



Planned Unit Development Overlay District

Source: Sec. 118-696 through 118-706 of Village Code

1. Application requirements:
 - a. Prior to the official submission of the petition for the approval of a planned unit development overlay district, the owner or his agent making such petition shall meet with Plan Commission or its staff to discuss the scope and proposed nature of the contemplated development.
 - b. Petition (18 hard copies and digital copy to Village Clerk):
 - i. Applicant information:
 1. Parcel numbers;
 2. Site address or description;
 3. Current land use category;
 4. Petitioner name;
 5. Petitioner Home or Business Address;
 6. Petitioner Phone and E-mail;
 7. Property owner contact information (if different);
 8. If there are multiple property owners, attach list of all owners and contact information.
 - ii. A statement which sets forth the relationship of the proposed PUD to the village's adopted master plan, neighborhood plan, or any adopted component thereof, and the general character of the uses to be included in the proposed PUD, including the following information:
 1. Total area to be included in the PUD area of open space, residential density computations, proposed number of dwelling units, population analysis, availability of or requirements for municipal services and any other similar data pertinent to a comprehensive evaluation of the proposed development.
 2. A general summary of the estimated value of structures and site improvement costs, including landscaping and special features.
 3. A general outline of the organizational structure of a property owner's or management's association, which may be proposed to be established for the purpose of providing any necessary private services.
 4. Any proposed departures from the standards of development as set forth in this chapter, chapter 94, other village regulations or administrative rules, or other universal guidelines.
 5. The expected date of commencement of physical development as set forth in the proposal and, also, an outline of any development staging which is planned.
 - iii. A general development plan including:
 1. A legal description of the boundaries of the subject property included in the proposed PUD and its relationship to surrounding properties.
 2. The location of public and private roads, driveways, sidewalks, and parking facilities.
 3. The size, arrangement, and location of any individual building sites and proposed building groups on each individual site.

4. The location of institutional, recreational, and open space areas and areas reserved or dedicated for public uses, including schools, parks, and drainageways.
 5. The type, size, and location of all structures.
 6. General landscape treatment.
 7. The existing and proposed location of public sanitary sewers, water supply facilities, and stormwater drainage facilities.
 8. The existing and proposed location of all private utilities or other easements.
 9. Characteristics of soils related to contemplated specific uses.
 10. Existing topography on the site with contours at no greater than two-foot intervals.
 11. Anticipated uses of adjoining lands in regard to surface water drainage, and compatibility with existing adjacent land uses.
 12. If the development is to be staged, a staging plan.
 13. Designation of central waste removal sites.
- c. Application fee: \$300.00, plus cost of publication and professional review fees.
2. Application review process:
- a. Application is referred to Plan Commission for review and recommendation.
 - b. The Village Board, after receiving a recommendation from the village Plan Commission shall hold a public hearing in accordance with this chapter. Notice for such hearings shall include reference to the development plans filed in conjunction with the requested planned unit development overlay district.