

## CHAPTER 153: PLANNED DEVELOPMENTS

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### **GENERAL PROVISIONS**

#### **§153.01 PURPOSE.**

The purpose of this chapter is to provide for planned developments which are characterized by:

- (A) A maximum choice in the types of environments available to the public, by allowing a development that would not be possible under the strict application of other sections of this chapter;
- (B) Permanent preservation of common open space and, in residential areas, recreation areas and facilities;
- (C) A pattern of development to preserve natural vegetation, topographic and geologic features;
- (D) A creative approach to the use of land and related physical facilities, which results in better development and design, the construction of aesthetic amenities and revenue benefiting the Village;
- (E) An efficient use of the land, resulting in more economic networks of utilities, streets, and other facilities;
- (F) A lack of negative impacts on the surrounding properties; and
- (G) Land uses and site design which promote the public health, safety, comfort, convenience, and welfare.

(‘77 Code, § 20.01)

#### **§153.02 DEFINITIONS.**

For the purpose of this chapter the following definitions shall apply unless the context clearly indicates or requires a different meaning.

**BODIES OF WATER.** Waters of the United States, waters of the State of Illinois, wetlands as such areas may be defined under federal, state, county or local law or regulation, and flood-plains. Excluded: any man-made drainageways and stormwater retention or detention facilities.

**BUILDING HEIGHT.** The vertical distance measured from the side walk level or its equivalent established grade opposite the middle of the front of the building to the highest point of the roof for flat roofs; to the mean height level between eaves and ridge for gable, gambrel and hip roofs; to the deck line for mansard roofs. Where a building is located upon natural terrace or slope, the height may be measured from the average ground level at the building wall.

**BUILDING REVIEW BOARD.** Pursuant to Section 153.26 herein.

**CLUSTER HOME.** A single-family, detached home in a residential subdivision where three or more residential lots are arranged so as to achieve a flexible design for providing open space and/or protecting natural areas and features.

**COMMISSION.** The Planning and Zoning Commission pursuant to the Code of Deer Park.

**COMMON OPEN SPACE.** Common open space includes land unoccupied by structures, buildings, streets, vehicular rights-of-way, loading areas, and parking lots; and designed and intended for the protection, use or enjoyment of residents or the general public, including natural areas, agricultural lands, and landscaped areas within the developed areas, pedestrian walkways and bicycle paths not shared with vehicular traffic, and landscaped islands in parking lots. Common open space may contain structures for recreational use.

**DEVELOPMENT ORDINANCE.** An ordinance adopted by the Village Board upon completion of both preliminary and final plan approvals that includes graphics and other support documentation upon which Village Board approval is based. The development ordinance shall also specify conditions of approval established by the Village Board, if any.

**EXCELLENCE.** As it relates to site design, landscaping, screening, buffering and signage shall be defined as conformance to the spirit and intent of the Comprehensive Plan with the standards of this chapter and the Village Zoning Ordinance, Chapter 158 of this Code of Ordinances, that exceeds the minimum quantitative standards that exist in this chapter, the Comprehensive Plan and the Village Zoning Ordinance, Chapter 158 of this Code of Ordinances.

**FOOTCANDLE.** A unit of illumination equal to the light flux falling on one square foot of area one foot away from a light source of one candle power.

**MIXED USE DEVELOPMENT.** A planned development which combines two or more of the following land uses: cluster home, townhome, residential, business, office/research and office park development.

**NET ACREAGE.** The number of acres remaining in a parcel after exclusion of all public rights-of-way and bodies of water.

**PARCEL.** Entire land area of the planned development.

**UNIFIED CONTROL.** The combination of two or more tracts of land wherein each owner has agreed that his or her tract of land shall be developed as part of a planned development, and shall be subject to all control applicable to and adopted for the planned development.

**USEABLE COMMON OPEN SPACE.** Usable common open space is that portion of the common open space that is available for active or passive recreational use.

(‘77 Code, § 20.02) (Ord. passed 8-17-97) (Am. Ord. 17-04, passed 3-20-17; Ord. 17-19 passed 10-19-17)

## **STANDARDS**

### **§153.15 MINIMUM STANDARDS.**

The planned development must meet the following standards. If there is a conflict between standards set forth herein and those found elsewhere in this chapter, the provisions of this chapter shall govern.

- (A) *Comprehensive plan.* A planned unit development must conform with the intent and spirit of the proposals of the Village Comprehensive Plan. The Village Comprehensive Plan shall be used as a guide to evaluate each proposal on its individual merits and its impact on the plan for the entire development.
- (B) *Ownership.* The planned development shall be under single ownership and/or the unified control of the petitioner.
- (C) *Size.*
  - (1) Except for parcels within the PD District, all planned development parcels must be not less than five (5) acres in area.
  - (2) All parcels within the PD District shall be processed as planned developments. (Note: minimum zoning lot size for properties in the PD District is addressed in the table set forth in Paragraph Z below).
- (D) *Compatibility.* The uses permitted in a planned development must be of a type and so located that there are no undue detrimental effects upon surrounding properties or planned land uses. Criteria for determining compatibility with surrounding properties or planned land uses shall be those applied in § 158.21.

(Am. Ord. 17-04, passed 3/20/17, O19-06, Passed 04-18-19)

- (E) *Need.* A clear showing of need should be made, by means of an economic feasibility, land utilization and marketing study.
- (F) *Space between buildings.* The minimum horizontal distance between buildings shall not be less than 20 feet, or equal to the height of any adjacent existing free-standing unattached building, whichever is greater
- (G) *Building height.* In general, buildings shall not exceed 35 feet or two and one-half stories, whichever is less. Notwithstanding the foregoing, mixed use, office and hotel structures located within 1,500 feet from Rand Road, between Long Grove Road and Lake-Cook Road, in the PD District shall not exceed 72 feet or six (6) stories in height. In no instance shall non- residential structures exceeding 35 feet in height be closer than 1,500 feet to Quentin Road.
- (H) *Building setback.* When parking is not provided in the front yard of a lot or building, the building setback from a publicly dedicated internal road shall not be less than 25 feet and such setback from all other internal private roads shall be determined on a case by case basis. The building setback

from Rand Road, Quentin Road, Long Grove Road, and Lake-Cook Road shall not be less than 100 feet. All building setbacks shall be measured from the nearest edge of the right-of-way for the adjacent road established at that time.

- (I) *Parking area setback.* The parking area from publicly dedicated internal roads shall be not less than 20 feet; from Rand Road, Quentin Road, Long Grove Road, and Lake-Cook Road shall not be less than 100 feet. All parking setbacks shall be measured from the nearest edge of the right-of-way for the adjacent road established at that time.
- (J) *Parking and loading.* Adequate parking and loading spaces shall be provided for any residential development without structured parking and in no event shall the parking be less than that provided for in § 158.33. Any multi-family residential units shall have at least 1.9 parking spaces per unit to be provided in garages or parking structures; at least 0.5 visitor parking bays per each unit shall be provided for any residential development without structured parking.

(Ord. O19-06, Passed 04-18-19)

- (I) *Screening of Loading Facilities.* All loading areas shall be screened from view by the use of evergreen plant materials or masonry screen walls compatible with the building design. Screen walls shall be softened with climbing vines or shrubs which provide color and texture. Plantings shall totally screen at least 75% of any one wall surface within two (2) years of installation.
- (K) *Underground utilities.* All utilities (including electric, telephone, gas and cable) shall be installed underground.
- (L) *Utility meters/transformers.* Wall-mounted utility meters shall not be mounted on the front elevation of a building. Wall-mounted utility meters and ground supported transformers shall be painted to match the nearest building. If visible from residential areas or public rights-of-way, meters and transformers shall be screened by landscaping equal in height to the tallest meter or transformer.
- (M) *Roof-mounted mechanical equipment.* All roof-mounted mechanical equipment including, but not limited to, heating, ventilating and air-conditioning units (HVAC), shall be fully screened from public view on all sides of the building by the roof structure or parapet walls. The heights of the walls or structure shall be at least equal to the heights of the tallest rooftop element installed on the building and shall be designed to blend with and complement the architecture of the building. Mechanical equipment shall not raise the level of noise as measured from the property line.
- (N) *Trash receptacles, vehicle storage or storage of materials and containers.* Trash receptacles, vehicle storage or storage of materials and containers shall be located only in a rear or interior side yard, enclosed by a masonry wall that is compatible with the principal structure and not less than the height of the containers or vehicles, and, for trash receptacles, provided with gates and vehicular access for trash deposition and collection. Where visible from residential areas or public rights-of-way, landscaping shall be installed surrounding the enclosure to soften its appearance. For purposes of this chapter, trash receptacles are not considered prohibited outside storage. Nothing in this division shall be construed as permitting the storage of hazardous or noxious materials, or as permitting the storage of vehicles or materials for periods exceeding 24 consecutive hours.
- (O) *Lighting.* Lighting shall be provided as follows:
  - (1) All exterior lighting fixtures shall not exceed eighteen feet (18') in height, and shall be uniform in design throughout the parcel, and shall be so designed and placed as to confine

such artificial light levels to the lot which it serves. High-Pressure Sodium lamps in exterior light fixtures shall be prohibited.

- (2) Light spillage in excess of one-half footcandles beyond the lot line shall be prohibited, except at points of ingress to and egress from the lot.
- (3) Maximum to minimum and average to minimum uniformity ratios shall demonstrate that an even distribution of light will be provided within the parking lot.
- (4) Minimum light intensity, levels of one-quarter foot candle shall be provided over all paved areas at all times when buildings are occupied. Maximum light intensity should be limited to an average of one and one-quarter footcandles at property lines adjoining non-residential uses.
- (5) Light intensity levels shall be measured one foot at above grade.
- (6) For building and ground surfaces the following levels of illumination shall not be exceeded. Notwithstanding the foregoing, the Village may consider higher levels of illumination for certain uses upon evidence provided to it that demonstrates that the level of light produced from the site will not negatively impact adjacent property or the countryside rural character of the Village. (Source: Illuminating Engineering Society of North American, John D. Kaufman, (ed.) IES Lighting Handbook, Reference Volume and Application Volume, IES, New York, 1981).

(a) Building and Monuments (floodlighted)	Footcandles
Light surfaces	5.0
Medium light surfaces	10.0
Medium dark surfaces	15.0
Dark surfaces	20.0
(b) Parking Areas	1.0
(c) Building Entrances and Exits	0.5

*Tree replacement.* Removal and replacement of trees shall be in compliance with § 95.15 through §95.25.

- (P) *Minimum size of plant materials.* Trees and shrubs used for landscaping shall conform to the following minimum standards:
- (1) *Evergreen trees:* Not less than six feet tall.
  - (2) *Ornamental trees:* Not less than eight feet tall.
  - (3) *Shade trees:* Not less than three inches in caliper, as measured six inches above grade.
  - (4) *Shrubs:* Not less than 24 inches in height, unless used for screening, in which case shrubs shall not be less than four feet tall.

- (Q) *Minimum density of plant materials in and around parking areas.* In and within a distance of 30 feet surrounding parking areas, not less than one tree shall be provided for each two cars. Within parking area surrounds, not less than one tree located within a concrete curbed and ground covered and/or shrub planted landscaped island shall be provided for each 15 cars. Evergreen trees or shrubs shall be provided at the perimeter of all exterior parking areas where required to eliminate headlight intrusion into adjoining residential properties.
- (R) *Minimum density of plant materials in perimeter yards not adjacent to parking areas.* In front, side and rear yard areas, not less than one shade tree shall be provided per 20 lineal feet of length. Foundation plantings shall be provided along the front and side elevations of all buildings and structures to enhance the pedestrian environment.
- (S) *Useable common open space:* Areas of a parcel that are to be included as usable common open space must be clearly described on the preliminary planned development plan. All improvements to be made in the common open space by the developer must be shown on the preliminary planned development plan map. These improvements include: site grading, landscaping, playground equipment, water bodies, walkways, roads, drives, parking areas, bike paths, recreational buildings and facilities such as clubhouses and swimming pools, and golf courses.
- (1) At least 30% of the net area of planned residential subdivisions, and mixed use planned developments that only include residential uses; and at least 20% of the net area of mixed use planned developments shall be usable common open space. "Useable" shall be defined as follows:
  - (2) Parcel Size: Each parcel of common open space used for active recreation shall be at least 10,000 square feet with a minimum width of 125 feet. For trail purposes the minimum open space width shall be 20 feet.
  - (3) Parcel Location: Each parcel must be accessible to all the residents it is intended to serve. The parcels must be linked by sidewalks, bike paths or pedestrian trails.
  - (4) Water Coverage: Not more than 70% of the land designated as usable open space may be covered by water on a permanent basis. Open space which is used for water drainage purposes shall not be considered for active use.
  - (5) Slope: Not more than 20% of the usable open space may have a finished grade exceeding 10%. Except as specifically reviewed by the Village Plan Commission and approved by the Board of Trustees, designated common open space reserved under a planned development shall be held and maintained by a homeowner's or property owners' association. All designated common open space and/or recreational facilities shall be dedicated as open space, and shall be so designated in the development ordinance and planned development plat.

(Am. Ord. 02-25, passed 12-16-02)

- (T) *Recreational areas.* In residential developments, the designated recreational areas shall be of usable size and character; must be suitably improved for its intended use; and must equal no less than ten (10) acres for each 1,000 residents projected to occupy the development or 10% of the gross developable land area defined herein as the gross parcel area less that area covered by any permanent body of water whichever is greater.
- (U) *Construction and maintenance of common areas.*

- (1) The cost of construction of any common open areas or public recreational facilities shall be included in the letter of credit or other surety required for the public or quasi- public improvements as more fully described in the Village Subdivision Ordinance, Chapter 155 of this Code of Ordinances. Maintenance of the buildings and grounds, and supervision of the recreational facilities shall be the responsibility of the owner or homeowners' or property owners' organizations in possession of the common open areas. Deferred maintenance or supervision inadequate to prevent disturbance of residents and surrounding property owners is a violation of this chapter.
- (2) No portion of a planned development shall be conveyed or dedicated for public use to any public body until the Plan Commission reviews and the Village Board approves such conveyance or dedication.
- (V) *Traffic.* Parcels shall share points of ingress and egress which are not less than 500 feet apart; and not less than 100 feet from Rand Road, Lake-Cook Road, Long-Grove Road and Quentin Road; and not less than 50 feet from all other public rights-of-way. Internal streets and rights-of- way shall be no less than 30 feet from public collector rights-of-way and no less than ten feet from a lot line that abuts an existing or planned residential property.
- (W) *Streets and rights-of-way.* The Plan Commission may recommend, and the Village Board may approve, a reduction in the required width of pavement and rights-of-way for streets provided the reduction is determined necessary and appropriate for preservation of major stands of trees or other natural areas, and public safety or convenience is not compromised.
- (X) *Minimum residential floor area.* Single-family residential units shall have the minimum habitable ground floor area set forth in § 158.23 (E). One story multi-family residential units shall have a total habitable ground floor area of not less than 1,000 habitable square feet per unit. Multi-family residential units having more than one story shall have not less than 750 square feet of habitable ground floor area per unit and not less than 1,250 square feet of total habitable floor area per unit.
- (Ord. O19-06, Passed 04-18-19)
- (Y) *Floor area ratio.* For all parcels within the PD District, the following table shall govern floor area ratio and lot size. The purpose of the standards in the table below is to encourage the aggregation of smaller lots into larger zoning lots and the preparation of a master plan for such larger area consistent with the land use and design principles recommended for the “Deer Park Center” area (PD District) in the Village’s Comprehensive Plan.

Land Use Category	Minimum Lot Size	PERMITTED FLOOR AREA RATIO
Retail:		
Unified Shopping Center:	10.1 - 20+ acres	0.25 South of Long Grove Road 0.20 North of Long Grove Road
Convenience Retail/Business Center (more than one business per zoning lot):***	5 acres	0.15
	5.1 - 10 acres	0.20
Free Standing Retail Business (no more than one building per zoning lot):	1 - 5 acres	0.10

	5.1+ acres	0.15
Office/Research	50.1+ acres	0.35 South of Long Grove Road
	20.1 - 50 acres	0.30 South of Long Grove Road 0.20 North of Long Grove Road
	10.1 - 20 acres	0.25 South of Long Grove Road 0.20 North of Long Grove Road
	4.5 - 10 acres	0.20
Mixed Use* ( <i>see note below</i> )	50.1+ acres	0.35
	20.1 - 50 acres	0.30
	10 - 20 acres	0.25
Residential** ( <i>see note below</i> )		

- \* The floor area ratio for mixed use planned developments may be increased by 0.10 if the different uses are integrated into a multi-story building or complex of building planned as a compact, pedestrian oriented development.
- \*\* The amount of gross floor area devoted to residential uses in a mixed use planned development shall not exceed fifty percent (50%) of the total gross floor area of an actual mixed use planned development proposal. Nursing homes, congregate care, sheltered care and other similar uses shall be deemed to be residential for purposes of this computation.
- \*\*\* Shopping and convenience retail/business centers shall not be permitted in the PD District on less than five (5) acres for properties north of Long Grove Road.

(Am. Ord. 02-25, passed 12-16-02)

(AA) *Architectural Character.* To further the design objectives of the Comprehensive Plan, each facade of a building that faces a public street shall comply with the following architectural guidelines:

- (1) All facades of a building that are visible from a public street should be similar in materials, color and architectural design by featuring design elements similar to a front facade. Long architectural facades shall incorporate architectural elements, landscape elements or both, to interrupt the uniformity of the facade.

(Ord. passed 8-17-97; Am. Ord. 99-10, passed 3-15-99)

**§153.16 RESIDENTIAL DENSITY.**

- (A) For all planned developments, the following standards shall govern the determination of residential density:
  - (1) Base Density for Properties in the Planned Development District
    - (a) For residential planned developments that are either not adjacent to a commercial use or are greater or equal to 5 acres in size, the net density shall be 5.15 dwelling units per net acre.
    - (b) For residential planned developments adjacent to a commercial use, less than 5 acres in size, and both adjoining and south of Long Grove Road, the net density shall be 6.2 dwelling units per net acre.
  - (2) Residential Density Bonuses



To encourage excellence in design the following density bonuses may be totaled to yield an allowed percentage increase over the maximum base density allowed in Section 153.16(A)(1) above. In no case shall the cumulative density increase exceed twenty percent (20%) of the permitted base density. The percentage of common open space in the PD tract should not be reduced below the minimum required by Section 153.15(T) above to accommodate increased density allowed by this bonus provision.

- (a) Landscaped Buffer Yard: One (1%) percent for each twenty feet (20') in width in addition to the buffer yard and set back requirements in this Article, not to exceed three percent (3%).
- (b) Landscaping: For excellence in creativity of design, quality and quantity of landscaping beyond the requirements of this Article a bonus of up to two percent (2%) will be allowed.
- (c) Swimming Pool: One percent (1%) for each outdoor pool and two percent (2%) for each indoor pool, not to exceed six percent (6%).
- (d) Tennis Courts: One percent (1%) for each tennis court, not to exceed two percent (2%).
- (e) Community Center and/or Club Building: Up to five percent (5%) for a community center and/or club building.
- (f) Municipal Facility: Up to five percent (5%) for land donations for a municipal facility; and up to ten percent (10%) for donations of land and structure(s) for such facilities.
- (g) Open Space: Up to one percent (1%) for each five percent (5%) of additional common open space above that required by this Section.

(Am. Ord. 02-25, passed 12-16-02)

#### **§153.17 RAND ROAD LANDSCAPING GUIDELINES.**

- (A) *Policy*. Lake County has directed a regional effort to improve the character of development along Rand Road in the Village and neighboring communities. The landscaping guidelines described in detail in this section are designed to be incorporated into new developments and re- developments along Rand Road. The Village shall consider the extent to which these guidelines should be integrated into the landscape and site plans in its review of an application for a Planned Development. The Village will evaluate landscape and site plans on a case by case basis.
- (B) *Intensity of Screening/Buffering*
  - (1) Partially obscure or soften visibility of parking lots landscaping (staggered landscaped berms or preserved natural vegetation)
  - (2) Preserve visibility of signage (yet soften effect with complementary landscaping)
  - (3) Minimum Landscape Buffering for Buildings: Medium to High for Industrial and Office (50 - 75% opacity); Low to Medium for Retail (30-50% opacity); Medium for Residential (50% opacity)

(C) *Degree and Type of Organization in Landscaping*

- (1) Generally avoid manicured/"controlled" appearance
- (2) Preserve and enhance existing woodlands
- (3) Plant random clusters of trees, rather than rows of trees
- (4) Group like species only to a degree that would maintain continuity or "make a statement"
- (5) Limit formal landscaping to small/tight areas

(D) *Vegetation in Landscaping*

- (1) Cluster varieties of species sizes (canopies interspersed with understories, bushes and groundcover)
- (2) Provide a complementary mix of deciduous and evergreen, while emphasizing deciduous species
- (3) Emphasize hardy native species (limit predominance of non-native or ornamental species)
- (4) Incorporate groundcover and/or bushes into landscaping, while limiting predominance of groundcover and/or bushes
- (5) Minimize use of formal hedges for screening
- (6) Establish minimum thresholds for seasonal colors:
  - (a) 20% Species Providing Spring Colors
  - (b) 20% Species Providing Autumn Colors
  - (c) Predominance of White Flowering Species in Spring Mix
  - (d) Predominance of Yellow Coloring in Autumn Mix
  - (e) Preferred Annuals/Perennials: Black Eyed Susans, Stela D'Oros, Sedums, Daisies

(E) *Earthen Berms and Other Structures in Landscaping*

- (1) Emphasize naturalized berms (with plantings throughout contour of berm) over "naked" or grassed berms
- (2) Vary height and setbacks of berms
- (3) Maintain swales for positive drainage and appearance
- (4) Provide soft massings of landscaping to complement signage and to provide a focal point, while not impairing visibility of buildings nor impairing traffic safety
- (5) Emphasize solid structures (masonry, earthen structures) over semi-transparent structures (fences)

- (6) Limit height of retaining walls to below 42 inches where practical
- (F) *Paths for Bikes/Pedestrians*
  - (1) Integrate pathways into landscaping to soften visibility and preserve pedestrian and/or bike safety; provide at sizable distance from roadway where practical
- (G) *Width of Landscaped Yard*
  - (1) Assume ultimate right-of-way in calculation.
  - (2) For new development, landscaped yard should take into account at least 100-foot building and parking lot setbacks; with a variance of not more than 50 feet for practical difficulties.
  - (3) For renovation or expansion of existing businesses, efforts shall be made to incorporate elements of the preceding landscaping guidelines and setbacks, where practical.

(Ord. 00-14, passed 7-7-00)

### ***ADMINISTRATION AND ENFORCEMENT***

#### **§153.25 PROCEDURES FOR PLANNED DEVELOPMENTS.**

- (A) *Administration.*
  - (1) Because planned developments are unique and substantially different from conventional developments, they shall be administered as special uses, in accordance with procedures set forth in §158.21.  
(Ord. O19-06, Passed 04-18-19)
  - (2) Applications shall be delivered to the Village Administrator and shall be accompanied by the required plans, drawings, documents and other information. Applications, plans, and other documentation shall be reviewed by the Village Administrator for all submittal requirements, for pre-application, preliminary or final plan review, before forwarding to the Commission Chairman, Commission or the Village.
  - (3) Planned developments shall be controlled by means of development ordinances prepared by the Village Attorney, and approved by the Village Board subsequent to approval of preliminary and final plans. The development ordinance shall include graphics and other support documentation upon which Village Board approval is based. The development ordinance shall also specify any conditions of approval established by the Village Board.
  - (4) Ordinances approving preliminary and final plans may provide for exceptions from district regulations governing use, density, area, bulk, and parking, and the subdivision design standards, as may be desirable to achieve the objectives of the proposed planned development, provided such exceptions are consistent with the standards and criteria contained in this chapter.
  - (5) If, after approval of the preliminary plan, no application is made for final approval, the preliminary plans shall be declared null and void after a 2-year time period. If substantial construction has not been started on any phase of the development within 2 years from the date of approval of the final plan, the permits shall be declared null and void and the project

shall not be initiated unless it is resubmitted and reapproved in the same manner that it was approved in the first instance. The Village Board, however, may extend the period for validity of the preliminary plan or for initiating construction under the final plan within its sole discretion or upon written request by the property owner upon a showing of good and sufficient cause. The decision whether to grant such an extension shall be made within the Village Board's sole discretion.

(B) *Pre-application procedure (mandatory).*

- (1) Prior to the filing of an application for approval of a planned development, the petitioner shall contact the Village Administrator to arrange an informal meeting with the Commission Chairperson. The Commission Chairperson may request the presence of the Village Planning Consultant, the Village Engineer, the Village Attorney or other consultants to the Village. Costs associated with such consultant appearances at the pre-application meeting shall be the responsibility of the applicant.
- (2) The purpose of the pre-application meeting is to discuss the proposed development in conjunction with Village planning and zoning objectives, as expressed in the Comprehensive Plan, and as set forth within this chapter.
- (3) At or before the pre-application meeting, the petitioner shall provide ten copies of:
  - (a) A sketch plan describing the proposed development and surrounding area in sufficient detail to demonstrate the relationship of the planned development to adjoining uses, both existing and planned, and to the topography and natural features of the adjoining land uses. The sketch plan shall include:
    1. North arrow, scale, and date of preparation.
    2. Name and address of site planner or surveyor who prepared the plan.
    3. Proposed land uses, including acreage and percent of the site devoted to each land use.
    4. Proposed layouts of streets, lots, and blocks.
    5. Proposed building footprints, and, as appropriate, estimated floor area of all nonresidential structures and density of residential structures.
    6. Location of parking areas, number of spaces to be provided, and method used to calculate the number of requires spaces.
    7. Wetlands, floodplain, and drainage characteristics including topographic contour lines with a minimum of ten-foot intervals.
    8. Major stands of trees and other significant vegetative areas.
    9. Location, extent and general type of landscaping to be provided including any existing features to be retained.
    10. Proposed water provider and proposed method of wastewater treatment and disposal.
    11. Any other data reasonably necessary to provide an accurate overview of

the proposed development.

- (b) A brief written statement that contains a general description of the planned development, a legal description, a statement of present ownership, a preliminary implementation schedule, proposed zoning, and municipal and school district boundaries.
  - (4) The Commission Chairperson shall review the proposed sketch plan and other documentation, and shall advise the petitioner as to the compatibility of the planned development with the Comprehensive Plan, the Zoning Code (Chapter 158), Subdivision Regulations (Chapter 155), and the goals and policies for the planning of the Village. Recommendations relative to a pre-application review are advisory only, and shall not constitute a waiver from the requirements contained in the Village Code.
  - (5) The Commission Chairperson may, in his/her discretion, require plans and support documentation to be revised before acceptance of the preliminary plan for review. This may require additional meetings between the petitioner and the Commission Chairperson, to assure that the proposed planned development conforms, to the maximum extent possible, with the applicable code provisions, goals, and policies of the Village.
  - (6) When deemed desirable by the Commission Chairperson, Village staff or consultants shall prepare a written summary report which shall be forwarded to the Commission and Village Board.
- (C) *Site development plan preliminary review.*
- (1) *Purpose.* The purpose of the site development plan is to obtain a recommendation from the Commission and preliminary approval by the Village Board that all plans and programs that the petitioner intends to build and follow are acceptable, and that the petitioner can reasonably proceed with preparation of detailed architecture, engineering, and site and landscape plans. The site development plan is more developed than the sketch plan required for pre-application, and is meant to assure the petitioner that final plans will be approved if they substantially conform to the approved preliminary plan.
  - (2) *Procedure.*
    - (a) A request for preliminary approval which must be signed by the owner of records of a planned development shall be submitted to the Village Administrator, who will forward the request to the Board of Trustees. The Board of Trustees will refer the matter to the Plan Commission for public hearing, report and recommendation.
    - (b) Be accompanied by a nonrefundable fee as required by §158.54 and one or more deposits, all as required by Chapter 38, "Reimbursement for Professional Fees and Other Expenses," of Title III, "Administration", and said Chapter 38 shall be applicable to all requests for pre-application review and all requests for preliminary and/or final planned development approval.
- (Am. Ord. 05-09, passed 8-15-05; Am. Ord. 2013-25, passed 10-21-13, O19-06, Passed 04-18-19)
- (c) Include all information and documentation required by this section, unless specifically waived in writing, in quantities, form and size specified by the Village.
  - (d) Preliminary and final subdivision plans must be filed and processed consecutively,

not simultaneously.

(3) *Submittals.* Subsequent to referral by the Village Board, the petitioner shall file 18 copies of plans and other supporting documentation, as identified below, with the Village Administrator. Once all required drawings and information has been received, the Village Administrator shall distribute the preliminary plan submittal to the Commission. The petitioner shall deliver copies of all such documents to the other reviewers designated by the Village Administrator. Required plans and support documentation shall be submitted no later than 30 calendar days before the regularly scheduled meeting of the Commission, to assure adequate time for review by staff and members of the Commission, Village staff, and its consultants. Required submittals shall include, but not necessarily be limited to, the following:

- (a) Information and documentation required for a site development plan by §158.38, except as otherwise provided herein.
- (b) Plans and surveys at a scale of 100 feet to the inch (1" = 100"), unless the area of the site is more than 200 acres, in which case said plans and surveys may be submitted that are 200 feet to the inch (1" = 200'). The following information shall be provided:
  - 1. Boundary survey: A boundary line survey of the subject site prepared and certified by a registered land surveyor.
  - 2. Easements: Location, width, and purpose.
  - 3. Streets on and adjacent to the proposed development:
    - a. Street name, right-of-way width, existing or proposed center line elevations, pavement type, walks, curbs, gutters, culverts, and the like.
    - b. Public utilities information, including the location and size of existing sanitary sewers, storm sewers, and water lines both on the site and in easements and rights-of-way immediately adjacent to the site, including gas, electric, telephone and cable; and a statement from the petitioner's engineer attesting to the capability of existing sewer systems to service the proposed development.
  - 4. Other conditions of the parcel: watercourses; flood plains; marshes; rock outcrop; wooded areas; soils with limitations that may make them unsuitable for building, road construction and septic fields as defined by the Soil Conservation Service of Lake County, Illinois; preservable trees six inches in caliper, as measured 12 inches above grade; houses; barns; accessory buildings and other significant features on the parcel and their relationship to adjoining land.
  - 5. Topography: Existing topographic character of the land with contours shown at intervals no greater than two feet.
  - 6. General directions of the storm water run-off across the property.
  - 7. Site Plan: The proposed site plan shall be superimposed upon the

topographic map prepared for the site. The proposed site plan shall contain all the information required at the pre-application stage, as well as the following:

- a. Name and address of the site planner, engineer, architect and landscape architect
  - b. Proposed name of the planned development.
  - c. Proposed water, sanitary and storm sewer system designs.
  - d. Acres and percent of the planned development devoted to each land use.
  - e. Percent of the parcel devoted to streets and public rights-of-way.
  - f. Percent of the parcel devoted to usable open space.
  - g. Percent of impervious surface.
  - h. Percent of the parcel devoted to common open space.
  - i. Off-street parking and service loading areas, including number and dimensions of parking spaces, drive aisles and loading zones.
  - j. Configuration and acreage of all land proposed to be dedicated as common open space and all sites to be conveyed, dedicated, or reserved for parks, playgrounds, school sites, public buildings, and similar public and quasi-public uses.
  - k. Pedestrian and/or bicycle circulation systems. Parkway and greenbelt system.
  - l. Location of proposed trash bins and enclosures.
  - m. Any other data reasonably necessary to provide an accurate overview of the proposed development.
8. Grading Plan: The grading plan shall show both existing and proposed contours and elevations for the entire planned development, and shall identify all areas proposed for excavation and/or filling of the property.
9. Landscape Plan: The landscape plan shall be superimposed on the grading plan, and shall include:
- a. Any proposed fences, walls, berms, and entry monuments.
  - b. Contours for any landscaped berms.
  - c. One or more sections through the site to illustrate the relationship between the landscape materials, the land form, proposed buildings, and nearby residential properties. Locations of all trees

and shrubs, keyed into a plant list which identifies species, sizes and quantities for all proposed plantings.

d. Methods of screening any trash bins and enclosures.

10. Photometric Plan: The plan shall be superimposed in the site plan, and shall:

a. Identify the location and heights of all light standards.

b. Identify on the site plan all lighting fixture foot candle intensities on the site of the planned development, and extending ten feet beyond the proposed property line.

c. Include specifications for proposed lighting, including fixture cuts, wattage, method of illumination, and color of light standards and luminaries.

11. Plan Documentation: The proposed site plan shall be accompanied by the following written and graphic documentation:

a. Statement of present Ownership, including:

- Title Insurance Policy or most recent deed of record.

- Disclosure of ownership.

- Letters of authorization.

- Owners of Beneficial Interest.  
- Contract Purchasers.

b. A description of contiguity, when proposed for annexation.

c. Preliminary estimates of fiscal impact to the Village and all other applicable districts and authorities attributable to the planned development, including street, wastewater, water, schools, and parks.

d. A school demographic study.

e. Preliminary implementation schedule, including:

The approximate dates for initiating project construction.

Phasing and anticipated date of completion for each phase.

The area and location of common space that will be provided with each phase.

The mix of uses proposed for implementation within each phase of a mixed use planned development.



12. Architectural Drawings: Preliminary architectural drawings for all preliminary buildings shall be submitted which include:
  - a. Typical elevations for proposed buildings which identify materials and colors for all elements of the building.
  - b. Gross floor area for all commercial buildings.
  - c. The type and number of dwelling units for any residential land uses.
  - d. Minimum and maximum habitable floor areas for residential buildings, excluding garages, basements, porches, and patios.
  - e. Proposed building heights.
  - f. Roof plan for all nonresidential and multi-family structures which shows the proposed location of all roof-mounted mechanical equipment.
  - g. Cross-sections of all nonresidential and multi-family residential structures which show the relationship of the roof structure and/or parapet wall to proposed roof mounted equipment.
  
13. Protective Covenants: If required or desirable, proposed covenants shall be prepared and submitted which include:
  - a. Architectural controls for residential dwellings, including:  
Minimum floor area, excluding garages, basements, porches, and patios.  
  
Materials.  
  
Provisions for dedication and maintenance of all open space and common area.
  - b. Traffic impact study, prepared by a traffic engineer, which:  
  
Identifies anticipated volumes of traffic to be generated by each phase of the planned development.  
  
Includes required public roadway improvements and/or traffic regulation devices needed to insure the proper safety or traffic circulation to, through, and around the planned development.  
  
A list of all requested exceptions to the applicable Village Codes Provisions.  
  
Other information determined by the Village Administrator to be necessary to clearly describe the planned development.

**§153.26 BUILDING REVIEW BOARD.**

- (A) *Building Review Board.* A Building Review Board is hereby established consisting of five members: Commission chairman, President and, as the President may appoint, two members of the Commission, and a Village Trustee.
- (B) *Major Deviations.* Any major deviation from any of the approved final plans or otherwise any provision of an ordinance approving or amending a planned development shall require an amendment to such ordinance approved by the Board of Trustees acting with the recommendation of the Commission.
- (C) *Minor Deviations.* Any minor deviation from an approved final plan, or otherwise any provision of an ordinance approving or amending a planned development, or architectural and landscape review for a building(s) for which the owner/developer has not submitted plans, shall require only an administrative review by the Building Review Board.
- (D) *Insignificant Deviations.* Owner/developer shall have the right to make any insignificant deviations, as determined by the Administrator, without administrative review or any further action on behalf of the owner/developer or Village.
- (E) *Deviations.* The Administrator shall determine if a change proposed by an owner/developer shall be processed as a major deviation, minor deviation or an insignificant deviation.
- (F) *Appeal.* All decisions of the Building Review Board, Commission and Administrator shall be final and binding. Owner/developer may appeal the rulings of the Building Review Board, Commission and the Administrator to the Board of Trustees within 30 days after the decision of the Building Review Board, Commission and/or Administrator.

(‘77 Code, § 20.05) (Ord. passed 3-16-98, Amd. Ord. 2013-25, passed 10/21/13; Amd. Ord. 17-04, passed 3-21-17; Amd. Ord. 17-19, passed 10-19-17)