

ARTICLE XVII Planned Unit Developments

Section 1. PURPOSE AND INTENT.

The purpose and intent of the Planned Unit Development (PUD) regulations is to permit and encourage the design and development of residential, commercial and industrial areas of an equal or better quality than permitted under traditional zoning regulations as otherwise provided in the Ordinance. The PUD regulations are intended to permit flexibility and imagination-in the design of a development; to encourage a more efficient use of land, layout of utilities and streets; and to preserve the natural features of the land to a greater extent than often experienced in the past by Conventional development regulations.

Section 2. LOCATIONAL STANDARDS; MINIMUM SIZE.

A PUD may be located in any zoning district, except the "R-4" Mobile Home Park District, in accordance with the standards and requirements contained in this Article and shall meet the, following minimum size requirements:

Zoning District	Minimum Size
"A-1" Agricultural District	20 Acres
"R-1" One-Family Residence District	10 Acres
"R-2" Two-Family Residence District	5 Acres
"R-3" Multiple-Family Residence District	2 Acres
"O-1" Office District	1 Acre
"B-1" Limited Business District	1 Acre
"B-2" General Business District	1 Acre
"I-1" Light Industrial District	10 Acres

Section 3. USE REGULATIONS.

- 3.001 "A" AND "R" DISTRICTS. A PUD in an "A-1", "R-1", "R-2" or "R-3" District may contain one-family, two-family and multiple-family dwellings. Additionally, a PUD located in an the "A-1" District may contain the other Principal Uses permitted in the "A-1" District and, by special use permit, those Special Uses permitted in the "A-1" District; a PUD in an "R-1" District may contain the other Principal Uses permitted in the "R-1" District and, by special use permit, those Special Uses permitted in the "R-1" District; a PUD in an "R-2" District may contain the other Principal Uses permitted in the "R-2" District and, by special use permit, those Special Uses permitted in the "R-2" District; and a PUD in an "R-3" District may contain the other Principal Uses permitted in the "R-3" District and, by special use permit, those Special Uses permitted in the "R-3" District.
- 3.002 "O" AND "B" DISTRICTS. A PUD in an "O-1" District may contain those uses listed as Principal Uses in a "O-1" District and, by special use permit, those Special Uses permitted in the "O-1" District; a PUD in a "B-1" District may contain those uses listed as Principal Uses in a "B-1" District and, by special use permit, those Special Uses permitted in the "B-1" District; and a PUD located in a "B-2" District may contain those uses listed as Principal Uses in a "B-2" District and, by special use permit, those Special Uses permitted in the "B-2" District.
- 3.003 "I" DISTRICT. A PUD in an "I-1" District may contain those uses listed as Principal Uses in an "I-1" District. A PUD in an "I-1" District may not contain those uses listed as Prohibited Uses in an "I-1" District.'

Section 4. DESIGN STANDARD AND REQUIREMENTS.

PUD's shall be designed and developed in accordance with the following standards and requirements.

- 4.001 The overall plan shall be comprehensive, embracing land, buildings and improvements and their interrelationship.
- 4.002 The land area per dwelling unit shall not be less than the lot area per dwelling unit provided by the Ordinance for the district in which the PUD is located. A PUD located in two or more districts shall have a land area per dwelling unit prorated in accordance with the amount of the PUD in each district. For the purpose of computing land area per dwelling unit, all land area within the boundaries of the PUD may be included except that area which is devoted to public streets and other lands dedicated for public use.
- 4.003 The specific yard, frontage and height requirements of the Ordinance shall not apply in a PUD except that around the perimeter of a PUD yards shall be provided in a dimension equal to or greater than that required by the Ordinance for the adjoining zoning district. Additionally, when the uses and height of buildings around the perimeter of a PUD are less restrictive than or greater than in the adjoining zoning district, yard dimensions greater than those required in the adjoining zoning district may be required. Within the interior of a PUD, open spaces shall be provided which in the aggregate equal or exceed that which would have resulted from the application of conventional yard requirements.
- 4.004 The specific off-street parking and loading requirements of the Ordinance shall apply to a PUD.
- 4.005 The various elements of A PUD shall be well integrated, properly oriented, and properly related to the topographic and natural landscape features of the site.
- 4.006 A PUD shall be well related to existing and planned land use and circulation patterns and shall not constitute a disrupting element with regard to the character of adjacent areas,
- 4.007 The location and design of buildings and structures shall facilitate the coordination and installation of public street and utility improvements both within and outside the site.
- 4.008 The internal street system shall be designed for the efficient and safe flow of vehicles without having a disruptive influence on the activities and functions of the common areas and facilities.
- 4.009 Parks and recreational areas and facilities shall be located adjacent to dwelling units or be easily accessible thereto.
- 4.010 The location of community facilities, when such are provided, shall be well related to open space areas and easily accessible to pedestrians.

Section 5. COMMON OPEN SPACE.

The application for final approval shall be accompanied by a detailed draft of a conveyance in which the developer shall deed the common open space to a trustee, which trustee shall be a corporate fiduciary or an association of owners in the PUD. The conveyance shall specify the method(s) of maintenance and utilization of the common open spaces within the PUD, including the method by which the maintenance will be financed. Such conveyance

shall be recorded prior to the final plat of subdivision and entered thereon.

Section 6. CONCEPT PLAN AND PRE-APPLICATION CONFERENCE.

Prior to the submission of a formal application and preliminary plan, a PUD developer shall submit a concept plan which shall define the area proposed to be developed; the acreage of the site; the number of dwelling units proposed; the general location and size of any proposed buildings and structures; the location of proposed public streets, private drives and parking areas; the location of public and/or private recreation and community facilities; and the topography of the site. The developer shall meet with the Zoning Officer, the Subdivision Administrative Officer, and the Village Engineer to review such concept plan and determine its general consistency with the Zoning and Subdivision Ordinances and other applicable laws and ordinances of the Village and the State of Illinois. Following such pre-application conference, the proposed concept plan shall be forwarded to the Planning Commission for review with comments and recommendations by the Zoning Officer, Subdivision Administrative Officer and Village Engineer as are appropriate. Upon approval of the concept plan by the Planning Commission, which may be granted by the Planning Commission subject to such conditions as may be necessary to make the PUD acceptable under the provisions of Village regulations, the developer may proceed to prepare and submit a formal application and preliminary plan.

Section 7. APPLICATION AND PRELIMINARY PLAN.

Subject to the concept plan approval granted in Section 6, a developer may submit an application for a PUD which shall be accompanied by a preliminary plan of the proposed development. The application and preliminary plan shall be submitted to the Zoning Officer who shall review the application and preliminary plan to determine its conformance with the concept plan approved by the Planning Commission, including any conditions specified at the time of such approval. If substantially in conformance with the concept plan approval, the Zoning Officer shall forward the application and preliminary plan to the Planning Commission.

7.001 APPLICATION. The application shall include such information and shall be in such form as determined from time to time by the Planning Commission, but shall include the name of the PUD; the name of the developer; the name of the owner of the property to be developed; the name of the engineer, planner, surveyor, architect and/or other professionals involved in the design of the PUD; a legal description of the property; and a narrative description of the proposed PUD and its relationship to the surrounding neighborhood and to the community.

7.002 PRELIMINARY PLAN. A preliminary plan shall be at a scale not smaller than 100 feet to the inch and shall contain the following information:

- a. Proposed name of the PUD and the name, addresses and telephone number of the person or firm preparing the preliminary plan,
- b. North point, scale and date.
- c. Boundaries of the property involved; all existing easements, section lines and property lines; existing streets, buildings, watercourses, waterways or lakes, and other physical features in and adjoining the property,
- d. Topography in 2-foot contours.
- e. Location and sizes of sanitary sewers, storm sewers, water mains, culverts and other underground structures in and adjoining the property.
- f. General location of different uses, dwellings by type, recreational and commercial uses and other non-residential uses.
- g. General plan of development indicating the location of buildings and structures by type drawn to scale, proposed streets and driveways, off-street

parking areas, recreation and other open space areas, and any other physical features related to the development of the PUD,

- h. Tabulation of the number of acres (and the percentage thereof) proposed to be devoted to dwellings (by type), commercial and industrial uses, other non-residential uses, streets, recreational open spaces and other uses.
- i. Tabulation of the total number of dwelling units of various types in the PUD, the proposed building coverage for the various uses and the overall projected density in dwelling units per acre.

Section 8. PRELIMINARY PLAN REVIEW AND APPROVAL PROCESS.

Upon receipt of the application an preliminary plan from the Zoning Officer, the Planning Commission shall review the material submitted to determine its general acceptability and, if necessary, request additional information. At the time of this review, the applicant shall be present to discuss the proposal with the Commission and to answer any questions that might arise,

- 8.001 PUBLIC HEARING; NOTICE. Following review of the application and preliminary plan, the Planning Commission shall hold at least one (1) public hearing on the proposed PUD. Notice of time and place of such hearing shall be published not less than fifteen (15) nor more than thirty (30) days preceding such hearing in the official newspaper of the Village. The published notice may be supplemented by such additional notices as the Planning Commission may deem appropriate.
- 8.002 RECOMMENDATION TO THE VILLAGE BOARD. Following the close of the public hearing, the Planning Commission shall consider the proposed PUD as submitted by the applicant and the information obtained from the public hearing. Upon consideration, it may recommend to the Village Board approval of the application and preliminary site plan for the proposed PUD as submitted by the applicant; it may recommend approval subject to specific changes and alterations being made by the applicant in the final development plan; or it may recommend disapproval of the proposed PUD. If it recommends disapproval, the Planning Commission shall state its specific reasons for such recommendation. All recommendations of the Planning Commission to the Village Board shall be in writing and shall be attached to a copy of the application and preliminary site plan.
- 8.003 ACTION BY THE VILLAGE BOARD. The Village Board shall consider a proposed PUD upon recommendation of the Planning Commission. The Board may approve or disapprove an application and preliminary site plan for a PUD and, if it approves, may attach such conditions as it deems necessary to make the proposed PUD comply with the requirements of the Ordinance.
- 8.004 EFFECT OF DISAPPROVAL. If disapproved, no PUD may be proposed for the same property for a period of one (1) year unless it is determined by the Planning Commission, following a concept plan review and pre-application conference, that any new PUD proposal is substantially different from the one previously disapproved.

Section 9. FINAL PLAN REVIEW AND APPROVAL PROCESS.

Following approval of the application and preliminary plan, but no more than one (1) year thereafter, a developer may submit a proposed PUD for final approval. The proposed PUD in its final form shall comply in all respects with the provisions of this Article and any conditions which may have been included in the Village Board's approval of the application and preliminary site plan.

9.001 REVIEW BY THE PLANNING COMMISSION. Following review by the Zoning Officer, Subdivision Administrative Officer, and the Village Engineer to determine that all necessary information has been submitted, the Zoning Officer shall forward the proposed final plans for the PUD to the Planning Commission for review and recommendation. The Planning Commission shall review the final plans in terms of the requirements of this Article and the approved application and preliminary site plan. The Commission shall act upon the final plans only when they are substantially in conformance with this Article and the approved application and preliminary site plan. Following review, the Commission may recommend to the Village Board approval of the final plans as submitted by the developer; it may recommend approval subject to such conditions as to bring it into compliance with this Article and the approved application and preliminary site plan; or it may recommend disapproval of the proposed PUD. If it recommends disapproval, the Commission shall state specific reasons for such recommendation. All recommendations of the Commission to the Village Board shall be in writing and shall be attached to a copy of the final plans for the PUD.

9.002 ACTION BY THE VILLAGE BOARD. The Village Board shall consider the final plans of a PUD upon recommendation of the Planning Commission. The Board may approve or disapprove the final plans and, if it approves, may include such conditions as it deems necessary to make the proposed PUD comply with the requirements of this Article and the approved application and preliminary site plan.

9.003 EFFECT OF DISAPPROVAL. If disapproved, no PUD may be proposed for the same property for a period of one (1) year unless it is determined by the Planning Commission, following a concept plan review and pre-application conference, that a proposed new PUD is substantially different from the one previously disapproved.