



DEVELOPMENT CONTROL REGULATIONS  
FOR SPECIAL DEVELOPMENT DISTRICT

Prepared by:  
Camiros, Ltd.

Prepared for:  
The City of Warrentville  
Dated February 4, 1994  
Adopted February 22, 1994  
Ordinance No. 1295

Revised November 6, 2012

## **IMPORTANT:**

Additional regulations and/or development conditions approved as part of Planned Unit Development (PUD) plans and documents for individual properties in Cantera Development may apply.

Please contact Community Development Department at 630-393-9050 for information regarding specific property.

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CITY OF WARRENVILLE  
DU PAGE COUNTY, ILLINOIS

ORDINANCE NO. 1295

ORDINANCE APPROVING GENERAL SITE PLAN AND  
COMPONENT DOCUMENTS (CANTERA PROJECT)

WHEREAS, Warrenville Development Limited Partnership ("WDLP") has submitted an application for approval of the Cantera General Site Plan, as required by the Zoning Ordinance of the City of Warrenville; and

WHEREAS, the Warrenville Plan Commission, which duly called, noticed and held a public hearing with respect to the General Site Plan and Component Documents, has recommended approval subject to certain conditions; and

WHEREAS, WDLP has requested relief from several of the conditions contained in the Plan Commission recommendation; and

WHEREAS, the Mayor and City Council, after due consideration of the Plan Commission's recommendation and WDLP's request, has determined to approve the General Site Plan and Component Documents, as amended hereby;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF WARRENVILLE, DU PAGE COUNTY, ILLINOIS, AS FOLLOWS:

SECTION ONE: The foregoing recitals shall be, and they are hereby, incorporated as findings of fact as if fully set forth herein.

SECTION TWO: The General Site Plan for the Cantera project and the Component Documents hereafter enumerated,

which General Site Plan and Component Documents are incorporated by reference herein, are hereby approved, subject to the terms and conditions set forth in this Ordinance.

SECTION THREE: The document labeled General Site Plan Exhibit A, last revision date January 18, 1994, is hereby approved.

SECTION FOUR: The document labeled General Site Plan Exhibit B, last revision date January 18, 1994, is hereby approved.

SECTION FIVE: The document labeled General Site Plan Exhibit C, last revision date January 18, 1994, is hereby approved.

SECTION SIX: The document labeled General Site Plan Exhibit D, last revision date January 18, 1994, is hereby approved.

SECTION SEVEN: The document labeled General Site Plan Exhibit E, last revision date January 18, 1994, is hereby approved.

SECTION EIGHT: The document labeled General Site Plan Exhibit F, last revision date January 18, 1994, is hereby approved.

SECTION NINE: The document labeled Illustrative Master Plan Exhibit G, last revision date December 20, 1991, is hereby approved.

SECTION TEN: The document labeled Proposed Grading Plan Exhibit H, last revision date January 18, 1994, is hereby approved.

SECTION ELEVEN: The document labeled Landscape Plan Exhibit I, last revision date December 16, 1991, is hereby approved.

SECTION TWELVE: The document labeled Development Control Regulations for the Cantera Project, dated February 4, 1994, is hereby approved.

SECTION THIRTEEN: The Illustrative ALTA Survey shall also be attached to the General Site Plan and Component Documents.

SECTION FOURTEEN: The City Clerk and Zoning Administrator are hereby directed to maintain a copy of the Cantera General Site Plan and Component Documents in their offices.

SECTION FIFTEEN: All policies, resolutions and ordinances of the City which may conflict with this Ordinance shall be, and they are hereby, repealed.

SECTION SIXTEEN: This Ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law.

PASSED THIS 22nd day of February, 1994.

AYES: Ald. Groth, Miller, Carroll, Ulery and Mayor Lund

NAYS: Ald. Siebert and Johnston

ABSENT: Ald. Hackenbruch and Murphy

APPROVED THIS 25th day of February, 1994.

ATTEST:

Rosemary D. Tierney  
CITY CLERK

Vivian M. Lund  
MAYOR

ORDINANCE #1295

GENERAL SITE PLAN AVAILABLE UPON REQUEST FROM CITY CLERK'S OFFICE

## I. PURPOSE AND INTENT

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These Development Control Regulations are intended to protect the public health, safety and welfare by establishing development standards and controls for the Cantera project. These development controls are necessary to protect the public health, safety and welfare due to the size, complexity and potential for impacts resulting from this large scale project. In addition to the above, the standards and regulations of this document are intended to:

- 1) preserve the taxable value of land;
- 2) present in concise appendix form the current City of Warrenton approval process for preliminary and final PUD plans;
- 3) provide standards that will guide the formulation of preliminary and final PUD plans;
- 4) provide the City with adequate standards and procedures with which to review and evaluate development proposals; and
- 5) provide a framework for coordinated planning and development that is commensurate with the objectives of the SD District.

## II. INTERPRETATION AND APPLICABILITY

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### A. APPLICABILITY

This document is a component of the General Site Plan submission materials and, as such, is applicable only to the Cantera project. This document establishes site design and development standards for specific application to the Cantera project, and is intended to supplement the regulations contained in the Warrenville Zoning Ordinance and other applicable ordinances. Where the regulations of this document conflict with existing and future ordinances, the regulations contained in this document shall apply. In all other cases, the regulations of the current applicable codes and ordinances, as now existing or hereafter amended, shall apply to this development.

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### B. DEFINITIONS

The following definitions of terms shall be used in conjunction with these Development Control Regulations. Terms used in this document that are not defined below shall be subject to the definitions of the Warrenville Zoning Ordinance.

#### COMMUNICATION TRANSMISSION TOWER.

A tower structure greater than 20 feet in height above existing grade used for transmitting a broadcast signal or for receiving a broadcast signal (or other signal) for re-transmission. A communication transmission tower does not include “ham” radio operators.

#### INDUSTRIAL ASSEMBLY USE.

An industrial use engaged in the assembly or fabrication of finished or partially finished products from pre-made component parts produced off-site. Such processes shall occur entirely within an enclosed building. No outdoor storage is allowed.

#### LABORATORIES, RESEARCH & TESTING.

A type of use engaged in scientific research, experimentation, and testing within entirely enclosed buildings. This use excludes manufacturing, industrial assembly, warehouse distribution and wholesale uses.

#### LANDSCAPE AREA.

A portion of the lot devoted exclusively to landscaping, except that streets, drives, and sidewalks may be located within such area to provide reasonable access. Wet and dry retention or detention ponds may also be located within landscape areas.

#### LANDSCAPE AREA, ACCESSORY OFF-SITE.

The landscape area contained in or allotted to a subarea parcel (See Exhibit A) that is not part of any developed lot or which is identified as Accessory Off-Site Landscaped Area in a stormwater management easement area which is part of any lot may be used to supplement the

landscape coverage of any developed lot within the subarea parcel, as prescribed in Chapter V., Use Area Design Standards. The amount of "accessory off-site landscape area" contained within or allocated to each subarea parcel is identified in Appendix G of this document.

LANDSCAPE COVERAGE.

The portion of a lot free from buildings, structures and pavement, but inclusive of landscape, sidewalks, paths, water bodies, detention and retention areas. Landscape coverage is expressed as a percentage of lot area unless otherwise specified in these regulations.

LIGHT INDUSTRY.

The assembly, fabrication or processing of goods or materials using processes that ordinarily do not create noise, smoke, fumes, odors, glare, or health or safety hazards outside the building. Such processes shall occur entirely within an enclosed building. No outdoor storage is allowed. Light industry generally includes processing and fabrication of finished products, predominantly from previously prepared materials.

OFFICE USE.

A type of business use, which may or may not offer services to the consuming public, that is engaged in the processing, manipulation or application of business information or professional expertise. An office use is not materially involved in fabricating, assembling or warehousing of physical products for the retail or wholesale market, nor is an office engaged in the repair of products or retail services. Examples of offices include accounting, investment services, architecture, engineering, legal services and real estate services. Unless otherwise specified, office use shall include doctor's and dentist's offices. This also includes non-profit organizations engaging in similar activities.

PARKING SETBACK.

An area in which off-street parking is prohibited, although driveways, turn aisles and sidewalks are permitted when needed to provide reasonable access.

PORTABLE SIGN.

A sign not permanently anchored or secured to either a building or the ground but usually anchored or secured to a trailer, vehicle (where the primary purpose is to advertise) or frame capable of being moved from place to place.

RETAIL GOODS ESTABLISHMENT.

A building, property, or activity, the principal use of which is the sale of physical goods, products or merchandise directly to the consumer.

RETAIL SERVICE ESTABLISHMENT.

A building, property, or activity, the principal use of which is the provision of personal services directly to the consumer. The term "retail service establishment" shall include but not be limited to barber shops, beauty parlors, laundry and dry cleaning establishments (plant off-premises), tailoring shops, shoe repair shops and other similar establishments.

STREETS, COLLECTOR.

Streets penetrating Use Areas which collect traffic from local streets within Use Areas and channel that traffic onto the principal arterial streets.

STREETS, LOCAL.

Any public or private street that is not a principal arterial street or a collector street.

STREETS, PRINCIPAL ARTERIAL.

Public streets within the development consisting of the following streets: Diehl Road, Ferry Road, Warrenville Road, Mill Street, and Winfield Road.

TEMPORARY SIGN.

Any exterior sign with or without light frames intended to be displayed for a period of time. Time length as determined during the P.U.D. process.

TRUCK FREIGHT TERMINALS.

A use engaged in the staging, packaging and loading of bulk freight onto trucks for shipment elsewhere. Truck freight terminals are principally engaged in the short-term handling and short-term storage of freight as an intermediate phase of its transport, as opposed to long-term storage for warehousing. Truck freight terminals are often characterized by a large number of loading berths in proportion to enclosed building area, storage of trailers on site and storage of shipping containers on site.

USE AREA.

An area of land within an SD District designated for a particular range of uses, and subject to special design standards under these development control regulations.

USES PERMITTED WITH SPECIAL APPROVAL.

Those uses listed as Uses Permitted With Special Approval in Section IV - D. of this document, which shall be allowed only upon City authorization as set forth in Section III, Administration, below.

WAREHOUSE/DISTRIBUTION.

A use within an entirely enclosed building engaged in the storage of goods/materials awaiting shipping to retail or wholesale uses, or to another warehouse. This use shall not include truck freight terminals.

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**C. EFFECTS OF  
PUD PLAN  
APPROVAL**

The approval of the three stages of the SD District approval process shall have the following effects.

1. General Site Plan.

The approval of the general site plan shall be focused to achieve the

following effects:

- a) To quantify the amount of development stipulated in the general site plan as expressed in terms of: 1) gross square feet of building floor area, and 2) numbers of residential dwelling units.
- b) To establish uses of land in conformance with the land use regulations contained in this document, subject to the city's review and approval of site specific development plans.
- c) To establish development control regulations specifically designed for the Cantera development as contained herein.
- d) To establish the reasonable expectation of city approval of site specific development plans when such plans conform to the spirit and letter of the site design standards and other applicable regulations of this document, the Warrenville Zoning Ordinance and other applicable codes and ordinances; and
- e) The effect of General Site Plan approval shall be to bind the specific requirements of the General Site Plan, including the Development Control Regulations, to future development of the subject property (Cantera). These requirements shall apply to the subject property for all times hereafter, unless amended as provided for within this document. These requirements shall not expire by virtue of any provision of the zoning ordinance, subdivision regulations or any other code or ordinance.

## 2. Preliminary PUD Plan.

The approval of the preliminary PUD plan shall be focused to achieve the following effects:

- a) To establish the organizational relationship between the preliminary plan and the general site plan;
- b) To determine the conformance of proposed uses to the use controls of this document;
- c) To determine the conformance of the preliminary plan to site design standards and other applicable controls over site development contained in this document, consistent with the level of specificity required on the plans;
- d) To preliminarily establish the general layout of site engineering and infrastructure improvements, consistent with the level of specificity required on the plans;
- e) To preliminarily establish the qualitative aspects of site design

including landscape design, architectural design and site planning consistent with the level of specificity required on the plan; and

- f) To establish the reasonable expectation of city approval of final PUD plans when such plans conform to the spirit and letter of the site design standards and other applicable regulations of this document, the approved preliminary plans, the Warrenville Zoning Ordinance and other applicable codes and ordinances.

3. Final PUD Plan.

The approval of the final PUD plan shall be focused to achieve the following effects:

- a) To determine the final building locations;
- b) To determine the location and design of accessory buildings and structures;
- c) To establish final architectural plans;
- d) To establish final engineering plans and public improvements;
- e) To determine the final mix of land uses in sufficient detail to establish conformance with these development control regulations and other applicable codes and ordinances; and
- f) To establish the reasonable expectation of city issuance of building permits when such plans conform to the spirit and letter of the site design standards and other applicable regulations of this document, the approved preliminary and final plans, the Warrenville Zoning Ordinance and other applicable codes and ordinances.

### III. ADMINISTRATION

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#### A. PUD PLAN APPROVAL PROCESS

The required plan content and procedures for approval of the SD General Site Plan, Preliminary PUD Plans and Final PUD Plans shall be as contained in Appendix A and Appendix B. Procedures and requirements for PUD and amending approved PUD plans are contained in Appendix C and Appendix D.

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#### B. EXCEPTIONS AND SITE SPECIFIC AMENDMENTS

As a planned development, certain departures from the otherwise applicable codes and ordinances may be granted by the City Council. Exceptions from the Warrenville Zoning Ordinance, Sign Ordinance and site specific amendments to these Development Control Regulations shall be administered as follows.

1. Exceptions To The Warrenville Zoning Ordinance and Sign Ordinance.

Requested exceptions from the Zoning Ordinance and Sign Ordinance must be part of a petition for preliminary plan approval and be specifically identified as an exception from the Warrenville Zoning Ordinance and/or Sign Ordinance. The City Council shall make final decisions on any such exceptions as part of its action on the petition for preliminary plan approval. Requests for exceptions from the Zoning Ordinance and/or Sign Ordinance made after preliminary plan approval shall require an amendment of the preliminary plan. The requirements and procedures for exception approval shall conform to Subsections 8.C.5 and 8.F.4 and Tables 2D and 8A of the Warrenville Zoning Ordinance.

2. Site Specific Amendments To These Development Control Regulations.

Site specific amendments to the Development Control Regulations may arise when a particular development within the site seeks relief from the requirements of the approved Development Control Regulations. Such a request would not constitute a general amendment of the Development Control Regulations because the relief being sought would only be applicable to one particular property. The procedures for site specific amendments to the Development Control Regulations shall be as established below.

a) Hearing Body.

All petitions for site specific amendments from the requirements of these Development Control Regulations shall be heard by the Plan Commission.

b) Procedures.

The petition for site-specific amendments shall be heard along with the petition for preliminary plan. Requests for site specific amendments after the preliminary plan approval shall require amendment of the preliminary plan.

c) Submissions.

Required submissions for the petition for site specific amendments shall conform to the requirements established in Sections 8.C.5 and 8.F.4 and Tables 2D and 8A of the Warrenville Zoning Ordinance for a petition for an exception from the zoning ordinance in a PUD.

d) Plan Commission Recommendation.

The Plan Commission shall review the petition and send its recommendation to the City Council at the same time it sends its recommendation for preliminary plan approval or an amendment thereto.

e) City Council.

The City Council shall take final action on the petition for a site specific amendment from the requirements of these Development Control Regulations.

**C. AMENDMENTS TO THE DEVELOPMENT CONTROL REGULATIONS**

1. Initiation of Petition.

A petition for amendment of these Development Control Regulations may be initiated only by a person or group having proprietary interest in real estate within the development, or by the City of Warrenville.

2. Procedures and Evaluation.

The process of amending these Development Control Regulations shall conform to the requirements and procedures for amendments to the SD District general site plan as contained in the Warrenville Zoning Ordinance.

**D. USES PERMITTED WITH SPECIAL APPROVAL**

1. Purpose and Applicability.

The controls over land use established in Section IV, Use Area Regulations, identify various uses within the Use Areas that require special approval before authority is granted to establish such uses. The purpose of

this category of uses is to allow more flexibility in the mix of uses allowed within the Use Areas while at the same time safeguarding land use compatibility. The procedures for granting such authority are hereby established below.

2. Inclusion Into Preliminary Plan Approval Process

All requests for Uses Permitted With Special Approval shall be identified at the time of preliminary plan approval. Requests for Uses Permitted With Special Approval made after preliminary plan approval shall require the amendment of the preliminary plan.

3. Submission Requirements.

No additional submissions shall be required beyond that required for the preliminary plan or an amendment thereto.

4. Hearing Body.

The Plan Commission shall hear all requests for Uses Permitted With Special Approval.

5. Plan Commission Recommendation.

The Plan Commission shall review the petition and send its recommendation to the City Council at the same time it sends its recommendation for preliminary plan approval or an amendment thereto.

6. City Council.

The City Council shall take final action on the request for Uses Permitted With Special Approval.

7. Evaluation Criteria.

The evaluation of requests for Uses Permitted With Special Approval shall consider the following criteria.

- a) The establishment, maintenance or operation of the use shall not significantly diminish the general compatibility of other uses within the area.
- b) The use shall not be injurious to the use and enjoyment of other property in the area.
- c) The establishment of the use will not impair the normal and orderly development of property within the general area.
- d) The use will not create levels of noise or traffic that are

significantly higher than those of other uses in the area.

- e) The use is situated such that any impacts created by the use are effectively mitigated by good site planning techniques.

## **E. APPEALS**

Appeals of administrative interpretations regarding these Development Control Regulations shall be heard by the plan commission for review and recommendation to the City Council. The City Council shall take final action on these appeals.

## IV. USE AREA REGULATIONS

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### A. ESTABLISHMENT OF USE AREAS

To promote the public health, safety and welfare by eliminating the nuisances produced by incompatible land uses, all development and use of land and buildings shall conform to the use area regulations described herein. Use areas, as defined in this document, are geographically fixed designations, which carry land use, site design and other types of development control regulations. Nine categories of land use regulation are hereby established:

1. Office Park Use Area
2. Light Industrial Park Use Area
3. Commercial Center Use Area
4. Institutional Use Area
5. Large Facility Use Area
6. Transitional Office Use Area
7. Single Family Use Area
8. Multi-Family Use Area
9. Special Residential Use Area

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### B. USE AREA PURPOSE STATEMENTS

Consistent with the intent of planned developments to foster innovative and integrated land development, the purpose of each of the nine land use regulation areas is described below.

1. Office Park Use Area.

To create campus-like settings for offices and related principal and accessory uses which include generous landscape areas and coordinated vehicular and pedestrian circulation.

2. Light Industrial Park Use Area.

To create clean and attractive centers for light industries which exhibit attractive landscaping, indoor operations, property located loading facilities and appropriate yard and bulk standards.

3. Commercial Center Use Area.

To create integrated shopping centers exhibiting safe and efficient ingress and egress, attractive and coordinated landscaping, compatible architecture and signage, and well functioning internal circulation and parking lots.

## 4. Institutional Use Area.

To establish appropriate controls for a range of institutional uses including public and private schools, hospitals and religious institutions.

## 5. Large Facility Use Area.

To establish appropriate controls for large facilities and uses, such as airports, stadiums, auditoriums and armories that could impact other nearby uses.

## 6. Transitional Office Use Area.

To create an orderly transition, and buffer between residential uses and non-residential uses along Warrenville Road.

## 7. Single Family Use Area.

To provide for attractive single family use areas within the context of a large mixed-use planned development.

## 8. Multi-Family Use Area.

To provide standards for apartment and townhouse uses to promote high quality development exhibiting good site planning, compatible architecture, appropriate yards and attractive landscaping.

## 9. Special Residential Use Area.

To provide an attractive setting for special kinds of residential uses that have different site planning and development needs such as nursing homes and retirement communities.

**C. CONTROLS  
OVER THE  
LOCATION AND  
SIZE OF USE  
AREAS**

1. To ensure compatible land use relationships, the use area categories described above shall conform to the following requirements.
  - a. Exhibit A defines the location of eleven parcels within the subject area, labeled "A" through "K."
  - b. For the purposes of the General Site Plan Approval, the location of use areas shall be limited to certain of the parcels shown on Exhibit A, Parcel Delineations, and as specified below:

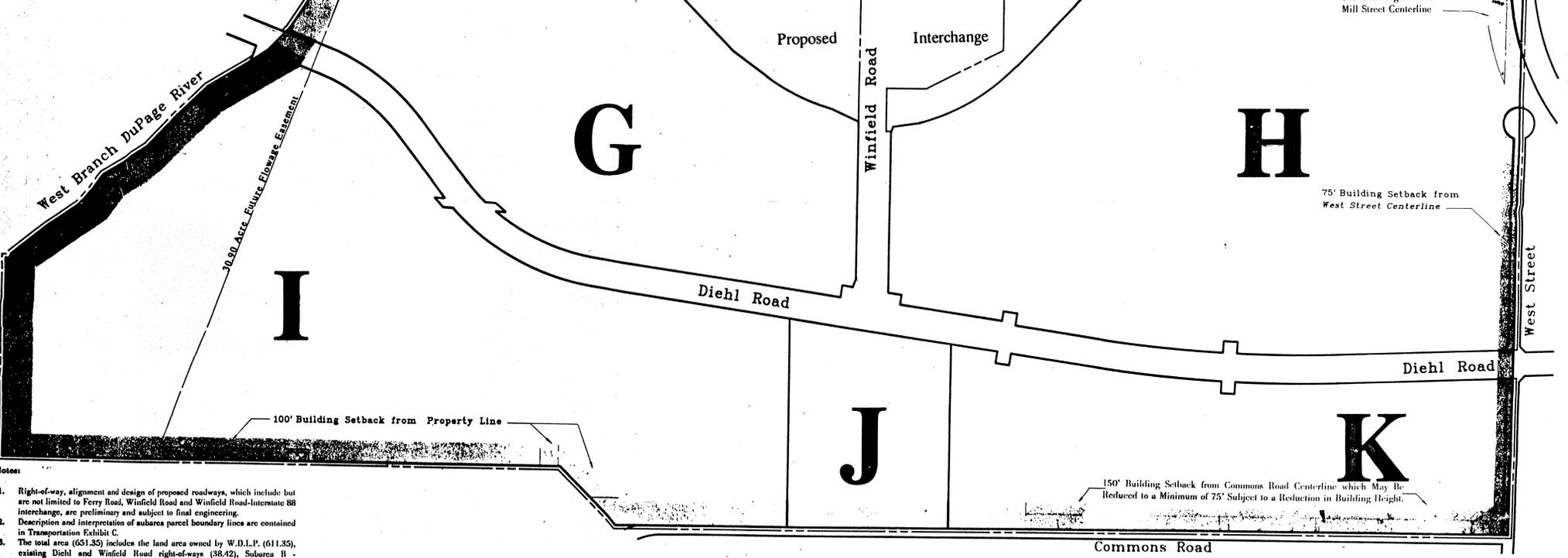
<u>PARCEL DESIGNATION</u>	<u>USE AREAS PERMITTED WITHIN PARCEL</u>
A	Single Family Use Area Multi-Family Use Area
B	Transitional Office Use Area
C	Office Park Use Area Commercial Center Use Area Special Residential Use Area Institutional Use Area
D	Office Park Use Area Light Industrial Park Use Area Commercial Center Use Area Special Residential Use Area Institutional Use Area
E	Office Park Use Area Commercial Center Use Area Institutional Use Area Light Industrial Park Use Area
F	Office Park Use Area Commercial Center Use Area Institutional Use Area Light Industrial Park Use Area
G	Office Park Use Area Commercial Center Use Area Institutional Use Area Light Industrial Park Use Area
H	Office Park Use Area Commercial Center Use Area Light Industrial Park Use Area Institutional Use Area Large Facility Use Area
I	Office Park Use Area Commercial Center Use Area Light Industrial Park Use Area
J	Office Park Use Area Commercial Center Use Area Light Industrial Park Use Area
K	Office Park Use Area Commercial Center Use Area Light Industrial Park Use Area

# General Site Plan: Exhibit A

- Subarea A**  
Total Acreage: 60.70  
Maximum Square Footage of Buildable Area: 648,000  
Use Areas Permitted Within Parcel:  
Single Family Use Area  
Medium Density Use Area
- Subarea B**  
Total Acreage: 2.44  
Maximum Square Footage of Buildable Area: 83,000  
Use Areas Permitted Within Parcel:  
Transitional Office Use Area
- Subarea C**  
Total Acreage: 52.58  
Maximum Square Footage of Buildable Area: 836,888  
Use Areas Permitted Within Parcel:  
Office Park Use Area  
Commercial Center Use Area  
Special Residential Use Area  
Institutional Use Area
- Subarea D**  
Total Acreage: 43.10  
Maximum Square Footage of Buildable Area: 631,620  
Use Areas Permitted Within Parcel:  
Office Park Use Area  
Light Industrial Park Use Area  
Commercial Center Use Area  
Special Residential Use Area  
Institutional Use Area
- Subarea E**  
Total Acreage: 34.73  
Maximum Square Footage of Buildable Area: 977,777  
Use Areas Permitted Within Parcel:  
Office Park Use Area  
Light Industrial Park Use Area  
Commercial Center Use Area  
Institutional Use Area
- Subarea F**  
Total Acreage: 85.00  
Maximum Square Footage of Buildable Area: 1,892,000  
Use Areas Permitted Within Parcel:  
Office Park Use Area  
Commercial Center Use Area  
Light Industrial Park Use Area  
Institutional Use Area
- Subarea G**  
Total Acreage: 48.67  
Maximum Square Footage of Buildable Area: 1,266,666  
Use Areas Permitted Within Parcel:  
Office Park Use Area  
Commercial Center Use Area  
Light Industrial Park Use Area  
Institutional Use Area
- Subarea H**  
Total Acreage: 89.56  
Maximum Square Footage of Buildable Area: 1,485,222  
Use Areas Permitted Within Parcel:  
Office Park Use Area  
Commercial Center Use Area  
Light Industrial Park Use Area  
Institutional Use Area  
Large Facility Use Area
- Subarea I**  
Total Acreage: 92.88  
Maximum Square Footage of Buildable Area: 760,000  
Use Areas Permitted Within Parcel:  
Office Park Use Area  
Commercial Center Use Area  
Light Industrial Park Use Area

- Subarea J**  
Total Acreage: 13.42  
Maximum Square Footage of Buildable Area: 90,000  
Use Areas Permitted Within Parcel:  
Office Park Use Area  
Commercial Center Use Area  
Light Industrial Park Use Area
- Subarea K**  
Total Acreage: 37.42  
Maximum Square Footage of Buildable Area: 696,000  
Use Areas Permitted Within Parcel:  
Office Park Use Area  
Commercial Center Use Area  
Light Industrial Park Use Area
- Special Use - Gas Station/Car Wash**  
Total Acreage: 1.45  
Use Areas Permitted Within Parcel:  
Special Use  
Gas Station/Car Wash

SUBTOTAL OF SUBAREAS: 538.50 ACRES  
 MAXIMUM SQUARE FOOTAGE OF BUILDABLE AREA: 9,317,173  
 AVERAGE F.A.R.: 38  
 SUBTOTAL EXISTING AND PROPOSED ROADS: 61.94 ACRES  
 SUBTOTAL PROPOSED INTERCHANGE: 29.46 ACRES  
 TOTAL AREA: 649.90 ACRES  
 SPECIAL USE - GAS STATION/CAR WASH: 1.45 ACRES  
 TOTAL SITE AREA: 651.35 ACRES



- Notes:**
1. Right-of-way, alignment and design of proposed roadways, which include but are not limited to Ferry Road, Winfield Road and Winfield Road-Interstate 88 interchange, are preliminary and subject to final engineering.
  2. Description and interpretation of subarea parcel boundary lines are contained in Transportation Exhibit C.
  3. The total area (651.35) includes the land area owned by W.D.L.P. (611.35), existing Diehl and Winfield Road right-of-ways (38.42), Subarea B - Warrenville Road dedication (0.13), and Amoco/Special Use - Service Station/Car Wash (1.45).
  4. The intent of this plan is to establish the general framework for the future development of the site. Specifically, the plan identifies: a) the general configuration of streets and roads; b) the configuration of subarea parcels, subject to only minor adjustment of the alignment of Ferry Road; c) the maximum amount of building floor area allowed in each subarea parcel; and d) the perimeter setback requirements applicable to the site. This plan is a component of the General Site Plan documents which is subject to the SD District approval requirements of the zoning ordinance. To determine the uses permitted within each of the subarea parcels shown on this plan and the applicable design standards, see the Development Control Regulations, which is also a component of the General Site Plan documents.

**Legend:**

- Limit of W.D.L.P. Property
- Limit of Subarea Boundary and Land Use Subareas
- Perimeter Setback Area

CITY OF WARRENVILLE APPROVED  
 DATE: 12/20/92  
 SIGNATURE: [Signature]

0 100' 200' 400' 800'

## CANTERA

Owner: Warrenville Development Limited Partnership  
 11 South LaSalle Street  
 Chicago, IL 60603  
 (312) 782-5800

Development Manager: LaSalle Partners  
 Development Limited  
 11 South LaSalle Street  
 Chicago, IL 60603  
 (312) 782-5800

Land Planner/Landscape Architect: EDAA, Inc.  
 601 Prince Street  
 Alexandria, VA 22314  
 (703) 836-1414

Engineer: SDI Consultants Ltd.  
 1520 Kensington Road  
 Oak Brook, IL 60521  
 (708) 571-0353

Traffic: Metro Transportation Group  
 113 Fairfield Way  
 Suite 306  
 Bloomingdale, IL 60108  
 (708) 351-8100

Wetlands: Planning Resources, Inc.  
 615 West Front Street  
 Wheaton, IL 60187  
 (708) 668-3788

Geotechnical and Geo-Environmental: Testing Services Corporation  
 457 East Gundersen Drive  
 Carol Stream, IL 60188  
 (708) 653-3920

Date: December 20, 1992  
 Rev. Date: April 29, 1992 August 13, 1993  
 June 12, 1992 January 18, 1994

**GENERAL SITE PLAN – EXHIBIT A****Subarea A**

Total Acreage: 60.70

Maximum Square Footage  
of Buildable Area 648,000

Use Areas Permitted Within Parcel:  
Single Family Use Area, Multifamily Use  
Area

**Subarea B**

Total Acreage: 2.44

Maximum Square Footage of  
Buildable Area: 33,000

Use Areas Permitted Within Parcel:  
Transitional Office Use Area

**Subarea C**

Total Acreage: 52.58

Maximum Square Footage  
Of Buildable Area: 1,200,000

Use Areas Permitted Within Parcel:  
Office Park Use Area, Commercial Center  
Use Area, Special Residential Use Area,  
Institutional Use Area

**Subarea D**

Total Acreage: 43.10

Maximum Square Footage  
of Building Area: 631,620

Uses Permitted Within Parcel:  
Office Park Use Area, Light Industrial Park  
Use Area, Commercial Center Use Area,  
Special Residential Use Area, Institutional  
Use Area

**Subarea E**

Total Acreage: 34.73

Maximum Square Footage  
of Buildable Area: 977,777

Use Areas Permitted Within Parcel:  
Office Park Use Area, Light Industrial Park  
Use Area, Commercial Center Use Area,  
Institutional Use Area

**Subarea F**

Total Acreage: 83.00

Maximum Square Footage  
of Buildable Area: 1,892,000

Use Areas Permitted Within Parcel:  
Office Park Use Area  
Commercial Center Use Area,  
Light Industrial Park Use Area,  
Institutional Use Area

**Subarea G**

Total Acreage: 48.67

Maximum Square Footage  
of Buildable Area: 1,266,666

Use Areas Permitted Within Parcel:  
Office Park Use Area,  
Commercial Center Use Area,  
Light Industrial Park Use Area,  
Institutional Use Area

**Subarea H**

Total Acreage: 89.56

Maximum Square Footage  
of Buildable Area: 1,485,222

Use Areas Permitted Within Parcel:  
Office Park Use Area, Commercial  
Center Use Area, Light Industrial Park  
Use Area, Institutional Use Area, Large  
Facility Use Area

**Subarea I**

Total Acreage: 92.88

Maximum Square Footage of  
Buildable Area: 760,000

Uses Permitted Within Parcel:  
Office Park Use Area, Commercial  
Center Use Area, Light Industrial Park  
Use Area

**Subarea J**

Total Acreage: 13.42

Maximum Square Footage  
of Buildable Area: 90,000

Use Areas Permitted Within Parcel:  
Office Park Use Area, Commercial  
Center Use Area, Light Industrial Park  
Use Area

**Subarea K**

Acreage: 37.42

Maximum Square Footage

of Buildable Area: 696,000

Use Areas Permitted Within Parcel:

Office Park Use Area,

Commercial Center Use Area,

Light Industrial Park Use Area

**Special Use: Gas Station/Car Wash**

Total Acreage: 1.45

Use Areas Permitted Within Parcel:

Special Use: Gas Station/Car Wash

SUBTOTAL OF SUBAREAS: 558.50 ACRES

MAXIMUM SQUARE FOOTAGE OF BUILDABLE AREA: 9,680,285 SF

AVERAGE F.A.R. .38

SUBTOTAL EXISTING AND PROPOSED ROADS: 61.94 ACRES

SUBTOTAL PROPOSED INTERCHANGE: 29.46 ACRES

TOTAL AREA: 649.90 ACRES

SPECIAL USE - GAS STATION/CAR WASH 1.45 ACRES

TOTAL SITE AREA: 651.35 ACRES

## Notes:

1. Right-of-way, alignment and design of proposed roadways, which include but are not limited to Ferry Road, Winfield Road and Winfield Road-Interstate 88 interchange, are preliminary and subject to final engineering.
2. Description and interpretation of subarea parcel boundary lines are contained in Transportation Exhibit C.
3. The total area (651.35) includes the land area owned by W.D.L.P. (611.35), existing Diehl and Winfield Road rights-of-way (38.42), Subarea B, Warrenville Road dedication (0.13) and Amoco/Special Use - Service Station/Car Wash (1.45).
4. Plan Intent and Content:  
The intent of this plan is to establish the general framework for the future development of the site. Specifically, the plan identifies: a) the general configuration of streets and roads; b) the configuration of subarea parcels, subject to only minor adjustment of the alignment of Ferry Road; c) the maximum amount of building floor area allowed in each subarea parcel; and d) the perimeter setback requirements applicable to the site. This plan is a component of the General Site Plan documents, which is subject to the SD District approval requirements of the zoning ordinance. To determine the uses permitted within each of the subarea parcels shown on this plan and the applicable design standards, see the Development Control Regulations, which is also a component of the General Site Plan documents.

- c. At the time of submission of preliminary plan documents, the petitioner shall include definitive designations of Use Areas. Such Use Area locations shall not be altered unless a change in preliminary plan approval has been granted by the City.
2. To ensure that development takes place in a coordinated and unified manner consistent with the nature of a planned development, the following minimum area requirements shall apply to the future designation of Use Areas.

a. **USE AREA DESIGNATIONS**      **MIN. SIZE REQUIRED**

1. Office Park Use Areas	20 Acres
2. Light Industrial Park Use Areas	20 Acres
3. Commercial Center Use Areas	10 Acres
4. Institutional Use Areas	10 Acres
5. Large Facility Use Areas	15 Acres
6. Transitional Office Use Areas	2.4 Acres
7. Single Family Use Areas	20 Acres
8. Multi-Family Use Areas	20 Acres
9. Special Residential Use Areas	10 Acres

- b. Use Areas shall be contained entirely within the parcels shown on Exhibit A. Thus, in calculating the minimum area of Use Areas, the acreage of a Use Area in one parcel shall not be combined with the acreage of a Use Area in any other parcel. Parcels “I,” “J” and “K” shall be exempted from this restriction and the minimum acreage measurement for Use Areas may extend across these parcel lines.

**D. USES ALLOWED  
WITHIN USE  
AREAS**

To promote land use compatibility throughout the development, the uses allowed within each of the nine Use Area categories shall conform to the following regulations.

- 1. Uses listed as Permitted Uses shall be allowed by right, subject to the other applicable provisions of this document and applicable city ordinances.
- 2. Uses listed as uses Permitted With Special Approval shall be allowed only upon City authorization as set forth in Section III, Administration, above.
- 3. Uses Allowed in the Office Park Use Area.

The following Permitted Uses and Uses Permitted With Special Approval shall apply to the Office Park Use Area.

	<b>USES PERMITTED WITH SPECIAL APPROVAL</b>
<b><u>PERMITTED USES</u></b>	<b><u>PERMITTED USES</u></b>

accessory uses auditoriums, accessory only automated teller machines (accessory only) banks credit unions data processing centers day care, child (accessory only) dental offices finance companies government offices/services (excluding maintenance shops) graphics and drafting services insurance offices laboratories, research and testing (within buildings having an office character and limited to not more than 40% of the total floor area of the principal buildings) medical offices or clinics meeting halls office use open space, private accessory permitted public uses real estate offices retail uses, accessory; located within the building of a principal permitted use savings and loans savings banks special public uses union halls studios; art, music and photographic	clubs and lodges day care centers, child health clubs heliports hotels and motels motor vehicle sales (no open sales lot (Ord. 2753, 11/6/12) public parks and open space radio and television studios research and dev. facilities restaurants (free-standing) telephone exchanges
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4. Uses Allowed in the Light Industrial Park Use Area.

The following Permitted Uses and Uses Permitted With Special Approval shall apply to the Light Industrial Park Use Area.

	<b>USES PERMITTED WITH SPECIAL APPROVAL</b>
<b><u>PERMITTED USES</u></b>	<b><u>PERMITTED USES</u></b>

accessory uses automated teller machines (accessory only) bakery distribution with or without bakery outlet stores blueprinting and photostating shops	clothing products assembly communication transmission towers health clubs/indoor recreation heliports hotels and motels light industry
--	--

- |  |                                  |
|--|----------------------------------|
| bottling companies   | light machinery fabrication      |
| contractor offices, no yards                                   | precision instrument fabrication |
| data processing centers  | public parks and open spaces     |
| day care, child (accessory only)                               |                                  |
| equipment rental   |                                  |
| government offices and services                                |                                  |
| greenhouses, commercial  |                                  |
| industrial assembly  |                                  |
| laboratories; medical, dental and optical                      |                                  |
| laboratories; research and testing                             |                                  |
| mail order houses  |                                  |
| newspaper distribution agencies                                |                                  |
| office use   |                                  |
| parks, playgrounds, open space, private                        |                                  |
| permitted public uses  |                                  |
| plumbing and heating sales                                     |                                  |
| printing and publishing plants                                 |                                  |
| radio/TV stations and audio/video studios, no towers permitted |                                  |
| research and development facilities                            |                                  |
| special public uses  |                                  |
| telephone exchange   |                                  |
| union halls  |                                  |
| warehouse and distributing                                     |                                  |
| wholesale uses   |                                  |

5. Uses Allowed in the Commercial Center Use Area.

The following Permitted Uses and Uses Permitted With Special Approval shall apply to the Commercial Center Use Area.

<u>PERMITTED USES</u>	<u>USES PERMITTED WITH SPECIAL APPROVAL</u>
accessory uses	day care centers, adult or child
animal grooming facility	indoor/outdoor recreation
appliance repair shops	laboratories, testing and research
automated teller machines (accessory only)	public parks and open space
automobile and truck rental	telephone exchange
banks	
bars and taverns	
bars with live entertainment or dancing	
blueprinting and photostat shops	
bookstores	
bowling alleys	
building materials, retail – no lumber yards	

business machine sales and rental  
 business service uses  
 clubs and lodges  
 credit unions  
 dance halls  
 day care centers, child free standing  
 dental offices  
 drive-in and drive-through facilities  
 employment agencies  
 equipment rental  
 finance companies  
 game rooms  
 government offices and services  
 health clubs and fitness centers  
 hotels and motels  
 libraries and reading rooms  
 medical offices or clinics  
 museums and art galleries  
 office use  
 open space, private  
 permitted public uses  
 pool halls  
 restaurants with or without alcohol  
     service or entertainment, dancing  
 restaurants, including those with  
     drive-in  
 retail goods establishment  
 retail service establishment  
 skating rinks, indoor  
 special public uses  
 theaters, indoors  
 tourist information centers  
 union halls

6. Uses Allowed in the Institutional Use Area.

The following Permitted Uses and Uses Permitted With Special Approval shall apply to the Institutional Use Area.

<b><u>PERMITTED USES</u></b>	<b><u>USES PERMITTED WITH SPECIAL APPROVAL</u></b>
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accessory uses	heliports
auditoriums, accessory or as a principal use	nursing homes
automated teller machines (accessory only)	
bed and breakfast lodging	
cemeteries and crematories	
churches and religious institutions	
clubs and lodges	
day care centers, child and adult	

government offices and services  
 hospitals  
 monasteries and seminaries  
 monument sales  
 museums and galleries  
 parks and open space; public/private  
 parking, as a principal use  
 permitted public uses  
 philanthropic or charitable institutions  
 recreational institutions  
 rectories  
 retail uses; accessory when located  
     within the building of a permitted  
     principal use  
 schools, commercial and trade  
 schools, public and private  
 special public uses  
 tourist homes

7. Uses Allowed in the Large Facility Use Area.

The following Permitted Uses and Uses Permitted With Special Approval shall apply to the Large Facility Use Area.

<b><u>PERMITTED USES</u></b>	<b><u>USES PERMITTED WITH SPECIAL APPROVAL</u></b>
accessory uses	indoor/outdoor recreational facilities
adult uses	laboratories, research and testing
airports	parking, off-street as a principal use
armories	restaurants, including those with drive-in, alcohol service and entertainment
auditoriums, accessory or as a automated teller machines, (accessory only)	special public uses
colleges and universities	
communication and transmission towers	
convention halls	
golf courses and/or golf driving ranges	
mini-warehouses	
off-track entertainment complexes on not less than 15 acres	
parks, playgrounds and open space, private	
permitted public uses	
retail uses, accessory, when located within the building of a principal permitted use	
sand and gravel quarries and pits	
skating rinks, indoor	

special public use  
 stadiums and arenas  
 swimming pools, commercial

8. Uses Allowed in the Transitional Office Use Area.

The following Permitted Uses and Uses Permitted With Special Approval shall apply to the Transitional Office Use Area.

<u>PERMITTED USES</u>	<u>USES PERMITTED WITH SPECIAL APPROVAL</u>
accessory uses	public parks and open space
dental offices	religious institutions
finance companies	
government offices/services (excluding maintenance shops)	
governmental and institutional	
graphics and drafting services	
insurance offices	
medical offices and clinics	
meeting halls	
office use	
open space, private accessory	
permitted public uses	
real estate offices	
special public uses	
studios; art, music and photographic	
tax preparation offices	

9. Uses Allowed in the Single Family Use Area.

The following Permitted Uses and Uses Permitted With Special Approval shall apply to the Single Family Use Area.

<u>PERMITTED USES</u>	<u>USES PERMITTED WITH SPECIAL APPROVAL</u>
accessory uses	banks & financial institutions
home occupations	on lots 2 acres or more in
municipal service uses	size and located on the
open space, private	southeast corner of Winfield
permitted public uses	Road and Warrenville Road.
single family detached dwellings	Height will not exceed two
	and one-half stories or 35'-
	0" whichever is less.
	churches and rectories
	parks and open space
	religious institutions
	schools, public and private
	special public uses

10. Uses Allowed in the Multi-Family Use Area.

The following Permitted Uses and Uses Permitted with Special Approval shall apply to the Multi-Family Use Area.

<u>PERMITTED USES</u>	<u>USES PERMITTED WITH SPECIAL APPROVAL</u>
accessory uses	banks & financial institutions
duplex or two family dwellings	on lots 2 acres or more in size and located on the southeast corner of Winfield Road and Warrenville Road.
home occupations	Height will not exceed two and one-half stories or 35'-0" whichever is less.
multi-family dwellings	bed and breakfast lodging
open space, private accessory	churches and rectories
permitted public uses	municipal service uses
single family attached dwellings	nursing homes
townhouses	parks and open space, public
	religious institutions
	schools, public and private
	special public uses

11. Uses Allowed in the Special Residential Use Area.

The following Permitted Uses and Uses Permitted With Special Approval shall apply to the Special Residential Use Area.

<u>PERMITTED USES</u>	<u>USES PERMITTED WITH SPECIAL APPROVAL</u>
accessory uses	bed and breakfast lodging
convents and monasteries	municipal service uses
nursing homes	parks and open space, public
open space, private accessory	religious institutions
permitted public uses	schools, public & private
retirement communities	special public uses
schools with residential	
seminaries	

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**E. SPECIAL USES**

As provided for in Table 4 – C (footnote h – 2) of the Warrenville Zoning Ordinance, certain special uses are allowed within an SD District. These special uses shall be confined to particular Use Areas, as outlined below. All requirements of the zoning ordinance pertaining to special uses shall apply.

<u>SPECIAL USE</u>	<u>USE AREA CONFINED TO</u>
automobile gas station, with or without auto laundries	commercial center use area light industrial park use area office park use area
automobile laundries	commercial center use area large facility use area light industrial park use area
building height limitation	pursuant to applicable City ordinances (See Appendix E)
food: manufacture, processing and packaging	light industrial park use area
manufacturing operations	light industrial park use area
motor vehicle sales (no open sales lot)	commercial center use area
outside storage	commercial center use area light industrial park use area
surface mining activities and related uses	all use areas

## V. USE AREA DESIGN STANDARDS

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### A. PURPOSE STATEMENT

Within the Use Areas established above in Section IV, Use Area Regulations, specific design standards shall be applied. Specific design standards shall be established for each of the Use Areas. Such design standards are necessary to achieve the intended purpose of each Use Area because it is recognized that controls over the configuration of buildings and lots must be tied to controls over uses in order to effectively guide future development into a form consistent with the Use Area purpose statements. All standards measured from the centerline of a street shall refer to the centerline of the existing right-of-way with respect to existing streets and the centerline of the approved right-of-way with respect to any future streets. All references to the Northern Illinois Gas easement shall mean the Northern Illinois Gas right-of-way if applicable.

Notwithstanding anything in these Development Control Regulations to the contrary, the restrictions on minimum lot size, width or other lot dimensions contained herein shall not apply to lots which are not intended for development of buildings intended for occupancy, including without limitation, lots subject to detention or retention easements, lots within roadway medians intended for landscape and/or signage features, lots subject to a conservation easement, and lots dedicated in fee or easement to a public agency or provider of utility-type services for public or utility-type purposes. (Ord. 1814, 3-23-00)

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### B. DESIGN STANDARDS WITHIN THE OFFICE PARK USE AREA

The design of buildings, lots and lot improvements within the Office Park Use Area shall conform to the following regulations.

1. Minimum Size of Office Park Use Areas.

An Office Park Use Area shall not be less than 20 acres in size.

2. Minimum Lot Area.

2.5 acres, provided that corner lots along a principal arterial street shall be not less than 5 acres and that, where permitted with special approval, hotels shall be on lots not less than 5 acres.

3. Minimum Lot Width.

250 feet, provided that:

- a) on corner lots the lot width shall not be less than 300 feet;
- b) on corner lots along a principal arterial street the lot width shall not be less than 400 feet; and
- c) where permitted, lots with hotels shall be not less than 350 feet.

#### 4. Minimum Yard Requirements.

- a) Front Yard and Corner Side Yard.
  - 1) For Lots Along Principal Arterial Streets.  
150 feet from the centerline of the street.
  - 2) For Lots Along Collector Streets.  
100 feet from the centerline of the street.
  - 3) For Lots Along Local Streets.  
93 feet from the centerline of the street.
- b) Interior Side Yard - 20 feet.
- c) Rear Yard - 20 feet.
- d) Where applicable, setbacks by virtue of the Northern Illinois Gas easement shall be counted toward required building setbacks.

#### 5. Area Reserved For Streets, Sidewalks And Utilities.

To preserve adequate land area adjacent to streets for the provision of utilities, a clear zone free of permanent structures shall be maintained, expressed in feet from the centerline of the street, as established below.

- a) Along Principal Arterial Streets - 75 feet.
- b) Along Collector Streets - 40 feet.
- c) Along Local Streets - 33 feet.
- d) Permitted obstructions shall be limited to bus stops/shelters, park benches (no advertisements), and pedestrian pathway amenities.

#### 6. Minimum Parking Setbacks.

Parking areas on lots within this Use Area shall maintain the minimum setbacks established below within which only driveways and sidewalks are permitted to provide reasonable access.

- a) In Front And Corner Side Yards Abutting Principal Arterial Streets either:
  - 1) 135 feet from the centerline of the street adjacent to the Use Area or
  - 2) Less than 135 feet, but not less than 100 feet, from the

centerline of the street adjacent to the Use Area, provided that a continuous, but not linear, landscaped 4 foot high earthen berm (as measured from the higher of either the top of pavement at the street center line, excluding any medians, or the surface of parking area pavement closest to the adjacent street) is provided, having a 4 to 1 grassed or landscaped slope on the street side of the berm and being landscaped in the manner provided by the Warrenville Landscaping and Screening Ordinance.

Exception: Where it can be demonstrated that construction of a 4 foot high earthen berm having a 4 to 1 slope is not feasible, due to existing topography, right of way locations, and/or other public facility location restrictions then the intent of the 4 foot berm requirement may be met by a combination of lower earthen berm and/or permanent evergreen landscape hedge installation which in combination provides screening equivalent to or in excess of what would be achieved with the 4 foot earthen berm. Evergreen shrubs within the hedge shall be a minimum of 3 feet tall at time of planting and planted alternatively in two parallel rows near the top of the berm at a rate equivalent to 1 shrub per 2 lineal feet of parking lot frontage. The street side of the hedge shall be landscaped in the manner provided by the Warrenville Landscaping and Screening Ordinance, except that installation of the evergreen hedge shall fulfill the requirements as they relate to shrub installation. When utilization of this exception is requested, a Berm Planting Landscape Plan and Berm Section Landscape Plan illustrating compliance with the intent of these requirements shall be submitted for City review and approval at the time of or before Final Plan approval. (Ord. 1814, 3-23-00)

At the time of submission of the preliminary plan for the Use Area, either a) 1) or a) 2) above shall have been chosen and made part of the preliminary plan application.

- b) In Front And Corner Side Yards Abutting Collector Streets. 60 feet from the centerline of the street.
- c) In Front And Corner Side Yards Abutting Local Streets. 53 feet from the centerline of the street.
- d) Minimum Setback Along Any Property Line - 10 feet.
- e) Internal Parking Setbacks From Buildings.  
A minimum of 15 feet of landscaped area shall be provided around all principal buildings.

- f) Northern Illinois Gas Easement.  
Where applicable, setbacks provided by virtue of the Northern Illinois Gas easement shall be counted toward required parking setbacks.

7. Maximum Building Height.

- a) Principal Buildings.

Maximum building height shall be controlled by Appendix E, Allowed Building Height Zoning, provided that in interior side and rear yards, one additional foot of setback shall be provided for each foot the building height exceeds 35 feet, up to a maximum required yard of 60 feet.

- b) Accessory Buildings.

50 feet, provided that for each foot the building exceeds 35 feet in height, each required yard shall be increased one foot.

8. Tollway Setbacks.

All principal and accessory buildings shall be setback 80 feet from the right-of-way line of the Illinois Tollway.

9. Required Space Between Buildings.

Multiple buildings are permitted on a lot, provided that the following spacing between buildings is provided:

- a) Space Between Principal Buildings.  
A minimum of 40 feet.
- b) Space Between Principal and Accessory Buildings.  
A minimum of 20 feet except that accessory buildings attached to the principal buildings need not be separated.
- c) Space Between Accessory Buildings - A minimum of 20 feet.

10. Minimum Landscape Coverage.

The minimum landscape coverage shall be not less than 35% of the lot area provided that the "accessory off-site landscape area" can be used as landscape coverage area toward up to one-half the required minimum landscaped area as described in Appendix G, Accessory Off-Site Landscape Area.

11. Commons Road Setbacks.

Notwithstanding anything to the contrary set forth herein, parking and building setbacks from Commons Road shall be as follows:

- a) the building setback shall be 150 feet from the existing centerline of the right-of-way of Commons Road (as per the ALTA survey which accompanied the General Site Plan) provided that the building setback shall be reduced by 2 feet for each foot of height of the building less than 75 feet in height and further provided that a minimum building setback of 75 feet shall be maintained;
- b) the parking setback shall be as provided in subsection 6 hereof, except that the parking setback may be reduced to 50 feet from the existing centerline of the right-of-way of Commons Road (as per the ALTA survey which accompanied the General Site Plan) provided that a continuous landscaped 4 foot high berm having a 4 to 1 grassed or landscaped slope on the street side of the berm, and being landscaped in the manner provided by the Warrenville Landscape Ordinance is provided along the entire south side of the Cantera property adjacent to the Commons Road right-of-way.

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**C. DESIGN  
STANDARDS  
WITHIN THE  
LIGHT  
INDUSTRIAL  
PARK USE AREA**

The design of buildings, lots and lot improvements within the Light Industrial Park Use Area shall conform to the following regulations.

1. Minimum Size of Light Industrial Use Areas.  
A Light Industrial Use Area shall not be less than 20 acres in size.
2. Minimum Lot Area.
  - a) Minimum lot area for corner lots along a Principal Arterial Street shall be not less than 5 acres;
  - b) At least 80% of the area in a Light Industrial Use Area shall have a minimum lot area of not less than 2.5 acres; and
  - c) Up to 20% of the area in a Light Industrial Use Area may have a minimum lot area of less than 2.5 acres, but not less than 1.0 acre, and further provided that said lots may not be adjacent to a principal arterial street.
3. Minimum Lot Width.  
250 feet, provided that:
  - a) on corner lots the lot width shall be not less than 300 feet; and
  - b) on corner lots along a Principal Arterial Street the lot width shall be

not less than 400 feet; and

- c) on lots having a lot area less than 2.5 acres, but not less than 1.0 acre, and that are not adjacent to a principal arterial street, the lot width shall not be less than 150 feet.

4. Minimum Yard Requirements.

a) Front Yard and Corner Side Yard.

- 1) For Lots Along Principal Arterial Streets.  
135 feet from the centerline of the street.
- 2) For Lots Along Collector Streets.  
75 feet from the centerline of the street.
- 3) For Lots Along Local Streets.  
68 feet from the centerline of the street.

b) Interior Side Yard - 20 feet.

c) Rear Yard - 20 feet.

- d) Where applicable, setbacks by virtue of the Northern Illinois Gas easement shall be counted toward required building setbacks.

5. Area Reserved For Streets, Sidewalks And Utilities.

To preserve adequate land area adjacent to streets for the provision of utilities, a clear zone free of permanent structures shall be maintained, expressed in feet from the centerline of the street, as established below.

a) Along Principal Arterial Streets - 75 feet.

b) Along Collector Streets - 40 feet.

c) Along Local Streets - 33 feet.

- d) Permitted obstructions shall be limited to bus stops/shelters, park benches (no advertisements), and pedestrian pathway amenities.

6. Minimum Parking Setbacks.

Parking areas on lots within this Use Area shall maintain the minimum setbacks established below within which only driveways and sidewalks are permitted to provide reasonable access.

- a) In Front And Corner Side Yards Abutting Principal Arterial Streets either:

- 1) 135 feet from the centerline of the street adjacent to the Use Area or
- 2) Less than 135 feet, but not less than 100 feet, from the centerline of the street adjacent to the Use Area, provided that a continuous, but not linear, landscaped 4 foot high earthen berm (as measured from the higher of either the top of pavement at the street center line, excluding any medians, or the surface of parking area pavement closest to the adjacent street) is provided, having a 4 to 1 grassed or landscaped slope on the street side of the berm and being landscaped in the manner provided by the Warrenville Landscaping and Screening Ordinance.

Exception: Where it can be demonstrated that construction of a 4 foot high earthen berm having a 4 to 1 slope is not feasible, due to existing topography, right of way locations, and/or other public facility location restrictions then the intent of the 4 foot berm requirement may be met by a combination of lower earthen berm and/or permanent evergreen landscape hedge installation which in combination provides screening equivalent to or in excess of what would be achieved with the 4 foot earthen berm. Evergreen shrubs within the hedge shall be a minimum of 3 feet tall at time of planting and planted alternatively in two parallel rows near the top of the berm at a rate equivalent to 1 shrub per 2 lineal feet of parking lot frontage. The street side of the hedge shall be landscaped in the manner provided by the Warrenville Landscaping and Screening Ordinance, except that installation of the evergreen hedge shall fulfill the requirements as they relate to shrub installation. When utilization of this exception is requested, a Berm Planting Landscape Plan and Berm Section Landscape Plan illustrating compliance with the intent of these requirements shall be submitted for City review and approval at the time of or before Final Plan approval. (Ord. 1814, 3-23-00)

At the time of submission of the preliminary plan for the Use Area, either a) 1) or a) 2) above shall have been chosen and made part of the preliminary plan application.

- b) In Front and Corner Side Yards Abutting Collector Streets.  
60 feet from the centerline of the street.
- c) In Front And Corner Side Yards Abutting Local Streets.  
53 feet from the centerline of the street.
- d) Minimum Setback Along Any Property Line - 10 feet.
- e) Internal Parking Setbacks From Buildings.  
A minimum of 15 feet of landscaped area shall be provided for

building faces oriented toward front and corner side yards. Building faces oriented toward interior side or rear yards need not be provided any setback for landscaped area.

- f) Northern Illinois Gas Easement.  
Where applicable, setbacks provided by virtue of the Northern Illinois Gas easement shall be counted toward required parking setbacks.

7. Maximum Building Height.

- a) Principal Buildings.  
Maximum building height shall be 60 feet except as otherwise controlled by Appendix E, Allowed Building Height Zoning, provided that in interior side and rear yard, one additional foot of setback shall be provided for each foot the building height exceeds 35 feet up to a maximum required yard of 60 feet.
- b) Accessory Buildings – 50 feet provided that for each foot the building exceeds 35'-0" in height, each required yard shall be increased one foot.

8. Tollway Setbacks.

All principal and accessory buildings shall be setback 80 feet from the right-of-way line of the Illinois Tollway.

9. Required Space Between Buildings.

Multiple buildings are permitted on a lot, provided that the following spacing between buildings is provided:

- a) Space Between Principal Buildings - A minimum of 40 feet.
- b) Space Between Principal and Accessory Buildings - A minimum of 20 feet except that accessory buildings attached to the principal building need not be separated.
- c) Space Between Accessory Buildings - A minimum of 20 feet.

10. Minimum Landscape Coverage.

The minimum landscape coverage shall be not less than 30% of the lot area. Provided that "accessory off-site landscape area" can be used as landscape coverage area toward up to one-half of the required minimum landscaped area, as described in Appendix G, Accessory Off-Site Landscape Area.

11. Commons Road Setbacks

Notwithstanding anything to the contrary set forth herein, parking and building setbacks from Commons Road shall be as follows:

- a) the building setback shall be 150 feet from the existing centerline of the right-of-way of Commons Road (as per the ALTA survey which accompanied the General Site Plan) provided that the building setback shall be reduced by 2 feet for each foot of height of the building less than 75 feet in height and further provided that a minimum building setback of 75 feet shall be maintained;
- b) the parking setback shall be as provided in subsection 6 hereof, except that the parking setback may be reduced to 50 feet from the existing centerline of the right of way of Commons Road (as per the ALTA survey which accompanied the General Site Plan) provided that a continuous landscaped 4 foot high berm having a 4 to 1 grassed or landscaped slope on the street side of the berm, and being landscaped in the manner provided by the Warrenville Landscape Ordinance is provided along the entire south side of the Cantera property adjacent to the Commons Road right-of-way.

**D. DESIGN STANDARDS WITHIN THE COMMERCIAL CENTER USE AREA**

The design of buildings, lots and lot improvements within the Commercial Center Use Area shall result in integrated shopping center development and shall conform to the following regulations.

1. Minimum Size of Commercial Center Use Areas.

A Commercial Center Use Area shall not be less than 10 acres in size, except that freestanding hotels may be permitted on lots not less than 5 acres and recognized as distinct use areas.

2. Minimum Lot Area.

For separate lots within a Commercial Center Use Area the minimum lot area shall be 20,000 square feet, except that the minimum lot area for hotels shall be not less than 5 acres.

3. Minimum Lot Width.

For separate lots within a Commercial Center Use Area the minimum lot width shall be 100 feet, provided that for hotels the minimum lot width shall not be less than 350 feet and not less than 450 feet for hotels located on corner lots along principal arterial streets.

4. Minimum Yard Requirements.

- a) Front Yard and Corner Side Yard.

- 1) For Lots Along Principal Arterial Streets.  
150 feet from the centerline of the street.
  - 2) For Lots Along Collector Streets.  
80 feet from the centerline of the street.
  - 3) For Lots Along Local Streets.  
73 feet from the centerline of the street.
- b) Interior Side Yard - 20 feet.
  - c) Rear Yard - 20 feet.
  - d) Where applicable, setbacks required by virtue of the Northern Illinois Gas easement shall be counted toward required building setbacks.

5. Area Reserved For Streets, Sidewalks And Utilities.

To preserve adequate land area adjacent to streets for the provision of utilities, a clear zone free of permanent structures shall be maintained, expressed in feet from the centerline of the street, as established below.

- a) Along Principal Arterial Streets - 75 feet.
- b) Along Collector Streets - 40 feet.
- c) Along Local Streets - 33 feet.
- d) Permitted obstructions shall be limited to bus stops/shelters, park benches (no advertisements), and pedestrian pathway amenities.

6. Minimum Parking Setbacks.

Parking areas on lots within this Use Area shall maintain the minimum setbacks established below within which only driveways and sidewalks are permitted to provide reasonable access.

- a) In Front And Corner Side Yards Abutting Principal Arterial Streets. 95 feet from the centerline of the street if the uses on the lots abutting the street consist solely of either retail goods establishments or retail service establishments, as per the approved preliminary and final plans.
- b) In Front And Corner Side Yards Abutting Principal Arterial Streets, if the uses on the lots abutting the street do not consist solely of retail goods establishments or retail service establishments, as per the approved preliminary and final plans,

either:

- 1) 135 feet from the centerline of the street adjacent to the Use Area or
- 2) Less than 135 feet, but not less than 100 feet, from the centerline of the street adjacent to the Use Area, provided that a continuous, but not linear, landscaped 4 foot high earthen berm (as measured from the higher of either the top of pavement at the street center line, excluding any medians, or the surface of parking area pavement closest to the adjacent street) is provided, having a 4 to 1 grassed or landscaped slope on the street side of the berm and being landscaped in the manner provided by the Warrenville Landscaping and Screening Ordinance.

Exception: Where it can be demonstrated that construction of a 4 foot high earthen berm having a 4 to 1 slope is not feasible, due to existing topography, right of way locations, and/or other public facility location restrictions then the intent of the 4 foot berm requirement may be met by a combination of lower earthen berm and/or permanent evergreen landscape hedge installation which in combination provides screening equivalent to or in excess of what would be achieved with the 4 foot earthen berm. Evergreen shrubs within the hedge shall be a minimum of 3 feet tall at time of planting and planted alternatively in two parallel rows near the top of the berm at a rate equivalent to 1 shrub per 2 lineal feet of parking lot frontage. The street side of the hedge shall be landscaped in the manner provided by the Warrenville Landscaping and Screening Ordinance, except that installation of the evergreen hedge shall fulfill the requirements as they relate to shrub installation. When utilization of this exception is requested, a Berm Planting Landscape Plan and Berm Section Landscape Plan illustrating compliance with the intent of these requirements shall be submitted for City review and approval at the time of or before Final Plan approval. (Ord. 1814, 3-23-00)

At the time of submission of the preliminary plan for the Use Area, either a) 1) or b) 2) above shall have been chosen and made part of the preliminary plan application.

60 feet from the centerline of the street.

- c) In Front And Corner Side Yards Abutting Local Streets.  
53 feet from centerline of the street.

- d) Minimum Setback Along Any Property Line - 10 feet.
- e) Internal Parking Setbacks From Buildings.

None required for buildings containing retail goods and services uses. For buildings containing other uses, a minimum of 10 feet of landscaped area shall be provided around the periphery of the building.

- f) Northern Illinois Gas Easement.

Where applicable, setbacks provided by virtue of the Northern Illinois Gas easement shall be counted toward required parking setbacks.

7. Maximum Building Height.

- a) Principal Buildings.

Maximum building height shall be 45 feet except as otherwise controlled by Appendix E, Allowed Building Height Zoning.

- b) Accessory Buildings - 25 feet.

8. Tollway Setbacks.

All principal and accessory buildings shall be setback 80 feet from the right-of-way line of the Illinois Tollway.

9. Required Space Between Buildings.

Multiple buildings are permitted on a lot, provided that the following spacing between buildings is provided:

- a) Space Between Principal Buildings - A minimum of 40 feet.
- b) Space Between Principal and Accessory Buildings - A minimum of 20 feet except that accessory buildings attached to the principal building need not be separated.
- c) Space Between Accessory Buildings - A minimum of 20 feet.

10. Minimum Landscape Coverage.

The minimum landscape coverage shall not be less than 20% of the lot area provided that "Accessory Off-Site Landscape Area" can be used as landscape coverage area toward up to one-half the required minimum landscaped area, as described in Appendix G, Accessory Off-Site

Landscape Area.

11. Commons Road Setbacks

Notwithstanding anything to the contrary set forth herein, parking and building setbacks from Commons Road shall be as follows:

- a) the building setback shall be 150 feet from the existing centerline of the right-of-way of Commons Road (as per the ALTA survey which accompanied the General Site Plan) provided that the building setback shall be reduced by 2 feet for each foot of height of the building less than 75 feet in height and further provided that a minimum building setback of 75 feet shall be maintained;
- b) the parking setback shall be as provided in subsection 6 hereof, except that the parking setback may be reduced to 50 feet from the existing centerline of the right-of-way of Commons Road (as per the ALTA survey which accompanied the General Site Plan) provided that a continuous landscaped 4 foot high berm having a 4 to 1 grassed or landscaped slope on the street side of the berm, and being landscaped in the manner provided by the Warrenville Landscape Ordinance is provided along the entire south side of the Cantera property adjacent to the Commons Road right-of-way.

**E. DESIGN STANDARDS WITHIN THE INSTITUTIONAL USE AREA**

The design of buildings, lots and lot improvements within the Institutional Use Area shall conform to the following regulations.

- 1. Minimum Size of Institutional Use Areas.  
An Institutional Use Area shall not be less than 10 acres in size.
- 2. Minimum Lot Area - 5 acres.
- 3. Minimum Lot Width.  
350 feet, provided that on corner lots the lot width shall not be less than 450 feet.
- 4. Minimum Yard Requirements.
  - a) Front Yard and Corner Side Yard.
    - 1) For Lots Along Principal Arterial Streets.  
150 feet from the centerline of the street.
    - 2) For Lots Along Collector Streets.  
115 feet from the centerline of the street.
    - 3) For Lots Along Local Streets.  
83 feet from the centerline of the street.

- b) Interior Side Yard – 30 feet.
- c) Rear Yard - 40 feet.
- d) Where applicable, setbacks provided by virtue of the Northern Illinois Gas easement shall be counted toward required building setbacks.

5. Area Reserved For Streets, Sidewalks And Utilities.

To preserve adequate land area adjacent to streets for the provision of utilities, a clear zone free of permanent structures shall be maintained, expressed in feet from the centerline of the street, as established below.

- a) Along Principal Arterial Streets - 75 feet.
- b) Along Collector Streets - 40 feet.
- c) Along Local Streets - 33 feet.
- d) Permitted obstructions shall be limited to bus stops/shelters, park benches (no advertisements), and pedestrian pathway amenities.

6. Minimum Parking Setbacks.

Parking areas on lots within this Use Area shall maintain the minimum setbacks established below within which only driveways and sidewalks are permitted to provide reasonable access.

- a) In Front And Corner Side Yards Abutting Principal Arterial Streets.  
135 feet from the centerline of the street.
- b) In Front And Corner Side Yards Abutting Collector Streets.  
80 feet from the centerline of the street.
- c) In Front And Corner Side Yards Abutting Local Streets.  
73 feet from the centerline of the street.
- d) Minimum Setback Along Any Property Line - 10 feet.
- e) Internal Parking Setbacks From Buildings.  
A minimum of 25 feet of landscaped area shall be provided around the perimeter of the building.
- f) Northern Illinois Gas Easement.  
Where applicable, setbacks provided by virtue of the Northern Illinois Gas easement shall be counted toward required parking

setbacks.

7. Maximum Building Height.

a) Principal Buildings.

Maximum building height shall be 60 feet except as otherwise controlled by Appendix E, Allowed Building Height Zoning, provided that in interior side and rear yards one additional foot of setback shall be provided for each foot the building height exceeds 35 feet up to a maximum required yard of 60 feet.

b) Accessory Buildings - 35 feet.

8. Tollway Setbacks.

All principal and accessory buildings shall be setback 80 feet from the right-of-way line of the Illinois Tollway.

9. Required Space Between Buildings.

Multiple buildings are permitted on a lot, provided that the following spacing between buildings is provided:

a) Space Between Principal Buildings - A minimum of 40 feet.

b) Space Between Principal and Accessory Buildings.

A minimum of 20 feet except that accessory buildings attached to the principal buildings need not be separated.

c) Space Between Accessory Buildings - A minimum of 20 feet.

10. Minimum Landscape Coverage.

The minimum landscape coverage shall not be less than 40% of the lot area provided that "Accessory Off-Site Landscape Area" can be used as landscape coverage area toward up to one-half the required minimum landscaped area, as described in Appendix G, "Accessory Off-Site Landscape Area."

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**F. DESIGN STANDARDS WITHIN THE LARGE FACILITY USE AREA**

The design of buildings, lots and lot improvements within the Large Facility Use Area shall conform to the following regulations.

1. Minimum size of Large Facility Use Area/Lot Area - 15 acres.
2. Minimum Lot Width - 500 feet.

### 3. Minimum Yard Requirements.

- a) Front Yard and Corner Side Yard.
  - 1) For Lots Along Principal Arterial Streets.  
150 feet from the centerline of the street.
  - 2) For Lots Along Collector Streets.  
115 feet from the centerline of the street.
  - 3) For Lots Along Local Streets.  
83 feet from the centerline of the street.
- b) Interior Side Yard - 50 feet.
- c) Rear Yard - 60 feet.
- d) Where applicable setbacks provided by virtue of the Northern Illinois Gas easement shall be counted toward required building setbacks.

### 4. Area Reserved For Streets, Sidewalks And Utilities.

To preserve adequate land area adjacent to streets for the provision of utilities, a clear zone free of permanent structures shall be maintained, expressed in feet from the centerline of the street, as established below.

- a) Along Principal Arterial Streets - 75 feet.
- b) Along Collector Streets - 40 feet.
- c) Along Local Streets - 33 feet.
- d) Permitted obstructions shall be limited to bus stops/shelters, park benches (no advertisements), and pedestrian pathway amenities.

### 5. Minimum Parking Setbacks.

Parking areas on lots within this Use Area shall maintain the minimum setbacks established below within which only driveways and sidewalks are permitted to provide reasonable access.

- a) In Front And Corner Side Yards Abutting Principal Arterial Streets.  
150 feet from the centerline of the street.
- b) In Front And Corner Side Yards Abutting Collector Streets.  
115 feet from the centerline of the street.

- c) In Front And Corner Side Yards Abutting Local Streets.  
83 feet from the centerline of the street.
- d) Minimum Setback Along Any Property Line - 50 feet.
- e) Internal Parking Setbacks From Buildings.  
A minimum of 25 feet of landscaped area shall be provided around the perimeter of the building.
- f) Northern Illinois Gas Easement.  
Where applicable, setbacks provided by virtue of the Northern Illinois Gas easement shall be counted toward required parking setbacks.

6. Maximum Building Height.

- a) Principal Buildings.  
Maximum building height shall be 75 feet except as otherwise controlled by Appendix E, Allowed Building Height Zoning, provided that in interior side and rear yards, one additional foot of setback shall be provided for each foot the building height exceeds 35 feet, up to a maximum required yard of 60 feet.
- b) Accessory Buildings - 35 feet.

7. Tollway Setbacks.

All principal and accessory buildings shall be setback 80 feet from the right-of-way line of the Illinois Tollway.

8. Required Space Between Buildings.

Multiple buildings are permitted on a lot, provided that the following spacing between buildings is provided:

- a) Space Between Principal Buildings.  
A minimum of 40 feet.
- b) Space Between Principal and Accessory Buildings.  
A minimum of 20 feet except that accessory buildings attached to the principal building need not be separated.
- c) Space Between Accessory Buildings - A minimum of 20 feet.

9. Minimum Landscape Coverage.

The minimum landscape coverage shall not be less than 40% of the lot area provided that "Accessory Off-Site Landscape Area" can be used as landscape coverage area toward up to one-half the required minimum

landscaped area, as described in Appendix G, "Accessory Off-Site Landscape Area."

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**G. DESIGN  
STANDARDS  
WITHIN THE  
TRANSITIONAL  
OFFICE USE  
AREA**

The design of buildings, lots and lot improvements within the Transitional Office Use Area shall conform to the following regulations.

1. **Minimum Size of Transitional Office Use Areas.**  
The minimum size of Transitional Office Use Areas shall be 2.4 acres.
2. **Minimum Lot Area.**  
One acre, provided that corner lots along a principal arterial street shall be not less than 60,000 square feet.
3. **Minimum Lot Width.**  
150 feet, provided that:
  - a) on corner lots the lot width shall not be less than 200 feet; and
  - b) on corner lots along a principal arterial street the lot width shall not be less than 250 feet.
4. **Minimum Yard Requirements.**
  - a) **Front Yard and Corner Side Yard.**
    - 1) **For Lots Along Principal Arterial Streets.**  
150 feet from the centerline of the street.
    - 2) **For Lots Along Collector Streets.**  
100 feet from the centerline of the street.
    - 3) **For Lots Along Local Streets.**  
93 feet from the centerline of the street.
  - b) **Interior Side Yard - 20 feet.**
  - c) **Rear Yard - 20 feet.**
5. **Area Reserved For Streets, Sidewalks And Utilities.**  
  
To preserve adequate land area adjacent to streets for the provision of utilities, a clear zone free of permanent structures shall be maintained, expressed in feet from the centerline of the street, as established below.
  - a) **Along Principal Arterial Streets - 75 feet.**
  - b) **Along Collector Streets - 40 feet.**

- c) Along Local Streets - 33 feet.
- d) Permitted obstructions shall be limited to bus stops/shelters, park benches (no advertisements), and pedestrian pathway amenities.

6. Minimum Parking Setbacks.

Parking areas on lots within this Use Area shall maintain the minimum setbacks established below within which only driveways and sidewalks are permitted to provide reasonable access.

- a) In Front And Corner Side Yards.

No parking shall be permitted within front or corner side yards, whether actual or required yards.

- b) Minimum Setback Along Any Property Line - 10 feet.

- c) Internal Parking Setbacks From Buildings.

A minimum of 15 feet of landscaped area shall be provided around all principal buildings.

7. Maximum Building Height.

- a) Principal Building.

Maximum building height shall be limited to two-and-a-half stories or 35 feet, whichever is less.

- b) Accessory Building - 15 feet.

8. Tollway Setbacks.

All principal and accessory buildings shall be setback 80 feet from the right-of-way line of the Illinois Tollway.

9. Required Space Between Buildings.

Multiple buildings are permitted on a lot, provided that the following spacing between buildings is provided:

- a) Space Between Principal Buildings.

A minimum of 40 feet.

- b) Space Between Principal and Accessory Buildings.

A minimum of 20 feet, except that accessory buildings attached to the principal buildings need not be separated.

- c) Space Between Accessory Buildings - A minimum of 20 feet.

10. Special Architectural Design Controls

To ensure that the Transitional Office Use Area is developed with the appropriate scale and character needed to achieve its intended purpose as a transitional use, the following special architectural design controls shall be required.

- a) Roof Design. All buildings shall be designed with hip or gable roofs, no flat roofs shall be permitted.
- b) Building Materials. To achieve the character needed to promote harmony with residential uses, the dominant exterior building material shall be limited to brick, stone, wood, or other material specifically authorized by the City Council. Trim material shall be limited to wood, stone, brick or other material specifically authorized by the City Council.
- c) Glazed Surfaces. Not more than 40% of any architectural elevation shall be glass surface.
- d) Lighting. Parking lot lighting shall be limited to 15 feet in height and all fixtures must be cut-off type fixtures.

11. Minimum Landscape Coverage.

The minimum landscape coverage shall be not less than 40% of the lot area, provided that "Accessory Off-Site Landscape Area" can be used as landscape coverage area toward up to one-half the required minimum landscaped area, as described in Appendix G, "Accessory Off-Site Landscape Area."

**H. DESIGN STANDARDS WITHIN THE SINGLE FAMILY USE AREA**

The design of buildings, lots and lot improvements within the Single Family Use Area shall conform to the following regulations.

- 1. Minimum Size of Single Family Use Areas.

A Single Family Use Area shall not be less than 10 acres in size.

- 2. Minimum Lot Area - 7,000 square feet.
- 3. Minimum Lot Width - 50 feet.

#### 4. Minimum Yard Requirements.

##### a) Front Yard and Corner Side Yard.

###### 1) For Lots Along Principal Arterial Streets.

150 feet from the centerline of the street.

###### 2) For Lots Along Collector Streets.

80 feet from the centerline of the street.

###### 3) For Lots Along Local Streets.

63 feet from the centerline of the street.

##### b) Interior Side Yard.

###### 1) On Corner Lots - 5 feet.

###### 2) On Interior Lots.

One yard must be not less than 5 feet and the other yard must be not less than 10 feet.

##### c) Rear Yard - 30 feet.

#### 5. Area Reserved For Streets, Sidewalks And Utilities.

To preserve adequate land area adjacent to streets for the provision of utilities, a clear zone free of permanent structures shall be maintained, expressed in feet from the centerline of the street, as established below.

##### a) Along Principal Arterial Streets - 75 feet.

##### b) Along Collector Streets - 40 feet.

##### c) Along Local Streets - 30 feet.

##### d) Permitted obstructions shall be limited to bus stops/shelters, park benches (no advertisements), and pedestrian pathway amenities.

#### 6. Maximum Building Height.

##### a) Principal Buildings.

2.5 stories or 30 feet, whichever is less.

##### b) Accessory Buildings - 15 feet.

7. Tollway Setbacks.

All principal and accessory buildings shall be setback 80 feet from the right-of-way line of the Illinois Tollway.

8. Minimum Size of Dwelling Units.

The minimum size of single-family dwelling units shall be 2200 square feet of gross floor area.

9. Maximum Lot Coverage

The maximum lot coverage in percent of lot area, including accessory buildings and structures - 34%.

**I. DESIGN STANDARDS WITHIN THE MULTI-FAMILY USE AREA**

The design of buildings, lots and lot improvements within the Multi-Family Use Area shall conform to the following regulations.

1. Minimum Size of Multi-Family Use Areas.

A Multi-Family Use Area shall not be less than 20 acres in size.

2. Lot, Development Parcel Size and Density Regulations.

The requirements for lot sizes, development parcel sizes and density shall be as established below.

**LOT, DEVELOPMENT PARCEL SIZE AND DENSITY REGULATIONS**

	TYPES OF DWELLING UNITS			
	Two Family	Single Family Attached	Townhouse	Multi-Family
Minimum Lot Size (Square Feet)	7,000*	3,150	N.A.	N.A.
Minimum Lot Width	50*	30	N.A.	N.A.
Minimum Development Parcel Size	5 acres	5 acres	5 acres	5 acres
Maximum Density in Dwelling Units Per Acre of Net Site Area	N.A.	6	6	15

\* per each two unit building

### 3. Minimum Size of Dwelling Units

The minimum size of dwelling units, measured as gross floor area, shall be:

- a) Single Family Attached, Two Family and Townhouse Dwellings - 1350 square feet per dwelling unit.
- b) Apartments With Three Or More Bedrooms - 1200 square feet.
- c) Two Bedroom Apartments - 850 square feet.
- d) One Bedroom and Studio Apartments - 600 square feet.

### 4. Minimum Yard Requirements.

#### a) Front Yard and Corner Side Yard.

##### 1) For Lots Along Principal Arterial Streets.

150 feet from the centerline of the street.

##### 2) For Lots Along Collector Streets.

70 feet from the centerline of the street.

##### 3) For Lots Along Local Streets.

63 feet from the centerline of the street.

#### b) Perimeter Setbacks

All dwelling types shall maintain a 30 foot setback along the perimeter of the lot or development parcel.

#### c) Internal Setbacks For Multi-Family/Townhouse Dwellings.

Controlled by Required Space Between Building regulations, below.

#### d) Interior Side Yards For Single Family Attached Dwellings.

No yard is required, however if a yard is provided it shall be not less than 15 feet.

#### e) Rear Yards For Single Family Attached Dwellings - 30 feet.

### 5. Required Space Between Buildings.

All buildings containing multi-family and townhouse dwellings shall conform to the following minimum space between building

requirements.

a) Multi-Family Dwellings.

- 1) The front face of a building shall not be within 60 feet of another building.
- 2) The rear face of a building shall not be within 60 feet of another building.
- 3) Where the side face of a building faces the side face of another building, the minimum space between the two buildings shall be not less than 30 feet.

b) Townhouse Dwellings.

- 1) The rear face of a building shall not be within 50 feet of another building.
- 2) Where the side face of a building faces the side face of another building, the minimum space between the two buildings shall be not less than 30 feet.

c) Space Between Principal and Accessory Buildings - 20 feet.

d) Space Between Accessory Buildings - 10 feet.

6. Area Reserved For Streets, Sidewalks And Utilities.

To preserve adequate land area adjacent to streets for the provision of utilities, a clear zone free of permanent structures shall be maintained, expressed in feet from the centerline of the street, as established below.

a) Along Principal Arterial Streets - 75 feet.

b) Along Collector Streets - 40 feet.

c) Along Local Streets - 33 feet.

d) Permitted obstructions shall be limited to bus stops/shelters, park benches (no advertisements), and pedestrian pathway amenities.

7. Minimum Parking Setbacks.

Parking areas on lots within this Use Area shall maintain the minimum setbacks established below, within which only driveways and sidewalks are permitted to provide reasonable access.

a) No parking shall be located within the Perimeter Setback area.

b) Internal Parking Setbacks From Buildings.

1) Multi-Family Dwellings.

A minimum of 25 feet of landscaped area shall be provided around the perimeter of the building.

2) Townhouse and Single Family Attached Dwellings.

Except for parking on individual driveways, no parking shall be located within 25 feet of the building.

8. Maximum Building Height.

- a) Principal Buildings - Maximum building height shall be 60 feet.
- b) Accessory Buildings - 35'-0".

9. Special Design Controls For Multi-Family Buildings

Buildings containing multi-family dwellings shall conform to the following special design controls.

- a) Buildings shall contain no more than 8 dwelling units per floor and no more than 24 dwelling units in an entire building.
- b) All buildings containing multi-family dwellings shall have hip or gable roof designs with a minimum pitch of 6/12.
- c) Front and rear elevations shall exhibit at least two planes.
- d) The exterior design of accessory buildings and structures shall be similar to that of the principal buildings and shall be comprised of the same palette of materials.
- e) Trim or shutters shall be used around all doors and windows.
- f) Front doors shall be strongly expressed in the design of the facade and shall be raised a minimum of 12" above grade and not more than 30" above grade.
- g) No basement dwelling units shall be allowed.
- h) Exposed foundation walls of principal and accessory buildings in excess of 6" shall be treated with brick or stucco.
- i) Modulation of height between two and three stories is encouraged as well as the addition of dormers and chimneys to create a skyline.
- j) Access to all upper floor units shall be through conditioned interior corridors and stairways.

10. Special Design Controls For Townhouse and Single Family Attached Buildings.

Buildings containing townhouse dwellings shall conform to the following special design controls.

- a) Buildings shall contain no more than six dwelling units.
- b) All buildings containing townhouse dwellings shall have hip or gable roof designs with a minimum pitch of 6/12.
- c) The front elevation of each unit shall exhibit at least two planes.
- d) The exterior design of accessory buildings and structures shall be similar to that of the principal buildings and shall be comprised of the same palette of materials.
- e) Trim or shutters shall be used around all doors and windows.
- f) Front doors shall be strongly expressed in the design of the facade and shall be raised a minimum of 6" above grade and not more than 30" above grade.
- g) Garages shall not exceed 22 feet in width and shall provide two side by side enclosed parking spaces. Carports are not permitted
- h) Exposed foundation walls of principal and accessory buildings in excess of 6" shall be treated with brick or stucco.
- i) Modulation of height between two and three stories is encouraged as well as the addition of dormers and chimneys to create a skyline.
- j) A deck or patio shall be provided and shall not interfere with the front building elevation.

11. Minimum Landscape Coverage

The minimum landscape coverage shall be not less than 40% of the use area, provided that "Accessory Off-Site Landscape Area" can be used as landscape coverage area toward up to one-half the required minimum landscaped requirement as described in Appendix G, "Accessory Off-Site Landscape Area."

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**J. DESIGN STANDARDS  
WITHIN THE SPECIAL  
RESIDENTIAL USE  
AREA**

The design of buildings, lots and lot improvements within the Special Residential Use Area shall conform to the following regulations.

- 1. Minimum Lot Area - 10 acres.
- 2. Minimum Lot Width - 500 feet.
- 3. Minimum Yard Requirements.

- a) Front Yard and Corner Side Yard.
    - 1) For Lots Along Principal Arterial Streets.  
150 feet from the centerline of the street.
    - 2) For Lots Along Collector Streets.  
115 feet from the centerline of the street.
    - 3) For Lots Along Local Streets.  
83 feet from the centerline of the street.
  - b) Interior Side Yard - 50 feet.
  - c) Rear Yard - 60 feet.
4. Area Reserved For Streets, Sidewalks And Utilities.

To preserve adequate land area adjacent to streets for the provision of utilities, a clear zone free of permanent structures shall be maintained, expressed in feet from the centerline of the street, as established below.

- a) Along Principal Arterial Streets - 75 feet.
  - b) Along Collector Streets - 40 feet.
  - c) Along Local Streets - 33 feet.
  - d) Permitted obstructions shall be limited to bus stops/shelters, park benches (no advertisements), and pedestrian pathway amenities.
5. Minimum Parking Setbacks.

Parking areas on lots within this Use Area shall maintain the minimum setbacks established below, within which only driveways and sidewalks are permitted to provide reasonable access.

- a) In Front And Corner Side Yards Abutting Principal Arterial Streets.  
150 feet from the centerline of the street.
- b) In Front And Corner Side Yards Abutting Collector Streets.  
115 feet from the centerline of the street.
- c) In Front And Corner Side Yards Abutting Local Streets.  
83 feet from the centerline of the street.
- d) Minimum Setback Along Any Property Line - 50 feet.
- e) Internal Parking Setbacks From Buildings.

A minimum of 25 feet of landscaped area shall be provided around the perimeter of the building.

f) Northern Illinois Gas Easement.

Where applicable, setbacks provided by virtue of the Northern Illinois Gas easement shall be counted toward required parking setbacks.

6. Maximum Building Height.

a) Principal Buildings.

Maximum building height shall be 50 feet except as otherwise controlled by Appendix E and provided that for each foot the building height exceeds 35 feet the rear and interior side yard shall be increased one foot.

b) Accessory Buildings - 35 feet.

7. Tollway Setbacks.

All principal and accessory buildings shall be setback 80 feet from the right-of-way line of the Illinois Tollway.

8. Minimum Required Space Between Buildings.

Multiple buildings are permitted on a lot, provided that the following spacing between buildings is provided:

a) Space Between Principal Buildings - 40 feet.

b) Space Between Principal and Accessory Buildings - 20 feet, except that accessory buildings attached to the principal building need not be separated.

c) Space Between Accessory Buildings - 20 feet.

9. Minimum Landscape Coverage.

The minimum landscape coverage shall not be less than 45% of the lot area, provided that "Accessory Off-Site Landscape Area" can be used as landscape coverage area toward up to one-half the required minimum landscaped requirement, as described in Appendix G, "Accessory Off-Site Landscape Area."

## VI. ADDITIONAL STANDARDS FOR USES AND STRUCTURES

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### A. PURPOSE STATEMENT

In addition to controlling the range of uses and design standards for principal uses within the various Use Areas, it is also necessary to establish regulations for accessory uses and structures to ensure that site development conforms with the intent of the SD District. Therefore, the regulations established below shall apply to all Use Areas, unless specifically stated otherwise.

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### B. PARKING AND LOADING

#### 1. Number of Spaces Required.

The number of parking spaces required for specific uses shall conform to the requirements of Appendix F.

#### 2. Parking Stall and Aisle Dimensions.

The size of parking stalls, aisles and driveways shall conform to the requirements of the Warrenville Zoning Ordinance, except that the 36 foot limit on driveway width contained in Warrenville Zoning Ordinance, Table 5A: Parking Dimensions: shall not apply to driveway curb cuts onto arterial streets, and widths greater than 36 feet may be approved for curb cuts onto collector streets as part of the site plan approval. (Ord. 1814, 3/23/00)

#### 3. Illumination.

The level of lighting provided on the surface of the parking lot shall conform to the requirements of the Warrenville Zoning Ordinance. The type of luminaire used for streets may differ from the type of luminaire used for parking lots, provided the resulting color of light shall be coordinated in all parking lots throughout the development. High-pressure sodium luminaries are preferred for streets and shall be used for streets unless specific authorization is granted to use another type of luminaire.

#### 4. Parking of Commercial Vehicles.

Parking of commercial vehicles as defined in the Warrenville Zoning Ordinance shall be permitted only as allowed in Article 5 (B) (10) (a) of the Zoning Ordinance for the Single Family, Multi-Family or Special Residential Use Areas or as allowed in Article 5 (B) (10) (b) in all other use areas.

#### 5. Loading Restrictions.

No loading berths or truck parking spaces shall be located within the front or corner side yard. Furthermore, no truck maneuvering areas shall be configured so as to use public streets or rights-of-way. All other aspects of loading shall conform to the Warrenville Zoning Ordinance.

#### 6. Land Banking

Up to 25% of the parking spaces required herein for all use areas. Areas may be shown as unimproved parking space reserve areas on the Preliminary and Final Plans required herein, provided that:

- a) an alternative version of the Plan is filed with the Plan Commission and is approved by the City Council that shows the configuration of the reserve areas when fully improved with parking spaces and related landscaping marking, illumination, and other accoutrements, and
- b) the Plan shows the landscaping of the reserve areas that is proposed to be installed and maintained until such areas are required for parking, and, unless such maintenance has been made a condition of the Special Use approval for Planned Unit Development, is accompanied by an agreement approved by the City Council binding the applicant to maintain such landscaping until such time, and
- c) the City Council may at any time direct the then current property owner to improve all or part of such reserve areas as provided in the alternative Plan approved by the City.

### C. LANDSCAPING

#### 1. Applicability of Landscape Ordinance.

The regulations and definitions contained in the Warrenville Landscape Ordinance shall apply, except that the regulations established below shall supersede the regulations of the Landscape Ordinance where there is a conflict. Specifically, standards and requirements related to sections 1.2-2 Content of Landscape Plan, 1.2-3 Selection, Installation and Maintenance of Plant Materials, 1.2-4 Installation, 1.2-5 Maintenance, and 1.3 Design Criteria shall apply except as otherwise established below. (Ord. 2756, 11/20/12)

#### 2. Right-of-Way Landscaping.

##### a) Street Tree Planting.

All public and private streets shall be improved with street trees not less than three inches in caliper. One street tree shall be provided per 40 feet of street length on each side of the street. Street trees may be clustered or grouped, subject to city review and authorization. The street trees shall not be located within the

R.O.W. area, but shall be located adjacent to the R.O.W within the first ten feet of lot depth.

b) Turf.

Unpaved portions of the right-of-way shall be established in turf by either hydro seeding or sodding.

c) Median Plantings.

Median strips within divided roads or driveways shall be planted with highly ornamental annuals, perennials and/or low shrub masses. Thirty percent of the unpaved portion of the median strips shall be planted with ornamental material. Wherever practical, this ornamental treatment shall be concentrated at intersection areas. Plant material shall be maintained to a height of not more than two feet above the top of curb. The City Council may modify or waive some or all of the median planting requirements if the City Council deems that engineering or maintenance problems deem these plantings impractical.

3. Parking Lot Landscaping.

a) Interior Parking Lot Landscaping.

- 1) Coverage. 10% of the interior parking lot area shall be devoted to landscaping.
- 2) Minimum Area of Landscaping. Interior landscape peninsulas within the parking lot shall be a minimum of 162 square feet in area, and 9 feet in width based on linear dimensions measured from back of curb to back of curb. All other planting islands in the middle of back to back rows of parking spaces shall be not less than 9 feet in width and 324 square feet in size.
- 3) Planting Island and Peninsula Spacing. Planting islands and/or peninsulas shall be located not less than every 10 spaces and at the end of every row of parking spaces.
- 4) Alternative Interior Parking Lot Landscape Design. Larger landscape islands with bioswales, where appropriate, may be provided in lieu of interior parking lot landscape planting islands and/or peninsulas every 10 parking spaces. Such alternative interior parking lot landscaping shall be authorized by the City through either the preliminary and/or final PUD Plan review and approval process and shall not trigger the need for a public hearing or the approval of a Site Specific Amendment or Site Specific exception. (Ord. 2756,

11/20/12)

4. Foundation Landscaping.

a) Applicability.

Foundation landscaping shall be provided around the perimeter of all principal buildings, except that foundation landscaping shall not be required for single family dwellings.

b) Required Landscaping.

- 1) Office Park, Institutional, Multi-Family and Special Residential Use Areas: Ornamental tree, shrub and groundcover masses shall be located around the perimeter of each principal building covering an area not less than 50% of the required Internal Setback From Buildings identified in the Minimum Parking Setbacks for each use area.
- 2) Light Industrial Park and Large Facility Use Areas: Ornamental tree, shrub and groundcover masses shall be located around the perimeter of each principal building covering an area not less than 20% of the required Internal Setback From Buildings identified in the Minimum Parking Setbacks for each use area.
- 3) Commercial Center Use Areas: No standards for foundation planting are hereby established, but the city retains the authority to require foundation landscaping through the plan review process.

5. Perimeter Landscaping.

Special landscape requirements shall be applied to the perimeter portions of lots and Use Areas, as established below.

a) Front Yard Landscaping Along Principal Arterial Streets: Within all Use Areas special landscaping shall be required within required front yard areas along principal arterial streets. The following landscape material shall be required:

- 1) Shade trees with an average caliper of 3" or evergreen trees with an average height of not less than 9', or a combination thereof, shall be planted within the front yard area at the rate of not less than one tree per 20' of frontage. These trees may be planted in rows or grouped informally, subject to city plan review and approval.
- 2) Shrub masses shall be planted within the front yard at the

rate of not less than one shrub per 5 linear feet of frontage.

- b) Perimeter Landscaping Within The Institutional, Multi-Family, and Special Residential Use Areas: A 30-foot perimeter landscape area shall be provided around each development parcel or lot, whichever is applicable. The following landscape material shall be required:
  - 1) Shade trees with an average caliper of 3" or evergreen trees with an average height of not less than 9', or a combination thereof, shall be planted within the front yard area at the rate of not less than one tree per 40' of length of perimeter landscape area. These trees may be planted in rows or grouped informally, subject to city plan review and approval.
  - 2) Shrub masses shall be planted within the front yard at the rate of not less than one shrub per 5 linear feet of length of perimeter landscape area.
- c) Perimeter Landscaping Within The Large Facility Use Area: Due to the diverse range of potential uses and development intensity levels, the perimeter landscaping requirements for uses within the Large Facility Use Area shall be determined on a case by case basis at the time of preliminary plan approval.

#### 6. Irrigation.

Underground irrigation systems shall be installed to water landscaping within the following areas:

- a) required landscape areas along Principal Arterial Streets;
- b) all landscape area within the Office Park and Commercial Center Use Areas;
- c) front and corner side yard landscape areas within the Light Industrial Park Use Area;

#### 7. Screening of Refuse Containers.

Refuse containers shall be screened by a solid fence or wall made of masonry materials or other materials as approved by the City Council which are compatible with the architecture of the principal building. The height of the fence or wall shall be sufficient to screen the refuse container, but in no case shall it exceed 8 feet in height.

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## D. SIGN REGULATIONS

### 1. Applicability.

The regulations and definitions contained in the Warrenville Sign Ordinance shall apply, except that the regulations established below shall supersede the regulations of the Sign Ordinance where there is a conflict.

### 2. Construction Signs.

In all use areas, construction signs shall be limited to 32 square feet in size and shall not be more than eight feet in height. All such signs shall be located not less than 12.5 feet from any lot line.

### 3. Lot/Development Entry Signs.

In all use areas, lot/development entry signs shall not exceed 160 square feet in area (cumulative for all sign faces) or more than 12 feet in height. One lot/development entry sign shall be allowed along each street frontage of the property. Entry signs shall be setback not less than 12.5 feet from the street right-of-way line. (Ord. 2756, 11/20/12)

### 4. Wall Signs.

a) Wall signs shall be permitted only in the Office Park, Light Industrial Park, Commercial Center and Large Facility Use Areas.

b) Wall Sign Restrictions Within The Office Park, Light Industrial Park and Large Facility Use Areas:

#### 1) Size Limits.

(a) For buildings 1-2 stories: .25 square feet of sign area per lineal foot of building façade on which the sign is attached.

(b) For buildings 3-5 stories: .50 square feet of sign area per lineal foot of building façade on which the sign is attached.

(c) For buildings 6 stories or more: .75 square feet of sign area per lineal foot of building facade on which the sign is attached. (Ord. 1814, 3-23-00)

#### 2) Limit On Number Of Signs.

There shall be no more than two signs per building and not more than one sign per wall face.

#### 3) External Illumination.

No illumination of any wall sign shall be permitted other

than from an external source. Back lighting shall be a permitted means of external illumination. (Ord. 1814, 3-23-00)

- c) Wall Sign Restrictions Within The Commercial Center Use Area.
  - 1) The maximum sign area shall not exceed one square foot of sign area for each linear foot of store frontage.
  - 2) Not more than one wall sign shall be permitted for each storefront, or in the case of single user buildings, one wall sign per building.
  - 3) The maximum height shall not exceed two feet for uses with less than 50 linear feet of frontage, three feet for uses with less than 90 feet of frontage and three and one-half feet for all other uses.

5. Temporary Signs, Non-Real Estate.

- a) Restrictions in Single Family, Multi-Family and Special Residential Use Areas.
  - 1) Only one temporary, non-real estate sign shall be permitted at a time and not more than two per lot in any calendar year.
  - 2) The sign area shall not exceed six square feet in area.
  - 3) Illumination shall not be permitted.
  - 4) Such sign shall not be more than six feet in height.
  - 5) Such sign shall not be closer than ten feet from any lot line.
- b) Restrictions in Other Use Areas.
  - 1) Only one temporary, non-real estate sign shall be permitted at a time per storefront, tenant or building, whichever is applicable, and not more than two in any calendar year.
  - 2) The sign area shall not exceed twenty square feet in area.
  - 3) Illumination is not permitted.
  - 4) Such sign shall not be more than eight feet in height.
  - 5) Such sign shall not be closer than ten feet from any lot

line.

- 6) Such sign shall not be displayed longer than 30 days at a time.

#### 6. Temporary Signs, Real Estate/Leasing.

Temporary signs identifying property for sale or lease shall be subject to the following regulations.

- a) Items of information shall be limited to the name of the property, sales/leasing information and the design/construction team.
- b) The sign area of signs for new development shall not exceed 100 square feet in area. Signs for existing buildings shall conform to the Warrenton Sign Ordinance.
- c) Illumination is permitted.
- d) Such sign shall not be more than ten feet in height.
- e) Such sign shall not be closer than ten feet from any lot line.
- f) Only one sign shall be permitted per development or lot.
- g) In all Use Areas, real estate signs, including residential resale signs, shall conform to the requirements of the Warrenton Sign Ordinance once initial occupancy or sales have reached 75% or more.
- h) Abutting the tollway, two development identification signs may be located along each side of the tollway to serve the entire development, provided that:
  - 1) the sign is not located within 75 feet of the tollway R.O.W.;
  - 2) the maximum sign area shall not exceed 392 square feet on each side in area; and
  - 3) the sign shall be immediately removed if it no longer is used as an identification sign for the entire development.

#### 7. Portable Signs - Are prohibited.

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### **E. ACCESSORY/ TEMPORARY**

#### 1. Applicability.

## **USE REGULATIONS**

The regulations and definitions contained in the Warrenville Zoning Ordinance shall apply, except that the regulations established below shall supersede the regulations of the Zoning Ordinance where there is a conflict.

### 2. Maximum Lot Coverage of Accessory Buildings.

- a) In all use areas except the Single Family Use Area, accessory buildings shall not cover more than 35% of the lot area.
- b) In the Single Family Use Area, the applicable provisions of the Warrenville Zoning Ordinance shall apply.

### 3. Establishment of Particular Temporary Uses.

The following uses may be established in any Use Area as temporary uses and may be operated no later than December 31, 2025, at which time the operation of such temporary uses must be terminated.

- a) Sod farms.
- b) Landscape nurseries.
- c) Golf courses
- d) Golf driving ranges.
- e) Agricultural uses
- f) Residential uses in existence prior to November 1993.

### 4. Approval of Temporary Uses.

The establishment of any temporary use shall be done only upon authorization by the City Council. The approval process for temporary uses in excess of one year shall be the same as that for Uses Permitted With Special Approval, established in Subsection III - D., above. Temporary Uses of one year or less shall be subject to the approval process for temporary uses as set forth in the Zoning Ordinance.

## **F. FENCE REGULATIONS**

### 1. Fence Regulations Within the Office Park, Light Industrial Park, Institutional, Large Facility and Special Residential Use Areas.

- a) No fences will be allowed in front and corner side yards.
- b) Fences shall not exceed eight feet in height.
- c) Fences shall not be constructed of barbed wire or other materials that may cause bodily injury. No electrified fences may be used.
- d) Temporary construction fences can be constructed of chain link

fence material only.

2. Fence Regulations Within the Single Family and Multi-Family Use Areas.
  - a) Fences shall not exceed three feet in height in front and corner side yards.
  - b) Fences in front and corner side yards shall be made of decorative wood or wrought iron materials. Decorative masonry walls or other materials compatible with the principal residential building are also permitted.
  - b) Fences located outside the front and corner side yard shall not exceed six feet in height.
  - d) Fences shall not be constructed of barbed wire or other materials that may cause bodily injury. No electrified fences may be used.
  - e) All fences shall display the finished side toward the abutting property.

## **G. ANTENNA REGULATIONS**

1. Applicability.

The following regulations shall apply to communications tower and dish antennas in the Cantera Project.

2. Antenna Regulations in All Use Areas except the Single Family Use Area.
  - a) All antennas shall be roof-mounted antennas, except that antennas associated with one and two story buildings may be ground mounted with City approved screening. All roof antennas shall be positioned to minimize visibility by the public.
  - b) No antenna shall project more than ten feet above the height of the building, as defined in the Warrenville Zoning Ordinance.
  - c) There shall be no limits on the number of roof mounted dish type antennas with a diameter of eighteen inches (18") or less and aerial type antennas with a length of eight feet (8') or less, provided that they meet the requirements of clause (e) herein below.
  - c) More than 2 roof mounted dish type antennas that are more than eighteen inches (18") in diameter and aerial type antennas that are more than eight feet (8') in length shall be allowed when the following conditions are met:

- 1) Roof mounted dish type antennas and/or aerial type antennas may be installed on any portion of the roof of a building, where the antenna is effectively screened and is installed so that it is not visible between ground level and ten feet (10') above ground level from any adjoining street or abutting residential property.
  - 2) If an antenna cannot be positioned to meet the requirements of clause (d)(1) hereinabove, then it shall be positioned to minimize visibility by the public, subject to review and approval by the City of Warrenton Plan Commission as a "Minor Amendment" to an approved plan.
- e) All roof-mounted dish type and aerial type antennas and the bases on which they are mounted shall be black, gray, white, silver, tan, beige or other light brown shades of color, or of another color which matches or blends with the predominant color of the roof surface. (Ord. 1814, 3-23-00)

**APPENDIX A  
REQUIRED CONTENTS OF APPLICATION FILINGS**

A synopsis of pertinent provisions taken from Table 2A of the Warrenville Zoning Ordinance as of February 4, 1994.

		PUD PRELIMINARY PLAN	PUD FINAL PLAN	SD GENERAL SITE PLAN REVIEW
1.	The name, address, & phone number of the applicant & name of the development	X	X	X
2.	Legal descriptions of the subject property as a whole and each phase thereof	X	X	X
3.	The names, addresses, and phone numbers of any developer, site planner, or engineer involved in project plans	X	X	X
4.	The location of the property affected by the action requested	X	X	X
5.	Description of action requested	X	X	X
6.	A non-refundable Filing Fee	X	X	X
7.	Descriptions of the present and proposed uses of the property	X	X	X
8.	A disclosure of interest as provided herein	X	-	X
9.	A typewritten list of all property owners to which Public Notice requirements for written notification herein apply	X	-	X
10.	The zoning district(s) of the property and all properties within 100 feet thereof	X	-	X
11.	A current plat of survey of the property certified by a registered land surveyor	X	X	X
12.	Proposed starting and ending dates of use	-	-	-
13.	Performance Standards certification and data	1	1	-
14.	Statement of reasons applicant believes action requested conforms to applicable Approval Criteria	X	X	-
15.	Site Plan:			
a.	A General Site Plan meeting the requirements of Appendix B.	-	-	X
b.	A Detailed Site Plan meeting the requirements of Appendix B.	X	X	-
16.	Renderings:	X	X	-
	Architectural renderings with substantial design intent for proposed structures but not necessarily final design detail (c)			

<b>APPENDIX A (Cont'd) REQUIRED CONTENTS OF APPLICATION FILINGS</b>		<b>PUD PRELIMINARY PLAN</b>	<b>PUD FINAL PLAN</b>	<b>SD GENERAL SITE PLAN REVIEW</b>
17.	Phasing: Chronological schedule of expected beginning and ending dates for proposed stages of construction and improvement of all structures; common or public areas; circulation ways; parking, loading, and service areas; and utilities, showing interim use and maintenance of areas not under construction of each phase	X	X	X
18.	Association/Covenants: Organizational details of all proposed property owners' or condominium associations. Proposed protective covenants or deed restrictions* to govern land use, open space, or other concerns. Documents* governing maintenance of open space and other common areas	X	X	-
19.	Open Space Statement: Written statement of advantages proposed common or public open space at each location offers for such use and ways such spaces might be used	X	-	X
20.	Traffic Analysis: A professional analysis of estimated traffic generated by the completed development per day and during a.m. and p.m. hours, the impact on existing traffic loads in the vicinity, and street construction or traffic control measures needed to accommodate the new traffic	D	D	D
21.	School Capacity: Evidence of capacity of all affected public school districts to handle the enrollment likely to be generated by the development	D	D	D
22.	Retail Market Study: Research report establishing market support for any shopping center proposed	X	-	-
23.	Tax Impact Study: Analysis of impact of the development on revenues and expenditures of affected taxing bodies	D	D	D
24.	Preliminary Plat of Subdivision(a)	X	-	-
25.	Final Plat of Subdivision (a) and final engineering plans and specs	-	X	-
26.	Deeds or easement agreements conveying interest in any parcel to any public body	-	X	-

<b>APPENDIX A (Cont'd) REQUIRED CONTENTS OF APPLICATION FILINGS</b>		<b>PUD PRELIMINARY PLAN</b>	<b>PUD FINAL PLAN</b>	<b>SD GENERAL SITE PLAN REVIEW</b>
27.	Financial sureties by City to guarantee installation and improvement of all public or common improvements provided on approved Plan (a)	-	X	-
28.	Statement from registered civil engineer, with supporting data, on ability of water and sewer facilities to serve development	X	-	X
29.	Any other information the Plan Commission or Board of Appeals requires to determine whether the application conforms to the requirements of this Ordinance	X	X	X

\* Draft documents are required for Preliminary Plan and final documents for Final Plan.

**X:** Required for all applications

**-:** Not required for any application

**D:** Discretionary, may be required if considered necessary for review of the application by the Zoning Administrator, Zoning Board of Appeals, or Plan Commission.

**1.** Required for industrial uses only. See Performance Standards Section of Warrenville Zoning Ordinance. In an SD District with a Preliminary Plan Performance Standards certification and date (Item 13) need only be provided for phases for which a specific development is currently proposed.

**(a):** As required by City Subdivision Control Ordinance.

**(b):** In the event that a General Site Plan is required, the Special Use may be given preliminary approval subject to final approval of a Detailed Site Plan.

**(c):** In an SD District, Renderings per item 16 shall be required for the phase for which a specific development is currently proposed. Structures may be shown on a conceptual "footprint" basis for the phases where no specific development is currently proposed.

**APPENDIX B  
REQUIRED CONTENTS OF SITE PLANS**

A synopsis of pertinent provisions taken from Table 2B of the Warrenville Zoning Ordinance as of February 4, 1994.

	<b>GENERAL SITE PLAN</b>	<b>DETAILED SITE PLAN (a)</b>
<u>Applicant shall file Site Plan showing:</u>		
1. Required Scale: Number of feet to 1 inch (b)	100	100
2. Numeric and graphic scales, north arrow, and date of preparation	X	X
3. Boundaries of the development and of each phase thereof	A	X
4. Adjacent property 200 feet deep surrounding site	-	X
5. Lot lines and dimensions and areas of lots within site	D	X
6. Easements and encroachments (location, dimensions, purpose) on and adjacent to site	X	X
7. Data indicating for each development phase:		
a. number of dwelling units broken down by housing type and number of bedrooms	A	X
b. number and areas of lots	-	X
c. gross and net site area	A	X
d. land area devoted to streets, off-street parking, off-street loading, open space and each housing and land use type	A	X
e. square footage of site coverage by:		
1. principal buildings, and	-	X
2. accessory buildings		
8. Drainage: Existing and proposed drainage patterns	D	X
9. Existing Landscaping: Existing wooded areas & isolated trees 6 inches or more in diameter at 1 foot above ground level	D	X

**APPENDIX B (Cont'd)**  
**REQUIRED CONTENTS OF**  
**SITE PLANS**

	<b>GENERAL SITE PLAN</b>	<b>DETAILED SITE PLAN (a)</b>
<u>Applicant shall file Site Plan showing:</u>		
10. Structures: Location, types, shape, dimensions, floor space, orientation, height in feet, finished grade elevations at all entrances and corners, and number of stories of all existing and proposed structures, including buildings, signs, fences, walls, screening, bridges, culverts, exterior lighting fixtures and entrance features	A	X
11. Parking, Loading, and Service: Location, shape, dimensions, capacities, and areas of off-street parking and loading spaces and areas, outside storage and refuse disposal and service areas, including aisles, curbing, surface type, driveways, and curb cuts	D	X
12. Topography:	D	X
a. Map showing existing contours at 2 foot intervals and proposed grading and contours (c)		
b. Map showing areas with slopes exceeding 10, 15 and 25 percent	D	X
13. Circulation: Existing and proposed number, location, alignment, dimensions, design and construction standards of all public and private thoroughfares, sidewalks, pedestrian and bicycle paths, railroad rights-of-way, curb cuts and driveways, and distance of site property lines to nearest existing intersections, and names of streets	A	X
14. Government Boundaries: Current school district and municipal boundary lines on or adjacent to site	-	D
15. Common or Public Areas: The number, location, acreage, dimensions, proposed ownership, and provisions for maintenance of any proposed recreational and non-recreational commons or public areas	A	D

**APPENDIX B (Cont'd)  
REQUIRED CONTENTS OF  
SITE PLANS**

**GENERAL SITE PLAN      DETAILED SITE PLAN (a)**

Applicant shall file Site Plan showing:

16. Water Bodies: Dimensions and locations of existing and proposed natural or artificial bodies of water, floodplains, marsh areas, drainage ditches, wet or dry stormwater detention or retention areas, and any proposed modifications to existing water courses or water bodies	A	X
17. Soil Problem Areas: Based on site soil survey or report from Soil and Water Conservation District	-	X
18. Subsurface Conditions: Data on subsurface soil, rock, and groundwater conditions	-	X
19. Utilities: Dimensions, purpose and location of existing and proposed public and private utilities, utility easements, and drainage facilities on or within 100 feet of the property. Locations of existing and proposed hydrants, catch basin, manholes and valves	-	X
20. Proposed Landscaping:	-	X
a. Location, quantity, diameter, installation height, maturity height, and botanical and common names, of all proposed living and non-living landscaping materials and existing materials to be preserved		
b. Types and boundaries of proposed ground cover		
c. Location and contours at 1 foot intervals of all proposed berming		
d. Dimensions and appearance of all sides of proposed fences, walls, ornamental lighting, and other landscaping and screening treatments.		
e. Measures to be taken to protect new and preserved existing trees during construction		

**APPENDIX B (Cont'd)  
REQUIRED CONTENTS OF  
SITE PLANS**

	<b>GENERAL SITE PLAN</b>	<b>DETAILED SITE PLAN (a)</b>
21. Any other information the Plan Commission or Board of Appeals requires to determine whether the application conforms to the requirements of this Ordinance	X	X

Site Plans specified herein shall be required as provided in Appendix A and Appendix C.

**X:** Required for all site plans

**—:** Not required for any site plan

**A:** Approximate information only is required

**D:** Discretionary: Required upon request of Zoning Board of Appeals or Plan Commission, whichever body has jurisdiction, or of the Zoning Administrator

- (a) Detailed Site Plan filed as a PUD Preliminary Plan may contain generalized, estimated, or approximate information for proposed development features required by this table except where the Plan Commission requires more specific or firm information. PUD Final Plan shall be a final version of the Preliminary Plan approved by the City Council and shall include specific, firm information and final engineering plans and specifications. The Final Plan shall conform to all requirements for a Final Plat in the City Subdivision Control Ordinance No. 807 even if no subdivision of land is involved in the PUD. In an SD District, Preliminary Plans may be submitted for a development parcel which contain conceptual treatment of the submittals required hereunder for the phases where no specific development is currently proposed and more specific or firm treatment of the submittals required hereunder for the phases where specific development is currently proposed.
- (b) Or such other scale as the Zoning Administrator, Zoning Board of Appeals, or Plan Commission shall require. If site area is over 200 acres, scale shall be 200 feet to the inch.
- (c) Data shall refer to USGS North American Datum - Mean Sea Level Elevation. One foot intervals shall be shown if any flood hazard area exists on the site.

**APPENDIX C  
APPROVAL PROCESSES FOR PLANNED DEVELOPMENTS**

A synopsis of pertinent provisions taken from Table 2D of the Warrenville Zoning Ordinance as of February 4, 1994.

	S D DISTRICT		PLANNED UNIT DEVELOPMENT			
	GENERAL SITE PLAN APPROVAL (a)	AMENDMENT TO A SD GENERAL SITE PLAN	PUD Special Use		Amendment to Approved Plans	
			PRELIMINARY PLAN	FINAL PLAN	MAJOR*	MINOR*
Hearing Body is:	PC	PC	PC	PC	PC	PC
1. Applicant confers informally with designee of City Council	X	X	X	X	X	X
2. Applicant files 4 copies of General Site Plan conforming to Appendix A	X	-	-	-	-	-
3. Applicant has Pre-Application Conference with Hearing Body (j)	-	-	X	-	X	-
4. Applicant files 4 copies of application with Administrator	X	X	X	X	X	X
5. Administrator checks application for compliance (b)	X	X	X	X	X	X
6. If in compliance, Administrator sets date for meeting or hearing	X	X	X	X	X	X
7. Applicant provides Public Notice (c)	X	X(i)	X	-	X	-
8. Applicant files 20 copies of application complying with Ordinance with Zoning Administrator	X	X	X	X	X	X
9. Administrator sends copies of application to staff for comment	X	X	X	X	X	X
10. Administrator transmits staff report to Hearing Body (d)	X	X	X	X	X	X
11. Formal Public Hearing is held	X	X(i)	X	-	X	-
12. Applicant files revised or additional material requested by Hearing Body (optional)	X	X	X	-	X	-

**APPENDIX C (cont'd)  
APPROVAL PROCESSES  
FOR PLANNED  
DEVELOPMENTS**

	S D DISTRICT		PLANNED UNIT DEVELOPMENT			
	GENERAL SITE PLAN APPROVAL (a)	AMENDMENT TO A SD GENERAL SITE PLAN	PUD Special Use		Amendment to Approved Plans	
			PRELIMINARY PLAN	FINAL PLAN	MAJOR*	MINOR*
13. Hearing Body meets and takes final action (a)	-	-	-	-	-	X
14. Hearing Body meets and makes recommendation to City Council (f)	X	X	X	X	X	-
Time limit in no. of days (g)						
a. from close of hearing	45	45	45	-	45	-
b. from receipt of complete application by hearing body	-	-	-	45	-	-
15. City Council takes final action (h)	X	X	X	X	X	-
16. Administrator issues permit for approved petition	-	-	-	X	-	-

**X:** Procedure is applicable    **-:** Procedure is not applicable    **Administrator:** Zoning    **PC:** City Plan Commission  
 \* Major and minor amendments shall be as defined in Appendix D of these Development Control Regulations.

- [a] Approvals of a General Site Plan shall be required for all development in the SD District, before the filing of a PUD Preliminary Plan.
- [b] Completeness, accuracy, and compliance with the provisions of this and other applicable ordinances.
- [c] As provided under Public Notice herein.
- [d] Shall be transmitted no less than 7 days before applicable scheduled hearing or meeting date.
- [e] Final action shall be subject to appeal as provided herein and judicial review.
- [f] Report of Hearing Body shall be mailed to applicant and representatives of objectors at least 5 days before scheduled date of Council meeting at which it is to be acted upon.
- [g] Shall not apply if applicant withdraws application or is granted a request to table it.
- [h] Final action shall be taken only after receipt of a recommendation from the Hearing Body or the expiration of the time limit for submission thereof and shall be subject only to judicial review.
- [i] Public notice and a Formal Public Hearing shall be required only for a Major Amendment.
- [j] A filing fee as established by City Council shall be required for a Pre-Application Conference. A Pre-Application Conference shall be necessary only if recommended by the Zoning Administrator.

## **APPENDIX D AMENDMENTS TO APPROVED PLANS FOR THE SD DISTRICTS**

### **4. AMENDMENTS TO APPROVED PLANS FOR THE SD DISTRICT**

A. Approval of an amendment in conformance with the procedures in Table 2D of the City of Warrenville's Zoning Ordinance (Appendix C above) shall be required for any material change, deletion, or addition made to an approved:

1. General Site Plan and/or the Component Documents (including the SD Development Control Regulations),
2. PUD Preliminary Plan in the SD District, or
3. PUD Final Plan in the SD District.

Changes to the approved PUD Landscape Plans and ground/wall signage that are in compliance with the applicable landscape/signage requirements of the City Zoning/Sign Ordinances and the DCRs, and do not cause the development to fall short of meeting the otherwise applicable Zoning/Sign Ordinances or DCRs requirements to any greater degree than already provided on the previously approved PUD plans may be approved administratively by City staff. (Ord. 2756, 11/20/12)

B. As set forth in Table 2D of the City's Zoning Ordinance (Appendix C above), the approval process for the amendment shall depend on whether the proposed amendment constitutes a "Major Amendment" or a "Minor Amendment." The category of the proposed amendment shall be determined by the Zoning Administrator within fourteen (14) days after request made by the applicant. The proposed amendment shall then be referred to the appropriate hearing or decisional body in accordance with Table 2D. If the applicant disagrees with the Zoning Administrator's determination, the matter, along with a written statement from the applicant stating the reasons for this disagreement, shall be referred to the Plan Commission for determination of the appropriate category. If the applicant disagrees with the Plan Commission's determination, the matter, along with a written statement from the applicant stating the reasons for the disagreement shall be referred to the City Council for the final determination of the appropriate category.

C. The following types of changes shall be considered a "Major Amendment":

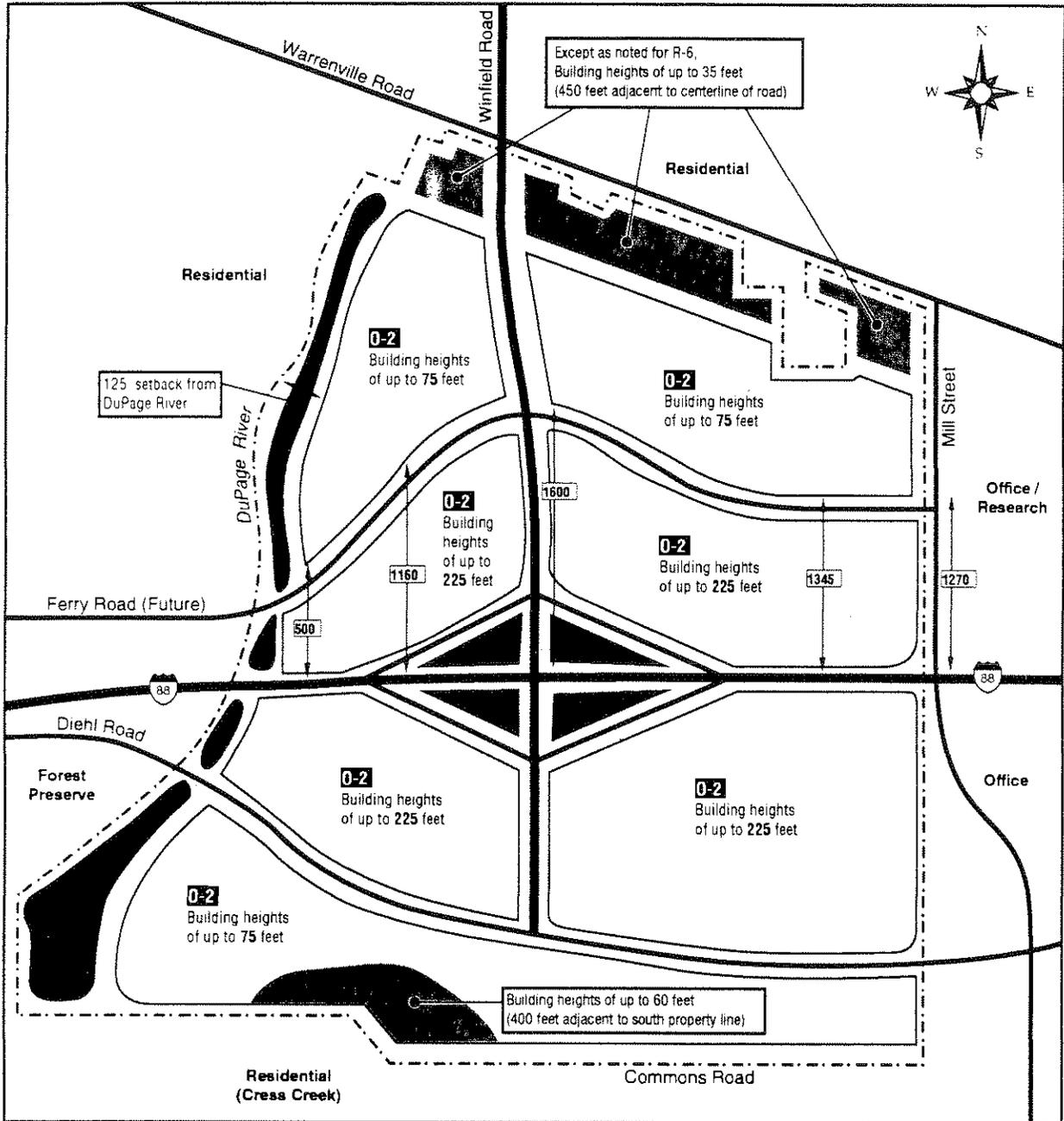
1. A change in the previously approved Use Areas permitted within the parcel.
2. A change in the previously approved residential dwelling unit type.
3. A change of location where any collector roadway intersects an arterial roadway by more than 50 feet.
4. An increase of the overall density (Floor Area Ratio or residential density, as applicable) approved as part of the General Site Plan.
5. An increase of 10% or greater of the previously approved density for any subarea.
6. A relocation of greater than 100 feet in the previously approved location of the dividing line between (a) subareas shown on the General Site Plan, or (b) Use Area or lot lines which separate areas restricted in an approved Plan to different Use Area categories.
7. A change that causes the development to fall short of meeting the requirements of the otherwise applicable zoning regulations or the SD Development Control Regulations to any greater degree than already provided on the previously approved Plan, including (i) a request for an exception to an otherwise applicable zoning regulation, (ii) a request for a site specific amendment to SD Development Control Regulations, and (iii) a request for a general amendment to SD Development Control Regulations.

8. A decrease of 10% or more of the previously approved amount of Landscape Coverage.
9. A decrease of 10% or more in the amount of land to be conveyed to or reserved for any Public Body.
10. A decrease of 10% or more in the amount of plantings on a previously approved proposed tree, ground cover or landscaping plan.
11. A request for a Use Permitted with Special Approval under SD Development Control Regulations.
12. Any significant change which is not listed as a "Minor Amendment."

D. The following types of changes shall be considered a "Minor Amendment":

1. A change in the number of principal structures located on a lot or a change in the number of lots shown in a subarea.
2. A change of location where any collector roadway intersects an arterial roadway by 50 feet or less.
3. A change of location of any structure, parking area, loading dock or open space which is not a significant reorientation of the improved areas within the site.
4. A relocation of 100 feet or less in the previously approved location of the dividing line between (a) subareas shown on the General Site Plan, or (b) Use Area or lot lines which separate areas restricted in an approved Plan to different Use Area categories.
5. An increase of less than 10% of the previously approved density for any subarea provided that the overall density approved as part of the General Site Plan is not exceeded.
6. An increase of previously approved density on any lot which increases the previously approved density for a subarea by less than 10% provided that the overall density approved as part of the General Site Plan is not exceeded.
7. A decrease of less than 10% of the previously approved amount of Landscape Coverage.
8. A decrease of less than 10% in the amount of land to be conveyed to or reserved for any Public Body.
9. A decrease of less than 10% in the amount of plantings on a previously approved proposed tree, ground cover or landscaping plan.
10. Any other minor dimensional or other adjustments which are not Major Amendments and which otherwise are consistent with the character of development on the site and do not significantly change the overall orientation of the improved areas on the site or the infrastructure serving the site.

# ALLOWED BUILDING HEIGHT ZONING



## BUILDING SETBACKS

- 150' from Warrenville Road Centerline
- 150' from Mill Street Centerline
- 75' from West Street Centerline
- Commons Road ( As Per Ordinance No. 1293)
- 125' from Dupage River Centerline
- 100' from Forest Preserve Property Line
- 100' from Cress Creek Property Line
- 150' from Winfield Road Centerline
- 150' from Ferry Road Centerline
- 150' from Diehl Road Centerline

## MAXIMUM BUILDING HEIGHTS

- R-6** 60 Feet in All Areas of SD District (excluding Attached or Detached Single Family, Two Family or Townhouse Uses)
- B-2** 45 Feet in All Areas of SD District
- O-2** 225 Feet Maximum but Less in Areas as Specified Above
- M-1** 60 Feet in All Areas of SD District

**APPENDIX E**

A Special Use Permit for a Planned Development on the subject Property shall be and it is hereby granted, subject to the following conditions:

- A. Buildings or structures which are 0-2 uses may be constructed up to a height of 225 feet, excluding mechanical appurtenances and elevator overrides, in the areas shown on Appendix E attached hereto and made a part hereof and specifically designated on such exhibit for 225 foot maximum building height.
- B. Buildings or structures which are 0-2 uses may be constructed up to a height of 75 feet, excluding mechanical appurtenances and elevator overrides, in the areas shown on Appendix E attached hereto and made a part hereof and specifically designated on such exhibit for 75 foot maximum building height.
- C. Buildings or structures which are 0-2 uses may be constructed up to a height of 60 feet, excluding mechanical appurtenances and elevator overrides, in the areas shown on Appendix E attached hereto and made a part hereof and specifically designated on such exhibit for 60 foot maximum building height.
- D. Maximum building or structure heights for all other uses permitted in the SD district shall be applicable to the Subject Property as shown on Appendix E.
- E. All buildings or structures within the Site shall be set back as follows:
  - (1) At least 150 feet from the center lines of Warrenville Road, Mill Street, Winfield Road, Ferry Road and Diehl Road;
  - (2) At least 100 feet from the bounds of the Subject Property bordering the McDowell Grove Forest Preserve and Cress Creek Subdivision;
  - (3) At least 75 feet from the center line of West Street;
  - (4) At least 125 feet from the center line of the West Branch of the DuPage River; and
  - (5) Along Commons Road, the building setback shall be 150 feet from the existing centerline of the right-of-way of Commons Road (as per the ALTA survey which accompanied the General Site Plan for the Cantera development), provided that the building setback shall be reduced by 2 feet for each foot of height of the building less than 75 feet in height and further provided that a minimum building setback of 75 feet shall be maintained.

All buildings over 75 feet in height, excluding mechanical appurtenances and elevator overrides, shall be set back a minimum of 700 feet if such buildings are located adjacent to off-site residential properties.

- F. This special use permit shall be valid for a period of 20 years provided that improvements (infrastructure, buildings, and the like) are completed within 7 years from the date hereof in an amount not less than \$5,000,000 and provided further that if said improvements have not been completed within 7 years from the date hereof, the developer shall have the option, no later than the end of the seventh year, of placing the difference between \$5,000,000 and what has been spent to date on such improvements in escrow with the City. If said unspent portion of the \$5,000,000 is placed in escrow with the City, the developer shall have until 10 years from the date hereof to expend said funds for said improvements. In the event the funds in the escrow account are not expended within said 10-year period, the City shall, at any time thereafter, have the right to expend any remaining balance for infrastructure improvements on the Subject Property.
- G. Approval by the City of final development plans for the Subject Property in conformance with the codes and ordinances of the City except as amended hereby.
- H. If the foregoing conditions are not met, the special use granted by this Ordinance shall be null and void and of no further force and effect. (Ord. 1136, 1-25-91, and Ord. 1293, 2-22-94)

**APPENDIX E-1  
LIST OF 0-2 USES SUBJECT TO THE HEIGHT LIMITATIONS OF APPENDIX E**

The following is a list of the 0-2 uses, which are subject to the height limitations of Appendix E. Notwithstanding anything to the contrary in the Development Control Regulations, the height of buildings or structures, where the following 0-2 uses are the principal use, shall be subject to the height limitations of Appendix E.

Land Use

Accessory uses to Permitted Uses  
Accessory uses to Special Uses  
Airports  
Armories  
Auditoriums  
Automated teller machines  
Banks  
Bed & breakfast lodging  
Business service uses  
Clinics  
Colleges and universities  
Construction buildings, trailers, temporary  
Convention halls  
Credit unions  
Data processing centers  
Day care centers, child  
Dental offices  
Dwelling units, existing  
Farm stands, permanent  
Finance companies  
Government buildings, no maintenance shops  
Graphics & drafting services  
Health clubs (arterial streets only)  
Hospitals (arterial streets only)  
Hotels and motels (arterial streets only)  
Insurance offices  
Laboratories, medical, dental, optical  
Laboratories, research & testing  
Medical offices  
Meeting halls  
Newspaper and magazine shops  
Newspaper distribution agencies  
Nursing homes  
Offices, business and professional  
Offices, government & institutional  
Parking, off-street, as Principal Use (arterial streets only)  
Parks, playgrounds, forest preserves  
Parks, playgrounds, open space; private  
Permitted Public Uses  
Philanthropic or charitable institutions  
Planned Unit Developments  
Radio and television towers  
Real estate offices

**APPENDIX E-1**  
**LIST OF 0-2 USES SUBJECT TO THE HEIGHT LIMITATIONS OF APPENDIX E**

Land Use (continued)

Recreational institutions  
Research & development facilities  
Restaurants serving alcohol  
Retail in office building - maximum 50% ground floor area  
Retail within a Permitted Use  
Sales office, temporary  
Savings & loans and savings banks  
Schools, commercial & trade  
Special public uses  
Stadiums & arenas  
Streets & alleys  
Studios, art, music, or photography  
Tax preparation office  
Temporary construction buildings  
Temporary real estate offices  
Tourist homes  
Union halls

**APPENDIX F  
REQUIRED NUMBER OF OFF-STREET PARKING SPACES**

**REQUIRED NUMBER OF OFF-STREET PARKING SPACES  
FOR RESIDENTIAL AND LODGING USES**

	<b>Minimum Number of Spaces Required Per Dwelling or Lodging Unit</b>
<b><u>Multi-Family Residential</u></b> [b] [c] [f]	
Efficiency Units	2.0
1-Bedroom Units	2.0
2-Bedroom Units	3.0
All other units	4.0
<b><u>Residential</u></b> [a]	4.0
<b><u>Lodging</u></b> [b] [c]	
Hotel/Motel	1.0 [d]
Bed & Breakfast	1.0 [d]
Convalescent Home	0.25 [e]
Nursing Homes	0.25 [e]
Convents, Monasteries & Seminaries	0.25 [e]
Dormitories, Fraternities, Sororities	0.50 [e]
Schools with Residential Facilities	0.50 [e]

**Notes for Table - Residential and Lodging Uses**

- [a] Includes Single-Family detached or attached, Townhouses, duplexes, and manufactured homes.
- [b] Plus 1 parking space per nonresident owner, manager, and employee on largest shift.
- [c] One space for each truck or business vehicle employed by an establishment on the premises, other than those used by employees for commuting to the site shall be provided in addition to the number of spaces indicated in this table.
- [d] Plus spaces for restaurant, retail and meeting rooms (10 spaces/1,000 sq. ft.), if any.
- [e] Requirement is number of spaces per bed, not per unit.
- [f] Plus one guest parking space per two dwelling units.

**APPENDIX F**  
**REQUIRED NUMBER OF OFF-STREET PARKING SPACES (Cont'd)**

**MINIMUM NUMBER OF SPACES REQUIRED [a]**

	PER EMPLOYEE <u>[b]</u>	PER 1,000 SQUARE FEET <u>FLOOR AREA</u>	PER PERSON DESIGN <u>CAPACITY [c]</u>
<b><u>Schools</u></b>			
Elementary	1.0	-	0.10 [d]
Junior High	1.0	-	0.10 [d]
High School	1.0	-	0.20 [d]
College or University	1.0	-	0.50 [d]
Commercial/Vocational/Trade	1.0	-	0.75 [d]
<b><u>Recreational</u></b>			
Indoor Theater	0.5	-	0.5
Skating Rink	1.0	-	0.5
Bowling Alley	1.0	-	- [h]
Arena or Stadium	0.5	-	0.33
Auditorium (school)	-	-	0.33
Swimming Pool	1.0	-	0.25
Tennis Club	1.0	-	- [r]
Golf Course	1.0	-	- [q]
Community Center/Municipal Recreation Building	0.5	-	0.25 [m]
Club or Lodge	1.0	4.0	0.10 [i]
Off-Track Entertainment Complex	-	30.0	-
Other Recreation Facility	1.0	10.0	- [m]
Gym/Health Club (Freestanding)	-	10.0	-
Gym/Health Club (within office building or shopping center)	1.0	5.0	-
<b><u>Institutional</u></b>			
Church	-	-	0.25
Public Utility & Service	0.5	-	- [m]
Library, Museum or Gallery	-	3.0	-
Airports	-	-	- [m]
Armories	-	-	- [m]
Philanthropic/Charitable Institutions	-	-	- [m]
Convention Center	1.0	25.0	- [m]
Child Care Center	1.0	-	0.10 [d][l][m]
Government Offices	-	4.0	- [p]
Municipal Services	-	4.0	- [p]
Auditorium (accessory)	-	-	0.33 [s]
<b><u>Medical</u></b>			
Hospital/Sanitarium	[q]	-	- [e]
Clinic	-	6.0	-
Medical/Dental Offices	-	6.0	-

**APPENDIX F (continued)****REQUIRED NUMBER OF OFF-STREET PARKING SPACES (Cont'd)**

	<b><u>MINIMUM NUMBER OF SPACES REQUIRED [a]</u></b>		
	<b><u>PER EMPLOYEE [b]</u></b>	<b><u>PER 1,000 SQUARE FEET FLOOR AREA</u></b>	<b><u>PER PERSON DESIGN CAPACITY [c]</u></b>
<b><u>Office Building [o]</u></b>			
First 30,000 sq. ft.	-	4.0	-
Over 30,000 sq. ft.	-	3.3	-
<b><u>Shopping Center</u></b>			
(Retail-freestanding)			
First 55,000 sq. ft.	-	4.0	-
Over 55,000 sq. ft.	-	5.0	-
<b><u>Department Store</u></b>	-	4.0	-
<b><u>Supermarket or Food Store</u></b>	-	4.0	-
<b><u>Hardware Store</u></b>	-	3.5	-
<b><u>Bank or Financial Institution</u></b>	-	4.0	-
<b><u>Restaurant</u></b>			
Carry out Only	-	10.0	-
Drive In and Eat In	-	20.0	- [j]
Eat In, No Drive In	-	16.0	-
<b><u>Office Business &amp; Professional Non-Medical/Dentist Use in Commercial Areas</u></b>			
	-	4.0	-
<b><u>Contractor or Construction Office</u></b>	1.0	-	-
<b><u>Durable Goods, Furniture &amp; Appliance</u></b>			
Sales or Repair Store	-	2.0	-
<b><u>Other Retail/Personal Service</u></b>	-	4.0	- [g]
<b><u>Industrial</u></b>			
Cartage & Express Firms	1.0	-	-
Wholesaling	-	2.0	- [k]
Radio or TV Station or Recording Studio	1.0	-	-
Laboratories, Research, Testing,	-	2.0	- [k]
Warehousing	-	2.0	- [k]
Mini-Warehouses	1.0	-	-
Industrial Assembly	-	2.0	- [k]
Light Industry	-	2.0	- [k]

**Notes for Table-Non-Residential and Non-Lodging Uses**

Unless otherwise provided herein, required parking is the sum of the requirements in all columns of this Table.

**APPENDIX F  
REQUIRED NUMBER OF OFF-STREET PARKING SPACES (Cont'd)**

Parking for uses not listed shall be as provided for the most similar listed use as determined by the City Council. The Plan Commission may make a recommendation thereupon to the Council.

Floor area shall be Gross Floor Area, as defined herein. All required space figures shall be prorated for each establishment. Fractional spaces shall be rounded to the nearest integer.

- [a] One space for each truck or business vehicle employed by an establishment on the premises, other than those used by employees for commuting to the site, shall be provided in addition to the number of spaces specified.
- [b] Maximum number of full-and part-time employees, including owners or managers, on duty on the premises at any one time.
- [c] Per seat in main auditorium or meeting room or per person of design capacity of the facility. Eighteen inches of seating space shall be considered a seat for purposes of this requirement where individual seats are not discernible, as with pews or bleachers.
- [d] Capacity in full-time students attending classes at any one time.
- [e] Plus 0.5 spaces per bed, excluding bassinets, plus 1.5 spaces per emergency room examination table or bed.
- [f] Plus 0.25 spaces per bed.
- [g] Plus 5 stacking spaces per drive-in window.
- [h] 5 spaces per bowling lane. Additional spaces shall be provided for affiliated bars or restaurants as provided herein for such uses.
- [i] Plus 1 space per lodging room.
- [j] Plus 10 stacking spaces per drive-in window.
- [k] 2 spaces per 1,000 square feet up to 10,000 square feet and 1.0 space per 1,000 square feet thereafter.
- [l] Plus 10 stacking spaces for pick up/drop off.
- [m] Plus such other spaces as the Plan Commission shall require.
- [n] 1 space per staff doctor plus 1.0 spaces per other employee on largest shift.
- [o] Applies to offices generally attracting employees but not customers. Offices that regularly attract customers such as real estate, insurance, tax preparation, and the like shall meet the standard for Other Retail and Personal Service uses.
- [p] Plus 10 spaces per 1,000 square feet of meeting area.
- [q] 60 spaces per 9 holes.
- [r] 3 spaces per court.
- [s] Provided in addition to spaces required for the principal use.

**HANDICAPPED PARKING STALL REQUIREMENTS**

<b>Total Off-Street Parking Spaces Provided</b>	<b>Required Minimum Number of Accessible Parking Spaces</b>
1 to 20	1
21 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2% of total number
over 1000	20 plus 1 for each 50 spaces over 1000 spaces

**APPENDIX F (continued)**  
**REQUIRED NUMBER OF OFF-STREET PARKING SPACES (Cont'd)**

<b>SCHEDULE OF SHARED PARKING CALCULATIONS</b>						
	<b>Weekdays</b>			<b>Weekends</b>		
<b>General Land Use Classification</b>	<b>Mid-7am</b>	<b>7am-6pm</b>	<b>6pm-Mid.</b>	<b>Mid-7am</b>	<b>7am-6pm</b>	<b>6pm-Mid</b>
Office & Industrial	5%	100%	5%	0%	100%	10%
Retail	0%	100%	80%	0%	100%	60%
Restaurant	50%	70%	100%	70%	45%	100%
Hotel	100%	65%	100%	100%	65%	100%

**How to Use the Schedule of Shared Parking**

For each applicable general land use category, calculate the number of spaces required for a use if it were free-standing (refer to the Schedule of Minimum Off-Street Parking Requirements). Use those figures for each land use to calculate the number of spaces required for each time period for each use, (six (6) time periods per use). For each time period, add the number of spaces required for all applicable land uses to obtain a grand total for each of the six (6) time periods. Select the time period with the highest total parking requirement and use that total as your shared parking requirement.

## APPENDIX G ACCESSORY OFF-SITE LANDSCAPE AREA

This appendix establishes the manner in which credit will be granted for a portion of the common landscape area located within the project but which is either (i) not part of developed lots or (ii) located within a developed lot and which is encumbered by a stormwater management easement which is identified on the plat of subdivision for the lot as Accessory Off-Site Landscape Area for purposes of Appendix G of the Cantera Development Control Regulations. If an easement area is so identified, then such easement area will not be counted toward the Landscape Coverage requirements of the encumbered lots except to the extent any of such Accessory Off-Site Landscape Area is allocated to a specific lot in accordance with this Appendix G. If an easement area is so identified, then such easement area will not be counted toward the Landscape Coverage requirements of the encumbered lots except to the extent any of such Accessory Off-Site Landscape Area is allocated to a specific lot in accordance with this Appendix G. This will be done by establishing a "supplemental reserve of landscape area " (supplemental reserve) for each Subarea Parcel shown on Exhibit A and allowing this supplemental reserve to be used to supplement the actual amount of landscape coverage on developed lots within the Subarea Parcel. The supplemental reserve can be used to fulfill up to one-half of the Minimum Landscape Area requirement specified for each Use Area. The amount of supplemental reserve within each Subarea Parcel was determined by evaluating the landscape enhancement value of the common landscape areas in and adjacent to each Subarea Parcel. The status of the supplemental reserve will be continually monitored to determine the available balance remaining. When all of the supplemental reserve has been used to supplement the landscape coverage on developed lots within the Subarea Parcel, the full amount of required Minimum Landscape Coverage must be met on future developed lots. The supplemental reserve for each Subarea Parcel is established below.

The supplemental reserve for each Subarea Parcel and the resulting total supplemental reserve shall be modified from time to time as final plat of subdivision or other final engineering documents are approved which establish the final acreage of the supplemental reserve areas. Such modifications shall automatically be processed as a minor amendment at the time of the final plat or other final engineering approval.

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### SUPPLEMENTAL RESERVE OF LANDSCAPE AREA PER SUBAREA PARCEL

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<u>Subarea Parcel/Acres</u>	<u>Acres of Supplemental Reserve</u>	<u>Square Feet of Supplemental Reserve</u>
Parcel A East -	29.22	173,369
Parcel A West -	31.48	152,460
Parcel B -	2.44	0
Parcel C -	52.58	683,892
Parcel D -	43.10	467,834
Parcel E -	34.73	39,204
Parcel F -	83.00	209,959
Parcel G -	48.67	368,518
Parcel H -	89.56	490,486
Parcel I -	92.88	900,385
Parcel J -	13.42	47,916
Parcel K -	37.42	0
Totals	558.50	3,534,023

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## APPENDIX H CANTERA FLOOR AREA RATIO

According to the City of Warrenville Zoning Ordinance, the maximum allowable Floor Area Ratio for the SD District is 0.5. The Floor Area Ratio requirement in the SD District is applied to the SD District as a whole, rather than to individual lots. The availability of the 0.5 maximum Floor Area Ratio for the SD District is subject to approval of a General Site Plan.

The General Site Plan Exhibit A approved for the Cantera SD District provides for development totaling 9,680,285 square feet of Floor Area for the entire Cantera SD District. This results in an average Floor Area Ratio of [.38] for the entire Cantera SD District calculated as set forth below, which is within the Zoning Ordinance and Ordinance 1136 (as amended) 0.5 Floor Area Ratio upper limit referred to above. Individual subareas on Exhibit A are restricted to maximum Floor Areas which result in Floor Area Ratios averaged over each subarea which are greater or less than the .38 average Cantera SD District Floor Area Ratio. The maximum Floor Areas for the individual subareas, and the 9,680,285 square feet of total Floor Area for the Cantera SD District as a whole, were approved as part of the General Site Plan review based on traffic, utility, and other infrastructure approved with the General Site Plan. An increase of the 9,680,285 square feet of total Floor Area approved for the Cantera SD District (subject to the 0.5 Floor Area Ratio upper limit), or an increase of the Floor Area allowed for specific subareas on Exhibit A, shall require Major or Minor Plan Amendment review, as applicable. As part of such review, the City would consider (among other things) whether any traffic, utility or other infrastructure enhancements are necessary to support the requested Floor Area increase.

The maximum Floor Area permitted for lots in the Cantera SD District shall be determined in connection with approval of Preliminary and Final Plans for development of such lots. An individual lot may have an approved Floor Area and lot area which result in the Floor Area Ratio of such lot being greater or less than the overall Floor Area Ratio permitted for either the Cantera SD District as a whole or for the specific General Site Plan subarea in which such lot is located. However, in any event the total Floor Areas for approved projects (a) within the Cantera SD District and (b) each General Site Plan subarea must not exceed the maximum allowable Floor Areas for (a) the Cantera SD District and (b) such subarea, as set forth on the approved General Site Plan.

The [.38] average Floor Area Ratio for Cantera is calculated based on dividing the total permitted development of 9,680,285 square feet by Cantera's initial development land area (the "Initial Development Area"), which is the gross site area of Cantera less existing and proposed roads, and the proposed interchange ( $649.90 - 61.94 - 29.46 = 558.50$  acres). Future dedications or reservations of land (without cost) in fee simple or by easement to park, school or other governmental agencies for public purposes (including, without limitation, public transit stops and rights-of-way) or for public or private utilities (collectively the "Dedications") shall not reduce the 9,680,285 square feet of Floor Area permitted for Cantera as a whole or the Floor Area permitted in the various subareas on the General Site Plan Exhibit A. If an increase of allowable Floor Area beyond 9,680,285 is proposed for Cantera, compliance of such increased Floor Area with Cantera's allowable 0.5 Floor Area Ratio upper limit shall be measured against the Initial Development Area without deduction for any Dedications. Such request for increase shall be processed as a Major or Minor Amendment to the General Site Plan, as appropriate.

If any land is added to the Cantera SD District, the Initial Development Area used in calculating overall Floor Area Ratio compliance will be increased in the same manner. The Floor Area allowed by reason of such added land shall be calculated by applying a 0.5 Floor Area Ratio to the Initial Development Area of such added land. The Floor Area added by reason of such added land will be allocated to General Site Plan Exhibit A subareas at such time as the land is added, based on traffic, utility and other infrastructure considerations, subject to Major or Minor Amendment procedures, as applicable.