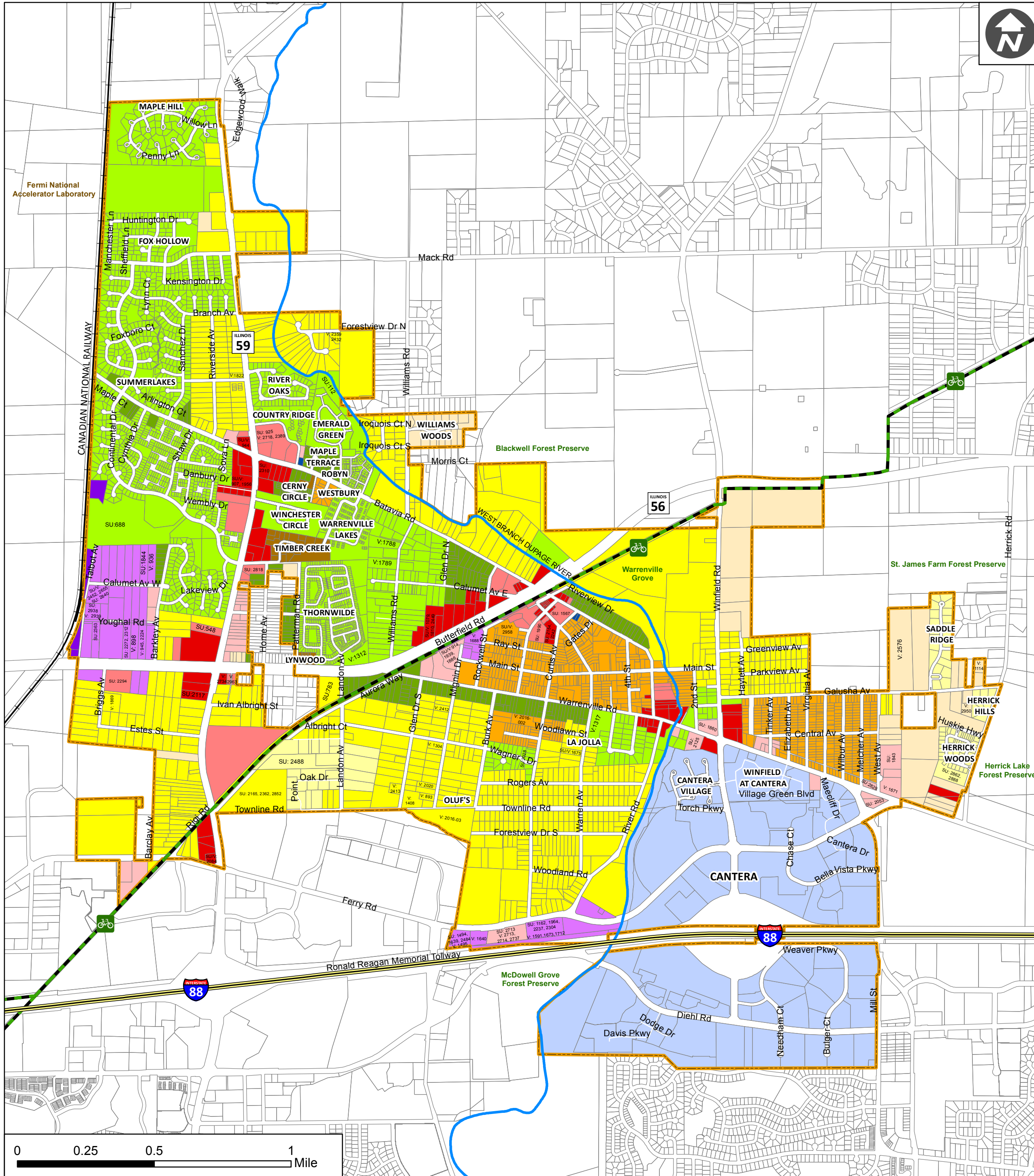


CITY OF WARRENVILLE

Zoning District Map 2017-2018



ZONING DISTRICTS

- Parcel Lines
- R-1 Low Density Single Family Residential
- R-1A Low Density/Semi-Urban Single Family Residential
- R-2 Medium-Low Density Single Family Residential
- R-3 Medium Density Single Family Residential
- R-4 Medium-High Density Single Family Residential
- R-5 High Density Single Family Residential
- R-6 Multi-Family Residential
- B-2 Community Retail
- B-4 Motorist Service
- M-1 Light Manufacturing
- M-2 General Manufacturing
- S-D Special Development
- O-1 Limited Office
- T-O Transitional Office
- Interstate
- Illinois Prairie Path
- Railroad
- Rivers
- City Limits

City of Warrenville
 Created by: Natalia Domovosova
 Updated by: Ginny McCreath
 City of Warrenville
 Community Development Department
 March 2017

Special Use and Variance Reference Table

SU: Special Uses (ordinance number and brief description)	V: Variances (ordinance number and brief description)
112 Emerald Green - PUD Apartments, Attached Dwellings, Multi-Family	750 Trinity Lutheran Church - Reduce setback on Warrenville Road and Curtis Avenue to permit off-street parking
113 Winchester - PUD Apartments, Attached Dwellings, Multi-Family	799 Warrenville Commons - Setback & Parking Within Required Front Yard
332 Thornwilde - Medium Density, Multiple Family Residential Units	800 Mach - Minimum Corner Side Yard 12-feet
548 Woodland Fence - To Operate a Fence & Forest Product Company	826 Woods - Minimum Corner Side Yard
666 Mouroukas - To Allow Construction in an Area of Special Flood Hazard	841 Fire District - Front Yard Setback
688 Summerlakes - PUD	851 Buck - Reduced Lot Width
689 Inland Lexington, Maple Hill - PUD	884 Rogers - Corner Side Yard
743 Meadow Glen Shopping - Construction of a Shopping Center; Also See SU 758 & 906	893 Wheeler - Reduced Corner Side Yard
755 Fox Hollow - PUD	898 Rossett/J&J - Addition to Non-Conforming Building, Minimum Side Yard of 15-feet
756 River Oaks - PUD & Agreement to Permit Construction Within a Flood Hazard Area - Also See SU:1742	899 Carstedt - Minimum Side Yard
758 Meadow Green Shopping - Construction Within a Flood Hazard Area - Also See SU: 743 & 906	900 Wondrow - Minimum Yard
783 Bartlett - To Operate a Commercial Kennel	907 Panagiotaras - Maximum Stormwater Depth & Parking within 20-feet of ROW Line
787 Mac/Dinunzio - Construction of a Single Family Residence Within a Flood Hazard Area	914 City of Warrenville - Reduced Side Yard
814 Fire District - To Allow for a Fire Station	936 Dalke - Reduced Transition Yard between Residential & Industrial (100-feet to 40-feet)
828 Country Ridge - Construction Within a Flood Hazard Area	944 Marathon - Proposed Building to Encroach 13-feet into Front Yard
835 Warrenville Lakes - PUD; Also See SU: 836	945 Schuller - Side Yard 15-feet to Addition to Building
836 Warrenville Lakes - Construction in a Flood Hazard Area; Also See SU: 835	960 Burgess - Side Yard Variance
842 Motor Vehicle, Equipment Warehousing, Sales & Service	972 Scaglia - Construction of Residence on a 62-foot lot in a R-1 Zoning District.
876 Walla Medical - PUD; Also See SU: 918	977 Andrews - Detached Private Garage with a Maximum Floor Area of 270 s/feet.
879 Ferry Creek Plaza - Construction in a Flood Hazard Area	1010 Mouroukas - (a) Parking within 5-feet of the Side Yard Lot Line; (b) A Lot Width of 128-feet at the Setback Line; (c) A Driveway Width of 36-feet; (d) Waiving the Requirement of Two Loading Berths
891 West Alliance Church - PUD; Also See SU: 1314	1022 Community Center - Front Yard Setback Reduced to 10-feet
896 Meadow Glen - Children's Daycare Center; Also See SU: 743, 758	1043 Dobbs - Front Yard Setback
899 Kowalczyk/Pokorney - Construction in a Flood Hazard Area	1077 Novak - Front Yard Setback
914 City of Warrenville - To Allow a Public Works Facility	1101 Schlier - Building of a 960 s/foot Garage
918 Walla Medical - Amended New Site Plan; Also See SU: 846	1105 Larson - Front Yard Setback
922 Mikouchi - Construction in a Flood Hazard Area	1114 Daberkow - Minimum Rear Yard Setback
925 Laurin - Operation of Laundry, Large Washers & Dryers	1124 Gary Wheaton Bank - Flood Plain and Sign Variances
944 Marathon/Speedway - Service Station & Convenience Store	1156 Todd Haack - Side Yard Setback
949 O'Holtean - Construction in a Flood Hazard Area	1208 Burger King - Allow Play Yard in Front Yard
966 Timber Creek - PUD; Also See SU: 985	1011 Equi - Construction of a 1,155 s/foot Detached Garage in a R-2 District
968 Tijerina Estates - PUD	1019 Mobil Oil - To Operate Gasoline Sales & Car Wash
985 Timber Creek - Construction in a Special Flood Hazard Area; Also See SU: 966	1079 Alsivig - Children's Daycare Center
1011 Equi - Construction of a 1,155 s/foot Detached Garage in a R-2 District	1109 Meltzer - Outdoor Storage & Radio Tower
1019 Mobil Oil - To Operate Gasoline Sales & Car Wash	1148 Pezza - Outdoor Storage
1079 Alsivig - Children's Daycare Center	1162 Ameritech - Special Public Use/Monopole Antenna & Equipment Shelter - Also See SU: 1664, 2237, 2304
1109 Meltzer - Outdoor Storage & Radio Tower	1181 Midwest Detail - Auto Detail/Laundry; Also See 1662
1148 Pezza - Outdoor Storage	1212 Bisbikis - Two Family Dwelling
1162 Ameritech - Special Public Use/Monopole Antenna & Equipment Shelter - Also See SU: 1664, 2237, 2304	1230 Vigil - Veterinary Clinic
1181 Midwest Detail - Auto Detail/Laundry; Also See 1662	1254 Builders Aluminum - Outdoor Storage
1212 Bisbikis - Two Family Dwelling	1271 McDonalds Drive-In Facility
1230 Vigil - Veterinary Clinic	1321 Shell Oil - Automobile Laundry - Also See SU:1821, V:1321
1254 Builders Aluminum - Outdoor Storage	1323 Fry - Day Training
1271 McDonalds Drive-In Facility	1390 Pastoor - Outdoor Storage/Truck Repair
1321 Shell Oil - Automobile Laundry - Also See SU:1821, V:1321	1418 Hogan's Plumbing - Outdoor Storage
1323 Fry - Day Training	1474 A&B Climate Services, Inc. - Building Materials Store; Also See V: 1227
1390 Pastoor - Outdoor Storage/Truck Repair	1491 Cellular One - Chicago - 100-foot Tall Monopole with Antenna Structure & Transmission Building
1418 Hogan's Plumbing - Outdoor Storage	1529 Williams Woods - PUD Plan & Subdivision Plat
1474 A&B Climate Services, Inc. - Building Materials Store; Also See V: 1227	1557 Extends 1418 Special Use
1491 Cellular One - Chicago - 100-foot Tall Monopole with Antenna Structure & Transmission Building	1561 Two Brothers Brewery - Allow a Microbrewery with Ancillary Retail Sales to Operate in Unit 8 on the Subject Property
1529 Williams Woods - PUD Plan & Subdivision Plat	1567 Police Facility - Police Facility & Associated Government Offices
1557 Extends 1418 Special Use	1574 P.V.N Pool Service - Outdoor Storage & Relief from Foundation Landscaping
1561 Two Brothers Brewery - Allow a Microbrewery with Ancillary Retail Sales to Operate in Unit 8 on the Subject Property	1583 Windsor Court Development - PUD
1567 Police Facility - Police Facility & Associated Government Offices	1630 Sprintcom - Use of an 80-foot Monopole Antenna Tower with an 8-foot Tall Lightning Rod & Associated Transmission Equipment; Also See SU: 1454, 2454
1574 P.V.N Pool Service - Outdoor Storage & Relief from Foundation Landscaping	1654 Well Sites - Warrenville, Lorraine & Country Ridge Drive (Special Public Use)
1583 Windsor Court Development - PUD	1661 Auto Repair Shop - Automobile Repair Shop, a Body Shop & Outdoor Storage
1630 Sprintcom - Use of an 80-foot Monopole Antenna Tower with an 8-foot Tall Lightning Rod & Associated Transmission Equipment; Also See SU: 1454, 2454	1662 Enterprise Rent-A-Car - Overnight Outdoor Storage & Display of Late Model Rental Cars; Also See SU: 1857 & 2156
1654 Well Sites - Warrenville, Lorraine & Country Ridge Drive (Special Public Use)	1663 Enterprise Rent-A-Car - Overnight Outdoor Storage & Display of Late Model Rental Cars; Also See SU:1181
1661 Auto Repair Shop - Automobile Repair Shop, a Body Shop & Outdoor Storage	1669 Telecommunication Facility
1662 Enterprise Rent-A-Car - Overnight Outdoor Storage & Display of Late Model Rental Cars; Also See SU: 1857 & 2156	1672 PUD - Allowed to be used for a Three-Story Hotel; Also See SU: 679
1663 Enterprise Rent-A-Car - Overnight Outdoor Storage & Display of Late Model Rental Cars; Also See SU:1181	1675 Stroup - Reduce the Minimum Rear Yard Setback
1669 Telecommunication Facility	1742 Telecommunication Installation
1672 PUD - Allowed to be used for a Three-Story Hotel; Also See SU: 679	1821 Shell Gas Station - Amendment to Special Use; See Also SU: 1321
1675 Stroup - Reduce the Minimum Rear Yard Setback	1822 Nextel West Corp - Telecommunications Installation at Well Site #8
1742 Telecommunication Installation	1833 City of Warrenville - Special Public Use for New City Hall Building
1821 Shell Gas Station - Amendment to Special Use; See Also SU: 1321	1844 Pancor/Herrick Hills - Two Principal Buildings on a Single Lot
1822 Nextel West Corp - Telecommunications Installation at Well Site #8	1844 Pancor/Herrick Hills - Two Principal Buildings on a Single Lot
1833 City of Warrenville - Special Public Use for New City Hall Building	1857 Auto Repair Shop - Carriage & Express Company; Also See SU: 1661 & 2156
1844 Pancor/Herrick Hills - Two Principal Buildings on a Single Lot	1860 Walgreens - PUD
1844 Pancor/Herrick Hills - Two Principal Buildings on a Single Lot	1886 City of Warrenville - Special Public Use for a Telecommunications Monopole
1857 Auto Repair Shop - Carriage & Express Company; Also See SU: 1661 & 2156	1895 Lynwood Subdivision - PUD
1860 Walgreens - PUD	1938 Herrick Hills Subdivision - PUD
1886 City of Warrenville - Special Public Use for a Telecommunications Monopole	1939 City of Warrenville - Public Works Garage
1895 Lynwood Subdivision - PUD	1956 McDonalds - Special Use for an Accessory Use in the Form of an Outdoor Area
1938 Herrick Hills Subdivision - PUD	1964 Power Engineers - Special Public Use for a Fiber Optic Building
1939 City of Warrenville - Public Works Garage	1973 Progress Credit Union - PUD
1956 McDonalds - Special Use for an Accessory Use in the Form of an Outdoor Area	1984 Schuller - Outdoor Storage
1964 Power Engineers - Special Public Use for a Fiber Optic Building	1990 SBC/Ameritech - Special Public Use for a Telecommunications Building and Parking Variance
1973 Progress Credit Union - PUD	1994 Oluf's Subdivision
1984 Schuller - Outdoor Storage	2015 Cerny Circle - Preliminary PUD; See Also SU: 2056
1990 SBC/Ameritech - Special Public Use for a Telecommunications Building and Parking Variance	2028 Kususch - Special Use to Operate a Bed and Breakfast Facility
1994 Oluf's Subdivision	2053 Lauterbach/Armen - Prelim. & Final PUD & Parking Variance
2015 Cerny Circle - Preliminary PUD; See Also SU: 2056	2056 Cerny Circle - Final PUD; See Also SU: 2015
2028 Kususch - Special Use to Operate a Bed and Breakfast Facility	2084 LaSalle Bank - SU for Drive Thru & Variance
2053 Lauterbach/Armen - Prelim. & Final PUD & Parking Variance	2125 PB: Service Station/Food Store/Car Wash & Office Building; See Also: 1982
2056 Cerny Circle - Final PUD; See Also SU: 2015	2154 Warrenville Park District: PUD for Recreation Center
2084 LaSalle Bank - SU for Drive Thru & Variance	2165 Erickson Retirement Community - PUD
2125 PB: Service Station/Food Store/Car Wash & Office Building; See Also: 1982	2166 Auto Repair Shop Amended SU; See Also SU: 1661 & 1857
2154 Warrenville Park District: PUD for Recreation Center	2221 Cell Tower - Verizon
2165 Erickson Retirement Community - PUD	2237 New Set of Antennas - Nextel
2166 Auto Repair Shop Amended SU; See Also SU: 1661 & 1857	2242 Warrenville Park District: Parking Expansion; See SU: 2154
2221 Cell Tower - Verizon	2272 Outdoor Storage - Arrowhead Brick Pavers
2237 New Set of Antennas - Nextel	2294 SU for Church - Blanchard Road Alliance Church
2242 Warrenville Park District: Parking Expansion; See SU: 2154	2299 PUD - Animal Hospital
2272 Outdoor Storage - Arrowhead Brick Pavers	2304 Additional Dish Antennas - Fiber Tower Corporation
2294 SU for Church - Blanchard Road Alliance Church	2312 Outdoor Storage - Arrowhead Brick Pavers; See SU: 2272
2299 PUD - Animal Hospital	2362 Revised PUD - Monarch Landing; See Also SU: 2165
2304 Additional Dish Antennas - Fiber Tower Corporation	2363 Revised Outdoor Storage; See Also SU: 1100
2312 Outdoor Storage - Arrowhead Brick Pavers; See SU: 2272	2378 Micro Brewery Outdoor Storage
2362 Revised PUD - Monarch Landing; See Also SU: 2165	2402 Micro Brewery - Outdoor Patio, Amends SU: 2378
2363 Revised Outdoor Storage; See Also SU: 1100	2441 Hubble Middle School - SU Permit For Occupancy Load
2378 Micro Brewery Outdoor Storage	2484 Cricket Communications SU Permit for antennas; See SU: 1404, 1639
2402 Micro Brewery - Outdoor Patio, Amends SU: 2378	2488 Sequestria Subdivision PUD
2441 Hubble Middle School - SU Permit For Occupancy Load	2542 Keeping Llamas in Residential Districts
2484 Cricket Communications SU Permit for antennas; See SU: 1404, 1639	2543 Extended Hours of Operation for Brewery; See SU: 2363, 2402
2488 Sequestria Subdivision PUD	2713 Gardner School - Child Day Care Center
2542 Keeping Llamas in Residential Districts	2754 Dunkin Donuts - SU Permit for Drive Thru Facility
2543 Extended Hours of Operation for Brewery; See SU: 2363, 2402	2816 Angie's Restaurant - SU Permit for Restaurant Serving Alcohol
2713 Gardner School - Child Day Care Center	2820 Lauren Accounting - PUD
2754 Dunkin Donuts - SU Permit for Drive Thru Facility	2840 Two Brothers Brewing/Outdoor Storage Silo
2816 Angie's Restaurant - SU Permit for Restaurant Serving Alcohol	2852 Monarch Landing Revised PUD
2820 Lauren Accounting - PUD	2862 Herrick Woods Subdivision Preliminary PUD
2840 Two Brothers Brewing/Outdoor Storage Silo	2868 Herrick Woods Subdivision Final PUD
2852 Monarch Landing Revised PUD	2938 SU Permit for Outdoor Storage (C.R. Schmidt)
2862 Herrick Woods Subdivision Preliminary PUD	2958 Settlers Pointe Subdivision Preliminary PUD
2868 Herrick Woods Subdivision Final PUD	2963 Molla - PUD SU Permit Variations
2938 SU Permit for Outdoor Storage (C.R. Schmidt)	3025 Revised PUD - Chuy's Restaurant
2958 Settlers Pointe Subdivision Preliminary PUD	3026 SU Permit for Outdoor Storage (Allied Building Supply)
2963 Molla - PUD SU Permit Variations	3036 BFD/Dunkin' Donuts Revised PUD and SU Permit for Drive Thru Facility
3025 Revised PUD - Chuy's Restaurant	
3026 SU Permit for Outdoor Storage (Allied Building Supply)	
3036 BFD/Dunkin' Donuts Revised PUD and SU Permit for Drive Thru Facility	