



SINGLE FAMILY RESIDENCES & SINGLE FAMILY ADDITIONS BUILDING INFORMATION PACKET

PLAN REVIEW CONTACT DIRECTORY

COMMUNITY DEVELOPMENT DEPARTMENT

Phone 630.393.9050 Fax 630.393.1531

Ronald Mentzer	-	Community Development Director	
Donald Morris	-	Consultant - Building Inspector (Commercial)	
Philip Kuchler	-	Senior Civil Engineer	
Ray Atkinson	-	Building Inspector (Residential)	
Peter Durst	-	Chief Electrical Inspector	
Dennis Drew	-	Chief Plumbing Inspector	
Joe Butler	-	Plumbing Inspector	
Natalia Domovessova	-	Senior Planner	
Stormwater Management Permits*	.....		630.393.9050

DU PAGE COUNTY AGENCIES

Health Department	.....	630.682.7979
Transportation Department	.....	630.665.1155

UTILITIES

ARC Disposal	.....	847.981.0091
Comcast	.....	866.594.1234
Commonwealth Edison	.....	800.EDISON1
JULIE	.....	800.892.0123
Nicor	.....	800.NICOR4U
AT&T/SBC/Ameritech	.....	800.660.3000

*Attachment C

PERMIT TRANSMITTAL LIST

Residential

TO HELP US SERVICE YOU MORE EFFICIENTLY, PLEASE SEE THAT ALL REQUIRED ITEMS NECESSARY FOR A PERMIT ARE SUBMITTED.

- Building Permit Application completed, signed, and dated (Attachment A)
- Three (3) complete sets of Architectural plans. Plans must be signed and sealed by architect for new homes greater than 3,000 sf or for structural conditions warranting an architect's expertise. The city of Warrenville has adopted and enforces the following building codes:
 - a. 2006 International Building Code
 - b. 2006 International Mechanical Code
 - c. 2006 International One & Two Family Dwelling Code
 - d. 2006 International Fire Code
 - e. 2006 NFPA Life Safety Code
 - f. 2005 National Electric Code
 - g. 2004 Illinois State Plumbing Code
- Three (3) copies of the plat of the proposed Building Permit Survey/Site Plan
- Approval from you local Home Owners association (HOA)
- Electrical Contractors Registration (w/35.00 Annual fee if not already paid) License & Bond (Attachment B)
- Stormwater Management Permit Application completed & signed (required for all Single Family Residences and additions disturbing more than 5000 Sq Ft of the site) (Attachment C)
- DuPage County Traffic Impact Fee - completed and paid. (Attachment D)
- Water Usage Billing Responsibility Form completed and signed by both builder and owner (Attachment E)

CERTIFICATE OF OCCUPANCY

Minimum Requirements for Occupancy:

- 1) The address numbers must be installed on the front of the house (Four inch (4") high letters/numbers minimum).
- 2) All Carbon Monoxide (CO)/smoke detectors must be installed.
- 3) All electrical work must be completed.
- 4) All plumbing work must be completed.
- 5) The kitchen sink must be installed.
- 6) All HVAC work must be completed.
- 7) Water meter and remote must be installed.
- 8) Hot water heater must be installed.
- 9) Sump pump must be installed.
- 10) Laundry facilities must be operational.
- 11) All City of Warrenville and Warrenville Fire Protection District final inspections must be completed and approved.

NOTES:

- Final "As Built" survey must be submitted and approved.
- Final grading must be approved before bond release.
- If a Certificate of Occupancy (CO) is requested before final grading is completed and approved, a twelve hundred dollar (\$1,200) grading bond will be required before issuance of the CO.
- Per Section 8-5-1.B.1.4 of the City Code of the City of Warrenville, the Community Development Director/Stormwater Management Ordinance Administrator may require the property owner to execute and submit to the City of Warrenville a Declaration of Stormwater Facility Maintenance Agreement and Covenant for recording at the DuPage County Recorder of Deeds at the owner's expense. If required, said agreement/covenant shall be recorded prior to issuance of a full, unconditional, Certificate of Occupancy Permit. A copy of the standard Declaration of Stormwater Facility Maintenance Agreement and Covenant is available on the City's web site at the following link:

This Form is to be completed and turned in upon request for a permit to construct a SFR and/or receive a Temporary Certificate of Occupancy

The Community Development Department requires the following information from any builder/homeowner constructing a new Single Family Residence and/or requesting a Temporary Certificate of Occupancy

1. The person/company responsible for completing the final grading at the address given on the permit.

2. The person/company responsible for submitting the “as built” survey when the project is completed.

3. The person/company submitting the required twelve hundred dollar (\$1,200.00) grading bond.

NOTES:

1. The final grading inspection will not pass until,
 - a) Final spot elevations match the elevations on the proposed site plan,
 - b) Lawn has seed that has begun to grow or sod has been laid.
2. The building bond cannot be released until all final inspections, including the final “as built” survey, have been approved.

SIGNATURE _____

DATE _____

PRINT NAME _____

WATER METER PROCEDURES

630.393.9050

- 1) The contractor is responsible for installing the water meter and the wire for the outside register, which are supplied by the City.
- 2) The wire for the outside register shall be run in conduit. Location to be determined by the water department by calling 630.393.9050.
- 3) The water meter has an arrow indicating direction of flow. Do not install the meter backwards.
- 4) The water meter shall be installed in a location that is accessible for change out, not behind hot water heaters, furnaces, water softeners, etc. The meter location shall not be susceptible to freezing. The meter is to be installed in a horizontal position.
- 5) A ball valve shall be installed before and after the water meter. For four inch (4") and larger services require a BRW gate valve.
- 6) The contractor is responsible for the wire to have continuity.
- 7) The contractor is responsible for theft or loss of the meter and wire from day of pick-up to the day of final water inspection.
- 8) A grounding strap shall be installed across the meter spread.
- 9) The City shall connect the wire to the water meter and install the outside register. It is the contractor's responsibility to contact the City to install the outside register.

NEW BUILDING CONSTRUCTION SITE PLAN / PLAT OF SURVEY REQUIREMENTS

1. Building Permit Survey/Site Plan: Three (3) copies of a Building Permit Survey/Site Plan, *with an original signature and seal by a professional Engineer registered in the state of Illinois*, and a Stormwater Management Permit Application shall be submitted for City review and approval at time of Building Permit Application. A Building Permit cannot be issued until the required Building Permit Survey/Site Plan has been approved.
2. Spot/Foundation Survey: Three (3) copies of a Spot/Foundation Survey shall be submitted for review and approval after the foundation has been placed but before backfill inspection being scheduled and before any wood is placed on the foundation. A backfill inspection will not be conducted until the Spot/Foundation Survey has been submitted for City review and approval. The Spot/Foundation Survey shall indicate existing top of foundation elevations and shall include the elevation and length of all steps in the foundation. Spot/Foundation Survey shall also indicate distance of foundation from front, rear, and side lot lines.
3. Final As-Built/Grading Survey: Three (3) copies of a Final As-Built/Grading Survey shall be submitted for City review and approval before the issuance of a Final Certificate of Occupancy Permit and the release of Grading and Building Bonds. The Final As-Built/Grading Survey shall be drawn as an updated revision to the Building Permit Survey Site Plan, including all general information and shall illustrate all improvements installed and/or constructed on and adjacent to the subject property, existing grading contours, existing drive slope and width, and existing elevation of all critical drainage points within the lot. *The survey must include a statement certifying that the final grading has been completed in conformance with the approved site plan. Original signature and seal of a Professional Engineer registered in the State of Illinois must accompany the certification statement. The signature shall be dated and the registration expiration date shall be provided.*

IMPORTANT NOTICE REGARDING NEW CONSTRUCTION

The gravel base of the driveway of a structure shall be installed BEFORE any excavating, construction of the foundation wall, or backfilling.

The Permittee shall provide soil erosion control measures including, but not limited to, continuous and secured straw bales or soil erosion fencing at all points of downstream discharge to adjacent properties.

YOUR COOPERATION IN COMPLYING WITH THE ABOVE REQUIREMENTS WILL ASSIST US IN ENSURING THAT THE STREETS AND STORM SEWERS REMAIN FREE OF MUD, SILT, AND OTHER DEBRIS.

At the time of the footing excavation inspection:

The gravel base of the driveway must be in place or the inspection will not be approved. The inspection report will clearly note that construction MAY NOT proceed until the stone is in place and there is a re-inspection.

If the straw bales or soil erosion fencing are not securely in place, the inspection will not be approved. The inspection report will clearly note that construction MAY NOT proceed until the straw bales or soil erosion fencing is in place and there is a re-inspection.

SINGLE FAMILY RESIDENTIAL SITE PLAN REQUIREMENTS

The proposed grading and foundation elevations should generally conform to the approved subdivision grading plan. Deviations from the approved subdivision plan are permissible in order to provide a more workable grading plan for the actual building to be constructed. **ANY DEVIATIONS SHALL TAKE INTO CONSIDERATION THE DRAINAGE PATTERN OF THE AREA AND SHALL NOT ADVERSELY AFFECT THE ADJACENT HOUSES. THE FOLLOWING LIST OF REQUIREMENTS IS GIVEN AS A GUIDE TO AID IN THE DEVELOPMENT OF A LOT GRADING PLAN; BUT IS NOT TO BE CONSIDERED ALL INCLUSIVE.**

- ____ 1. Statement on the plan certifying that development of the subject site in accordance with the site plan will not damage other properties. Original signature and seal of a Professional Engineer registered in the State of Illinois must accompany the certification statement. The signature shall be dated and the registration expiration date shall be provided.

- ____ 2. The following general items:
 - A. Property common address
 - B. North arrow and scale
 - C. Building setback lines
 - D. Current and proposed zoning classification
 - E. All lot dimensions
 - F. All existing and proposed easements
 - G. The lot area in square feet
 - H. Parcel Number / Property Index Number (P.I.N.)
 - I. DuPage Countywide Stormwater Management Permit / Application Number

- ____ 3. Tributary area map to the site (DuPage County 2-foot topography) with runoff calculations are required to demonstrate there is adequate conveyance through site.

- ____ 4. Proposed building location, with distances from the building to the front, side, and rear property lines.

- ____ 5. Proposed window well, step, stoop, stairway/fire escape locations and dimensions. Window wells, steps, stoops, stairways/fire escapes can encroach into required yards by a maximum of three feet (3') and must maintain a minimum of ten feet (10') setback from front/corner side lot lines and three feet (3') from other lot lines.

- ____ 6. Proposed top of foundation elevations. All foundation steps shall be shown, with the elevation and length of each section clearly stated.

- ____ 7. The proposed garage floor elevation, the elevation of the edge of pavement or top of depressed curb, and the slope of the proposed driveway. The proposed driveway elevation at the back of the public sidewalk, or at the property line if sidewalk is not proposed, shall also be required.

- ____ 8. Finished grade around the proposed building.

- ____ 9. Existing and proposed contours on the property and extending for fifty feet past all property lines. Existing grades at all lot corners shall be shown. Proposed grades at all critical drainage points shall be identified. Arrows shall indicate the direction of drainage runoff. Major overland flow routes shall be identified. The survey shall be tied to a DuPage County benchmark and the DuPage County benchmark and local benchmark shall be identified.

SINGLE FAMILY RESIDENTIAL SITE PLAN REQUIREMENTS (Continued)

- ____ 10. Three cross sections for each side yard: at the front of the building, in the middle of the building, and at the rear of the building. Cross sections shall be at a vertical and horizontal scale of one inch (1") = five inches (5") and shall extend from the proposed building to the adjoining property. Spot grades shall be given for the finished grade at the foundation, for the side yard swale invert and for the grade at the property line. *Calculations shall be provided to demonstrate swales have adequate capacity to pass tributary flows.*
- ____ 11. Top of foundation elevations for all buildings on adjacent lots. Lowest opening elevations, which may be the top of the window wells, shall be shown for the proposed building and all buildings on adjacent lots.
- ____ 12. Sediment and erosion control measures meeting the requirements of the Illinois Procedures and Standards for Urban Soil Erosion and Sedimentation Control. Standard City of Warrenville erosion control notes shall be included on the plan. The name, address, and phone number of the person responsible for maintenance of the erosion control facilities shall be shown on the site plan.
- ____ 13. The Base Flood Elevation and distance to the nearest regulatory flood plain that the site is tributary to. *Reference shall be made to the Regulatory Flood Map number and effective date.* All existing wetlands on or within one hundred feet (100') of the property shall be shown. The Stormwater submittal for any development impacting the regulatory flood plain, wetlands, or the fifty foot (50') wetland buffer (one hundred foot (100') buffer for critical wetlands) shall be in the DuPage County tabular submittal format.
- ____ 14. The location and direction of downspouts. Downspouts shall point to the front or rear of the lot, not towards the side yard.
- ____ 15. The location of the sump pump's discharge line. If a detention pond or a City of Warrenville storm sewer is adjacent to the property, the sump pump shall be connected to the detention pond or storm sewer. Direct connection to the storm sewer is required if available. If a detention facility or City of Warrenville storm sewer is not adjacent to the property, the sump pump shall be connected to a dry well in the rear yard. The dry well shall be at least one cubic yard of three inch (3") stone and shall be at least thirty feet (30') from all buildings. The connection pipe shall be three inch (3") PVC.
- ____ 16. The proposed driveway location and width. The typical pavement section of the driveway shall be shown on the plan. City of Warrenville minimum requirements are two inches (2") of bituminous surface course on eight inches (8") of aggregate base course, OR five inches (5") Portland cement concrete (PCC). PCC driveway aprons in the public right-of-way shall be seven inch (7") thick with fiber mesh reinforcement.
- ____ 17. The location, size and material of the proposed water and sanitary sewer services. The location of the proposed well and/or septic field, if applicable.
- ____ 18. The location of and construction details for any proposed retaining walls. Retaining walls over three feet (3') in height shall be designed by a Structural Engineer registered in the State of Illinois; and the plan shall include his signature and seal. The signature shall be dated and the registration expiration date shall be provided.
- ____ 19. Execution of a Stormwater Facility Maintenance Agreement will be required for all properties where stormwater facilities (as defined in the stormwater ordinance) are not located in a clearly dedicated stormwater management area. A template of the agreement is available upon request at the Community Development Department.

STANDARD CITY OF WARRENVILLE EROSION CONTROL NOTES

1. Sediment and erosion control devices shall be installed and functional before the site is otherwise disturbed. All runoff from disturbed areas shall be filtered by silt fence. In addition to silt fence, disturbed areas draining more than one acre but fewer than five acres shall incorporate a temporary sediment trap at the outfall and disturbed areas draining more than five acres shall incorporate a temporary sediment basin at the outfall.
2. If a stockpile is to remain in place for more than three days, it shall be surrounded by silt fence. If a stockpile is to remain in place for more than 7 days, it shall be protected with temporary seeding.
3. All flared end sections shall be protected by sediment traps and/or perforated riser pipes until ground cover has been established. Filter fabric or filter baskets shall be installed under all inlet and catch basin grates and shall be maintained until ground cover has been established.
4. Water pumped from the site shall be filtered through the use of a silt bag on the end of the discharge hose.
5. A specific area shall be designated as a concrete wash location and shall be surrounded by silt fence.
6. All soil, mud and construction debris washed, tracked or otherwise deposited on street pavement shall be removed immediately and a wash-down facility shall be provided for all construction vehicles leaving the site.
7. Vehicular access to the site shall be restricted to a temporary gravel construction entrance. The temporary construction entrance shall be installed before the start of construction and shall remain in place until the permanent driveway is installed.
8. Seed with mulch or erosion blanket, or sod, shall be placed on all disturbed areas within 7 days of top soil placement and final grading. Silt fence shall remain in place until a healthy stand of grass has been established.

INSPECTIONS

All building, electrical, plumbing and water/sewer inspections require **24-hour notice**. To schedule any of these inspections, contact the Building Department by 3:00 pm the day before the inspection. **Please have the BUILDING PERMIT number, address, and type of inspection when you call. 630.393.9050**

General Inspection Times:

Building Inspection:	Between 8:00 am and 11:00 am
Electrical Inspection:	Between 3:00 am and 5:00 pm
Plumbing Inspection:	Between 8:30 am and 11:00 pm Monday through Wednesday Between 3:30 pm and 5:30 pm Thursday and Friday
Water/Sewer Inspection:	Between 8:00 am and 12:00 pm

FOOTING/EROSION CONTROL

Before concrete is poured and after excavation and forming have been completed soil erosion control must be installed. Gravel drive must be in place.

FOUNDATION/BACKFILL

Before backfilling and after footing drain tile has been placed and damp proofing completed.

***NOTE* FOUNDATION ELEVATION (SPOT SURVEY):** Immediately (no longer than 15 days) after the foundation has been poured prior to framing, submit three copies of an on-site location of the structure showing the depth of excavation and all top of foundation elevations in USGA Datum, prepared by a registered land surveyor.

ELECTRIC SERVICE

After electric panel, meter enclosure, and temporary ground have been installed.

UNDERGROUND PLUMBING

Before concrete is poured in a basement or floor slab and after, underground plumbing work has been completed.

SLAB:

Prior to pouring garage/basement slabs.

ROUGH FRAMING

Before any insulation and vapor barrier is installed, after the rough framing is completed and AFTER rough plumbing and rough electric have been installed.

ROUGH PLUMBING

Before any insulation and vapor barrier is installed and after the rough plumbing is completed.

ROUGH ELECTRIC

Before any insulation and vapor barrier is installed or any underground electrical work is covered by concrete and after the rough electric work is completed.

VAPOR BARRIER & INSULATION

Before any interior wall finish is applied and after the insulation and vapor barrier is installed. Fire-stop all penetrations between floors.

FINAL WATER

The water meter and remote reader must also be installed at the time of the final inspection so it can be sealed.

FINAL BUILDING

All construction must be completed before issuance of Occupancy Certificate

FINAL ELECTRIC

All electrical work must be completed before issuance of Occupancy Certificate

FINAL PLUMBING

All plumbing work must be completed before issuance of Occupancy Certificate

SITE / GRADING FINAL

Final grading must be completed and final "As Built" survey is needed before issuance of Occupancy Certificate.

Table 10B: Permitted Obstructions of Required Yards^[b]

<u>Projection or Accessory Use</u>	<u>Front Yard</u>	<u>Rear Yard</u>	<u>Interior Side Yard</u>	<u>Corner Side Yard</u>	<u>Court Yard</u>	<u>Maximum Encroachment in Feet^[c]</u>
Heating, ventilation & air conditioning:						
Window units	X	X	-	X	X	2
Central units	X	X	-	X	X	6
Arbors & trellises	X	X	X	X	X	-
Awnings & canopies	X	X	X	X	X	3
Balconies, open	X	X	-	-	X	4
Bay windows	X	X	-	-	X	3
Cable TV headends	-	X	-	-	-	-
Chicken Coop/Chicken Run		X				
Chimneys, attached	X	X	X	X	X	2
Cornices, sills	X	X	X	X	X	1.5
Decks, enclosed	-	X	-	-	-	15
Decks, open [d]	X	X	-	X	-	10
Devel. entr. structures [a][b]	X	-	-	X	-	-
Dish antennas	-	X	-	-	X	-
Dog runs, enclosed [a]	-	X	-	-	-	-
Drives, internal circulation	X	X	X	X	X	-
Eaves & gutters	X	X	X	X	X	2
Emergency backup generators	-	-	-	-	X	-
Fences, hedges, walls	X	X	X	X	X	-
Fire escapes	X	X	X	X	X	3
Fireplaces, outdoor	-	X	-	-	-	-
Flagpoles [b]	X	X	X	-	X	-
Garages or carports [b]	-	X	X	-	-	-
Gardens, vegetable	-	X	X	X	X	-
Greenhouses	-	X	X	-	-	-
Laundry drying equipment	-	X	-	-	-	-
Lawn furniture	X	X	X	X	X	-
Light standards, ornamental	X	X	X	X	X	-
Loading, off-street, open [a]	-	X	-	-	-	-
Non-single family residential refuse/dumpster enclosures	-	-	-	-	X	-
Parking, off-street, open [a]	X	X	X	X	X	-
Patios, open [d]	X	X	-	X	-	10
Patios, enclosed [a]	-	X	-	-	-	15
Porches/breezeways, open [a][d]	X	X	-	X	-	10
Privately owned ground mounted electrical switch gear/transformer	-	-	-	-	X	-
Recreational equipment	X	X	X	X	X	-
Sheds & storage buildings [b]	-	X	-	-	-	-
Signs [a]	X	X	X	X	X	X
Stables for horses/llama shelters [b]	-	X	-	-	-	-
Stairways, steps, stoops	X	X	X	X	X	3
Stands, roadside [b]	X	-	-	X	X	X
Swimming pools, private [b]	-	X	-	-	-	-
TV/radio towers, antennas	-	X	X	X	-	-
Tennis courts, private	-	X	-	-	-	-
Trees, shrubs, & flowers	X	X	X	X	X	-
Window wells	X	X	X	X	X	3
Other accessory uses	-	X	-	-	-	-

X = Permitted

[a] See separate regulations herein

[c] Maximum allowable encroachment or projection into yards indicated herein

[d] No encroachment is allowed within a corner side building setback in R-5 in cases where the

[b] Subject to requirements of Table 10A required corner side setback is reduced to 15 feet per footnote [I] of Table 4A (Ord. 2049, 4-25-03), (Ord. 2276, 4-18-06) (Ord. 2346, 12-15-06) (Ord. 2536, 8-18-09) (Ord. 2539, 9-9-09)

Single Family Residential/Addition Packet

Check current Zoning Map to find the current zoning on the property and use the zoning district requirements as listed below. Residents of River Oaks, Fox Hollow, & Summerlakes subdivisions please contact the Community Development Dept for set back requirements.

CITY OF WARRENVILLE ZONING ORDINANCE

TABLE 4A: Residential District Requirements

	<u>R-1</u>	<u>R-1A</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>	<u>R-6</u>
Minimum lot AREA (a)(j)	40,000 sf	30,000	18,000 sf	14,000 sf	10,000 sf	7,000 sf	4,356 sf (b)(c)(d)
Minimum lot WIDTH (a)(n)(j)	140'	125'	90'	75'	60'	50'	140' (e)
Minimum FRONT or CORNER SIDE yard (m)(p)	40'	40'	40'	35'	35'	30'(l)	30'
Minimum INTERIOR SIDE yard (f)(o)	20'	20'	12.5'	10'	7.5'	5'	(g)
Minimum REAR yard	60'	60'	60'	40'	35'	30'	30'
Minimum Ground FLOOR AREA per Dwelling							
One Story Buildings	1,400sf	1,400 sf	1,200 sf	1,200 sf	1,100 sf	1,000 sf	900 sf
Multi-Story Buildings	800 sf	800 sf	700 sf	650 sf	600 sf	550 sf	
Maximum Lot COVERAGE In percent of Lot Area (h)	See Footnote						
Maximum building HEIGHT	35'(i)	35'(i)	34'(i)	33'(i)	32'(i)	32'	35'
PERMITTED and SPECIAL USES (k) 3A	As Provided in Table						
Maximum building HEIGHT with Bonus (i)	40'	40'	38'	35'	34'	N/A	N/A
PARKING & LOADING	As provided in Off-Street Parking & Loading chapter of the Zoning Ordinance.						
LANDSCAPING & Screening	As provided in Landscape in Chapter 11 of the Zoning Ordinance.						
SIGNS	As provided in Sign Ordinance No. 1554, Title 8, Chapter 6.						
SITE PLAN APPROVAL	As provided in Filing Procedures chapter of the Zoning Ordinance.						

Footnotes to Table 4A

- (a) For Single-Family detached dwellings on newly created lots not served by public sewers, minimum lot area and width shall be 40,000 sf and 140 feet, respectively.
- (b) Minimum lot area for townhouse, single-family attached, and multi-family developments shall in no case be less than 40,000 sf.
- (c) Except single-family detached dwellings in R-6, which shall have 6,000 sf if served by public sewer and 40,000 sf otherwise.
- (d) All principal uses in R-6 except single-family detached dwellings shall be served by public sewer.
- (e) Except for the following uses in R-6:

Two-Family	80 feet
Single-Family Detached with Public Sewer	50 feet
- (f) Or 10% of the width of the lot, whichever is less.

- (g) Minimum interior side yard width in R-6 shall be:
- | | |
|-------------------------------------|---------|
| Single-Family Detached | 5 feet |
| Single-Family Attached & Townhouses | 10 feet |
| Two-Family | 10 feet |
| Multi-Family | 25 feet |

Side yard requirements for attached dwelling units on separate lots shall not apply where the unit is attached to another unit at the side lot line.

- (h) Unless otherwise approved by Planned Unit Development, the lot coverage in residential districts shall be as follows:

Lot Size	Max Lot Coverage
>= 30,000 sf.	18%
>= 14,000 sf. and < 30,000 sf.	22%
>= 10,000 sf. and < 14,000 sf.	26%
>= 7,000 sf. and < 10,000 sf.	30%
< 7,000 sf.	34%

Including accessory buildings and structures, except driveways and fences shall be excluded from the lot coverage calculations. An additional 2% lot coverage shall be allowed for accessory structures that do not qualify as a principal or accessory building.

- (i) Height Bonus: An increase of both minimum required side yard setbacks (or both a side yard and a corner side yard setback on corner lots) of one foot (1') more than the setback required under Table 4A, excluding footnote (f), allows six inches (6") more of building height up to the maximum height as specified in Table 4A.
- (j) Reserve/Flag lots, enabling access to interior areas of a parcel from a dedicated street only, may be permitted in accordance with the following:
1. All lots shall be a minimum of one (1) acre, exclusive of the portion of the lot used as the reserve strip;
 2. That each reserve strip providing access to a lot shall be not less than twenty (20) feet in width;
 3. That not more than three (3) lots consisting of two (2) reserve lots with reserve strips, each twenty (20) feet in width, and one (1) key lot with a frontage of not less than one hundred twenty-five (125) feet wide along the dedicated street shall be permitted;
 4. That all reserve lots shall be subdivided in accordance with the Subdivision Regulations; and
 5. That where more than one (1) reserve lot is created, the reserve strips, i.e., forty (40) foot access to interior lots, shall be dedicated and marked as private easement or access to interior lots, with only one (1) permitted entrance to the dedicated street for both reserve lots.
- (k) Subject to the provisions governing Special Uses in the Special Development Approvals section.
- (l) If a corner lot, in an R-5 residence district cannot meet the requirements of Table 4-A corner side yard of not less than fifteen (15) feet, maintaining an interior side yard of five (5) feet and a building width of no more than thirty (30) feet is allowed.
- (m) The building façade facing the Front Property Line shall contain a window(s) and/or egress doors containing a total rough opening area not less than 16 square feet.
- (n) Minimum lot width of corner lots in the R-3, R-4, R-5 and R-6 Districts shall be increased by 20% from the minimum dimensions outlined herein. The increase shall be required for any subdivision or re-subdivision resulting in the creation of a corner lot after September 1, 1995.
- (o) Patio Door/French Door access to detached single family residential structures shall not face Interior Side Property Lines unless said door is setback a minimum of 15 feet from the Interior Side Property Line.
- (p) In any Single-Family Residential District where 50 percent or more of the frontage of a block has been developed with buildings, the minimum front or corner side yard shall be the lesser of 50 feet or the mean average of the existing actual front yards on the block.

Single Family Residential/Addition Packet

(Ord. 1817, 3-23-00), (Ord. 1906, 4-18-01), (Ord. 1917, 6-20-01), (Ord. 1986, 6-19-02), (Ord. 2014, 9-4-02), (Ord. 2342, 10-3-06), (Ord. 2339, 11-27-06) (Ord. 2346, 12-15-06), (Ord. 2366, 4-4-07)

	NAME of Subcontractor	ADDRESS of Subcontractor	PHONE # of Subcontractor
EXCAVATOR			
CONCRETE			
PLUMBER			
ELECTRICIAN*			
CARPENTER			
MASON			
HVAC			
SECURITY/ALARM			
DRYWALL			
INSULATION			

* Must be registered with the city of Warrenville, see Attachment B.

Things to consider when hiring and working with contractor(s)...

When hiring a contractor it is a good idea to get a written estimate, which includes the specific work to be performed, the time frame involved and your cost.

When making a payment request a detailed receipt of the work and materials you are paying for.

It is also a good idea to request a waiver of lien in consideration for final and full payment. A final waiver of lien waives and releases the contractor's right to claim a lien for labor, services, or materials, furnished for the project.

Issuance of a permit does not exempt you from the rules and regulations of your Home Owners Association (HOA). If your HOA requires you to have their approval prior to filing for a permit and you have not done so, please contact them immediately before commencing work on this project.

[Application for Construction or Use \(Building Permit Application\)](#)

- This pamphlet is to be used as a guide only.

There may be certain specific special requirements not indicated in this pamphlet. -

CITY OF WARRENVILLE ILLINOIS

APPLICATION FOR CONSTRUCTION OR USE

FILL ALL APPLICABLE BLANKS FURNISH ALL SUPPORTING PLANS & DOCUMENTS Date _____ Permit # _____

Applicant _____ Applicants Address _____

Owners _____ Site Address _____

Parcel # _____ Subdivision _____ Floodplain on Property? Yes No

PERMIT IS HEREBY REQUESTED FOR CONSTRUCTION OF THE FOLLOWING

Addition or Remodel	New	# of Units		BOND DEPOSIT	OFFICE USE ONLY	
						PERMIT FEE
			FAMILY RESIDENCE		BUILDING	_____
			COMMERCIAL		ELECTRICAL	_____
			MANUFACTURING		PLUMBING	_____
			SIGN		ELEVATOR	_____
			ACCESSORY STRUCTURE		SIGN	_____
			POOL		PLAN REVIEW	_____
			ELECTRICAL		GRADING	_____
			PLUMBING		DEMOLITION	_____
			WRECKING		CERT OF OCC	_____
GENERAL CONTRACTOR _____					TOTAL	\$ _____
Address _____					BOND	_____
Phone # _____ Fax # _____					WATER/SEWER CONNECT	_____
ELECTRICIAN* _____					GRAND TOTAL	\$ _____

Address _____ * Electricians must be registered with the city of Warrenville to work in the city of Warrenville.
 Phone # _____ Fax # _____ License # _____ Municipality _____
 Bond # _____ Date _____ Company _____

Rooms	Bathrooms	Basement	Garage	Heating Unit	Air Cond	New Service	Service Rev	Range	Dryer	Sign	Outlets	Fixtures	Switches

ROOFING CONTRACTOR _____
 Phone # _____ Fax # _____ License # _____

PLUMBER _____
 Phone # _____ Fax # _____ License # _____

Toilets	Lavatories	Kit Sink	Dishwasher	Bar Sink	Auto Wash	Tub/Shower	Lndry Tray	Fir Drains	Drnk Fount	Wash Fount	Urinals	Ttl Sq Ft

SIGNATURE OF APPLICANT _____
 VALUE of Construction (Your Cost) \$ _____ Phone # _____ Fax # _____
 Zoning Officer _____ Date _____
 Approved by _____ Date _____
 Issued by _____ Date _____

CONDITIONS _____

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3 S 258 MANNING AVE • WARRENVILLE, IL 60555 • PH: 630.393.9050 • FAX 630.393.1531



ELECTRICAL CONTRACTORS REGISTRATION FORM

TO: ELECTRICAL CONTRACTORS

FROM: CITY OF WARRENVILLE COMMUNITY DEVELOPMENT DEPARTMENT-BUILDING DIVISION

Annual registration is required for electrical contractors working in the City of Warrenville. The following information must be completed and returned to the Community Development Department for approval. If an email address has been provided you will be notified 30 days prior to the expiration of your annual registration.

1. APPLICATION FORM (ATTACHED)
2. \$5,000.00 SURETY BOND, PROVIDED BY INSURANCE COMPANY, VALID FOR THE CURRENT YEAR.
3. PHOTOCOPY OF YOUR LICENSE FROM ANOTHER MUNICIPALITY IN THE STATE OF ILLINOIS. THIS LICENSE MUST BE VALID FOR THE CURRENT YEAR.
4. ANNUAL REGISTRATION FEE OF \$35.00

Once all requirements have been met, copies will be provided to the Chief Electrical Inspector allowing permits to be issued and inspections on permits to be made upon request.

Thank you for your cooperation.



ELECTRICAL CONTRACTORS REGISTRATION FORM

The undersigned hereby makes application for registration as an Electrical Contractor in the City of Warrenville, Illinois, pursuant to the provisions of Section 8-2-5 of the City of Warrenville City Code.

DATE OF APPLICATION: _____ TELEPHONE #: _____

NAME OF APPLICANT: _____ S.S. #: _____

HOME ADDRESS: _____
STREET CITY ZIPCODE

FED TAX ID # (EIN): _____ FIRM TELEPHONE #: _____

E-MAIL ADDRESS: _____ FIRM FAX #: _____

NAME OF FIRM: _____

FIRM ADDRESS: _____
STREET CITY ZIPCODE

TYPE OF FIRM:

SOLE PROPRIETOR (Name of Owner): _____

PARTNERSHIP (Names of Partners): _____

CORPORATION (Names of Officers): _____

TYPE OF WORK TO BE PERFORMED: Residential Commercial Industrial Service

EDUCATIONAL AND TECHNICAL TRAINING OF APPLICANT: _____

TOTAL NUMBER OF YEARS EXPERIENCE IN ELECTRICAL INDUSTRY: _____

_____, hereby agrees to faithfully comply with all rules, regulations, and Ordinances of the City of Warrenville pertaining to the installation and/or alteration of electrical wiring, apparatus and equipment now or hereafter in force and effect. Signed: _____

Bond#: _____ Bonding Company: _____

License #: _____ Licensed in the Municipality of: _____

PLEASE ATTACH COPY OF CURRENT LICENSE.

Stormwater Management Permit Application

ATTACHMENT C

1. Community & Status <input type="checkbox"/> Non <input type="checkbox"/> Partial <input checked="" type="checkbox"/> Complete	2. Date App Received by Community (Office Use Only)	3. Stormwater Application Permit No (To be Assigned by Community) 1 0 - 3 2 - _____	4. (Community Use Only)
5. (Community Use Only)			
6. Name, Title, Address of Applicant Name _____ Title _____ Street Address _____ Mailing Address _____ City, State, Zip _____ Fax # _____ Tel # _____		7. Name & Address of Owner Name _____ Street Address _____ Mailing Address _____ City, State, Zip _____ Fax # _____ Tel # _____	
8. Check all of the Following Conditions which Apply <input type="checkbox"/> The development does not affect a special management area. Attach a Stormwater submittal. <input type="checkbox"/> Wetlands located on or near the development site. Development does not directly affect wetlands. Attach a Stormwater submittal and a wetland submittal. <input type="checkbox"/> The development affects a wetland but not a flood plain. Attach a Stormwater submittal and a wetland submittal. <input type="checkbox"/> The development does not affect a special management area. Attach a Stormwater submittal. <input type="checkbox"/> The development does not affect a special management area. Attach a Stormwater submittal.			
9. Description of Proposed Development			
10. Location of Development Street Address _____ Municipality _____ Watershed Planning Area & Tributary _____		11. Legal Description <div style="text-align: center;"> _____ 1/4 Section Township Range </div> PP No. _____ -- _____ -- _____ -- _____	
<p>12. Under Penalty of Intentional Misrepresentation and/or Perjury, I declare that I have examined and/or made this application and it is true and correct to the best of my knowledge and belief. I agree to construct said improvement in compliance with all provisions of the applicable ordinances. I realize that the information that I have affirmed hereon forms a basis for the issuance of the Stormwater management permit(s) herein applied for and approval of plans in connection therewith shall not be construed to permit any construction upon said premises or use thereof in violation of any applicable ordinance or to excuse the owner or his successors in title from complying therewith.</p> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;"> _____ Signature of Applicant Date </div> <div style="width: 45%;"> _____ Signature of Applicant Date </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;"> _____ Print Name of Applicant </div> <div style="width: 45%;"> _____ Print Name of Applicant </div> </div>			

Single Family Residential/Addition Packet

13. Permit Review Fee (separate checks)		Amount	Received by/Title
Community		_____	_____
DuPage County Department of Economic Development & Planning		_____	_____
14. Probable Cost	Amount	15. Securities	
Estimate of probable cost of construction of Stormwater facilities	_____	Development Security	_____
Estimate of probable cost of implementation maintenance of sediment and erosion plan	_____	Sediment & Erosion Control	_____
		TOTAL SECURITY	_____
16. Final Approvals		Date	Approved by/Title
Community		_____	_____
DuPage County Department of Economic Development & Planning		_____	_____
Unless otherwise noted, this permit expires December 31 of the third year following the date of permit issuance			
17. Special Conditions			
Copies to: <input type="checkbox"/> Applicant <input type="checkbox"/> DuPage County Dept of Environmental Concerns <input type="checkbox"/> City Engineer <input type="checkbox"/> Building Permit File <input type="checkbox"/> SWM Log			

City of Warrenville Policy for the Sale of DuPage County Traffic Impact Fee Credits (last revised May 14, 2007)

As of August 2, 2006, the City of Warrenville controlled \$641,625 worth of credits in the DuPage County Traffic Impact Fee Program. The City of Warrenville has established a policy to resell these traffic impact fee credits at a discounted rate to individuals and developers constructing projects within Winfield Township outside of the Cantera Project. Unless otherwise approved by the Warrenville City Council, the City will sell impact fee credits to qualifying projects for 80 cents on the dollar.

Under this program, the developer/builder of a new single-family home within Winfield Township could purchase \$1,500 in DuPage County traffic impact fee credits from the City of Warrenville for \$1,200. Under this program, the developer/builder of a 20,000 sq. ft. office building within Winfield Township could purchase \$22,000 in DuPage County traffic impact fee credits from the City of Warrenville for \$17,600.

In order to purchase traffic impact fee credits from the City of Warrenville at the discounted rate, a qualifying developer/builder must submit a complete Transportation Impact Fee Application to DuPage County. Once the DuPage County Division of Transportation calculates the required traffic impact fee for a specific project (typically within 10 working days from receipt of a complete application) the developer/builder is required to inform the City of Warrenville Community Development Department as to the amount of such fee. Upon receiving payment of 80% of the County-assessed fee, the City of Warrenville Community Development Department will authorize DuPage County in writing to use City-controlled traffic impact fee credits to satisfy the County-assessed traffic impact fee for the specific project. Detailed information on the DuPage County Traffic Impact Fee Program and Traffic Impact Fee Applications can be acquired by either contacting DuPage County directly at 630.407.6674 or by accessing the information on the County's web site at www.dupageco.org/building/generic.cfm?doc_id=97.

Unless otherwise directed by the Warrenville City Council, the proceeds from the sale of the City's Traffic Impact Fee credits shall be deposited into the City's Reserve Fund.

Policy prepared by Community Development Director Ronald Mentzer on August 2, 2006, revised May 14, 2007, and adopted by the Warrenville City Council on August 7, 2006.

NEW CONSTRUCTION

WATER USAGE BILLING RESPONSIBILITY

BUILDER _____

NAME _____

ADDRESS _____

PHONE # _____ CELL # _____

ADDRESS OF NEW CONSTRUCTION _____

OWNER NAME _____

PHONE # _____ CELL# _____

I _____ will be responsible for any water/sewer charges

until... Certificate of Occupancy Closing Date

Both parties agree to billing. (Please initial) _____
Builder Owner

NAME /ADDRESS AND PHONE FOR BILLING OF PERMANENT OCCUPANT

Name

Address

Phone #