

CHAPTER 1  
OFFICIAL COMPREHENSIVE PLAN

SECTION:

9-1-1: Comprehensive Plan Adopted

9-1-1: **COMPREHENSIVE PLAN ADOPTED:** An updated Comprehensive Plan, consisting of Part I, Summary Review (Exhibit 1); Part II, General Development Plan (Exhibit 2); Future Land Use Map dated June 15, 1983 (Exhibit 3); Thoroughfare Plan Map dated June 15, 1983 (Exhibit 4); Overlay of Transportation Plan, which modifies that part of Exhibit 4 dealing with the Elmhurst Chicago Stone property (Exhibit 5); Elmhurst Chicago Stone Conceptual Map, which modifies that part of Exhibit 3 dealing with the Elmhurst Chicago Stone property (Exhibit 6), shall be and it is hereby, approved and set out at length herein following this Section. The maps and data referred to in the Comprehensive Plan, but which do not appear herein are on file at the Village offices for public review. (Ord. 714, 6-18-84)

WARRENVILLE  
COMPREHENSIVE PLAN  
PART I  
SUMMARY REVIEW

Prepared By:

DuPage County Regional  
Planning Commission

Reviewed By:

Warrenville Plan Commission  
Frank Bernard, Chairman

Revised:

May, 1983

Reviewed By:

Warrenville City Council/  
Plan Commission Joint  
Work Sessions, October, 1983

Revised:

March, 1984

## TABLE OF CONTENTS

<u>Chapter</u>	<u>Page</u>
Introduction	1
Setting	2
Existing Land Use	4
Residential Characteristics	10
Economic Conditions	15
Community Facilities	25
Open Space and Recreation	35
Transportation System	44

## INTRODUCTION

This report is the first of two parts of the updated Comprehensive Plan for the City of Warrenville. Part 1, called the Summary Review, is an inventory and an analysis of all relevant factors - physical, economic, and demographic which influence land use and land development. It also contains goals and policies statements which are used to develop the updated Comprehensive Plan. Part 2, the General Development Plan, contains projections for future growth and makes recommendations concerning the future development of the City and its surrounding area.

The Comprehensive Land Use Plan, as authorized by the State of Illinois Statutes, is a guidance tool. It should be used as a base of information and as a policy document to assist in making decisions regarding the proper use of land. Public officials, citizens, businessmen, and developers can all acquire information and insights into the community through this document. They must all work together to further the goals embodied in the plan.

Part 1 of the Comprehensive Plan includes a tabulation of environmental characteristics, population, land use, the business community, transportation and community facilities. Thus, it is quantitative in nature. It is also qualitative, as judgements are made regarding the relative importance of one factor versus another or the adequacy of one component when compared to various standards. The qualitative judgements regarding existing conditions are then formalized into a set of goals. The City officials and citizens develop these goals as a mechanism to establish desired policies concerning each functional element of the Plan. These goals and policies are really the consolidated image developed by the residents of Warrenville of how Warrenville should look and should be developed in the years ahead.

The Comprehensive Plan takes the existing conditions together with the goals and policies to develop a pattern of land use for future development. This Land Use Plan attempts to integrate existing factors and the desires of the residents to achieve a rational, viable, pattern of land development. It explores alternative patterns and compares those to the goals and policies to determine the pros and cons of each alternative. A composite land use pattern is then created, achieving a blend of the desirable situations. The final step is the preparation of land use controls necessary for implementation of the Land Use Plan. Foremost among these are the Zoning Ordinance and the Subdivision Regulations establishing requirements and standards for land development.

## SETTING

The City of Warrenville is located in the Southwest portion of DuPage County approximately 30 miles from downtown Chicago. (See Figure 1, Warrenville Regional Setting.) Much of the growth in DuPage County, since World War II, has taken place in communities surrounding Warrenville, but between 1960 and 1970, growth to a large extent, bypassed the City. Warrenville was incorporated in 1967 with approximately 3,200 residents. In the sixteen years since that incorporation, the population of the City has more than doubled.

Warrenville's foundations go much further back in history than its 1967 incorporation. A rural community originally settled in 1833 by Colonel Julius Warren, it was one of the several stations on the Chicago, Aurora and Elgin Railroad. People moved to this community on a sporadic basis, many coming for the small town setting and the rural character. The abandonment more than 20 years ago of the rail line through the town effectively isolated Warrenville from the major transportation corridors. This contributed to the City's slow growth rate during the 1960's while other areas of DuPage County were booming.

In the last ten to twelve years, several major housing developments have been constructed in the City. As land development was expanded in a westerly direction along the Tollway, Warrenville has become one of the many targets for development. In addition, major employment areas and shipping centers have been constructed in the vicinity of Warrenville with a resultant demand for residential construction. With the expansion of public service to residents in the form of increased public transportation opportunities, sewer and water lines, and recreation and open space facilities, Warrenville is likely to experience a strong, continuous interest in the development of land. It is, therefore, with this realization and with a City commitment to rational land use planning that this report examines the existing conditions relating to land development and land use.

The Warrenville planning area consists of the City and parts of its surroundings that appear to be the logical ultimate corporate limits of the community. These boundaries are defined by a variety of natural and man-made features: railroads, forest preserves, the Fermi National Accelerator Laboratory (Fermi Lab) and corporate limits of adjacent communities. The planning area extends roughly from Mack Road (except west of Route 59) south to the Naperville and Aurora corporate limits and from Fermi Lab on the west to Herrick Lake Forest Preserve on the east. This planning area provides room for expansion of the City without encroaching on the land that other communities consider to be within their sphere of influence. It also coincides as much as possible with the various public facility service areas-library, fire protection, post-office - that help to maintain Warrenville's identity as a separate and distinct community within the western DuPage suburban area.

The total planning area has been divided into "sectors" to aid in an examination of land uses and certain community facilities on a neighborhood basis. The thirteen planning sectors for Warrenville are indicated

on Figure 2. These sectors were designed using major physical barriers as boundaries between neighborhoods. These sectors, in many cases, provide some community facilities (particularly parks and schools) in close proximity to the residents.

## EXISTING LAND USE

The land use pattern which exists in Warrenville and the surrounding area is a mixture of many land use types. Parts of Warrenville, the sections at the heart of the City, reflect the older subdivision and development of an unincorporated area. Other areas reflect more rural single-family development on larger lots. A third component of Warrenville, the higher density developments in the western portions of the City, has occurred within the last twelve years.

The non-residential land uses in Warrenville have followed a similar pattern of development. Several pockets of commercial and industrial enterprises have existed for many years, reflecting an older style or design of development. In recent years, however, other commercial uses have located in the City on isolated parcels or in small centers along Route 59.

The Warrenville planning area has a total of about 5,150 acres of which 3,830 acres (72 percent) are developed. A detailed land use inventory was conducted in the Spring of 1979, itemizing the land use on each parcel within the planning area. The existing uses were then categorized by type of use and density (where appropriate).

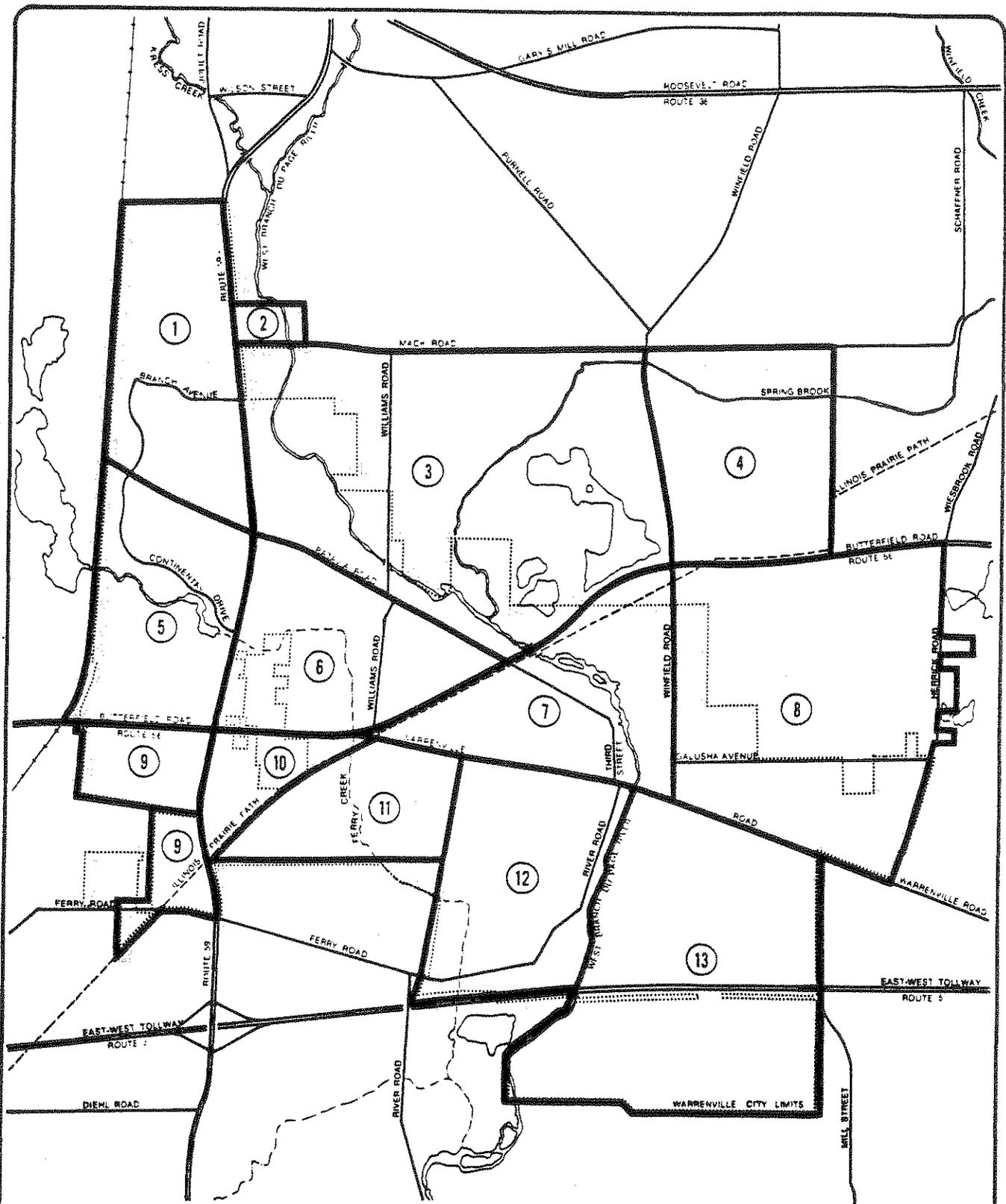
Table 1 shows the existing land use acreage by category for both the total planning area and the incorporated area. To aid in visualizing the mix of land uses, Figure 3 portrays the generalized existing land use in the Warrenville area. This figure has been generalized in order to give an indication of the mass groupings of land uses rather than to dwell upon parcel-specific uses. In this way, the overall tone of development can be determined.

Approximately 60 percent of the planning area is currently within the corporate limits of the City of Warrenville. But the mix of land uses in the City is in sharp contrast to those in the unincorporated portions of the planning area. A total of 76.6 percent of the City is developed in comparison to 70 percent of the unincorporated area. Almost 30 percent of the City is in residential uses; another 20 percent is in industry and less than 5 percent is regional and local open space. Residential land use accounts for only 16 percent of the unincorporated planning area. Regional open space amounts to 42 percent of the unincorporated area. (There is no local open space in the unincorporated area.) Industrial land is only 0.2 percent of the total unincorporated area.

### Residential Land

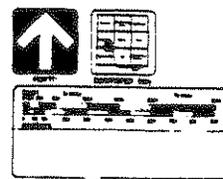
Because of the diverse nature of the residential development in Warrenville, five residential categories were used, three for single-family and two for multiple-family. This diversity is a function of changes in the concept and marketing of residential developments. Initially, Warrenville existed as an isolated community. The population level was relatively stable. Between 1970 and 1980, the population had grown by more than 4,200 people, an increase of 130 percent. The vast majority of this





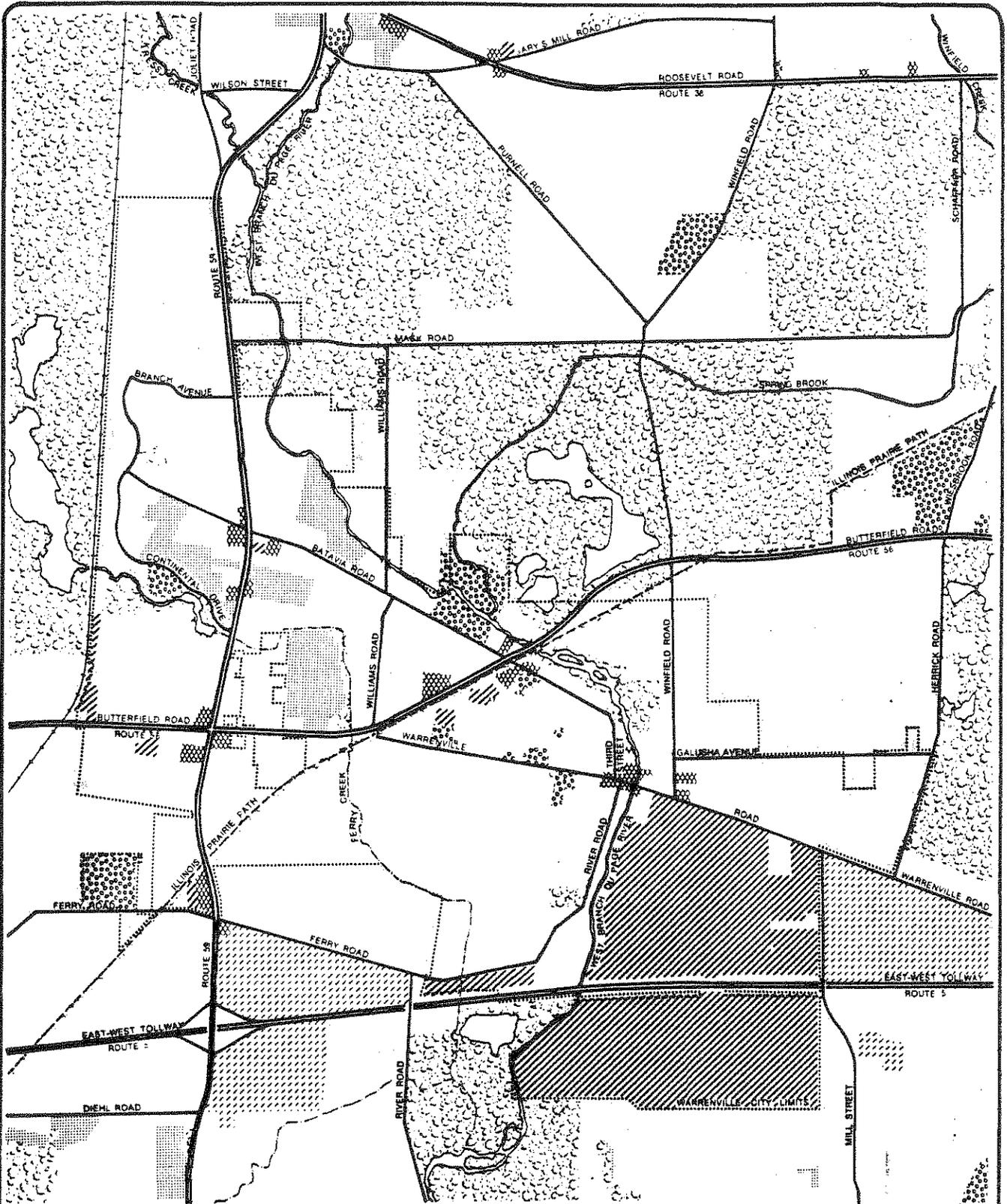
**Planning Sectors** · FIGURE 2

**4** SECTOR BOUNDARY AND NUMBER DESIGNATION



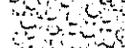
De Page County Regional Planning Commission

# THE CITY OF WARRENVILLE ILLINOIS



**Generalized Existing Land Use**

**FIGURE 3** Land Use Survey, May 1979

-  SINGLE FAMILY RESIDENTIAL
-  MULTIPLE FAMILY RESIDENTIAL
-  COMMERCIAL
-  INDUSTRIAL
-  VACANT OR UNDEVELOPED
-  OFFICE RESEARCH AND DEVELOPMENT
-  INSTITUTIONAL
-  OPEN SPACE (LOCAL, REGIONAL AND OTHER)

DuPage County Regional Planning Commission

**THE CITY OF WARRENVILLE ILLINOIS**

TABLE 1  
WARRENVILLE EXISTING LAND USE  
May, 1979

	Incorporated Area			Total Planning Area		
	Acres	Percent of		Acres	Percent of	
		Developed Area	Total Area		Developed Area	Total Area
Single Family						
Less than 1 du/acre	419	17.6	13.4	655	17.1	12.7
1-6 du/acre	430	18.0	13.8	528	13.8	10.2
6 or more du/acre	20	0.8	0.6	20	0.5	0.4
Multiple Family						
6-16 du/acre	44	1.8	1.4	44	1.1	0.8
16 or more du/acre	17	0.7	0.5	17	0.4	0.3
Retail/Office	14	0.6	0.4	14	0.4	0.3
General Commercial	40	1.7	1.3	40	1.0	0.8
Industrial	624	26.2	20.0	628	16.4	12.2
Utilities	18	0.8	0.6	19	0.5	0.4
Local Open Space	73	3.1	2.3	73	1.9	1.4
Regional Open Space	72	3.0	2.3	933	24.4	18.1
Public	36	1.5	1.2	36	0.9	0.7
Quasi Public	53	2.2	1.7	56	1.5	1.1
Right-of-way/Easements						
Public	385	16.1	12.4	525	13.7	10.2
Private	21	0.9	0.7	24	0.6	0.5
Vacant Residential	31	1.3	1.0	33	0.9	0.6
Water Surface Area	88	3.7	2.8	184	4.8	3.6
Developed Land	2,385	100.0 %	76.6	3,829	100.0 %	74.3
Undeveloped Land	728		23.4	1,322		25.7
<b>Total Area</b>	<b>3,113 acres</b>		<b>100.0%</b>	<b>5,151 acres</b>		<b>100.0 %</b>

NOTE: Percentage totals may not equal 100% due to rounding.

SOURCE: Du Page County Regional Planning Commission, May, 1979.

population has been accommodated in new development of substantially higher density than the older housing.

While the older sections of the City are developed at densities of 6 dwelling units per acre (du/acre) or less, most of the new sections include construction over this density. There were 1,700 occupied units in 1982 in Warrentville at a density of more than 6 du/acre, 55 percent of the housing stock. These higher density developments include Thornwilde, Emerald Green, Country Ridge, Winchester Square and Summerlakes. They are located in the western third of the City, west of Williams Road from Butterfield Road on the south to north of Batavia Road (within half a mile on either side of Route 59).

The new developments have had a significant impact on Warrentville in a variety of ways. Perhaps the most obvious impacts are those that are occurring in the immediate vicinity of the developments. These include the provision of public sewer and water facilities, increased vehicular traffic and noise - and the need for recreation facilities and other open space areas. A less obvious impact is the change in the residential character of Warrentville as higher density development occurs. In 1970, approximately 93 percent of the dwelling units and 99 percent of the of the residential land were single-family units at a density of less than 6 du/acre. In 1979, the percentage of single-family dwellings at less than 6 du/acre had dropped to 52 percent as mentioned previously, but the percentage of residential land at this density had only dropped to 91 percent. The change in Warrentville, therefore, has been much greater in terms of population impact than it has in land impact. The high visibility of these developments from major thoroughfares (Batavia Road, Route 59, and Butterfield Road) makes the land use impact seem greater than it actually is.

These statistics emphasize a significant shift in the residential composition of the City since 1970. The new developments under construction are raising the density of the entire planning area. What was essentially a rural, low-density area is rapidly becoming a major location for higher-density residential developments. This trend will continue as proposed developments such as Heritage Park and Paddock West are constructed.

Conscious decisions concerning residential policy need to be made by the residents and officials of the City of Warrentville. What is the desired overall residential density for the City and its planning area? What is the maximum density to be allowed? To what areas of the City should these higher densities be limited? Only in this manner can the City take the lead in residential land development rather than reacting to individual requests.

#### Commercial-Industrial

These non-residential categories of land use include 13.3 percent of the total planning area, 682 acres. In the City itself, these uses occupy 678 acres, or 21.7 percent of the total acreage. The uses reflected here, however, are few in number.

Retail and office uses, as shown in Table 2, include only 14 acres and are located in several areas of the City. These include small shopping centers and scattered low-intensity retail or commercial enterprises. General commercial uses, the higher intensity and larger auto-oriented businesses, amount to 40 acres in the planning area, also located within the City limits.

Isolated concentrations of retail and service uses are located near Butterfield and Batavia Roads, at Batavia and Warrenville Roads, and along Route 59. Many of the establishments are relatively small. Few have more than ten employees. Additionally, the mix of business types is skewed. Rather than a broad range of commercial uses, the sales information available indicates that restaurants dominate the market. Important businesses, principally food and general merchandise stores, are absent from the Warrenville area. As the population base of the Warrenville planning area grows, these retailers will eventually consider locating in the City.

Industrial land uses account for 624 acres (26.2 percent of the developed area) in the City. This represents the largest category of land use in Warrenville. This is a distorted view of the City, however, unless this statistic is compared with the land use map. This indicates the concentration of industrial land (590 acres) in Planning Sector 13. This industrial land in this sector is a quarry operated by the Elmhurst-Chicago Stone Company. Mining is an extremely land-intensive use requiring minimal employment and a large amount of land within the community. In addition, mining operations have a fixed life-expectancy beyond which the operation becomes economically unfeasible to continue. Therefore, alternative long-range land uses must be considered for this property.

One of the major concerns with the non-residential development in Warrenville is the lack of any focal point for business activity. The existing uses, both industrial and commercial are dispersed throughout the City. Of particular importance is the lack of concentration of commercial uses. The area at Batavia and Butterfield is the center of the City's older commercial development, but it lacks room for expansion. The remainder of the commercial development needs to be examined to determine the potential and desirability for expansion. Should commercial development be permitted to grow in a strip fashion along major thoroughfares or should a focus of businesses be established?

Another area of concern is industrial development. With the removal of the Elmhurst Chicago stone quarry from the totals, there are only 34 acres of industrial land in the City. How urgently does the City want to attract industry? Is the goal an increased tax base, increased employment opportunities, or both? What kinds of industries does the City want to attract: heavy, light, warehouse/distribution, or office/research? These are questions that require policy decisions by City residents and officials.

## Open Space

The City of Warrenville is surrounded by thousands of acres of open space and recreational facilities. The land use survey indicated that 19.5 percent of the total planning area is in some form of open space. This is over 1,000 acres of the total 5,150 acres. Open space represents the second largest category. Only residential uses account for more acreage (1,250 acres) than open space. This comparison is even more pronounced when viewed in terms of the developed portion of the planning area (3,830 acres). Open space, then, represents over 26 percent of the developed planning area, with residential land use at 33 percent and rights-of-way at 14 percent. These three land uses represent 73 percent of the developed portion of the planning area.

When analyzing the open space for a municipality it is important to look at the entire surrounding area, not just the City or the planning area. Thus, when analyzing the open character of Warrenville, it is necessary to extend the limits of the study area. In addition to the 1,000 acres of open space within the planning area, 1,300 acres of land are currently vacant. Over 9,000 acres immediately adjacent to the planning area are in open space uses. Thus, the overall character of the City is predominantly low intensity. Warrenville is an enclave of development surrounded by open acreage.

These open lands represent many categories of ownership and use. The acreage outside the planning area includes 6,800 acres of the Fermi National Accelerator Laboratory (much of which is open land), over 1,800 acres of Forest Preserves (Blackwell, Herrick Lake and McDowell Grove), and Cantigny, the 500 acre estate of the late Colonel Robert R. McCormick, which includes extensive gardens and open lands held in a private trust for public use. The Regional Open Space category indicated in Table 1 includes almost 600 acres in Forest Preserve land located within the planning area (Warrenville Grove and part of Roy C. Blackwell Forest Preserve) and the Illinois Prairie Path. The remaining regional open space consists of a semi-reserved private holding, St. James Farm, located at the northeast corner of Butterfield and Winfield Roads.

Much of the 73 acres of local open space, as identified in Table 1, is within new subdivisions and Planned Unit Developments. Summerlakes, Thornwilde, Emerald Green, and Winchester Square have all provided some open space and recreational facilities for the use of residents. These are private facilities, intended to provide for the recreational needs of residents of the subdivision. As such, they are not generally available to all residents of Warrenville. A future section of this report will analyze the open space and recreational facilities of Warrenville in an attempt to determine the adequacy of both supply and distribution.

## Other Land Uses

In addition to the major land use categories discussed, several more were inventoried which act as support to the larger use groupings. These include Utilities, Public and Quasi-Public, Rights-of-way and Easements, Vacant Residential, and Water.

The largest of these categories is Rights-of-Way (R-O-W) and Easements, with a total acreage of approximately 550 acres. This category is further broken down into public and private R-O-W, since several developments or subdivisions elected to provide private streets rather than have a public entity maintain the roads. The total acreage reflects only 14 percent of the developed planning area. This is significantly lower than normal and may be caused by the large tracts of open space, industrial, and vacant lands. Another factor may be the existence of relatively low intensity of development in sections of the area.

Public and quasi-public land uses represent another support function. These uses include municipal facilities, schools, and religious facilities (particularly the Cenacle). These facilities occupy less than 100 acres of the planning area.

Utilities are one of the smallest categories of land uses identified as they occupy only 19 acres. Included in this category are private utility substations and well sites. Another small category is Vacant Residential, buildings under construction but not yet occupied. There were 33 acres of these structures in the planning area. Many of the structures are now occupied as the survey was completed in the spring of 1979. The final category identified in Table 1 was water areas. This category includes major water bodies, as identified on aerial photographs, and waterways.

## RESIDENTIAL CHARACTERISTICS

In order to determine appropriate mixes of land uses, it is necessary to examine the demographic composition of the residents. Changes in the age of residents and the household size have a marked effect on land use just as total population does. The age, sex and income characteristics of the population can affect the employment opportunities in the community and the types of businesses in Warrenville. An increase or decrease in the number of school-aged children may require shifts in school and recreation policies. Similarly, a change in the number of elderly implies different requirements for the housing market.

### Population Increase

The total population of the Chicago Standard Metropolitan Statistical Area (SMSA)<sup>1</sup> was 7.1 million people in 1980, an increase of 1.9 million people over the last 30 years. This growth represents a 37 percent increase since 1950. However, only one sixteenth (1/16) of this increase in population has occurred since 1970. The Chicago SMSA is one of the "snowbelt" urban areas of the midwest and northeast that have been growing very slowly since 1970 while people, business and industries migrate to the "sunbelt" cities of the west and south. Within the Chicago SMSA, the population of the City of Chicago has declined since its peak of 3.6 million people in 1950. The 1980 Census showed a population in Chicago of 3.0 million, a loss of 600,000 residents in 30 years. The region as a whole is growing slowly while the central city is shrinking. The suburbs have experienced large and rapid increases in population since 1950.

DuPage County has grown from 154,599 people in 1950 to 658,835 in 1980. This is an increase of 316 percent, almost nine times the regional growth rate and the highest of any county in the state.

The population growth in Warrenville has been slower than DuPage County and many of its neighbors. Possibly because of its location in the western end of the County and the lack of major rail transportation facilities, Warrenville remained relatively isolated until 1970. Table 2 lists the population growth over the last 30 years while Figure 4 graphically portrays this information.

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<sup>1</sup>The Chicago Standard Metropolitan Statistical Area as defined by the U.S. Census Bureau includes Cook, Lake, DuPage, McHenry, Will and Kane Counties.

TABLE 2  
 POPULATION GROWTH  
 IN  
 WARRENVILLE AND SURROUNDING COMMUNITIES

Municipality	YEAR			
	1950	1960	1970	1980
NAPERVILLE	7,013	12,933	23,855	42,330
WARRENVILLE	1,891	3,134	3,854	7,519
WEST CHICAGO	3,973	6,854	10,111	12,550
WHEATON	11,638	24,312	31,138	43,043
WINFIELD	714	1,575	4,285	4,422
DUPAGE COUNTY	154,599	313,459	491,882	658,835

SOURCE: U.S. Department of Commerce, Bureau of Census,  
 1950, 1960, 1970, 1980.

Historically, Warrentville has had a moderate growth rate in comparison to its neighbors. Between 1950 and 1970, the City grew at an average annual rate of 3.6 percent, compared to 8.4 percent for Wheaton and 12 percent for Naperville. Since 1970, however, the positions have reversed with Warrentville's growth averaging 13 percent per year to Wheaton's 4 percent and Naperville's 5 percent. This growth is even more significant when viewed in terms of the residential construction slump of the early-to-mid 1970's.

### Changes in the Population Characteristics

The population throughout the nation is aging as the "baby boom" generation enters the job market or goes through college. In addition, the birth rate has decreased substantially during the 1970's as couples decide to have fewer children, have children later in life, or have no children at all. The effects of the post-war baby boom can be seen in Warrentville in 1970, in Figure 5, by the bulge in the population distribution for children between the ages of five and twenty.

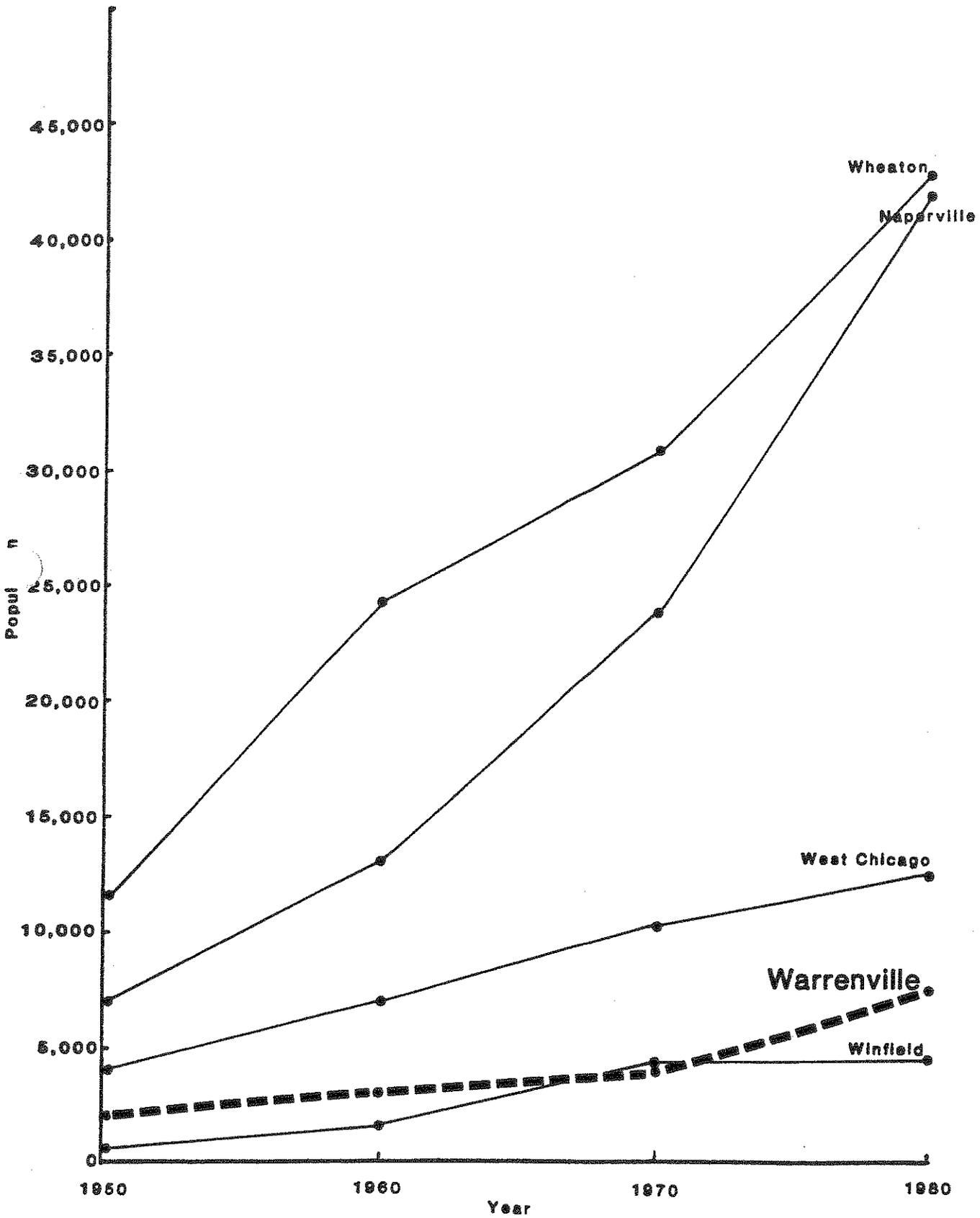
Between 1970 and 1979, there has been a radical change in the composition of the population in Warrentville. In 1979, nearly 40 percent of the total population was between the ages of 20 and 34 years of age, compared to only 18 percent in 1970 and 1979. This population group is traditionally starting out in jobs or careers, getting married, having children, and buying their first homes in developments such as Thornwilde, Winchester Square, Summerlakes, and Emerald Green. What is not traditional in Warrentville, however, is the low number of children of this group (and the 35 to 40 year olds). In 1960, there were 1.26 children (less than 20 years old) for each adult aged 20 to 49. In 1979, this ration has plummeted to 0.55 children for each adult between 20 and 49.

One of the results of this great decrease in the number of children per family was the loss several years ago of the junior high in Warrentville. Between 1970 and 1979, while the total population grew by nearly 3,000 people, the 10-14 year olds actually decreased in number by nearly 50 people.

The older groups aged 45 years and over increased in number by 500 to nearly 2,000 people from 1970 to 1979 but decreased as a percent of the total population from nearly 40 percent to less than 30 percent. The children and youths 5-19 years of age increased in number by 70 persons between 1970 and 1979 but decreased as a percent of the total population. The children less than 5 years old more than doubled in number from 316 to 691 but only increased from eight to ten percent of the total population. All these population changes since 1970 in Warrentville are overshadowed by the influx of 25 to 34 year olds.

Figure 4

# Population Growth in Warrentville and Surrounding Communities



Source: U.S. Census  
DuPage County Development Dept., Planning Div.

## Housing Characteristics

In general, fewer children are present in each household, when compared to 1970. The adults in their childbearing years are either postponing or eliminating the possibility of having children. This trend is partly responsible for the decrease in the average household size. In 1970, there were an average of 3.44 persons in each household in Warrenville. This was a time when over 92 percent of Warrenville's dwelling units were single family detached structures. Since that time, more than 1,700 units have been built in the City and the household size had decreased to 2.67 as of the 1980 Census.

The majority of the population increase, between 1970 and 1980, occurred in four subdivisions: Summerlakes, Emerald Green, Thornwilde, and Winchester Square. All four of these developments are at higher densities than the other sections of the City. Most sections have been constructed at densities over 6 dwelling units per acre (du/ac). These higher densities range from 9 du/ac for Thornwilde and Emerald Green to Winchester Square's 16 du/ac. Figure 6, Residential Densities, displays the range of densities currently existing in Warrenville.

These subdivisions have changed the character of Warrenville in two distinct ways. The first is the divergence in the density trend from the original community. The rural or small town character has been altered by this higher density, suburban-type construction. These units are served by public sewer and water rather than individual wells and septic systems which are typical of the older City dwellings. Police and fire safety problems were also increased due to high concentration of dwelling units with corresponding concentrations of automobiles.

The rural open nature of the Warrenville area existing prior to 1970 has been altered by the new construction in the City. Although many sections of the original settlement were platted in 7,500 square foot lots (Planning Sectors 6, and 7), most of the homes had been built on lots of 20,000 to 40,000 square feet. Planning Sectors 3, 5, and 8 through 12 all have considerable areas constructed in larger lots. Most of the unincorporated areas have developed similarly. The two most densely developed areas in the City are the Winwood Walk apartments along Route 59 and Winchester Square. The apartments, built around 1970, contain 40 units at a density of 20 du/ac. Winchester Square is a much larger development containing 256 units in 4-unit structures at a density of over 16 du/ac.

As with most new construction, these developments provide various recreation and open space opportunities within the subdivision. In this way, through private homeowners associations, recreation opportunities are guaranteed. This is all a part of the different life-style demanded by today's consumers. The complete demand for such services is rarely met by the subdivider. Thus, we see the variation in the amount of land and facilities provided (described in a later section of this report).

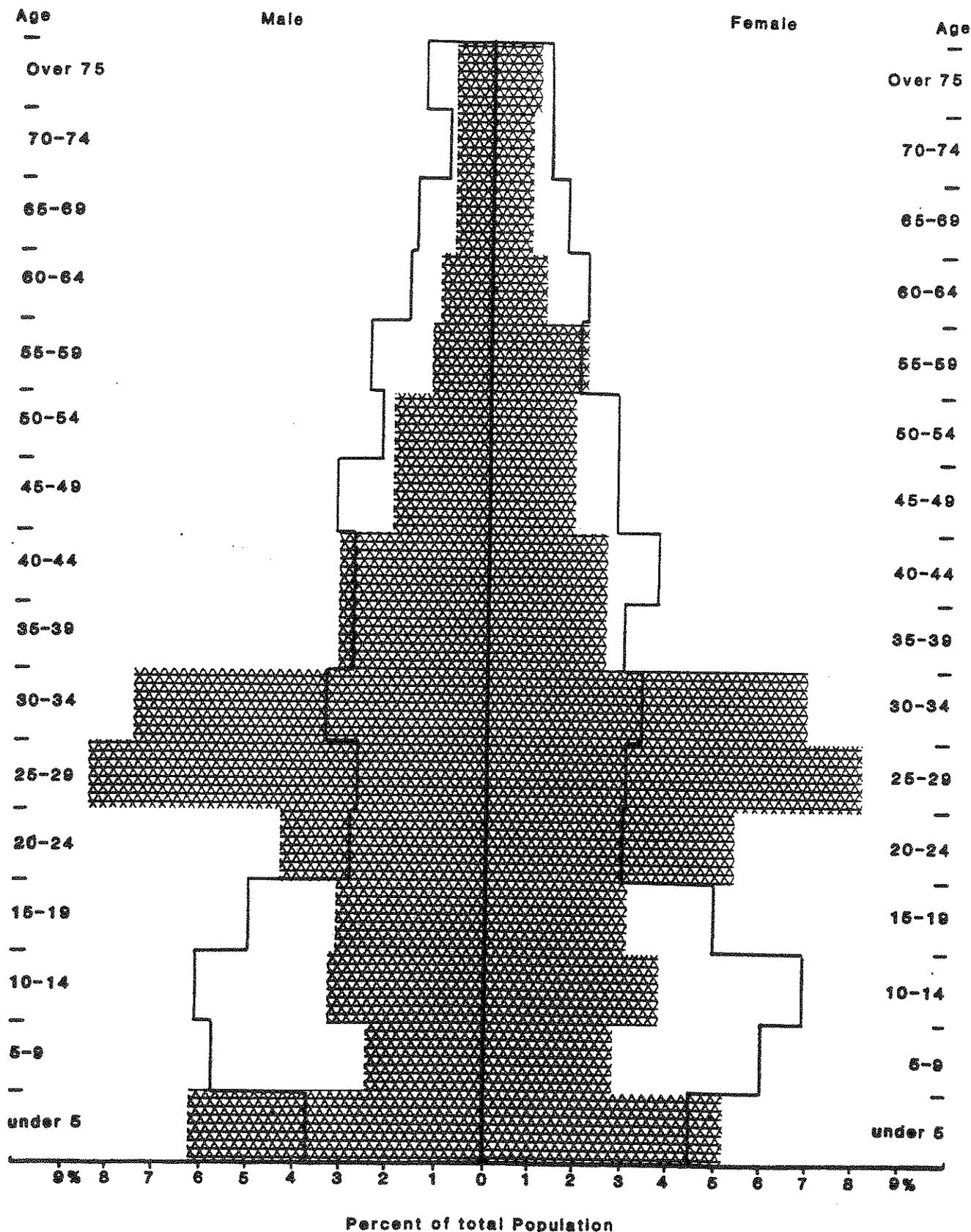
The newer developments changed Warrenville by bringing a totally new group of people into the community. Many of the new dwelling units are "starter" homes marketed toward young married couples and single individuals. We know a fair amount about this group: they are concentrated

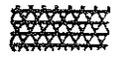
in a 15-year age range, that they have few children, they have smaller households and they are more mobile than older residents of Warrenville.

In this group, which has been postponing children for economic or other reasons, decides to start families now and if the economy and the mortgage market situation cause them to continue to remain in their present homes, the City and the various subdivisions will experience greatly escalating needs for day care centers, nursery schools, neighborhood playground facilities, and elementary schools. This component of the population will have to be carefully scrutinized during the 1980's to determine future demands for services such as these.

Figure 5

Population by Age Group and Sex, Warrenville, 1970 and 1980



1980 

1970 

Source: U.S. Census  
DuPage County Development Dept., Planning Div.

## ECONOMIC CONDITIONS

Since 1970 the population of Warrenville has increased from 3,854 to a 1980 total of 7,519. Not only has the total population grown, but the composition of the population has also changed. The working age population (persons 16 to 64 years of age) has grown from 60 percent of the total population in 1970 to 70 percent in 1980 and has more than doubled in number, going from 2,300 to about 5,000 persons.

The 1970's have also seen changes in DuPage County, the primary source of employment opportunities for Warrenville residents. In 1978, 44 research laboratories were located in the County, several in the Warrenville area. The County in that same year contained 55 industrial parks, and 65 industrial firms employing 200 or more people, an increase of 50 percent between 1973 and 1978.

The increased size of Warrenville's working age population and the rapid growth of employment opportunities in DuPage County underscore the importance of analyzing the economy and employment in the Warrenville area.

### Labor Force Characteristics

Labor force is defined as that portion of the working age population currently employed or actively seeking employment. The ratio of the labor force to the working age population is the participation rate. National statistics compiled by the U. S. Bureau of Labor Statistics show that the participation rate for males has been slowly decreasing (84 percent in 1960 to 78.3 percent in 1977) while the rate for females has been increasing (37.8 percent in 1960 versus 48.5 percent in 1977). This is due to the increase in career women and number of two income families.

Although Warrenville's participation rate has lagged behind both the 1970 national and County rates for males, it was considerably higher for females. Since 1970, there has been a substantial shift in the demographic characteristics of the population. As mentioned previously, the working age population has more than doubled and most of this increase is in the younger (20-35) age group. As a result of this local phenomenon and the national trends, it is assumed that Warrenville's labor force participation rate has increased, approaching or even exceeding the national statistics. If the City equalled the 1977 national participation rate, it would mean that over 3,200 people were in the labor force (1,988 male and 1,235 female). This would be a 136.5 percent increase over 1970, and would represent a 63.4 percent total participation rate.

The Census data indicated that Warrenville has exceeded the national trend in 1980. The 1980 civilian labor force was 4,401 persons, 2,490 male and 1,911 female. This represents about 78 percent of the working age population. The participation rate for men was 89 percent; for women, 68 percent.

### Occupation Groups of Warrenville Residents

The 1970 Census reported that most (67 percent) of Warrenville's labor force was employed in support, non-professional occupations such as clerical, sales and craft workers. Table 3 itemizes the occupational classification of Warrenville workers in 1970 and 1980.

In 1970, Warrenville had one in five (20 percent) of its employed residents in professional-managerial occupations compared to one in three for the County as a whole. By 1980 this had increased to more than one in three (35 percent) for both the City and the County. Warrenville increased its resident employed labor force by nearly 3,000 persons from 1970 to 1980. More than 1,200 of these new residents, or 42 percent, had professional-managerial occupations.

The City gained 900 new clerical-sales residents since 1970. The percentage in this occupational group decreased slightly from 32.1 to 31.5 percent.

There was an increase of nearly 400 craft-workers and operatives in 10 years, but this occupational group fell from the largest to the third largest, trailing the previous two groups by large margins.

Occupationally Warrenville has changed from a predominantly blue collar community to a white collar town since the 1970 Census. It has also changed to become very typical of Countywide occupation distribution in 1980.

### Industry Groups of Warrenville Residents

Industry figures for the Warrenville resident labor force indicate that there have been some changes between 1970 and 1980. Table 4, shows a comparison between these two periods. The resident employed labor force has grown by more than 200 percent while the population grew by less than 100 percent. There has been a shift away from the extractive and assembling industries. For instance, employment in durable goods manufacturing decreased from 18.5 percent of the work force in 1970 to 13.5 percent in 1980. Educational services and public administration employment increased from 5.3 percent of the work force to 9.4 percent. The largest portion of the work force was employed in service industries and public administration in 1980. In 1970, the largest component was manufacturing, but that had dropped to third place by 1980 behind services/public administration and wholesale/retail trade.

The Warrenville industry group distribution was very similar to that of DuPage County in 1980--somewhat higher in some components, lower in others. The City had much greater variation from the County in 1970 - for example the agricultural/mining/construction component and services/public administration. This indicates that the City's labor force characteristics have been changed by the influx of new residents during the 1970's.

TABLE 3

RESIDENT EMPLOYMENT BY OCCUPATION  
WARRENVILLE, 1970 and 1980

	1970			1980		
	Warrenville		DuPage County	Warrenville		DuPage County
	Number	Percent	Percent	Number	Percent	Percent
Professional- Managerial	263	19.6%	33.3%	1,491	35.0%	35.2%
Clerical- Sales	432	32.1	30.6	1,343	31.5	32.4
Craftworkers- Operatives	465	34.6	24.4	853	20.0	19.9
Laborers- Farmers	74	5.5	3.5	164	3.9	3.8
Service- Other	109	8.1	8.1	412	9.7	8.8
TOTAL	1,343	99.9%	99.9%	4,263	100.1%	100.1%

SOURCE: U.S. Department of Commerce, Bureau of the Census, 1970, 1980.

TABLE 4  
RESIDENT EMPLOYMENT BY INDUSTRY  
WARRENVILLE, 1970 and 1980

	1970			1980		
	Warrenville		DuPage County	Warrenville		DuPage County
	Number	Percent	Percent	Number	Percent	Percent
Agriculture, Forestry, Fisheries, Mining, Construction	(183)	13.6%	7.3%	330	7.8%	6.1%
Manufacturing	338	25.2	28.7	917	21.5	24.4
Transportation, Com- munication, Utilities (TCU)	102	7.6	7.9	341	8.0	8.3
Wholesale & Retail Trade	276	20.6	23.6	1,042	24.5	23.3
Finance, Insurance, Real Estate (FIRE)	165	12.3	5.8	352	8.3	7.5
Services, Public Administration	(279)	20.7	26.7	1,276	30.0	30.4
<b>TOTAL</b>	<b>1,343</b>	<b>100.0%</b>	<b>100.0%</b>	<b>4,258</b>	<b>100.1%</b>	<b>100.1%</b>

( ) Figures derived by DuPage County Development Department.

SOURCE: U.S. Bureau of the Census, 1970, 1980.

### Employment Opportunities

Warrenville is relatively isolated with respect to mass transit to Chicago. Warrenville residents who work in the City of Chicago, must use the Burlington Northern train station in Naperville, the Chicago Northwestern line in West Chicago or Winfield, or drive the East-West Tollway into Chicago. Thus, while some of Warrenville's labor force is probably employed in Chicago, it seems unlikely that it is a significant amount.

Within a ten mile radius of Warrenville there are eighteen industrial parks or industrial firms which employ 200 or more people, and seven shopping centers. These firms and centers provide extensive employment opportunities for residents of Warrenville with compatible occupations.

The best employment opportunities in the Warrenville area, however, appear to be in research-development and office complexes. Located in the west-central portion of DuPage County, Warrenville is encircled by the county's strong office, research and development component. Within a ten mile radius of the City there are thirteen commercial office structures and four major research and development facilities. In the neighboring community of Naperville are the Bell System's Bell Laboratory, Northern Illinois Gas Headquarters, plus Amoco's Research and Development facility. To the northwest is the Fermi National Accelerator Laboratory Research complex. Each of these research and development laboratories employs approximately 1,500 people. Also located in Naperville is the Lab-tek Division research facility and NALCO Technical Center. Neighboring West Chicago has a strong industrial/manufacturing base adjacent to the DuPage County Airport.

Also located near the Warrenville planning area is the Fox Valley Shopping Center. Located west of Naperville and south of Warrenville, this regional shopping center provides employment opportunities for approximately 2,000 persons, primarily in retail sales, but also in various maintenance and support capacities. The Fox Valley Center also includes major office facilities such as the midwestern headquarters for Metropolitan Life Insurance Company.

Given the number and variety of employment opportunities in the County, it is probable that the bulk of Warrenville's labor force continues to be employed in DuPage County. Many of these employment centers have been constructed, or expanded, within the last ten years. They are one of the attractions for growth in the Warrenville area.

### Income Characteristics

The 1970 U.S. Census reported that the 1969 median family income (half of the families earned less than the median and half earned more) for the City was \$12,860. This was less than DuPage County's overall figure of \$14,458. It must be noted, however, that DuPage County exceeded the Chicago SMSA's median income of \$11,931 and the State's \$10,959. Indeed DuPage County had the highest median family income of any county in Illinois. As inflation and the number of two income families increase, the median income has also increased. The City median family income in 1979 was \$27,983, 118 percent higher than the 1969 median of \$12,860.

Had the median increased only as much as inflation, it would have reached only \$25,100. Warrenville's rank among the DuPage County communities in terms of median income increased from 29th out of 32 municipalities in 1969 to 21st in 1979.

Because of the general increases in income which were experienced everywhere in an attempt to keep up with the rise in the cost of living, there have been dramatic shifts in family income distribution. Warrenville is no exception to this phenomenon. For example, there were six families in 1969 with incomes of \$50,000 or more. In 1979, there were 146 families in this range. Incomes between \$25,000 and \$50,000 were received by 22 families in 1969 but by 1,380 families in 1979. At the other end of the income scale, nine percent of the families in 1969 had incomes of less than \$5,000. In 1979, this had dropped to only 3.5 percent. In 1969, more than 18 percent of the families had incomes between \$5,000 and \$10,000; in 1979, only five percent.

In spite of these dramatic income shifts in Warrenville, the most important thing is that, as a whole, family incomes were able to keep up with or somewhat exceed the rise in the cost-of-living over the ten year period.

#### Local Employment

Plotting the growth of local employment in Warrenville is difficult, as historical data for all sectors is not available. For two sectors where historical data are available, growth has been substantial. According to the U.S. Census Bureau employment in retail trade in Warrenville has increased substantially in the six years between 1972 and 1978. Employment in this Sector increased from 112 to 202, up 78.8 percent. Selected Services include business services, auto repair, legal services, and personal services. This sector also grew drastically during the period. In 1967, the Selected Services area employed only 23 persons in Warrenville. By 1972, the U. S. Bureau of the Census reported the number had increased to 57. A 1978 study conducted by Dun and Bradstreet indicated that the number had risen to 163. This is an increase of 600 percent over 1964 and a 186 percent increase over 1972. Further increases in local employment can be seen in Table 5 which follows.

Table 5 shows employment in Warrenville and DuPage County by industry group for selected years. In 1979, the County had employment of more than a quarter of a million. Warrenville's employment increased by 50 percent from 1978 to 1981, reaching nearly 1,200 persons.

In the County in 1979, the largest employment group was manufacturing followed by services and retail trade. These three groups contained more than 71 percent of the County employment. In Warrenville, in 1981, the largest employment group was services (including public administration employment) followed by retail trade and construction. These three industry groups in Warrenville contained more than 83 percent of the total employment in the City in 1981. One business service establishment alone employed 225 people, nearly 20 percent of the workers in the City.

TABLE 5  
WARRENVILLE/DUPAGE COUNTY  
EMPLOYMENT BY INDUSTRY

	DUPAGE COUNTY		WARRENVILLE			
	1979		1978		1981	
	Number Employed	Percent of Total	Number Employed	Percent of Total	Number Employed	Percent of Total
Agriculture, Forestry, Fisheries, Mining	(884)	(0.3)	21	2.7	6	0.5
Construction	16,523	6.3	175	22.8	181	15.5
Manufacturing	66,675	25.3	113	14.7	85	7.3
Transportation, Communications, Utilities	14,343	5.4	8	1.0	7	0.6
Wholesale Trade	29,669	11.3	38	5.0	76	6.5
Retail Trade	56,941	21.6	202	26.3	303	25.9
Finance, Insurance, Real Estate	14,533	5.5	24	3.1	21	1.8
Services*	63,944	24.3	187	24.4	490	41.9
TOTAL EMPLOYMENT	263,512	100.0%	768	100.0%	1,169	100.0%

( ) Derived by DuPage County Development Department.

\* Includes government employment in Warrenville.

SOURCE: Dun and Bradstreet, 1978.  
Illinois Department of Commerce and Community Affairs, 1981.  
County Business Patterns, 1979.

Of the City's retail trade employment, more than half was concentrated in 13 eating and drinking establishments and accounted for 14 percent of the total employment.

The majority of Warrenville's business establishments in 1981 were small firms--two thirds of the 140 firms in the City in 1981 employed only one to five persons. However, the biggest block of the employment occurred in firms with more than 20 employees. These nine firms employed over 500 people. Two of these were contractors, one was a manufacturer, three were service/public administration establishments.

There is not a very close match between the types of jobs available in Warrenville and the skills of the resident employed labor force. First of all there were nearly four times as many residents in the labor force in 1980 as there were jobs in existence in 1981 (4,258 workers and only 1,169 jobs). Secondly, the industry groups do not match very closely as can be seen in Table 6.

Aurora has developed a major regional shopping center and office complex, and has a proposed industrial complex. Naperville has encouraged office and research/development concerns to locate at the northern and western end of their community. West Chicago has concentrated on industrial employment. All three communities have concentrated their employment opportunities in specific sectors. This concentration in specific sectors of business and industry implies a need for employees to commute from other areas and a possible reduced emphasis on other sectors of the economy. It would appear that Warrenville's businesses have attempted to capitalize on these two factors. They have attempted to fill the gaps in the larger trade area, supplementing the economy of surrounding communities. The specific type of retail businesses located in Warrenville, particularly the dominance of eating and drinking establishments, also lends credence to this argument.

Warrenville's businesses have directed themselves more to a larger trade area than merely to satisfying community demand. This may be due to the past low population levels, indicating the potential for change as growth continues in the City. For example, while retail trade employment as a percent of total local employment exceeded that of the County, retail sales tax returns in food sales for 1976-1977 show that Warrenville did not approximate the communities surrounding it in food sales per capita. Food sales per capita for Warrenville were only \$78.84, versus \$1,165.67 for Naperville, \$805.76 for West Chicago, \$728.37 for Winfield, and \$515.87. for Wheaton (State of Illinois, Department of Revenue). This suggests that, while overall retail sales employment in Warrenville is high, the City residents lack adequate facilities to purchase food. The same situation exists with respect to general merchandise purchases. This also indicates economic policies on the part of the business community in the County and Warrenville, directed more at non-resident consumers than City residents.

#### Growth Prospects

Warrenville's growth prospects divide roughly into two areas. The first area concerns the community's current needs. These are not only aimed at

TABLE 6  
INDUSTRY GROUPS  
RESIDENTS VS JOBS

	Percent of Resident Labor Force, 1980	Percent of Jobs in Warrenville, 1981
Agriculture/ Construction	7.8%	16.0%
Manufacturing	21.5%	7.3%
Transportation, etc.	8.0%	0.6%
Wholesale Trade	8.2%	6.5%
Retail Trade	16.3%	25.9%
Finance, Insurance, etc.	8.3%	1.8%
Service/Public Administration	30.0%	41.9%

SOURCE: U.S. Bureau of the Census, 1980.  
Illinois Department of Commerce and Community Affairs, 1981.

improving the City's overall economic base, but also to meet service or product needs which are not now provided for the City. The second area focuses on the City's long range needs; the attraction and expansion of activities which will improve and increase the City's tax base. These latter activities should contribute to the City's tax base. These latter activities should contribute to the City's tax base without increasing the tax burden of individual citizens. They should also add additional employment opportunities for the City's resident labor force.

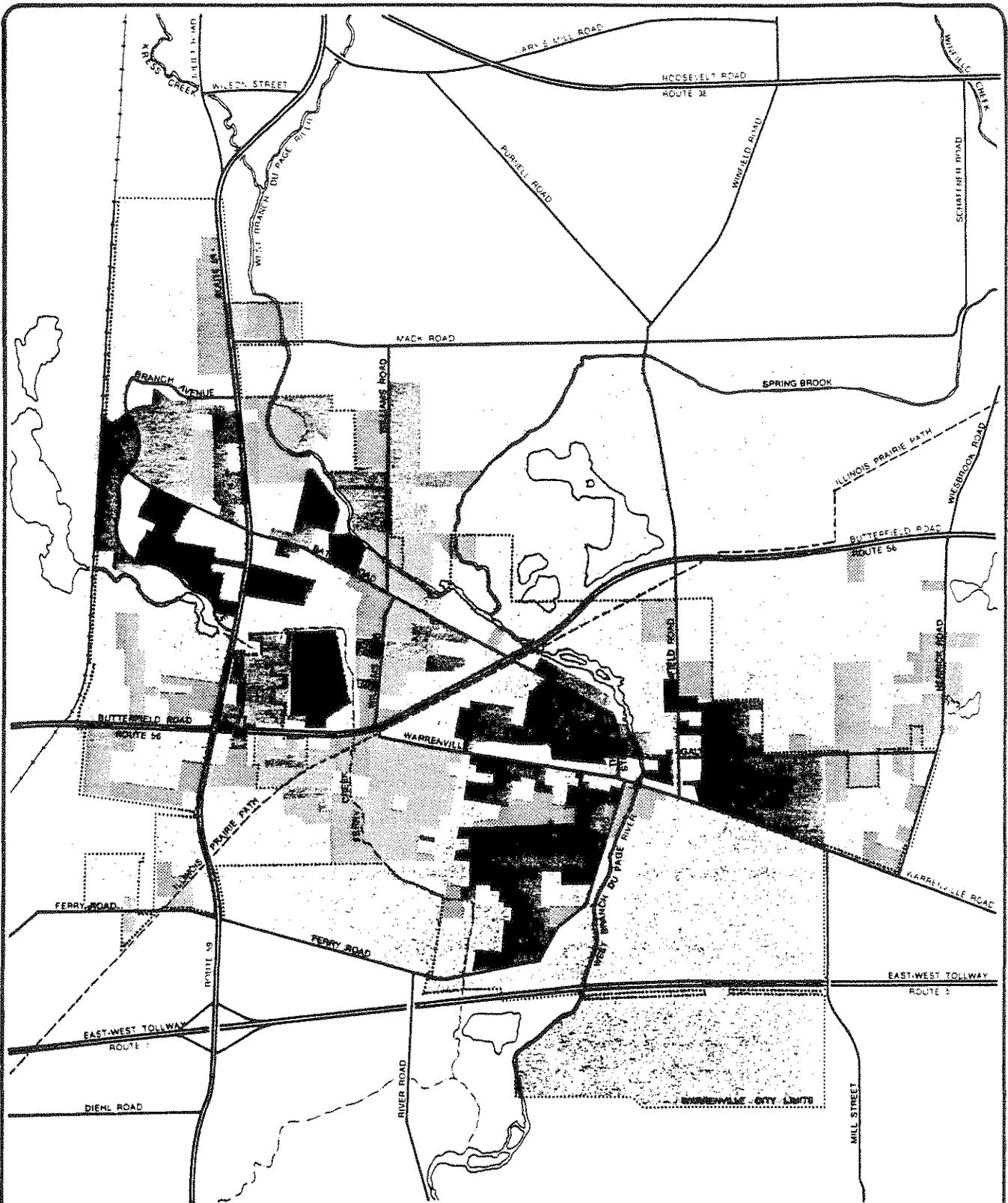
The specific needs the City currently faces are in two areas. Based on the low amount of per capita sales in the "food" category of retail sales, it appears that there may be sufficient resident consumer dollars available to warrant construction of a supermarket or other grocery facility within the City. The addition or expansion of one or more general merchandise stores appears to be another current need.

These areas were identified primarily through examination of per capita sales and an inventory of present businesses. Citizen input should be used as a source for identifying other current needs and for substantiating those identified here.

While several activities could contribute to Warrenville's tax base, it seems most appropriate that the City should focus its efforts on the attraction of activities most closely associated with that area of the county, expanding on businesses which complement the surrounding major complexes. As noted earlier in this section, the bulk of employment opportunities in the Warrenville area come from two sectors: research and development and office facility provision.

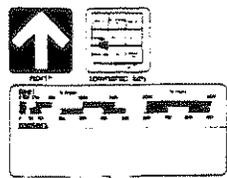
Warrenville can continue to build upon the employment gaps left in the neighboring communities. Major complexes of a specialized nature are possible only with large undeveloped tracts, easily serviced by public utilities and facilities. Similar businesses, of a smaller nature, supporting or servicing the larger complexes, can easily be assimilated into Warrenville as they seek to locate nearby.

Smaller research and development facilities are possible targets for the City to attract. Even more probable, as an expansion goal is the attraction of office development, especially for small activities that have no specialized transportation or other locational requirements. Warrenville could also encourage retail support businesses for the surrounding area. The business community should view the trade area as encompassing more than the City and its residents.



**Residential Density** · FIGURE 6

-  LESS THAN ONE DWELLING UNIT PER ACRE
-  1 TO 6 DWELLING UNITS PER ACRE
-  6 OR MORE DWELLING UNITS PER ACRE
-  NONRESIDENTIAL, VACANT OR UNDEVELOPED



DuPage County Regional Planning Commission

**THE CITY OF WARRENVILLE ILLINOIS**

## COMMUNITY FACILITIES

A principal prerequisite of land development and related growth is the provision of adequate public services. Municipal services, educational and civic/cultural services, and utilities are of vital importance to existing and future residents. The significant growth which has occurred since the incorporation of Warrenville has placed varying demands on these existing community facilities.

For the City of Warrenville, services are provided by a number of agencies including the municipality, but also by special districts for fire protection, education, recreation, and utilities. The major district boundaries are indicated as Figure 7 with the principal community facilities shown on Figure 8.

### Municipal Facilities

The City of Warrenville's offices are housed in the Municipal Building, located at 28-W-630 Stafford Place, which the City has occupied since February 1968. The municipal building was originally constructed in the early 1910's as a depot for the Chicago-Aurora and Elgin railroad lines and has approximately 2,800 square feet of floor area. It houses the Police Department, City Clerk, Treasurer, Mayors Office, and Council Chambers. Additional space is the central need within the municipal facility, as both office and meeting space are overtaxed. Currently, the building is leased from DuPage County which owns the building. However, the City is considering purchasing the structure. The purchase of the municipal building would allow for expansion of the facility.

The City has acquired title to the Albright Building at Second and Jefferson Streets. This historic structure has had several different functions in its long history. It has been a church, a studio for renowned artist Ivan Albright, and a theater. Presently undergoing repairs and refurbishing, it will house a historical museum and offices for the firm providing cable television services to the City.

### Public Works

The Department of Public Works functions in many vital areas including responsibility for water, sewer, building, streets, and zoning functions for the City. The City has recently created a new position of City Engineer. The City Engineer's responsibilities were previously performed by a private engineering firm. The Department of Public Works has been housed since 1976 in the former Illinois Bell Telephone Exchange Building on Manning Avenue, and a garage located at Main Street and Mignin Drive. The original 2,000 square feet of the garage facility was constructed in 1969. An additional 5,000 square feet was added recently. With the exception of the continuing interior work on the office structure, no major expansion is currently contemplated.

## Police Department

Housed in approximately 585 square feet of the municipal building, the Warrenville Police Department consists of four full-time and four auxiliary officers. Currently, the police facilities in Warrenville do not include a holding cell. Prisoners are taken to the DuPage County Jail.

The 1976/77 national average of police officers per 1,000 population was 3.1; for the state the average was 3.3. Based on the census population of 7,500, Warrenville is well below the national and state averages. The current ratio for the City is 1.7 full time officers per 1,000 population. Warrenville, however, is not alone in this respect, as the average for all DuPage County municipalities combined is 1.8 officers per 1,000 people. Expansion of the existing force is the most important of the current needs identified by the Police Chief. Long range needs identified include the construction of a new station which would be able to house the size of staff required to serve the City. This station should include a garage, a holding cell, and investigation facilities.

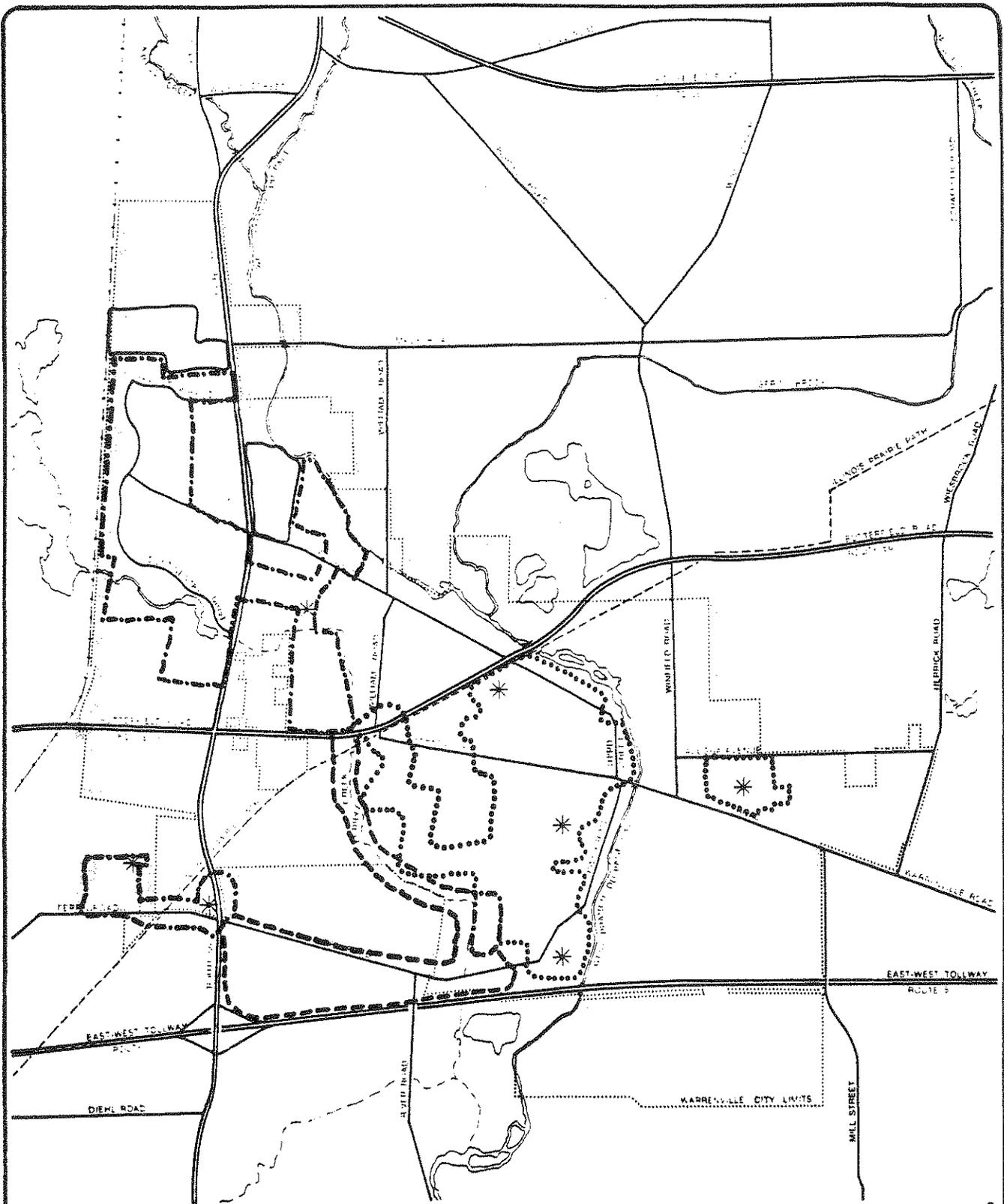
## Educational Services

Warrenville receives educational services primarily from Wheaton-Warrenville Community Unit School District 200. District 200 operates two elementary schools serving grades K-5 in the City of Warrenville. The oldest is Seraph-Holmes Elementary School located at Tracy Place and Warren Road. The original structure was built in 1913 with six classrooms and 3,524 square feet of floor area. Additions were built from 1929 through 1972 increasing the total square footage to 48,548. The current facility has a capacity of 400. Current enrollment is 321 students with a staff of 13.5. A major concern for this establishment is the usable life of 70 years, which brings the original structure near the end of its life expectancy.

The second elementary school in the area is Bower School (formerly Bower Junior High School) located at River and Woodland Roads. The original structure was built in 1966 on a 15-acre site, has 13 classrooms or teaching stations, and a capacity of 307 students. In 1972 a single, 4,750 square foot, vocational education classroom with a student capacity of 28 was built. Enrollment at Bower School currently is 303 with a certified staff of 13.

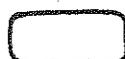
Wheaton-Warrenville Middle School at Butterfield and Herrick Roads in Wheaton serves Warrenville students in grades 6-8. Current enrollment at Wheaton-Warrenville is 969 with a certified staff of 43. The structure itself is a two-story 174,700 square foot building erected in 1970 on a 51 acre site with a capacity of 1,195 students.

Wheaton Central High School at South Main Street and Roosevelt Road in Wheaton serves Warrenville students in grades 9-12. Originally constructed in 1925, it has been enlarged four times since then and has a capacity of 1850 students and a building size of 261,511 square feet. Present enrollment is 1,694 students with a faculty of 82.5 teachers.

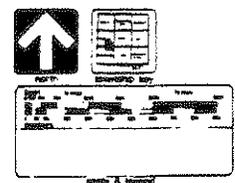


**Water and Sanitary Sewer Service Areas** · FIGURE 9

MAY 1979

-  WATER AVAILABLE
-  SEWER AVAILABLE
-  WATER AND SEWER AVAILABLE
-  AREAS SOON TO BE SERVED WITH WATER AND SEWER

\* WELL LOCATION



Du Page County Regional Planning Commission

**THE CITY OF WARRENVILLE ILLINOIS**

Because of the declining enrollment within District #200 the school board has been forced to close schools and to consolidate students into other buildings. In 1982, it was determined that declining high school enrollment required the consolidation of all high school students into two buildings instead of three. Wheaton-Warrenville High School was closed in 1983, and all high school students from Warrenville are now bussed to Wheaton Central. Other students who attended Wheaton-Warrenville from areas northeast of Herrick and Butterfield Roads are bussed to Wheaton North.

The Wheaton-Warrenville facility was converted into a middle school serving grades 6-8 in the Fall of 1983. The two elementary schools, Bower and Holmes, now serve grades K-5.

#### Other Schools Serving Warrenville

The Warrenville Planning area also receives educational services from several other public school districts: West Chicago Elementary School District #33, West Chicago High School District #94, Naperville Community Unit District #203, and Indian Prairie Community Unit District #204. The City is also served by St. Francis Catholic High School in Wheaton, and St. John Lutheran Elementary School, also in Wheaton.

School District #33 operates two schools which serve the northwestern portion of the Warrenville planning area: Indian Knoll Elementary School and West Chicago Junior High School, both located in West Chicago. Indian Knoll provides education for grades K-6 while the Junior High School includes grades 7 and 8. West Chicago High School District #94 includes grades 9-12 at their facility located in West Chicago. The only portion of Warrenville's planning area that would be affected by these schools is north of Mack Road along Route 59. Any potential students coming from these areas would represent a very small portion of the enrollment at each of these three schools.

A small portion of the southern and western Warrenville planning area's educational needs are met by Naperville, Community Unit District #203, and Indian Prairie Community Unit District #204. The District #203 schools which serve Warrenville are Bebbe Elementary (grades K-5), Jefferson Junior High School (grades 6-8), and Naperville North High School (grades 9-12). All three schools are located in the City of Naperville. District #204 schools which serve Warrenville are Indian Plains Elementary (grades K-5) in Eola, Granger (grade 6) in Naperville, and Waubonsie High School (grades 7-12) in Aurora. The only portions of Warrenville within District #203 are about two thirds of the Elmhurst-Chicago gravel pit and the tip of the northwest corner of Warrenville and Herrick Roads. The only portion in District #204 is in Naperville Township, including miscellaneous properties west of Route 59 along Ferry Road.

St. Irene's Parochial School, on Aurora Road in Warrenville, provides education to grades K-6. Enrollment is approximately 150 with a full-time teaching staff of nine and 25 part-time volunteers. St. Francis Parochial High School in Wheaton, on Roosevelt Road, serves 650 students in Warrenville and the western suburbs in grades 9-12. Both of these

facilities are well under the student capacity. St. John's Lutheran School in Wheaton with 225 students also serves the Warrenville planning area.

Wheaton Christian Grammar School in Wheaton has an enrollment of approximately 450 students. Wheaton Christian High School, located in the unincorporated area near West Chicago has an enrollment of close to 300 students. Both of these schools provide the opportunity for Christian-affiliated education to students in the Warrenville area.

#### Water and Sewer Systems

The future development of Warrenville depends heavily on the provision of adequate utilities. Without public sewer and water higher density development is not feasible. In addition, a significant portion of the City uses private well and septic, a condition that can cause numerous problems in both the quantity and quality of ground and surface water. Some of the older areas of the City have developed with private septic systems on small lots, which can cause serious problems if the septic systems malfunction. Some of the existing structures maintain septic systems and individual wells even though public utilities may now be available.

Citizens of Warrenville receive water services from the City. Sewage service is provided through an intergovernmental agreement with the City of Naperville, which operates the only sewage treatment plant within Sub-region Eight of the DuPage County Wastewater Regionalization Plan. The service areas of these facilities are portrayed on Figure 9.

#### Water Supply

The water service system operated by the City of Warrenville consists of eight wells with a combined capacity of 1,935 gallons per minute, plus a ground level storage tank (500,000 gallons) at River Road and Bower School and a 500,000 gallon elevated storage tank at the Country Ridge well site. Table 7 lists the individual well pumping rate and Figure 9 identifies the well locations.

TABLE 7  
WELL CAPACITIES

WELL	LOCATION	PUMPING RATE*
#1	Manning Avenue	125
#2	Bower School	530
#3	Rogers Street	200
#4	Winchester	300
#5	DuPage Youth Center	90
#6	Central Avenue	60
#7	Oakwood Castle	180
#8	Country Ridge	<u>450</u>
TOTAL		1,935 GPM

\*Pumping rate in gallons per minute

SOURCE: Warrenville Public Works Department, 1982.

The City of Warrenville Water Report - 1978, prepared by the firm of Bergeson and Dreas, included several recommendations for the City to provide service for an estimated future demand of 21,000 population equivalent (P.E.). First, it suggested the City acquire the Warrenville Water Company of Lisle in order to improve the outdated systems. This acquisition has been completed. Second, new shallow wells should be drilled to increase the total well capacity to a minimum of 3,000 gallons per minute. Third, the City should add 1.3 million gallons (MG) of elevated storage. (A 500,000 gallon elevated storage tank has recently been constructed at Country Ridge.) Fourth, a water conservation program should be developed and implemented.

### Sewage Treatment

Sewage treatment for the City of Warrenville is provided through individual septic systems and the City of Naperville's wastewater collection and treatment facility. Service from the Naperville facility is provided in accordance with an intergovernmental agreement between the City of Warrenville and the City of Naperville, adopted in February, 1972.

Sewer service in Warrenville is provided primarily to the newer areas of the City and recent subdivisions including Emerald Green, Summerlakes, Country Ridge, and Thornwilde. The older sections of the City function in large part on individual septic systems.

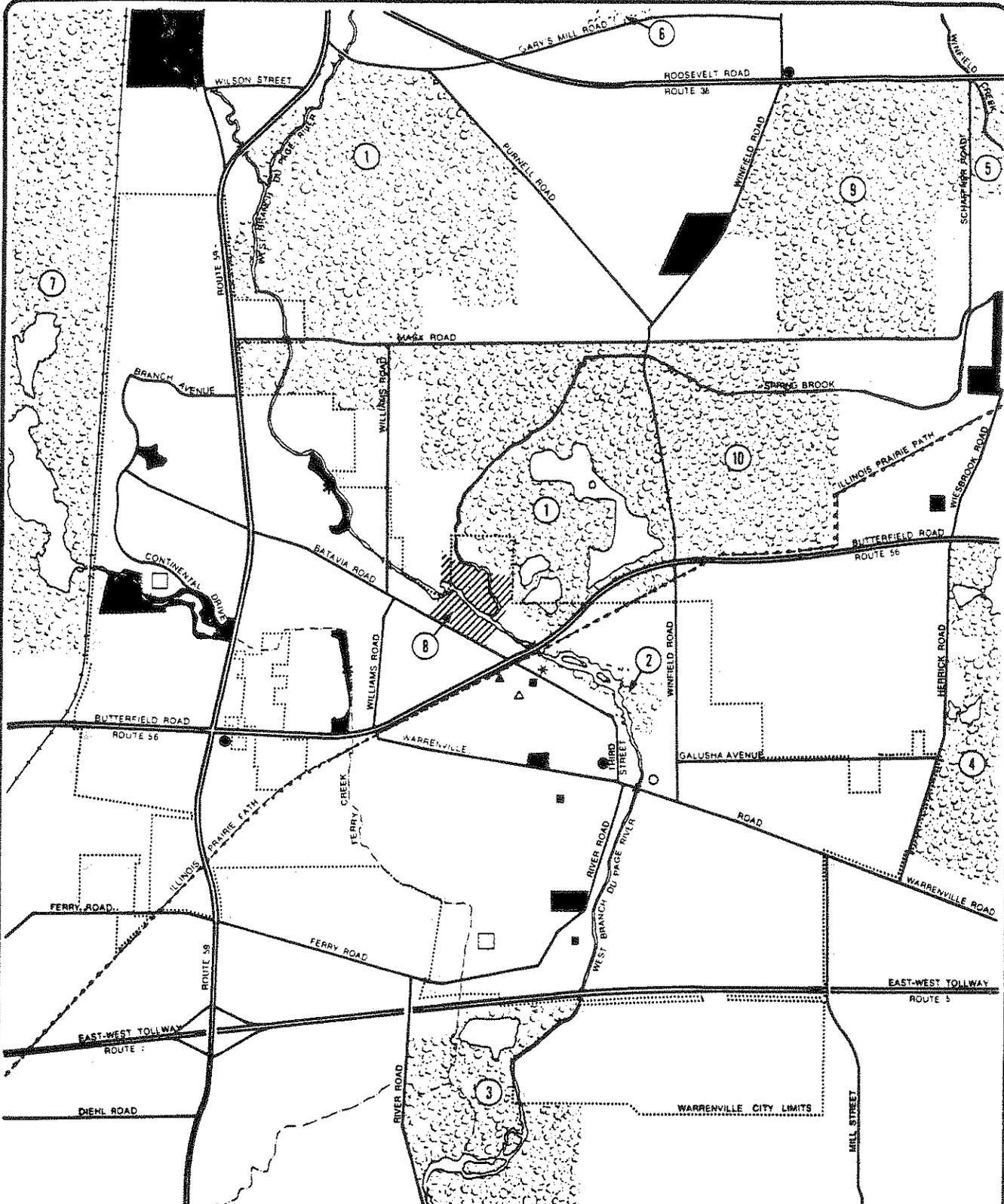
The Warrenville sewer system consists of a system ranging from 6 and 8 inch diameter collection pipes to 24 inch trunk line sewers at major interconnecting points throughout the Thornwilde development. This system which ultimately connects with Naperville's sewage treatment plant will expand to meet new development in the northwest Warrenville area, as well as, extension into the older sections of the City. This extension into the older sections of Warrenville is needed, as many of the septic systems are on lots less than 10,000 square feet in size. The expansion of this system is in progress, financed in part by a federal grant. Construction is due to begin shortly.

### Fire Protection

Warrenville and the area around it receive fire protection from three fire protection organizations: the Warrenville Fire Protection District, the West Chicago Fire Protection District, and the Naperville Fire Department.

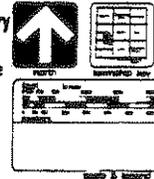
The Warrenville Fire Protection District encompasses most of the planning area. It extends from Fermi Lab on the west to beyond Herrick Road on the east and from Mack Road on the north to Ferry Road and the East-West Tollway on the south.

The Warrenville Fire Protection District operates two stations, one at Third and Jackson Streets, the second on Butterfield Road east of Route 59. The Third and Jackson station was built in 1946 and has approximately 1,800 square feet of floor area. The facility houses two pumper trucks and one rescue truck. This station is owned by the

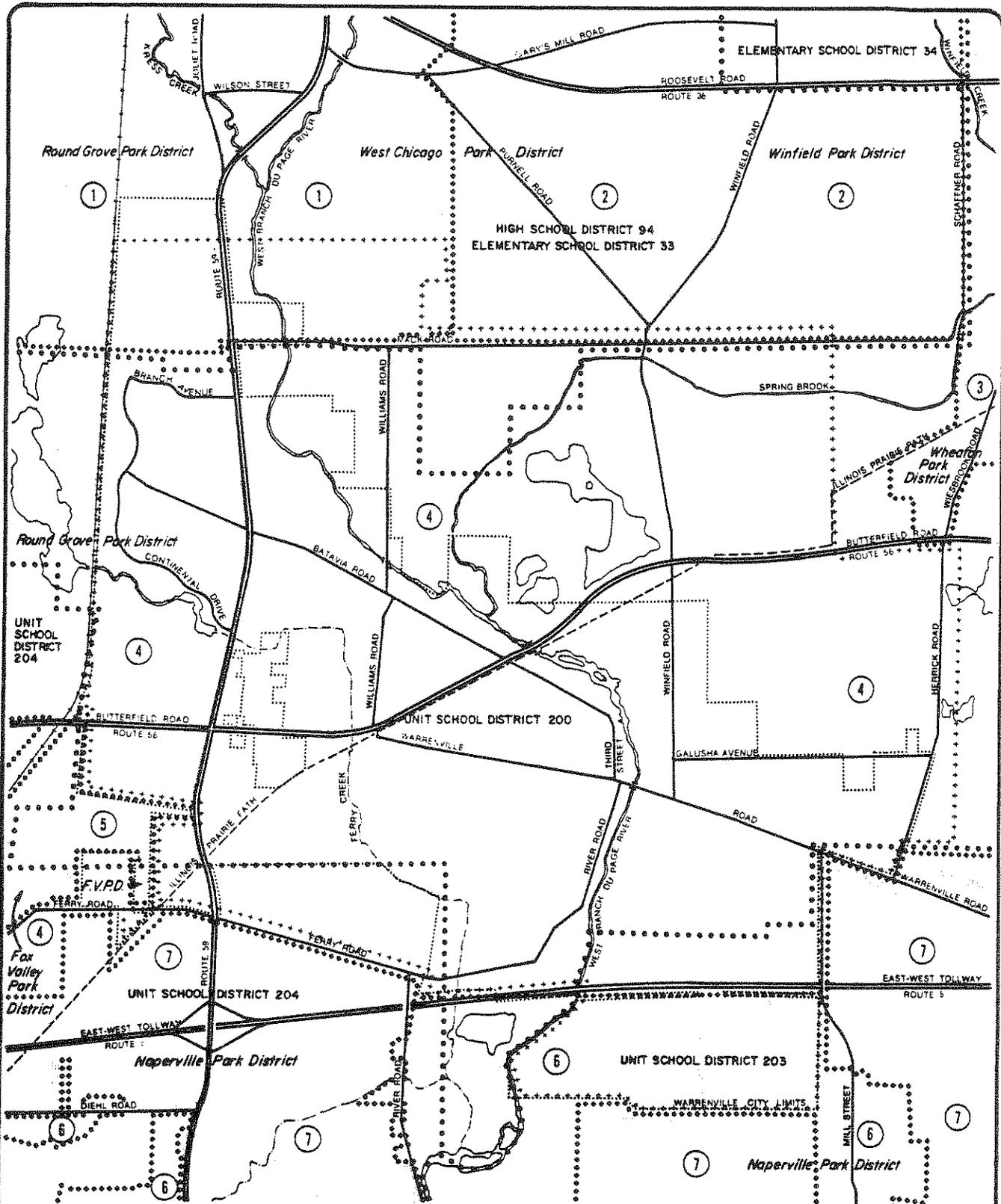


**Existing Community Facilities / Open Space** - FIGURE 8

- |   |  |   |   |
|---|--|---|---|
| <ul style="list-style-type: none"> <li>■ MIDDLE SCHOOL</li> <li>■ ELEMENTARY SCHOOL</li> <li>□ NEW SCHOOL SITE</li> <li>▲ MUNICIPAL BUILDING</li> <li>● FIRE STATIONS</li> <li>★ POST OFFICE</li> <li>△ LIBRARY/COMMUNITY BLDG.</li> <li>○ ALBRIGHT BUILDING</li> </ul> | <ul style="list-style-type: none"> <li>..... ILLINOIS PRAIRIE PATH</li> <li>■ CEMETERIES</li> <li>■ LOCAL OPEN SPACE</li> <li>..... REGIONAL OPEN SPACE</li> </ul> | <ul style="list-style-type: none"> <li>FOREST PRESERVES</li> <li>① Roy C. Blackwell</li> <li>② Warrenville Grove</li> <li>③ McDowell Grove</li> <li>④ Herrick Lake</li> <li>⑤ Belleau Woods</li> <li>⑥ Elsens Hill</li> </ul> | <ul style="list-style-type: none"> <li>OTHER OPEN SPACE AND COMMUNITY FACILITIES</li> <li>⑦ Fermi National Accelerator Laboratory</li> <li>⑧ Canacle Retreat House</li> <li>⑨ Cantigny War Memorial Museum</li> <li>⑩ St. James Farm</li> </ul> |
|---|--|---|---|



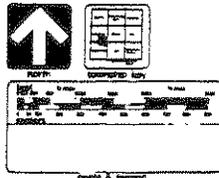
**THE CITY OF WARRENVILLE ILLINOIS**



**Community Service District Boundaries - FIGURE 7**

- ..... SCHOOL DISTRICTS
- ..... PARK DISTRICTS
- ..... FIRE PROTECTION DISTRICTS
- ..... WARRENVILLE LIBRARY DISTRICT

- FIRE PROTECTION DISTRICTS KEY**
- ① West Chicago Fire Protection District
  - ② Winfield Fire Protection District
  - ③ Wheaton Fire Department District
  - ④ Warrenville Fire Protection District
  - ⑤ Aurora Fire Department District
  - ⑥ Naperville Fire Protection District
  - ⑦ Naperville Fire Department District



DuPage County Regional Planning Commission

**THE CITY OF WARRENVILLE ILLINOIS**

firefighters association which comprise the Warrenville Fire Protection District force and is leased to the district by the association. The second station on Butterfield Road is a 4,100 square foot structure built in 1968. Housed here are two pumper trucks, one 65 foot snorkel truck, and one rescue truck. This station is owned by the fire protection district. Thirty seven volunteer firefighters make up the staff of the Warrenville Fire Protection District. At this time there are no plans to expand the district.

The West Chicago Fire Protection District personnel consists of 39 firefighters, 14 of which are full-time. The district maintains two stations in West Chicago: the main, staffed station at 200 Fremont in the center of town which serves the Warrenville area north of Mack Road, and a small station at 50 Church Street operated by on-call volunteers.

Serving the Warrenville area south of the Tollway is the Naperville Fire Department from a station located at 133 West Jefferson in Naperville and a new station at Washington and Diehl Road.

Using the standard recommended in the DuPage County Community Facilities Plan Phase III that fire stations should be within five minutes or two miles at an average speed of 30 miles per hour it appears that the Warrenville planning area is for the present adequately protected. However, new development especially to the northwest and northeast may require additional facilities.

The Warrenville Fire Protection District extends several miles to the east beyond the Warrenville planning area. The total needs of the District, therefore, go substantially beyond the needs of Warrenville and are not addressed in this report.

#### Warrenville Public Library District

The Warrenville Public Library District was incorporated in February of 1979. The library facility is currently housed in 2,000 square feet of the Warrenville Community Building. The Community Building was built in 1932 as a WPA project and was formerly owned by Wheaton-Warrenville Community School District #200. During 1983 the building was acquired by the Library District. The Library District is a member of the DuPage Library Systems with associated collection - sharing available.

Comparison of existing materials versus recommended standards suggest that the library's needs are extensive to meet the demands of the current population. For a community with a population between 5,000 and 10,000 the suggested standards vary considerably, but Warrenville's collection is well under the minimum size. Table 8 indicates the existing holdings of the District as well as recommended standards.

Facility standards developed by the DuPage County Regional Planning Commission suggest that the library's physical plant is also deficient. The recommended size is approximately 4,000 square feet, twice that which presently exists. An auditorium in the facility is used for various community functions and activities.

TABLE 8

EXISTING COLLECTION AND RECOMMENDED  
STANDARDS FOR LIBRARY STAFF AND MATERIAL

	<u>Staff</u>	<u>Volumes</u>	<u>Records</u>	<u>Periodicals</u>
Existing	2 ½ F.T.E.	4,900	90	32
American Library Association	3 - 5	2/capita	150-200	50-75
Illinois Library Association	1/1,500	4/capita	1,000	75-125

SOURCE: Warrenville Library District, 1979.  
Public Library Association, Interim Standards for Small  
Public Libraries: Guidelines Toward Achieving the Goals  
of Public Library Service. Chicago, December, 1971.

Illinois Library Association, Measures of Quality, 1971.

## Post Office

The Warrenville Post Office, located at Butterfield and Batavia Roads, serves 2,700 mail boxes and 500 post office boxes within a 14 square mile area. The present post office structure is leased and contains 2,800 square feet. There are 11 full-time employees. While adequate for current needs, it is expected that sometime in the future the facility will need to be expanded. Due to site limitations, expansion at the current location is not feasible, therefore, a new location will have to be considered.

## Other Utilities

### Telephone Service

Telephone service to the Warrenville area is provided by Illinois Bell Telephone Company. At this time Illinois Bell anticipates no difficulty in meeting future growth in the Warrenville area. The "393" exchange which serves the City of Warrenville and the immediate surrounding area currently includes 245 business listings and 2,847 residential listings.

### Electrical Service

The Warrenville area receives electrical services from Commonwealth Edison Company which also provides service to the communities surrounding Warrenville. The Commonwealth Edison electrical supply system is based on a network, or "web" configuration, in which any one of a number of substation and distribution centers provide power to Warrenville at any one time. According to Commonwealth Edison officials new substations and other facilities can be added as the need for more electrical power is required. Currently, the company foresees no difficulty in meeting electrical service needs in the Warrenville area.

### Natural Gas

The Northern Illinois Gas Company supplies natural gas to Warrenville and the surrounding area. The company reports that it can accommodate all anticipated future expansion in Warrenville and its planning area.

### Solid Waste Disposal

The City of Warrenville provides solid waste disposal through private contracts with two truck hauling firms. The two firms; Westowns Trucking Company and Du Kane Disposal Company currently are the firms holding these contracts.

### Cable Television

The Centel Corporation provides cable television to residents in Warrenville. Offices are located in the refurbished Albright Building at Jefferson and Second Streets.

### Health Care

While there are no hospitals within the Warrenville planning area, two hospitals located in the vicinity provide medical and hospital services to the area.

Central DuPage Hospital in Winfield has a licensed bed capacity of 364 and a staff of approximately 340. Both intensive and cardiac care units are provided at this facility.

Edward Hospital in Naperville is a 152 bed facility which also has an intensive care/cardiac care unit.

### Churches and Cemeteries

Within the Warrenville planning area many major denominations of religion are represented. These facilities provide important spiritual and civic services to the residents of Warrenville and the surrounding area.

Two cemeteries are located in the Warrenville area. Assumption Cemetery, located on Winfield Road is owned and operated by the Roman Catholic Diocese of Joliet. This lawn cemetery is relatively new and not fully developed. Minimal expansion is anticipated although substantial land is available. Warrenville Cemetery is located in town on Aurora Road between Curtis and Warren Roads and is substantially developed.

## OPEN SPACE AND RECREATION

Warrenville is particularly influenced in its growth by the existence of open space areas. Several of DuPage County's Forest Preserves are located within or adjacent to the Warrenville planning area. Large amounts of open space are also provided by private sources.

With so much open space in the vicinity, it is important to establish Warrenville's relationship to this use of land. To accomplish this, the following discussion will define and identify the various types of open space and establish standards and criteria for their provision. It will inventory the existing areas and facilities and identify Warrenville's open space needs. Finally, it will discuss the City's responsibility in the provision of open space and recreation, including a few possible alternatives for meeting the needs of the residents.

Of the various definitions of open space, a common denominator is that open space is relief from development. In its most general use, the term open space can be used to describe any space in which there is a conspicuous absence of physical structures, that is, any space in which nature predominates. Under this definition, then, any vacant land (whether permanently or temporarily vacant) might be considered as open space. For planning purposes, however, we must distinguish between land left vacant (such as farm field), land which is vacant for a site design reason (storm water retention basin, etc.), a recreation purpose (parks and swimming pools), and nature preservation areas (forest preserves).

Open space lands are divided into two main groups: general open space and recreational open space. General open space, passive in nature, is usually provided where there is a need to preserve environmental quality, where site design considerations require it, or where there is a need for natural preservation areas. These sites may be held by either public agencies or private entities. Among the environmental constraints for which land in the Warrenville area might be set aside are flood control, water recharge, air quality control, and wildlife preservation. Recreation open space may overlap with the general or passive open space. Normally recreational lands are for the pursuit of activities and include facilities for these activities. Recreation lands range from neighborhood parks and playgrounds to baseball diamonds and football fields to tennis courts, swimming pools and golf courses. These lands are provided in response to local and regional recreation demands. They are provided by park districts, municipalities, schools, developers and to an extent by the Forest Preserve District.

Within the concept of open space is contained the concept of permanency of which there are three types: reserved, semi-reserved, and non-reserved.

Reserved open spaces are land areas permanently reserved for non-development purposes. Most reserved open-space is publicly owned and managed. There are, however, some privately owned facilities that,

because of deed restrictions or institutional commitment, can be considered as long-term, permanent open spaces.

Semi-reserved open spaces are lands which are likely to remain open for the near future. They are generally privately held and some commitment has been made for their permanence. They lack the land use restrictions or institutional commitment for permanency. As the social, economic, and physical environment changes, these lands are possible candidates for development. For this reason, the permanence of semi-reserved open spaces is more tenuous than those lands permanently designated as open space.

Unreserved open spaces provide several psychological and physical open space benefits. They are however, because of their unprotected status, the prime source of new developments and subdivision. Table 9 shows examples of open space types in the Warrenville area.

It is important to realize that many of these unreserved open space areas should be made permanent. Environmentally constrained lands, site design open areas, and nature preserves sufficient to meet citizens' demand should have permanency to ensure adequate protection for the needs of the citizens.

#### Open Space Standards and Needs

The provision of general open space is based not on any absolute standards, but rather on consideration of environmental constraints, urban design principles, and site characteristics specific to the needs and conditions in a community. Within the Warrenville area, the primary environmental constraints for which the provision of general open space is required are: flood control (including flood plains, wetlands, and retention/detention facilities), ground water recharge areas, and, to a lesser degree, the preservation of unique wildlife and vegetation, the improvement of air quality, and restrictions due to poor soil conditions.

Good subdivisions and site designs use open space to accomplish visual relief from buildings, to provide psychological benefits to encourage a rural atmosphere, and physical separation between structures and conflicting land uses.

Standards for local recreational open space are more objective, as several national recreation associations have analyzed local needs. Local open spaces, as defined earlier, include both land and facilities at two different levels of service. The two basic types of local open spaces are neighborhood and community parks. Table 10 lists the standards for both types. Community parks are self-defined, with large scale acreage and facilities. Neighborhood parks, on the other hand, are more variable in service area based upon the population of the neighborhood. As a result it is possible that several smaller neighborhoods may share a park to provide more reasonable acreage. In these cases, some of the demand within the neighborhood may be accommodated by "tot lots" on school playgrounds. In all cases, adequate distribution of the land

TABLE 9

## EXAMPLES OF OPEN SPACE TYPES

OS TYPE	RESERVED	SEMI-RESERVED	UNRESERVED
General	Warrenville Grove Forest Preserve, Cantigny War Memorial Museum	St. James Farm The Cenacle	Flood Plain, Farmlands
Recreational	Cerny Park, Blackwell Forest Preserve Recreation facilities	Subdivision parks and recreation areas	Ball diamond on Route 59 south of the bowling alley.

SOURCE: DuPage County Regional Planning Commission, 1980

TABLE 10

## LOCAL RECREATION STANDARDS

Facility Type	Acreage	Size	Service Area	Service Population
Neighborhood Park	3.5 acres/ 1,000 residents	0.5-15 acres	1/2 to 1 mile radius	2,500 persons
Community Park	4.5 acres/ 1,000 residents	15-100 acres	1-3 mile radius	7,500 residents

SOURCE: DuPage County Regional Planning Commission.

provided is of great concern to ensure maximum accessibility and safety for resident of Warrenville.

The basis for applying the standards developed for local recreational open space is the planning sector. Planning sectors divided the City into separate unique areas, or neighborhoods, divided by major barriers such as highways or waterways. Population totals within each planning sector were computed using the average household size, as determined by the 1979 Special Census, and multiplied by the dwelling unit count from the 1979 Land Use Inventory.

Table 11 identifies the several computations involved in determining the need for park lands, based upon the standards previously stated, and the resultant surplus or deficit. The population in each planning sector is multiplied by the neighborhood and community park need standard, 3.5 and 4.5 acres per 1,000 population respectively. Existing park areas were then compared against this need to establish the surplus or deficit. Both public and private facilities available to residents were included in the inventory. School playgrounds and playfields were added but were partially discounted due to the limited availability of facilities.

Neighborhood parks are plentiful within Warrenville but are poorly distributed. The result is that three planning sectors (PS #5, 7, and 12) have a surplus of at least two acres each while the remaining planning sectors have few if any facilities. It should be noted that several of the planning sectors have populations of less than 125 people and thus have very small neighborhood park needs. It is improbable that these needs could be met without further residential development taking place in those sectors.

An alternative would be the development of a neighborhood park for joint use by several planning sectors, barring major traffic barriers. One other factor to consider is the density of the residential development. Residences on large lots may have a reduced demand for parks, since space for informal recreation is available within each property.

The community park situation also shows as deficient in the number of acres required to meet the suggested standard.

#### Existing Parks and Recreational Facilities

The facilities existing in Warrenville, both public and private, do contribute toward meeting the local demand for recreation. They include the single municipal park (Cerny Park), public school recreational lands and facilities provided by developers. These areas are portrayed on Figure 8.

Cerny Park, located at River Road and Forest View Avenue in Warrenville, contains approximately 7.4 acres of land area. The park has facilities for picnicking, a baseball diamond, and miscellaneous playground equipment. While lacking certain facilities common to a community park, it does function in that capacity.

The several public schools in the Warrenville area provide opportunities

TABLE 11  
EXISTING AND REQUIRED PARK AREAS: WARRENVILLE, ILLINOIS

Planning Sector	Estimated Population	Neighborhood Park Requirement	Existing Neighborhood Park Area	Surplus or Deficit of Neighborhood Park Area	Community Park Requirement	Existing Community Park
1	722	2.5	-	-2.5	3.3	-
2	23	0.1	-	-0.1	0.1	-
3	1,244	4.4	1.6 <sup>1</sup>	-2.8	5.6	22.6
4	28	0.1	-	-0.1	0.1	-
5	1,128	4.0	6.0 <sup>2</sup>	+2.0	5.1	-
6	2,513	8.8	7.1 <sup>3</sup>	-1.7	11.3	-
7	76	0.3	3.4 <sup>4</sup>	+3.1	0.3	-
8	660	2.3	-	-2.3	3.0	-
9	116	0.4	-	-0.4	0.5	-
10	104	0.4	-	-0.4	0.5	-
11	293	1.0	-	-1.0	1.3	-
12	739	2.6	6.9 <sup>4</sup>	+4.3	3.3	7.4
13	39	0.1	-	-0.1	0.2	-
TOTAL	7,685	27.0	25.0	-2.0	34.6	30.0

<sup>1</sup>Serves Emerald Green residents only.

<sup>2</sup>Part of this amount serves Summerlakes residents only.

<sup>3</sup>Serves Winchester and Thornwilde residents only.

<sup>4</sup>School playgrounds and playfields.

SOURCE: DuPage County Regional Planning Commission land use survey May, 1979.

for both team and individual recreation. The Seraph Warren Holmes Elementary School facility includes a baseball diamond, outdoor basketball court, as well as miscellaneous playground equipment. Located in planning sector 7, it has 3.4 acres applicable for a neighborhood park. Bower Elementary School (planning sector 12) in addition to the same facilities listed at Seraph Holmes has a second baseball field, two football fields, and a tennis court on a net area of 6.9 acres.

The Wheaton-Warrenville Middle School facilities to the east of the planning area include a soccer field, two baseball diamonds, six tennis courts, two football fields, and a track complex. While currently leased to a private day care firm, the Woodland Elementary School facility also has a baseball diamond and a variety of playground equipment. It must be emphasized that these facilities have limitations on their use by the general public that reduce their capacity to meet the demand for local parks. The majority of recreational facilities in the Warrenville area are provided through private developments. The four largest nonpublic providers are the Summerlakes, Emerald Green, Thornwilde, and Winchester developments.

The Summerlakes Park on Continental Drive provides indoor as well as outdoor recreation facilities for its residents in planning sectors 1 and 5. Outdoor facilities at Summerlakes include a swimming pool and several tennis courts. Indoor facilities include a sauna, whirlpool, a basketball court, an exercise machine, as well as pool and ping pong tables. The total acreage of the recreational areas is over 28 acres. A portion of the open space west of the clubhouse has been acquired by the Round Grove Park District. The District is planning on developing this park and the adjacent elementary school site for recreation purposes.

Emerald Green's recreational facilities north of Batavia Road include a clubhouse with a recreation room, sauna, pool tables, kitchen, and cocktail lounge. Outdoor facilities include a swimming pool and two tennis courts, with 1.6 acres of recreational areas.

Located on the east side of Illinois Route 59 just south of Batavia Road, the Winchester development provides an outdoor swimming pool, two playgrounds, and an outdoor basketball court. The total acreage, however, is less than one acre.

Thornwilde, located north of Butterfield Road east of Route 59, has several small open space areas located throughout the development designed to serve their residents. A clubhouse facility located on Butterfield Road has been sold to a private owner. The clubhouse operates on a membership basis only. It includes one outdoor pool and an indoor/outdoor pool. Inside it features a racquetball court, billiards room, sauna, exercise room, kitchen, ballroom and a cocktail lounge.

Recreation facilities on the remaining parkland are non-existent at this time.

Portions of Warrenville's planning area lie within several park districts: West Chicago, Naperville, and Round Grove. Figure 7 illustrates the boundaries of these districts.

## Regional Open Space and Recreation

The acquisition and development of large, multi-community parks is very difficult for most municipalities or park districts due to the large amount of funds necessary to accomplish this task. The need, or demand, for such still exists, however. The Forest Preserve District of DuPage County is the principal provider of Regional Parks and Open Space. The lands held by the District involve both recreational facilities and passive open space. The District has established, through policy and practice, a priority for acquisition of environmentally fragile lands to conserve areas of unique or hazardous environmental features. Thus, these local sites of environmental or site design concern are often combined with general open space areas preserved by the Forest Preserve District.

As stated previously, no absolute standard can be established as a basis for providing general or passive open space, but rather, these areas must depend on the characteristics of the community. Regional recreation standards however, have been established. The DuPage County Regional Planning Commission has suggested that 15-20 acres per 1,000 population be used to determine the appropriate amount of regional forest preserve and parks. Based upon this standard, the 7,685 residents of the Warrenville planning area would contribute a need of between 115 and 154 acres toward the demand for regional recreational lands.

Table 12 lists the Regional Open Space existing in, or immediately adjacent to, Warrenville. This total, over 8,600 acres, is far in excess of the local demand. But on a county-wide basis the 14,441 acres of forest preserves just barely meet the needs of the existing population. Projected need for the year 2000, based upon the above standards, could approach 20,000 acres. The acquisitions necessary to meet this demand will have to come primarily from the western townships, since eastern DuPage County has little land that is not developed.

Facilities and activities at the 1,235 acre Blackwell Forest Preserve include boat launching ramps, camping areas, cross-country skiing, fishing, hiking, picnicking, sledding and swimming. Herrick Lake is a 728 acre forest preserve with facilities that include boating, horseback riding, camping, cross-country skiing, fishing and picnicking.

Unique to the DuPage County and Warrenville area is Cantigny, the 500 acre country estate of the late Col. Robert McCormick, which is held in trust and open to the public. In addition to picnic grounds, group camping and wooded trails, it contains 10 acres of cultivated gardens and plant collections and the home of the late Col. McCormick. Cantigny also offers the First Division Museum which depicts the exploits of the U.S. Army's First Division from the American Revolution to the Second World War.

Passive Open Space areas include Fermi National Accelerator Laboratory, 5,344 acres of which are undeveloped, and St. James Farm. St. James is the private estate of Brooks McCormick which contains almost 350 acres north of Butterfield Road, most of which is wooded or in agricultural production. St. James is an example of lands which provide some relief

TABLE 12

## REGIONAL OPEN SPACE: WARRENVILLE

REGIONAL RECREATIONAL OPEN SPACE	
<u>FACILITY</u>	<u>ACREAGE</u>
Blackwell Forest Preserve	1,235.4
Cantigny Gardens	487.2
Herrick Lake Forest Preserve	727.8
McDowell Grove Forest Preserve	416.3
Warrenville Grove Forest Preserve	42.9
TOTAL	2,909.6
OTHER REGIONAL OPEN SPACE	
Fermi Labs*	5,355.1
St. James Farm	339.6
TOTAL	5,694.7
GRAND TOTAL	8,604.3 acres

\* Portion is Open Space use.

SOURCE: DuPage Regional Planning Commission

from the urban landscape but the permanence of which cannot be guaranteed because of its private ownership.

### Needs and Opportunities

The demand, or need, for open space can be defined in terms of both general, passive open space and recreational open space. Passive open space is dependent upon many variables, environmental, design, and local characteristics. Due to the subjective nature of these factors no absolute demand can be determined. Recreation open space need can be based upon more objective criteria for both Local and Regional demand.

The City of Warrentville has primary responsibility for the provision of recreational open space on two levels; neighborhood parks, and community parks. Neighborhood parks meet recreational needs within small areas usually not requiring users to cross major streets or natural obstructions. Community parks serve a wider area and may provide facilities for organized sports or social activities.

Warrentville's primary existing needs stem from a poor distribution of neighborhood parks and from the limited access to private parks and facilities. Aside from the acreage, comparison recreational facilities must also be analyzed. This report has inventoried the existing facilities, both public and private. There is presently no benchmark for determining whether these facilities meet the resident demand. Although national criteria exist, the only accurate comparison is one made with the results of a detailed survey of residential preferences for type and location of facilities. The supply of regional recreational open space far exceeds the local demand. This open space, however, contributes significantly to the development of the open, almost rural, character of Warrentville.

Several general courses of action can be suggested in lieu of specific information on residential preferences for facilities. The deficit of local recreation area, particularly the distributional problem, should be rectified. The City could attempt to acquire the private parks and lands to allow access by all residents. Second, facilities at Cerny Park could be expanded to encourage more use of the land by more residents of the community. Third, the City could enter into cooperative agreements with the Forest Preserve District of DuPage County. These agreements might involve both joint acquisition of property or development of some forest preserve holdings into locally oriented facilities. Fourth, the City and its planning area could establish a park district which could be authorized to acquire existing parks and recreation facilities for use by all residents within the proposed park district boundaries.

From the standpoint of the overall park needs of the City, the last alternative perhaps shows the most promise. A park district could be expanded from the existing Round Grove Park District or could be established separate from, and eventually absorb, Round Grove.

## TRANSPORTATION SYSTEM

The Transportation system in Warrenville exists within the larger Metropolitan transportation network. Various land use both within and beyond Warrenville serve to generate traffic that must be accommodated within the Warrenville transportation system.

The inventory and analysis of Warrenville's existing transportation system represents one segment of the framework utilized in the preparation of the Comprehensive Plan. This section includes an examination of the thoroughfare network, railroads and mass transit.

### Thoroughfare Network

The 1970 Census of the Population indicates that 83.5 percent of DuPage County residents used automobiles as a means of travel to work. Despite the recent increases in gasoline prices, it appears likely that this figure has remained high, especially in the Warrenville area where few alternatives to automobile transportation exist. Thus the thoroughfare network represents the most important component of the Warrenville Transportation System.

### Definition of Thoroughfare Types

To develop a functional and efficient road network, clear differentiation of the various thoroughfare types is necessary. The following definitions from the Federal Highway Administration classification system are used to identify highways and streets in Warrenville.

Arterials - The function of the arterial road is to move large volumes of traffic and to provide some access to adjacent land. These functions can conflict; especially if complicated by poor road design. No arterial road should pass through an identifiable neighborhood.

The degree of priority given to traffic movement vs. land access varies between the two types of arterials below.

Principal Arterials - carry the majority of traffic by-passing the city and a significant portion of inter-city traffic. Due to the nature of the travel served by the principal arterial system, almost all fully and partially controlled access facilities will be part of this functional class. However, this system is not restricted to controlled access routes.

The principal arterial system should be stratified as follows:

1. Interstate highways
2. Other freeways and expressways (with complete control of access)

### 3. Other principal arterials

For principal arterials, the concept of service to abutting land should be subordinate to the provision of travel service. Only facilities within sub-class #3 above, are capable of providing any direct access to land, and such service should be purely incidental to the primary functional responsibility.

Minor arterials - form a thoroughfare system which is intended to supplement the principal arterials. These roads should provide for both inter- and intra-city travel, local and short distance, as well as allow increased access to adjacent land uses. The minor arterials classification includes all arterials not classified as principal and places more emphasis on land access than on through traffic.

Collectors - Collector streets differ from arterials in that they may penetrate neighborhoods, distributing trips from the arterials through the area to the ultimate destination. Conversely, these streets also collect traffic from local streets in the neighborhood and channel it into the arterials systems. Due to the design of the overall thoroughfare system, a minor amount of through-traffic may be carried on some collector streets.

The collector system provides for both land access service and local traffic movements within residential neighborhoods, commercial areas, and industrial areas. The urban collector system can be further stratified into two categories.

1. Major Collectors
2. Minor Collectors

These two categories are determined primarily on the basis of traffic volumes and types of areas served. The thoroughfare system established for Warrenville does not distinguish between these two subcategories of collectors.

Local Streets - The local street system includes all facilities not classified under one of the higher systems. Local streets offer the lowest level of mobility; and service to through-traffic is deliberately discouraged. This category is further divided into two types:

1. Local Streets
2. Cul-de-Sacs

#### Thoroughfare Types in Warrenville

The theoretical nature of the above descriptions should be considered as they are applied to Warrenville's thoroughfare network. In reality, the functional classification of a road may change after it is put in place. As Warrenville has developed, roads which once served as minor arterials or collectors now function at higher levels, so as to accommodate the demands of increasing traffic.

Principal Arterials in the Warrenville planning area include: Butterfield Road (Route 56), Route 59, Roosevelt Road, and the East-West Tollway. The existing thoroughfare system and 1977 traffic volumes are displayed on Figure 10.

Route 59 at its intersection with the East-West Tollway carried the largest amount of traffic, 21,450 vehicles per day (VPD). Overall, Route 59 through Warrenville carried between 10,700 VPD (to the north) and 21,500 (to the south).

The East-West Tollway, Illinois Route 5, is a fully controlled, Interstate standard Highway. It carried between 20,700 (east of Route 59) and 13,200 (west of Route 59) vehicles per day. This difference in volume gives an indication of the amount of traffic using Route 59 as a feeder to and from the Tollway. The Tollway has a full interchange with Route 59 after construction in 1982-1983. Previously the interchange was east bound on and west bound off.

The other two principal arterials are Roosevelt Road, north of the planning area, and Butterfield Road. Of the four principal arterials only Butterfield Road and a small southern section of Route 59 are not full four-lane roadways. Traffic volumes on Butterfield Road (+10,000 VPD) are approaching the point where a four-lane roadway will be required.

Minor arterials in the planning area include Batavia Road, Warrenville Road, Winfield Road, Mill Street, River Road and Joliet Road. Traffic volumes on both Warrenville Road and Batavia Road (on either side of Butterfield Road) are approaching the point where a four-lane facility maybe required. The bulk of the principal and minor arterials in the Warrenville area generally fit well into their definitional categories with few performing lower classification functions. This must be monitored closely, however, to ensure that the proper distinction between land access and traffic movement is maintained.

Collector streets of significance to the planning area include: Continental Drive, Mack Road, Williams Road, Ferry Road, Aurora Road, and Diehl Road.

#### Traffic Generators

Traffic generators are the origins or destinations of vehicular trips. The primary traffic generators in the Warrenville area are the new higher density residential developments in the northwestern area of the City, Blackwell and Herrick Lake Forest Preserves, and the Wheaton-Warrenville Middle School.

Non-residential traffic generators outside the immediate planning area influence Warrenville considerable more than the residential areas. These include the Amoco Research Center, Bell Labs, the Fox Valley Shopping Center, and Fermi Lab.

### Mass Transit

Mass Transit in the Warrenville area is not as extensive as it is in other parts of DuPage County. This is due to the lack of a commuter rail line through the City, the relatively small population, and the lack of any major employment centers.

Transit serving Warrenville centers on a Regional Transportation Authority (RTA) feeder bus, which connects Warrenville to the Naperville Burlington Northern station.

#### RTA Route 679

RTA Route 679, the Warrenville Feeder, connects Warrenville with the Naperville Burlington Northern station and is operated by the Greater Naperville Area Transportation System (GNATS). The route includes the three major subdivisions in the Warrenville area, Thornwilde, Summerlakes, and Emerald Green. The Warrenville Feeder makes two trips each morning and each evening. Since the establishment of Route 679 in May of 1978, ridership has steadily increased to approximately 1,550-1,600 riders per month in the Summer of 1979.

#### Commuter Trains

The primary commuter rail service for the Warrenville area is the Burlington Northern line from the Naperville station. The line connects Warrenville with Chicago (Union Station) to the east and Aurora to the west, with intermediate stops between the two cities. Service is provided 18 hours a day during the work week and 17 hours on Saturday and Sunday. There are 15 eastbound and 27 westbound trains a day during the week. On weekends, service is reduced to 14 trains serving each direction on Saturday and only 10 on Sunday. During prime commuter time on weekdays nine trains serve Naperville between 6:44 a.m. and 8:15, including two express trains.

The west line of the Northwestern provides secondary commuter service to the Warrenville area from the West Chicago or Winfield stations. This line serves Geneva to the west and Chicago to the east with stops in many municipalities along the line.

### Air Transportation

Warrenville air transportation service comes from two facilities. The first and most obvious is O'Hare International Airport. The second is DuPage County Airport operated by the Fox Valley Airport Authority.

O'Hare Airport, the world's busiest terminal, provides service through major air carriers to all parts of the United States and the World. The Federal Aviation Administration reported a total of 741,272 total operations (planes arriving and departing), with 44,238,019 passengers in 1977. The amount to an average of 2,030 daily operations, up 17 percent from 1975. The passenger volume represented an increase of 25 percent over 1975.

The DuPage County Airport, located on North Avenue, is the second busiest airport in the state. This general aviation facility operates three runways. While no commercial flights are made from DuPage County Airport, charter service is available.

#### Rail Freight Service

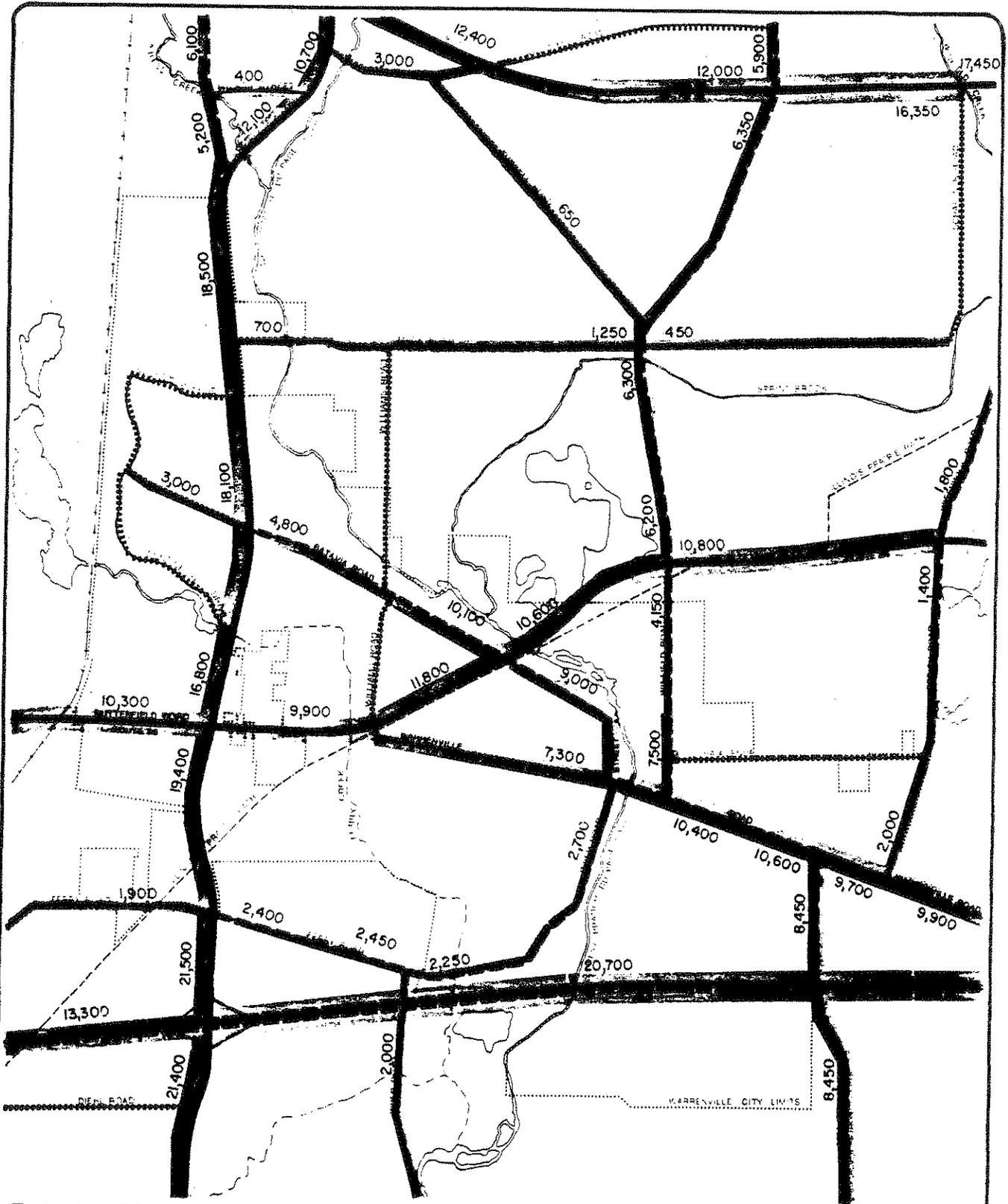
Freight train service to Warrenville is provided by two lines: the Elgin, Joliet, and Eastern Railroad serves the industrial development on Butterfield Road west of Route 59. The Burlington Northern is to the south out of the planning area.

#### Transportation Problems

Expansion and development are placing stress on the Warrenville Transportation system, and will continue to do so in the future. The most pressing current problem centers on Route 59 throughout the planning area. The development being generated along this highway corridor is not happening according to any overall plan. The Comprehensive Plan will propose overall land use configurations and thoroughfare types in this corridor.

In the future the lack of local streets in the area between Aurora Road and River Road could cause poor traffic circulation. Currently several dedicated streets exist in the area that have not been opened.

Finally, Warrenville's low access to mass transit service places extra stress on the existing thoroughfare system. The expansion of the bus service to Naperville and the initiation of service to the Northwestern Station in West Chicago or Winfield could substantially reduce automobile dependence in the Warrenville area.

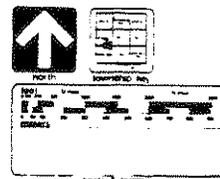


**Existing Thoroughfare System with Traffic Volumes** - FIGURE 10

1977 ANNUAL AVERAGE 24 HOUR TRAFFIC VOLUME RANGES

-  FREEWAY
-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR

-  0 TO 4500
-  4501 TO 9000
-  9001 TO 13,500
-  13,501 AND ABOVE



DuPage County Regional Planning Commission

**THE CITY OF WARRENVILLE ILLINOIS**

WARRENVILLE  
COMPREHENSIVE PLAN  
PART II  
GENERAL DEVELOPMENT PLAN

Prepared By:

DuPage County Regional  
Planning Commission

Reviewed By:

Warrenville Plan Commission  
Frank Bernard, Chairman

Revised:

May, 1983

Reviewed By:

Warrenville City Council/  
Plan Commission Joint  
Work Sessions, October, 1983

Revised:

March, 1984

## TABLE OF CONTENTS

<u>Chapter</u>	<u>Page</u>
Introduction	1
Planning Issues, Goals and Policies	2
Plan Description	18
Planning Area Transportation Plan	23
Population and Dwelling Unit Projections	25
Community Facilities Plan	28
Plan Implementation	37

## INTRODUCTION

Part one of the Warrenville Comprehensive Plan, the Summary Review, has inventoried and analyzed background information concerning many aspects of the existing conditions in the City and its surrounding area. It has also set forth anticipated future conditions and has developed goals and policies for future growth in Warrenville. The General Development Plan uses all this data to formulate a plan for future growth and development. Chapter 1 identifies issues which were brought out in the Summary Review and matches them with the goals and policies. Chapter 2 is a description of the Plan, covering land use, the thoroughfare system, projections of population, dwelling units and employment and community facilities. Chapter 3 discusses various methods of overall plan implementation.

The primary reason for the analysis of existing conditions in Warrenville in the Summary Review is to help us find a direction for the future. This direction for the future, as shown in the plan, should be shaped by the goals of the Community. In order to validate community goals, the unique planning issues of Warrenville must be defined. The delicate nature of the natural environment, the impact of building development, limited economic opportunities, and the vitality of social groups in the community are basic characteristics from which planning issues can be described. The following pages, therefore, identify planning issues, goals and policies associated with four basic areas of concern:

- o Natural environment (land and water features and resources)
- o Man-made or "built" environment (land uses, roads, parks, etc.)
- o Social environment (people and their groups)
- o Economic environment (jobs, goods and services available)

## PLANNING ISSUES, GOALS, AND POLICIES

### Planning Issues

#### Natural Environment

Land and water features and resources in Warrenville have a variety of forms and functions. They include trees and other vegetation, soil, wildlife, rivers and streams, hills and valley, stone quarries, flood plains, marshes and farms. The capacities of these resources for use by people have been examined. Now these resources must be reasonably managed or used.

Water Supply. The future of Warrenville depends upon the wise management of natural resources. For example, both private and public water supplies in Warrenville depend totally upon water from wells. These wells draw groundwater from a variety of water-bearing aquifers. The shallow aquifers are recharged locally by surface water, while deep aquifers may receive their water from hundreds of miles away. A reliable source of groundwater recharge for the shallow aquifers is essential in order to provide adequate water supplies from private wells and the Warrenville public wells. Therefore, the prime groundwater recharge areas must be protected from development. If they are not, individual wells may run dry.

The deeper aquifers from which some communities draw their water are recharged from long distances away at a slow, steady rate. These deeper aquifers in DuPage County are being over-pumped by the municipalities; so, as a result, the water levels are dropping and many communities are experiencing water shortages. The solution being implemented for this problem is to provide water to most of the County from Lake Michigan.

Warrenville has received an allocation of water from the lake. The problem of the community becomes one of husbanding the water supply until the allocation of water is available, at which point a portion of all of the City's needs would be satisfied from the lake. Until then, Warrenville will be totally dependent for all its future development on water supplies from the shallow aquifers. In either case, the prime groundwater recharge areas must be protected to assure water supplies.

Flood Plains and Wetlands. Another natural environment issue concerns flood plains and wetlands. The characteristics are closely linked with the first issues - groundwater recharge and water supply - since the best recharge areas are often along water courses and in wetland areas. In addition to that, however, there is the problem of flood damage to existing structures located in flood plain areas and the potential problem of flood damage to proposed structures if they are permitted to be located in the flood plains in the future.

Warrenville enjoys the presence of nearly 12 miles of rivers and streams within its planning area - the West Branch of the DuPage River, Ferry Creek, and Spring Brook - in addition to other intermittent, un-named water courses. They provide aesthetic values and relief from development and contribute greatly to Warrenville's rural image. They are also, however, very much under pressure for development. Particularly affected already are Ferry Creek and portions of the DuPage River where a variety of housing developments have been built and others planned. As a result of these activities, flood fringes have been filled and built upon, stream channels have been altered and, in some cases, the floodway itself may have been encroached upon.

Warrenville's flood plain ordinance (and the federal flood plain regulations) allows the City to permit filling and construction in the flood fringe area. The theory behind this is that the flood waters will only be raised a small amount. (In Illinois this amount by law is limited to one-tenth of a foot.) If an entire stream, such as Ferry Creek, for instance, were to be filled in the floodway fringe area and developed, however, the flood waters would cause much more damage than the theory can account for.

It is very much in the interest of the present and future residents of Warrenville that flood plain development should be carefully regulated and limited to create as little a change as possible in the future. If the flood plains are left in their natural state, the risks of property damage and loss of life will be minimized. Adequate water supplies for future development will be greatly enhanced. The rural character will be preserved and aesthetic and recreational opportunities of the City will be improve.

Other Characteristics. Other natural environmental characteristics of concern in Warrenville area the erosion potential of steep slopes, soil wetness hazards, the poor bearing capacity of peat and muck deposits, and the location of high quality vegetation. Information concerning these characteristics provides a basis for determining the natural suitability of the land's use for various development purposes. The conscious application of knowledge about these characteristics will be a major determinant of the success of the City's pattern of growth.

#### Man-Made Environment

The man-made or "built" environment also provides the basis for many planning issues. Much of the previous analysis in the Summary Review concerns this man-made environment. The land use pattern is the end result of our use of the land. The current "mix" of land uses includes residential, commercial, industrial, institutional and open space uses. This pattern, at least in its quantifiable terms such as acres or percent of the total area, is rarely obvious to most people. Rather, what is grasped is an intuitive knowledge of "what Warrenville is like" by each of its residents. Residents from different parts of town would describe the community differently, but each view of the City would be valid.

Residential Uses. Residential uses comprise a large portion of the Warrenville area. They range from very low density single-family homes to high density apartments. In between are single-family homes at medium

densities, townhouses and condominiums. The future residential "image" is one of the key issues facing Warrenville. The present residential image encompasses all of the above housing types. Large portions of the planning area - along Williams Road east of the DuPage River, north of Mack Road along Route 59, along Ferry Creek south of Butterfield Road - have a low intensity rural character. The heart of town represents a suburban medium density single family area while the west end of town - Emerald Green, Thornwilde, Winchester, Summerlakes, and Country Ridge - has a high density urban character.

Warrenville is fortunate to have a wide variety of housing types which address the needs of many different types of families and individuals. It is this variety that should be thought of as it's residential "image". However, single family development at a density of less than six dwelling units per acre should remain predominant in the future in order to maintain Warrenville's small-town suburban atmosphere.

Commercial and Industrial Land. Another issue confronting Warrenville is the amount and location of commercial and industrial land that is necessary or desirable in order for the community to prosper. Commercial development - providing both employment and goods and services needed by the residents - has been slow in coming to the City except for certain types of uses such as restaurants and gas stations. These uses serve visitors or travelers passing through as much as they serve residents.

The City has wanted to attract basic commercial uses into the community for a long time. The fact that this has only begun to happen is due mainly to a shortage of enough population needed to patronize stores such as full-line variety store and a supermarket/drugstore combination. These stores will come to Warrenville when the market is there. It is only a matter of time. Rezoning large amounts of vacant land along major roads to commercial categories will not attract these desirable uses now. What this rezoning would do, however, is produce disorganized, inefficient, sparsely-developed, unsightly strip commercial along major thoroughfares that would rob Warrenville of its individuality and still not serve the retail needs of its residents.

Industrial development, with a few exceptions, is practically nonexistent in Warrenville. There is presently very little chance for Warrenville residents to be employed locally. The industrial firms that exist are scattered throughout town. Several establishments are located in the heart of town southwest of the City Hall. Others are located to the west along Butterfield Road and north on Route 59. Finally, the largest land user in the City, the stone quarry, is in the southeast part of town along the Tollway.

There is no identifiable focal point for industry in Warrenville. To the extent that industrial development is encouraged, it should be concentrated in clean, well-designed industrial parks with direct access to arterial streets and with adequate buffering to any adjacent residential areas.

Civic Center. One method of supporting and reinforcing community identity is with a strong well-defined civic center that provides a

variety of public facilities such as a city hall, library, post office, community center, etc. Warrenville is fortunate to have such a civic center at the present time.

Ideally, a civic center would reinforce, and be reinforced by, adjacent higher intensity commercial and residential uses. In Warrenville's case, however, the civic center is in a well-established, moderate density single family neighborhood. It is well-located geographically to serve the entire community and is easy to get to from all directions. The new higher density residential uses and new commercial activity are centered in the western portion of the City along the Route 59 Corridor. It would be inappropriate to relocate the civic center into the heart of this higher intensity development along Route 59 since it is so far removed from the geographic center of town. On the other hand, it would be very disruptive to the neighborhood surrounding the civic center to provide much higher intensity housing and commercial uses in the midst of the existing medium density single family housing.

Municipal Building. An issue related to the civic center is the municipal building. The present structure, designed as a railroad depot, is well over 59 years old and not suited to long-term needs of the City government. In the future the City must either acquire the structure from DuPage County and add on to it or acquire a new site on which to build a new facility. The advantage of a new facility is that it can be designed to fit the needs of the City from the very beginning. At any rate, the municipal facilities should remain in this traditional civic center area. The City has taken steps in this direction by purchasing land adjacent to the municipal building for civic uses.

Schools. The majority of the Warrenville planning area is served by Wheaton-Warrenville Unit School District #200. Due to declining enrollments in the District, the school board has reorganized the schools throughout the District. The board closed Wheaton-Warrenville High School and reassigned those students in grades 9-12 to Wheaton Central and Wheaton North in the Fall of 1983. Wheaton-Warrenville was re-opened in the Fall of 1983 as a middle school serving grades 6-8. Bower and Holmes remain as elementary school with grades K-5.

There will come a time, as the City continues to develop and the age group mix changes, that there should be sufficient enrollment in all grade levels from the Warrenville area to require a local junior high school as well as a local senior high school for area students. The City and its residents must make certain in the years ahead that a Warrenville junior high school is planned for and programmed at the appropriate time by the school board and its administrators and that Wheaton-Warrenville is re-opened as a high school. The City must also make sure that the new junior high school facility is located in Warrenville as centrally as possible in order to serve the planning area most efficiently.

Open Space. Another issues of the "man-made" environment is that of parks and open space. In the Warrenville planning area and environs, there are a great variety of open space uses - parks, forest preserves, special facilities such as the Cenacle, Cantigny and Fermilab, and private uses such as St. James Farm. All together these uses occupy

thousands of acres of land and represent areas unavailable for the expansion or further development of the City. These areas also, however, give Warrenville much of its character as a rural community and its sense of identity separate from towns around it. If these open spaces did not exist, separating it from its neighbors, Warrenville would eventually grow out to meet - and be indistinguishable from - West Chicago, Wheaton, Naperville, and Aurora.

While these open space areas represent a very real loss in terms of potential growth for Warrenville, they also, at the same time, provide the essential character and identity of the City. This is not the primary purpose of these open spaces, of course. Rather they are there to provide regional recreational, cultural, natural preservation and in some cases basic scientific research opportunities. It is Warrenville's good fortune to be in the midst of these resources - sometimes within walking distance of them. Such a location will come to be more envied by others in the decades ahead as a desirable place to live and work.

Parks. Another issue emerging because of the abundance of open space in the Warrenville area is the need for parks within the City itself. If there is so much open space already, why must we reserve more land for parks? The answer is that there is a wide variety of parks that are needed to provide facilities for a variety of recreational activities. A forest preserve does not provide the playground equipment found in a school yard or a neighborhood park. Nor can a forest preserve act as a civic plaza for community celebrations. It can provide lakes for fishing, swimming and boating, trails for jogging, hiking, horseback riding and cross-country skiing; hills for skiing and tobogganing; areas for camping and picnicking; and natural areas for the refreshment and renewal of the human psyche.

What is needed in Warrenville is not the large natural areas found in Manville Oaks Park at the corner of Wilson and Joliet Streets near West Chicago. Warrenville needs smaller, more intensely developed parks and playgrounds within the various neighborhoods to be used for active recreation by all age groups. The logical agency to provide such facilities where they are needed and to maintain them is a park district or a City park department.

A portion of Warrenville west of Route 59 is within Round Grove Park District which has been inactive for many years up until 1979. This district, the heart of which is land occupied by Fermilab, overlaps into parts of Aurora on the south, Warrenville on the east, and West Chicago on the north. It could either be dissolved to let the respective communities expand their park district borders up to the edges of Fermilab, or it could be used as the nucleus of Warrenville's park district. The most logical boundaries for a Warrenville park district would follow the recently established library district lines. This would give the City a high degree of contiguity between the various community facility service areas and the planning area that has been identified for Warrenville.

Public Water and Sewers. A final issue concerning the "man-made" environment is the provision of public water supply and sanitary sewers to already developed areas of the City. The only areas of the City

presently served with both public sewers and water are the new subdivisions in the west end of town near Route 59. The center of town and the east side in the vicinity of Center Street have a public water supply but no public sanitary sewers. The rest of the City and the planning area have neither sanitary sewers or water lines for the most part.

All areas of the City in which the dwelling unit density is higher than one unit per acre, and especially the older parts of town where the density reaches six units per acre, should be connected to public sanitary sewers and water lines. To allow these areas to remain on private septic systems and in some cases private wells is to run the long-term risk of contamination of the shallow aquifers and sickness for residents of Warrenville.

#### Social Environment

The social environment concerns people and their groups and how well they interact. One issue in Warrenville is how well the City is able to provide social interaction and opportunities for participation in the life of the community. The recent negotiations between the library board and the school district resulted in the community building, once again, being made available for group and community activities as it was in the past. The Albright Building renovation will assure that one of the oldest structures in Warrenville will be preserved.

Many of the new subdivisions have clubhouse/swimming pool complexes around which much of the resident's social-recreational activities could revolve. Hopefully, the residents of these subdivisions will enter more fully into the life of the community than that, however, and some of these recreation complexes could be opened up for use by the whole community. That way there will be more cross-fertilization of ideas and interests between the long-time residents in the older parts of town and the newer residents in the subdivisions. The community should strive for commonality between the diverse groups of people in the planning area rather than a polarization which would set one subdivision against another or the unincorporated area against the incorporated area.

#### Economic Environment

Major issues exist in Warrenville concerning economic growth. Growth is desirable because it increases the real estate tax base, increases sales tax revenues, and provides opportunities for employment of local residents.

There is no question that the municipality and the citizens of the planning area would benefit from the construction of stores to satisfy shopping needs and industries to provide employment opportunities. However, does Warrenville need to provide stores for all its shopping needs and industries for all its residents to work in? Some communities have answered yes to one or the other of these options. They have ended up with major shopping complexes (if there were sufficient customers to justify the development) or they may have allowed strip commercial development along their major thoroughfares and gotten traffic

congestion, noise, air pollution, safety hazards and unsightly signs and cluttered development in the bargain. Or they may have ended up with acres and acres of industrial parks which may provide many employment opportunities from manufacturing establishments or fewer employment opportunities from warehouse facilities. The community may have been "swallowed up" by industry and become known as a place to work in, not a place to live in.

It is the assumption of this comprehensive plan revision that people have moved to Warrenville because they like what the community has to offer - a quiet, small town atmosphere, a community identity distinct from other communities, a proximity to large permanent open spaces and major recreation areas, a sense of continuity and history, and an opportunity to interact freely with one's friends and neighbors. Therefore, the plan revision proposes no drastic changes in dwelling unit densities and no drastic increases in commercial or industrial development that would be far beyond the needs of the planning area residents.

Rather, the plan maintains the character and identity of Warrenville today and permits additional commercial and industrial development. The plan controls this additional development very carefully and limits it to a level that would satisfy the needs of the residents of the planning area for the most part.

#### Planning Goals and Policies

Having examined the various issues concerning future development in Warrenville, we now are in a position to examine present goals and policies upon which are based the various proposals in the comprehensive plan revision.

Goals represent the general aims and direction of the plan. Policies are courses of action selected to guide future land use and development decisions. Policies also become the basis for detailed standards that appear in implementation devices such as the zoning and subdivision ordinances.

#### Goals

The broad purpose of comprehensive planning is to advance the welfare of people by creating an increasingly better environment. The central goal of the Warrenville Comprehensive Plan is ecological balance between mankind (individuals, groups, and communities) and the environment (physical, social and economic).

The physical environment consists of the "natural" elements of nature - air, water, soil, plants, animals, and their reactions to one another - and the "man-made" environment - the physical products of civilization, the facilities, forms and spaces constructed by man.

The social environment consists of the associations activities and relationships between individuals and society.

The economic environment is all the functions, processes and relationships associated with the making, shipping and using of goods and services.

Means goals for physical vitality include:

1. Protection of the natural environment from pollution, abusive exploitation, and harmful encroachment of man's developments.
2. Preservation of Warrentville as a distinct community separate from its neighbors while retaining its small-town atmosphere.
3. Improving the aesthetic quality of the environment, including a pleasing, diverse, yet orderly pattern of form, space and color.

Means goals for social fulfillment include:

1. Encourage social interaction, including communication, cooperation and harmony but still provide for individual privacy.
2. Provide opportunities for economic, cultural and recreational participation, contribution and reward as well as enlightened, enriched and beneficial use of leisure time.
3. Allow freedom of choice, including opportunities for a variety of experiences and expression.
4. Promote mental and physical health, including a sense of security and freedom from stress and disease, and minimize all forms of social pathology such as crime and prejudice.

Means goals for economic prosperity include:

1. Optimum growth and minimum fluctuation in production, employment and income.
2. Optimum diversification in commerce and industry to serve the needs of Warrentville residents.

It is important to recognize that although these goals are related, some may come into conflict with others. That is, some goals can be maximized, but others cannot without forfeiting sufficient attainment of yet other goals. These conflicts can be removed, or mitigated, and mutual achievement realized through the maintenance of an equilibrium that discourages overemphasis of a given goal at the expense of another. For example, natural resources may be overexploited in pursuit of economic prosperity but physical vitality and the very bases of life might be undermined by this action.

## Policies

The adoption of physical development policies can contribute significantly to the attainment of social and economic as well as physical development goals. These comprehensive goals are, therefore,

expressed and advanced through the following policies for physical development.

Urbanization policies include the following:

1. Urban development should be limited to a level that does not exceed the capabilities and requirements of a healthy natural environment.
2. Conservation of the City's natural resources, including maintenance and improvement of the quality of its land, air and water resources should be the principal determinant of the nature and extent of urban development.
3. The natural characteristics and processes of the environment should be disturbed as little as possible by urban development through site design strategies that fit development within the constraints of the natural environment in a sensitive manner.
4. Urban development should be directed and controlled so as to conserve land, improve compatibility of adjacent land uses and maintain a separation between Warrenton and other communities as identifiable urban centers.
5. Intensive urban development, including higher density housing, commercial development, and industrial and office/research parks, should be located in "nodes" along principal arterials in the vicinity of similar existing uses.

Natural Resource Policies include the following:

1. Urban development should be directed so as to avoid unstable solid conditions, steep slopes, and flood and drainage hazards.
2. Noise, vibration, order, and air and water pollution from moving sources such as motor vehicles and aircraft as well as from fixed commercial and industrial sources should be maintained at acceptable levels.
3. Surface water resources and prime ground water recharge areas should be protected from pollution and the encroachment of urban development.
4. Natural drainage patterns, water retention areas and flood plains should be preserved so as to minimize flood damage and preclude expenditures for structural measures intended to overcome such hazards.
5. Streams and other water bodies, unique vegetation and wildlife habitats should be preserved in their natural states for their ecological, recreational and aesthetic values.
6. Conservation and re-use of available public and private water supplies should be promoted.

7. Alternate sources of energy such as solar, wind and hydrologic power should be encouraged for use as both primary and secondary energy sources for domestic, commercial and public use.
8. New construction should be based upon sound conservation practices. The amount of impervious surfaces should be minimized in order to control the quality and quantity of surface water runoff.

Open space and recreation policies include the following:

1. A sufficient quantity and variety of open spaces should be preserved to meet ecological and recreational needs of the City.
2. Open space should be maintained in locations that contribute to a pleasing, efficient and viable pattern of urban development and should be distributed throughout all residential sectors of the City.
3. Land unsuited to urban development due to environmental reasons or where the provision of public facilities and services is difficult should be maintained as open space use.
4. Land adjoining streams and other water bodies should be acquired for open space use. Where acquisition is not possible, public access to these resources for recreational purposes should be provided.
5. A public plan for open spaces and recreation programs for the Warrenville planning area should be established by the City.
6. A major focus of the City in terms of parks should be the acquisition and development of neighborhood recreation facilities in all residential sectors within the planning area.

Community facilities and services policies are as follows:

1. The municipal government facilities should remain in the civic center area near Batavia Road south of Butterfield Road. They should be expanded, eventually, to include a new municipal building which will meet the needs of the growing City and a large central "plaza" for community activities such as a 4th of July celebration, Oktoberfest, band concerts, carnivals, and other municipal functions.
2. Ownership of the Community Building has been transferred to the Library district from School District #200 to assure local control of this very important social resource. The building could be renovated for expanded community use.
3. The Warrenville library facility could remain in the renovated Community Building if feasible. If not feasible in the long run, the library facility should still remain in the civic

center area to complement other public facilities located there.

4. Police facilities should remain in the civic center area near or combined with other municipal offices in a new City Hall. As further development occurs in the City, the staff and facilities of the police department will have to be expanded.
5. Fire protection services are provided by the Warrenville Fire Protection District with a volunteer force. As the district population and development increase, the district officers should review the locations of fire stations to assure that all areas of Warrenville are receiving optimum protection. Eventually, the volunteer force may need to become a small full-time force, supplemented by volunteers.
6. Hospital, public health and other medical facilities and services should be readily accessible to Warrenville residents. Hospitals and the County Health Department are outside of the planning area but only minutes away should they be needed. Additional medical facilities and services should be encouraged to be located in the planning area.
7. Elementary school facilities should be located within easy access of residential neighborhoods throughout the City.
8. By the time full development of the planning area is reached, Warrenville will require a junior high school facility located in the community. This facility should be as centrally located as possible, given the area requirements of a junior high school, to provide maximum service area and minimize the need for busing of students.
9. The Wheaton-Warrenville School facility should, sooner or later, revert back to a senior high school from a middle school.
10. A wide variety of churches or other houses of worship should continue to be available to Warrenville residents.

Housing policies include the following:

1. Housing of various types, bedroom mix, range of lot sizes and price levels should continue to be available to accommodate current and future Warrenville residents. Future housing developments should be compatible with the locational and density requirements of the Comprehensive Plan.
2. Housing in the City should be available to anyone, in accordance with federal and state laws.
3. While a wide variety of housing types and densities are presently available in Warrenville, higher density residential development (six dwelling units per gross acre or more) should

be limited to no more than ten percent of the total housing acreage and no more than 50 percent of the total number of dwelling units in order to maintain the semi-rural, small-town character of the City.

4. Innovative housing and planning concepts should be encouraged as a means to the conservation of the land and energy and the reduction of development and public service costs.
5. Community facility and public works improvements should be directed so as to conserve and improve the quality of residential environments, provide incentives for the improvement of residential property and structures and minimize disruption of established neighborhoods.
6. The elimination of substandard housing should be accomplished through rehabilitation or individual replacement, depending on the degree of structural deterioration, with emphasis on the conservation and rehabilitation of housing of architectural, historical or structural merit.
7. Residential property owners should be encouraged to improve deteriorating housing through regular maintenance and rehabilitation.
8. New materials and construction techniques with potential for improving the quality of housing and/or conserving energy should be encouraged.
9. All development regulations should be reviewed periodically to ensure their efficiency and usefulness.

Transportation policies include:

1. A diversified, intergated transportation system should be encouraged as much as possible to foster the safe and efficient movement of people and goods within the City and beyond its borders.
2. Adequate off-street parking for cars and bicycles should be provided at residential, commercial, industrial and institutional activity centers. The amount of parking to be provided should be related to the amount (level of service) of public transportation available to serve these various locations.
3. Transportation facilities should be designed, located and managed so as to complement a desirable land-use pattern, achieve a high level of aesthetic quality, and minimize the impact of noise, vibration, and air and water pollution on human and natural environments in the City.
4. Opportunities for safe, convenient pedestrian and bicycle movement should be expanded throughout the City.

5. Public transit facilities should be developed and provided for Warrenville residents (including mobility-limited persons) who work, visit, shop or attend college in other communities within DuPage County.
6. Maximum utilization of commuter railroad facilities should be encouraged by the addition of new bus (or other public transit equipment) service to the railroad stations in Winfield and Naperville. Consideration should be given to the provision of parking facilities at collection points in the City where commuters could board the buses.
7. With many of our residents commuting to work in private passenger cars, it is essential that our streets be maintained and improved to carry the traffic resulting from population growth.
8. Because it is the desire of our residents to maintain a semi-rural, small town atmosphere, we discourage the construction of new arterial highways that would increase through traffic in existing residential areas of the City, but would support such construction where it would decrease through traffic in residential areas.

Public utilities policies include the following:

1. Public water supply and distribution, sewage collection and treatment, and storm drainage facilities should be provided only where urban development is appropriate, with priority on areas subject to immediate public health or safety hazards and where development is eminent. Such facilities should be discouraged in land designated for future public open space acquisition or in areas environmentally unsuited to urban development.
2. Urban development should be permitted only where adequate public water supply and distribution, sewage collection and treatment, and storm drainage facilities are provided.
3. Community facilities and public works improvements, including water supply, sewage treatment and transportation facilities, should be directed so as stimulate an efficient and viable pattern of urban development consistent with the prevailing adopted Comprehensive Plan.
4. Individual private wells and septic systems should be permitted only in areas of low population density provided that subdivision regulations and health standards are met.
5. Utility lines and structures should be located where they are compatible to adjacent land uses, have minimal impacts on the urban and natural environments, and should be placed underground wherever possible.
6. Liquid and solid wastes should be recycled whenever possible.

7. Pricing of public utility services should promote conservation and be sufficient to permit adequate financing for the operation, maintenance, expansion, and replacement of facilities.

Aesthetic, cultural and historic resource policies include:

1. Cultural opportunities and experiences, including participation in and appreciation of art, music, dance and theater, should be expanded through public support and the availability of public facilities, such as the Albright Building and the Community Building for such pursuits.
2. Sites and buildings of architectural or historic significance should be preserved and protected from demolition or alteration wherever possible.
3. Portions of the natural environment of particular scenic beauty should be protected through public open space acquisition, scenic easements and other methods of preservation.
4. Trees, shrubs, bushes, flowers and other plants and natural materials should be utilized extensively in landscape design to beautify and enhance the natural qualities of the urban environment.
5. Public facilities and structures, including buildings, street furniture and lighting, traffic signals and structures, water towers and playground equipment, should be designed and located so as to enhance the aesthetic quality of the semi-rural community environment.
6. A high standard of architectural and landscape design should be employed in the construction and improvement of public and private buildings, structures and property.
7. The design and placement of advertising signs and those used for the identification of commercial establishments should be regulated in the urban environment and along arterial highways in particular.

Commercial policies include:

1. Encourage the proper expansion and development of existing areas zoned for commercial use with particular attention being given to both the present and future needs of the City.
2. The phasing out existing commercial sites judged to be substandard and/or incompatible with adjacent land uses should be encouraged.
3. The creation of new commercial zoning should be done only after extensive planning studies can show justification for such changes.

4. A high level of planning and design should be employed in the improvement of existing commercial areas with emphasis on pedestrian access, highway access, adequate parking and loading facilities, compatibility to adjacent land uses, landscaping and other amenities.
5. The development of the civic center area with retail and office facilities, appropriate residential space, recreation, cultural, educational and medical services, and opportunities for social interaction should be encouraged.
6. Through adoption and enforcement of municipal structure quality codes, commercial property owners should be induced to improve deteriorating structures through maintenance and rehabilitation.
7. Commercial development in strips along streets and highways should be discouraged. Such development should, rather, be consolidated in attractive and functional centers.
8. Commercial signs should be limited in size, height and location to those necessary for reasonable identification of business establishments.

Industrial policies include the following:

1. Only those industries that meet acceptable performance standards for nuisances such as noise, vibration, odor, and air and water pollution should be attracted to the City.
2. Industrial activities should be consolidated in compatible groups in a system of attractive and functional industrial parks.
3. Inefficient and obsolete industrial development, including dispersed sites which are incompatible with adjacent land uses should be improved, consolidated in industrial parks or phased out.
4. A high level of planning and design should be employed in the improvement of existing industrial areas and in the development of new industrial parks, with emphasis on proximity to air and rail freight facilities, arterial highway access, pedestrian access to public transportation, adequate off-street parking and loading facilities, availability of utilities, compatibility to adjacent land uses, conservation of land, landscaping and other amenities.
5. Particular attention should be given to the containment of industrial areas. Reduced intensity and buffering should be incorporated so that adjacent areas are not adversely affected.

6. Through adoption and enforcement of municipal structure quality codes, industrial property owners should be induced to improve deteriorating structures through maintenance and rehabilitation.

## PLAN DESCRIPTION

Using the constraints, trends, problems, opportunities and strategies discussed in the previous chapter, a land use plan was developed for Warrentville and its planning area as shown on Figure 1. This plan embodies, to the greatest extent possible, all of the factors discussed previously. The development of the land use plan includes the following steps:

1. The ultimate limits to Warrentville's growth were determined from discussions with citizens and community officials. This area was then designated as the planning area.
2. Existing urban areas were separated from primarily vacant areas, and residential areas were separated from non-residential areas as much as possible.
3. The existing urbanized areas were evaluated in relation to their compatibility with adjacent land uses. The areas were analyzed in terms of whether the land use patterns met the planning concepts and strategies, whether the area had significant problems or potential opportunities, and whether the land use pattern should be continued.
4. Vacant areas were evaluated in terms of their suitability for various types of urban development, the compatibility of certain future land use proposals with existing development in the surrounding area, and their potential as an extension of adjacent land uses.
5. The transportation plan was formulated and combined with the generalized land use recommendations to determine where transportation proposals might influence future land use patterns.
6. Specific land use recommendations were made for every parcel of land in the planning area, utilizing both general goals and policies and site-specific constraints and opportunities to establish the land use recommendations.

The results of this procedure are indicated on Figure 1, the General Development Plan. Table 1 shows the total developed acreages in various land use categories and the percentage breakdown. The predominant land use is residential at 1-6 du/acre with 23.4 percent of the total land. Residential uses increase from 24.4 percent of the total in 1979 to 44.4 percent at ultimate development. The actual acreage devoted to residential uses shows an increase of approximately 1,030 acres while industrial/office-research land decreases by 70 acres. Open space, local, private, and regional, increases by more than 300 acres, while public and quasi-public land uses increase by nearly 60 acres going from 92 acres to 150 acres.

TABLE 1

ULTIMATE LAND USE AND  
1979 EXISTING LAND USE  
WARRENVILLE, ILLINOIS  
TOTAL PLANNING AREA

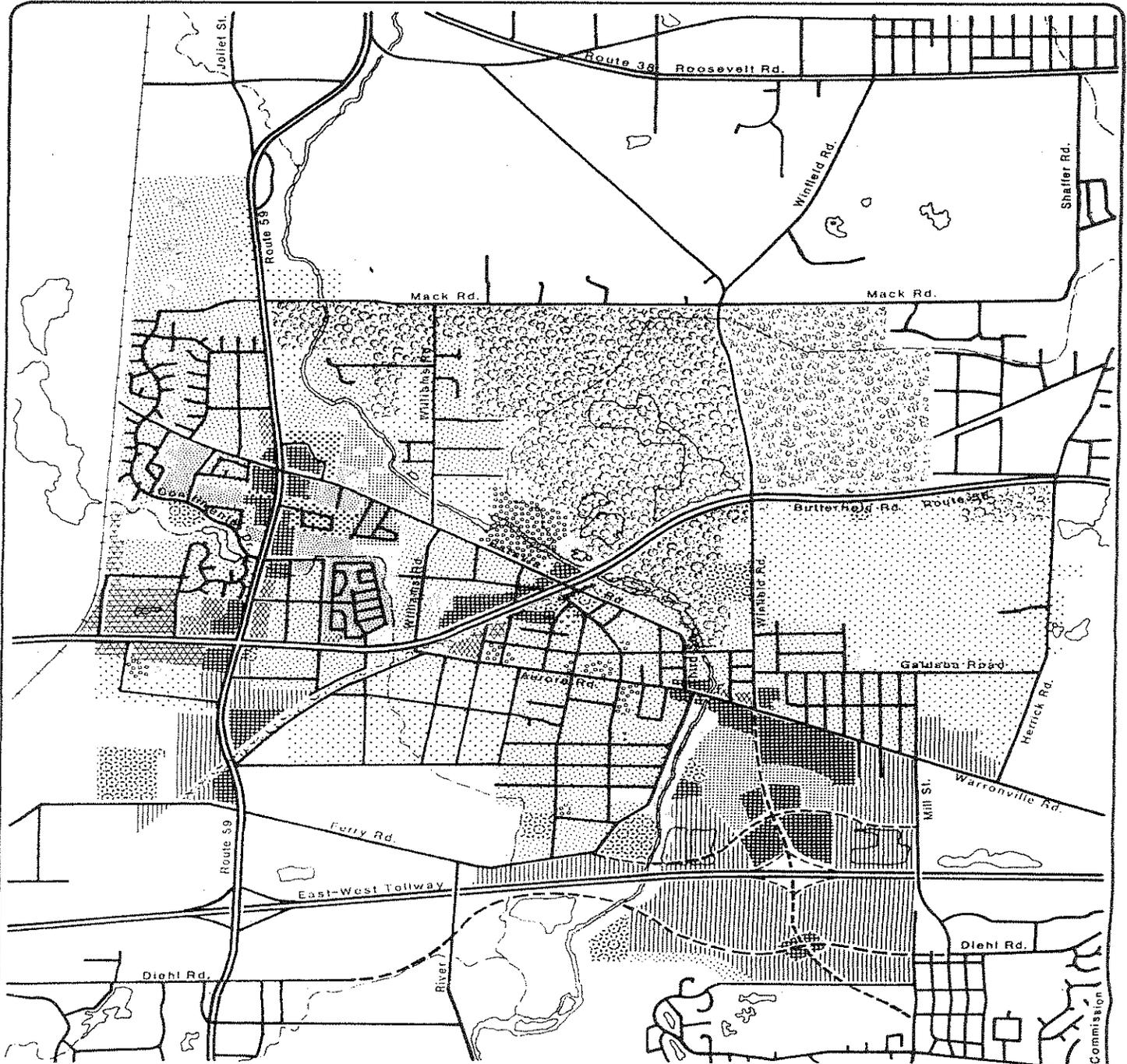
LAND USE CATEGORY	1979		Ultimate	
	Acres	Percent of Total Area	Acres	Percent of Total Area
Residential				
Less than 1 du/acre	655	12.7	840	16.2
1-6 du/acre	528	10.2	1,210	23.4
6-16 du/acre	64	1.2	222	4.3
16 or more du/acre	17	0.3	26	0.5
Retail/Office	54	1.0	161	3.1
Office/Research/Development	---	---	488	9.4
Industrial	628	12.2	71	1.4
Utilities	19	0.4	20	0.4
Public	36	0.7	88	1.7
Quasi-Public	56	1.1	62	1.2
Local Open Space	73	1.4	242	4.7
Regional Open Space	593	11.5	783	15.1
Private Open Space	340	6.6	334	6.4
Rights-of-Way/Easements	549	10.6	634	12.2
Water Surface Area	184	3.6	---	---
Vacant/Undeveloped Land	1,355	26.3	---	---
Total Area	5,151	99.8% <sup>2</sup>	5,181 <sup>3</sup>	100.0%

<sup>1</sup>Water surface area has been included in the adjacent land use totals for ultimate development.

<sup>2</sup>Percentage totals may not equal 100% due to rounding.

<sup>3</sup>Planning area was increased by the inclusion of the State Youth Home on Ferry Road in 1983.

SOURCE: DuPage County Regional Planning Commission, 1980, 1983, 1984.

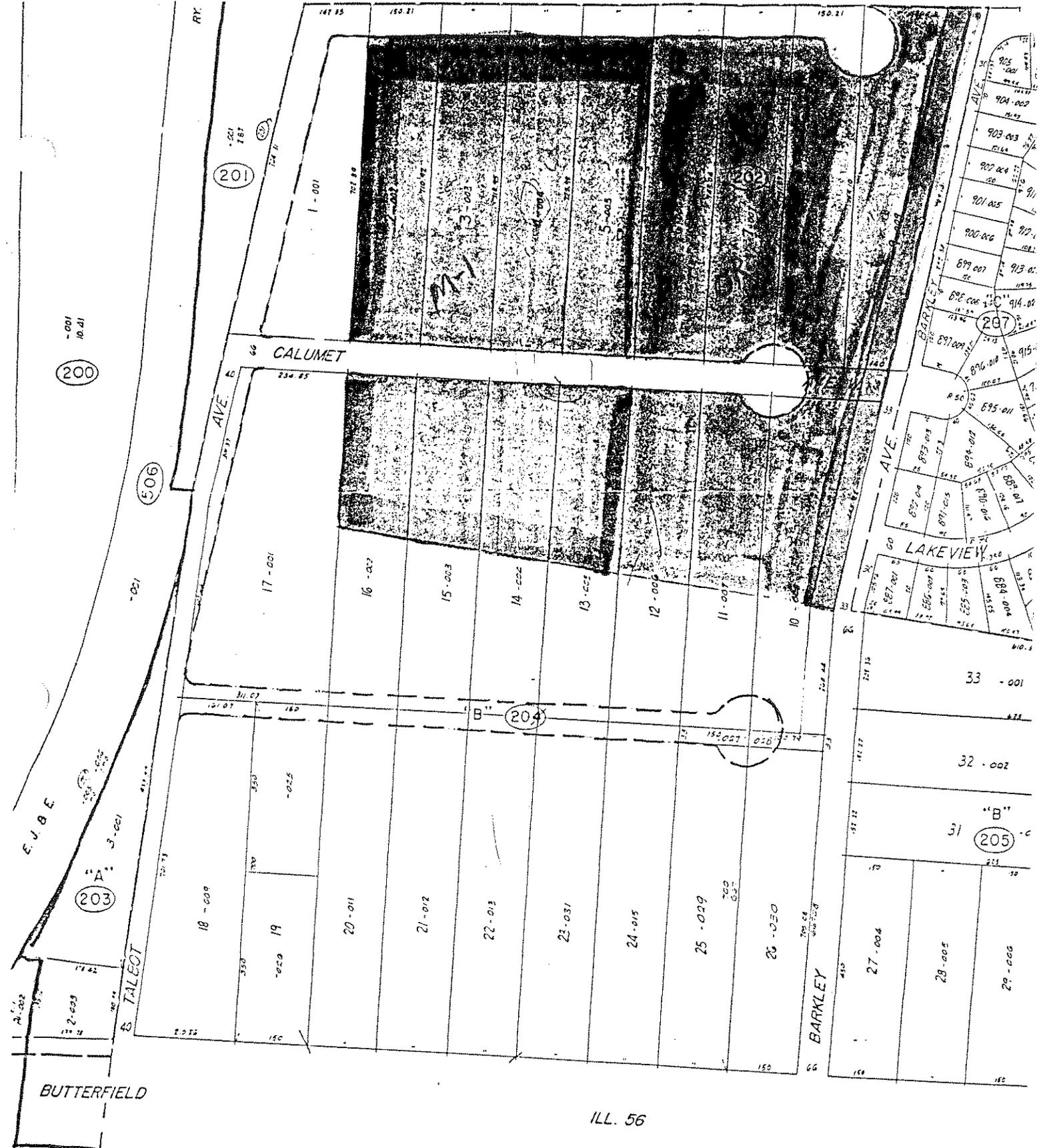


GENERAL DEVELOPMENT PLAN  
(Land Use Plan)

Adopted June 18, 1984

- |   |  |   |
|---|--|---|
| <p><b>Residential</b></p> <ul style="list-style-type: none"> <li> Less Than 1 du/acre</li> <li> 1 - 6 du/acre</li> <li> 6 - 10 du/acre</li> <li> 10-16 du/acre</li> <li> 16 or More du/acre</li> </ul> | <ul style="list-style-type: none"> <li> Retail</li> <li> Office</li> <li> Office/Research/Development</li> <li> Industrial</li> <li> Utilities</li> </ul> | <ul style="list-style-type: none"> <li> Public</li> <li> Quasi-Public</li> <li> Local Open Space</li> <li> Regional Open Space</li> <li> Private Open Space</li> </ul> |
|---|--|---|

# THE CITY OF WARRENVILLE, ILLINOIS



WINFIELD TWP. NE. 1/4 SEC. 33 T.39N. R.9E

ILL. 56  
 BUTTERFIELD  
 4-33D  
 206 "B" Pl. 80 Pl. 001  
 BRIGGS AVE Pl. 50 Pl. 001  
 Pl. 49 Pl. 002  
 Pl. 08 Pl. 003  
 Pl. 17 Pl. 004  
 Pl. 06 Pl. 005  
 "B" Pl. 15 Pl. 004  
 Pl. 24 Pl. 001  
 Pl. 43 Pl. 001  
 401

4-26D

RD.

1000  
422

.001  
15.10

PI 2  
PI .003  
PI 30.74.28

201

.009  
25.71

206

.003  
7.35

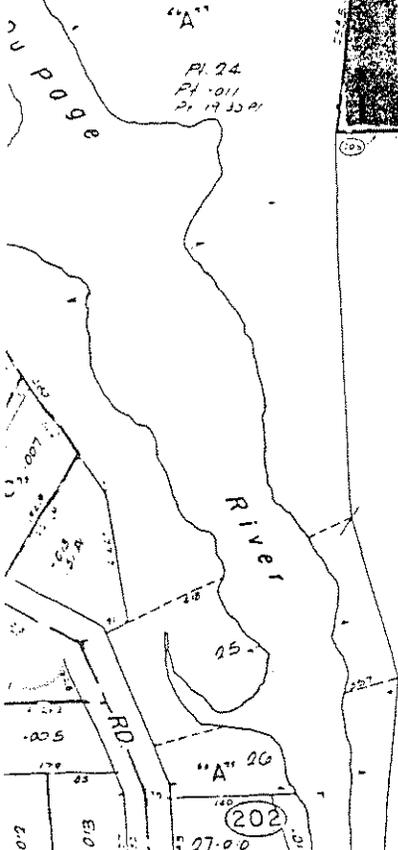
CH 13

503.55

"A"

PI 24  
PI .011  
PI 17.35.21

.005  
4.73



.002  
1.00

1-.003

2-.004

1 "H"-.005

.006  
.87

.007  
.87

.008  
.46

.010

.010  
3.50

207

10-.004

15-.007

17-.005

14-.008

18-.006

13-.009

GREENVIEW

19-.001

23-.003

20-.002

22-.004

21-.005

208

AVE

209

22-.004

210

PI 47

HAYLETT

WINFIELD

28

"A"  
.011  
13.06 PI

205

.013  
1.37

.014  
.74

"A" 26

202

27-.010

The primary goal of the General Development Plan is to maintain Warrenville as a residential community. To achieve this, there must be housing opportunities, shopping and employment opportunities, and cultural-educational-recreational opportunities.

### The Planning Area

The Warrenville Planning area extends beyond the current City boundaries. The planning area contains nearly 5,200 acres or 8.1 square miles. It extends from Mack Road on the north to Diehl Road on the south and from Herrick Road on the east to the E.J. & E. Railroad tracks on the west. This area represents the most logical sphere of influence of Warrenville in regards to its neighbors: West Chicago, Fermilab, Aurora, Naperville and Wheaton. It is based on existing municipal boundaries and public facility service areas such as schools, libraries, fire districts, sanitary sewer regions, park districts, etc.

In the interests of good planning and good relations with its neighbors, it is recommended that the City establish boundary agreements with neighboring communities in order to establish this planning area. Where this is not done, the City runs the risk of having developers play one community against the other in order to achieve his goals which may be in direct contradiction to the wishes of the City as shown on the General Development Plan.

The planning area limits represent the theoretical maximum extension of Warrenville's corporate boundaries. Certain portions of the presently unincorporated area will eventually be surrounded and annexed. Other portions will be annexed by request during development of unsubdivided lands. Other areas, which have been subdivided and developed in the past, may not be annexed at all or annexed piece by piece for various reasons. The Oak Lane subdivision along Williams Road in the far north central portion of the planning area is an example of a portion of land that may never be annexed.

On the east side of the planning area, the City should make every effort to annex one of the largest parcels of unsubdivided land remaining within the planning area - St. James Farm along Butterfield Road.

### Residential Land Use

It is anticipated that only part of the vacant or undeveloped land suitable for residential uses will be developed within the next 20 years. For instance, it has been assumed that the portion of St. James Farm north of Butterfield Road will remain as private open space for the foreseeable future and will not be made available for development.

Other major properties within the current city limits and the planning area may or may not be developed within the next two decades. There are approximately 1,200 acres of undivided land within the planning area under approximately six different ownerships which represent the bulk of potential residential development opportunities. Once these properties are developed, Warrenville will have virtually reached its ultimate size.

Two of these properties, St. James Farm south of Butterfield Road, and the Elmhurst-Chicago Stone Company quarry, represent 75 percent of this 1,200 acres. It is very important for the City to maintain close contact with these two property owners in order to insure that their development ideas, if any, are compatible with the General Development Plan.

There are seven major housing development which have been approved by the City during the 1970's. These developments are all located in the western third of the municipality within half a mile on either side of Route 59. Of the seven, one is not yet completed and three have yet to be started. Summerlakes will contain nearly 2,000 dwelling units when it is completed. At the present time, there are less than 200 units which have not yet been built. These will be single family detached homes. Paddock West, immediately north of Summerlakes on the west side of Route 59, will contain 190 single family units when it is constructed. Country Ridge on the northeast corner of Route 59 and Batavia Road, will contain 50 single family homes and 192 multiple family units which will be offered as rental or as condominium units. At present 108 of the multiple family units have been built. Heritage Park, which is located on the south side of Batavia Road east of Route 59 has been previously approved for 240 multiple family units which at last word were to be offered as condominium units. These four developments hold the potential at the present time to add nearly 750 dwelling units to the Warrenville housing stock. It can be anticipated that these units will be built and occupied long before 1990.

Two properties totaling approximately 100 acres, which are located north of Paddock West along Route 59, are presently the subject of negotiations between the City and owners-trustees. If agreements are consummated, these properties could add 600 more dwelling units to the City's housing stock.

In addition to these major housing developments, growth will occur in Warrenville by the "infilling" of vacant lots within the existing urban structure. Areas not served by public sewer and water will add single family homes on large lots capable of handling wells and individual septic systems. Areas which will be served by public utilities within the next ten years or so will see substantial development on existing vacant lots are construction becomes feasible. One example of this is the Central Avenue area south of Galusha Road which is presently on wells and septic systems. When public sewers are extended to this area many of the existing vacant lots will fill with single family homes.

The Route 59 corridor is a high density residential node in Warrenville. The node is not planned to expand from its present configuration of existing and proposed development. As it is this node will be able to provide a wide variety of housing types and densities for present and future residents of Warrenville. Most of the rest of the residential development within the existing corporate limits of the municipality will be at a medium suburban density of from one to six units per acre, the same as the current housing stock. The bulk of the unincorporated area and certain outlying areas within Warrenville will continue to be developed at a low rural density of one unit per acre or less.

One very important element in preserving the single and multiple family areas as viable neighborhoods in the future is a continuous effort on the part of the homeowners and the municipal government to maintain and improve the quality of the existing housing stock. By the turn of the century many of the homes will be 40 to 50 or more years old. Diligent upkeep and repairs to these homes will extend their useful lives far beyond the year 2000.

### Commercial Land Use

The General Development Plan shows a tripling in the amount of commercial land in Warrenville by the year 2000 and beyond. Retail and office uses are anticipated to expand from 54 to 161 acres, reaching 3.1 percent of the total land in the planning area.

The commercial strategy is to confine motorist service types of uses to nodes at intersections along Route 59 and to attract a substantial amount of consumer-oriented commercial firms into the community in other nodes along Route 59 and in the town center civic area. Other neighborhood-oriented commercial nodes are to be limited to their present configurations but will be encouraged to offer goods and services needed by residents of the planning area on a day to day basis.

The General Development Plan strongly resists the urge to allow Route 59 to develop as an automobile-oriented strip commercial area such as Roosevelt Road through Lombard and Villa Park. First of all it is unsightly and produces traffic safety and congestion problems. Secondly, it would have a bad effect upon the image of Warrenville as a quiet, small residential town. Thirdly, the total potential commercial market in Warrenville does not justify the reservation of substantial amounts of land for such uses. The City is bordered by thousands of acres of land that will remain permanent open space of one form or another. Therefore, these areas will never generate population demands for large amounts of commercial land in Warrenville.

Butterfield Road east of Route 59 is planned to remain a residential street other than for slight expansion of commercial uses near the civic center node.

The total convenience goods and services shopping needs of the planning area at full development can be taken care of in less than 20 acres of land. The remaining 130 or so acres of land shown in the General Development Plan map will accommodate comparison goods stores (shoes, clothing, general merchandise, books, toys, gifts, etc.) as well as gas stations, banks, drive-in restaurants, other automobile oriented establishments, and office uses.

### Industrial Land Use

The drop in office-research and industrial land uses of 70 acres from 1970 to ultimate development is misleading. The bulk of the 1979 industrial land is contained in the Elmhurst-Chicago stone quarry which is a high intensity industrial use but with comparatively low employment.

The future industrial strategy is to encourage office-research-light industrial uses to locate in Warrenville similar to those that are developing in Naperville along the Tollway. These uses have much higher densities of employment per acre than the stone quarry and thus represent a substantial increase in potential employment opportunities for residents of Warrenville. They also represent a much more appropriate type of land use for the City than heavy industry with increased noise, glare, odors, smoke and traffic.

One light industrial area shown on the plan is west of Route 59 along Butterfield Road at the western gateway to the City. A small existing pocket of industrial property is shown southwest of the civic center node.

Office-research land uses are shown on property northwest of Ferry Road, the Prairie Path and Route 59. It is presently sparsely developed with less than a dozen dwelling units. Since it is adjacent to the Butterfield office-research park located in the City of Aurora, it was felt that in the long run a more appropriate use for this area is office-research. It should remain as residential land until the adjacent land is developed and until a unified development scheme can be presented to the City by a future developer for the whole area.

Office-research uses are also located on both sides of the Tollway west of Mill Street as a continuation of the Naperville office-research corridor and on Route 59 north of the Tollway interchange.

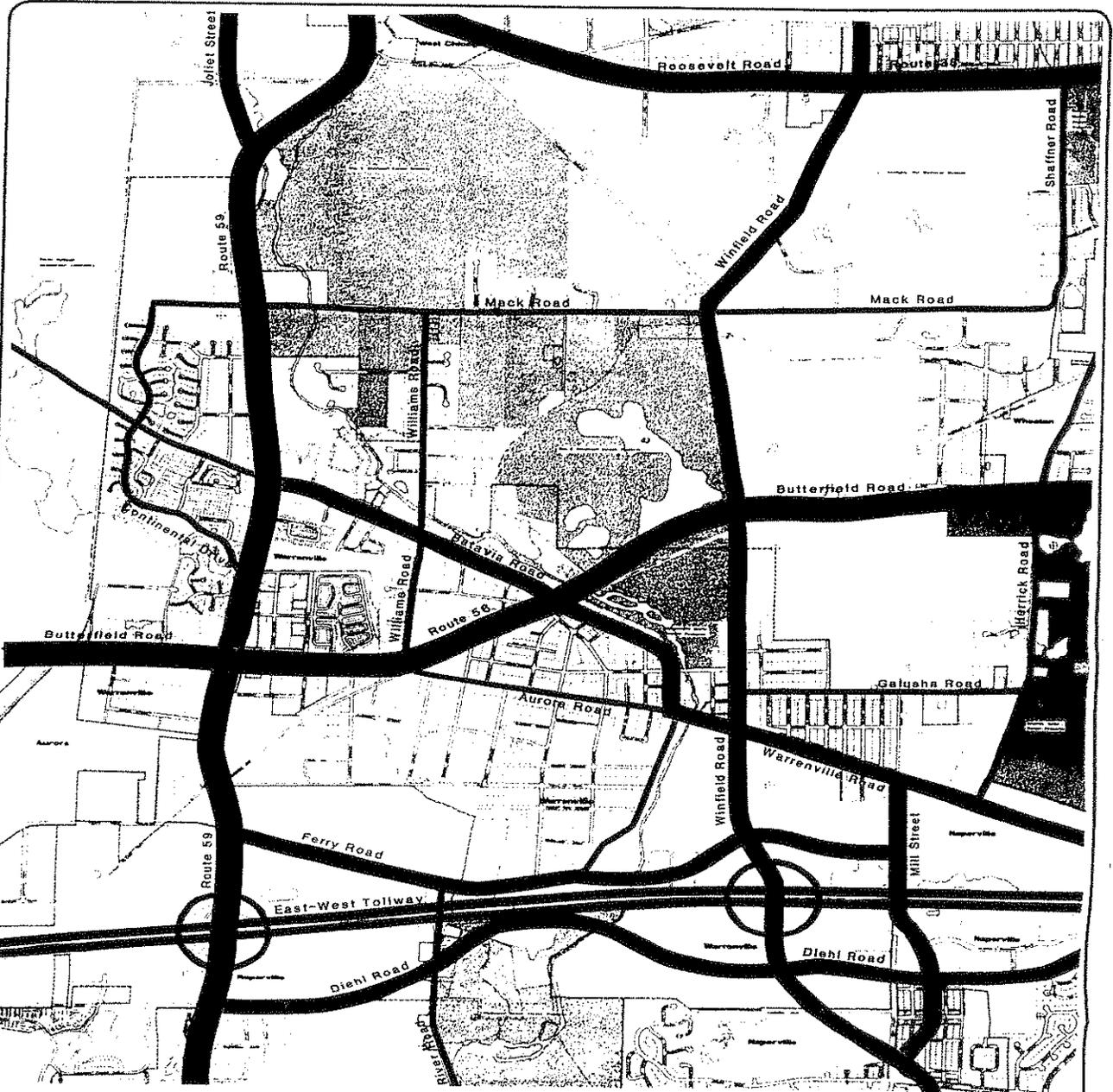
#### PLANNING AREA TRANSPORTATION PLAN

##### Thoroughfare Plan

The Warrenville Thoroughfare Plan has been developed to provide access to all parts of the Chicago Metropolitan Area and to provide internal access within the City for the movement of people and goods. The Thoroughfare Plan as shown on the General Development Plan is based primarily on existing streets. The improvements shown will increase the system's capacity, improve traffic flow, and, help to alleviate congestion.

The thoroughfare network consists of two basic street types, arterials and collectors. Arterials in turn are divided into three sub-categories, freeways or expressways, other principal arterials, and minor arterials. These street types were examined in detail in the Summary Review.

Principal arterial streets serve major metropolitan activity centers along the highest traffic volume corridors. They satisfy the longest trip desires and carry a high proportion of total urban area travel. Service to abutting land is subordinate to the provision of travel service to major traffic movements. Freeways and expressways are controlled access facilities that provide no access adjacent land while other principal arterials may provide incidental access to abutting parcels. Minor arterial streets interconnect with and augment the principal arterial system. They provide service to trips of moderate length at a somewhat lower level of travel mobility. This system places



THOROUGHFARE PLAN

Adopted June 18, 1984

-  East-West Tollway
-  Principal Arterial
-  Minor Arterial
-  Collector
-  interchange

THE CITY OF WARRENVILLE ILLINOIS

more emphasis on land access and distributes travel to geographic areas smaller than those identified with the principal arterial system.

Collector streets penetrate neighborhoods, collecting traffic from minor streets in the neighborhood and channeling it into the arterial system. A minor amount of through traffic may be carried on collector streets, but the system primarily provided land access to adjacent parcels and carries local traffic movements within the neighborhood.

#### Freeways and Expressways

The East-West Tollway is the only roadway in the Warrenville area that is designed to freeway standards. Access to the Tollway is available on Route 59 and to the east on Naperville Road. Construction was recently completed on a complete interchange to the Tollway from Route 59.

#### Other Principal Arterials

Other principal arterials shown in the Thoroughfare Plan are Route 59 in a north-south direction and Butterfield and Roosevelt Roads in an east-west direction. Route 59 and Butterfield Road meet at a surface intersection while Route 59 and Roosevelt Road are grade separated with an interchange.

Route 59 connects with Interstate 55 near Joliet to the south and extends north to the Chain of Lakes region. As far as the State is concerned it has been developed as much as it will ever be in the Warrenville area, except for the addition of turning lanes.

Butterfield Road extends east to Chicago and west to the Fox River north of Batavia. There is sufficient right-of-way through the Warrenville area to increase the road from two lanes to a four-lane divided highway when the need arises. There are no immediate plans to add two more lanes to the road, however. A new bridge has recently been completed over the West Branch of the DuPage River which can accommodate four lanes of traffic when the other two lanes are added.

Roosevelt Road also extends east to Chicago through the DuPage County suburbs. To the west it extends through Geneva on the Fox River to DeKalb and points west.

#### Minor Arterials

Minor Arterials on the Thoroughfare Plan consist of Batavia and Ferry Roads east of Route 59, Joliet Street, Aurora Road east of Batavia Road, Diehl Road, Winfield Road and Mill Street. A new connection is shown between River Road and Winfield Road through the Elmhurst-Chicago property north of the Tollway. This connection will facilitate north-south movements within the planning area and, at the same time, reduce traffic on River Road by Bower Elementary School and Cerny Park.

Diehl Road, on the south side of the Tollway, is shown connecting Mill Street and points east with Route 59 and the Tollway interchange on the

west. The new road runs through the Elmhurst-Chicago stone quarry and skirts through the extreme north edge of McDowell Grove Forest Preserve. It is envisioned in the DuPage County Transportation Study as a four-lane facility through the Warrenville planning area.

### Collectors

Streets designated as collectors in the Thoroughfare Plan include Mack Road, Williams Road, Continental Drive, Aurora Road west of Batavia Road, Galusha Road, Herrick Road, Batavia and Ferry Roads west of Route 59, and River Road south of Aurora Road to the bypass. With the exception of Ferry Road west of Route 59, all these streets are residential collectors providing access to the arterial street system.

### Railroads and Buses

The only railroad in the Warrenville planning area is the Elgin, Joliet and Eastern which will continue as a low-volume freight railroad providing limited industrial accessibility in the western industrial parks.

Commuter service for Warrenville residents will continue to be available on the Chicago & Northwestern Railroad in West Chicago and Winfield and on the Burlington Northern in Naperville. Service can be expected to increase on these two railroads in the future as the price of gasoline continues to rise making automobile commuting less desirable to suburban residents.

Commuter buses provide connections for Warrenville residents to the train station in Naperville. In the future, if conditions warrant it, there may be connections to the train stations in either West Chicago or Winfield. A desirable addition to the bus system in Warrenville would be day-time service to the Fox Valley Shopping Center in Aurora. There is little or no demand for bus service within the Warrenville area itself.

### Airports

Warrenville is 30 to 45 minutes from O'Hare International Airport and Midway Airport. These two airports provide the only scheduled passenger service in the Chicago area. Therefore, it is an extra effort for Warrenville residents to reach either airport. This remoteness has an advantage, however, in the community is not plagued by airplane noise as are those communities closer to the airports. The Fox Valley Regional Airport is minutes away for those residents and businessmen who have their own airplanes or have access to general aviation aircraft.

### POPULATION AND DWELLING UNIT PROJECTIONS

Population projections for the Warrenville planning area were developed using the land holding capacity method. An ultimate population was developed, and this growth was staged over the entire planning period. Using this method of population projection, the ultimate dwelling unit count is also developed.

The method for calculating the projected population under the land holding capacity method which is described below, relies on the planning sectors developed in the Summary Review. All population projections and number of dwelling units are developed by planning sector and were based on the following guidelines:

1. Certain planning sectors such as 7 and 12 are presently developed as single family residential at various densities. In sectors such as these, the existing dwelling units were counted. Dwelling units proposed for removal (if any) were then subtracted from the total. Vacant lots in areas that had already been subdivided were added, under the assumption that each buildable lot would be so developed. Unsubdivided land in these sectors were assigned a lot size similar to existing lots in the vicinity, and a total number of estimated dwelling units prepared. All these sub-totals were added up to establish a total number of dwelling units at ultimate development.
2. Non-residential planning sectors were assumed to have a dwelling units at ultimate development.
3. Un-subdivided or essentially unsubdivided sectors such as 13 and part of 8 were assigned an average dwelling unit density based on the General Development Plan map. Flood-prone areas, park lands and school sites were removed from the acreage totals. Approximately 15 to 20 percent of the remaining land was removed for street rights-of-way. The remaining land was then multiplied by the assigned dwelling unit density to arrive at a total number of units for the sector or portion of a sector.
4. The population per dwelling unit figures were based on data prepared by the Illinois School Consulting Service. Single family dwellings in areas of one unit per acre or less were assumed to have four bedrooms. Single family units at a density of from one to six units per acre were assumed to have three bedrooms. Single family units at a density of more than six units per acre were assumed to have three bedrooms also. Multiple family units at a density of six units or more per acre were assigned two bedrooms each. The average population per dwelling unit figures were applied to five dwelling unit types and/or densities in all planning sectors to determine total population for the planning area at ultimate development.

The results of these procedures outlined above for developing total population and dwelling unit estimates for Warrenville are presented in Table 2. As indicated in the table, the ultimate population for the total planning area is projected to be nearly 21,800 people. The dwelling unit count is slightly over 7,000. The dwelling unit density, based on the total number of units and the residential acreage, is 3.0 units per acre. The net population density is 9.3 people per acre, or about 5,950 people per square mile of residential land. The overall population density, based on the total acreage of planning area, is approximately 4.2 people per acre or 2,711 people per square mile.

TABLE 2  
 PROJECTED POPULATION  
 AND DWELLING UNITS  
 WARRENVILLE, ILLINOIS  
 1980 - ULTIMATE

	1980		2000		ULTIMATE	
	Popula- tion	Dwelling Units	Popula- tion	Dwelling Units	Popula- tion	Dwelling Units
Warrenville	7,370	2,822	16,000	5,321	19,830	6,576
Total Planning Area	8,320	3,085	16,555	5,470	21,750	7,030

SOURCE: DuPage County Regional Planning Commission,  
 November, 1980, 1983, 1984.

The staging of this population growth over the planning period and to ultimate development is also shown on Table 2. The largest population increase will occur by the year 2000. This is the period in which much of the existing and committed development will be built out and when approximately half of the development of the Elmhurst-Chicago property will occur. It is assumed that at ultimate development certain property would remain unincorporated. This includes the Williams Road area north of the river and the McCormick lands on both sides of Butterfield Road.

Of the nearly 5,500 dwelling units in the planning area in the year 2000, more than 3,100 or 57 percent, are single family detached units at a density of six units per acre or less. These will continue to be the predominant housing type and densities in Warrenville. Since the single family detached acreage at ultimate development (2,050 acres) represents nearly 90 percent of the total residential land in the planning area, the low density single family character of the City will be maintained. At the same time, a wide variety of housing types at a variety of cost levels are being provided for residents of the area.

#### EMPLOYMENT FORECASTS

Employment forecasts for the Warrenville planning area were projected using the DuPage County Regional Planning Commission quarter-section methodology. This methodology developed employees per acre figures for certain land use categories based on existing and anticipated employee patterns within each land use type. These figures have been multiplied by the gross acreage figures within these categories for Warrenville's ultimate development plan. The employment forecasts developed by this methodology are presented in Table 3.

As indicated in this Table, the number of jobs within the Warrenville planning area is expected to reach nearly 11,300 employees. The majority of these jobs are found in the office/research category with 55 percent of the total. With the large expansion in office/research and industrial employment that will come, the City should seek to encourage companies

and manufacturing firms to locate in the area that employment skilled and professional workers.

TABLE 3  
PROJECTED EMPLOYMENT WITHIN  
THE WARRENVILLE PLANNING AREA

Employment Category	Ultimate Gross Acreage	Employees Per Gross Acre	Ultimate Employment Forecasts
Commercial	154	21.0	3,230
Office/Research	488	12.7	6,200
Industrial	71	14.3	1,020
Public/Quasi-Public	150	5.4	810
Total	863	--	11,260

SOURCE: DuPage County Regional Planning Commission, November, 1980, 1983, 1984.

#### COMMUNITY FACILITIES PLAN

The Community Facilities Plan includes schools, various public facilities, parks and other open spaces. These facilities are not only important to the residents of the planning area because of the services provided but also because of the image which they help to maintain of the City. Attractive and properly functioning community facilities can aid in attracting desirable commerce and industry to Warrenville.

#### Schools

The analysis of future school needs in the Warrenville planning area is made simple because of the vast majority of the planning area is within one school district, the Wheaton-Warrenville Unit School District #200. A small portion of the planning area north of Mack Road is in the West Chicago elementary and high school districts. All the land south of Town Line Road and west of Ferry Creek in Naperville Township is in Unit School District #204. About 350 acres of the Elmhurst-Chicago property is in the Unit School District #203. Everything else in the planning area is in District #200. Therefore, our discussion of future school age students will focus on this district.

Projections of school age population figures were derived from dwelling unit types for the year 2000 and ultimate development and the percent of persons per household within each school type. The results of the projections of school age population are shown in Table 4. The total elementary school enrollment in the year 2000 is estimated at 2,035 students; the junior high school enrollment, 842 students; and the senior high enrollment, 1,334. At ultimate development there will be an estimated 2,754 elementary school students, 1,181 junior high school students, and 1,853 senior high students. The Table has broken down the enrollment projections into the number of pupils within each school district.

## Unit School District #200

By the year 2000 there will be approximately 1,800 elementary school students in this district from the Warrenville planning area. Based on a standard of 600 pupils per school, Warrenville will need three elementary schools by the end of the century. An eight acre site owned by the school district is located in Summerlakes on Continental Drive. This site does not meet the criterion of eleven acres for a 600-pupil elementary school. Therefore, the building constructed there should not have an ultimate capacity of more than 500 pupils. A school of this size will very nearly handle all of the elementary enrollment in the district west of Route 59.

East of Route 59 and north of the Prairie Path there will be approximately 550 elementary students in the year 2000 and up to 650 students at ultimate development. There is no school and no school site presently located in this area. The closest school is Seraph Holmes which is south of Butterfield Road in the civic center area. This school, however, has portions of the building that are nearly 70 years old. In addition, the site area is less than three acres. In the long run it may be most appropriate for the school district to close Seraph Holmes School and to build a new one in the Williams Road area north of Butterfield Road. Without the benefit of a study to verify this idea, Holmes is shown to remain with its present function.

Bower School has the potential for expansion as an elementary school to 600 or more pupils. Bower is not well located within the district to be reconverted to a junior high school since it is on the southern edge of the district. Its location is more adequate for elementary school since it would serve a smaller service area than a junior high school.

TABLE 4  
PROJECTED SCHOOL ENROLLMENT  
WARRENVILLE PLANNING AREA  
YEAR 2000 AND ULTIMATE

District	Y E A R 2 0 0 0		
	Elementary School	Junior High School	Senior High School
#200	1,799	755	1,190
#203	--	--	--
#204	9	5	7
#33	227	82	--
#94	--	--	137
Total	2,035	842	1,334
District	U L T I M A T E		
	Elementary School	Junior High School	Senior High School
#200	2,305	997	1,555
#203	162	70	118
#204	--	--	--
#33	287	114	--
#94	--	--	180
Total	2,754	1,181	1,853

SOURCE: DuPage County Regional Planning Commission estimates, November, 1980, 1983.

The fourth elementary school will be needed at ultimate development. It is shown in Sector 8 north of Galusha Road and east of Winfield Road. It would serve all of the planning area north of Aurora Road and east of the river plus a portion of the Elmhurst-Chicago site south of Aurora Road. It should have an ultimate capacity of 600 pupils and have a site of eleven acres.

The Woodland building owned by the school district is located on Curtiss Avenue north of River Road. It is unfortunate that this facility is located so close to Bower School. There is no need to have two elementary school buildings within one block of each other. This facility may be most useful in its present role, that is as a day-care center with other rooms rented out to various organizations.

The Plan shows a junior high school facility located east of the Prairie Path between Butterfield and Winfield Roads. At ultimate development this school would need a capacity of approximately 1,000 pupils. It is shown as being 16 acres in area. The primary vehicular access should be

from Winfield Road with pedestrian and bicycle access along the Prairie Path.

The Warrenville planning area is projected to supply all the pupils for Wheaton-Warrenville Senior High School by year 2000. If this school will serve areas to the east of Warrenville also, it will need to be enlarged within the next 20 years. Any schedule for expanding this facility will be determined by the school as the needs arise and the money becomes available for such expansion.

#### Other School Districts

The Naperville Unit School District #203 will not be affected by an enrollment from the Warrenville planning area until the southern portion of the Elmhurst-Chicago property is developed. Depending on the marketplace, this may not occur within the next 20 years. When it does occur, the estimates of enrollment from Warrenville are 162 elementary pupils, 70 junior high students and 118 senior high students. The school district goes so far beyond the Warrenville planning area that any enrollment from the City will go largely unnoticed within the district.

The Indian Prairie Unit School District #204 will receive less than two dozen pupils from the Warrenville planning area by the year 2000 and should receive none at all at ultimate development. The portion of the planning area that is within District #204 will be devoted to non-residential uses at ultimate development--office, research and light industry.

The West Chicago Elementary District #33 should receive approximately 227 elementary and 82 junior high pupils from the planning area in the year 2000. By ultimate development these figures would increase to 287 elementary and 114 junior high school students. The impact of Warrenville on this school district will be minor, but development north of Mack Road could require either construction at an existing school or realignment of school attendance boundaries.

The West Chicago High School District #94 can expect to receive approximately 137 students from the Warrenville planning area by the year 2000 and 180 students at ultimate development. Here again, the impact on a much larger school district of Warrenville students will be minimal.

#### Public Facilities

##### Municipal Facilities

The Plan proposed that a civic center complex be developed in the vicinity of the present Municipal Building. This complex would provide for an expanded city hall with adequate facilities for all future municipal government needs including expanded police facilities, meeting rooms, council chambers, offices for mayor, city clerk, building, zoning, public works, etc.. An outdoor plaza could be the focal point for various civic functions such as the Fourth of July parade, band concerts, art fairs, and other activities. The present municipal building could be turned into a museum, boutique shops, a restaurant, a hostel for the use of

cyclists on the Prairie Path, or any number of other uses that would benefit the City and make this civic center area more attractive to residents and visitors to Warrenville.

Warrenville's water and sewer needs are addressed elsewhere in engineering reports and thus will not be discussed here in detail. The need for expansion of the municipal water lines to many areas of the city which presently lack public water supply has been well documented. Additional wells will have to be drilled to add to the capacity of the system. A new 500,000 gallon elevated water storage tank is in place in the northwestern part of the City near the intersection of Batavia Road and Route 59.

Warrenville is in the Naperville wastewater service area. An interceptor in the vicinity of Ferry and River Roads connects Warrenville with the Naperville Spring Brook treatment plant to the south. The size of this sewer puts an upper limit on the amount of waste water that can be generated in Warrenville in the future. Therefore, it can be assumed that low density residential areas may remain on private septic systems and that some commercial and industrial uses may have to find ways to recycle waste water themselves. Existing homes in the older part of Warrenville will soon receive sanitary sewers.

#### Other Community Facilities

The Warrenville Fire Protection District maintains two fire stations within the planning area. The station located on Butterfield Road near Route 59 appears to be adequate to serve the western portion of the City for the foreseeable future. The eastern station, however, is very small and has a restrictive site. As development occurs on the east side of the DuPage River it might be desirable to relocate this station on the vicinity of Aurora and Winfield Roads with a larger site, a larger building and additional fire equipment. At some future date it may develop that fire protection might become a municipal responsibility. This would then allow all areas of the City to be served by one department rather than by three protection districts. The Warrenville Fire Protection District is considering in their plans the desirability of expansion of the Number 2 fire station on 3rd Street and the closing of the facility on Butterfield Road near Route 59. None of these plans has been finalized at the present time.

The Warrenville Public Library District is recently incorporated and presently maintains a library facility in the Community Building. The location in the civic center area is desirable, but the long-time needs of the library will require a relocation of the facility into a larger, more convenient building. Several possibilities present themselves for consideration. One of them is the construction of a new facility in the civic center near the new city hall. Another is to take over Seraph Holmes School if a new elementary school is built in Planning Sector 6. A third is to convert one of the industrial buildings on Mount Avenue into a library building. Obviously any of these options would have to be carefully studied when the time comes to make this decision.

A new Warrenville post office will have to be constructed in the future as the population in the community grows and the postal facility expands. The present site is not adequate to handle expansion of the facility, so a new site will have to be found. Hopefully the post office will remain in the civic center area to complement the municipal facilities, the library and the Community Building. A feasibility study would have to be done to determine the most appropriate site. City officials should maintain contact with the U.S. Postal Department in order to be able to influence the selection of a site.

The public health facilities serving Warrenville are located outside its planning area--to the north in Winfield and to the south in Naperville. It is anticipated that these facilities will be expanded in the future to meet the needs as perceived by their boards.

The Community Building is being used in part for the library. As the library expands to meet the needs of the community, it is anticipated that this facility should be relocated to another building more suited to its requirements. In the long run the Community Building should be used solely as a community center and meeting place. The multi-purpose room can be used for dances, plays, and a variety of other activities. Perhaps a park district or a park department would be the most appropriate agency to run this facility, providing a variety of recreational activities and programs.

#### Parks, Recreation and Open Space

Park, recreation and open space needs were evaluated in the Summary Review in terms of existing population totals and facilities available for use. Nearly all of the Warrenville planning area falls outside the Round Grove Park District. This area could be served by a future park district or by a City parks and recreation department.

Within the Warrenville Planning area, the ultimate population is projected to be nearly 22,000 people. This is the figure on which future park needs are based. Using the park standards shown in Table 5, the additional park requirements for local open space are an additional 12.1 acres at ultimate development.

"Open space" is a general term which includes a wide variety of facilities and uses. For the purpose of the Warrenville General Development Plan, we have divided open space into two broad categories: recreational open space and general open space. Recreational open space lands are active in nature, providing facilities for the pursuit of various activities. Among recreational lands are parks, playgrounds, playfields, tennis courts, and swimming pools. These facilities are normally provided by park districts, municipalities, schools, and developers (within new subdivision). General open space is usually passive in nature, has a low level of developed facilities, and a low intensity of use. It includes lands set aside for flood control, water recharge, air quality improvement, and wildlife preservation. It may also include lands left in a fallow or undeveloped state. The following discussion of open space will examine the distinctions between recreational and general open space

as they apply to the local and regional open space networks shown on the General Development Plan.

TABLE 5  
RECOMMENDED STANDARDS FOR  
ULTIMATE PARK ACREAGE NEEDS  
WARRENVILLE PLANNING AREA

Park Type	Park Standards Acres for 1000 Population	1979 Existing Park Acreage	Recommended Acre- age for Ultimate Population	Additional Park Acres Needed
Local Open Space	8.0	55.0	176	12.1
Neighbor- hood	3.5	-	77	-
Commu- nity	4.5	-	99	-
Regional Open Space	20.0	593	440	None

SOURCE: DuPage County Regional Planning Commission,  
November, 1980, 1983.

#### Local Open Space

Neighborhood Parks. Table 6 shows local open space needs for neighborhood parks by planning sector for the year 2000 and at ultimate development. These are essentially recreational lands. Specific facilities to be provided at any of the existing or proposed parks will have to be determined. Neighborhood parks, however, most often provide playground apparatus, open areas for non-organized games, small passive areas, tennis courts, basketball courts, etc.. Table 6 indicated a need for 77 acres for neighborhood parks at ultimate development. The plan provides 64.4 acres, somewhat short of the perceived need. Certain planning sectors exceed the recommended acreage while other such as Sectors 3 and 8 do not meet the standards.

Sector 1 is short of the acreage of neighborhood parks needed at ultimate development. That shortage, however, occurs in portions of Summerlakes that have already been developed, the areas just north of Batavia Road. There is open space in this area, but it is devoted to storm water detention and is not available for recreational use.

Sectors 2,4,9,10 and 11 are small enough that it would be economically unfeasible to provide neighborhood parkland or the sectors are developed at such low dwelling unit densities that the portion of neighborhood parks may not be necessary.

Sector 3 is significantly low on neighborhood park lands. This sector is the location of two major multiple family developments. One, the Country Ridge, multi-use P.U.D., is less than half finished. The other, Emerald Green, is for all practical purposes complete. The Plan shows the acquisition of three acres of neighborhood park land along Batavia Road near Emerald Green.

Sector 5 is the southern portion of the Summerlakes development. With the addition of parks planned in Summerlakes, the school site on Continental Drive, and a portion of the community park site, this sector meets the requirements for neighborhood park land.

Sector 6 contains three major developments--Thornwilde, Winchester Square, and Heritage Park. The Plan proposes the addition of a neighborhood park in the vicinity of Williams Road and Calumet Avenue.

Sector 7 has playground space only at the existing elementary school. To provide adequate neighborhood park space in this sector, the Plan proposes that the interior of a large residential block south of Batavia Road should be acquired as a neighborhood park.

Sector 8 has no park space within the portions of it that are presently developed. The existing homes on the north and south sides of Galusha Road need park space. The Plan shows a proposed park site north of Galusha Road. Additional playground space would be available at a proposed elementary school at ultimate development. Even then, the acreage provided falls short of the standard. However, much of the residential land at full development will consist of large lots--an acre or more in size--which do not need formal playgrounds as much as the neighborhoods with smaller lots.

TABLE 6  
NEIGHBORHOOD PARK NEEDS  
WARRENVILLE PLANNING AREA

Planning Sector	Acres Needed Year 2000	Acres Needed Ultimate Development	Acres Provided Ultimate Development
1	11.4	13.0	11.6
2	0.1	0.1	--
3	7.0	7.9	4.9
4	0.4	0.4	--
5	7.1	7.7	7.8 <sup>1</sup>
6	11.0	12.2	11.7
7	3.5	4.0	5.0
8	5.4	11.6	5.0
9	0.6	0.8	--
10	0.4	0.7	--
11	1.8	2.3	--
12	3.6	3.8	5.8 <sup>1</sup>
13	6.4	12.6	12.6
Total	58.7	77.1	64.4

<sup>1</sup> includes school lands

SOURCE: DuPage County Regional Planning Commission,  
November, 1980, 1983.

Sector 12 exceeds the amount of neighborhood park land needed at ultimate development. The playground area of Bower School alone is more than will be needed by the entire sector. When River Road is connected across the river to Winfield Road, bypassing Bower School, this playground space will become much more accessible for the neighborhood than is presently the case.

Sector 13 will meet the requirement for neighborhood park land. The City should make sure that the proper amount of acreage is dedicated in this area as it develops from the quarry to residential and office/research uses in the years ahead. By enforcing the open space requirements of Ordinance #392, the City can assure that these needs will be met.

Community Parks provide large areas for organized team sports, specialized facilities such as swimming pools that draw from the entire community, areas for community gatherings, etc., in addition to the types of facilities also found in neighborhood parks. The community park needs for the entire planning area are satisfied, in part, by four facilities. The major park in Summerlakes with its expansion to the west provides nearly 31 acres of land in Sector 5. The park facility at Summerlakes is currently under development by the Round Grove Park District. The existing Cerny Park in Sector 12 has playfields, playground equipment and roofed pavilion on approximately 7 acres of land. The proposed junior

high school site on Butterfield Road in Sector 8 would have approximately 7 acres of land available for resident use. A second major park is proposed in Sector 13 which will provide a sizable park on the east side of Warrenville similar to that which will be developed on the west side of town. Even if this park site contains 30 acres of land, the total community park needs of more than 99 acres will not be met. The four facilities mentioned will provide only 75 acres. Because of the large amount of forest preserve land in the vicinity of Warrenville, and in particular the presence of Blackwell Forest Preserve, it was felt that the provision of all 99 acres is not necessary.

General open space is provided in the local open space category in nearly all of the planning sectors. Most of this land is either flood plain along the various streams and rivers in the planning area or is devoted to storm water detention and retention facilities. If easements could be obtained along the flood plain land, an extensive network of hiking trails and bicycle paths could be developed. There is no standard for the amount of general open space land that should be provided within a community. Instead, an adequate amount of land should be set aside to protect environmentally sensitive areas.

#### Regional Open Space

Table 5 shows nearly 593 acres of land in the regional open space category in 1979. With the addition of land within the planning area to Blackwell and Herrick Lake Forest Preserves, there are now more than 750 acres of forest preserve land in the planning area. In addition to the forest preserve and in the planning area, there is additional land contiguous to the the planning area. The total acreage for Blackwell, Herrick Lake, McDowell Grove and Warrenville Grove forest preserves is more than 2,400 acres. Warrenville is more than adequately served by those open spaces for both active and passive regional recreation. An additional benefit of these large natural open spaces is that Warrenville area is assured of vast areas of undeveloped land for recharge of groundwater resources. As long as the community is totally dependent upon groundwater for its water supplies, the permanently reserved open spaces around it are a great asset to every resident.

The Plan shows the continuation of Cantigny and the Fermi National Accelerator Laboratory as public and quasi-public facilities with essentially an open space character. It also assumes the continued existence of St. James Farm north of Butterfield Road as a private open space reserve.

#### PLAN IMPLEMENTATION

The General Development Plan for Warrenville contains recommendations for the utilization of land and resources as they relate to the future development of the community. The plan provides the community with a reference framework for undertaking and evaluating development projects in regards to long-range goals. It also provides short-range guidelines for reviewing proposals for rezoning and proposed subdivisions of land.

The General Development Plan is part of a larger entity called the Comprehensive Plan. The Comprehensive Plan, in addition to the General Development Plan, consists of various regulatory ordinances and development controls which are used for implementing land use and transportation recommendations. These include the zoning ordinance, the subdivision control ordinance, the future land use map, the sign ordinance, flood control ordinance and others which may be enacted from time to time. The Comprehensive Plan may also contain an Official Map (which will be described later in this section) and other studies such as a town center plan, urban design proposals, etc..

The Plan will be useful only to the extent that it is implemented. Implementation will occur as various actions are taken by the municipality and other public agencies, developers, business, industry, and private citizens. These action steps can include voluntary public compliance with the plan proposals, coordination by the Plan Commission of plans and proposals made by other levels of government with the recommendations in the plan, and municipal actions taken in regards to requests for rezoning and new subdivision proposals.

Warrenville now has available many of the tools necessary to implement the General Development Plan. The City has adopted and is enforcing zoning and subdivision regulation ordinances. This will help eliminate many of the problems related to future development by giving local governing officials the proper instruments of control necessary to insure orderly growth. It is especially important to provide adequate regulations for unincorporated areas which are recommended for annexation within the plan. The current zoning and subdivision regulation ordinances are in the process of review and revision in order to implement the proposals shown within this plan document.

#### Public Acceptance by Citizens

Public acceptance of the General Development Plan is important. Citizens who make individual investment decisions concerning future development must feel that this plan offers sound solutions to growth problems and, therefore, assures them of both suitable return on, and the protection of, their investment. This assurance will encourage voluntary compliance with the plan. Nevertheless, strong civic leadership, both inside and outside local government, is needed on a continuing basis to publicize its value, and encourage its acceptance as a guide to sound community development.

#### Action by the Plan Commission

The Warrenville Plan Commission is an advisory body to the City Council whose prime responsibility is to develop plans for the future of the community. A major element in fulfilling this responsibility has been participation in the development of the General Development Plan. The Plan Commission also is involved in study and recommendations for various land subdivisions and development proposals. It cannot be assumed that agencies or individuals (developers, businessmen, etc.) will always desire to make their individual plans conform to the Warrenville General Development Plan. While no plan commission has enforcement authority to

require conformance with an official comprehensive plan, it does, however, have authority to review these proposals and make recommendations to the City Council for their approval or disapproval.

#### Adoption and Review of the General Development Plan by the City Council

Following a public hearing, the City Council should consider enacting the official General Development Plan as a guide for future growth. This plan will be the result of review and consideration by the Plan Commission and by the City Council in light of the proceedings of the public hearing. After adoption the plan should be used by the City Council as an important reference guide in their decisions regarding future rezonings, subdivisions, capital expenditures, etc.. To keep the plan viable, it should be reviewed periodically as new information becomes available. Major review of the plan should occur every three to five years, with revisions being made as necessary. The scope and extent of plan revision, of course, depends on the rate and trends of growth, the availability of new data, and other factors which might have an effect on the viability of the plan.

#### Ordinances to Insure Continuing Planning Controls

##### Zoning Ordinance

A zoning ordinance is one of the essential tools used for implementing the General Development Plan. The ordinance contains provisions for regulating the use of property, the size of lots, yards, and open spaces, and the height and bulk of structures. In addition, it establishes direct and indirect limitations on population density in the areas through minimum lot area requirements. By these legal means for controlling development within the corporate limits, an orderly and desirable pattern of land use can be achieved. Since urban development occurs through individual projects, the zoning ordinance is an important aide in unifying the project planning efforts of many individuals.

##### Subdivision Control Ordinance

Portions of the City are developed as a result of the subdivision of individual tracts of land. When street designs are laid out and land is divided into lots, the pattern of development becomes established for an indefinite period of time. Once land is subdivided the development takes place, it is usually extremely difficult to change the pattern or intensity of land use. Proper land subdivision is very important, therefore, to avoid many of the problems inherent in past developments. The subdivision control ordinance establishes reasonable requirements and procedures that must be followed to protect the general welfare of the community. Subdivision of land involves expenditures (either public or private) for the installation and maintenance of streets, curbs, gutters, sidewalks, water lines and sewers.

The ordinance can be used to coordinate development in various parts of the community and to establish a logical street pattern. The ordinance also protects individuals who purchase lots or homes in a subdivision by

assuring them that the layout of the subdivision and the improvements installed will meet specific minimum standards.

### Capital Improvements Program

A capital improvements program is a short-to-mid-range study to identify: (1) public improvements needed in the community; (2) their estimated costs; (3) the anticipated revenues with which to finance them; (4) the relative priorities or importance of the projects; and (5) the programmed time frame in which such improvements are to be developed.

A capital improvements program has several advantages for the community including the following:

It can minimize fluctuations of the tax rate over a period of years.

Projects can be undertaken in their order of urgency.

It coordinates proposed projects from all municipal departments, maximizing available funds.

All municipal projects can be evaluated in relation to each other, eliminating wasteful or overlapping projects.

Projects are not prematurely undertaken, but attention is called to community needs.

Future revision and updating of the capital improvements program permits priorities to be changed and new priorities inserted on a regular basis.

### Official Map

The purpose of an official map is to reserve future locations of streets, highways, public utility right-of-way, sites for public buildings and public open space for future acquisition. When this authority is exercised, the City, after receiving a recommendation from the Plan Commission, may establish and adopt the official map for their area of jurisdiction, including the City and its designated planning area. When the Official Map indicates the necessity for providing for a school site, park site or other public lands within a proposed subdivision, the City may require that the land be designated for such purposes before approving the plat of subdivision. Within one year after the approval of the plat, the City, school district, or other authority having jurisdiction over the proposed public land must either purchase the land or commence condemnation proceedings to acquire the land. This allows the City or district to delay purchase of the land for public use until development is eminent.

### Sources of Funding for Public Improvements

Any development program, if it is to be successful, must be adequately financed. Where private investment is conditioned upon or influenced by public outlays for supplemental facilities, that private investment will

not occur without firm commitment from the public sector. This principle can operate on a very fundamental level. For example, commercial development at a particular site may be dependent upon adequate access to a parking lot which in turn may be dependent upon the provision of a turning lane and intersection signalization. In as much as the traffic improvements are needed to make the parking lot work well, and the parking is vital to the proposed business, failure to provide the improvements in a timely manner may cripple the business during its crucial start-up period. This need for coordination, with its associated need for commitments several years into the future, indicates that private sector development may need to be closely coordinated with municipal capital programming.

Public improvements may be funded from a variety of sources, both general and special purpose, at a variety of levels of government, local, state, and federal. The City has available to it at the local level:

General purpose revenues including the general corporate purpose property tax, state income tax rebates, the retailer's occupation tax and service occupation tax, utility taxes, and miscellaneous revenues.

Special purpose revenues such as the motor vehicle tax and motor fuel tax allocated from the State. In addition, Illinois law authorizes municipalities to levy a number of special purpose property taxes. Some of these special levies which have potential applications authorize the construction of coliseums, community buildings, gymnasiums, cultural centers, parks, comfort stations, street lighting, and transportation systems.

There are also a number of special assessment provisions which could be applied:

Special Assessment District. Municipal governments may assess in any specified district (business, residential, etc.) for specific public improvements which benefit that district particularly. These improvements may include streets, sidewalks, utility lines, street lighting, construction and maintenance of parking facilities, and pedestrian malls.

Special Provisions for Malls and Parking Facilities. These kinds of facilities may be financed over a 20-year period with special assessments in a commercial district. In addition, the costs of operation and maintenance of the improvements may also be assessed against the benefiting properties.

Special Service Area Tax. Somewhat broader in application than the above examples, this approach has been used in Oak Park and Evanston, Illinois. It is a direct tax against benefiting properties within the service area based on the assessed value of the property. In special assessment districts, the costs are paid according to the amount of benefit to the property.

Municipal bonds are another means of financing physical development which spreads the cost over a period of years. This helps to spread the tax burden and assures that no single group of residents will have to pay the complete cost of community facilities which will be used by other residents in the future. There are three types of bonds and special assessment bonds. General obligation bonds might be used to construct a municipal building or other facility that supplies areawide benefits. The municipality may not issue general obligation bonds for more than 7.5 percent of the assessed value of taxable property within its boundaries. Revenue bonds are used to construct a revenue producing facility such as a parking garage. The revenues generated by the facility would be used, in whole, or in part, to pay off the bonds. Special assessment bonds are used to finance improvements which are to be paid for on the basis of special assessments against benefited properties.

Another potential source of funding is the Federal government. Examples of Federal programs are as follows:

General Revenue Sharing. Entitlement communities are notified each year of the amount they are to receive. The long list of eligible purposes includes street improvements and transportation, elements often found in a business district program.

U. S. Department of Commerce. The Department of Commerce has a variety of economic development programs based on various sections of the Public Works and Economic Development Act of 1965. In order to qualify for most of the funds; however, a community must be within a county designated as part of an economic development district or a redevelopment area based on certain criteria such as high levels of unemployment, low median family incomes or economic distress caused by the closing of a major employment source.

U. S. Department of Housing and Urban Development (HUD). HUD is the principal federal agency responsible for programs concerned with housing needs and the development of the nation's communities. A wide variety of programs are administered by HUD, but several are particularly applicable to economic development in Warrenville. The first is the Community Development Block Grant (CDBG) program. The City may apply for CDBG discretionary funds under the "small cities" program but would have to compete with many other small cities and counties throughout the region for single purpose or comprehensive grants. A second program is Urban Development Action Grants (UDAG) which attempt to stimulate private investment partnership. There are minimum criteria of physical and economic distress which must be met before a community can qualify for UDAG funds that Warrenville may not be able to meet. Also available from HUD are low interest loans for the rehabilitation of residential and non-residential properties in neighborhood development, urban renewal, CDBG and Section 810 Urban Homesteading areas.

U. S. Department of the Interior. The Heritage Conservation and Recreation Service offers historic preservation assistance through the State of Illinois to acquire and restore structures of historical significance. Grants are available for a variety of park and

recreation purposes such as "innovation grants" for innovative and cost-effective approaches to recreation opportunities and "rehabilitation grants" for rebuilding, remodeling, expanding and developing existing recreation areas and facilities.

Federal Aid to Urban Systems (FAUS). This program covers local street and highway improvements and public transportation.

There are problems in anticipating the use of Federal funds. First, all programs are subject to the annual appropriations process. Secondly, with the exception of general revenue sharing funds, no amount can be specifically allocated to a municipality except after a lengthy application process. This process includes intense competition from other municipalities for funds and sets up certain eligibility requirements which must be met in order to receive the funds. A third drawback is that development or redevelopment usually works best when there are commitments extending over several years. The Federal programs, as they are currently administered, are structured on the basis of annual or limited project commitments.

CITY OF WARRENVILLE  
DuPage County, Illinois

ORDINANCE NO. 2423

**ORDINANCE AMENDING THE COMPREHENSIVE PLAN OF THE CITY RE 9.7 ACRES (EAST SIDE OF WEST AVENUE, WEST OF GALUSHA FARM, SOUTH OF GALUSHA AVENUE AND NORTH OF HERRICK LAKE OFFICE DEVELOPMENT) TO REDESIGNATE AS SINGLE-FAMILY RESIDENTIAL WITH 1-3 UNIT/AC DENSITY**

WHEREAS, pursuant to the provisions of 65 ILCS 5/11-12-5, the City of Warrenville has been empowered to adopt and amend a comprehensive plan to guide and control future community development; and

WHEREAS, pursuant to said statutory authority, the City has adopted such a comprehensive plan; and

WHEREAS, pursuant to statutory requirements, the Plan Commission of the City held a public hearing with regard to amendment of the Comprehensive Plan as to 9.7 acres of property located along the east side of West Avenue, west of Galusha Farm, south of Galusha Road, and north of the Herrick Lake Office Development (the "Subject Property") from Single-Family Residential with a density of less than 1 dwelling unit per acre to Single-Family Residential with a density between 1 – 6 dwelling units per acre; and

WHEREAS, the Plan Commission subsequently recommended amendment of the Comprehensive Plan with regard to the classification of the Subject Property; and

WHEREAS, the Mayor and City Council find and hereby declare that it is in the best interests of the City and its residents to amend the Comprehensive Plan as hereinafter set forth;

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

SECTION ONE: The recitals set forth hereinabove shall be and are hereby adopted as findings of fact as if said recitals were fully set forth within this Section One.

SECTION TWO: The Comprehensive Land Use Plan of the City shall be and is hereby amended as follows:

- A. The following two new residential classifications are hereby added:
  - 1. 1 to 3 dwelling units per acre
  - 2. >3 to 6 dwelling units per acre
- B. The redesignation of the Subject Property from Single-Family Residential with a density of less than 1 dwelling unit per acre to Single-Family Residential with a density between 1 and 3 dwelling units per acre is hereby approved.

SECTION THREE: This Ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law.

PASSED THIS 21st day of January, 2008.

AYES: Ald. Aschauer, Leonard, Weidner, Wiesbrock, Barry, and Schultz

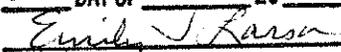
NAYS: None

ABSENT: Ald. Bevier and Halley

APPROVED THIS 22nd day of January, 2008.

  
\_\_\_\_\_  
Mayor

ATTEST:  
  
\_\_\_\_\_  
City Clerk

LKLM2650  
PUBLISHED IN PAMPHLET FORM BY  
AUTHORITY OF THE CITY COUNCIL  
OF THE CITY OF WARRENVILLE,  
DUPAGE COUNTY, ILLINOIS, THIS  
22 DAY OF JAN 2008  
  
\_\_\_\_\_  
CITY CLERK

CITY OF WARRENVILLE  
DU PAGE COUNTY, ILLINOIS

ORDINANCE NO. 823

ORDINANCE AMENDING THE COMPREHENSIVE  
PLAN OF THE CITY OF WARRENVILLE

WHEREAS, the City of Warrenville has been empowered by the statutes of the State of Illinois to adopt and amend a Comprehensive Plan to guide and control future community development; and

WHEREAS, on December 5, 1985, after due notice, the Plan Commission of the City held a public hearing with regard to amending the Comprehensive Plan of the City as shown on the land use map attached hereto as Exhibit A and made a part hereof; and

WHEREAS, the Plan Commission subsequently recommended to the City Council, on January 2, 1986, that certain amendments identified hereinbelow be included in the Comprehensive Plan; and

WHEREAS, the City Council finds it to be in the best interests of the residents of the City to make said amendments;

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

SECTION ONE: That the foregoing recitals shall be, and they are hereby, incorporated in this Section One as if fully set forth herein.

SECTION TWO: That the Comprehensive Plan of the City of Warrenville shall be, and it is hereby, amended to include the following changes, as shown on Exhibit A attached hereto:

Winfield Township:Section 33NE

The area west of Barkley Avenue, both north and south of Calumet Avenue--change from residential to industrial and office/research with an open space buffer 50 feet deep adjoining any residential district (including the north property line). The cul-de-sac shown on the proposed map of December 5, 1985 shall be eliminated.

Section 35NE

An area west of Winfield Road, north of Greenview Avenue--change from low density residential and public to regional open space (forest preserve) with a residential home site.

Section 35SE

The area west of Third Street (Batavia Road) at Jackson Street--change from public and residential with Jackson Street to public for fire station with Jackson Street (part) vacated.

Section 35NE

Areas east of Winfield Road and north of Aurora Road--change from residential to commercial. The area on Winfield Road North of Aurora Road shall remain residential, as shown.

Section 35SE and Section 36SW

The area north of Aurora Road, between Winfield Road and West Avenue--change from residential to office with an open space buffer 50 feet deep on the north side adjacent to residential uses.

Section 36NE

An area north of Galusha Road, between West Avenue and Herrick Road--change from low density residential to quasi-public for a church.

Section 36SE

The area west of Herrick Road, between Galusha Avenue and Aurora/Warrenville Road--change from low density residential to office/research with an open space buffer 100 feet deep on the north side adjacent to low density residential uses.

It is the desire of the City to promote the development of said parcels as one project or as interrelated projects and not on a piecemeal or fragmented basis.

SECTION THREE: All policies, resolutions and ordinances of the City of Warrenville which may conflict with this ordinance shall be, and they are hereby, repealed.

SECTION FOUR: That this Ordinance shall be in full force and effect from and after its passage, approval, and publication as provided by law.

PASSED THIS 18th day of February, 1986.

AYES: ALD. ASCHAUER, ESPOSITO, GOODMAN, HUDETZ, JONES, LOWDERBAUGH,  
ULERY, WHEELER.

NAYS: -0-

ABSENT: -0-

APPROVED THIS 18th day of February, 1986.

Vivian M. Lund  
Mayor

ATTEST:

Lucy Bernard  
City Clerk

Published in pamphlet form by Authority of the City Council of the City of Warrenville, DuPage County, Illinois, this 19th day of February, 1986.

Lucy Bernard  
Lucy Bernard, City Clerk



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2-004	26-018
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	23-021
	22-022
	21-023
4	20-024
	19-025
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	17-027

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4	7-006
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	14-02
	15-013
	16-014

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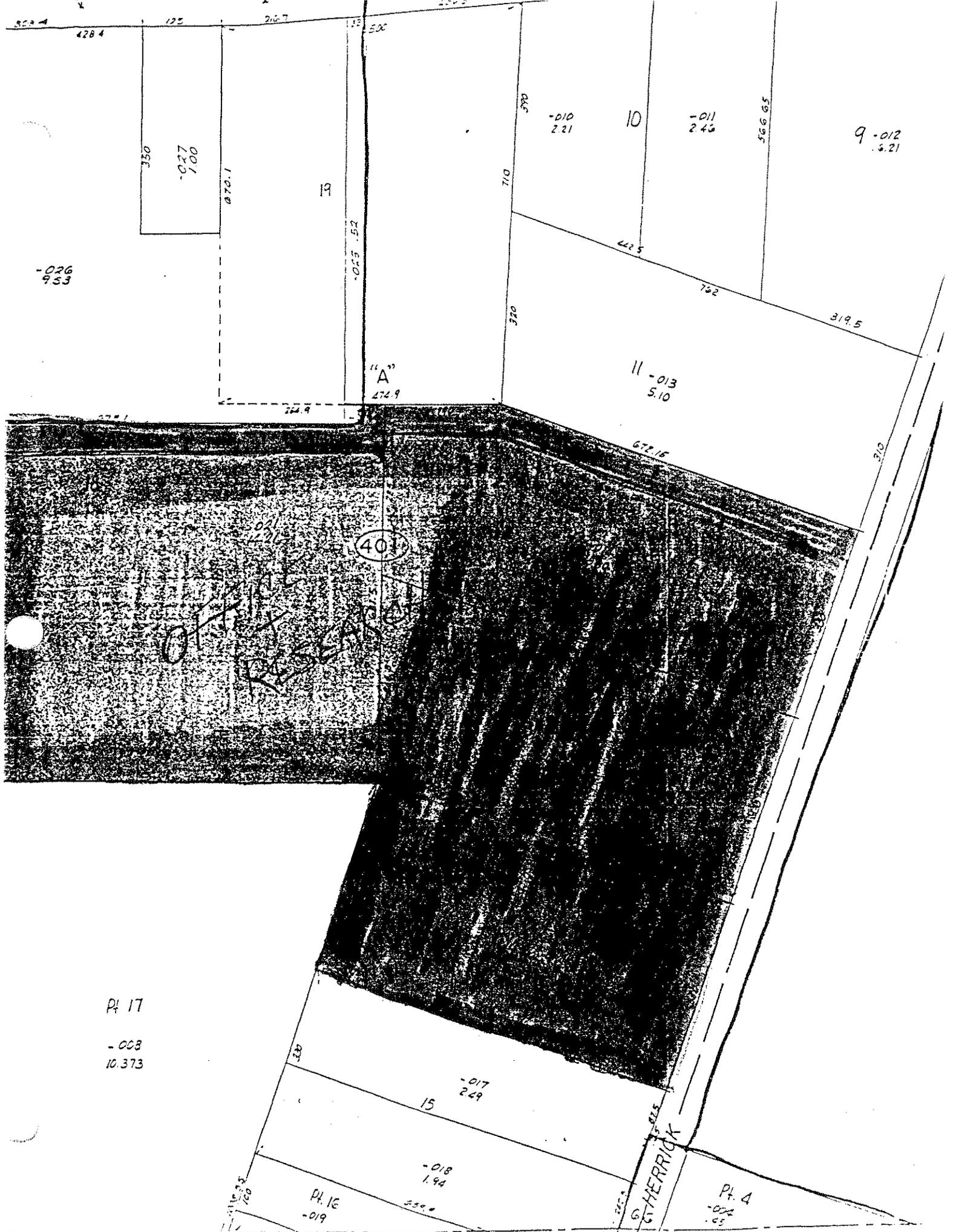
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CITY OF WARRENVILLE  
DU PAGE COUNTY, ILLINOIS

ORDINANCE NO. 862

ORDINANCE AMENDING THE COMPREHENSIVE PLAN OF  
THE CITY OF WARRENVILLE (THORNWILDE CLUBHOUSE)

WHEREAS, the City of Warrenville has been empowered by the statutes of the State of Illinois to adopt and amend a Comprehensive Plan to guide and control future community development; and

WHEREAS, on September 4, 1986, after due notice, the Plan Commission of the City held a public hearing with regard to the property legally described as:

Lot 148 of Edgebrook Unit 1, being a subdivision of part of the North 1/2 of Section 34, Township 39 North, Range 9, East of the Third Principal Meridian, according to the plat thereof recorded June 4, 1973 as Document R73-31752, and Certificate of Correction recorded May 14, 1982 as Document R82-19316, in DuPage County, Illinois.

Permanent Index No. 04-34-213-037

Approximately 1.474 acres

located at 29 W 376 Butterfield Road, Warrenville (hereinafter referred to as the "Subject Property") and subsequently recommended to the City Council that the Subject Property be designated on the Comprehensive Plan as Office rather than Open Space as presently shown; and

WHEREAS, the City Council finds it to be in the best interests of the residents of the City to amend the Comprehensive Plan as aforesaid;

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

SECTION ONE: That the foregoing recitals shall be, and they are hereby, incorporated in this Section One as if fully set forth herein.

SECTION TWO: That the Comprehensive Plan of the City of Warrenville shall be, and it is hereby, amended to designate the land use of the property legally described as:

Lot 148 of Edgebrook Unit 1, being a subdivision of part of the North 1/2 of Section 34, Township 39 North, Range 9, East of the Third Principal Meridian, according to the plat thereof recorded June 4, 1973 as Document R73-31752, and Certificate of Correction recorded May 14, 1982 as Document R82-19316, in DuPage County, Illinois.

Permanent Index No. 04-34-213-037

Approximately 1.474 acres

located at 29 W 376 Butterfield Road, Warrenville, as an Office use rather than as Open Space as presently shown.

SECTION THREE: That this Ordinance shall be in full force and effect from and after its passage, approval, and publication as provided by law.

PASSED THIS 6th day of October, 1986.

AYES: Ald. Aschauer, Goodman, Hudetz, Jones, Ulery, Wheeler.

NAYS: Ald. Esposito

ABSENT: Ald. Lowderbaugh.

APPROVED THIS 6th day of October, 1986.

William M. Lund  
Mayor

ATTEST:

Lucy Bernard  
City Clerk

Published in pamphlet form by Authority of the City Council of the City of Warrenville, DuPage County, Illinois, this 7th day of October, 1986.

Lucy Bernard  
Lucy Bernard, City Clerk

CITY OF WARRENVILLE  
DU PAGE COUNTY, ILLINOIS

ORDINANCE NO. 926

ORDINANCE AMENDING THE COMPREHENSIVE  
PLAN OF THE CITY OF WARRENVILLE

WHEREAS, the City of Warrenville has been empowered by the statutes of the State of Illinois to adopt and amend a Comprehensive Plan to guide and control future community development; and

WHEREAS, on September 10, 1987, after due notice, the Plan Commission of the City held a public hearing with regard to various properties within the City and subsequently recommended to the City Council that various changes in land use designation be made on the Comprehensive Plan; and

WHEREAS, the City Council finds it to be in the best interests of the residents of the City to amend the Comprehensive Plan as detailed herein;

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

SECTION ONE: That the foregoing recitals shall be, and they are hereby, incorporated in this Section One as if fully set forth herein.

SECTION TWO: That the Comprehensive Plan of the City of Warrenville shall be, and it is hereby, amended as follows:

1. In the area west of Barkley Avenue, north and south of Calumet Avenue, change a portion from office research to light industry with an open space buffer 50 feet deep adjacent to the area known as Summerlakes Park;
2. In the area west of Barkley Avenue, south of Calumet, change a portion from light industry to office research;

- 3. In the area east of Barkley Avenue in the vicinity of Youghal, change a portion from single family, 1 to 6 dwelling units per acre, to office;
- 4. Change the open space buffer along the west side of Barkley Avenue from 50 feet deep to 40 feet deep, thereby increasing the office research area; and
- 5. Eliminate the culs-de-sac shown on Calumet Avenue and Youghal, connecting both roads to Barkley Avenue;

all of said changes being as shown on the map attached hereto as Exhibit A and made a part hereof.

SECTION THREE: That this Ordinance shall be in full force and effect from and after its passage, approval, and publication as provided by law.

PASSED THIS 16th day of November, 1987.

AYES: Ald. Aschauer, Baloun, Goodman, Jones, Kruse, Taylor, Ulery, Wheeler.

NAYS: -0-

ABSENT: -0-

APPROVED THIS 16th day of November, 1987.

Viriam M. Lund  
Mayor

ATTEST:

Lucy Bernard  
City Clerk

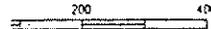
Published in pamphlet form by Authority of the City Council of the City of Warrenville, DuPage County, Illinois, this 18 day of November, 1987.

Lucy Bernard  
Lucy Bernard, City Clerk

NSH  
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SRD P1

-  OFFICE
-  OFFICE RESEARCH
-  LIGHT INDUSTRIAL
-  LOCAL OPEN SPACE
-  STREET EXTENSION

SCALE 1:2400

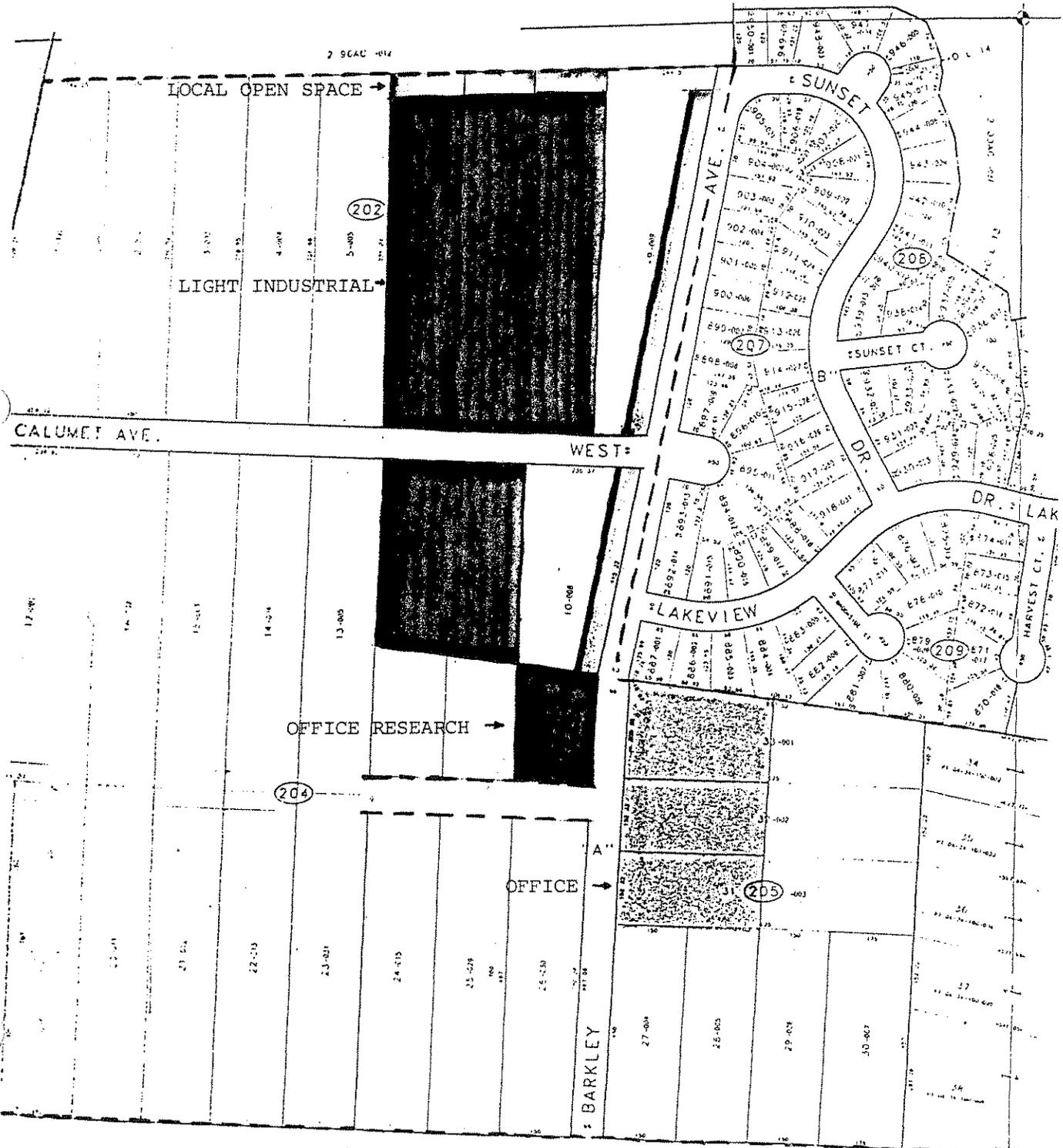


US COORDINATE SYSTEM  
EAST ZONE

Public Lands survey corner  
marked by Du Page County

TAX PARCEL MAP

Prepared by  
DU PAGE COUNTY  
Assessment Maps and Photo Department  
Wheaton, Illinois 60187  
REVISED FOR 1986 ASSESSMENT  
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CITY OF WARRENVILLE, ILLINOIS

ORDINANCE NO. 767

ORDINANCE AMENDING THE COMPREHENSIVE PLAN OF THE  
CITY OF WARRENVILLE (BICYCLE PATHS AND NATURE TRAILS)

WHEREAS, the City of Warrenville has been empowered by the statutes of the State of Illinois to adopt and amend a Comprehensive Plan to guide and control future community development; and

WHEREAS, on April 3, 1985, after due notice, the Plan Commission of the City held a public hearing with regard to amending the Comprehensive Plan of the City to include bicycle paths and nature trails as shown on the drawing entitled, "Bike Paths and Nature Trails Proposal," dated March 5, 1985, a copy of which is attached hereto as Exhibit A and made a part hereof; and

WHEREAS, the Plan Commission subsequently recommended to the City Council that bicycle paths and nature trails as depicted on Exhibit A be included in the Comprehensive Plan; and

WHEREAS, the City Council finds it to be in the best interests of the residents of the City to make provision for bicycle paths and nature trails in the Comprehensive Plan;

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

SECTION ONE: That the foregoing recitals shall be, and they are hereby, incorporated in this Section One as if fully set forth herein.

SECTION TWO: That the Comprehensive Plan of the City of Warrenville shall be, and it is hereby, amended to include

bicycle paths and nature trails as shown on Exhibit A attached hereto.

SECTION THREE: That this Ordinance shall be in full force and effect from and after its passage, approval, and publication as provided by law.

PASSED THIS 20th day of May, 1985.

AYES: Ald. Aschauer, Esposito, Goodman, Hudetz, Jones, Lowderbaugh, Ulery, Wheeler.

NAYS: -0-

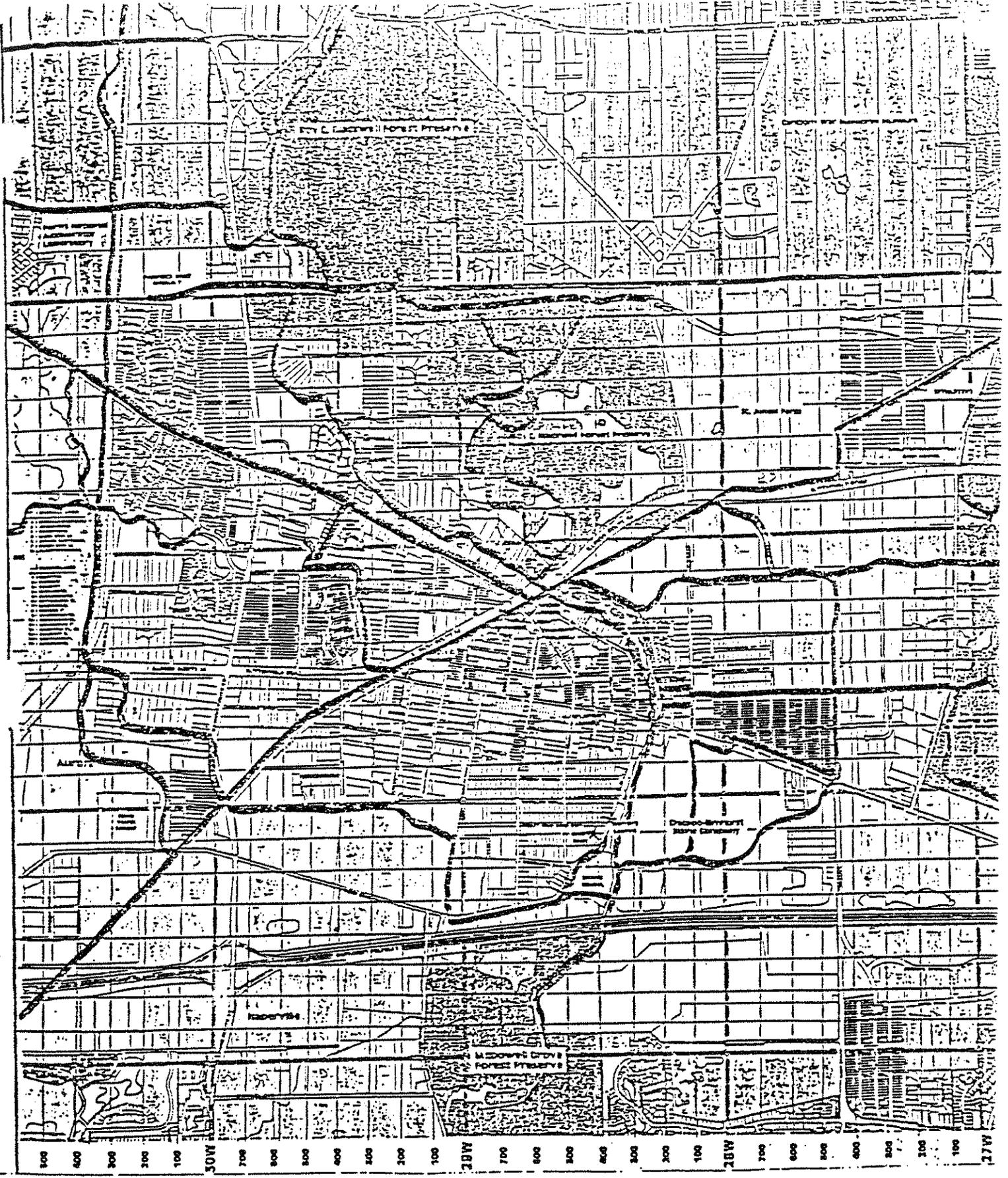
ABSENT: -0-

APPROVED THIS 21st day of May, 1985.

William M. Lund  
Mayor

ATTEST:

Lucy Bernard  
City Clerk



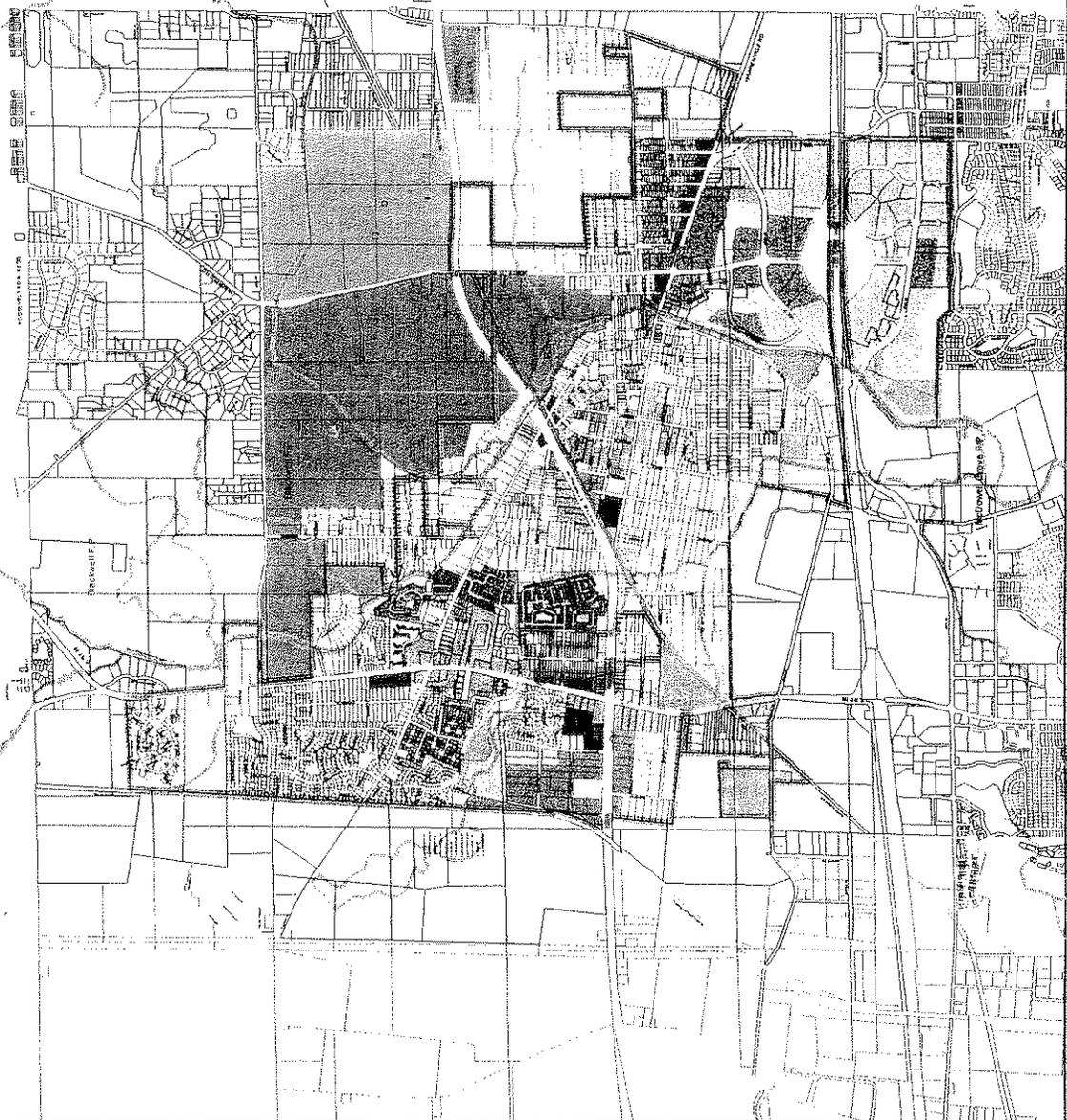
**BIKE PATHS & NATURE TRAILS -- GENERAL SCHEMATIC**

★ = Existing or Proposed City Parks

The purpose of this System would be twofold; it would serve as a recreational facility, and as a conduit for secondary transportation...on foot, by bicycle, and on horseback. One objective of such a system would be to reach beyond the City Limits to make connections into Fermilab; the Blackwell, McDowell Grove, Warrenville Grove, and Herrick Lake Forest Preserves; Aurora; West Chicago; and the St. James Farm. Ideally, it would intersect the Prair Path at several points, and describe a grid with both north/south and east/west axes. So aligned, it could tie the Summerlakes, Winchester, Thornwilde, and Emerald Green subdivisions together with other points in town. New developments, such as have been proposed by Inland Steel, Bell Labs, and Elmhurst-Chicago Stone Company, have agreed in

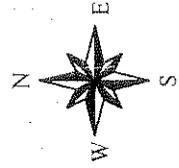
# City of Warrenville

## Comprehensive Land Use Plan



### LEGEND

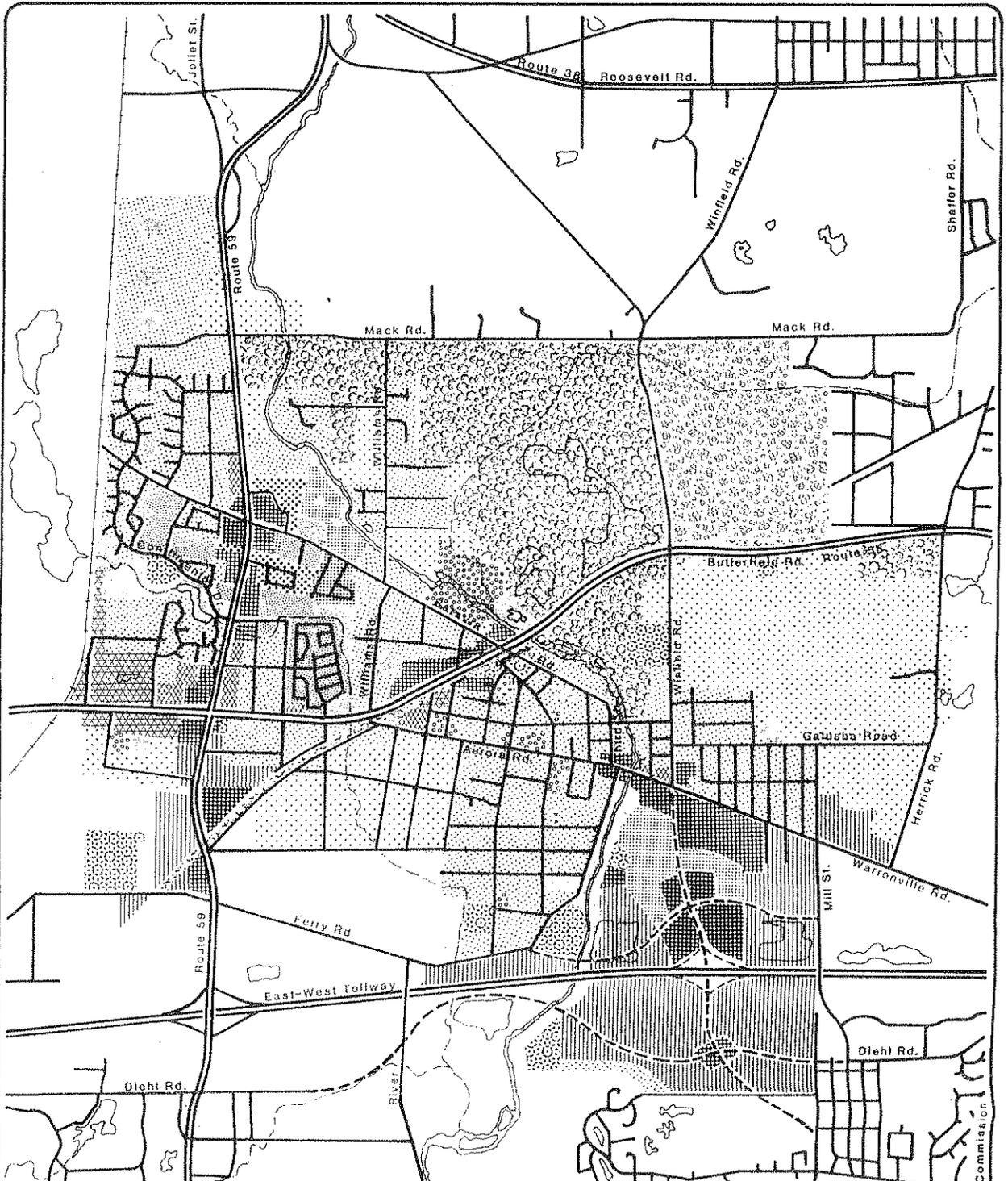
Land Use Plan	
[Pattern]	Single Family less than 1 du/acre
[Pattern]	Single Family 1-6 du/acre
[Pattern]	Single Family 8-10 du/acre
[Pattern]	Multiple Family 10-16 du/acre
[Pattern]	Multiple Family 16 or more du/acre
[Pattern]	Commercial
[Pattern]	Office
[Pattern]	Office/Research
[Pattern]	Light Industry
[Pattern]	Utilities
[Pattern]	Public
[Pattern]	Quasi-Public
[Pattern]	Local Open Space
[Pattern]	Regional Open Space
[Pattern]	Private Open Space
[Pattern]	Water Body



Scale 1" = 0.2 miles



Warrenville Land Use Map  
 created by  
 The Warrenville Community  
 Development Department  
 Date: November 10, 1986



**GENERAL DEVELOPMENT PLAN**  
(Land Use Plan)

Adopted June 18, 1984

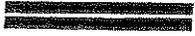
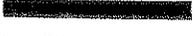
- |   |   |  |
|---|---|--|
| <p>Residential</p> <ul style="list-style-type: none"> <li> Less Than 1 du/acre</li> <li> 1 - 6 du/acre</li> <li> 6 - 10 du/acre</li> <li> 10-16 du/acre</li> <li> 16 or More du/acre</li> </ul> | <ul style="list-style-type: none"> <li> Retail</li> <li> Office</li> <li> Office/Research/Development</li> <li> Industrial</li> <li> Utilities</li> </ul> | <ul style="list-style-type: none"> <li> Public</li> <li> Quasi-Public</li> <li> Local Open Space</li> <li> Regional Open Space</li> <li> Private Open Space</li> </ul> |
|---|---|--|

**THE CITY OF WARRENVILLE, ILLINOIS**



THOROUGHFARE PLAN

Adopted June 18, 1984

-  East-West Tollway
-  Principal Arterial
-  Minor Arterial
-  Collector
-  Interchange

THE CITY OF WARRENVILLE ILLINOIS