



GENERAL APPLICATION INFORMATION FORM

<i>(For office use only)</i>	
<u>New Spec Shop/Office 3S140 Talbot Ave</u>	
Name of Development/Subdivision	Project Number
<u>\$</u>	
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 TCB Management
2. Address of Applicant/Developer 11551 184th Place Orland Park 60467
3. Phone 815-272-6611 Fax _____
4. E-mail Address csnitka@tcbmanage.com
5. Subject Property Address: 3S140 Talbot Avenue
6. Permanent Parcel Identification Number(s) PIN(s) of the Subject Property:
04-33-202-013

7. Legal Description of the Subject Property:

Vacant Land located on North-East corner of Calumet Ave and Talbot Ave

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:

Wville Talbot LLC

Address 11551 184th Place Orland Park 60467

Phone 815-272-6611 Fax

E-mail Address csnitka@tcbmanage.com

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*):

TCB Management

Address 11551 184th Place Orland Park 60467

Phone 815-272-6611 Fax

E-mail Address csnitka@tcbmanage.com

10. Description of Present and Proposed Use of Property:

Current vacant land - proposed 23,250 square foot office/shop new construction

11. Present Zoning of Subject Property: M-1

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.

Chris Snitka

Signature of Applicant/Agent

Chris Snitka

(Print Name)

5/8/2025

Date

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:

Development shall be able to have 15' setback along property line, wider driveway to allow vehicle to make a turn leaving the building without damaging landscaping, bounce on pond to create more volume area, and allow parking spaces without needed islands in one area of parking. All these listed will still keep the building to look and perform in respectful manners.

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:

Allows continued positive growth to the community bringing in jobs, business and revenue

4. PUBLIC WELFARE

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

Applicant Response:

Agreed- Development allows positive growth, building to match/exceed 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 Response:

Development will positive impact the surrounding areas. Will meet/exceed all building criteria

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:

Will be including a retention pond in the development allowing for appropriate drainage as well.

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:

Agreed- Development will benefit the surrounding areas, keeping the area safe and allowing the community access the area with no concerns.

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:

Considering development is based on a corner lot, it is important to know will give the community the feel of comfort and appeal of being ready for whoever would want to make to this their next business location.

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:

Development and PUD guidelines will be followed and met while developing and if/when property were to ever be sold or transferred.

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:

Building will only create positive feedback for the community and not create any concerns to residents or business.

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:

Agreed

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

Chris Snitka
Signature of Applicant/Agent

Chris Snitka
(Print Name)

05/22/2025

Application Date