

City of Warrenville

Subarea Plan - Civic Center Residential

Legend

- A** Develop 3-story mixed-use project with 5,000 to 15,000 square feet of retail, 98 condo units, 123 first-floor parking spaces, and 90 surface parking spaces *
- B** Create new one-way edge road that provides access to mixed-use development and includes
 - 37 diagonal parking spaces
 - Landscaped median buffer next to Butterfield Road
 - Multi-purpose trail in median
- C** Create delineated pedestrian crossings with large median refuge areas to improve safety
- D** Develop 39 units of rear-loaded townhomes
- E** Terminate Mount Street in a Cul-de-sac with access to townhome alley system
- F** Infill three single-family residential units
- G** Develop 3-story senior housing building with 90 residential units and 94 shared surface parking spaces *
- H** Develop 26 units of rear-loaded townhomes

* 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 Residential



THE LAKOTA GROUP, INC.



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