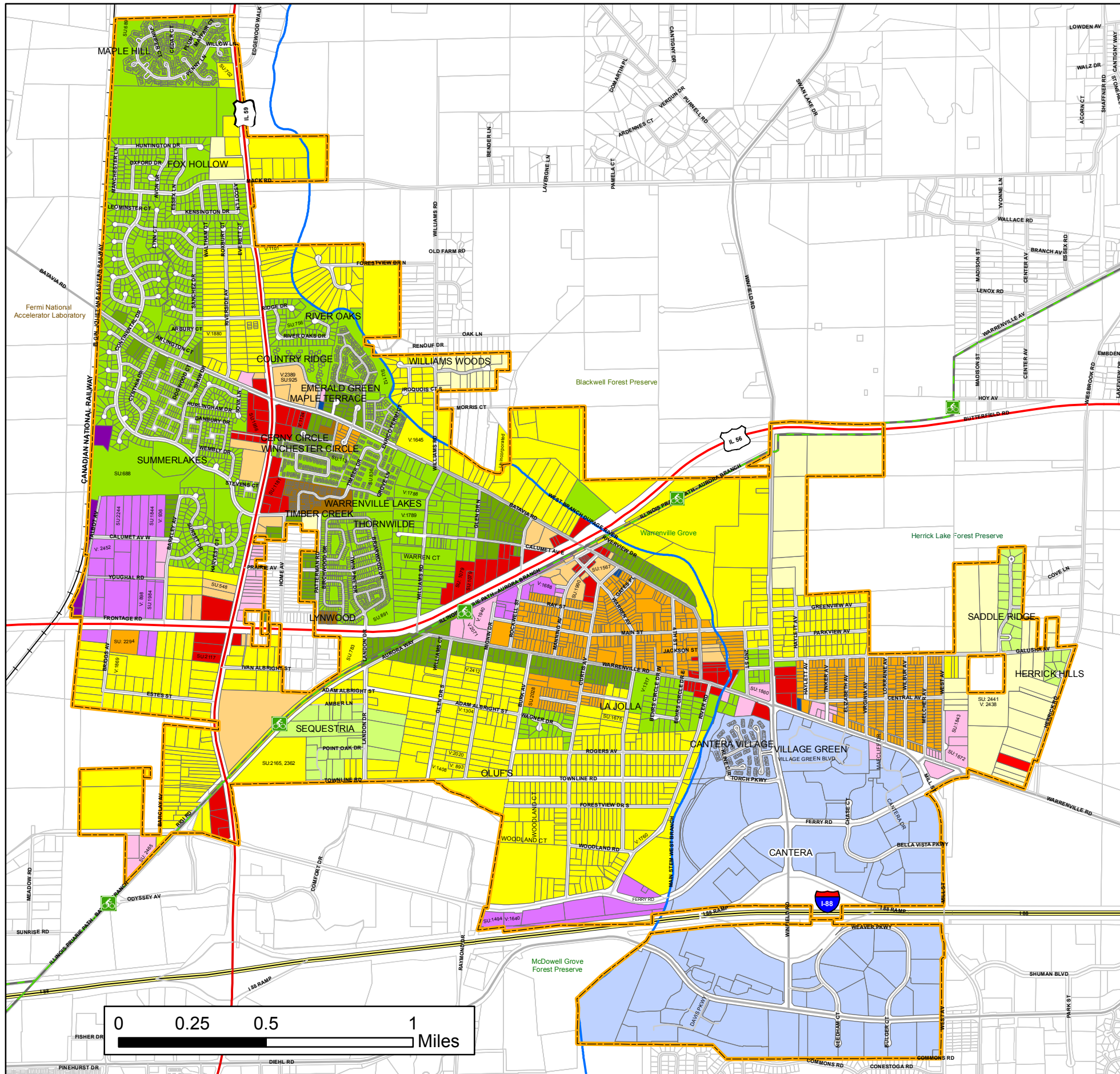


CITY OF WARRENVILLE Zoning District Map 2009-2010



ZONING DISTRICTS

- Parcel Lines
- R-1 Low Density Single Family Residential
- R-1A Low Density/Semi-Urban Single Family Residential
- R-2 Medium-Low Density Single Family Residential
- R-3 Medium Density Single Family Residential
- R-4 Medium-High Density Single Family Residential
- R-5 High Density Single Family Residential
- R-6 Multi-Family Residential
- B-2 Community Retail
- B-4 Motorist Service
- M-1 Light Manufacturing
- M-2 General Manufacturing
- S-D Special Development
- O-1 Limited Office
- T-O Transitional Office

Infrastructure:

- Interstate
- Trails
- Railroad
- Rivers
- City Limits

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 Community Development Department
 March 2009

Special Use and Variance Reference Table

SU: Special Uses (ordinance number and brief description)	V: Variances (ordinance number and brief description)
112 Emerald Green - PUD Apartments, Attached Dwellings, Multi-Family	750 Trinity Lutheran Church - Reduce setback on Warrenville Road and Curtis Avenue to permit off-street parking
113 Winchester - PUD Apartments, Attached Dwellings, Multi-Family	799 Warrenville Commons - Setback & Parking Within Required Front Yard
132 Thornville - Medium Density, Multiple Family Residential Units	800 Mach - Minimum Corner Side Yard 12-feet
548 Woodland Fence - To Operate a Fence & Forest Product Company	826 Woods - Minimum Corner Side Yard
606 Mouroukas - To Allow Construction in an Area of Special Flood Hazard	841 Fire District - Front Yard Setback
688 Summerlakes - PUD	881 Buck - Reduced Lot Width
689 Inland Lexington, Maple Hill - PUD	884 Rogers - Corner Side Yard
702 Fleury - Nursery	893 Wheeler - Reduced Corner Side Yard
743 Meadow Glen Shopping - Construction of a Shopping Center; Also See SU 758 & 906	898 Rossetti/J.J. - Addition to Non-Conforming Building, Minimum Side Yard of 15-feet
755 Fox Hollow - PUD	899 Carlstedt - Minimum Side Yard
756 River Oaks - PUD & Agreement to Permit Construction Within a Flood Hazard Area - Also See SU:1742	900 Windrow - Minimum Yard
758 Meadow Glen Shopping - Construction Within a Flood Hazard Area - Also See SU: 743 & 906	907 Panagiotaras - Maximum Stormwater Depth & Parking within 20-feet of Right-of-Way Line
797 Mack/Dunzno - Construction of a Single Family Residence Within a Flood Hazard Area	914 City of Warrenville - Reduced Side Yard
814 Fire District - To Allow for a Fire Station	936 Dalke - Reduced Transition Yard between Residential & Industrial (100-feet to 40-feet)
828 Country Ridge - Construction Within a Flood Hazard Area	977 Andrews - Detached Private Garage with a Maximum Floor Area of 270 s.f.
836 Warrenville Lakes - PUD; Also See SU: 836	945 Schuller - Side Yard 15-feet for Addition to Building
836 Warrenville Lakes - Construction in a Flood Hazard Area; Also See SU: 835	960 Burgess - Side Yard Variance
842 Motor Vehicle, Equipment Warehousing, Sales & Service	972 Scigala - Construction of Residence on a 62-foot lot in a R-1 Zoning District.
876 Walla Medical - PUD; Also See SU: 918	1010 Mouroukas - (a) Parking within 5-feet of the Side Yard Lot Line; (b) A Lot Width of 128-feet at the Setback Line; (c) A Driveway Width of 36-feet; (d) Waiving the Requirement of Two Loading Berths
879 Ferry Creek Plaza - Construction in a Flood Hazard Area	1022 Community Center - Front Yard Setback Reduced to 10-feet
891 West Alliance Church - PUD; Also See SU: 1314	1043 Dobbs - Front Yard Setback
898 Meadow Glen - Children's Daycare Center; Also See SU: 743, 758	1077 Novak - Front Yard Setback
909 Kowalczyk/Pokorney - Construction in a Flood Hazard Area	1101 Schiller - Building of a 960 s/floor Garage
914 City of Warrenville - To Allow a Public Works Facility	1105 Larson - Front Yard Setback
918 Walla Medical - Amended New Site Plan; Also See SU: 846	1114 Daberok - Minimum Rear Yard Setback
922 Mikouchi - Construction in a Flood Hazard Area	1124 Gary Wheaton Bank - Floor Plain and Sign Variances
925 Laurin - Operation of Laundry, Large Washers & Dryers	1208 Burger King - Allow Play Yard in Front Yard
944 Marathon/Speedway - Service Station & Convenience Store	1227 Manotti - Batavia Road - Reduced Parking No., Parking in Side Yard, Front Yard Setback and Reduced Side Yard Setback; Also See SU: 1474
1124 Gary Wheaton Bank - Flood Hazard Area	1304 Holton - Corner Side Yard
966 Timber Creek - PUD; Also See SU: 985	1312 West Alliance Church - Parking Lot Setback, Corner Side Yard
968 Tjerina Estates - PUD	1317 St. Irene's Church - Parking Lot Setback, Side Yard Setback & Mechanical Enclosures
965 Timber Creek - Construction in a Special Flood Hazard Area; Also See SU: 966	1321 Shell Oil - Auto Laundry and Sign Variances
1011 Equi - Construction of a 1,155 s/floor Detached Garage in a R-2 District	1332 Gabriel - Corner Side Yard
1019 Mobil Oil - To Operate Gasoline Sales & Car Wash	1343 Herbo Tree Service - Lot Width & Rear Yard
1079 Alsiv - Children's Daycare Center	1357 Jones - Corner Side Yard
1100 Mollat - Outdoor Storage & Radio Tower	1408 Mehling - Interior Lot Lines, Accessory Building Height, Stable Maximum Floor Area
1148 Pezza - Outdoor Storage	1457 Mares - Minimum Lot Area & Lot Width
1162 Ameritech - Special Public Use/Monopole Antenna & Equipment Shelter - Also See SU: 1904, 2237, 2304	1467 TeinAT - Corner Side Yard and Location of Parking Spaces
1181 Midwest Detail - Auto Laundry; Also See 1662	1493 McDonald's Corp. Addition - Reduction of Off-Street Parking and Signage
1212 Bisbks - Two Family Dwelling	1493 Skewees - A Deck Constructed Within the 40-foot Corner Side Yard Setback
1230 Vigil - Veterinary Clinic	1495 Cellular One - Chicago - Front Yard Setback Adjacent to a Dedicated Right-of-Way to be Reduced; Also See V: 1640
1294 Builders Aluminum - Outdoor Storage	1568 Police Facility - Required Number of Off-Street Parking Spaces Reduced
1271 McDonald's Drive-In Facility	1573 Smith - Minimum Required Corner Side Yard Setback Reduced from 30-feet to 25-feet
1321 Shell Oil - Automobile Laundry - Also See SU:1821, V:1321	1591 AT&T - Rear Yard, Front Yard and Off-Street Parking Setbacks, Loading Areas and Landscaping Area
1323 Jay Day Training	1619 Graham - Reduced Interior Side Yard Building Setback
1390 Pastoor - Outdoor Storage/Truck Repair	1640 Sprintron - Reduced Corner Side Yard; Also See V: 1495
1418 Hogan's Plumbing - Outdoor Storage	1644 Emmanuel Presbyterian Church - Location of Parking Spaces in Yards Abutting a Residential District, Reduction from the 60-foot Required Setback for a Rear Yard in the R-2 Zoning District to no less than a Rear Yard Setback of 20-feet
1474 A&B Climate Services, Inc. - Building Materials Store; Also See V: 1227	1653 NW Corner of Warrenville & Winfield Roads - Maximum Driveway Width to be Increased from 36-feet to 53-feet
1494 Cellular One - Chicago - 100-foot Tall Monopole with Antenna Structure & Transmission Building	1671 Herrick Lake Center - Maximum Building Height & Minimum Required Setbacks for Off-Street Parking and Loading Spaces
1148 Pezza - Outdoor Storage	1673 Stormwater/Floodplain
1561 Two Brothers Brewery - Allow a Microbrewery with Ancillary Retail Sales to Operate in Unit 8 on the Subject Property	1675 Stroup - Reduced Minimum Rear Yard Setback
1529 Williams Woods - PUD Plan & Subdivision Plat	1688 Weber - Reduced Front Yard Setback
1557 Police Facility - Police Facility & Associated Government Offices	1693 Reduced Number of Off-Street Parking Spaces
1574 PWN Pool Service - Outdoor Storage & Relief from Foundation Landscaping	1695 Reduced Rear Yard Setback
1583 Windsor Court Development - PUD	1703 Reduced Corner Side Yard
1639 Sprintcom - Use of an 80-foot Monopole Antenna Tower with an 8-foot Tall Lightning Rod & Associated Transmission Equipment; Also See SU: 1494	1712 Wall Sign
1654 Well Sites - Warrenville, Lorraine & County Ridge Drive (Special Public Use)	1719 Reduced Setback from Accessory Building
1654 Auto Repair Shop - Automobile Repair Shop, a Body Shop & Outdoor Storage	1741 Reduced Corner Side Yard
Also See SU: 1857 & 2156	1760 Voegtli - Reduced Parking & Side Yard Setback
1662 Enterprise Rent-A-Car - Overnight Outdoor Storage & Display of Late Model Rental Cars; Also See SU:1181	1772 Humann - Garage Size & Cumulative Size of Accessory Structures
1669 Telecommunication Facility	1822 Winwood Walk - Side Yard Setback
1672 NorthEast Corner of Warrenville Road & West Avenue - PUD - Allowed to be used for a Three-Story Hotel; Also See SU: 679	1826 Drozd - Corner Side Yard Variance
1675 Stroup - Reduce the Minimum Rear Yard Setback	1840 City of Warrenville - Public Works Garage Setback Variances
1742 Telecommunication Installation	1942 Morello - Building & Parking Variance with Transitional Office Zoning
1821 Shell Gas Station - Amendment to Special Use; See Also SU: 1321	1944 Clark - Minimum Lot Size in O-1 Variance
1823 Nextel West Corp. - Telecommunications Installation at Well Site #8	1945 Gas City - Signage Variances
1833 City of Warrenville - Special Public Use for New City Hall Building	1962 La Jolla Subdivision - Rear Yard Setback Variance for Existing Residence
1843 Panzor/Herrick Hills - Two Principal Buildings on a Single Lot	1971 Warrenville Library - Building and Parking Setback Variances
1844 Four Winds School - Operation of a Private School	1995 Aubuchon Homes - Facade Variance to Face Corner Side Yard
1857 Auto Repair Shop - Carriage & Express Company; Also See SU: 1661 & 2156	1998 Lynwood Homes - Covered Porch Encroachment Variance
1858 Satisfied Frog - Outdoor Eating & Drinking Facility	2006 - 01 Minor Amendment Resolution: Front Yard Building Setback Reduction
1860 Walgreens - PUD	2011 Trinity Lutheran Church - Parking Space Setback Variances
1886 City of Warrenville - Special Public Use for a Telecommunications Monopole	2017 Fruit - Encroachment of an Addition within Front Yard Setback
1889 Lynwood Subdivision - PUD	2020 Kleinwachter - Encroachment of an Addition within Front Yard Setback
1938 Herrick Hills Subdivision - PUD	2022 Clevenger - Building and Pavement Setback Variances
1939 City of Warrenville - Public Works Garage	2041 Daniel & Brooke Leathers - Addition Within Rear & Side Yard Setbacks
1956 McDonald's - Special Use for an Accessory Use in the Form of an Outdoor Area	2054 Garage Exceeding Maximum Size
1964 Power Engineers - Special Public Use for a Fiber Optic Building	2071 Sesqui Park - Recreational Equipment Within Front Yard
1973 Progress Credit Union - PUD	2086 Maple Terrace Subdivision: Subdivision Ordinance Variation
1984 Schuller - Outdoor Storage	2146 Addition within Rear Yard Setback
1998 SBC/Ameritech - Special Public Use for a Telecommunications Building and Parking Variance	2188 Addition within Rear Yard Setback
1994 Oluf's Subdivision	2224 Side Yard Pavement Setback Reduction
2015 Cerny Circle - Preliminary PUD; See Also SU: 2056	2225 Front Yard Building Setback Reduction
2028 Kustusch - Special Use to Operate a Bed and Breakfast Facility	2264 Smallville Subdivision - Reduced Lot Size & Width
2053 Lauterbach/Anen - Prelim. & Final PUD & Parking Variance	2343 Front and Corner Side Yard Building Setback Reduction
2056 Cerny Circle - Final PUD; See Also SU: 2015	2359 Lot Size, Lot Width and Rear Yard Building Setback Reduction
2084 LaSalle Bank - SU for Drive Thru & Variance	2412 Increased Interior Side Yard Encroachment of Roof Cave
2117 Boat Dealership - Open Sales Lot & Outdoor Storage	2413 Reduced Front Yard Setback
2125 Pils. Service Station/Food Store/Car Wash & Office Building; See Also: 1982	2432 Reduced Minimum Lot Size and Rear Yard Setback
2154 Warrenville Park District PUD for Recreation Center	2438 Subdivision Control Ordinance Variance - Hubble Middle School
2165 Erickson Retirement Community - PUD	2449 Sign Variance for Warrenville Woods Office Complex
2169 Auto Repair Shop Amended SU; See Also SU: 1661 & 1857	2452 Requested Parking - Micro Brewery; See Also V: 2402
2221 Cell Tower - Verizon	
2237 New Set of Antennas - Nextel	
2242 Warrenville Park District Parking Expansion; See SU: 2154	
2244 Outdoor Storage - Autumn Tree Care	
2272 Outdoor Storage - Arrowhead Brick Pavers	
2294 SU for Church - Blanchard Road Alliance Church	
2299 PUD - Animal Hospital	
2304 Additional Dish Antennas - Fiber Tower Corporation	
2310 PUD - Walgreens Pharmacy with Drive Thru Facility	
2313 Outdoor Storage - Arrowhead Brick Pavers; See SU: 2272	
2362 Revised PUD - Monarch Landing; See Also SU: 2165	
2363 Revised Outdoor Storage; See Also SU: 1100	
2376 Micro Brewery Outdoor Storage	
2402 Micro Brewery - Outdoor Patio, Amends SU: 2378	
2441 Hubble Middle School - SU Permit For Occupancy Load	
2465 High Point office/Warehouse PUD	
2469 Cricket Communications SU Permit for antennas	
2488 Sequestria Subdivision PUD	