

City of Warrenville

Subarea Plan - Civic Center Core

Legend

- A** Develop mixed-use corner project with 10,000 square feet of 1-story retail or restaurant, 24 condo units (in a 3-story building), 38 first-floor parking spaces, and 108 surface parking spaces *
- B** Create City gateway monument
- C** Develop mixed-use project with 35,000 square feet of 1-story retail, 20 condo units (in a 3-story building), 20 first-floor parking spaces, and 122 surface parking spaces
- D** Create new one-way edge road that provides access to mixed-use development and includes
 - 32 diagonal parking spaces
 - Landscaped median buffer next to Butterfield Road
 - Multi-purpose trail in median
- E** Create delineated pedestrian crossings with large median refuge areas to improve safety
- F** Provide safe crossing for West Branch of the DuPage River Regional Trail
- G** Consider boat launch and boat rental to activate river with seasonal use
- H** Relocate Riverview Drive to align with Manning Avenue at Batavia Road and create parallel parking to support adjacent commercial uses
- I** Develop 5,000 square feet of retail or restaurant with 31 surface parking spaces
- J** Develop 16,800 square feet of retail with 40 shared surface parking spaces and adjacent on-street parallel parking
- K** Improve area between Butterfield Road and Stafford Place by:
 - Relocating Prairie Path closer to Butterfield Road to create safer crossings at Batavia and Rockwell
 - Selective clearing of overgrown/invasive vegetation to open views to City Hall
 - Creating open space amenities such as a great lawn for festivals and community gardens
- L** Create central civic green that includes:
 - 60 surface parking spaces
 - Existing Roundhouse
 - Existing War Memorial
 - Relocated gazebo
- M** Develop 3-story mixed-use corner development with 4,900 square feet of retail or restaurant, 30 condo units, 30 first-floor parking spaces, and 20 shared surface parking spaces and adjacent on-street parallel parking *
- N** Develop 2,500 square feet of retail or restaurant with 10 shared surface parking spaces and adjacent on-street parallel parking
- O** Consider facade improvement
- P** Consider expanding Community Center to include corner of Manning and Warren
- Q** Consider reuse of existing building for retail with 10 shared surface parking spaces and adjacent on-street parallel parking
- R** Develop 12,000 square feet of retail with 30 shared surface parking spaces and adjacent on-street parallel parking
- S** Incorporate 5' striped bike lanes on Batavia Road to connect the Old Town and Civic Center areas



**Consider additional height in these locations if necessary for financial feasibility, to create a architectural element at a key corner location, or if the building is properly buffered and screened from adjacent single-family development*

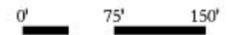
City of Warrenville, Illinois

Warrenville Old Town/Civic Center Subarea Plan

Civic Center Core



THE LAKOTA GROUP INC



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