

Village of Winnebago, Illinois
Application for Planned Residential Development
Special Use Permit

(Please Type or Print)

1. **Address of subject property:** _____

2. **Legal Description: Lot;** _____ **Block;** _____ **Subdivision;** _____
(If property has not been subdivided attach a legal description)

Property dimensions are: _____ ft. by _____ ft. = _____ Square Feet.

If more than two acres, then give area in acres: _____

3. **Property Code Number(s):** _____

4. **Owner of record is:** _____ **Phone:** _____

_____ (Address) _____ (City) _____ (State) _____ (Zip)

5. **Applicant's Name:** _____ **Phone:** _____

_____ (Address) _____ (City) _____ (State) _____ (Zip)

6. **Applicant's interest in the property:** _____
(Owner, Agent, Contractor, Realtor, etc.)

7. **All existing uses on property are:** _____

8. **The proposed uses on the property, if this application is approved are:** _____

9. **The following information MUST be submitted with the application:**

A. Overall development plans showing:

1. All information and data required by the Subdivision Ordinance of the Village of Winnebago for tentative plats:

Topographic data and description of existing conditions.

- a. Boundary lines. Approximate angles and distances with reference to a United States land survey corner.
- b. Easements. Location, width and purpose of easements and other existing restrictions, reservations or covenants.
- c. Streets on and adjacent to or extending from the tract. Name, and right-of-way widths and locations; walks, curbs, gutters, culverts, building setback lines.
- d. Utilities existing on and adjacent to the tract. Location and size of sanitary and storm sewers; location and size of water mains; location of gas lines, fire hydrants and electric and telephone lines. If water mains and sewers are not on or adjacent to the tract, indicate the direction and distance to, and size of nearest ones.
- e. Ground elevations on the tract. Elevations shall be based on a located concrete monument from which the datum plane is taken. For land that slopes less than approximately two per cent show spot elevations at all breaks in grade, along all drainage channels or swales, and at selected points not more than one hundred feet apart in all directions. For land that slopes more than approximately two per cent show contours with an interval of not more than two feet.
- f. Other conditions on the tract. Watercourses, marshes, areas subject to inundation, rock outcrop, wooded areas, isolated preservable trees one foot or more in diameter, houses, barns, shacks and other significant features.
- g. Other conditions on adjacent land. The approximate direction and gradient of ground slope, including any embankments or retaining walls (this can be shown on a small map at convenient scale or on the location map); character and location of buildings, railroads, power lines, towers, and other nearby non-residential land uses or adverse influences.

- h. Proposed public improvements. Highways or other major improvements planned by public authorities for future construction on or near the tract according to the information received from the planning office at the preliminary conference.
- i. Subsurface conditions on the tract, if required. Location and results of tests made to ascertain subsurface soil, rock and ground water conditions; depth of ground water unless test pits are dry at a depth of five feet; location and results of soil percolation tests if individual sewage disposal systems are proposed, as specified in the Subdivision Ordinance or as required by the plat officer or Village Board.

All proposals of the applicant/owner, including:

- a. Streets. Names; right-of-way and roadway widths; similar date for alleys, if any.
 - b. Rights-of-way of easements. Location, width and purpose.
 - c. Lot lines and approximate dimensions.
 - d. Sites, if any, for the following: Multi-family dwellings, shopping centers, churches, industry, other uses exclusive of single-family dwellings.
 - e. Minimum building setback lines.
 - f. Site data. Tabulation of gross area, street area, total number of lots, average lot size, typical lot dimensions, and lineal feet of streets.
 - g. Sites to be reserved or dedicated for parks, playgrounds or other public uses.
2. A location map of the subject property showing all lands for which the Planned Residential Development is proposed, and all other lands within 250 feet of the boundaries of the subject property, together with the names and addresses of the owners of all lands on such map as the names and addresses appear on the current records of the register of deeds of the county. The map shall clearly indicate the current zoning of the subject property and it environs, and the jurisdiction that maintains that control;
 3. Kind, location, bulk, and capacity of proposed structures and uses;
 4. Proposed finished topography;

5. Engineering and improvement plans;
 6. Provisions for automobile parking and loading;
 7. Provisions for ingress and egress from the site, internal circulation, handicapped accessibility and emergency vehicle access and circulation;
 8. Provisions for sidewalks and/or bikeways, and pedestrian and bicycling leisure facilities such as plazas, trails, interior sidewalks, bike paths, benches, etc.;
 9. Plan for buffering adjacent land areas;
 10. Provisions for site lighting; and
 11. All other information and data required by the Village;
- B. A landscaping plan for the subject property;
 - C. A series of building elevations for the entire exterior of all buildings in the Planned Residential Development, including detailed notes as to the materials proposed;
 - D. A general signage plan for the project, including all project identification signs, concepts for public fixtures and signs (such as streetlight fixtures and/or poles or street sign faces and/or poles), and group development signage themes which are proposed to vary from city standards or common practices;
 - E. A general outline of the intended organizational structure for a property owners' association, if any, deed restrictions, protective covenants, and provisions for private provision of commons services, if any;
 - F. Written statement of facts explaining in detail the proposal and justifying the project at this location. Included also will be the proposed provisions for services, maintenance, and continued protection for the Planned Residential (Unit) Development and adjoining territory;
 - G. A conceptual plan drawing (at 11 inches by 17 inches) of the general land use layout and the general location of major public streets and/or private drives. The applicant may submit copies of a larger version of the conceptual plan in addition to the 11-inch by 17-inch reduction; and
 - H. Such other pertinent information as the Zoning Board Chairman shall prescribe, but, to promote efficiency and minimize expense the Zoning Board Chairman may provide for the serial submission of portions of the application.

- I. Fourteen (14) copies of each of the required plans to be distributed by the Village Clerk to the following parties: Village Public Works Director (1), Village President (1), Village Building Official (1), Village Police Chief (1), Village Engineer (2), Village Attorney (1), Fire Chief (1), Village Office (1), and Zoning Board members excluding Village Building Official (5);
- J. Fee. The fee for a zoning lot application shall be as per fee schedule published by the Village as amended from time to time.

Additionally, the applicant shall, within ten (10) days of receiving the billing, reimburse the Village for the actual cost or charges of any required publication

Note: If you believe any of the subdivision requirements set forth in Question No. 9 above are not applicable to your particular application, please set forth those requirements you believe are not applicable and why.

Signature of Applicant

Printed Name of Applicant

Date: _____