







2023 -



2023-

3 VILLAGE SHOPFRONT

3.A. DESCRIPTION

The Village Shopfront building type is for use in small-scale nodes of shopping, services, and dining activities typically with upper story residential. The Village Shopfront is intended to combine characteristics of typical main street style, ground-story storefront buildings with elements of residential buildings, such as pitched roofs and materials such as lap siding. Buildings are oriented to the street or courtyard with entrances on the front, typically at the sidewalk level.

3.B. ALLOWED LOCATIONS

See the locations shown on the allowed building type map in [Figure 1](#) and [Figure 2](#).

3.C. IMAGES

The images shown in [Figure 3](#) are intended to illustrate the general character of the building type; the buildings and sites in each image may not fulfil all of the building type regulations.

3.D. REGULATIONS

- (1) **General Regulations.** See [Sec. 2](#) for regulations applicable to all building types, including uses, front setbacks, courtyards, and parking and loading.
- (2) **Regulations Specific to this Building Type.** The following tables and illustrations regulate this specific building type. See [Sec. 1.6](#) for administratively approved dimensional allowances.
- (3) **Measurements & Definitions.** See [Sec. 11](#) for measuring regulations and definitions.



Figure 3. Examples of Village Shopfront Buildings

WARRENVILLE BY DESIGN



Rendering: NIKO TIULA, AIA Michigan Contest Winner

Figure 3. Examples of Village Shopfront Buildings

August
2024

Warrenville Strategic Plan

Energetic and Healthy Economy. Warrenville encourages an energetic and healthy economy by meeting the variety of changing trends to enhance our existing diversified tax base.

Engaged and Connected Community. Warrenville has small town heart where neighbors engage, volunteer and support one another. At community events, along the trail, in a store - no matter the place- Warrenville provides opportunities to connect.

RFP Process & Preferred Developer Selection – Denver Capital, LLC

Representative Projects



Promenade Apartments
North Aurora, IL



Benton Terrace Condos
Naperville, IL



Washington Place Offices
Oswego, IL

2025



