

CITY OF WARRENVILLE
DUPAGE COUNTY, ILLINOIS

ORDINANCE NO. O2026-10

**AN ORDINANCE ADOPTING AND PUBLISHING A REVISED
ZONING DISTRICT MAP**

WHEREAS, the City of Warrenville has approved certain changes to its Zoning District Map during the previous year; and

WHEREAS, pursuant to 65ILCS 5/11-13/19, the new Zoning District Map is to be published by March 31, of each year.

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

SECTION 1: The City of Warrenville Zoning District Map 2026, is hereby approved in the form attached to this Ordinance as **Exhibit A** (“Zoning Map”). The Zoning Map incorporates the amendments to the Zoning Map approved in 2025, which are identified in the City of Warrenville Memo, titled “2026 ZONING MAP” and dated February, 13, 2026, attached to this Ordinance as **Exhibit B**. The official Zoning Map will be published on the City website and may be updated from time to time to reflect amendments to the Zoning Map approved by the City Council. The Zoning Map will be dated to reflect the date on which it was last revised.

SECTION 2: That any policy, resolution or ordinance of the City which may conflict with this ordinance shall be, and it is hereby, repealed.

SECTION 3: That this ordinance shall be in full force and effect from and after its passage in pamphlet form in the manner provided by law.

PASSED AND APPROVED this _____ day of _____, 2026.

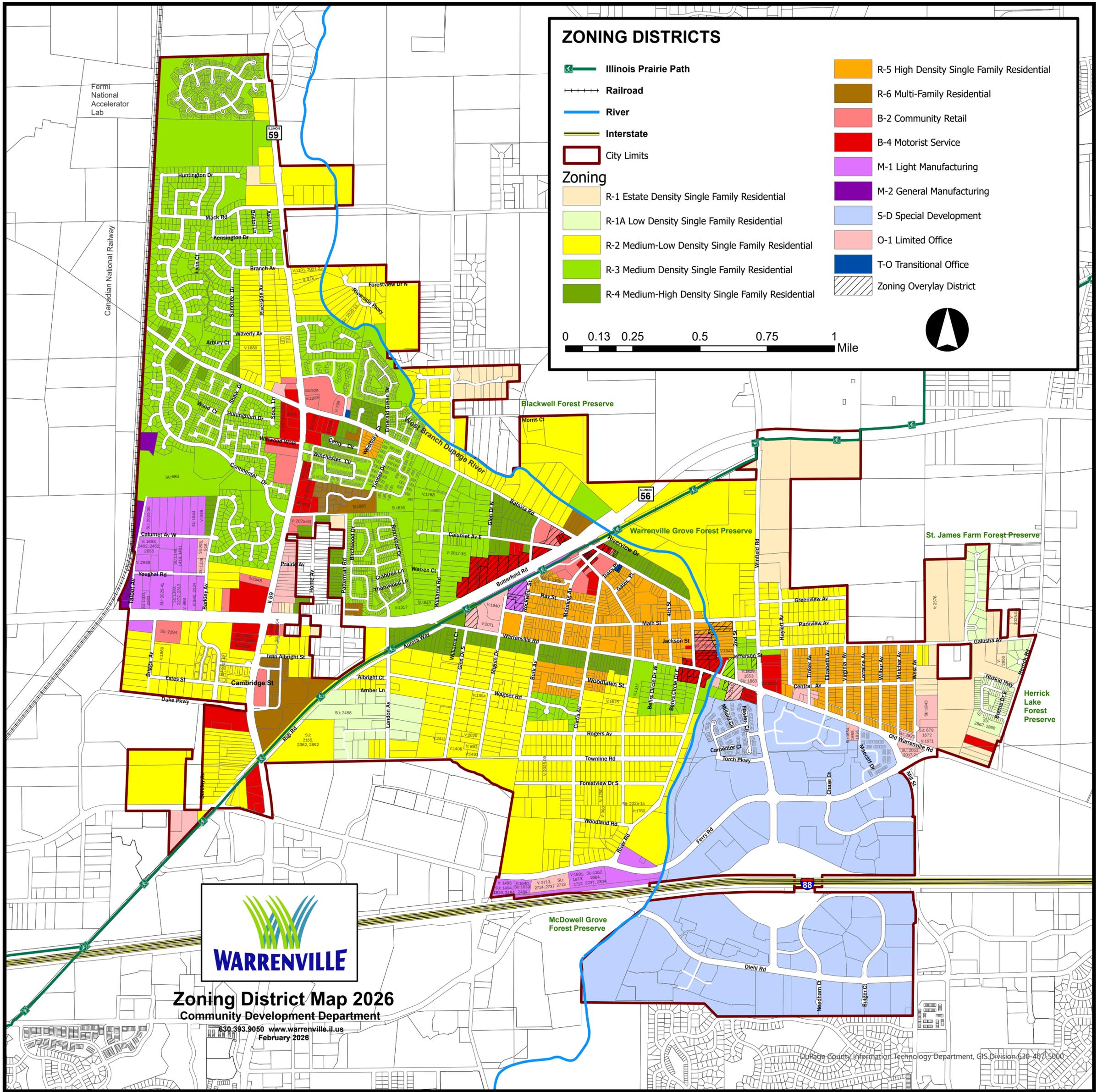
AYES: _____ NAYS: _____ ABSENT: _____ ABSTAIN: _____

Mayor

ATTEST:

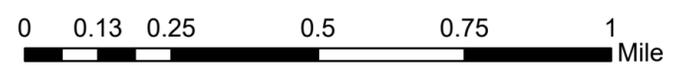
City Clerk

Exhibit A



ZONING DISTRICTS

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



Zoning District Map 2026
 Community Development Department
 630.393.9050 www.warrenville.il.us
 February 2026

Exhibit B

CITY OF WARRENVILLE MEMORANDUM

TO: City Council
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

Address	PIN	Type of change/relief	Ordinance #	Project Name
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