



MEMORANDUM

City of Warrentville

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DATE: February 10, 2026

TO: Mayor and City Council

AGENDA ITEM: OLD TOWN REDEVELOPMENT SITE #2 – DENVER CAPITAL

STAFF CONTACT: Amy Emery, Community and Economic Development Director

Background:

In the spring of 2025, a Request for Proposal (RFP) was released to solicit developer interest in the 2.38-acre Old Town Redevelopment Site #2 (Former Citgo) located at the northeast corner of Batavia and Warrentville Roads. The process included reference checks and interviews. A preferred developer, Denver Capital, LLC, was identified based on their diverse construction and property management experience with mixed-use developments in the region.

Attorney Lenneman and City Staff have been negotiating a Purchase and Sale Agreement (PSA) with Denver Capital, LLC pursuant to which the City will convey a 1.39-acre portion of the City-owned property located at the north-east corner of Warrentville Road and Batavia Road, subject to certain conditions. The proposed PSA is attached. The exhibits to the PSA include a conceptual rendering of the proposed primary building and a site plan showing where the proposed building will be located on the property. The existing garage structure is planned to be repurposed as an additional commercial/retail space in accordance with the Warrentville by Design Overlay.

Analysis:

Under the terms of the PSA, the City will transfer the property to Denver Capital for \$10.00 in exchange for Denver Capital's commitment to construct and build a high-quality mixed-use development that aligns with the City's vision and goals for the Old Town District as provided in the Comprehensive Plan. The proposed development will include the following attributes:

- Compliance with all Warrentville by Design Overlay District requirements.
- A two- or three-story mixed-use building that will not exceed 42 feet in height. The first floor of the building will consist of commercial tenant spaces suitable for occupation by a mix of commercial tenants consisting primarily of retail, restaurant/café, and limited service uses. The upper story(ies) of the building will contain residential dwelling units.
- An open space element at the corner of Warrentville Road and Batavia Road.
- An outdoor common area to support small business and community engagements (e.g. outdoor dining space).
- An off-street parking area on the Property that the public will be allowed to use for the purpose of accessing the remaining portion of the City-owned property along the West Branch of the DuPage River, which will be used as public open space.

- A public pedestrian path leading from the off-street parking area to the City-owned public open space along the River.
- Construction completion within 18 months of permit release.
- Storm water detention facilities, as required, on the Property.
- Water, storm and sanitary sewer main extension (as necessary).

Other Terms

The City will not close on the transaction and actually transfer the property until Denver Capital obtains the necessary zoning and subdivision approvals and has executed a development agreement with the City, governing the construction of the proposed development.

If Denver Capital takes ownership of the property but does not move forward with the development, the City has the option to take the property back.

Denver Capital will comply with the City's Subdivision Code school, park, and library dedication of land or cash contribution requirements. Denver Capital will pay all required permit fees and will reimburse the City for its recoverable costs, as required by Section 2.C of the Zoning Ordinance.

Denver Capital has committed to not requesting any additional economic or financial incentives or relief from the City, including, without limitation, sales tax.

Recommendation:

Staff recommends authorizing execution of a Purchase and Sale Agreement with Denver Capital, LLC for the sale of the City-owned property located at the northeast corner of Batavia and Warrenville Roads.