

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

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

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(s) must be complete before filing with the City of Warrenville.
- Filing Fees must accompany application(s). Please check the Planning and Zoning Applications and Review fee sheet.
- Proof of ownership, disclosure of beneficial interest, and authorization to represent owner must be attached to this application as provided in Zoning Ordinance No. 1018, page 2-4.
- Fifteen (15) paper copies and an electronic copy of this application, other related application forms and any additional application information required by law and/or in Chapter 2 of the Warrenville Zoning Ordinance shall be submitted simultaneously with this application. The application will not be forwarded to the Plan Commission/Zoning Board of Appeals for consideration until all required information and supporting documentation is submitted.

1. Name of Applicant: W Estate, LLC

2. Address: 3644 White Eagle Drive

City: Naperville State: IL Zip: 60564

3. Phone Number: 630-803-5768

4. Email: selvei.rajkumar@gmail.com

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

See attached Legal Description

07-01-304-014 4520 Weaver Parkway

5. Name of Owner: Ross-Jupiter Associates, L.L.C. Email Address lmcmahon@jlwoode.com
Address: 35 E. Wacker Drive, Suite 3300
City: Chicago State: IL Zip: 60601

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

See attached Project Contact List

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: Cemcon, Ltd.

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 permit a school in the light industrial park use area under Subarea H of
the Cantera PUD.

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

See attached Petition.

10. Describe Amendment(s) Requested:

See attached Petition.

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

See attached Petition.

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

All documentation approved for Cantera, as amended.

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:
See attached Petition.

2. MEETS PUD REQUIREMENTS

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

Applicant Response:
See attached Petition.

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: See attached Petition.

4. PUBLIC WELFARE

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

Applicant Response: See attached Petition.

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: See attached Petition.

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: See attached Petition.

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:

See attached Petition.

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:

See attached Petition.

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:

See attached Petition.

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.

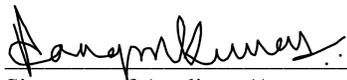
Applicant Response: See attached Petition.

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: See attached Petition.

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



Signature of Applicant/Agent

Pangayaselvi K. Rajkumar

Print Name

02/12/2025

Application Date