

# CITY OF WARRENVILLE

## MEMORANDUM

**TO:** Plan Commission  
**FROM:** Community Development Department *jm*  
**SUBJECT:** 2026 ZONING MAP  
**DATE:** February 13, 2026

The Illinois Municipal Code requires the publication of the zoning map on an annual basis as pursuant to 65ILCS 5/11-13/19. The zoning map shall include all the zoning changes from the preceding year and is required to be published by March 31 of each year. The table titled “2026 Zoning Map Revisions” shown below indicates the zoning changes that took place in 2025.

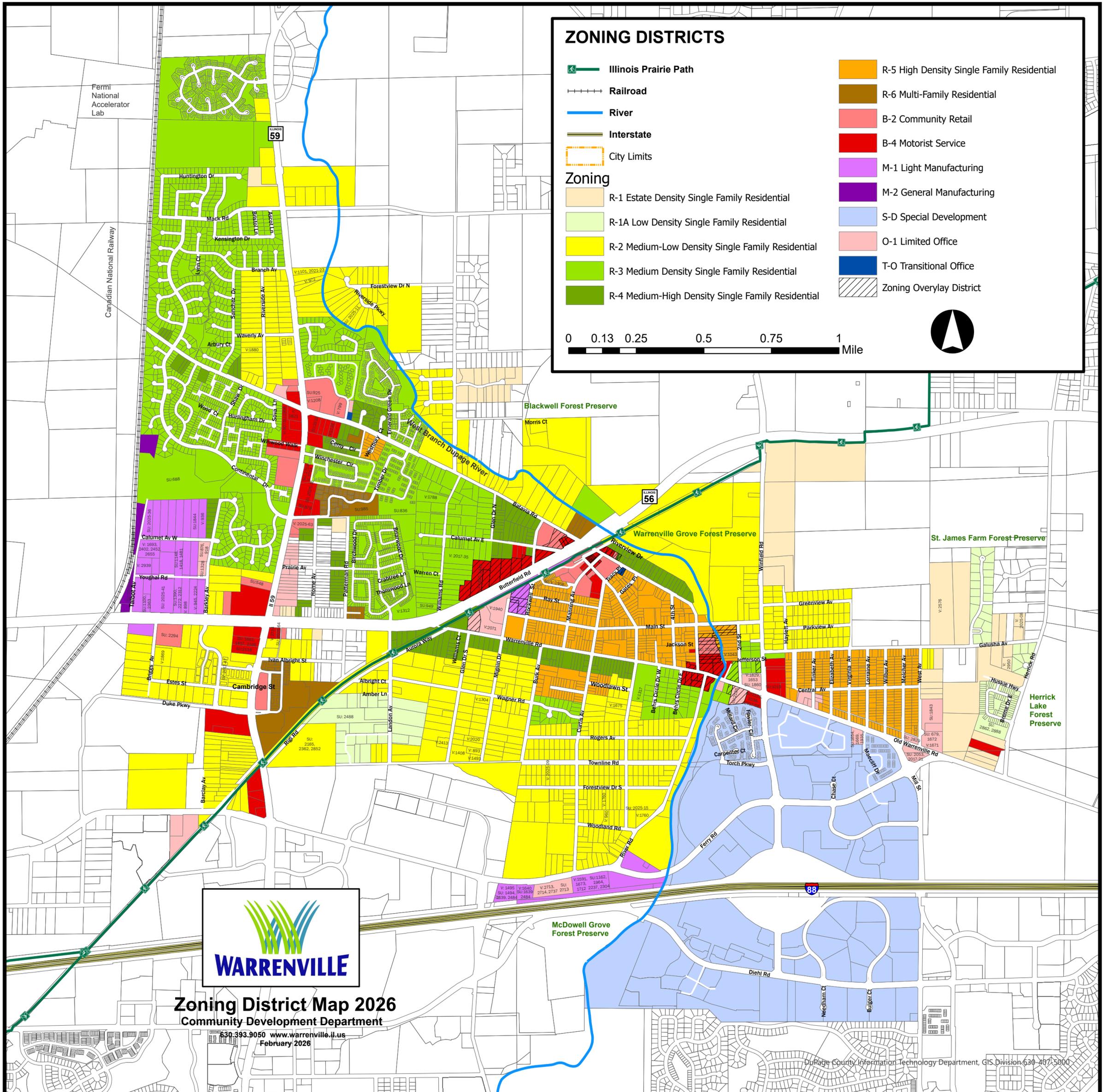
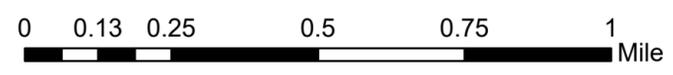
2026 Zoning Map Revisions

<b>Address</b>	<b>PIN</b>	<b>Type of change/relief</b>	<b>Ordinance #</b>	<b>Project Name</b>
4200 Cantera Drive	NA	Subdivision/PUD	2025-01	Cantera Self Storage
27W126 Galusha Ave	04-36-400-008	Variance	2025-08	Front Yard Pool
28W709 Townline Road	07-02-100-026	Variance	2025-09	Addition Lot Coverage
2S260 Riverside Parkway	04-27-105-007	Variance	2025-11	Existing Setback Variance
28W415 Forestview Ave	07-02-107-001	Subdivision/PUD	2025-15	Cerny Park and Lift Station PUD
2S781 Route 59 Unit B	04-34-101-027	Special Use	2025-16	Open Sales Lot Special Use
4520 Weaver Pkwy	07-01-304-014	PUD	2025-22	School PUD
3S481 Batavia Rd	04-35-403-007	PUD	2025-24	Vet PUD

3S286 Talbot Ave	04-33-203-010	Special Use/Variance	2025-35	Truck Repair Special Use/Variance
3S140 Talbot Ave	04-33-202-013	PUD/Stormwater Variance	2025-36	Warehouse/Office PUD
3W270 Butterfield Rd	04-33-210-012	Special Use	2025-41	Auto Detail Special Use
28W164 Warrenville Rd	04-35-405-009	Special Use	2025-42	Pop-Up Shop Special Use
27755 Diehl Rd	07-01-306-001	Site-Specific Amendment	2025-43	Sign Site-Specific Amendment
3S729 West Ave	04-36-316-028, 04-36-316-029, 04-36-316-030, 04-36-316-031	Subdivision/PUD	2025-50	Ranch Home Development
MaeCliff Dr	04-36-319-011, 04-36-319-012, 04-36-319-013, 07-01-101-013, 07-01-101-014, 07-01-101-015	Subdivision/PUD	2025-53	Townhome Development
3S071 Route 59	04-34-102-031	Variance	2025-63	Gazebo Variance
29W719 Butterfield Rd	04-34-300-002	Map Amendment, Special Use, Variance	2025-64	Auto Detail Development

# ZONING DISTRICTS

-  Illinois Prairie Path
-  Railroad
-  River
-  Interstate
-  City Limits
-  R-1 Estate Density Single Family Residential
-  R-1A Low Density Single Family Residential
-  R-2 Medium-Low Density Single Family Residential
-  R-3 Medium Density Single Family Residential
-  R-4 Medium-High Density Single Family Residential
-  R-5 High Density Single Family Residential
-  R-6 Multi-Family Residential
-  B-2 Community Retail
-  B-4 Motorist Service
-  M-1 Light Manufacturing
-  M-2 General Manufacturing
-  S-D Special Development
-  O-1 Limited Office
-  T-O Transitional Office
-  Zoning Overlay District



**Zoning District Map 2026**  
Community Development Department

630.393.9050 [www.warrenville.il.us](http://www.warrenville.il.us)  
February 2026