

ARTICLE 8

SPECIAL PROCEDURES AND REQUIREMENTS FOR PLANNED DEVELOPMENTS

All planned developments shall comply with the requirements of this Ordinance and those of the Zoning Ordinance, including any conditions incorporated in a special use permit except to the extent that deviations are authorized by this Article.

The purpose of this Article is to allow for the platting of a subdivision in which the overall site density is related to the underlying zoning classification but in which individual lots may have a smaller lot area, width, setback or yard than required in the Zoning Ordinance. Standard overall site density is to be achieved by maintaining open space under ownership in accordance with this Ordinance. It is to provide an alternative to the standard subdivision by encouraging ingenuity and originality in total subdivision and site development. It is a technique that is particularly well suited to the efficient utilization of a site which contains both suitable areas and areas unsuitable for development. By allowing certain on-site density transfers, environmentally sensitive areas can be preserved.

A planned development is allowable in those districts as set out in the Zoning Ordinance. Before petitioning the Village for a conditional use permit for a planned development, a Plat (Site Plan) of the proposed planned development should be prepared and submitted for review by the Village Engineer and the Zoning Board of Appeals.

The level of technical completeness shall be equivalent to the Tentative Plat. The Plat or Site Plan will be processed in a similar manner to a Sketch Plan and Tentative Plat. Where the planned development will be established pursuant to a special permit, that permit must be obtained simultaneously.