

CITY OF WARRENVILLE

3S258 MANNING AVENUE • WARRENVILLE, IL 60555 • PH: (630) 393-9050 • FAX (630) 393-1531



APPLICATION FORM D FOR PRELIMINARY/FINAL PLANNED UNIT DEVELOPMENT

(For office use only)

Name of Development/Subdivision

Project Number

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 proposed will allow for the highest and best use for this transitional area, the continuation of existing R-5 zoned single family detached homes to the north and west of the subject, and O-1 Limited Office district to the east.

* The proposed incorporates high end green construction technology approved by the NGBS, reducing traditional construction waste, minimizes air leaks and providing superior energy efficiency and an environmentally responsible development.

* The proposed incorporates high quality low maintenance single family homes intended to appeal to middle housing homebuyers, specifically those in need of single level living and is ideally suited for senior homeowners.

* The contemporary design is architecturally appealing, each building featuring a unique facade intended to reduce design monotony and meeting or exceeding dimensional standards.

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 proposed exceeds all requirements for PUD's set forth in the Warrenville zoning ordinance.

* The proposed development exceeds the 15% common open space

* The landscape design incorporates native plants, preservation of existing trees into the use of natural landscape screening. Additionally, the proposed landscape incorporates stormwater management and best water management practices into the overall design. Controlled stormwater runoff incorporated into common area open green space and landscape elements.

* A homeowner association will be established to maintain common area green space, landscape maintenance, exterior building maintenance and controlled design continuity.

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 proposed development is consistent and is believed to fill a middle housing gap defined as missing or needed as defined in the Warrenville Housing Action Plan dated 08/31/2021.

* The design plans are ideally suited for residents looking to downsize or younger profe. Providing a much needed commodity for an aging population. The single story floor plan is ideally suited for 55+ citizens although offering a modern youthful design appealing to younger professionals as well.

* Conveniently located, the proposed would allow residents access within minutes drive time to area shopping, amenities, medical services, major thoroughfares and expressways.

4. PUBLIC WELFARE

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

Applicant Response:

* The proposed is consistent with the defined residential use described in the Warrenville ordinance.

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:

* The proposed development is expected to enhance the surrounding properties from a value prospective. The intent of this PUD will be to have a transition from the 0-1 Limited Office use to detached single family residential which would back or be adjacent to the existing residential detached single family homes.

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:

* It is the intent of the development to retain the natural aesthetics as possible. Many of the mature trees on site will be utilized in the landscape plan to retain the current natural elements. The propose development plan intends to incorporate the natural slope of the property into the engineering providing a more attractive staggered effect. The BMP requirements have also been taken into consideration with the design elements of the natural contours of the property.

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:

* All access to the property will be from the city cul-de-sac on West Avenue and residences will be accessed by private driveways.

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:

The proposed PUD will incorporate common areas within the development plan. The common areas will provide open green space for the dual purpose of BMP's and also the enjoyment of the residents. The association will be governed by restrictive covenants as well as rules and regulations with intent of providing continuity within the development while addressing routine maintenance of landscape, lawn maintenance and snow removal.

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:

The PUD will incorporate an association to address exterior maintenance, landscaping, green space maintenance, lawn care and snow removal will be part of the ongoing maintenance. Restrictive covenants, rules and regulations will also be part of the association allowing for self governance and enforcement.

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:

* The proposed is believed to have minimal impact on use of school services due to the design. The residences are designed with the intended end users being mature adults rather than families with children.

* The development is not expected to have a negative impact or burden on neighboring residences or businesses.

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 applicant intends to build four detached single family homes on this site. The applicant intends to build two home in the first phase of development. The remaining two homes are planned to be built once the first units have sold and closed.

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

 dotloop verified
06/17/25 3:50 PM CDT
QKEC-Z37L-XSMA-QDCR

Signature of Applicant/Agent

Walter Lang

(Print Name)

06/17/2025

Application Date

Required Contents of Preliminary and/or Final PUD Application

		Preliminary PUD	Final PUD
1.	A typewritten list of all property owners to which Public Notice requirements for written notification apply.	X	
2.	The zoning district(s) of the property and all properties within 100 feet.	X	
3.	A current Plat of survey of the property certified by a registered land surveyor.	X	X
4.	Statement of reasons applicant believes action requested conforms to applicable Approval Criteria. (<i>Application Form E</i>)	X	X
5.	A Detailed Site Plan meeting the following requirements (<i>Table 2B of the Zoning Ordinance</i>): ☐ Numeric & graphic scales, north arrow and date of preparation ☐ Boundaries of the development and each phase ☐ Adjacent property 200 feet deep surrounding site ☐ Lot lines and dimensions and areas of lots within site ☐ Easements and encroachments (location, dimensions, purpose) on and adjacent to site ☐ Data indicating for each development phase: ▪ 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: ➤ principal buildings ➤ accessory buildings ☐ Drainage-Existing & proposed drainage patterns ☐ Existing Landscaping-Existing wooded areas and isolated trees 6 inches or more in diameter at one foot above ground level ☐ 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. ☐ 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.	X	X

		Preliminary PUD	Final PUD
	❑ Topography- ▪ Map showing existing contours at 2- ft intervals & proposed grading & contours ▪ Map showing areas with slopes exceeding 10, 15, and 25 percent ❑ Circulation-Existing & proposed number, location, alignment, dimensions, design & construction standards of all public & private 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 ❑ 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 ▪ 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.	X	X

		Preliminary PUD	Final PUD
6.	Architectural Renderings with substantial design intent for proposed structures.	X	X
7.	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.	X	X
8.	Association Covenants: Draft documents of organizational details of all proposed property owners or condominium associations. Proposed protective covenants or deed restriction to govern land use, open space, or other concerns. Documents governing maintenance of open space and other common areas.	X	X
9.	Open Space Statement: Written statement of advantages proposed common or public open space at each location offers such use and ways such spaces might be used.	X	
10.	Discretionary: ☐ Traffic Analysis ☐ School Capacity ☐ Tax Impact Study ☐ Retail Market Study	X	X
11.	Preliminary Plat of Subdivision as required by City Subdivision Control Ordinance #807.	X	
12.	Final Plat of Subdivision as required by City Subdivision Control Ordinance #807.		X
13.	Deeds or Easement Agreements conveying interest in any parcel to any public body		X
14.	Statement from registered civil engineer , with supporting data, on ability of water & sewer facilities to serve development	X	
15.	Final engineering plans and specifications including the following information: ☐ 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.		X

		Preliminary PUD	Final PUD
	❑ 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.		
16.	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)		X
17.	Any other information the Plan Commission or Board of Appeals requires to determine whether the application conforms to the requirements of Warrenville Ordinances.	X	X