

Appendix J - Planned Unit Development (PUD)

Intent and Purpose

The purpose of the PUD is:

1. To provide development that is consistent with the Comprehensive Land Use Plan and promote the goals and objectives of the plan;
2. To identify and obtain certain advantages over conventional development of the site that provides superior development and infrastructure;
3. To be granted relief from the fixed regulations of conventional zones by general regulatory guidelines that obtain development premiums in return for development quality of significant community benefits not otherwise available from fixed regulations;
4. To encourage innovative site plans that provide and enhance pleasing and desirable cultural and recreational amenities;
5. To encourage the preservation and enhancement of the natural amenities of land and protect the natural features of the site such as existing trees, flood plains, wetlands, natural drainage ways and steep slopes;
6. To obtain more usable open space and recreational space than that expected by the use of conventional regulations;
7. To encourage infill development and the development of sites made difficult for conventionally designed development because of shape, size, abutting development, poor accessibility or topography, by the use of stringent design and development controls available in the PUD regulations;
8. To increase the quality of the site design by including innovative clustering of units and orientation of units for energy conservation;
9. To provide a compatible relationship between PUD land uses and surrounding land uses of a PUD if it is more intense than the surrounding properties by incorporating extensive buffering by physical separation, berming, landscaping, screening and/or other means should be provided;
10. To provide sensitive handling of on-site traffic flow for efficiency of circulation, safety and privacy and off site traffic flow to minimize impact on the surrounding community beyond normal requirements.

PUD Eligibility Requirements

1. The entire tract must have a unified design. The tract of land submitted for PUD must be developed as a single design entity even though it may be developed in phases, or contain a wide variety of uses and activities otherwise not necessarily compatible with one another.
2. All land in the tract submitted as part of the PUD application must be under the control of the applicant. The narrative text that accompanies the preliminary plan must demonstrate that this control will be workable throughout the PUD period.
3. Two or more principle structures on a single zoning lot must be developed as a PUD

Three Step PUD Application Review Procedure

Step One - Pre-Application Conference and Sketch PUD Plan (OPTIONAL)

1. The pre-application conference is an informal discussion of the general concept of the proposed development. The applicant may present a Sketch Plan and confer with the Zoning Enforcement Officer, Planning & Zoning Commission, Architectural Review Commission, Village Board, and other staff members capable of appraising the various applicable physical and site development aspects of the plan. These Village representatives may express what is required of the developer and current Village policies.
2. The Sketch Plan should contain the following information:
 - A. Plat of Survey;
 - B. Site Plan, approximately scaled, 100 feet to 1 inch, illustrating the proposed uses, major buildings, development density, housing types, road layout, open space, pedestrian and bike facilities and any significant natural features;
 - C. Brief narrative text describing the general design and architectural policies of the plan, a time frame for a phased development, and any other information the developer believes may be useful to staff.
3. The required information for Sketch Plan review shall be filed with the Village Clerk a minimum of 4 weeks prior to the Planning & Zoning Commission meeting.

Step Two - PUD Application and Preliminary PUD Plan (REQUIRED)

1. Preliminary PUD information shall be reviewed by the Zoning Enforcement Officer and Village Staff, the Planning & Zoning Commission and the Village Board consecutively. Village Board approval of the preliminary PUD shall be required prior to commencing to Step 3, PUD, Application, Final PUD Plan.
2. The Planning & Zoning Commission shall conduct a public hearing on the Preliminary PUD. Notice requirements shall comply with Section 1518.6.B.
3. The Preliminary PUD request shall contain the following information:
 - A. Background information listing owner's name, phone and address, developer's name, address and phone (if not same as owner), other related professional consultants' names, addresses and phone numbers, project acreage (gross and net public R.O.W.), parking spaces, square footage per non-residential building, units per building and total number of units (if residential);
 - B. Plat of Survey;
 - C. The Preliminary PUD site plan shall follow the Tentative Plat Specifications in the Subdivision Control Ordinance.
 - D. For a residential PUD, a written statement from the school districts regarding their position on the proposed number of dwelling units and their ability to service additional students;
 - E. Traffic analysis upon the request of the Zoning Enforcement Officer, Planning & Zoning Commission or Village Board;
 - F. Preliminary Engineering;
 - G. Natural Resources Inventory from the United States Soil Conservation Service;
 - H. Grading Plan;
 - I. Appropriate fees;
 - J. Other relevant information as required by the Village.

4. The required information listed in paragraphs 3, C through J, such as annexation agreements, soils suitability with the Village Clerk a minimum of 5 weeks prior to the Planning & Zoning Commission public hearing.

Step Three - PUD Application, Final PUD Plan (REQUIRED)

1. Final PUD information shall be reviewed by the Village Staff, Planning and Zoning Commission, the Architectural Review Commission, and the Village Board consecutively. The proposed PUD Application and Final Plat must meet the approval of the Village Board.
2. The Final PUD request shall contain the following information:
 - A. Background information listing owner's name, address and phone, developer's name, address and phone (if not same as owner), other related professional consultants' names, addresses and phone numbers, project acreage (gross and net public R.O.W.), parking spaces, square footage per non-residential buildings, units per building and total number of units (if residential);
 - B. Plat of Survey;
 - C. Final PUD Site Plan shall follow the Final Plat Specifications in the Subdivision Control Ordinance.
 - D. For a residential PUD, a written statement from the school districts regarding their position on the proposed number of dwelling units and their ability to service additional students;
 - E. Traffic analysis upon the request of the Zoning Enforcement Officer, Planning & Zoning Commission, or Village Board;
 - F. Final Engineering;
 - G. Natural Resources Inventory from the United States Soil Conservation Service;
 - H. Grading Plan;
 - I. Other relevant information as required by the Village;
 - J. A statement addressing the use and maintenance responsibilities of any common areas and detention or retention areas;

- K. The declaration of covenants and restrictions governing homeowner's associations;
- 3. The required information for Final PUD review shall be submitted to the Village Clerk a minimum of 5 weeks prior to the Planning & Zoning Commission public hearing.

Minor Modifications of Final Plan

Minor changes of the approved Final PUD may be permitted, but such changes shall not affect the character of the PUD. This approval is subject to the interpretation of the Zoning Enforcement Officer.

Failure to Begin a PUD

Unless construction of the public improvements or construction of the approved use of the PUD have commenced, the special use permit shall automatically lapse in 2 years after the date of the approval of the Final PUD. Three one-year extensions may be granted by the Village Board.

PUD Site Design Standards

- 1. **Permitted Uses.** All uses listed in Appendix B, Uses Permitted in Zoning Districts, are allowed in a PUD.
- 2. **Density Standards for Residential Properties**
 - A. The density of a residential project shall be construed to mean the number of housing units divided by the net acreage. For the purposes of this Appendix, the net acreage is equivalent to the total PUD acreage minus public rights-of-way and unbuildable acreage such as wetlands, flood plains or steep slopes.
 - B. PUD densities may exceed the densities allowed in the underlying zoning districts calculated from Appendix C, Lot Area - Yard and Bulk Regulations. The project benefits shall merit this increase by complying with the intent and purpose of PUDs as listed in accordance with the Intent and Purpose provision of this Appendix.
- 3. **Off-Street Parking.** Off-street parking shall be required to comply with the Off Street Parking requirements of the Zoning Ordinance.

4. **Street and Storm Water Design.** All streets and related street improvements and storm water control facilities shall be designed by a registered professional engineer. All public streets and storm water control facilities shall be constructed to the standards of the Subdivision Regulations.

5. **Lot Area, Setbacks, Width and Height Requirements**
 - A. The Minimum Lot Area Standards listed in Appendix C - Lot Area -Yard and Bulk Requirements may vary in a PUD if the requirements in the Intent and Purpose provisions of this Appendix are complied with. The maximum net density of the PUD shall not exceed a 20% increase of the density allowed by Appendix C.

 - B. The setbacks for structures on the perimeter of a PUD shall conform to the setbacks of the zoning district it lies in, according to Appendix C, Lot Area - Yard and Bulk Regulations. The setbacks for structures from each other in the interior of the PUD shall conform with good site design practices and shall be guided by the Intent and Purpose provisions of this Appendix.

 - C. Minimum lot widths and building heights may vary from Appendix C - Lot Area - Yard and Bulk requirements in a PUD in accordance with the requirements of the Intent and Purpose provision of this Appendix.

6. **Open Space**
 - A. Common open space shall be made usable and available to the occupants of the PUD. To be considered usable, the minimum width of the open space should be 100 feet.

 - B. The common open space must be owned, managed and maintained by some entity after the PUD is developed. This is either a homeowners' association or a public agency approved by the Village Board.

 - C. All improvements planned for the open space areas shall be installed and paid for by the developer. These improvements include, but are not limited to, planned landscaping, required storm water improvements, walkways, bicycle paths, driveways, clubhouses, swimming pools, tennis courts, and golf courses.

 - D. In residential PUDs, a minimum of 30% of the net area must be common open space.