

# CITY OF WARRENVILLE

# MEMORANDUM

TO: Plan Commission/Zoning Board of Appeals  
FROM: Lauren Whetstone, Planner/GIS Technician   
SUBJECT: Courtesy Review for Academy of Dance Arts  
DATE: May 23, 2019

## **Property Information:**

**Address:** 4300 Weaver Parkway (the Subject Property)  
**Zoning:** S-D Special Development, Light Industrial Park land use designation  
**Site Area:** 5.7 acres  
**Site Improvements:** Existing office building and parking lot

## **Location Map:**



## **Proposed Improvements and Existing Conditions:**

The Subject Property is located in Cantera Subarea H, Lot H-9 east of Winfield Road and North of Diehl Road. The property is improved with an approximately 50,000-square foot single-story office building and 191 parking spaces, in accordance with final PUD plans approved by the City in 1997 by Ordinance No. 1606. The office building was last occupied by the National Express Corporation and is currently vacant.

The Academy of Dance Arts, plans to operate their programs for children ranging from Kindergarten to 12<sup>th</sup> grade on the Subject Property. The Academy would use 15,000-square feet of the existing building, with the remainder of the building available for future tenants. Proposed site improvements include internal remodeling, to create five dance studios.

Details of the proposed operation, programs and site modifications are illustrated in the materials distributed to the Plan Commission with the May 23, 2019, PC/ZBA agenda packets.

**Potential Requests:**

The Subject Property has a Light Industrial Park Use Area land use designation in Cantera Special Development district. “Health clubs/indoor recreation” use is listed as a use permitted with special approval in this land use area designation in accordance with Section IV.D.4 of the Cantera Development Control Regulations (DCRs). In order to accommodate the proposed use, an approval of “Health clubs/indoor recreation” use in a form of a dance studio in the Light Industrial Park Use Area would be required.

**Preliminary Staff Input:**

Staff offers the following input based on its review of the preliminary information submitted by the Applicant:

1. Land Use. Based on the information provided by the Applicant, staff believes that an indoor dance studio use on the Subject Property would not substantially alter the character of the existing property.
2. Parking. The Academy’s hours of operation will be after 4:00 p.m. on weekdays and 8:00 a.m. to 5:00 p.m. on Saturdays. At the time of formal application, the Applicant would need to provide details of the proposed operation and parking calculations to confirm compliance with the parking requirements established by the Cantera DCRs.

It is important to recognize that Courtesy Reviews are held by the Plan Commission free of charge to the Applicant and are designed to provide initial non-binding feedback on the proposal prior to the Applicant investing significant time and resources into the preparation and submittal of a formal detailed application. Once a more detailed application package is submitted and City Elected and Appointed Officials receive more detailed review comments from City staff and the public during the Public Hearing Process, their initial Courtesy Review Input may evolve and/or change.