

CANTERA LAKES OFFICE CONDOS – MINIMUM PARKING AMENDMENT

March 5, 2026

Project No.

PZ2026-0010

Applicant

City of Warrenville
 Community Development
 Department
 3S258 Manning Ave
 Warrenville, IL 60555

Property Owners

See Attachment A

Subject Property Location & Info.

See Attachment A

Existing Zoning

S-D Special Development
 Office Park Use Area

Approvals Sought

- Site specific amendment to amend the minimum parking regulations for medical and office uses to match *Table 5E: Required Number of Off-Street Parking Spaces for Non-Residential and Non-Lodging Uses* of the Zoning Ordinance;

Attachments

- Attachment A – Legal Notice of Public Hearing
- Attachment B – Request for Amendment from the Cantera Lakes Association



LOCATION MAP

PROJECT DESCRIPTION

The City of Warrenville Community Development Department is seeking approval of a major planned unit development amendment to amend the minimum parking regulations for medical and office uses in the Cantera Lakes Office Condos to match *Table 5E: Required Number of Off-Street Parking Spaces for Non-Residential and Non-Lodging Uses*. Cantera Lakes, “the Subject Property,” is an office condominium development made up of multiple PINs and addresses (see Attachment A)

The requested zoning relief will allow a greater mix of office and medical uses in Cantera Lakes. Project documents are available on the *City Private Development Projects* webpage at:

<https://www.warrenville.il.us/1005/Cantera-Lakes-Parking-Amendment>

The public hearing for this request is scheduled for the March 5, 2026, Plan Commission meeting. It is important to note that this staff report does not reflect any public input that may be received during the March 5, 2026, public hearing, and therefore should be reviewed with this in mind. Any additional information concerning the application that may be provided up to and at the public hearing will need to be reviewed and taken into consideration.

The Plan Commission is responsible for making recommendations to the City Council for Site Specific Amendment requests.

BACKGROUND

In September 2004, the City approved final PUD plans for the Cantera Lakes Office Condos, consisting of nine single-story buildings with approximately 90,000 square feet of office space via O2169. The Subject Property is designated Office Park Use, permitting both office and medical office uses by right. In 2013, the City approved a Site Specific Amendment to reduce the required off-street parking spaces on the Subject Property from 433 spaces to 431 spaces to accommodate the conversion of two formerly office units to medical office units.

Currently, *Appendix F* of the Cantera Development Control Regulations requires 6 parking spaces per 1,000 square feet of medical/dental office space and 4 parking spaces per 1,000 square feet for the first 30,000 square feet of office space and 3.3 spaces for every 1,000 square feet thereafter. The current ratio of office to medical office space is approximately 50,000 square feet of office space and approximately 40,000 square feet of medical office space. Zoning Ordinance parking text amendments, approved by the City in 2023, reduced minimum off-street parking requirements for many uses, including office and medical clinic uses. These reduced parking regulations were created by using parking data, comparable community data, and current parking best practices. These amendments result in the discrepancy in Cantera regulations and the Zoning Ordinance regulations.

Prompted by a recent inquiry to convert an office space to a medical office space, Sequoia Realty Group, on behalf of the Cantera Lakes Office Condominium Association, submitted a request that the City approve a Site Specific Amendment to amend the office and medical office parking regulations to match those in *Table 5E: Required Number of Off-Street Parking Spaces for Non-Residential and Non-Lodging Uses* of the Zoning Ordinance (see Attachment B). The letter cites Sequoia Realty Group's nearly 20 years of experience managing the property and states that the parking lot has never reached capacity. Additionally, the letter states that the current minimum parking regulations limit the mix of office and medical office uses at the Subject Property.

ANALYSIS

The Community Development Department proposes a Site Specific Amendment to amend the office and medical office parking regulations of the Cantera Lakes Office Condominium development to match the "office building" and "clinic" use parking regulations found in *Table 5E: Required Number of Off-Street Parking Spaces for Non-Residential and Non-Lodging Uses*. Currently, those minimums are 3 per 1,000 square feet for office buildings and four per 1,000 square feet of clinic space (or medical office space). If approved, the entire complex could theoretically be completely medical office spaces.

I. MAJOR PLANNED UNIT DEVELOPMENT AND SITE-SPECIFIC AMENDMENTS

In recommending approval or conditional approval of a major amendment with site-specific amendments to previously approved final PUD plans, the Zoning Ordinance and Cantera Development Control Regulations require the Plan Commission to 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 fulfilled. 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 fulfilled (Community Development Department staff intends to develop and submit its finding to these approval criteria after the initial public hearing for this proposal is conducted):

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.

The proposed Site Specific Amendment will not otherwise alter the built condition of the Subject Property, which will be regulated by the Cantera Development Control Regulations, O2169, and subsequent site specific and PUD amendments.

2. MEETS PUD REQUIREMENTS

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

Other than the requested site-specific amendment to match office and medical office parking regulations to “office building” and “clinic” parking regulations found in Table 5E: Required Off-Street Parking for Non-Residential and Non-Lodging Uses, the proposed Site Specific Amendment otherwise meets the requirements set forth in the Cantera Development Control Regulations, O2169, and subsequent Site Specific Amendments and PUD amendments.

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.

The existing office use is consistent with the Cantera Development Control Regulations. Additionally, the proposed amended parking regulations are consistent with the current regulations found in the Zoning Ordinance.

4. PUBLIC WELFARE

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

Staff does not believe the amended parking regulations will be detrimental to the public health, safety, morals, nor general welfare of the surrounding development.

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.

Staff believes the proposed Site Specific Amendment will not result in excess demand for parking. The Zoning Ordinance’s minimum parking regulations were recently updated based on current best practices and data. The proposed Site Specific Amendment will allow a greater mix of office and medical office uses. No parking spaces are proposed nor permitted to be removed.

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, steep slopes, natural drainage ways, or other areas of sensitive or valuable environmental character.

The proposed Site Specific Amendment will not alter any built or natural features of the Subject Property.

7. CIRCULATION

Streets, sidewalks, off-street driveways, 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 efficient circulation of automobiles, trucks, garbage trucks, and snowplows 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.

The proposed Site Specific Amendment will not alter any parking or circulation configuration of the Subject Property. Any changes in the future may require review and approval through the PUD amendment process.

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 the total public and common open space provided in residential areas render it useable for recreation purposes.

The proposed Site Specific Amendment will not alter any landscaping on the Subject Property. Any changes in the future may require review and approval through the PUD amendment process.

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.

The proposed Site Specific Amendment will not alter existing covenants or association documents other than to update the parking regulations for office and medical office uses.

10. PUBLIC SERVICES

The land use and improvements are consistent with the anticipated ability of the City to support police and fire protection, water supply, sewage disposal, and other public facilities and services without placing undue burden on existing residents and businesses.

Staff does not believe the proposed Site Specific Amendment will result in any noticeable increase in public services required by those businesses on the Subject Property.

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.

There is no phasing element as part of the proposed Site Specific Amendment.

II. CITY STAFF REVIEW COMMENTS

Planning and Zoning

Planning and zoning staff are supportive of the requested Site Specific Amendment as it will bring the Subject Property's minimum parking regulation in alignment with the Zoning Ordinance's minimum parking requirements. Additionally, the proposed amendment will address the current state of the office and medical office markets.

CONCLUSION

Based on the findings outlined in this report and contingent on any feedback received at the March 5, 2026, public hearing, staff recommends approval of the following motion:

The Plan Commission recommends City Council approval of the parking Site Specific Amendment as outlined in the March 5, 2026, staff report.

Attachment A – Legal Notice of Public Hearing

Attachment B – Request for Amendment from the Cantera Lakes Association

Attachment A

LEGAL NOTICE NOTICE OF PUBLIC HEARING

A Public Hearing before the Plan Commission of the City of Warrenville will be held on March 5, 2026, at 7 p.m. at the Warrenville City Hall, 28W701 Stafford Place, Warrenville, Illinois 60555, for the purpose of considering the following:

CANTERA LAKES OFFICE PARK – CANTERA SUBAREA I, LOT 1 / SITE-SPECIFIC AMENDMENT

Request for approval of a site-specific amendment to amend the Cantera Lakes Office Park minimum off-street parking regulations.

Petitioner: City of Warrenville
3S258 Manning Ave
Warrenville, IL 60555

Property Owners:

Last Morning LLC 28371 Davis Pkwy #100 Warrenville, IL 60555	JAG Holdings LLC 28377 Davis Pkwy #601 Warrenville, IL 60555	Standard Bank 28369 Davis Pkwy #405 Warrenville, IL 60555
SNL Financial LLC 28371 Davis Pkwy #102 Warrenville, IL 60555	Emerald Properties LLC 16 Dennison Drive Glendale Heights, IL 60139	28375 Cantera Lakes LLC 28375 Davis Pkwy #905 Warrenville, IL 60555
Ligonier Properties IL P O Box 2244 Naperville, IL 60567	Pfeiffer Prescription SE 28369 Davis Pkwy #404 Warrenville, IL 60555	DPO Properties LLC 3 Grant Sq #350 Hinsdale, IL 60521
Healing Arts of Cantera 28379 Davis Pkwy Warrenville, IL 60555	Constance Enterprises LLC 28367 Davis Pkwy #300 Warrenville, IL 60555	Pran Cantera LLC 12570 Pindell Cir Alpharetta, GA 30004
Salon Boutiques Cantera 28379 Davis Pkwy #802 Warrenville, IL 60555	Satyam Holdings LLC 2222 Weber Rd Crest Hill, IL 60403	Kerma LLC 28379 Davis Pkwy #803 Warrenville, IL 60555
28365 Davis Parkway LLC 4504 Chinaberry Ln Naperville, IL 60564	Core Design Group LLC 28377 Davis Pkwy #603 Warrenville, IL 60555	MAAS Warrenville LLC 3225 McLeod Dr #100 Las Vegas, NV 89121
Safdari, Keyvan 27910 Mt Rainer Way Yorba Linda, CA 92887	Wellness 1st Warrenville 28377 Davis Pkwy #605 Warrenville, IL 60555	Digistream Chicago Inc 28371 Davis Pkwy #103 Warrenville, IL 60555
Curd, Donna M 3403 White Eagle Dr Naperville, IL 60564	MDRE LLC 3640 Hector Ln Naperville, IL 60564	Delacey & Assocs LLC 28377 Davis Pkwy #609 Warrenville, IL 60555
Robust Real Estate LLC 876 Havenshire Rd Naperville, IL 60565	Oberheide, C 2017 Devonshire Ct Oswego, IL 60543	

Location of Property Affected: Cantera Subarea I, Lot 1, along Davis Parkway, and legally described as follows:

LOT 1 IN CANTERA SUB-AREA "I" RESUBDIVISION, BEING A RESUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 27, 2003 AS DOCUMENT R2003-195726, IN DUPAGE COUNTY, ILLINOIS.

Addresses: 28365, 28367, 28369, 28371, 28373, 28375, 28379, and 28381
Davis Parkway, Warrenville, IL 60555

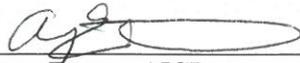
PINs: 0702407001, 0702407002, 0702407005, 0702407006, 0702407007, 0702407010, 0702407011, 0702407012, 0702407013, 0702407014, 0702407015, 0702407016, 0702407018, 0702407019, 0702407020, 0702407021, 0702407022, 0702407023, 0702407024, 0702407025, 0702407026, 0702407027, 0702407029, 0702407030, 0702407031, 0702407032, 0702407033, 0702407034, 0702407035, 0702407036, 0702407037

Zoning S-D Special Development
Office Park Use Area

The above Petition is open for inspection at the Community Development Department of The City of Warrenville, 3S258 Manning Avenue, Warrenville, IL 60555, or at the following City website page: <http://warrenville.il.us/index.aspx?NID=266>. Persons wishing to appear at such hearing may do so in person, or by attorney, or other representative. Communication in writing in relation thereto may be filed with the Plan Commission or be submitted at such hearing.

Individuals with disabilities who plan to attend the hearing and who require certain accommodations in order to allow them to observe and participate, or who have questions regarding the accessibility of the meeting or facilities, are requested to contact City Hall at (630) 393-9050.

CITY OF WARRENVILLE

By: 
Amy Emery, AICP
Community and Economic Development Director

Published in the Daily Herald on **February 18, 2026.**



Brokerage • Management • Consulting

Attachment B

www.sequoiarg.com

February 5, 2026

Mr. Jack Maszka, AICP | Community Planner
CITY OF WARRENVILLE
3S258 Manning Avenue
Warrenville, IL 60555

Sent Via Email to: jmaszka@warrenville.il.us

RE: Request to Amend the PUD for the Cantera Lakes Office Condominium Association

To the Members of the Planning Commission:

We are submitting this letter to formally request an amendment to the PUD for the Cantera Lakes Office Condominium Association, located at 28365-28381 Davis Parkway, Warrenville, IL as it relates to parking requirements.

The Association is requesting this change to update the minimum parking regulations to current standards, to provide future flexibility should additional medical users wish to open in the Cantera Lakes complex. The current parking ratio limits the number of medical users allowed in the complex, preventing any additional medical users from purchasing or leasing available office condominium units at Cantera Lakes.

As the property manager of the Cantera Lakes Office Condominium Association, we have almost 20 years of experience with the complex's parking needs and can confirm that the parking lot has never reached its full capacity. The amount of available parking spaces is more than adequate for the needs of the Cantera Lakes Office Condominium complex.

Literal enforcement of the existing code would deprive the property's individual office condominium unit owners of rights commonly enjoyed by other properties in the same district, specifically the ability to allow more medical users into the complex. Therefore, on behalf of the Cantera Lakes Office Condominium Association, we request that the commission approve this amendment.

Thank you for your time and consideration.

Sincerely,

CANTERA LAKES OFFICE CONDOMINIUM ASSOCIATION

C/O SEQUOIA REALTY GROUP

A handwritten signature in black ink that reads "Devon M. Evans".

Devon M. Evans

Vice President of Property Management

Cc: Cantera Lakes OCA Board of Directors