



**Village of Long Grove
Plan Commission Zoning Board of Appeals
Supplemental Application Information
(Preliminary PUD Plat)**

FORM "E"

In addition to the information required by the General Zoning Application, the Applicant must provide specific supplemental information as required below for Applications for approval of a Preliminary PUD Plat.

Applications for Planned Unit Development Preliminary Plat Approval. In addition to the information required by the General Zoning Application, every Application filed pursuant to Section 5-11-18 of the Zoning Code for approval of a preliminary planned unit development (PUD) plat shall provide at least ten (10) sets of the following plans and documents:

- (a) Detailed Plan. A drawing of the planned unit development shall be prepared at a scale of not less than one inch equals one hundred feet (1" = 100') and shall show such designations as proposed streets (public and private), all buildings and their use, common open space, recreation facilities, parking areas, service areas and other facilities to indicate the character of the proposed development. The submission may be composed of one or more sheets and drawings and shall include:

_____ Boundary Lines. Bearings and distances.

_____ Easements. Location, width and purpose.

_____ Streets on and Adjacent to the Tract: Street name, right-of-way width, existing or proposed center line elevations, pavement type, walks, curbs, gutters, culverts, etc.

_____ Utilities on and Adjacent to the Tract. Location, size and invert elevation of sanitary, storm and combined sewers; location and size of water mains; location of gas lines, fire hydrants, electric and telephone lines and streetlights; direction and distance to and size of nearest water mains and sewers adjacent to the tract showing invert elevation of sewers.

_____ Ground Elevations on the Tract. For land that slopes less than one-half of one percent (0.5%), show one foot (1') contours, show spot elevations at all breaks in grades, along all drainage channels or swales and at selected points not more than one hundred feet (100') apart in all directions. For land that slopes more than one-half of one percent (0.5%) show two foot (2') contours.

- _____ Subsurface Conditions on the Tract, if Required by the Plan Commission. Location and results of tests made to ascertain subsurface soil, rock and ground water conditions; depth to ground water unless test pits are dry at a depth of five feet (5'); location and results of soil percolation tests if individual sewage disposal systems are proposed.
- _____ Other Conditions on the Tract. Watercourses, flood plains, marshes, rock outcrop, wooded areas, isolated preservable trees one foot (1') or more in diameter, houses, barns, accessory buildings and other significant features.
- _____ Other Conditions on Adjacent Land. Approximate direction and gradient of ground slope, including any embankments or retaining walls; character and location of buildings, railroads, power lines, towers and other nearby nonresidential land uses or adverse influences; owners of adjacent platted land; for the adjacent platted land refer to subdivision plat by name, recording date and number and show approximate percent built up, typical lot size and dwelling type.
- _____ Zoning on and Adjacent to the Tract. Zoning on and adjacent to the tract.
- _____ Proposed Public Improvements. Highways or other major improvements planned by public authorities for future construction on or near the tract.
- _____ Open Space. All lots intended to be dedicated for public use or reserved for the use of all lot owners with the purpose indicated.
- _____ General Location, Purpose and Height. General location, purpose and height, in feet and stories, of each building other than detached single family dwellings on individually platted lots.
- _____ Map Data. Name of development, north point and scale, date of preparation and acreage of site.
- _____ Water Facilities. The preliminary plat shall have depicted on its face all lakes, ponds, detention sites, retention sites and dams. This includes existing lakes, ponds, detention sites, retention sites and dams or proposed lakes, ponds, detention sites, retention sites or dams. If the water facility is proposed, the preliminary plat shall be accompanied by preliminary engineering plans, including the depth, capacity and relation of the water facility to proposed storm drain facilities.
- _____ Miscellaneous. Such additional information as may be required by the plan commission.
- _____ Character. Explanation of the character of the planned development and the manner in which it has been planned to take advantage of the flexibility of these regulations.

_____ Ownership. Statement of present and proposed ownership of all land within the project, including present tract designation according to official records in offices of the County Recorder.

_____ Names. The names and addresses of the persons to whom the notice of the hearing to be held by the planning agency are to be sent shall be provided by the subdivider by affidavit and shall include all owners of lots situated within two hundred fifty feet (250') of the lot for which plat approval is sought.

(b) Schedule. Development schedule indicating:

_____ Stages in which project will be built with emphasis on area, density, use and public facilities such as open space to be developed with each stage. Overall design of each stage shall be shown on the plat and through supporting graphic material.

_____ Approximate dates for beginning and completion of each stage.

_____ If different land use types are to be included within the planned unit development, the schedule must include the mix of uses to be built in each stage.

(c) Covenants. Proposed agreements, provisions or covenants which will govern the use, maintenance, and continued protection of the planned development and any of its common open space.

(d) Density. Provide information on the density of residential uses and the number of dwelling units by type.

(e) Nonresidential Uses. Provide information on the type and amount of ancillary and nonresidential uses in a residential development.

(f) Service Facilities. Provide information on all service facilities and off-street parking facilities.

(g) Architectural Plans. Preliminary architectural plans for all primary buildings shall be submitted in sufficient detail to permit an understanding of the style of the development, the design of the building and the number, size and type of dwelling units.

(h) Facilities Plans. Preliminary plans for:

_____ Roads including classification, width or right of way, width of pavement and typical construction details.

_____ Sanitary sewers.

_____ Storm drainage.

_____ Water supply system.

_____ Lighting program.

(1) Traffic Mitigation.

_____ All new developments of one hundred (100) or more dwelling units, or, in the case of nonresidential development, one which will have one hundred (100) or more occupants, shall be required to provide a traffic study, prepared by a qualified traffic engineer, to establish trips generated, necessary road and other improvements, and other reasonably necessary information relating to traffic impact of the development on village, county or state roads.

_____ All developments which will have one hundred (100) or more occupants shall be required to provide an employee traffic mitigation plan. The plan will establish specific actions by the owner to limit peak hour vehicular traffic generated by the development. These actions might include staggered work hours, ride sharing, van pools, ride share or transit promotion, transit stop or van service to rail stops, full service cafeteria, or preferential parking plan.

Fee Schedule for Planned Unit Development Applications:

1. Application fee	100.00
2. Planning fee	1,000.00
3. Professional fee escrow minimum deposit, which may be greater as determined by the village manager commensurate with scope of project	5,000.00

**** PROFESSIONAL FEE ESCROWS MUST BE MAINTAINED AT THE MINIMUM \$5000.00 LEVEL.**