



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

Cantera Subarea G
Name of Development/Subdivision _____ Project Number *(For Office Use Only)* _____

\$480.00
Filing Fee _____ Date Paid *(For Office Use Only)* _____

\$600.00
Filing Deposit _____ Date Paid *(For Office Use Only)* _____

INSTRUCTIONS:

- Before making application, a copy of the Warrenville 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 Warrenville.
- 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: Susie Dressler, CBRE Property Management

2. Address: 700 Commerce Drive

City: Oak Brook State: IL Zip: 60523

3. Phone Number: 847-706-4996 FAX Number: _____ Email: susie.dressler@cbre.com

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

~~LOT 10~~ LOT 7, 1, 10

~~Lot 10~~ in the resubdivision of Lot 6 in the resubdivision of Lot 1 in Cantera Subarea "G" in the southeast 1/4 of Section 2, Township 38 north, range 9 east of the 3rd Principal Meridian, Dupage County, Illinois, per doc. 2016-141570.

P.I.N. 07-02-400-036-000 , 07-02-400-033-000,
07-02-400-023-000

5. Name of Owner: Cantera 30 Theatre, LP c/o Patrick Flinn Email Address patf@eprkc.com
EPR Properties

Address: 909 Walnut Street, Suite 200

City: Kansas City State: MO Zip: 64106

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

Paul Langdon, Covington Realty Partners, 8301 Maryland Ave., Suite 350, Clayton, MO 63105;
314-727-2424 x.216

Dan Schumann, Poblocki Sign Co., 922 S. 70th St., Milwaukee, WI 53214; 414-777-4277

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.)

Site specific amendment to Cantera Development Control Regulations, Signs, for Subarea G.

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

Section VI. D. Sign Regulations, Subsection 3. Lot/Development Entry Signs.

10. Describe Amendment(s) Requested: Allow two signs along the Diehl Rd. frontage, a
highway sign exceeding height and area limits and three internal directional signs.

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

Subarea G has a high proportion of uses requiring street visibility and several developments cannot be seen from the public right-of-way and the allowed signs cannot provide adequate wayfinding.

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

Site plan approval for the movie theatre/entertainment development and, indirectly, the site plans for all of the freestanding developments in Subarea G.

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:

Subarea G is distinct Cantera for the number of freestanding retail/service/entertainment uses plus the recently approved multi-family development. All of these uses depend heavily on street signage but only Lot 10 (future Lot 13) has frontage at the three entrance points. In addition, the majority have their functional front facing into the middle of the subarea rather than the nearest street. By allowing an extra sign on Diehl Road and along the I-88 frontage, as well as three internal-to-the-property directional signs, the Subarea is identified as one project with aesthetically coordinated signage and the best opportunity to help all of the uses succeed.

2. MEETS PUD REQUIREMENTS

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

Applicant Response:

The monument signs are all integrated into quality masonry bases with Cantera-specific aesthetic treatments. They will not impact existing stormwater management nor will they impinge on traffic visibility at the corners. They will lead to an expansion of landscape plantings rather than displace plantings and they will be internally illuminated by underground wiring. Finally, the signs will provide a significant improvement to wayfinding in and around the area which leads to more effective traffic management and better retail operations.

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:

The signs are widely spaced, represent quality design standards and serve a meaningful public function that also supports local businesses. As such, the extra signs are generally consistent with the Comprehensive Plan.

4. PUBLIC WELFARE

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

Applicant Response:

Permitting the signs will improve the general welfare of the public by improving wayfinding and supporting local businesses.

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:

The signs are neither large enough nor numerous enough to be incompatible with this area that is all commercial and is built at a scale already compatible with the signs proposed.

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:

The proposed signs have no relationship to nor impact upon the sensitive or valuable environmental characteristics of the site.

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:

The signs have no bearing upon the physical circulation facilities and will reduce unnecessary traffic within the PUD by improving wayfinding from the public right-of-way and within the development area.

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:

The proposed signs have no bearing upon the quantity of pre-existing public open spaces. They only have visual impacts on the areas along the rights-of-way and internal roadways and are small in comparison to the scale of the development and the adjacent streets. The landscape around them will be augmented in a manner consistent with the pre-existing landscape.

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:

There is an existing Local Declaration of Code, Covenants and Restrictions on all of Subarea G governing all development and maintenance within the area.w

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:

The signs should have no negative impact upon public services. To the extent that they will hopefully increase the success of the included businesses, they might help public services by leading to more tax generation.

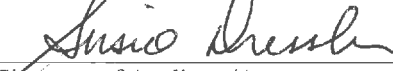
11. PHASING

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:

All of the signs, except the highway pylon sign, will be installed in a single phase since they are a coordinated package meant to serve all of the businesses in Subarea G. The pylon sign will be implemented when the needs of the included businesses warrant the substantial expense of installing and maintaining the sign.

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


Signature of Applicant/Agent

Susie Dressler
Print Name

October 29, 2019
Application Date