



PLANNED UNIT DEVELOPMENT (PUD) APPLICATION

VILLAGE OF GURNEE COMMUNITY DEVELOPMENT DEPARTMENT

TO BE COMPLETED BY APPLICANT:

Date: _____

Application Type (submittal requirements on subsequent page):

PRELIMINARY PLAN FINAL PLAN

Both application types are also subject to Section 16.0 (Special Use) of the Zoning Ordinance and the requirements of that procedure.

Address of Subject Property: _____

PIN: _____

Present Use: _____ **Proposed Use:** _____

Present Zoning District: _____ **Proposed Zoning District:** _____

Applicant Name: _____

Address: _____

Phone Number: _____ **Fax:** _____

Email: _____

Property Owner Name (if different than applicant): _____

Property Owner Address: _____

Phone Number: _____ **Fax:** _____

Email: _____

Applicant hereby certifies that: (1) All statements and other information submitted as part of this application are true and correct to the best of the applicants knowledge and further understand that this Application and attachments become part of the Official Records of the Village of Gurnee; (2) Applicant has read and understands all information in this application; and (3) Applicant understands the submittal of inaccurate or incomplete information or plans may result in processing delays.

Signature of Applicant

Date:

Signature of Owner (if different from the applicant)

Date:



SUBMITTAL REQUIREMENTS—both application types:

- | | |
|--|------------------------|
| 1. Five (5) sets of all plan materials (refer to separate exhibits for plan details) | 4. Legal Description |
| 2. Electronic PDF plans (emailed to Staff) | 5. Project Description |
| 3. Proof of Standing (i.e. proof of ownership, control, authorization, etc.) | 6. Escrow Agreement |

Justification of Proposed Action [preliminary plan only]:

In evaluating the proposed Preliminary Plan, the Planning and Zoning Board and Village Board will make findings based on the standards imposed by Section 9.4 of the Zoning Ordinance. Please respond to each of the following criteria and describe how the proposed Preliminary Plan complies with each standard (attach additional pages, if necessary):

1) The proposed planned unit development will not be injurious to the use and enjoyment of other property in the vicinity for the purposes already permitted.

2) The proposed planned unit development will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the zoning district.

3) There is provision for adequate utilities, drainage, off-street parking and loading, pedestrian access, and all other necessary facilities.

4) There is provision for adequate vehicular ingress and egress designed to minimize traffic congestion upon public streets.

5) The location and arrangement of structures, parking areas, walks, lighting and appurtenant facilities are compatible with the surrounding neighborhood and adjacent land uses.

6) The location and arrangement of structures, parking areas, walks, lighting and appurtenant facilities are compatible with the surrounding neighborhood and adjacent land uses.

7) The planned unit development preserves unusual topographic or natural features of the land.

Refer to attached exhibits for additional Preliminary and Final PUD submission requirements.

Exhibit A—Preliminary Plan Submittal

The preliminary plan must include the following elements:

- a. A legal description of the development, and a legal description of each separate subdivided parcel, including any areas to be conveyed, dedicated, or reserved for public or quasi-public uses.
- b. A site location map drawn to an appropriate scale showing the proposed planned unit development in relation to surrounding streets and properties located within 500 feet in all directions of the development site. The map shall indicate the location, height, and land use of all existing structures immediately adjacent to the development site.
- c. A site plan drawn to an appropriate scale of no less than 1"=100' indicating:
 - ⇒ The location, building footprint, height, and approximate dimensions of all existing and proposed structures
 - ⇒ All proposed land uses
 - ⇒ The dimensions of all perimeter yards and the distance between all structures
 - ⇒ The location and dimensions of all pedestrian walkways, driveways, streets, and parking and loading facilities, including the number of parking spaces serving each land use
 - ⇒ The location of all areas to be conveyed, dedicated, or reserved for parks/playgrounds, parkways, places of worship, educational facilities, cultural facilities, government offices, and/or any other public or quasi-public use.
- d. Typical building elevations and schematic design presentations indicating the general architectural character of all proposed structures.
- e. A traffic circulation plan indicating the proposed movement of vehicles, goods, and pedestrians within the development, and to and from adjacent streets. The plan must also indicate an elevation of the adequacy of on-site parking facilities, vehicular circulation patterns, and pedestrian access and safety.
- f. A drainage plan prepared indicating how surface drainage will be controlled and managed, consistent with all Village and other governmental jurisdictions, regulations and requirements.
- g. A utilities study indicating the adequacy of the utility systems serving the proposed planned unit development, including water distribution lines, sanitary sewers, and stormwater drainage facilities.
- h. A landscape plan per Section 12.0 (Landscape Plan) indicating the general character of all proposed landscape, screening, and fencing, including all open space areas around structures and parking lots.
- i. A lighting plan indicating the location, height, design, and illumination characteristics of all external lighting fixtures within the development.
- j. A schedule setting forth any proposed exceptions to any Village regulations. This schedule must cite by Section number each regulation from which an exception is sought.
- k. A description of the public benefits and amenities to be provided.
- l. If requested by the Village, a traffic impact analysis indicating the volume of traffic to be generated by the development and proposing any special engineering design features and/or traffic regulation devices needed to ensure efficient and safe traffic circulation to, through, and around the planned unit development.
- m. If requested by the Village, an economic impact study detailing the impact that the development will have upon the taxing bodies where the proposed development is located. In addition, the expected number of students to be generated by any residential portion must be quantified.

Exhibit B—Final Plan Submittal

The final plan must include the following elements:

- a. A final site plan, or final site plan for a phase of the development, drawn to an appropriate scale of no less than 1"=100' in a manner suitable for recording with the Lake County Recorded of Deeds indicating:
 - 1) Final designation of the location, building footprint, height, and exact dimensions of all existing and proposed structures;
 - 2) detailed tabulation of each separate land use, including land and building areas, and where applicable, the total number of residential dwelling units, the number of bedrooms in each unit, and the residential density;
 - 3) existing uses and anticipated uses of proposed structures and land by general land use category;
 - 4) dimensions of all yards and the distances between all structures;
 - 5) final location and dimensions of all pedestrian walkways, driveways, streets, parking and loading facilities, including the number of parking spaces serving each land use, and all parking lot screening and landscape;
 - 6) and exact location and dimensions of all areas to be conveyed, dedicated, or reserved for parks/playgrounds, parkways, places of worship, educational facilities, cultural facilities, government offices, and/or any other public or quasi-public use.
- b. All covenants, easements, agreements, and other provisions required to govern the use, maintenance, and continued protection of the development.
- c. All plats, certificates, seals, and signatures required for the dedication or vacation of land and/or the recording of the final site plan.
- d. Building elevations and schematic design presentations indicating the architectural character of all proposed buildings and structures based on final architectural decisions and prepared in detail.
- e. A detailed landscape plan based on final architectural decisions indicating the specific location and character of all landscape, including the number, size and species of all trees, shrubs, hedges, and other groundcover, the location, size and type of all screening and fencing.
- f. A final lighting plan indicating the location, height, design, and illumination characteristics of all external lighting fixtures within the development.
- g. A detailed utilities and drainage plan based on final architectural decisions indicating the size and location on of all water distribution lines, sanitary sewers, and storm drainage facilities required to serve the development and the manner in which surface drainage will be controlled and managed consistent with all applicable Village regulations.
- h. A development and construction schedule indicating the following:
 - 1) The date when construction of the planned unit development will begin or, if developed in phases, the date when construction of the first phase will begin.
 - 2) If the development is to be developed in phases, a map indicating the phases in which the development will be built, the dates when the final plans for all but the first phase will be filed, and the approximate dates when construction of each subsequent phase will begin.
 - 3) The date when construction is anticipated to be completed or, if developed in phases, the date when construction of each phase is anticipated to be completed.
- i. A separate schedule setting forth any proposed exceptions to any Village regulations. This schedule must cite by section number each regulation from which an exception is sought.
- j. A description of the public benefits and amenities to be provided and during which phase of construction they will be constructed.