

# CITY OF WARRENVILLE

## APPLICATION FOR SITE SPECIFIC AMENDMENT/EXCEPTION IN SPECIAL DEVELOPMENT DISTRICT - CANTERA



\_\_\_\_\_  
Name of Development/Subdivision

\_\_\_\_\_  
Project Number

\_\_\_\_\_  
Filing Fee

\_\_\_\_\_  
Date Paid *(For Office Use Only)*

\_\_\_\_\_  
Filing Deposit

\_\_\_\_\_  
Date Paid *(For Office Use Only)*

### INSTRUCTIONS:

- Before making application, a copy of the Warrentville Zoning Ordinance and Cantera Development Control Regulations should be reviewed for procedure.
- Please print or type. Application must be complete before filing with the City of Warrentville.
- Four (4) copies of the application and accompanying documents are to be filed with the administrator.
- Filing fees must accompany application.
- All items listed below and any other required by law from time to time, must be submitted simultaneously with this application. The application will not be forwarded to the Plan Commission for consideration until all of such items are submitted.
- Proof of ownership, disclosure of beneficial interest, and authorization to represent the owner must be attached to this application as provided in Zoning Ordinance, Page 2 - 4.

1. Name of Applicant: \_\_\_\_\_

2. Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

3. Phone Number: \_\_\_\_\_ FAX Number: \_\_\_\_\_

4. Legal Descriptions and Permanent Parcel Number (s) of the subject Property as a whole and each phase thereof:

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5. Name of Owner: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

6. Name(s), address(es), phone number(s), fax number(s) of developer, site planner or engineer involved in project plans:

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7. Amendment requested is to be approved: (check one)

A. \_\_\_\_\_ General Site Plan \_\_\_\_\_  
Date Latest Revision Date

Drawn By: \_\_\_\_\_

B. \_\_\_\_\_ A component Document of the General Site Plan / Title of Document:

C. \_\_\_\_\_ Development Control Regulations

D. \_\_\_\_\_ PUD Preliminary Plan \_\_\_\_\_  
Date Latest Revision Date

Drawn By: \_\_\_\_\_

E. \_\_\_\_\_ PUD Final Plan \_\_\_\_\_  
Date Latest Revision Date

Drawn By: \_\_\_\_\_

8. List the type of change being petitioned for:  
(Refer to Development Control Regulations, Appendix D and/or Zoning Ordinance, Subsection 8.F.4.)

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9. List specific requirement(s) of the document for which an amendment is sought:

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10. Describe Amendment(s) Requested: \_\_\_\_\_

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11. Give statement of reason for petitioning for amendment(s):

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12. List plans and/or other approved documents that would be affected by the requested amendment (s):

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13. Submit a revised drawing depicting the amendment requested (if applicable).

14. If a Public Hearing is required, supply a typewritten list of all property owners to which the Public Notice requirements for written notification herein apply.

15. Provide written response to 11 Approval Criteria for Planned Unit Development/Major PUD Amendment/Site Specific Amendment listed below.

**Approval Criteria for Planned Unit Development/Major PUD Amendment/  
Site Specific Amendment**

In recommending approval or conditional approval of a General Site Plan for an SD District Development (including Development Control Regulations associated therewith) or a Preliminary or Final Plan for a Planned Unit Development (PUD), the Plan Commission shall transmit to the City Council written findings of fact that the application meets all of the criteria below or will meet them when the Commission's conditions are complied with. The City Council shall, in granting approval or conditional approval, also find that all of the following criteria are met or will be met when the conditions to which the approval is made subject are complied with.

Please review and provide a written response indicating how the proposed Planned Unit Development will meet these criteria:

**1. SUPERIOR DESIGN**

The PUD represents a more creative approach to the unified planning of development and incorporates a higher standard of integrated design and amenity than could be achieved under otherwise applicable zoning district and subdivision regulations, and solely on this basis modifications to the use and design standards established by such regulations are warranted.

Applicant Response:

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**2. MEETS PUD REQUIREMENTS**

The PUD meets the requirements for Planned Unit Developments set forth in Warrenville Zoning Ordinance, and no modifications to the use and design standards otherwise applicable are allowed other than those permitted herein.

Applicant Response:

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**3. CONSISTENT WITH CITY PLAN**

The PUD is generally consistent with the objectives of the City Comprehensive Plan as viewed in light of any changed conditions since its adoption.

Applicant Response:

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**4. PUBLIC WELFARE**

The PUD will not be detrimental to the public health, safety, morals, or general welfare.

Applicant Response:

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**5. COMPATIBLE WITH ENVIRONS**

Neither the PUD nor any portion thereof will be injurious to the use and enjoyment of other properties in its vicinity, seriously impair property values or environmental quality in the neighborhood, nor impede the orderly development of surrounding property.

Applicant Response:

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**6. NATURAL FEATURES**

The design of the PUD is as consistent as practical with the preservation of natural features of the site such as flood plains, wooded areas, steep slopes, natural drainage ways, or other areas of sensitive or valuable environmental character.

Applicant Response:

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**7. CIRCULATION**

Streets, sidewalks, pedestrian ways, bicycle paths, off-street parking, and off-street loading as appropriate to the planned land uses are provided. They are adequate in location, size, capacity, and design to ensure safe and efficient circulation of automobiles, trucks, bicycles, pedestrians, fire trucks, garbage trucks, and snow plows as appropriate without blocking traffic, creating unnecessary pedestrian-vehicular conflict, creating unnecessary through traffic within the PUD, or unduly interfering with the safety or capacity of adjacent streets

Applicant Response:

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**8. OPEN SPACES AND LANDSCAPING**

The quality and quantity of public and common open spaces and landscaping provided are consistent with the higher standards of design and amenity required of a PUD. The size, shape, and location of a substantial portion of total public and common open space provided in residential areas render it useable for recreation purposes.

Open space between all buildings is adequate to allow for light and air, access by fire fighting equipment, and for privacy where walls have windows, terraces, or adjacent patios. Open space along the perimeter of the development is sufficient to protect existing and permitted future uses of adjacent property from adverse effects from the development.

Applicant Response:

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**9. COVENANTS**

Where individual parcels are to be later sold, adequate provision has been made in the form of deed restrictions, homeowners or condominium associations, or the like for:

- a. The preservation and maintenance of any open spaces, thoroughfares, utilities, water retention or detention areas, and other common elements not to be dedicated to the City or another public body
- b. Such control of the use and exterior design of individual structures, if any, as is necessary for continuing conformance to the PUD Plan, such provision to be binding on all future ownership.

Applicant Response:

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**10. PUBLIC SERVICES**

The land uses, intensities, and phasing of the PUD are consistent with the anticipated ability of the City, the school districts, and other public bodies to provide and economically support police and fire protection, water supply, sewage disposal, schools, and other public facilities and services without placing undue burden on existing residents and businesses.

Applicant Response:

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**11. PHASING**

Each development phase of the PUD can, together with any phases that preceded it, exist as an independent unit that meets all of the foregoing criteria and all other applicable regulations herein even if no subsequent phase should ever be completed. The provision and improvement of public or common area improvements, open spaces, and amenities--or the provision of financial sureties guaranteeing their improvement--is phased generally proportionate to the phasing of the number of dwelling units or amount of non-residential floor area.

Applicant Response:

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THE ABOVE INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF

\_\_\_\_\_  
Signature of Applicant/Agent

\_\_\_\_\_  
Application Date