

**CITY OF WARRENVILLE**

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



**GENERAL APPLICATION INFORMATION FORM**

*(For office use only)*

Name of Development/Subdivision _____	Project Number _____
\$ _____	Date Paid _____
Filing Fee(s)	

**Instructions:**

- Before filing an application, the Warrenville Zoning Ordinance should be reviewed for filing procedures and requirements.**
- 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 Application and Review Fees 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.

**GENERAL APPLICATION INFORMATION:**

1. Name of Applicant/Developer Dr. Ed Miner
2. Address of Applicant/Developer Warrenville Grove Animal Hospital  
3S841 Batavia Road Warrenville, IL 60555
3. Phone \_\_\_\_\_ Fax \_\_\_\_\_
4. E-mail Address dr.ed.miner@gmail.com
5. Subject Property Address: 3S841 Batavia Road
6. Permanent Parcel Identification Number(s) PIN(s) of the Subject Property:  
04-35-403-024

7. **Legal Description of the Subject Property:**  
LOT 1 IN VIGIL'S PLAT OF CONSOLIDATION OF LOT 6 AND LOT 7 (EXCEPT THE SOUTH 12.88 FEET THEREOF) IN BLOCK  
5 IN THE TOWN OF WARRENVILLE, OF PART OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 9,  
EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID VIGIL'S PLAT OF CONSOLIDATION RECORDED JULY 26, 1995  
AS R95-095127, IN DUPAGE COUNTY, ILLINOIS.

*If additional space is required, the complete legal description may be attached to this application.*

8. Name, mailing address, phone number, fax number and e-mail address of Property Owner if different from Applicant/Developer:

Address \_\_\_\_\_

Phone \_\_\_\_\_ Fax \_\_\_\_\_

E-mail Address \_\_\_\_\_

9. Name(s), mailing address(es), phone number(s), fax number(s) and e-mail address(es) of Developer, Site Engineer, Attorney and other Consultants involved in the project (*attach addendum if necessary*):

RWE Design Build (Developer)

Address 1303 Ogden Avenue Downer's Grove, Illinois 60515

Phone 630-734-0883 Fax \_\_\_\_\_

E-mail Address admin@rwedesignbuild.com

10. **Description of Present and Proposed Use of Property:**  
EXISTING 14,000 SQ. FT VETERINARY CLINIC WITH A PROPOSED 1,000 SQ FT ADDITION OF MORE VETERINARY SPACE

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

11. Present Zoning of Subject Property: Zoning District B-2

**REQUESTS:**    *(Check all Proposed/Requested action(s) that apply)*

- Zoning Ordinance Variation (Submit Application Form A)
  - Special Use (Submit Application Form B)
  - Rezoning/Map Amendment (Submit Application Form C)
  - Landscape Relief
  - Subdivision Control Ordinance Variation
  - Land Division
  - Plat of Subdivision/Resubdivision
  - Preliminary Planned Unit Development (Submit Application Form D)
  - Final Planned Unit Development (Submit Application Form D)
  - Planned Unit Development Exceptions (Submit Application Form D)
  - Minor Amendment to Approved Final PUD Plans (Submit Minor PUD Amendment Form)
  - Major Amendment to Approved Final PUD Plans (Submit Major PUD Amendment Form)
  - Annexation (Submit Annexation Petition)
  - Conditional Use for Outdoor Display or Community Garden
- 

I HEREBY CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT I HAVE THOROUGHLY REVIEWED THE FILING PROCEDURES AND REQUIREMENTS OUTLINED IN CHAPTER 2 OF THE CITY OF WARRENVILLE ZONING ORDINANCE.



\_\_\_\_\_  
Signature of Applicant/Agent

*Edward D. Miner*

\_\_\_\_\_  
(Print Name)

*3/18/25*

\_\_\_\_\_  
Date

**CITY OF WARRENVILLE**



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

**APPLICATION FORM D  
FOR PRELIMINARY/FINAL PLANNED UNIT DEVELOPMENT**

*(For office use only)*

\_\_\_\_\_  
Name of Development/Subdivision

\_\_\_\_\_  
Project Number

**Approval Criteria for Planned Unit Development**

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:

The proposed addition to the existing animal hospital facility will retain and enhance  the residential character of the subject property by using complimentary exterior finishes and materials. Additionally, as part of this PUD proposal, the building's landscaping will be completely redone and improved to enhance the overall quality of the property.

**2. MEETS PUD REQUIREMENTS**

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

Applicant Response:

The proposed PUD is in conformity with the Warrenville Zoning Ordinance 1

---

---

---

---

---

---

---

---

**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 proposed PUD is generally consistent with the objectives of the City Comprehensive Plan as viewed in light of any changed conditions since its adoption. 2

---

---

---

---

---

---

---

---

**4. PUBLIC WELFARE**

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

Applicant Response:

The proposed PUD will not be detrimental to the public health, safety, morals, or general welfare. The additional space will allow the veterinary clinic to better serve the residents of Warrenville and the surrounding communities. 3

---

---

---

---

---

---

---

---

---

☰ Number: 1 Author: Brad Hoepfner | RWE Subject: Text Box Date: 3/24/2025 2:47:13 PM

The proposed PUD is in conformity with the Warrenville Zoning Ordinance

Status

Sarah Completed 3/24/2025 2:35:06 PM

---

☰ Number: 2 Author: Brad Hoepfner | RWE Subject: Text Box Date: 3/10/2025 4:39:13 PM

The proposed PUD is generally consistent with the objectives of the City Comprehensive Plan as viewed in light of any changed conditions since its adoption.

Status

Sarah Completed 3/24/2025 2:35:11 PM

---

☰ Number: 3 Author: Brad Hoepfner | RWE Subject: Text Box Date: 3/24/2025 2:35:12 PM

The proposed PUD will not be detrimental to the public health, safety, morals, or general welfare. The additional space will allow the veterinary clinic to better serve the residents of Warrenville and the surrounding communities.

Status

Sarah Completed 3/24/2025 2:35:15 PM

**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 proposed PUD will retain the existing residential character of the neighborhood <sup>1</sup>  
and provide enhanced landscaping. All operations will be conducted solely indoor  
and will have no adverse impact on the adjacent properties. If the proposed Animal  
Hospital addition is developed in conformance with the proposed PUD plans and  
the conditions of the requirements outlined herein the requested PUD will not be  
detrimental to the use, enjoyment, or property values in the surrounding area.

**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 addition will take place on the southern portion of the property which <sup>2</sup>  
is located outside of the 100-year floor plain. The rest of the subject property is  
covered with the 100-year floor plain and floor way and will be preserved as open  
space with natural landscaping

**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 proposed sidewalk will be adequate in size and provide a convenient <sup>3</sup>  
connection point for occupants from the new addition directly back to the existing  
parking lot.

**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 proposed development will not place undue burden on the existing governmental services, existing residences, or existing businesses. 1

**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:

The project will be constructed in one phase. 2

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

  
Signature of Applicant/Agent

Dr. Ed Miner  
\_\_\_\_\_  
(Print Name)

03/18/2025

Application Date