



GENERAL APPLICATION INFORMATION FORM

<i>(For office use only)</i>	
Name of Development/Subdivision _____	Project Number _____
\$ _____	_____
Filing Fee(s)	Date Paid

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 Marcin Miekina
2. Address of Applicant/Developer 1629 East Touhy Avenue
Des Plaines, IL 60018
3. Phone (708) 404-8327 Fax _____
4. E-mail Address bigtimberfarmsllc@gmail.com
5. Subject Property Address: 3S286 Talbot Avenue
Warrenville, IL 60555
6. Permanent Parcel Identification Number(s) PIN(s) of the Subject Property:
04-33-203-010

7. Legal Description of the Subject Property:

Please refer to attached document

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:

Same

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*):

Site Engineer - Ryan Vliek, P.E. - IngenAE, LLC

Address 301 North Main Street, Suite B

South Bend, IN 46601

Phone (574) 400-2167 Fax _____
E-mail Address rvliek@ingenae.com

10. Description of Present and Proposed Use of Property:

The property currently consists of an existing building (unoccupied) and parking lot that was previously used

for manufacturing activities. The proposed use will consist of Truck Repair activities within the existing

building space. There are (2) two existing residential buildings on the site that are to remain unchanged, and

are not a part of this project.

11. Present Zoning of Subject Property: _____ M-2 General Manufacturing District

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

Marcin Miekina
(Print Name)

03/20/2025
Date

LEGAL DESCRIPTION

PARCELS 4, 5, AND 6 IN TUCKER'S SUBDIVISION OF THAT PART OF THE NORTHEAST ¼ AND THE NORTHWEST ¼ OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE QUARTER SECTION CORNER ON THE NORTH LINE OF SAID SECTION; THENCE SOUTH ON QUARTER LINE 16.14 CHAINS; THENCE SOUTH 81 DEGREES EAST 5.68 CHAINS; THENCE SOUTH 7 DEGREES WEST 87 LINKS FOR A PACE OF BEGINNING; THENCE SOUTH 7 DEGREES WEST 15.91 CHAINS TO CENTER OF WARRENVILLE ROAD AND BIG WOODS ROAD; THENCE SOUTH 89 DEGREES WEST ALONG CENTER OF SAID ROAD 4.91 CHAINS TO THE EAST LINE OF LANDS OF THE ELGIN JOLIET AND EASTERN RAILROAD COMPANY; THENCE NORTHERLY ALONG THE EAST LINE OF SAID RAILROAD LAND AND PARALLEL WITH THE CURVED LINE OF SAID RAILROAD TRACKS 17.80 CHAINS TO THE PLACE OF BEGINNING, EXCEPT THAT PART LYING SOUTH OF A LINE DRAWN PARALLEL WITH AND 190.88 FEET NORTH OF THE CENTER LINE OF OLD WARRENVILLE BIG WOODS ROAD AS MEASURED ON SAID WEST LINE OF ROBERT BARTLETT'S GREEN ACRES, IN DUPAGE COUNTY, ILLINOIS; TOGETHER WITH THE WESTERLY 179.78 FEET AS MEASURED ON THE NORTH AND SOUTH LINES THEREOF, OF THAT PART OF THE NORTH ½ OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EAST LINE OF THE ELGIN JOLIET AND EASTERN RAILROAD, WEST OF THE WEST LINE OF ROBERT BARTLETT'S GREEN ACRES, A SUBDIVISION IN SAID SECTION 33 AND SOUTH OF A LINE DRAWN PARALLEL WITH AND 190.88 FEET NORTH OF THE CENTER LINE OF OLD WARRENVILLE BIG WOODS ROAD, AS MEASURED ON SAID WEST LINE OF ROBERT BARTLETT'S GREEN ACRES, IN DUPAGE COUNTY, ILLINOIS; ACCORDING TO THE PLAT THEREOF RECORDED ON JULY 03, 2023 AS DOCUMENT NO. R2023-041604, IN DUPAGE COUNTY, ILLINOIS. PIN:04-33-203-010



ZONING ORDINANCE VARIATION APPLICATION - FORM A

(For office use only)

Name of Development/Project

Project Number

Because of special characteristics of particular properties in the City, the literal application of the provisions of the Zoning Ordinance may, in certain circumstances, create hardships or practical difficulties not intended by the zoning regulations. The Zoning Board of Appeals may accordingly recommend, and the City Council may grant, variances from the literal application of the provisions of this Ordinance based on findings of fact as provided below:

A. List specific provisions of the Zoning Ordinance (Chapter and Subsection) from which a Variation is being sought and the precise Variation(s) there from being sought (Attach separate sheet if additional space is required.):

1. Zoning Ordinance Chapter and Section: 30 ft Parking Setback-Title 10, Appendix A, Chapter 5
Description of requested Variation:

We are requesting the minimum parking setback be reduced from 30 ft to 10 ft along Talbot Ave.

2. Zoning Ordinance Chapter and Section:
Description of requested Variation:

3. Zoning Ordinance Chapter and Section:
Description of requested Variation:

B. In recommending or granting approval or conditional approval of a variance, the Zoning Board of Appeals and the City Council shall prepare written findings of fact that all of the conditions below apply to the application. **Please review and provide a written response indicating how each of the six following criteria support the approval of the requested variation(s).**

(Attach separate sheet if additional space is required.):

1. Special Circumstances

Special Circumstances exist relating to the physical character of the property that are peculiar to the property and that do not apply generally to other properties in the same zoning district. And these circumstances are not of so general or recurrent a nature as to make it practical to provide, in the form of an amendment to this Ordinance, a general rule to cover them.

Applicant Response:

The property consists of an existing building that is to be remodeled and used for truck repair services. The area between the existing building and proposed parking meeting the 30 ft min setback, would not allow adequate truck maneuverability through the site to appropriately adhere to the proposed new Use.

2. Hardship or Practical Difficulties

Because of these special circumstances, the literal application of the provisions of this Ordinance would, without a variance, result in unnecessary and undue hardship or practical difficulties for the applicant as distinguished from mere inconvenience.

Applicant Response:

Adhering to the Ordinance would not allow proper functionality of the site for the proposed Use.

3. Not Resulting from Applicant Action

The special circumstances, practical difficulties, or hardship that are the basis for the variance have not resulted from any act, undertaken subsequent to the adoption of this Ordinance or any applicable amendment thereto, of any party with a present interest in the property.

Applicant Response:

The basis for the variance has not resulted from any act, undertaken subsequent to the adoption of the Ordinance or any party with a present interest in the property.

4. Reasonable Use and Return

Without the requested variance, the property cannot yield a reasonable return, or cannot be reasonably used consistent with the intent of the zoning district and the use of other properties therein, but the purpose of the variance is not otherwise to increase the return from the property or to confer special privileges not ordinarily enjoyed by other properties in the same district.

Applicant Response:

Adhering to the Ordinance would not allow proper functionality of the site for the proposed Use. The purpose of the variance is not to increase the return from the property or to confer special privileges not ordinarily enjoyed by other properties in the same district.

5. Not Alter Local Character

The variance will not alter the essential character of the locality or substantially impair public safety or welfare or property values in the area.

Applicant Response:

The variance will not alter the character of the locality or substantially impair public safety, welfare or property values in the area.

6. Minimum Variance Needed

The variance approved is the minimum required to allow reasonable use and enjoyment of the property.

Applicant Response:

The minimum variance parking setback of 10 feet, will allow proper functionality of the site.

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

Marcin Miekina
(Print Name)

03/20/2025

Date



SPECIAL USE PERMIT APPLICATION – FORM B

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

Certain uses cannot be allowed generally in a particular zoning district, or in any zoning district, because of the impact their special character creates on surrounding areas. However, some special uses may be allowed under special conditions. These uses are listed in the Zoning Ordinance as Special Uses. Because a Special Use is compatible with the applicable zoning district only under special conditions, a Special Use Permit is required before any use listed in the Zoning Ordinance as a Special Use may be established.

A. List specific Special Use approval that is being sought (*refer to Zoning Ordinance Table 3A for a list of Special Uses possible in each zoning district*).

Proposed Truck Repair Shop Use in existing M-2 Zoning District

B. In evaluating the suitability of a proposed Special Use, the Plan Commission and City Council shall examine the following characteristics of the proposed use and its individual structures or components:

1. Location and orientation
2. Lot Size
3. Size of facility, including floor area, structure height, design capacity, and anticipated employment
4. Site design and arrangement
5. Provisions affecting on and off-site pedestrian and traffic movement, vehicle storage, and the passage of emergency vehicles
6. Appearance
7. Screening or landscaping
8. On or off-site buffering from incompatible uses with open spaces or transitional uses
9. Operations factors, such as hours of use or environmental controls
10. Other characteristics of the proposed use pertinent in the judgment of the Commission or Council to an assessment of the impact of the use on the area.

In recommending or granting approval or conditional approval of a Special use, the City Council and Plan Commission shall prepare written findings of fact that on the basis of the ten characteristics cited above, or changes to such characteristics that conditions to which the approval is made subject require, the proposes use will be compatible with existing uses in the area, and with the Permitted Uses in the zoning district, in the following ways. Please review and provide a written response indicating how these six characteristics/criteria will be impacted by the proposed Special Use:

1. Traffic

And adverse impact of types or volumes of traffic flow not otherwise typical in the zoning district has been minimized.

Applicant Response:

The proposed Use will minimally impact the traffic flow volume and or type. The proposed Use is consistent with the surrounding Uses.

2. Environmental Nuisance

Any adverse effects of noise, glare, odor, dust, waste disposal, blockage or light or air, or other adverse environmental effects of a type or degree not characteristic of Permitted Uses in the zoning district, have been appropriately controls.

Applicant Response:

The proposed Use will minimally impact the noise, glare, odor, dust, waste disposal, blockage of light or air, or any other adverse environmental effect on the adjacent Uses.

3. Neighborhood Character

The proposed use will fit harmoniously with the existing natural or man-made character of its surroundings and with Permitted Uses in the zoning district. The use will not have undue deleterious effect on the environmental quality, property values, or neighborhood character already existing in the area or normally associated with Permitted Uses in the district.

Applicant Response:

The proposed Use is consistent with the surrounding Uses and will fit harmoniously with the existing character of the surroundings and adjacent Permitted Uses. The proposed Use will not undue the deleterious effect on the environmental quality, property values, or neighborhood charactoer already existing in the area.

4. Public Services and Facilities

The proposed use will not require existing community facilities or services to a degree disproportionate to that normally expected of Permitted Uses in the district, nor generate disproportionate demand for new services or facilities as compared with the Permitted Uses, in such a way as to place undue burdens upon existing development in the area.

Applicant Response:

The proposed Use will not require any additional community facilities or services, nor generate a new demand for new services or facilities.

5. Public Safety and Health

The proposed use will not be detrimental to the safety or health of the employees, patrons, or visitors associated with the use nor of the general public in the vicinity.

Applicant Response:

The proposed Use will not be detrimental to the safety or health of employees, patron, or visitors associated with the use or the general public.

6. Other Factors

The proposed use is in harmony with any other elements of compatibility pertinent in the judgment of the Commission or Council to the particular Special use or its particular location.

Applicant Response:

The proposed Use is inconsistent with the surrounding Uses and is in harmony wiht any other elements of compatibility pertinent in the judgment of the Commission and/or Council to the particular Special Use or it's location.

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

Marcin Miekina
(Print Name)

03/20/2025
Date