



**GENERAL APPLICATION INFORMATION FORM**

Water Tower - Thorntons Site

Name of Development/Subdivision

Project Number *(For office use only)*

\$480  
Filing Fee

Date Paid *(For office use only)*

Filing Deposit

Date Paid *(For office use only)*

**INSTRUCTIONS:**

- Before filing an application, the Warrenville Zoning Ordinance should be reviewed for filing procedures and requirements.
- Please print or type. Application must be complete before filing with the City of Warrenville.
- Filing Fees/Deposits must accompany application.
- Proof of ownership, disclosure of beneficial interest, and authorization to represent owner must be attached to this application as provided in Zoning Ordinance No. 1018, page 2-4.
- Six (6) paper copies and an electronic copy of this application, other related application forms and any additional application information required by law and/or in Chapter 2 of the Warrenville Zoning Ordinance shall be submitted simultaneously with this application. The application will not be forwarded to the Plan Commission/Zoning Board of Appeals for consideration until all required information and supporting documentation is submitted.

**GENERAL APPLICATION INFORMATION:**

1. Name of Applicant/Developer City of Warrenville, Public Works Director Phil Kuchler
2. Address of Applicant/Developer 3S258 Manning Avenue, Warrenville, IL, 60555
3. Phone (630) 836-3033 Fax (630) 393-1869
4. E-mail Address pkuchler@warrenville.il.us
5. Subject Property Address: 3S660 Route 59, Warrenville, IL, 60555
6. Permanent Parcel Identification Number(s) PIN(s) of the Subject Property: 04-33-405-035

7. Legal Description of the Subject Property:

Lot 1 in Duke Realty Unit 6 Plat of Consolidation, being in the East half of Section 33, Township 39 North, Range 9 East of the Third Principal Meridian, according to the Plat thereof recorded November 15, 2017 as Document Number R2017-117524, in DuPage County, Illinois.

8. Name, mailing address, phone number, fax number and e-mail address of Property Owner if different from Applicant/Developer:

TZBP Warrenville LLC, Attn: Robert A. Iezzi, Manager

Address 12701 Covered Bridge Road

Sellersburg, Indiana 47172

Phone \_\_\_\_\_

Fax \_\_\_\_\_

E-mail Address bob1@coveredbridge.com

9. Name(s), mailing address(es), phone number(s), fax number(s) and e-mail address(es) of Developer, Site Engineer, Attorney and other Consultants involved in the project (*attach addendum if necessary*):

Engineering Enterprises, Inc. (EEI), Michele Piotrowski

Address 52 Wheeler Road, Sugar Grove, IL, 60554

Phone (630) 466-6700

Fax \_\_\_\_\_

E-mail Address mpiotrowski@eeiweb.com

10. Description of Present and Proposed Use of Property:

When Thorntons developed this property, 1.12 acres was left vacant in anticipation of the construction of City of Warrenville water system improvements. Two curb cuts with driveway approaches, and a 16-inch diameter water main with a fire hydrant, were constructed. The City is proposing to subdivide the property into 2 lots of record and develop the 1.12 acre parcel with a horseshoe style driveway, and a 157-foot tall, 500,000 gallon water tower between the two driveways.

11. Present Zoning of Subject Property: B-4

**REQUESTS:**    *(Check all Proposed/Requested action(s) that apply)*

- Zoning Ordinance Variation (Submit Application Form A)
- Special Use (Submit Application Form B)
- Rezoning/Map Amendment (Submit Application Form C)
- Landscape Relief
- Subdivision Control Ordinance Variation
- Land Division
- Plat of Subdivision/Resubdivision
- Preliminary Planned Unit Development (Submit Application Form D)
- Final Planned Unit Development (Submit Application Form D)
- Planned Unit Development Exceptions (Submit Application Form D)
- Minor Amendment to Approved Final PUD Plans (Submit Minor PUD Amendment Form)
- Major Amendment to Approved Final PUD Plans (Submit Major PUD Amendment Form)
- Annexation (Submit Annexation Petition)
- Conditional Use for Outdoor Display or Community Garden

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I HEREBY CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT I HAVE THOROUGHLY REVIEWED THE FILING PROCEDURES AND REQUIREMENTS OUTLINED IN CHAPTER 2 OF THE CITY OF WARRENVILLE ZONING ORDINANCE.



\_\_\_\_\_  
Signature of Applicant/Agent

**Philip M. Kuchler**

\_\_\_\_\_  
(Print Name)

**October 19, 2022**

\_\_\_\_\_  
Date