

ORDINANCE NO. Q2026 - 07

**AN ORDINANCE AMENDING THE WARRENVILLE ZONING ORDINANCE REGARDING AUTOMOBILE USES IN MANUFACTURING DISTRICTS**

WHEREAS, the City is a home rule municipal corporation in accordance with Article VII, Section 6(a) of the Constitution of the State of Illinois of 1970; and

WHEREAS, the City of Warrenville Zoning Ordinance, as amended ("**Zoning Ordinance**"), is codified as Title 10 of the Warrenville City Code; and

WHEREAS, Table 3A of the Zoning Ordinance sets forth regulations regarding permitted and special uses in all zoning districts ("**Table 3A**"); and

WHEREAS, the City desires to amend Table 3A to allow automobile detailing shops, automobile indoor storage, and automobile repair shops as special uses in the M-1 Light Manufacturing Zoning District and M-2 General Manufacturing District (collectively, the "**Text Amendments**"); and

WHEREAS, pursuant to notice duly published in the *Daily Herald* on April 9, 2025, the Plan Commission held a public hearing on April 24, 2025, to consider the Text Amendments; and

WHEREAS, on April 24, 2025, after considering all of the testimony and evidence presented at the public hearing, the Plan Commission recommended that the City Council approve the Text Amendments; and

WHEREAS, the Mayor and the City Council have considered the recommendations of the Plan Commission and all of the materials, facts, and circumstances relating to the Text Amendments, and find that it is in the best interest of the City and the public to approve the Text Amendments and amend the Zoning Ordinance in the manner provided in this Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF WARRENVILLE, DUPAGE COUNTY, ILLINOIS, AS FOLLOWS:

SECTION ONE:     Recitals.     The recitals listed above are incorporated in this Ordinance as if fully set forth in this Ordinance.

SECTION TWO:     Amendments to Table 3A.     Table 3A of the Zoning Ordinance is hereby amended as follows:

**Additions are bold and double-underlined;** ~~deletions are struck through.~~

**Table 3A: Permitted and Special Uses in All Zoning Districts**

LAND USE	* * *							Most Restrictive (Lowest Numbered) Districts Use is a Permitted Use in	* * *			Most Restrictive (Lowest Numbered) Districts Use is a Special Use in
Automobile Detailing Shop								B4				<u><b>M1</b></u>
Automobile Indoor Storage								B4				<u><b>M2</b></u>
Automobile repair shops								B4				<u><b>M2<del>1</del></b></u>
* * *												

**SECTION THREE: Effective Date.** This Ordinance shall be in full force and effect 10 days following its passage, approval, and publication in pamphlet form in the manner required by law.

PASSED THIS \_\_\_\_ day of \_\_\_\_\_, 2026.

AYES: \_\_\_\_ NAYS: \_\_\_\_ ABSENT: \_\_\_\_ ABSTAIN: \_\_\_\_

APPROVED THIS \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

4899-3581-2668, v. 2

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