



**APPLICATION FOR MAJOR AMENDMENT
IN SPECIAL DEVELOPMENT DISTRICT - CANTERA**

Name of Development or Project

Sub-Area

Use Area Classification

Non-Refundable Filing Fee Date Paid *(For Office Use Only)*

Instructions:

- Before submitting the following application, a copy of the Warrenville Zoning Ordinance and PUD Special Development Control Regulations should be obtained and reviewed for procedure.
- Please print or type. Application must be complete before filing with the City of Warrenville.
- Six (6) copies of the application and accompanying documents are to be filed with the Community Development Department.
- Filing Fees must accompany application.
- All items listed below and any other required by law 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 owner must be attached to this application as provided in Zoning Ordinance, page 2-4.

1.

Name of Applicant

Phone Number

Fax Number

Address

Email Address

2. Legal Descriptions and Permanent Parcel Number(s) of the Subject Property as a whole and each phase thereof.

Major Amendment Application

3. _____
Name of Owner Phone Number Fax Number

Address Email Address

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

5. Amendment requested is to approved: (please check one)

A. General Site Plan

Drawn by Date Latest Revision Date

B. A component Document of the General Site Plan

Title of Document

C. Development Control Regulations

D. PUD Preliminary Plan

Drawn by Date Latest Revision Date

E. PUD Final Plan

Drawn by Date Latest Revision Date

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

Major Amendment Application

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

8. Describe amendment(s) requested.

9. Give statement of reasons for petitioning for amendment(s).

10. List plans and/or other approved documents that would be effected by the requested amendment(s).

11. Submit a revised drawing depicting the amendment requested (if applicable). List submitted drawings.

12. Supply a typewritten list of all property owners to which Public Notice requirements for written notification of Public Hearing herein apply.

The above information is true and accurate to the best of my knowledge and belief.

Signature of Applicant/Agent

Date
(Print Name)

Major Amendment Application

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

Approval of PUD Preliminary Plan and Preliminary Plat of Subdivision, Cantera General Site Plan and Cantera Development Control Regulations.

8. Describe amendment(s) requested.

~~Major Amendment to the Cantera General Site Plan Documents and Section IV.C. of the Cantera Development Control Regulations to add "Multi-Family Use Area" to the list of uses permitted within Cantera Subarea F. Re-designation of section of 4.4 acre Cantera Subarea F from an Office Park I Use Area to a Multi-Family Use Area.. A Major Planned Unit Development Amendment for a revised Preliminary Planned Unit Development Special Use Permit for Subarea F. A Preliminary/Final Plat of Subdivision to subdivide the site and dedicate the various easements necessary to support the proposed residential project. Relief from Appendix F to: i.) Reduce the number of required parking spaces for the existing office building from approximately 470 spaces to 416 spaces. The actual level of required relief would be based on building's actual gross floor area not including storage areas. ii.) Reduce the required number of parking spaces for a townhouse unit from four to just over two. b.) Relief from Section V.I. to: i.) Reduce the minimum size of a Multi-Family Use Area from 20 acres to 4.4 acres. ii.) Increase the maximum density in a townhouse project from six to approximately 13 dwelling units per acre. iii.) Potential reduction to the required 150-foot minimum front yard building setback along Ferry Road (measured to the center of Ferry Road). iv. Reduction in the required 50-foot setback between the rear faces of separate townhome buildings. v.) Reduction in the required 30-foot setback between the side walls of separate townhome buildings. vi.) Relief from specific special architectural design controls for townhome buildings. c.) Relief from the minimum foundation landscaping dimensional requirements contained in Section VI.C. 4.) A Preliminary/Final Planned Unit Development (PUD) special use permit~~

9. Give statement of reasons for petitioning for amendment(s).

To get approval for our proposed development which will bring a new type of luxury living to Warrenville which will surely patronize and support the many businesses and restaurants in the Warrenville community.

10. List plans and/or other approved documents that would be effected by the requested amendment(s).

Existing Cantera Development Control Regulations for Special Development District, Existing Site Plan, previously approved PUD for this lot.

11. Submit a revised drawing depicting the amendment requested (if applicable). List submitted drawings.

12. Supply a typewritten list of all property owners to which Public Notice requirements for written notification of Public Hearing herein apply.

The above information is true and accurate to the best of my knowledge and belief.


Signature of Applicant/Agent

Naim Elias

01/13/2021

Date

(Print Name)

Warrenville Major Amendment Application – 28301 Ferry Rd.

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

Developer: Vintage Luxury Homes
21660 W. Field Parkway, Suite 118, Deer Park, IL 60010
847.514.1815
Cris@Vintagedd.com

Site Engineer: Haeger Engineering
100 East State Parkway, Schaumburg, IL 60173
847.394.6600
mike-a@haegerengineering.com

8. Major Amendment to the Cantera General Site Plan Documents and Section IV.C. of the Cantera Development Control Regulations to add “Multi-Family Use Area” to the list of uses permitted within Cantera Subarea E., Re-designation of section of 4.4 acre Cantera Subarea E from an Office Park Use Area to a Multi-Family Use Area., A Major Planned Unit Development Amendment for a revised Preliminary Planned Unit Development Special Use Permit for Subarea E., A Preliminary/Final Plat of Subdivision to re-subdivide the site and dedicate the various easements necessary to support the proposed residential project. Relief from Appendix F to: i.) Reduce the number of required parking spaces for the existing office building from approximately 470 spaces to 416 spaces. The actual level of required relief would be based on building’s actual gross floor area not including storage areas. ii.) Reduce the required number of parking spaces for a townhouse unit from four to just over two. b.) Relief from Section V.I. to: i.) Reduce the minimum size of a Multi-Family Use Area from 20 acres to 4.4 acres. ii.) Increase the maximum density in a townhouse project from six to approximately 13.6 dwelling units per acre. iii.) Potential reduction to the required 150-foot minimum front yard building setback along Ferry Road (measured to the center of Ferry Road). iv. Reduction in the required 50-foot setback between the rear faces of separate townhome buildings. v.) Reduction in the required 30-foot setback between the side walls of separate townhome buildings. vi.) Relief from specific special architectural design controls for townhome buildings. c.) Relief from the minimum foundation landscaping dimensional requirements contained in Section VI.C. 4.) A Preliminary/Final Planned Unit Development (PUD) special use permit.

11. Submit a revised drawing depicting the amendment requested (if applicable). List submitted drawings.

-Preliminary site plan, preliminary PUD plan, preliminary landscaping plan.