



GENERAL APPLICATION INFORMATION FORM

(For office use only)

Name of Development/Subdivision _____		Project Number _____
Filing Fee \$480 _____	Date Paid _____	
Filing Deposit _____	Date Paid _____	

Instructions:

- Before filing an application, the Warrenville Zoning Ordinance should be reviewed for filing procedures and requirements.
- Please print or type. Application must be complete before filing with the City of Warrenville.
- Filing Fees/Deposits must accompany application.
- 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 See Exhibit A for all Information Requested Here
2. Address of Applicant/Developer _____

3. Phone _____ Fax _____
4. E-mail Address _____
5. Subject Property Address: _____

6. Permanent Parcel Identification Number(s) PIN(s) of the Subject Property:

See Exhibit A for all Information Requested Here

7. Legal Description of the Subject Property:

See Exhibit A for all Information Requested Here

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:

See Exhibit A for all Information Requested Here

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*):

See Exhibit A for all Information Requested Here

Address _____

Phone _____ Fax _____

E-mail Address _____

10. Description of Present and Proposed Use of Property:

The subject property's land use as previously approved is as a mixed use.

The owner and applicant request for the use to remain the same as approved.

11. Present Zoning of Subject Property: _____

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

John C Schiess for John Conrad Schiess Architect, Ltd.

(Print Name)

March 12, 2024

Date

Cantera 3 Application Information

1. Name of Applicant

John Schiess for John Conrad Schiess Architect, Ltd.

2. Address of Applicant

905 Home Avenue, Oak Park, IL 60304

3. Applicant's Phone

708.366.1500

4. Applicant's E-mail Address

john@JCSArchitect.com

5. Name of Developer

AZ Development, LLC, contact: Igor Blumin

6. Address of Developer

2 Northfield Plaza, Northfield, IL 60093

7. Developer's Phone

847.414.3139

8. Developer's E-mail Address

igor@interforumholdings.com

9. Subject Property Address:

To Be assigned

10. Property Owner:

Cydelex Trust

2 Northfield Plaza, Northfield, IL 60093

11. Legal Description

LOT 2 IN CANTERA SUB-AREA "C" LOTS C1 AND C2, BEING A RESUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID CANTERA SUB-AREA "C" LOTS C1 AND C2 RECORDED JANUARY 19, 2010 AS DOCUMENT R2010-007747, IN DUPAGE COUNTY, ILLINOIS.

AND

OUTLOT "A" IN AMOCO BUSINESS CENTER FINAL PLAT OF SUBDIVISION CANTERA SUBAREA "C", BEING A SUBDIVISION OF PART OF LOT 2 IN CANTERA SERVICE STATION NUMBER 1, TOGETHER WITH PART OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED FEBRUARY 7, 1996 AS DOCUMENT R96-020336, IN DUPAGE COUNTY, ILLINOIS.

See Plat of Subdivision Attached – previously approved.

12. Permanent Parcel Identification Number(s) PIN(s) of the Subject Property:

07-02-201-020

13. Engineering Consultant

JERRY M. PILIPOWICZ, PE
SMP Projects PLLC
620 W Fullerton Pkwy / Chicago, IL 60614
P: 312-823-0797

14. Architect

Yuriy Kutko
2 Northfield Plaza, Northfield, IL 60093

15. Market Consultant

HollyAnn Eageny
Executive Vice President & COO
Tracy Cross & Associates, Inc.
1375 E. Woodfield Road, Suite 520
Schaumburg, IL 60173-4174
847.925.5400

16. Commercial Consultant

Valerie S. Kretchmer, President
807 Davis Street, # 2004
Evanston, IL 60201
847-864-8895
vsk@kretchmerassociates.com

17. Traffic and Parking Consultant

William C. Grieve, P.E., PTOE Senior Transportation Engineer

Cell: 224-688-7004

Bill.Grieve@fishtrans.com



APPLICATION FOR MAJOR AMENDMENT IN SPECIAL DEVELOPMENT DISTRICT - CANTERA

(For office use only)

Name of Development or Project

Sub-Area

Use Area Classification

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.
- Filing Fees/Deposits must accompany application.
- 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.

See Exhibit A for all Applicant Information

1. Name of Applicant

Phone Number

Address

Email Address

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

See Exhibit A for PIN

Major Amendment Application

See Exhibit A for all Owner Information

3.

Name of Owner	Phone Number
Address	Email Address

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

See Exhibit A for all Information Requested Here

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

A. General Site Plan

Drawn by	Date	Latest Revision Date
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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
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E. PUD Final Plan

Drawn by	Date	Latest Revision Date
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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.)

This application expects there to be adjustments in control regulations and in certain zoning metrics previously approved

Major Amendment Application

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

This application expects there to be adjustments in control regulations and in certain zoning metrics
previously approved

8. Describe amendment(s) requested.

This amendment seeks to amend previously approved site usages by the addition of a 55 plus living facility
and certain adjustments to the commercial parcels along Ferry Road

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

The Owner and Developer wish to add the 55 plus building to the development and make adjustments
to the commercial spaces previously approved.
For further reasons, see the Narrative as part of this Application.

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

See List of Documents submitted as part of this Application

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

John C Schiess for John Conrad Schiess Architect, Ltd.

(Print Name)

March 4, 2024

Date



**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 must be complete before filing with the City of Warrenville.
- Filing Fees/Deposits must accompany application.
- 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: See Exhibit A for all Applicant Data

2. Address: _____

City: _____ State: _____ Zip: _____

3. Phone Number: _____

4. Email: _____

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

See Exhibit A for all Applicant Data

5. Name of Owner: See Exhibit A for all Owner Data Email Address _____
Address: _____
City: _____ State: _____ Zip: _____

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

See Exhibit A for all Data requested here

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: _____

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

This application expects there to be adjustments in control regulations and in certain zoning metrics
previously approved.

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

10. Describe Amendment(s) Requested: _____

This application expects there to be adjustments in control regulations and in certain zoning metrics
previously approved

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

See Development Narrative as part of this Application

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

See the List of documents submitted including the
architectural and Civil drawings submitted as part of this Application

13. Submit a revised drawing depicting the amendment requested (if applicable).

See architectural and Civil drawings submitted as part of this Application

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.

See Exhibit C as part of this Application for Applicant's responses to Approval Criteria

**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 write up for all responses.

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:

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:

4. PUBLIC WELFARE

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

Applicant Response:

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:

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:

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:

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:

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:

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:

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



Signature of Applicant/Agent

John C Schiess for John Conrad Schiess Architect, Ltd.

Print Name

March 12, 2024

Application Date

EXHIBIT E

RESPONSES TO APPROVAL CRITERIA FOR PLANNED DEVELOPMENT / MAJOR AMENDMENT / SITE SPECIFIC AMENDMENT

March 24, 2025

Since the original ordinance for Riverview West development underwent scrutiny under these Approval Criteria, the Applicant hereby responds to the impact of the addition of the 55+ facility.

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's Response:

The application pursued a 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 as shown in the style of Architecture, use of building materials, articulation of details, sculpting of new walks and bike paths, additional site amenities and integration of parking areas and most importantly the Integrated retail spaces specific for Riverview West residents,

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's Response:

Use is consistent with previously approved use and use standards and the developers and owners agree that 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.

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's Response:

Amendment is consistent with the City's Comprehensive plan in use, building heights and other zoning standards.

4. PUBLIC WELFARE

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

Applicant's Response:

The application has been planned so that the addition of the 55+ facility will not be detrimental to Public health because of its future construction will be code compliant, and adhere to strict engineering best practices and standards; and will address public safety as it will be traffic compliant through engineering standards and best practices; and lastly will support the morals and general welfare of the community through the use and density standards.

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's Response:

The specific location of the 55+ facility has been planned, studied, and responded to preliminary feedback from City staff so that no 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.

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's Response:

Similarly as in Criteria #5, the specific location of the 55+ facility has been planned, studied, and responded to preliminary feedback from City staff so that the resulting site is 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.

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's Response:

Similarly as in Criteria #5 + #6, the specific location of the 55+ facility has been planned, studied, and responded to preliminary feedback from City staff so that the resulting 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.

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's Response:

Similarly as in Criteria #5 + #6 and #7 the specific location of the 55+ facility has been planned, studied, and responded to preliminary feedback from City staff so that 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.

Additionally, the specific location of the 55+ facility has been planned so that 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.

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's Response:

The developers and owners of the property have prepared for an eventual, though not immanent sale of certain parcels. The developer and owners agree to work with City officials so as to craft control documents to be approved by the City that addresses 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.

And, that 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.

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's Response:

The developer and owners agree to work with City officials, if approved, in 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.

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's Response:

The developer and owners agree to work with City officials, if approved, so that 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.

END OF RESPONSES