

17.28.050 - Planned unit development.

- A. General Purpose and Intent. The primary purpose of a planned unit development is to provide for development of balanced neighborhoods containing physical, economic and social assets difficult to achieve through the traditional separation of use and density zones. This is accomplished by allowing the developer the freedom necessary to protect natural resources and to protect the investment of both the Village and the project. Based upon the submission of an acceptable site plan and other required documents, permission may be granted for the construction of a planned unit development which may be constructed such that more than one principal building may be constructed on a single subdivided lot or unsubdivided parcel of land. The granting of such flexibility as provided for in the special use ordinance for a planned unit development shall be dependent upon the ability of the land as utilized by the developer to meet such general objectives set forth below as shall apply:
1. The protection of both the aesthetics and functions of the natural environment;
 2. The arrangement of buildings and other improvements advantageous to the orderly function and aesthetics of both the natural and man-made environment;
 3. The preservation of adequate, permanent open space for the use of the residents in the development;
 4. The provision of land area necessary to accommodate any cultural, educational, recreational or other public and quasi-public activities necessary to serve the needs of the neighborhood;
 5. The orderly and creative arrangement of all land uses with respect to each other and to the entire Village;
 6. The provision of developed recreational activity areas necessary to serve the needs of the residential portion of the development;
 7. The provision of a pedestrian environment separate from the vehicular environment;
- B. Procedure for Securing Approval of a Planned Unit Development. The procedure for securing approval of a planned unit development shall be the same as that described in Chapter 16.20 with the following additions:
1. The Preliminary Plan shall contain the following materials in addition to those required in Section 16.20.030
 - a. The location, quantity, size and species (both scientific and generic) of all existing trees on the site having diameters of four inches or greater as measured six inches above the ground,
 - b. A statement showing the relationship of the planned unit development to the Official Plan of the Village,
 - c. A statement of the anticipated residential density, the proposed total gross floor area, bedroom ratios for residential units, and the percentage of the development which is to be occupied by structures,
 - d. When a planned unit development is to be constructed in phases or units, a schedule for the development of such phases or units shall be submitted. At no time shall the developed phases or units have a residential density that exceeds, by more than twenty percent, the proposed

residential density of the entire planned unit development. The total area of common open space provided at any phase of development shall, at a minimum, bear the same relationship to the total open space to be provided in the entire planned unit development as the stages or units completed or under development bear to the entire planned unit development,

- e. In the case of nonresidential planned unit developments, a statement identifying the principal types of business and/or industrial uses that are to be included in the proposed development,
 - f. Preliminary sketches of the proposed structures and a preliminary concept landscape plan shall be prepared by a qualified architect and/or landscape planner,
 - g. Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the development area,
 - h. A statement describing the provision that is to be made for the care and maintenance of open space or recreational facilities,
 - i. Statement of the manner, if any, in which the planned unit development varies from the regulations of the zoning district in which it is located and an explanation of the reasons for such variations;
2. A positive recommendation of the Planning & Zoning Commission in and of itself indicates that the Commission, based upon evidence presented at the hearing, has found that the planned unit development meets the general standards set forth in Section 17.28.050(D). No written findings of fact are required;

C. Form of Ordinance.

1. An ordinance approving and establishing a planned unit development shall specify the zoning regulations and restrictions that will, pursuant to the development plan, apply to the planned unit development and shall describe the boundaries of such development or set such boundaries out on a map that is incorporated and published as a part of such ordinance, Such ordinance shall also specify the conditions and restrictions that have been imposed by the Corporate Authorities on the planned unit development and the extent to which the otherwise applicable district regulations have been varied or modified.
2. From time to time the applicant may make minor changes in the preliminary development plans submitted herein, but any such changes shall be made only with the approval of the Zoning Administrator or, upon his denial thereof, with the approval of the Corporate Authorities.

D. General Standards.

1. All planned unit developments shall meet the following general standards:
 - a. Have the minimum areas as set forth in Section 17.16.060
 - b. The uses permitted in such development are not of such a nature or so located as to exercise an undue detrimental influence or effect upon the surrounding neighborhood;
 - c. The plan effectively treats the developmental possibilities of the subject property, making appropriate provisions for the preservation of streams, wooded areas, scenic views, floodplain areas, and similar physical features;
 - d.

All requirements pertaining to commercial, residential, institutional or other uses established in the planned unit development conform to the requirements for each individual classification as established elsewhere in this Title, except as may be specifically varied for the proper planning of the planned unit development;

- e. The Planning & Zoning Commission shall determine that the area and width of the lot shall be sufficient for the proposed use, and that the development of the property in the proposed manner creates no outlots which will be difficult to develop in an appropriate manner.

E. Residential Planned Unit Development.

1. Residential Density. Densities within the planned unit development shall remain substantially the same as provided for in the Comprehensive Plan of the Village. Density ranges shall be provided as follows:
 - a. One-family with a density not to exceed four dwelling units per acre of one-family dwellings.
 - b. Planned Development—Six dwelling units per acre with a base density of four dwelling units per acre and with using the incentives listed in Section 17.28.050(E)(2) and (E)(3) shall not exceed seven dwelling units per acre.
 - c. Planned Development—Ten dwelling units per acre with a base density of seven dwelling units per acre and with using the incentives listed in Section 17.28.050(E)(2) and (E)(3) shall not exceed twelve dwelling units per acre.
 - d. Multiple family with a base density of twelve dwelling units per acre and with using the incentives listed in Section 17.28.050(E)(2) and (E)(3) shall not exceed fifteen dwelling units per acre.

The dwelling units per acre shall be calculated on the net acreage of the site. The percentages shall be applied to the base density.

2. Incentives. The amounts stated for the following incentives are to be considered as maximum amounts to be recommended by the Planning & Zoning Commission:
 - a. One percent for landscaped buffer strip, one percent for each ten feet in width (including setback requirements as hereinafter set forth), not to exceed three percent on all peripheral lot lines with a less restrictive use;
 - b. Five percent for recreational facilities, which may or may not include a golf course, occupying one square foot for every five square feet of residential floor area;
 - c. One percent for playground and recreational equipment (other than tennis courts and swimming pools); one percent for each eight thousand square foot lot not to exceed three percent;
 - d. One percent for land for public building site such as a fire station, well, and/or water storage, etc. One percent per acre not to exceed five percent;
 - e. Ten percent for provision of fifty percent of all required parking to be underground;
 - f. Five percent for provision of fifty percent of all required parking to be enclosed;
 - g. One percent for every one percent of the gross area of the site built as one-family detached dwellings at a density not to exceed four units to the acre; a one percent incentive will be allowed not to exceed a forty percent increase in density;
3. The amounts stated for the following incentives are to be considered as maximum amounts to be granted as permitted by the Planning & Zoning Commission:

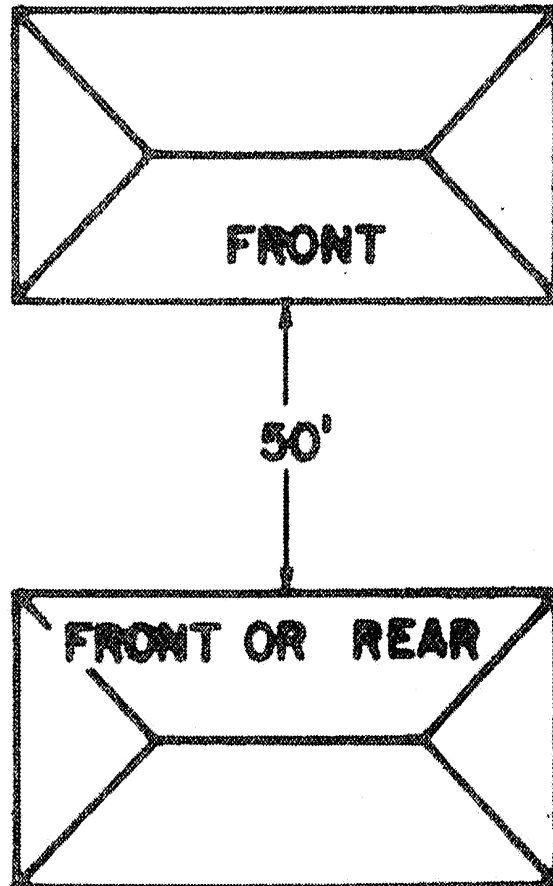
- a. Three percent for excellence in quality and amount of standard tree and shrub planting, including peripheral and interior screen planting and fencing.
 - b. Five percent for swimming pool; five percent for each pool not to exceed ten percent.
 - c. One percent for tennis courts; one percent for each court not to exceed five percent.
 - d. Five percent for community center and/or club building.
 - e. Three percent for lakes and water features.
 - f. Three percent for provisions for pedestrian facilities such as plazas, trails, bicycle trails, interior sidewalks, benches, etc.
 - g. One percent for use of sculptures, fountains, reflecting pools and similar features in design.
 - h. Two percent for parking lot design which includes tree and shrub plantings.
 - i. Solar energy incentives.
 - (i) Three percent for provision of solar housing design elements such as solar energy collectors, roof overhangs intended to shield from sunlight and other elements specifically designed for solar energy.
 - (ii) Three percent if one hundred percent of the homes have substantial south/southeasterly facing windows.
 - (iii) Two percent for use of landscaping as a means of protecting the structure from extreme weather conditions such as deciduous trees to the southwest, evergreen trees on the northwest, and other elements specifically designed for solar energy.
4. Bulk regulations.
- a. Building coverage. In no case shall building coverage exceed thirty-five percent of the gross acreage of the planned unit development.
 - b. In the case of other than one-family dwellings abutting one-family dwellings or property approved for one-family dwellings, the distance at the closest point between the building and the boundary of the planned unit development shall be no less than thirty-five feet or twice the height of the building, whichever is greater.

In the case of other than one-family dwellings abutting other than one-family dwellings or property approved for other than one-family dwellings, the distance at the closest point between the building and the boundary of the planned unit development shall be no less than thirty-five feet or the height of the building, whichever is greater.
 - c. No modifications of any kind may be made to the approved building architecture in a planned unit development where there is more than one building on a zoning lot unless approved by the Building Commissioner. No accessory buildings or structures are permitted unless approved on the preliminary plan.
 - d. Zero lot line. In the case of one-family detached dwellings on lots of six thousand six hundred square feet or larger, a building wall may be placed on one side lot line provided that the wall has no windows, the remaining side yard is not less than fifteen feet and building separation (yard requirements) remain in keeping with the standards provided for in the R-E through R-6A zoning districts.

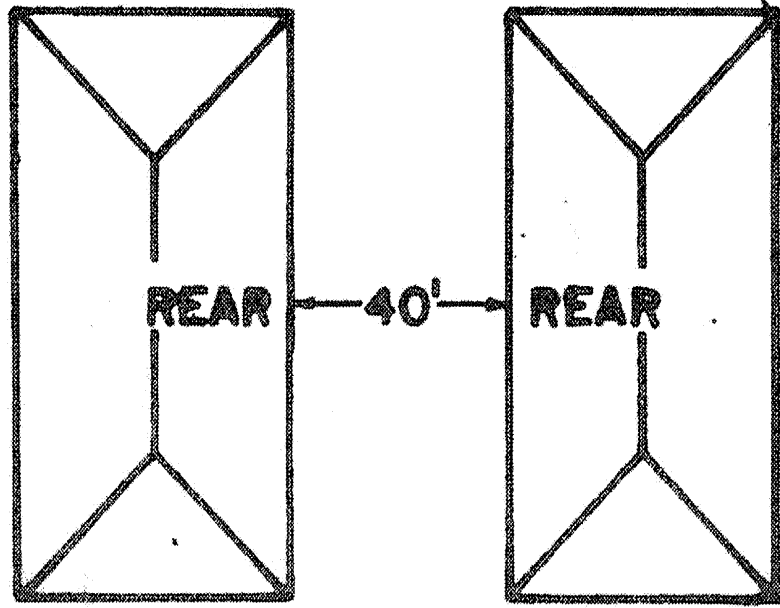
- e. Spacing between buildings. When there are two or more buildings which contain one-family attached and semi-detached dwellings or two or more multiple-family dwelling buildings, or a combination thereof, on a lot initially under single ownership or control, the distance between the building walls shall be as follows:
 - (i) When the front wall of a building faces the front wall or rear wall of the nearest building, the distance between the two building walls shall be not less than fifty feet. (See Figure 17.28-1)
 - (ii) When the rear wall of a building faces the rear wall of the other building, the distance between the two building walls shall be not less than forty feet. (See Figure 17.28-1)
 - (iii) When the side wall of a building faces the front or rear wall of the nearest building, the distance between the two building walls shall be not less than forty feet. (See Figure 17.28-2)
 - (iv) When a side wall faces a side wall of the nearer building, the distance between the two building walls shall not be less than twenty-four feet, except when there are no windows in either side wall. In that case, Section 17.28.050.E.4.e.(vi) shall apply. (See Figure 17.28-2)

DISTANCE BETWEEN BUILDINGS

(i)

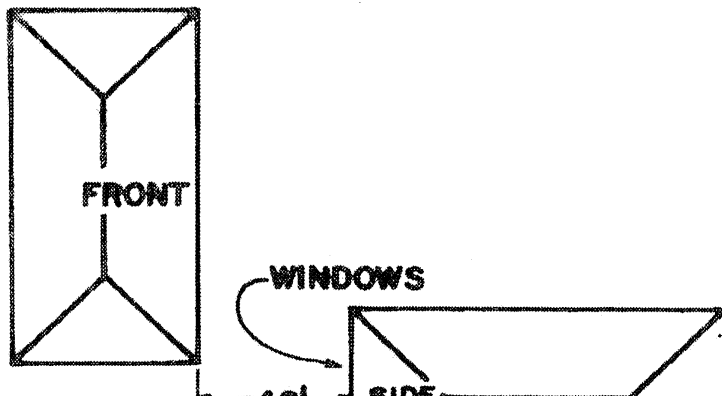


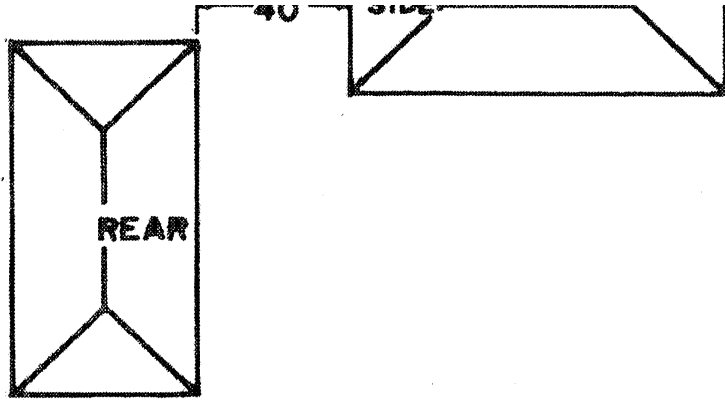
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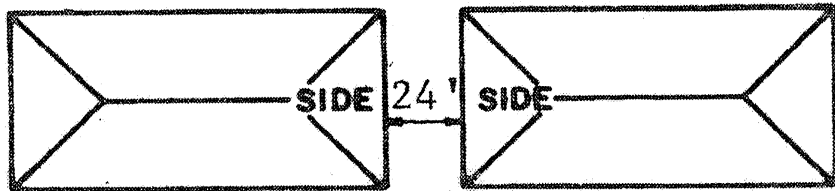
DISTANCE BETWEEN BUILDINGS

(iii)

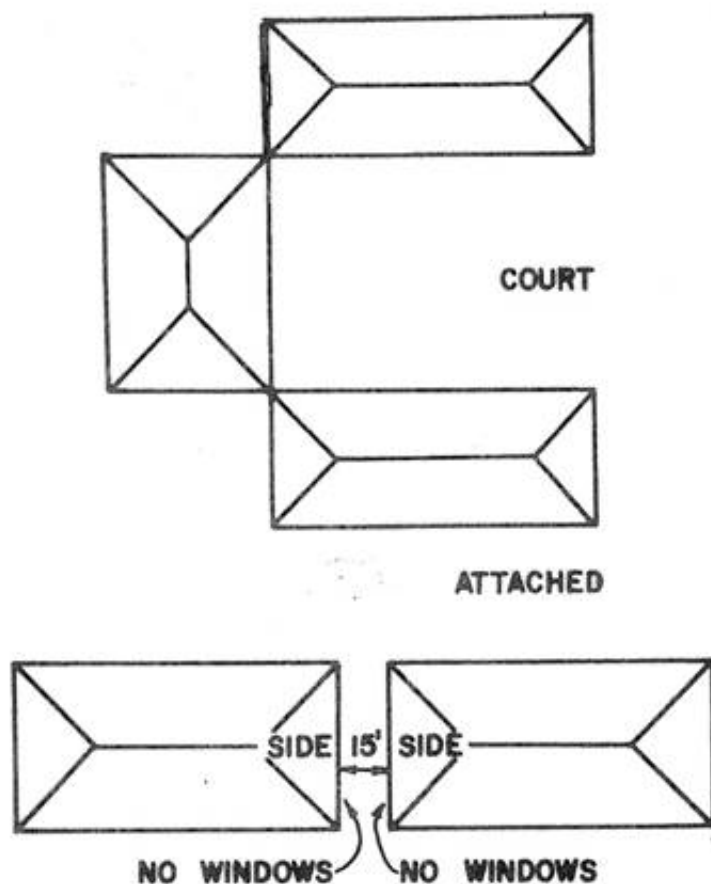




(iv)



DISTANCE BETWEEN BUILDINGS



- (v) A building forming the end of a court may be attached to one or both of the buildings forming the sides of the court, provided the distance between facing walls of the building forming the sides of the court is not less than the applicable requirements as set forth in this section. (See Figure 17.28-3)
 - (vi) When a wall containing no window except those for bathrooms, storage rooms or stairwells faces such a wall or end of wall of the nearest building, the distance between two such building walls may be not less than fifteen feet. (See Figure 17.28-3)
- f. Building height. The maximum building height within a residential planned unit development shall be four stories or forty-five feet, whichever is less.
5. Greenbelt circulation. The Planning & Zoning Commission shall encourage pedestrianways designed to provide for safe and convenient circulation within and beyond the development with special attention being given to the connections between parking areas, dwelling units and all project facilities.
 6. Public and private open space requirements. The Planning & Zoning Commission shall encourage open areas on the lot consolidated generally into large useable open areas, but which also provide corridors of space around a building or buildings. The Planning & Zoning Commission shall encourage

open areas to be so located to take advantage of, hold and preserve existing natural amenities such as trees, topographic features, flood plain area, waterways and scenic views.

- F. Business Planned Unit Developments. All business planned unit developments shall conform with the requirements of Section 17.44.040.D and not as set forth in the underlying District.
- G. Office and Research Planned Unit Development and Industrial Planned Unit Development.
 - 1. The purpose of this section is:
 - a. To provide flexibility in the large scale development of office and research and industrial property.
 - b. To provide regulations to encourage a variety of building types, assure adequate open space and parking, and protect residential areas from the noise, traffic and activities of industrial operations.
 - c. To allow for the placement of more than one principal building on a single zoning lot.
 - 2. Standards:
 - a. Parking. Off-street parking and loading facilities shall be in accordance with Chapter 17.36
 - b. Other Requirements. The requirements as set forth in Section 17.48.010 in the case of office and research planned unit developments and Section 17.48.020 in the case of industrial planned unit developments shall be complied with. Building separation shall not be less than the distance normally required by conventional yard requirements in the absence of typical one building/one lot arrangement.

(Ord. No. 2014-43, §§ 22—24, 6-16-2014)