

Section 16
PLANNED UNIT DEVELOPMENT

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16.1 **PURPOSE:**

The regulations contained in this section are established to encourage imaginative design of coordinated land uses and to provide relief from the subdivision and zone requirements which are designed for conventional developments, but which may inhibit innovation and cause undue hardship with regard to the use of parcels which present technical development problems. These regulations are further established to provide a safe and desirable living environment for residential areas characterized by a unified building and site development program, to preserve natural features of the site, and to provide adequate open space for recreation and other community purposes.

16.2 **WHERE PERMITTED:**

A planned unit development may be located in any zone, subject to the procedures and standards set forth below and subsequent to the issuing of a special use permit.

16.3 **STANDARDS FOR PLANNED UNIT DEVELOPMENTS:** *Amended, 05-21*

For any planned unit development, the regulations and standards established in this section may be substituted for the general regulations set forth elsewhere in this Zoning Code.

16.4 **REQUIRED SEWER AND WATER:**

A planned unit development shall be served by a sanitary sewerage system and a public water supply system.

16.5 PERMITTED USES: *Amended, 05-05*

The following uses are principal (but not exclusive) uses permitted in a planned unit development subject to the regulations of this section:

- A. Single family detached dwelling.
- B. Two family dwelling.
- C. Townhouse dwellings, provided, however, that in the R-1 Zoning District, the number of townhouse dwellings shall not exceed 50 percent of the total number of dwellings in the planned unit development.
- D. Apartment dwellings, provided, however, that in the R-1 Zoning District, the number of such units shall not exceed 10 percent of the total number of units, and that in the R-2 Zoning District, the total number of such units shall not exceed 50 percent of the total number of units in the planned unit development.

No apartment or dwelling unit located above the first floor shall contain more than two bedrooms.

- E. Convenience shopping center.
- F. Any retail use as an integral part of a shopping center.
- G. Any office use.
- H. Any public facility use.
- I. Church or other place of worship.
- J. Facilities for the maintenance of the planned unit development.

16.6 DENSITY STANDARDS: *Amended, 05-21*

- A. Basic density: The basic density for each type of dwelling unit permitted in a planned unit development is shown in Table 1 at the end of this Section. Where a proposed planned unit development contains more than one type of unit, the basic density shall be calculated by multiplying the per cent of each type of unit by the basic density for that type and adding together the resultant products.
- B. Gross density: The maximum permitted gross density shall be the basic density or the basic density plus additional density expressed as dwelling units per acre resulting from the inclusion of certain uses as shown in Table 1.

- C. Total number of units: The maximum allowable number of units, including equivalent dwelling units for other uses, in a planned unit development shall be calculated by multiplying the gross density by the number of acres in the total site less that area of any easements for existing streets on the perimeter of the site.
- D. Equivalent dwelling units: Where the uses shown in Table 2 at the end of this Section are included in a planned unit development, the total number of dwelling units shall be reduced by the equivalent number of dwelling units shown in Column 2 for each acre of land occupied by the use as shown in Column 1.

16.7 DESIGN STANDARDS: *Amended, 05-05*

The development plan shall be prepared by professional persons: architects, municipal planners, engineers, landscape architects and surveyors. The benefits of the planned unit development and the improved design of the development must justify the intended variation from the normal requirements of this Zoning Code. In preparing the development plan, particular consideration shall be given to the following:

- A. The provision of open spaces for recreational and other outdoor benefits and activities. Recreational open space which qualifies for additional density units as provided above shall be landscaped and improved with recreational facilities appropriate to the proposed development; specifically, adequate play areas for children shall be provided in all planned unit developments containing single family dwellings. At a minimum, 20 percent of the gross site shall be developed for active or passive recreation.
- B. The conservation of significant natural features of the site such as flood plains, wetlands, forests, scenic areas and vistas. All such areas shall be considered recreational open space whether or not they are developed for recreational use or left in a natural state.
- C. Maximum separation of vehicular traffic from pedestrian ways and play areas.
- D. A unified design based upon significant architectural features, compatible building materials and a distinctive arrangement of structures and open spaces.
- E. The provision of adequate sites for retail shopping and service areas, schools, places of worship and other community services where the development is large enough to support these services.
- F. The relationship of the development to surrounding uses and property.
- G. Surface drainage and storm water detention facilities shall be designed so that the runoff from the developed site shall not exceed the runoff from the site in its natural state during a storm of two year frequency as published by the U.S. Weather Bureau for the Chicago area. The capacity of storm water detention facilities shall be based on a storm of 100-year frequency and the runoff coefficient for the fully developed planned unit

development less the volume of water released based on a storm of two year frequency and the runoff coefficient of the site in its natural state.

- H. Required Parking: The off-street parking regulations found in Section 8 of this Zoning Code shall apply to all planned unit developments.
- I. Street Improvements: All streets and street improvements shall be designed by a registered professional engineer. The width of streets and the design of the pavement and other structures shall be based upon their intended use and shall be related to the overall design of the planned unit development. Any street dedicated to the public shall be designed and constructed to the standards of the Subdivision Code.
- J. Required Setbacks: All structures located on the perimeter of a planned unit development shall be set back from the property line or street right-of-way a distance equal to the required setback in the adjacent zone. Interior yards and setbacks shall be in conformity with good site planning practice and shall be equal to, or greater than, the interior yards and setbacks shown on the approved development plan.
- K. Height Restriction: Any structure within a planned unit development may be 35 feet in height. Further, any structure may exceed 35 feet in height, provided it does not exceed a height determined by a plane extending inward from the perimeter of the planned unit development at an angle 30 above the horizontal and, provided further, that no structure shall exceed a height of 75 feet.

16.8 APPLICATION FOR A PLANNED UNIT DEVELOPMENT: *Amended, 2017-24, 05-05, 00-41*

Before submitting an application for a planned unit development, the developer is encouraged to present sketch plans to the Planning and Zoning Commission. The purpose of this presentation shall be to inform the Planning and Zoning Commission of the proposed development and the manner in which it has been planned to take advantage of the regulations of this Section 16. Application shall be made in accordance with the Subdivision Code.

16.9 GENERAL DEVELOPMENT PLAN:

The general development plan shall include the following:

- A. A plat of the site prepared by a registered land surveyor.
- B. A topographic map of the site with a contour interval of not more than two feet.
- C. A map drawn to scale showing streets, lots, parcels and sites for all uses included in the planned unit development.

- D. Area to be conveyed, dedicated or reserved for parks, parkways, playgrounds, school sites, public buildings and similar uses or for common areas for the use of the residents.
- E. A site plan drawn to scale showing the approximate location of all buildings, structures and improvements and indicating the open spaces around buildings and structures.
- F. A development schedule indicating:
 - 1. The approximate date when construction of the project can be expected to begin.
 - 2. The stages in which the project will be built and the approximate date when construction of each stage can be expected to begin.
 - 3. The anticipated rate of development.
 - 4. The approximate date when the development of each of the stages will be completed.
 - 5. The area and location of common open space that will be provided at each stage of development.

16.10 SUPPORTING INFORMATION:

The application and development plan shall be accompanied by the following supporting information:

- A. Elevation and perspective drawings in sketch form of all proposed structures and improvements except single family residences and their accessory buildings. The drawings need not be the result of final architectural decisions and need not be in detail.
- B. An inventory and evaluation of all significant environmental features of the site, including, but not limited to, lakes, streams, ponds, marshes, soil conditions, mineral deposits, including sand and gravel, flood plains and wooded areas. The evaluation shall indicate any limitation resulting from natural conditions on the site which would restrict the development of the site for urban purpose permitted under this Zoning Code generally, or this section specifically.
- C. A written statement containing a detailed explanation of the size and character of the planned unit development and the manner in which it has been planned to:
 - 1. Take advantage of the provisions of this section.
 - 2. Conserve the significant natural features of the site.
 - 3. Avoid, or otherwise overcome, any natural limitations of the site.

4. Agreements, by-laws, provisions or covenants which govern the use, maintenance and continued protection of the planned unit development and any of its common open areas, streets, parking facilities or other facilities and improvements.

16.11 APPROVAL OF THE DEVELOPMENT PLAN: *Amended, 2017-24, 05-21, 05-05, 00-41*

- A. Informal Meeting: The Planning and Zoning Commission may hold an informal public meeting with the applicant, staff and consultants to consider whether a proposed development plan is ready for a formal hearing or whether the Commission, staff or consultants would like to see additional factors addressed before considering the development plan in a formal hearing.
- B. Public Hearing: A public hearing is required before the Planning and Zoning Commission to consider any proposed development plan, as provided by law and after payment of the required fees. A copy of the development plan and required supporting information shall be available at the public hearing and in the Village Hall subsequent to the publication of the hearing notice. The Planning and Zoning Commission shall recommend, and state its reasons for such recommendation in writing, to the Village Board approval or disapproval of the development plan, or in response to testimony or objections voiced at the public hearing, approval of the development plan with modifications.
- C. Village Board Action: The Village Board shall, by ordinance, approve, reject or approve with modifications, the development plan, which ordinance shall serve as a special use permit authorizing the planned unit development in conformance to the approved or modified development plan.
- D. It shall be the duty of the Planning and Zoning Commission to review all final plans and plats for general conformity with the approved development plan and no plat shall be recorded and no building permit issued except in accordance with final plats and plans approved and signed by the chairman with the consent of the Planning and Zoning Commission.

16.12 MINOR MODIFICATION OF FINAL PLANS:

The Zoning Administrator may, from time to time, approve minor changes within the project, but such changes shall not be of a nature that would affect the character and standard of the planned unit development.

16.13 FAILURE TO BEGIN PLANNED UNIT DEVELOPMENT:

If no substantial construction has begun or no use established within two years of the starting date established in the planned unit development schedule, the special use permit for the development plan shall lapse upon written notice to the applicant from the President and Board of Trustees and shall be of no further effect. At its discretion and for good cause, the President

and Board of Trustees may extend, for one additional year, the period for the beginning of construction of the first principal building in the planned unit development. If the special use permit lapses under the provisions of this section, the President and Board of Trustees shall remove the planned unit development from the zoning map and the zoning regulations applicable prior to the issuance of the special use permit shall continue in effect.

TABLE 1

DENSITY STANDARDS FOR PLANNED UNIT DEVELOPMENTS		
Uses	Basic Density	Additional Density
Single family dwelling	5	
Two family dwelling	7	
Townhouse	5	
Multiple family dwelling	15	
Garage parking at:		
One space per dwelling unit		0.75
1.5 spaces per dwelling unit		1.00
Indoor parking in principal buildings* at:		
One space per dwelling unit		1.00
1.5 spaces per dwelling unit		2.00
Private recreation open space amounting to at least:		
10 percent of the gross site		0.5
20 percent of the gross site		1.0
30 percent of the gross site		1.5
40 percent of the gross site		2.0
Public recreation open space and sites for schools amounting to at least:		
10 percent of the gross site		
20 percent of the gross site		
30 percent of the gross site		3.0
40 percent of the gross site		4.0
Indoor recreation facilities for the exclusive use of the residents*		
Indoor recreation facilities not for the exclusive use of the residents		2.0
Elevators service apartment units in at least:		
25 percent of the total dwelling units		1.0
50 percent of the total dwelling units		2.0
75 percent of the total dwelling units		3.0

DENSITY STANDARDS FOR PLANNED UNIT DEVELOPMENTS		
Uses	Basic Density	Additional Density
100 percent of the total dwelling units		4.0
*Not applicable to single family dwellings		

TABLE 2

EQUIVALENT DWELLING UNITS	
Use or Use Group	Equivalent Density Unit per Acre
Convenience shopping	0
Retail uses, not to exceed 25 sq. ft. per dwelling unit in the planned unit development	4
Retail uses in excess of square feet per dwelling unit in the planned unit development	10
Office uses	8
Public facilities	0
Churches and other places of worship	4
Manufacturing uses	10