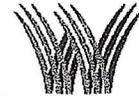


CITY OF WARRENVILLE

3S258 MANNING AVENUE • WARRENVILLE, IL 60555 • PH: (630) 393-9050 • FAX (630) 393-1531



WARRENVILLE

REZONING APPLICATION - FORM C

<i>(For office use only)</i>	
Name of Development/Project	Project Number

A. Describe Proposed Action:

SEE ATTACHED
FOR RESPONSES

B. In recommending approval or conditional approval of a map amendment (rezoning), the Plan Commission shall transmit to the City Council written findings of fact that all of the conditions below apply to the application. In granting approval or conditional approval, the City Council shall similarly find that all of the following conditions apply:

1. Compatible with Use or Zoning of Environs

The proposed use(s) or the uses permitted under the proposed zoning classification are compatible with existing uses or existing zoning of property in the environs.

2. Supported by Trend of Development

The trend of development in the general area since the original zoning of the affected property was established supports the proposed use of zoning classification.

FORM C

Name of Development/Project Project Number

A. Describe Proposed Action:

Rezoning of parcel currently zoned R-2 to B-4 along with a Special Use for operation of a car wash. Property along Rte 59 which has highest and best uses as non-residential.

B. In recommending approval or conditional approval of a map amendment (rezoning), the Plan Commission shall transmit to the City Council written findings of fact that all of the conditions below apply to the application. In granting approval or conditional approval, the City Council shall similarly find that all of the following conditions apply:

1. Compatible with Use or Zoning of Environs The proposed use(s) or the uses permitted under the proposed zoning classification are compatible with existing uses or existing zoning of property in the environs.

As noted above and as a part of this entire submittal, based on uses adjacent along Rte 59 and nearby, the proposed uses and zoning is quite compatible with the others as currently exist.

2. Supported by Trend of Development The trend of development in the general area since the original zoning of the affected property was established supports the proposed use of zoning classification.

While residential zoning at one time may have seemed to make sense and fit it, the current trend of development for this parcel is for uses as proposed and the underlying zoning necessary to accommodate these uses.

3. Consistent With Comprehensive Plan Objectives The proposed use or zoning classification is in harmony with the objectives of the Comprehensive Plan of the City as viewed in light of any changed conditions since its adoption.

The proposed uses are clearly in harmony with the City's Comprehensive Plan along Rte 59.

4. Furthers Public Interest The proposed use or zoning classification promotes the public interest and not solely the interest of the applicant.

The uses and zoning as proposed will serve the needs of the overall community as well the City with the proposed uses and taxes generated therefrom.

I HEREBY CERTIFY THAT THE ABOVE STATEMENTS AND ALL ACCOMPANYING STATEMENTS AND APPLICATION INFORMATION ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Signature of Applicant/Agent

Dream Clean Holdings, LLC

By: 
Mitchell Zaveduk

Date February 25, 2025