



UNITED CITY OF YORKVILLE
800 Game Farm Road
Yorkville, IL 60560
Telephone: 630-553-4350
Fax: 630-553-3436

PC # _____

APPLICATION & PETITION
PLANNED UNIT DEVELOPMENT REQUEST

Development Name: _____ Date of Submission: _____

Requesting: Annexation & Rezoning Concept Preliminary Amendment

1. Name of Petitioner(s): _____

Address: _____

Phone Number: _____ Fax Number: _____

Email: _____

Relationship of Petitioner(s) to subject property:

Owner Developer Contract Purchaser

2. Name of holder of legal title, if different from #1: _____

If legal title is held in a Land Trust, list the names of all holders of any beneficial interest therein: _____

3. a). (i). Street address and physical location of subject property:

(ii). Zoning of surrounding parcels:

North: _____

South: _____

East: _____

West: _____

b). Legal description of property; attach as Exhibit "A".

c). Total Acreage: _____

3. (con't):

d. Kendall County Parcel Number(s) of property for which PUD is sought: _____

e. Current Zoning Classification: _____

f. Zoning Classification Requested: _____

g. Is this property within City limits? _____ Yes _____ No, requesting annexation

4. Names and addresses of any adjoining or contiguous landowners and landowners within 500' entitled to notice of petition under any applicable City ordinance or State Statute:

Attach a separate list and label as Exhibit "B".

5. List all governmental entities or agencies required to receive notice under Illinois law:

6. List the Illinois Business Tax Number (IBT#) for the State of Illinois and names of businesses located on subject property to be annexed: _____

7. Does a flood plain exist on the subject property? _____

8. Do Electors reside on the subject property? _____

If so, they must execute this petition to annex. (Electors as defined by Illinois Law is a resident of the parcel who is a registered voter. Legal owners of the annexing parcel must sign the petition regardless of place of residence or legal voting status.)

9. Contact Information: Name, address, phone and fax numbers, and emails of persons to whom inquiries regarding this petition may be directed:

Attorney: Name: _____

Address: _____

Phone Number: _____ Fax Number: _____

Email: _____

Engineer: Name: _____

Address: _____

Phone Number: _____ Fax Number: _____

Email: _____

Land Planner: Name: _____

Address: _____

Phone Number: _____ Fax Number: _____

Email: _____

10. Submit the following to the Community Development Department in order to be scheduled for the necessary committee meetings. An incomplete submittal could delay the scheduling of your project.

- a. Original application with legal description plus 35 copies.
- b. Appropriate filing fee (Please refer to page 4 of this application to “Petitioner Route, Step 1, Fees” and/or contact the Community Development Department for verification of this amount).
- c 1. Concept PUD Plan: 15 sets of each folded to fit in a 10” x 13” envelope*
 - Conceptual Planned Unit Development Plan
 - Aerial Photograph

*Please refer to pages 2 & 3 of Ordinance 2004-64 Adopting the Revised Planned Unit Development Ordinance for the specific requirements for information to be included on these documents.

- c 2. Preliminary PUD Plan: 6 sets of the following folded to fit in a 10 x 13” envelope**
 - Preliminary Planned Unit Development Form
 - Disclosure of Beneficiaries Form
 - Preliminary PUD Plan
 - Preliminary Landscape Plan
 - Preliminary Engineering Plan
 - Photometric Plan
 - Architectural Drawings
 - Zoning Plat

**Please refer to pages 5 - 7 of Ordinance 2004-64 Adopting the Revised Planned Unit Development Ordinance for the specific requirements for information to be included on these documents.

- d. **One CD containing one electronic copy (pdf) of each of the signed application (complete with exhibits), proposed drawings, location map, and site plan.**

Within one week of receipt of submittal, the review team will determine if it is complete or if additional information is needed. Once the submittal is complete, the plan council meeting will be scheduled. Six weeks prior to your scheduled

plan commission meeting, you will be required to submit 25 full size preliminary/final site plans for the packets distributed to the members.

In witness whereof the following petitioner(s) have submitted this application under oath and verify that to the best of their knowledge its contents are true and correct and swear that the property to be annexed is contiguous to the United City of Yorkville.

Date: _____

Petitioner(s) Signature: (All legal property owners' signatures must appear on this application.)

Subscribed and sworn to before me this _____ day of _____, 200____.

Notary Seal

THIS APPLICATION MUST BE NOTARIZED.

PLANNED UNIT DEVELOPMENT REQUEST PETITIONER ROUTE

Step 1: Petitioner must submit a completed application, fees* and all pertinent materials to the Community Development Department a minimum of 45 days prior to the targeted plan commission meeting. Petitioner is responsible for making submittals to other review agencies such as Kendall County, Illinois Department of Transportation, Illinois Department of Natural Resources, U.S. Army Corps of Engineers, etc., to allow timely review by city.

- *Fees:
- a. Annexation and Rezoning - \$250 plus \$10 per acre for each acre over 5 acres
 - b. Engineering Review Fees - 1.25% of the approved engineer's estimate of cost of all land improvements, to be determined by City Engineer.
 - c. Planned Unit Development fee - \$500
 - d. Engineering Review Deposit - up to 1 acre = \$1,000;
 over 1 acre but not over 10 = \$2,500
 over 10 acres, but not over 40 = \$5,000
 over 40 acres, but not over 100 = \$10,000
 over 100 acres = \$20,000
 - e. Deposit for Outside Consultants - under 2 acres = \$1,000
 2 to 10 acres = \$2,500
 over 10 acres = \$5,000

Note: Owner/Developer will be responsible for payment of recording fees and costs, public hearing costs including a written transcription of public hearing and outside consultant costs (i.e. legal review, land planner, zoning coordinator, environmental, etc.). Should Owner/Developer not pay these fees directly, they will be responsible for reimbursing the United City of Yorkville for the aforementioned fees and costs.

Note: *You must present your plan at each of the meetings below as indicated.*

Step 2: Plan Council: The Planning Council meets the 4th Thursday of the month at 9:00 a.m. in the City Conference Room. Upon recommendation by the Plan Council, you will move forward to the Plan Commission Meeting. Attendees to this meeting include: Community Development Director, Sr. Planner, City Engineer, Zoning Coordinator, Public Works Director, Executive Director of Parks and Recreation, Fire Department Representative, and Police Sergeant.

Step 3: Plan Commission: The Plan Commission meets the 2nd Wednesday of each month at 7:00 p.m. in the Yorkville public library at 902 Game Farm Road. The Plan Commission will make a recommendation for the City Council's consideration. The Plan Commission consists of 9 members appointed by the Mayor.

A public hearing will be held at this time for the annexation and/or planned unit development request. Notice will be given by publication by the United City of Yorkville in the Kendall County Record and certified mail by the petitioner to adjacent property owners within 500 ft. of the subject property no less than fifteen days and no more than 30 days prior to the public hearing date. A certified affidavit must be filed by the petitioner with the Community Development Department's office containing the names, addresses and permanent parcel numbers of all parties that were notified.

A public hearing sign must be posted on the property being considered. The sign must be posted not less than 15, but no more than 30 days from the hearing. The petitioner can pick up the sign in the Community Development Department. The signs should be returned 7-10 days after the public hearing.

Step 4: Park Board : The Park Board makes recommendations on any park sites included in residential developments. The Park Board planning meeting is the 4th Thursday of each month at 7:00 p.m. at the Parks and Recreation office at 201 W. Hydraulic Street.

Step 5: Economic Development Committee: The Economic Development Committee meets the 1st Tuesday of each month at 7:00 p.m. in the city hall conference room. All projects, regardless of a positive or negative EDC recommendation, proceed to the City Council for discussion.

Step 6: City Council: The City Council meets the 2nd and 4th Tuesdays of the month at 7:00 p.m. in the Council Chambers at city hall. This is where all City Council voting takes place.

A public hearing will be held at this time for the annexation agreement and/or planned unit development agreement. Notice will be given by publication by the United City of Yorkville in the Kendall County Record. A certified mailing to surrounding landowners is not required for this public hearing. Any annexation agreement, PUD agreement or development agreement must be signed by the Petitioner prior to being voted on by the City Council.

Agreement:

I understand and accept all requirements, fees as outlined as well as any incurred Administrative and Planning Consultant Fees which must be current before this project can proceed to the next scheduled committee meeting.

Please sign and return this original (retaining a copy for your records) to the Community Development Department, United City of Yorkville, 800 Game Farm Road, Yorkville, Illinois 60560.

Date: _____

Signature of Petitioner