

**CITY OF WARRENVILLE**  
**MEMORANDUM**

**TO:** Plan Commission/Zoning Board of Appeals  
**FROM:** Natalia Domovessova, Senior Planner - *ND*  
**SUBJECT:** Courtesy Review for Little Friends, Inc.  
**DATE:** January 10, 2019

**Property Information:**

**Address:** 27555 Diehl Road (the Subject Property)  
**Zoning:** S-D Special Development, Light Industrial Park land use designation  
**Site Area:** 7.1 acres  
**Site Improvements:** Existing office building and parking lot

***Location Map:***



**Proposed Improvements and Existing Conditions:**

The Subject Property is located in Cantera Subarea K, Lot K-1A at the southeast corner of Diehl Road and Bulger Court. The property is improved with an approximately 74,051-square foot single-story office building and 363 parking spaces, in accordance with final PUD plans approved by the City in 1999 by Ordinance No. 1772. The property is currently occupied by the Edward-Elmhurst Health Sleep Center, which plans to vacate the site in the near future.

Little Friends, Inc. (the Petitioner), a not-for-profit organization, plans to operate their programs for children and adults challenged by developmental disabilities and autism on the Subject Property. The existing building would accommodate Little Friends Center for Autism, a school, vocational services, residential services, and administrative offices. Proposed site improvements include construction of a playground facility in the courtyard area and modification of the parking lot to accommodate a drop off area for busses, which would result in reduction of the number of onsite parking from 363 to 318 spaces.

Details of the proposed operation, school programs and site modifications are illustrated in the materials distributed to the Plan Commission with the January 10, 2019, PC/ZBA agenda packets.

**Potential Requests:**

In order to accommodate the proposed development, staff anticipates the following City approvals would be required:

1. Site Specific Amendments to the Cantera Development Control Regulations to allow a “schools, public and private use” on property with a Light Industrial Park land use designation; and
2. Major Amendment to the previously approved final Planned Unit Development (PUD) plans and documents to allow for a decrease in parking spaces of ten percent or more.

**Preliminary Staff Input:**

Staff offers the following input based on its review of the preliminary information submitted by the Applicant:

1. Land Use. The Subject Property is zoned S-D Special Development District with a Light Industrial Park land use designation. Schools are not allowed on properties with Light Industrial Park land use designation. Other land use designations permitted in Subarea K in accordance with the Cantera Development Control Regulations (DCRs), Office Park and Commercial Center do not list “schools, public and private” use as permitted. Staff believes that administration office and school uses in the current building would be compatible with the uses in the area, and would not substantially alter the character of the existing property provided the traffic and site circulation concerns are addressed in a satisfactory manner.
2. Site Circulation. Site vehicular circulation, including bus traffic and drop off area, is a concern from staff’s perspective. As proposed, 45 buses are expected to drop off and pick up for the Krejci Academy program within a 15-minute span, which may present practical difficulties and/or create unsafe situations. Bus traffic on site may be blocking parking and site circulation during the drop off/pick up time. Detailed information on site circulation would need to be provided by the Petitioner and evaluated by the Consulting City Traffic Engineer and City staff.
3. Site Access and Traffic. The main access to the Subject Property off Diehl Road is provided via Bulger Court. The intersection of Diehl and Bulger Court is signalized. Detailed traffic analysis, including projections for vans/buses turning left in and out of

the site, would need to be provided by the Petitioner and evaluated by the Consulting City Traffic Engineer and City staff.

It is important to recognize that Courtesy Reviews are held by the Plan Commission free of charge to the Applicant and are designed to provide initial non-binding feedback on the proposal prior to the Applicant investing significant time and resources into the preparation and submittal of a formal detailed application. Once a more detailed application package is submitted and City Elected and Appointed Officials receive more detailed review comments from City staff and the public during the Public Hearing Process, their initial Courtesy Review Input may evolve and/or change.