

Submittal Requirements for Site Plan Review and Variance Requests.

Please, refer to the Warrenville Zoning Ordinance for details and call with any questions.

1	A typewritten list of all property owners to which Public Notice requirements for written notification apply.
2	The zoning district(s) of the property and all properties within 100 feet.
3	A current Plat of survey of the property certified by a registered land surveyor.
4	Statement of reasons applicant believes action requested conforms to applicable Approval Criteria. (For Special Use Permit request only - <i>Application Form B</i>)
5	<p>A Detailed Site Plan meeting the following requirements (see <i>Table 2B of the Zoning Ordinance for details</i>):</p> <ul style="list-style-type: none"> <input type="checkbox"/> Numeric & graphic scales, north arrow and date of preparation <input type="checkbox"/> Boundaries of the development and each phase <input type="checkbox"/> Adjacent property 200 feet deep surrounding site <input type="checkbox"/> Lot lines and dimensions and areas of lots within site <input type="checkbox"/> Easements and encroachments (location, dimensions, purpose) on and adjacent to site <input type="checkbox"/> Data indicating for each development phase: <ul style="list-style-type: none"> ▪ number of dwelling units broken down by housing type & number of bedrooms ▪ number & areas of lots ▪ gross & net site area ▪ land area devoted to streets, off street parking, off-street loading, open space & each housing and land use type ▪ square footage of site coverage by: <ul style="list-style-type: none"> ➤ principal buildings ➤ accessory buildings <input type="checkbox"/> Drainage-Existing & proposed drainage patterns <input type="checkbox"/> Existing Landscaping-Existing wooded areas and isolated trees 6 inches or more in diameter at one foot above ground level <input type="checkbox"/> Structures-Location, type, shape, dimensions, floor space, orientation, height in feet, finished grade elevations at all entrances & 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. <p>Parking, Loading & Service-Location, shape, dimensions, capacities & areas of off-street parking and loading spaces & areas, outside storage, refuse disposal and services areas, including aisles, curbing, surface type, driveways, & curb cuts and meet all requirements of Table 5F of the Zoning Ordinance.</p>
6	<ul style="list-style-type: none"> <input type="checkbox"/> Topography- <ul style="list-style-type: none"> ○ Map showing existing contours at 2- ft intervals & proposed grading & contours ○ Map showing areas with slopes exceeding 10, 15, and 25 percent <input type="checkbox"/> Circulation-Existing & proposed number, location, alignment, dimensions, design & construction standards of all public & private

	<p>thoroughfares, sidewalks, pedestrian & bicycle paths, railroad right-of-way, curb cuts & driveways, & distance of site property lines to nearest exiting intersections, and names of streets</p> <ul style="list-style-type: none"> ❑ Government Boundaries-Current school district and municipal boundary lines on or adjacent to site ❑ Common or Public Areas-The number, location, acreage, dimensions, proposed ownership, and provisions for maintenance of any proposed recreational or non-recreational common or public areas ❑ Water Bodies-Dimensions & locations of existing & proposed natural & artificial bodies of water, flood plains, marsh areas, drainage ditches, wet or dry storm water detention or retention areas, and any proposed modifications to existing water courses or water bodies ❑ Soil problem areas-Based on site soil survey or report from Soil and Water Conservation District. Subsurface conditions-data on sub-surface soil, rock and ground water conditions. ❑ Utilities-Dimensions, purpose, & 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 basins, manholes & valves ❑ Proposed Landscaping <ul style="list-style-type: none"> ○ Location, quantity, diameter, installation height, maturity height, and botanic and common names, of all proposed living & non-living landscaping materials and existing materials to be preserved ○ Types & boundaries of proposed ground cover ○ Location & contours at 1-foot intervals of all proposed bearing ○ Dimension & appearance of all sides of proposed fences, walls, ornamental lighting, & other landscaping and screening treatments ○ Measures to be taken to protect new and preserved existing trees during construction.
7	<p>Phasing: Chronological schedule of expected beginning and ending dates for proposed states of construction and improvements of all structures; common or public areas; circulation ways; parking, loading and services areas; utilities, showing interim use and maintenance of areas not under construction in each phase.</p>
8	<p>Statement from registered civil engineer, with supporting data, on ability of water & sewer facilities to serve development</p>

9	<p>Final engineering plans and specifications including the following information:</p> <ul style="list-style-type: none"> ❑ Name of Development ❑ Type of Development ❑ Date submitted ❑ Location including Lot No. and Subdivision ❑ Complete construction plans showing existing and proposed utilities, grading, paving, lighting, typical sections cross-sections and construction details. ❑ Standard specifications and special provisions, or extensive general notes on the construction plans. ❑ Storm Water Management Permit application ❑ Copy of other agency permits, where applicable (IDOT, DuPage County, IEPA water main, sanitary sewer or NPDES, etc.) ❑ Storm sewer sizing calculations for 10 year and 100 year storm events. ❑ Inlet spacing calculations, if roadways are proposed. ❑ Storm water detention calculations, including emergency overflow sizing. ❑ Sanitary sewer sizing calculations. ❑ Water main sizing calculations. ❑ Soils report with soil boring logs. ❑ Pavement design information, including structural no., horizontal and vertical curve data, and super elevation transition calculations. ❑ Lighting calculations, including photometric calculations and circuit voltage drops. ❑ Engineer’s Estimate of Construction Cost, including earthwork, erosion control, storm sewers, sanitary sewer main, water main and all work within public right of way.
10	<p>Financial Sureties approved by City to guarantee installation & improvement of all public or common improvements provided on approved Plan (as required by City Subdivisions Control Ordinance). <i>Financial Surety is calculated based on the approved Engineer’s Estimate of Construction Costs and is due prior to construction start.</i></p>
11	<p>Any other information the Plan Commission or Board of Appeals requires to determine whether the application conforms to the requirements of Warrenville Ordinances: Architectural renderings.</p>
12	<p>Outdoor Storage Description: types of materials and trucks, including dimensions and number.</p>
13	<p>Applicable Application Forms, filled out and signed by the Applicant.</p>