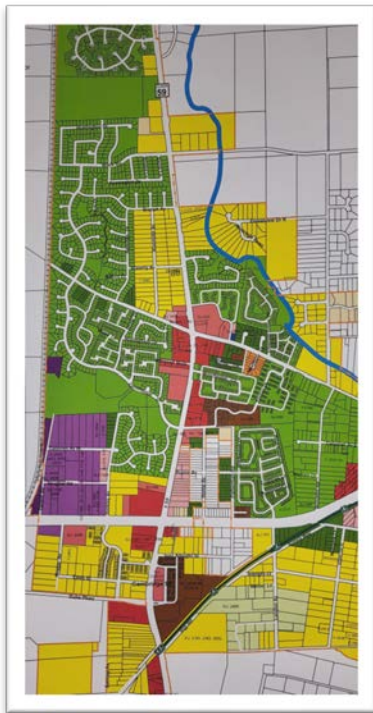
Mayor Andrew Johnson





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

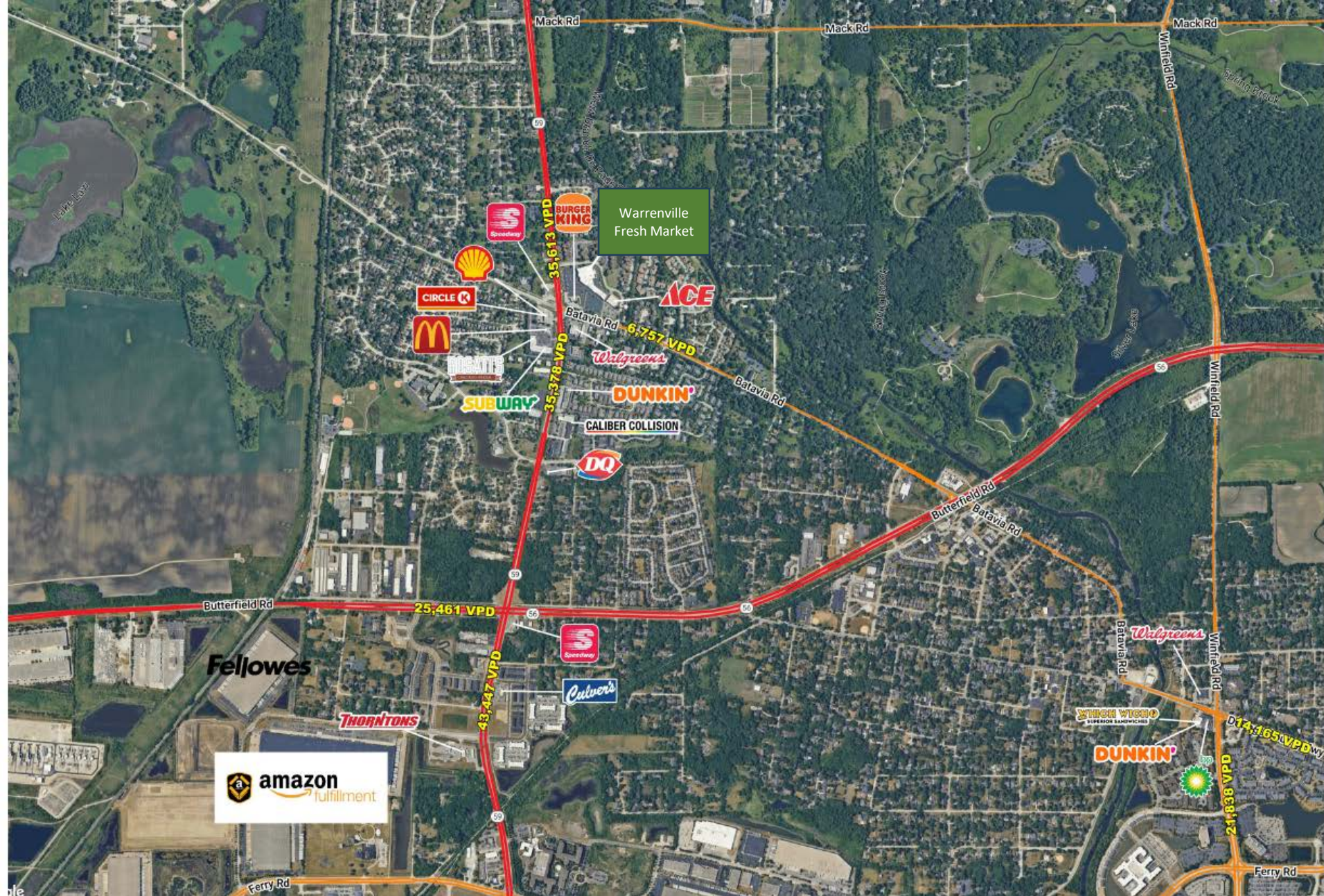
- Within TIF
- City Owned & Private Property
- Significant Investment In Last Decade

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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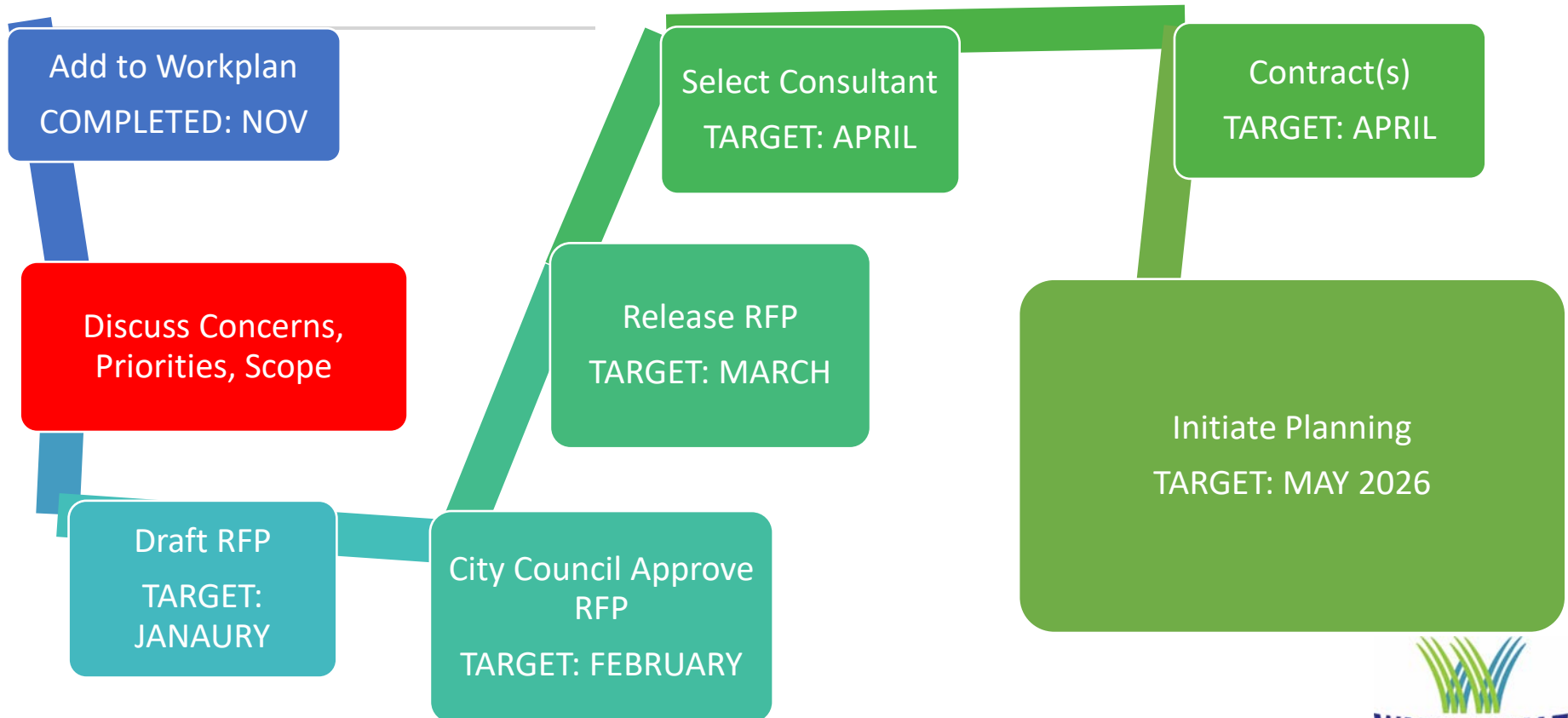
ILLINOIS

59

**CORRIDOR STUDY
PROCESS & SCOPE
INTRODUCTION**



The Path to the Start



ILLINOIS

59

**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 Warrenville.

What three words SHOULD describe the corridor in the future?

Word Cloud - Current

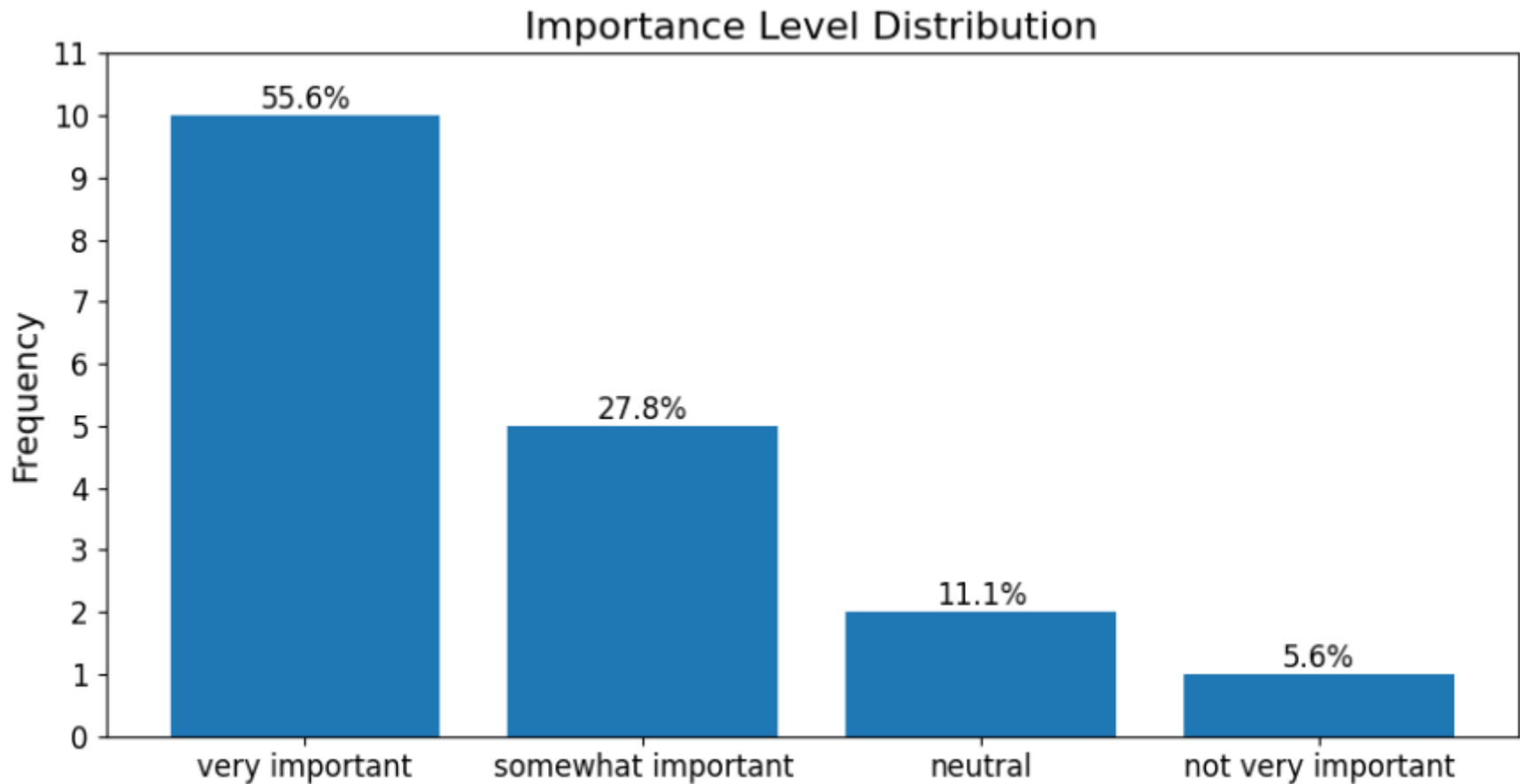
Functional
does-not-make-a-statement-for-Warrenville
No-clear-identity
Low-class
Redevelopment-Ready
Fragmented/Disjointed
Inconsistent
Emerging-with-new-development
High-speed-traffic-corridor
Tired/Outdated

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?

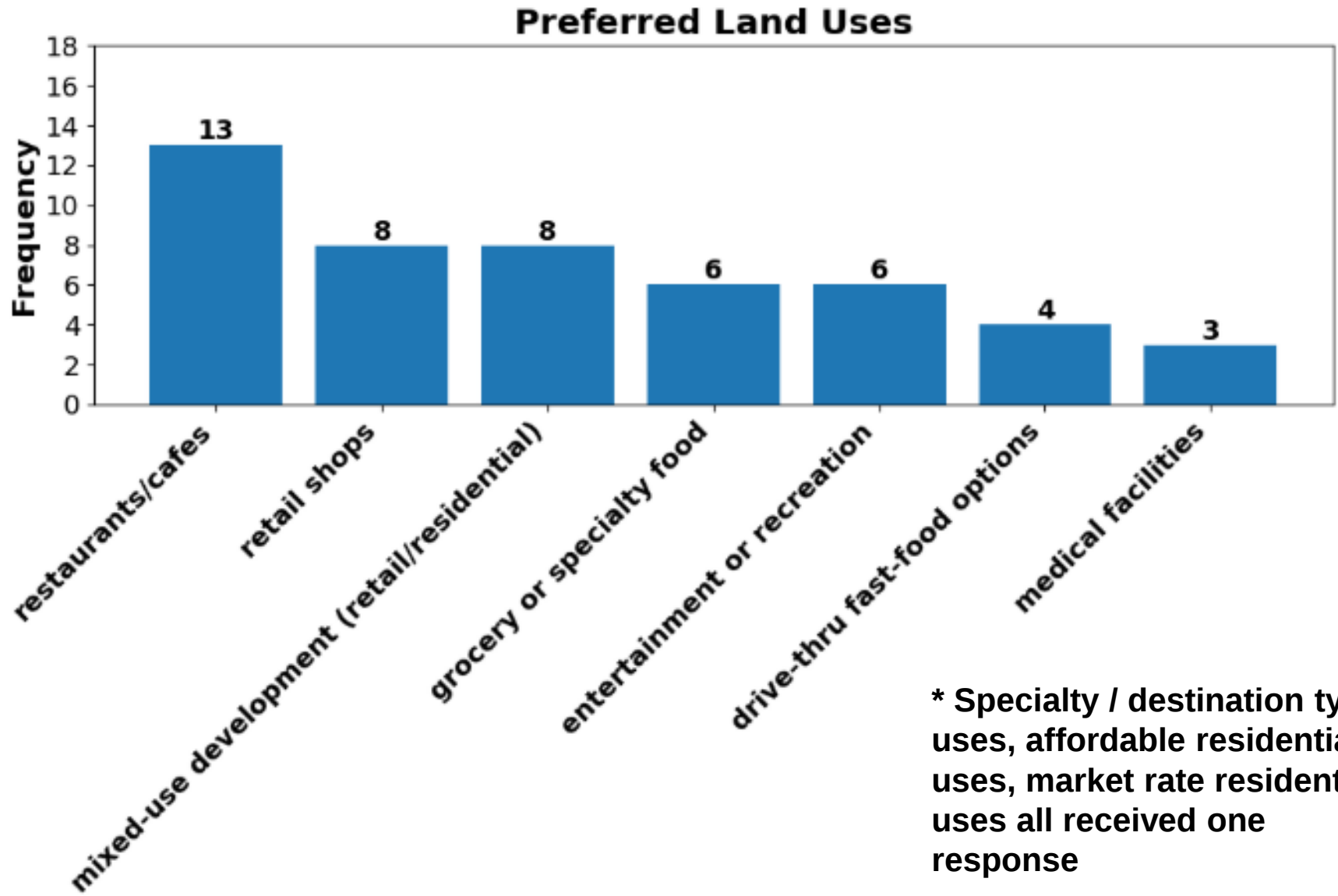
Results: Using City Resources to Attract New Businesses



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 (hairstyle, 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?

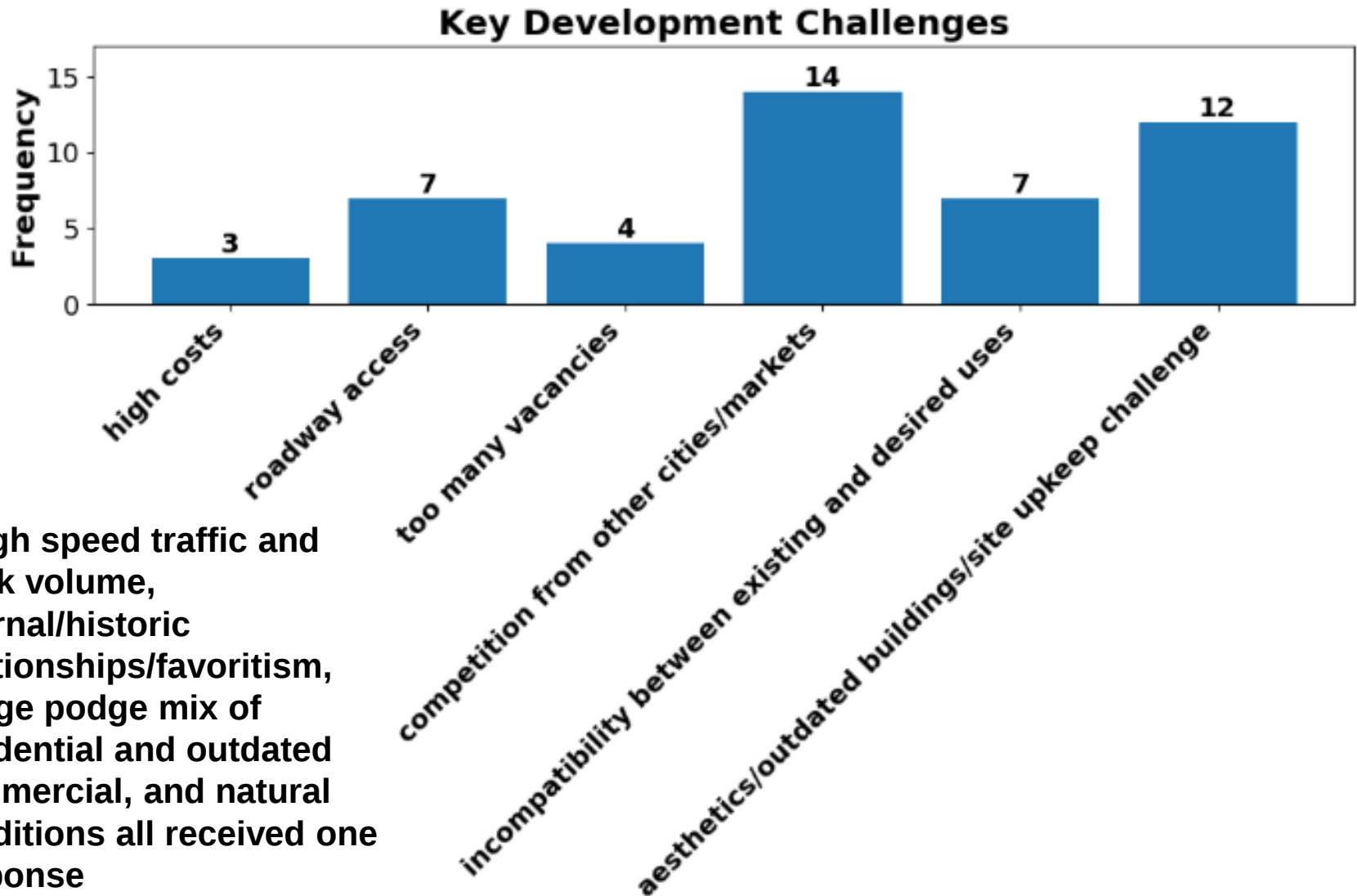
Results: Preferred Land Uses



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

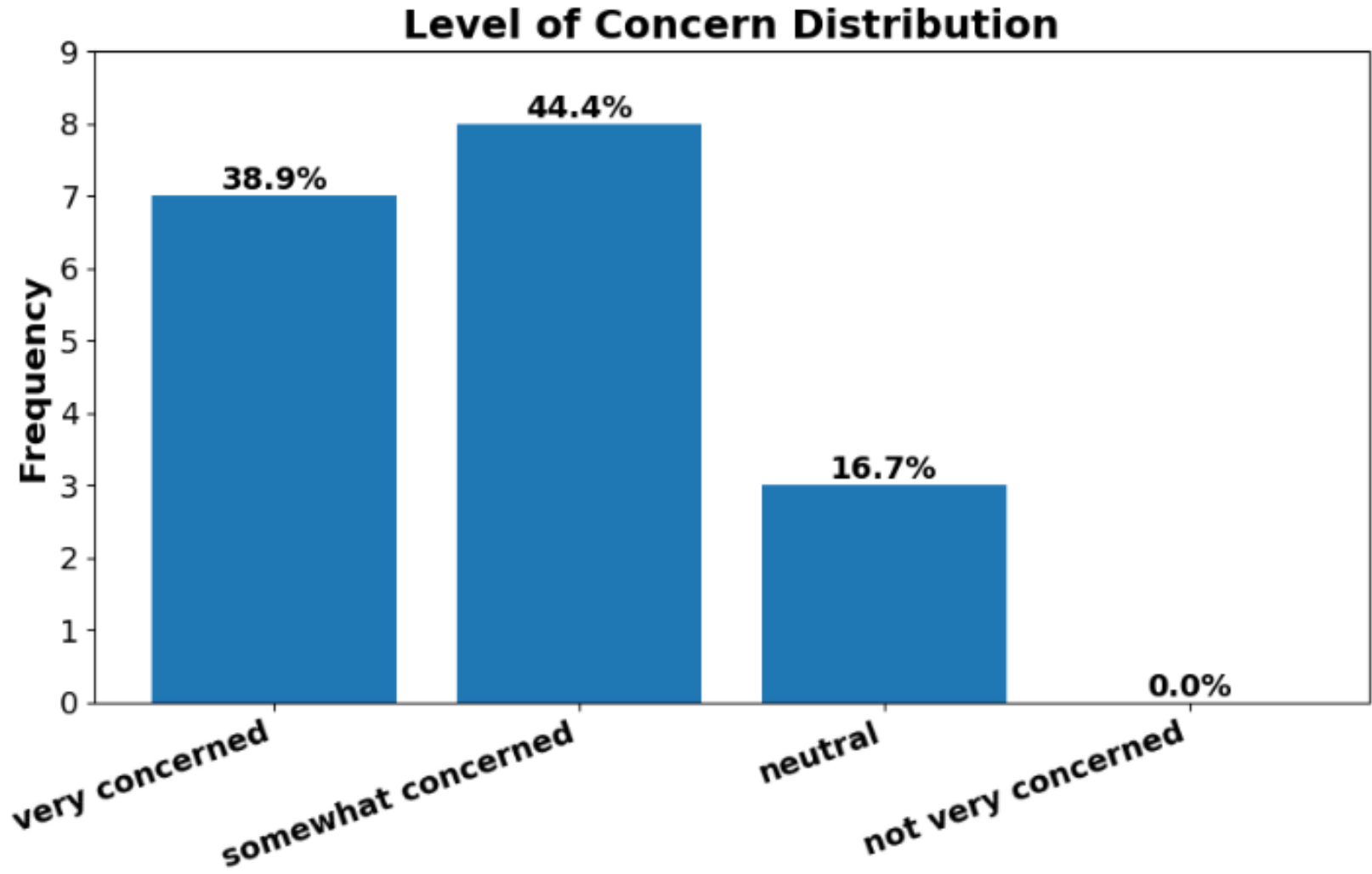
- Roadway Access
- Aesthetics/Outdated Buildings/Site Upkeep (landscaping, parking lot conditions)
- High costs (landowner sales prices, rents, taxes)
- Limited visibility (due to setback) or restricted signage
- Too many vacancies
- Incompatibility between existing and desired uses
- Natural Conditions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

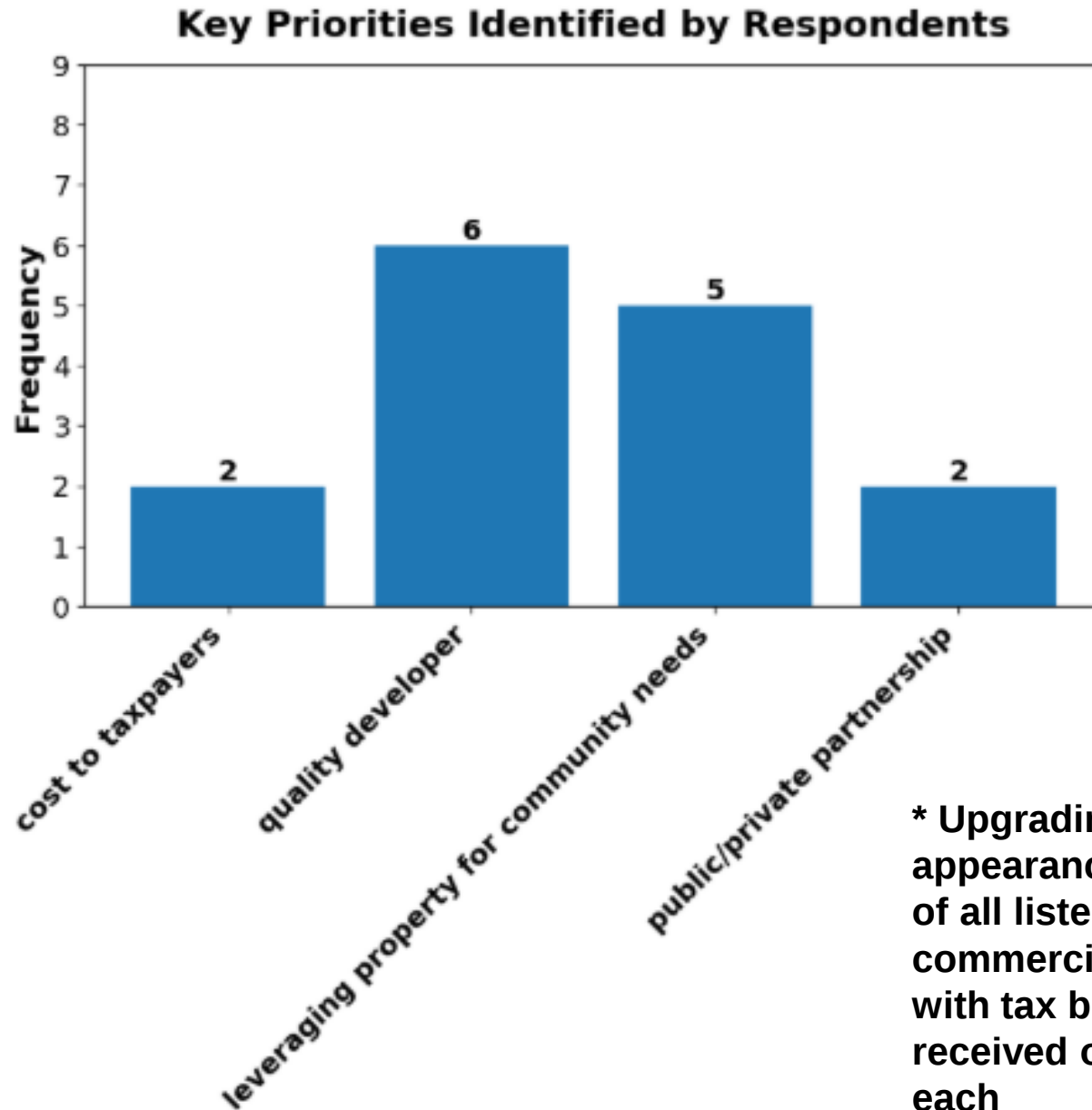
Results: Vacancy Concerns



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

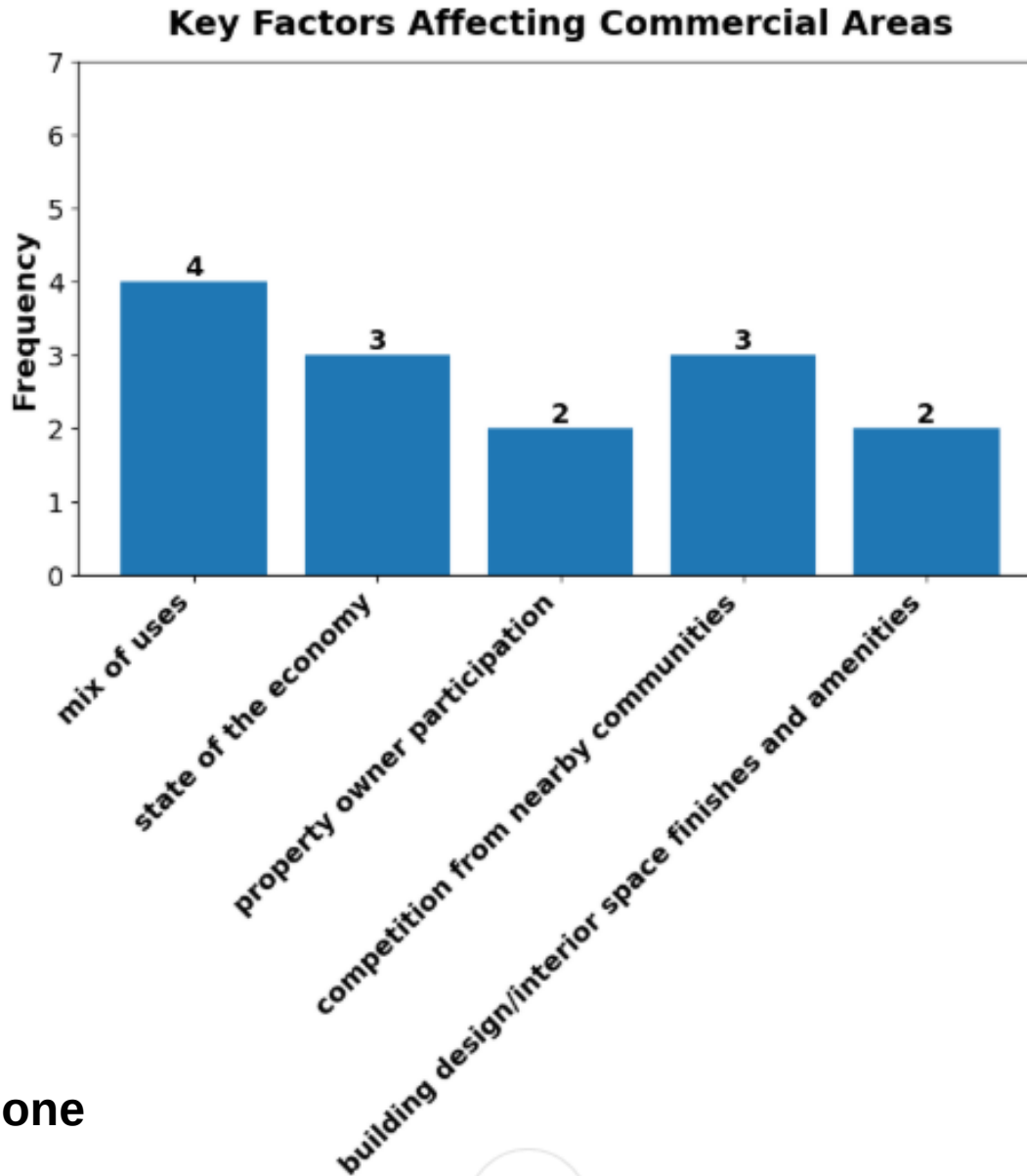
- Traffic
- Neighborhood Service
- Mix Uses
- Vacancy
- Maintenance



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?

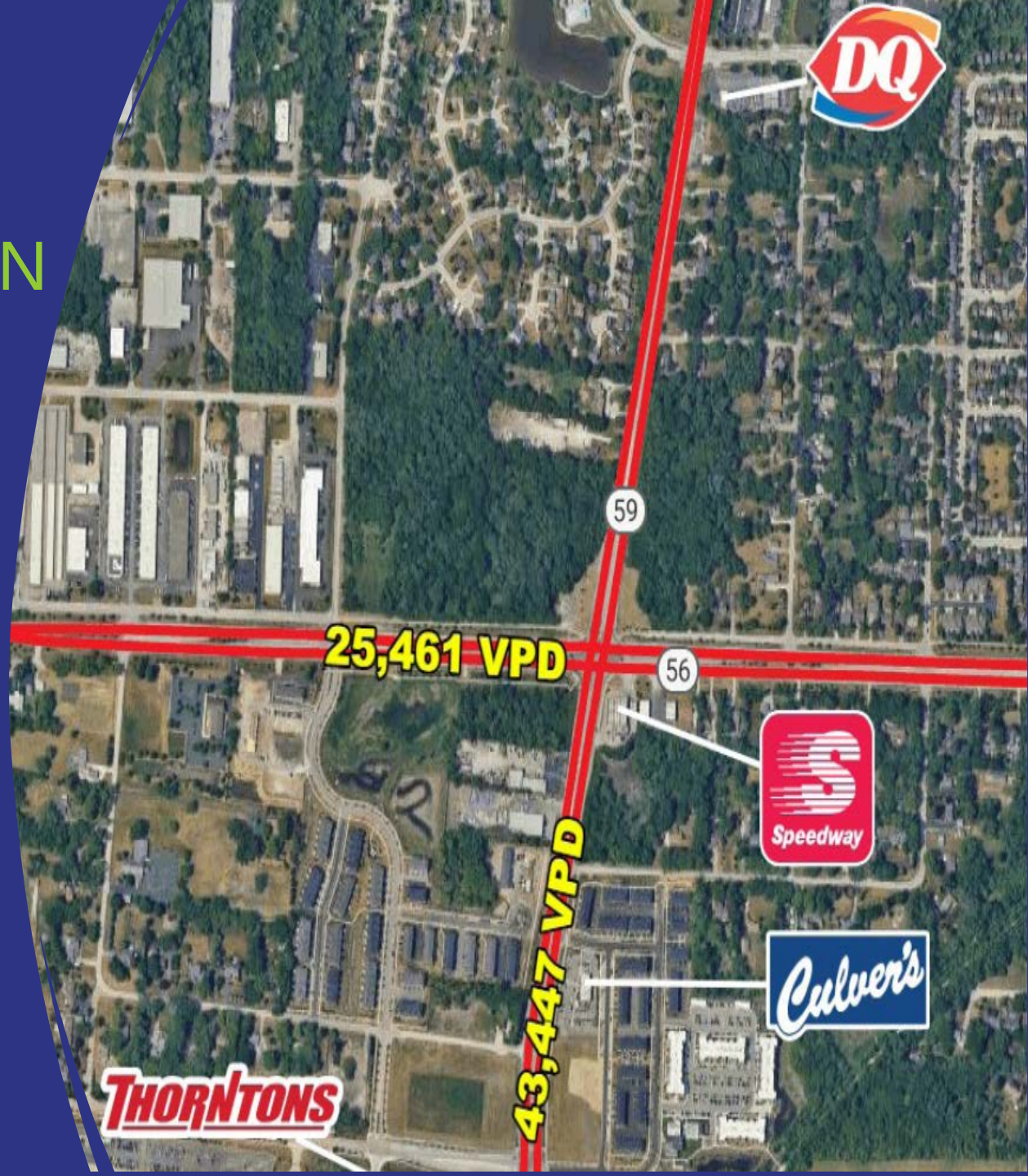
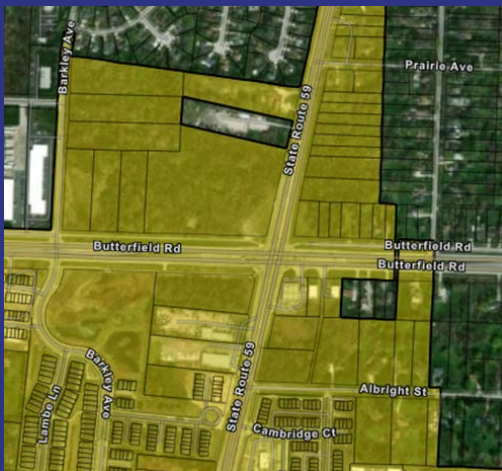
Results: Challenges at Batavia and 59 Intersection



* 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

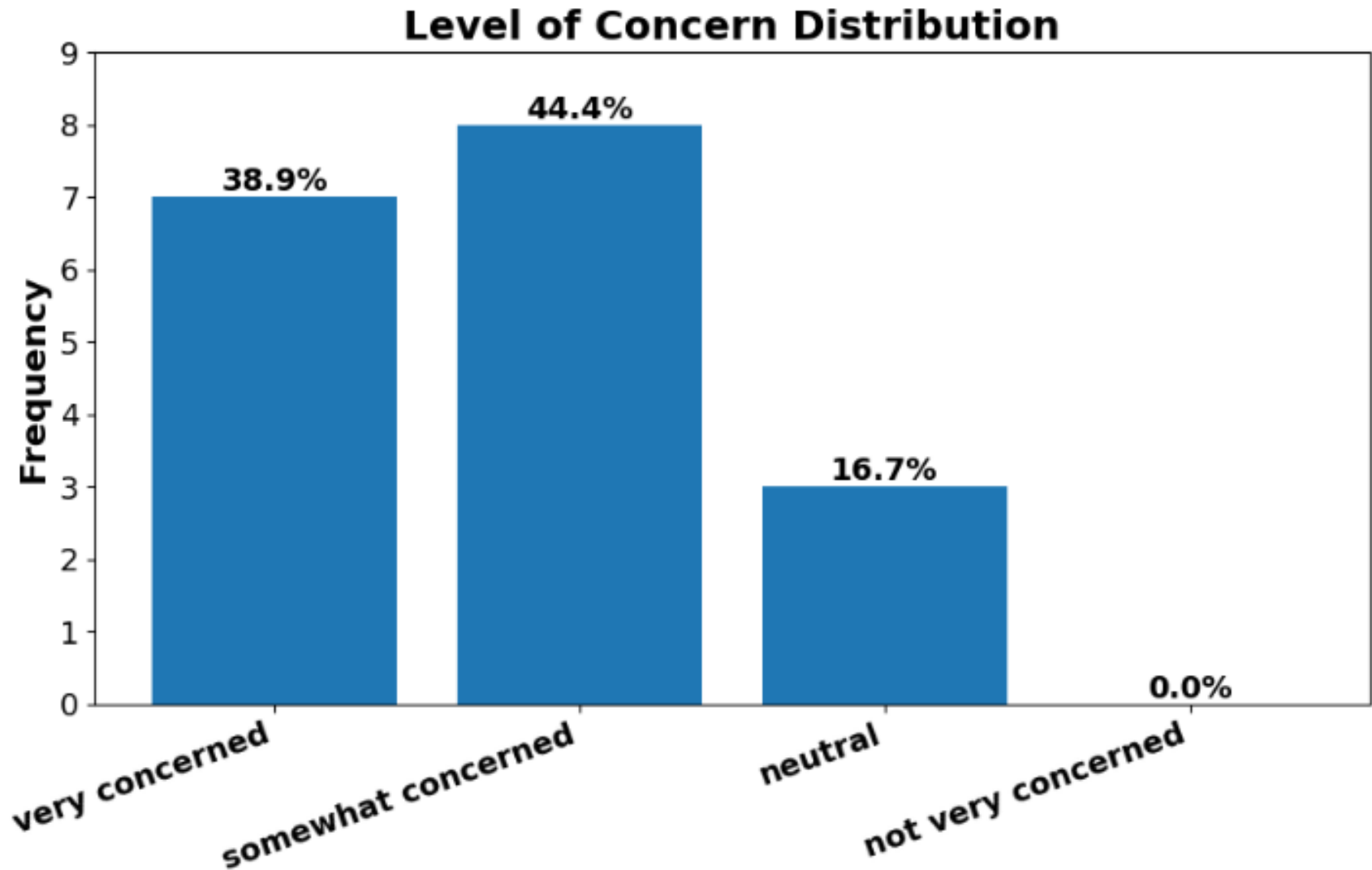
- Housing – Affordable for seniors, first time buyers, & workforce
- Housing – Market Rate
- Neighborhood Shopping/Service – Clothing, Grocery, Daycare, Pet Services
- Medical/Professional Office
- Recreational Uses/Open Space
- Dining – Fast Food. Carry Out. Sit-down.
- Motorist Services – Fueling stations/service
- 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





ILLINOIS

59

**PC/CC COMMENTS
AND QUESTIONS**



ILLINOIS

59

PUBLIC COMMENT





ADJOURN

Plan Commission/Zoning Board of Appeals
City Council

