



**APPLICATION FORM D  
FOR PRELIMINARY/FINAL PLANNED UNIT DEVELOPMENT**

Well No. 13 and Iron Filtration Building

\_\_\_\_\_  
Name of Development/Subdivision

\_\_\_\_\_  
Project Number (*for office use only*)

**Approval Criteria for Planned Unit Development**

In recommending approval or conditional approval of a General Site Plan for an SD District Development (including Development Control Regulations associated therewith) or a Preliminary or Final Plan for a Planned Unit Development (PUD), the Plan Commission shall transmit to the City Council written findings of fact that the application meets all of the criteria below or will meet them when the Commission's conditions are complied with. The City Council shall, in granting approval or conditional approval, also find that all of the following criteria are met or will be met when the conditions to which the approval is made subject are complied with.

Please review and provide a written response indicating how the proposed Planned Unit Development will meet these criteria:

**1. SUPERIOR DESIGN**

The PUD represents a more creative approach to the unified planning of development and incorporates a higher standard of integrated design and amenity than could be achieved under otherwise applicable zoning district and subdivision regulations, and solely on this basis modifications to the use and design standards established by such regulations are warranted.

**Applicant Response:**

The architecture is designed to give the nonresidential iron filtration building a residential appearance, with the gray color package from the Lexington Trace Subdivision. The site landscaping materials meet the requirements of the zoning ordinance and are consistent with those used in the Lexington Trace Subdivision. Locating the well and iron filtration building on

this site and the water tower on a separate parcel will result in a superior amenity - allowing both sets of important public infrastructure to be constructed simultaneously - resulting in less disruption to the neighborhood and a more cost effective project. This location also avoids possible conflicts between the well and underground storage tanks, while still being in the correct vicinity to meet the Southwest District's growing water needs.

**2. MEETS PUD REQUIREMENTS**

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

Applicant Response:

The PUD will allow the improvements to be constructed in a manner that blends into the neighborhood. The architecture is designed to give the nonresidential iron filtration building a residential appearance, with the gray color package from the Lexington Trace Subdivision. The site landscaping materials meet the requirements of the zoning ordinance and are consistent with those used in the Lexington Trace Subdivision. No modifications to the use and design standards otherwise applicable will be required.

**3. CONSISTENT WITH CITY PLAN**

The PUD is generally consistent with the objectives of the City Comprehensive Plan as viewed in light of any changed conditions since its adoption.

Applicant Response:

The construction of a well and iron filtration building are necessary to support the recent development that has occurred in the Southwest District, to enhance the City's water supply and ability to fight fires in the neighborhood and this area of the City, while providing redundancy to the water supply to the water system as a whole.

**4. PUBLIC WELFARE**

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

Applicant Response:

The proposed use will not be detrimental to public safety and health. Rather, it will enhance the City's water system which is a benefit to the residents by providing safe drinking water and water to fight fires. The City does not anticipate the proposed development will cause any adverse impact to nearby private wells. When the City's well is drilled, the City will work with cooperating property owners, to evaluate whether it impacts the nearby private wells.

### **5. COMPATIBLE WITH ENVIRONS**

Neither the PUD nor any portion thereof will be injurious to the use and enjoyment of other properties in its vicinity, seriously impair property values or environmental quality in the neighborhood, nor impede the orderly development of surrounding property.

Applicant Response:

This project will be compatible with the neighborhood and will not seriously impair property values or environmental quality in the neighborhood. Nor will it impede the orderly development of the surrounding property. The architectural finishes of the proposed building and future buildings on site, and the landscape materials, will be consistent with the Lexington Trace subdivision. The traffic generated by this site will be far less than the existing single family residential neighborhood.

### **6. NATURAL FEATURES**

The design of the PUD is as consistent as practical with the preservation of natural features of the site such as flood plains, wooded areas, steep slopes, natural drainage ways, or other areas of sensitive or valuable environmental character.

Applicant Response:

There are no special environmental areas such as flood plain or wetlands on this property. Some existing trees and shrubs within the site will remain. The significant number of existing trees in the Barkley right-of-way will remain, with the exception of any conflicts with the proposed driveway and water and sewer connections.

### **7. CIRCULATION**

Streets, sidewalks, pedestrian ways, bicycle paths, off-street parking, and off-street loading as appropriate to the planned land uses are provided. They are adequate in location, size, capacity, and design to ensure safe and efficient circulation of automobiles, trucks, bicycles, pedestrians, fire trucks, garbage trucks, and snow plows as appropriate without blocking traffic, creating unnecessary pedestrian-vehicular conflict, creating unnecessary through traffic within the PUD, or unduly interfering with the safety or capacity of adjacent streets

Applicant Response:

The project will not create unnecessary traffic in the neighborhood and will not impact the safety or capacity of adjacent streets. Adequate off-street parking will be available in the driveway provided for this site. It is anticipated that traffic generated by this property will be far less than the single family residential properties in the neighborhood.

## **8. OPEN SPACES AND LANDSCAPING**

The quality and quantity of public and common open spaces and landscaping provided are consistent with the higher standards of design and amenity required of a PUD. The size, shape, and location of a substantial portion of total public and common open space provided in residential areas render it useable for recreation purposes.

Open space between all buildings is adequate to allow for light and air, access by fire fighting equipment, and for privacy where walls have windows, terraces, or adjacent patios. Open space along the perimeter of the development is sufficient to protect existing and permitted future uses of adjacent property from adverse effects from the development.

Applicant Response:

Public or common open spaces are not appropriate for this project, as this property will not be residential or open to or used by the public. The site design has adequate open space for access by fire fighting equipment, and to protect existing and permitted future uses of adjacent property from adverse effects of this project. Even though public or common open space is not being provided, green space and landscaping will be provided to blend in with the neighborhood.

## **9. COVENANTS**

Where individual parcels are to be later sold, adequate provision has been made in the form of deed restrictions, homeowners or condominium associations, or the like for:

- a. The preservation and maintenance of any open spaces, thoroughfares, utilities, water retention or detention areas, and other common elements not to be dedicated to the City or another public body
- b. Such control of the use and exterior design of individual structures, if any, as is necessary for continuing conformance to the PUD Plan, such provision to be binding on all future ownership.

Applicant Response:

This property will be subdivided into two lots, with the well and iron filtration building constructed on Lot 2. Lot 1 will not be developed at this time. Any future development of Lot 1 will need to comply with the R-2 Zoning District or come back before the Plan Commission / Zoning Board of Appeals and City Council, as applicable, for the appropriate relief. We do not anticipate that covenants will be necessary. There are no proposed common elements between the two proposed lots.

**10. PUBLIC SERVICES**

The land uses, intensities, and phasing of the PUD are consistent with the anticipated ability of the City, the school districts, and other public bodies to provide and economically support police and fire protection, water supply, sewage disposal, schools, and other public facilities and services without placing undue burden on existing residents and businesses.

Applicant Response:

This project will not have any adverse impacts on the City, school districts, or other public bodies. It will enhance the City's water system so it can provide safe drinking water and fire protection to this neighborhood and area of the community. Since this is not a residential development, it will not impact the School, Library, or Park Districts. The improvements will support the Fire District's ability to fight fires in this area of the community.

**11. PHASING**

Each development phase of the PUD can, together with any phases that preceded it, exist as an independent unit that meets all of the foregoing criteria and all other applicable regulations herein even if no subsequent phase should ever be completed. The provision and improvement of public or common area improvements, open spaces, and amenities--or the provision of financial sureties guaranteeing their improvement--is phased generally proportionate to the phasing of the number of dwelling units or amount of non-residential floor area.

Applicant Response:

The well and iron filtration building will be constructed on the proposed Lot 2. Lot 1 is not part of this Planned Unit Development. Any future development of Lot 1 would either need to comply with the R-2 Zoning District or would require special zoning approvals to be developed.

THE ABOVE INFORMATION IS TRUE AND ACCURATE TO  
THE BEST OF MY KNOWLEDGE AND BELIEF

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

Philip M. Kuchler  
\_\_\_\_\_  
(Print Name)

10/19/2022  
\_\_\_\_\_  
Application Date