



**Petition for
Planned Development**

Please return completed application to:

Department of Building, Zoning and Planning
Village of Beach Park
11270 West Wadsworth Road
Beach Park, IL 60099
(847) 746-1770



VILLAGE OF BEACH PARK

*Building, Planning and Zoning
11270 W. Wadsworth Road
Beach Park, IL 60099
(847) 746-1770*

PROCEDURES FOR PLANNED UNIT DEVELOPMENT

The regular meetings of the Plan Commission and Zoning Board of Appeals are held on the first Thursday of the month. Public hearings are scheduled for the same date or as needed.

Applicant will meet with the Zoning Administrator (and/or Village Planner) to discuss zoning changes, variations, conditional uses, etc.

Completed application to be submitted a minimum of 30 calendar days prior to public hearing.

Notice of public hearing will be processed by the Village Clerk or the designee (15 – 30 calendar days required before hearing date).

Applicant is required to:

- 1. Complete the appropriate application and provide the Village Clerk or their designee with one (1) original Planned Unit Development Petition, twenty-five (25), 24" x 36" copies of the Plat of Survey (minimum scale of 1"=20'), and one (1) minimum size of copy 11" x 17".*
- 2. Pay appropriate application fees as outlined in the Zoning Fee Schedule upon submittal of completed application. Applications will not be processed until fees have been received.*
- 3. Provide the name, address and P.I.N. number of all property owners within 250 feet or at the discretion of the Zoning Administrator for purposes of distribution of notification of public hearing by certified mail. Village staff will prepare and distribute certified notices a minimum of 15 days prior to the public hearing. (Note: The postage for up to 30 certified notices is included in the application fee.)*
- 4. Provide legal description for public notice to the Zoning Administrator, to be published in the newspaper. Notice will be submitted to the newspaper for publishing by Village staff. Notice must appear in newspaper a minimum of 15 days prior to the public hearing but no more than 30 days prior to the public hearing.*
- 5. Village staff will post information signs on the subject property and photograph posting a minimum of 15 days prior to the public hearing.*
- 6. Applicants are required to appear before the Plan Commission to present their petition on the night of the public hearing.*

**PROCEDURES
FOR
PLANNED UNIT DEVELOPMENT
CONTINUED**

After the public hearing, the Village will prepare a Findings of Fact and recommendation for the Village Board. The recommendation will be approved by the Plan Commission chair or Plan Commission as requested by the Plan Commission members at the time of public hearing.

The Findings of Fact and recommendation will be submitted to the Village Board at their regularly scheduled bi-monthly meeting for consideration. Village Board meetings are held on the second and fourth Thursdays of each month.



Petition for Planned Development

Date: _____

To be completed by applicant.

I. GENERAL INFORMATION

A. NAME _____

B. ADDRESS _____

C. TELEPHONE _____

II. STATUS OF APPLICANT

A. OWNER _____

B. CONTRACT PURCHASER _____

C. OPTION _____

D. LESEE _____

E. OTHER (SPECIFY) _____

III. PROOF OF STANDING (Proof of ownership, control, authorization, etc. Please attach additional sheets of information of necessary).

IV. PAYMENT OF FEES

A. OUTLINE DEVELOPMENT PLAN (*if applicable*) _____

B. PRELIMINARY PLAT (*if applicable*) _____

C. FINAL DEVELOPMENT PLAT (*if applicable*) _____



V. STATEMENT OF OWNERSHIP

A statement of the present and proposed ownership of all land within the proposed Planned Development. (Please attach additional sheets if necessary.)

VI. LOCATION OF SUBJECT PROPERTY

A. COMMON DESCRIPTION (Please attach additional sheets if necessary.)

B. LEGAL DESCRIPTION (Please attach additional sheets if necessary.)

VII. PROPOSED PLANNED DEVELOPMENT

A. DESCRIPTION OF PROPOSED OR REQUESTED ACTION (Please attach additional sheets if necessary.)



B. JUSTIFICATION OF PROPOSED PLANNED DEVELOPMENT OR REQUESTED ACTION (Please attach additional sheets if necessary.)

Please include reference to the following items, where applicable. Detailed answers will prove helpful as they are considered by the Plan Commission in its Findings of Fact and recommendation to the Village Board of Trustees concerning the proposed Planned Development.

1. In what respect is the proposed plan consistent with the state purpose of the Planned Development regulations and with the objectives stated in Section 7.1 of the Zoning Ordinance?

Applicant Justification (Please attach additional sheets if necessary.)

2. The extent to which the proposed plan meets the standards of the Planned Development regulations as set forth in Section 7.1.3 of the Zoning Ordinance.

3. That the establishment, maintenance, or operation of the Planned Development will not be detrimental to or endanger the public health, safety or general welfare.

Applicant Justification (Please attach additional sheets if necessary.)



4. That the Planned Development will not be injurious to the use and enjoyment or other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

Applicant Justification (Please attach additional sheets if necessary.)

5. That the establishment of the Planned Development will not impede the normal and orderly development and improvement of surrounding property or uses permitted in the district.

Applicant Justification (Please attach additional sheets if necessary)

6. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being improved.

Applicant Justification (Please attach additional sheets if necessary.)

7. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

Applicant Justification (Please attach additional sheets if necessary.)



8. That the Planned Development shall in all other respects conform to the applicable regulations of this Ordinance and other applicable Village regulations, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission.

Applicant Justification (Please attach additional sheets if necessary.)

9. The extent to which any formal written protest pertaining to the proposed Planned Development, in accordance with Section 12.11 of the Village Zoning Ordinance, can be substantiated on a factual basis.

Applicant Justification (Please attach additional sheets if necessary.)

Signature of Applicant

Date

Printed Name



Professional Fee Agreement

The undersigned, in making an application or request of the Village of Beach Park, hereby agrees that:

1. In processing an application or request, or in considering any matter, should the Village of Beach Park incur any professional fees or other costs, including but not limited to engineering fees, planning fees, attorney's fees, and other fees, the applicant in any matter shall be responsible for said fees.
 - a) Any person or other legal entity seeking Village's approval or consideration of any matter shall be responsible for any professional fees or other costs incurred by the Village in reviewing the requested action or matter and in acting upon the requested approval or consideration, including, but not limited to, engineering fees, planning fees, attorney's fees and other fees incurred by the Village.
 - b) Whenever any person or other entity is required by Village ordinance or rule, state or federal law, to submit plans, specifications or other documents to the Village Engineer, Attorney, consultant or other employee of the Village, for his review, comments and approval or disapproval, such person or entity shall be responsible for the fees charged to the Village in connection therewith.
 - c) Whenever any person or other entity shall, of his or its own volition, submit plans, specifications or other documents to the Village Engineer, Attorney, consultant or other employee of the Village for his review, approval, disapproval or comments upon said plans, specifications or other documents, the person or entity submitting the same shall be responsible for the fees charged by such employee in connection therewith.
 - d) The term "review" shall include, but not be limited to: conducting hearings and meetings; processing, review, and preparation of documents; evaluation of drawings for code compliance; legal, technical and professional review of proposed actions which involve the earthmoving of land, construction or alteration of buildings, provision of utilities or other public services, and uses and appearances of property. Said fees do not include building permit fees, which are governed by Chapter 15.08 of the Beach Park Municipal Code.
 - e) Any and all professional fees or other costs incurred are non-refundable once the review process has been started or completed.
 - f) In the event the professional fees or other costs are paid by check, and the check is returned to the Village by the financial institution due to insufficient funds, the Village shall suspend the review process. A cashier's check that includes the required fees, a \$30.00 returned check service charge, and any other costs that the Village may incur thereby, shall be deposited with the Village before the Village resumes the review process.



- g) Development proceedings initiated by the Village (i.e., text amendments to the Zoning Ordinance) are exempt from such fees.
- h) In the event the Village Board denies approval of any and all portions of the petition, a petitioner shall remain liable for all fees and costs which the Village has incurred relative to the petition.
- i) Any professional fees incurred as a direct or indirect result of the petitioner, owner, or their agent, requesting a professional opinion or otherwise requesting relief or assistance from the Village, whether or not related to real property, shall be reimbursed in accordance with this Chapter. The Village, in its sole discretion, may determine whether a professional opinion is necessary.
- j) Upon the failure of the owner or petitioner to reimburse the Village in accordance with this Section, the Village shall send notice to the owner or petitioner, by certified mail, return receipt requested, that the professional or other fees are in arrears. No action on any request made by the owner or petitioner will be acted upon by the Village Board or any other official, or deliberative individual or body thereunder; and such request shall remain in abeyance until all outstanding fees are paid in full. Furthermore, if all outstanding fees are not paid in full pursuant to this Chapter, within seven business days after the notice was mailed, the application shall be considered withdrawn by the owner or petitioner. Upon failure to reimburse the Village in accordance with this Section, the Village may, in its discretion, elect to place a lien on any real property associated with petitioner's request. Interest in the amount of 1 ½ percent per month shall accrue on all sums outstanding for 30 days or more. Such lien shall be in an amount equal to the outstanding amount owed to the Village.
- k) Should the Village Board, Village staff, or the owner or petitioner desire professional services, the Village Board and the designated Village staff members are authorized to assign requests for professional services to the Village staff or to consultants as the Village Board deems appropriate.
- l) When any professional services contemplated by this Ordinance are rendered by the Village staff, then in such case the party making the request shall reimburse the Village for its costs incurred in providing said professional services. Said reimbursement shall be at the rate of \$30.00 per hour.
- m) The remedies available to the Village as set forth in this Chapter are non-exclusive and nothing herein shall be construed to limit or waive the Village's right to proceed against any or all parties in a court of law of competent jurisdiction.
- n) At the time the petitioner requests action from the Village he will be required to enter into an agreement with the Village that contains the parameters of this Section.



- o) If it is determined that there are outstanding professional fees or costs not paid at the time an occupancy permit is granted, the Village may apply the funds deposited for a construction bond to any outstanding fees.
- 2. The applicant shall pay said fee to the Village promptly after request. The Village Treasurer shall be responsible for collection said fee and disbursing same, on the approval of and at the discretion of the Village Board, on account of the fees and costs.
- 3. This agreement is made pursuant to Beach Park Ordinance 2005-O-42, adopted by the Village Board of Beach Park on October 12, 2007.

Applicant (Please print)

Date

Address

Phone

City & State

Applicant Signature

Received and Accepted by
The Village of Beach Park by:

Village Official

Date

Adopted by the Village Board
Of Trustees – June 11, 2002



VILLAGE OF BEACH PARK

*Building, Planning and Zoning
11270 W. Wadsworth Road
Beach Park, IL 60099
(847) 746-1770*

Zoning Fee Schedule

TEXT AMENDMENT		650.00
VARIATION		
	First variation on lot or parcel	650.00
	Each additional variation on lot or parcel	300.00
MAP AMENDMENT TO ANY RESIDENTIAL DISTRICT		
	Less than 2 acres	1,000.00
	2 acres but less than 5 acres	1,600.00
	5 acres but less than 10 acres	1,750.00
	10 acres to 20 acres	2,000.00
	Each additional full acre over 20 acres	15.00
MAP AMENDMENT TO ANY COMMERCIAL AND INDUSTRIAL DISTRICT		
	Less than 2 acres	2,100.00
	2 acres but less than 5 acres	2,700.00
	5 acres but less than 10 acres	3,800.00
	10 acres to 100 acres	5,000.00
	Each additional full acre over 100 acres	100.00
CONDITIONAL USE		
All conditional uses except as listed below		
	20 acres or less	1,900.00
	Each additional full acre over 20 acres	30.00
Cemetery Addition		2,000.00
Recreational Uses	20 acres or less	1,800.00
	Each additional full acre	30.00
Recreational Accessory Uses		1,600.00
Shopping Centers	20 acres or less	3,500.00
	Each additional acre	35.00

Mobile Home Parks	10 acres or less	3,000.00
	Each additional full acre	35.00
Travel Trailer Parks		
	20 acres or less	3,000.00
	Each additional full acre	30.00
Replacement of floodplain nonconforming structures		625.00
SUBDIVISION APPLICATION		1,500.00
PLANNED UNIT DEVELOPMENT		
Application Fee		3,000.00
Preliminary Development Plan fee per dwelling unit		350.00
Final Development Plan fee per dwelling unit		350.00
ADMINISTRATIVE APPEAL		450.00
TEMPORARY USE PERMITS		
Home and Garage Sales	Not more than four (4) days and not more than two (2) permits in one calendar year for any one zoning lot.	No Fee
Other Temporary Use Permits		450.00
REINSPECTION FEE		
First Inspection		Part of original application fee
First Reinspection		Fifty percent (50%) of original fee or \$25 whichever is greater

Second Reinspection		Seventy-five percent (75%) of original fee or \$50 whichever is greater
Third and Each Subsequent Reinspection		One hundred percent (100%) of the original fee or \$100 whichever is greater

NOTES TO FEE SCHEDULE:

1. The filing fee for Planned Unit Development Preliminary and Final Development fees shall have a \$500.00 minimum charge and \$5,000.00 maximum charge.
2. Upon return of the Application to the Village of Beach Park, the Applicant will be responsible for submitting all Application fees.

MAP FEES:	Zoning Map		Actual Cost

7.0 PLANNED DEVELOPMENT (A CONDITIONAL USE)

7.1 DESCRIPTION

The Planned Development is a concept which encourages improved design in the department of land by providing relief from rigid zone requirements which are designed for conventional developments but which may cause undue hardship or complication for desirable but unconventional development.

In addition to the general purpose of this Ordinance (Article 1), the purpose of this Section is to establish standards and procedures for Planned Development in order that the following objectives may be obtained:

1. Environmental design in the development of land that would be better than is possible through the strict application of Chapter requirements.
2. Diversification in the uses permitted and variation in the relationship of uses, structures, open spaces, and heights of structures in developments conceived as cohesive unified projects.
3. Provision for functional, aesthetic and beneficial use of open areas.
4. Preservation of natural features of the site.
5. Provision for a safe and desirable living environment for residential areas characterized by a unified building and site development program.
6. Rational and economic development in relation to public services.
7. Creation of a variety of housing types, within compatible neighborhood arrangements, to provide a greater choice of types of environmental and living units.

7.1.1 PERMITTED USES

1. In a Planned Development, any uses permitted in the AG, E, SE, SR all R zones, B1 and OR zones of this Chapter may be permitted subject to the criteria established in this Section and in Article One: Purposes. No uses shall be permitted except in conformity with a specific and precise Final Development Plan pursuant to the procedural and regulatory provisions hereinafter set forth.
2. Office and Research uses shall meet the performance standards required in the Office and Research zone as provided in Article 5.
3. Any use shall be subject to floodplain regulations as established by the Village Board of Trustees.

ARTICLE 7

4. Any Planned Development shall be subject to the Site Capacity regulations of Article 10.

7.1.2 QUALIFYING REQUIREMENTS FOR A PLANNED DEVELOPMENT

1. Community sanitary sewage and potable water facilities connected to publicly owned systems shall be required in any Planned Development involving multiply family dwellings, dwelling units on lots of less than 40,000 square feet or business uses.
2. Seventy percent (70%) of all land in a Planned Development shall be under single ownership or control to be eligible for consideration at the Outline Development Plan stage and the applicant shall provide such proof.
3. Ninety percent (90%) of all land in a Planned Development shall be under single ownership or control to be eligible for consideration at the Preliminary Plat stage and the applicant shall provide such proof.
4. A recent aerial photo of the site including an area one-half mile from the boundaries of the site at a reasonable scale, but not less than 1 inch = 400 feet, shall be provided, signed, and dated by the applicant.
5. There is no minimum gross site area for a Planned Development.

7.1.3 STANDARDS

For any approved Planned Development the regulations and standards established in this Section may be substituted for the zone regulations and general regulations set forth elsewhere in this Chapter. Where the Planned Development Section conflicts with any other Section, the Planned Development Section shall be deemed to control.

1. Streets in a Planned Development shall be dedicated to public use. They shall be constructed in accordance with standards required by the Village of Beach Park Subdivision Regulations and Road Extension Ordinance, as amended, for typical lots in the R-1 zone or as otherwise specified in the Conditional Use Permit.
2. A Planned Development shall meet all requirements established in Table A, Appendix A.
3. Comprehensive Plan: A Planned Development must conform with the objectives of the Comprehensive Plan of the Village of Beach Park.
4. Compatibility: The uses permitted in a Planned Development must be of a type and so located as to exercise no undue detrimental influence upon surrounding properties.

5. Need: The Planned Development must be of a character and contain such uses that are needed in the area of the proposed project.

ARTICLE 7

6. Density: The net density of a Planned Development either in dwelling units for residential uses, or in floor area for all other uses shall generally correspond to the net density of the underlying zoning district. The Planned Development is not necessarily required to precisely correspond with the normal net density of the underlying zoning district, but instead should reflect that district's character through complementary building types and architectural design. It is required that a zoning amendment request accompany the Planned Development application if the net density of the proposed development substantially exceeds the net density permitted in the underlying zoning district.
7. Space between buildings: The minimum horizontal distance between buildings shall be:
 - A. Fifteen (15) feet between clustered or "zero lot line" single-family detached buildings.
 - B. Twenty (20) feet between single-family detached dwellings.
 - C. Thirty (30) feet between buildings, other than single-family detached dwellings, of one (1), two (2) or two and one-half (2-1/2) stories in elevation.
 - D. Equal to the height of the taller building in the case of free-standing buildings greater than two and one-half (2-1/2) stories in elevation.

In certain circumstances, the Village Board of Trustees, acting upon the recommendation of the Plan Commission, may lower the minimum required distance between buildings. Such a decision shall be based upon ample evidence of exceptional design or construction features, which are deemed both architecturally and environmentally superior, including the provision of an inordinate amount of amenities.

- A. Ten (10) feet between clustered or "zero lot line" single-family detached dwellings.
 - B. Fifteen (15) feet between single-family detached dwellings.
 - C. Twenty (20) feet between buildings, other than single-family detached dwellings, of one (1), two (2), or two and one-half (2-1/2) stories in elevation.
 - D. Equal to the height of the taller building in the case of free-standing buildings greater than two and one-half (2-1/2) stories in elevation.
8. Departure from Standards: The Planned Development may depart from strict conformance with the required density, dimension, area, height, bulk, use and specific content regulations of this Ordinance to the extent specified in the preliminary plat and documents authorizing the Planned Development so long as the Planned Development provides tangible benefits to the neighborhood or community in which it is located. These benefits shall be in the form or provision of exceptional amenities, design excellence, etc. The waiver of any requirement shall be the direct cause of accrual of positive benefits to the residents of the development as well as to the general community (e.g., waiver of yard requirements might result in more usable open space). Departure from any requirement specified in this Ordinance or other Village ordinances

ARTICLE 7

and regulations is a privilege, and shall be granted only upon recommendation of the Plan Commission and approval by the Village Board of Trustees.

7.1.4 SITE DESIGN – GENERAL

The Planned Development shall be more beneficial to residents or occupants of such developments and neighboring properties than a conventional development because of comprehensive design and a thorough application of professional standards of excellence. It should be prepared by professional persons; architects, city planners, engineers, landscape architects and surveyors. The benefits and improved design of the resulting development must justify the intended deviation from the normal requirements of this Chapter. In designing a Planned Development particular consideration shall be given to:

1. The provision of open spaces for recreation and other outdoor benefits and uses. The open space and the proposed use of such space must be appropriate and proportionate to the scale and character of the Planned Development indicated by its size, density, topography, and number and types of dwelling units.
2. The conservation of significant natural resources such as flood plains, wetlands, forests, and scenic areas and vistas.
3. Surface drainage and floodwater retention.
4. Maximum separation of vehicular traffic from pedestrian ways and play areas.
5. Adequate parking. The number of parking spaces shall not be less than required for similar individual uses by this Chapter.
6. A unified design based on harmonious architectural character, compatible materials and an orderly arrangement of structures and open space.
7. The provision of appropriate sites for schools and/or equal cash value, playgrounds, parks, parkways, streets, highways, public buildings and similar public facilities must be proportionate to the scale and character of the Planned Development as indicated by its size, density, topography, and number and types of dwelling unit.
8. The provision for places of worship and other community services, convenient shopping and service areas when provision for such service is appropriate to the size and character of the Planned Development.
9. The relationship of the development to surrounding uses and property.
10. Setback on the perimeter of the Planned Development great enough to protect the privacy and amenity of adjoining uses both existing and anticipated. In no case shall the

setbacks on the perimeter be less than those required in the zone adjacent, or thirty (30) feet whichever is less.

ARTICLE 7

11. The provision of safeguard facilities for the safety of the residents from fire and tornado.

7.1.5 SITE PLANNING – EXTERNAL RELATIONSHIPS

Site planning of the Planned Development shall provide protection of the development from potentially adverse surrounding influences, and protection of surrounding areas from potentially adverse influences in the development.

1. Principal vehicular access shall be from major streets, and access points shall be designed to encourage smooth traffic flow with controlled turning movements and minimum hazards to vehicular or pedestrian traffic. In no case shall streets connect in such a way as to encourage use of minor streets for through traffic.
2. Any access for pedestrians and cyclists entering or leaving a Planned Development shall be arranged to provide safe and convenient routes.
3. To protect visibility for automotive traffic, cyclists, and pedestrians, no impediment to visibility between heights of 30 inches and 8 feet shall be created or maintained within 25 feet of the intersection of any right-of-way or easement lines of any street.
4. No intensive recreational or commercial use shall be permitted in common space within 150 feet of the boundary of any adjacent residential zone.

7.1.6 SITE PLANNING – INTERNAL RELATIONSHIP (GENERAL)

The site plan shall provide for safe, efficient, convenient and harmonious groupings of structures, uses and facilities, and for appropriate relation of space inside and outside buildings to intended uses and structural features. In particular:

1. Streets, drives, parking and service areas shall provide safe and convenient access to dwelling units and project facilities and for service and emergency vehicles, but streets shall not be laid out so as to encourage outside traffic to traverse the development on minor streets.
2. Vehicular access to streets from off-street parking and service areas shall be designed to channel traffic from and to such areas in a manner which promotes free traffic flow.
3. Walkways shall form a safe and convenient system for pedestrian use.
4. Yards, courts and other open spaces required herein in relation to structures containing dwelling units are intended to assure adequate privacy, desirable outlook, access to and around buildings, and space between buildings.

7.2 PROCEDURE FOR PLANNED DEVELOPMENTS

The unique character of Planned Developments requires their administrative processing as a conditional use in this Ordinance. Planned Developments may be processed as conditional uses in each district of this Ordinance. Planned Developments are more complex and of a significantly different character than other conditional uses, therefore requiring the establishment herein of specific procedures different than those used to process other uses. The procedure, standards, objectives and purposes set forth in this Article, when in conflict with other provisions of this Ordinance, as they may pertain to Planned Development, and only Planned Developments, shall be superseding.

7.2.1 PRE-APPLICATION PROCEDURE

1. Intent – The intent of the Pre-Application process is to obtain a general awareness of the Village’s adopted planning rationale, the compatibility of the proposed Planned Development with the existing and anticipated land uses in the vicinity, and a familiarity with the Village Planned Development procedures. This procedure allows the developer to determine the suitability of a proposed Planned Development without proceeding further in the Planned Development application process. This procedure involves no formal commitment on the part of either the Village or the developer concerning the approval or construction of the proposed Planned Development.
2. Pre-application Conference – Prior to the filing of an application for approval of a Planned Development, the prospective applicant may request of the Plan Commission one (1) informal meeting to discuss the development of the proposed Planned Development site in conjunction with the Village’s adopted planning rationale and its compatibility with existing and anticipated land uses in the vicinity. Said meeting may be a part of a regularly scheduled meeting, shall be open to the public, and included on their agenda in advance of the meeting.

The Pre-Application conference is not mandatory nor does it require a formal application fee, or filing of a Preliminary Planned Development Plat. However, the expenses incurred by the Village as a result of any additional conferences in excess of the one (1) entitled conference with the Plan Commission to discuss the development of the proposed Planned Development site, within a period of one (1) year from the date of the initial Plan Commission conference on the said proposed Planned Development site, shall be paid for by the prospective applicant.

3. Pre-Application Document Review – Prior to the filing of an application for approval of a Planned Development, either before, after, or in lieu of the Pre-Application Conference, all prospective applicants shall review copies of the Land Use Plan, the Zoning Map, and the Planned Development Section of this Ordinance, which are available for inspection at the Village Hall. The Plan shall be evaluated by the petitioner in order to determine the consistency of the proposal with the Village’s adopted planning rationale. The Zoning Map shall be reviewed to ascertain whether or not the proposal is likely to be compatible with existing and anticipated land uses in the vicinity of the proposal. The

Planned Development sections of this Ordinance shall be reviewed to insure familiarity with the Village's Planned Development procedures.

ARTICLE 7

The applicant is required to sign a statement to the effect that the applicant has reviewed copies of the Land Use Plan, the Zoning Map, and the Planned Development Sections of this Ordinance at the time the Planned Development application is submitted for approval.

7.2.2 APPLICATION PROCEDURES

1. Application shall be made on forms supplied by the Plan Commission and shall be completed with all supporting data, documents, maps or other materials required by this Chapter prior to the Plan Commission's initiating its review.
2. Application for approval of a Planned Development shall be made in accordance with this Article and Article 12.
3. An application must be accompanied by either an Outline Development Plan or a Preliminary Plat. In either case the application, and accompanying drawings, data, documents, plans, maps or other materials as required by this Chapter shall be submitted to the Plan Commission for analysis. The application shall be forwarded to the Plan Commission which shall conduct a public hearing on the application within forty-five (45) days of receipt thereof, provided that all required fees have been paid by the applicant.
4. A Preliminary Plat is required and must be submitted to the Zoning Administrator with the application within one year following approval of an Outline Development Plan. If an Outline Development Plan has been approved, the Village Board of Trustees may authorize the Plan Commission to hold a Public Hearing within 45 days of receipt of the application.
5. If a Preliminary Plat covering 20% of the area has not been submitted within one year following approval of the Outline Development Plan, the Village Board of Trustees shall withdraw its approval and the Outline Development Plan shall be null and void.
6. Within one year following the approval of the Preliminary Plat, the applicant shall file with the Village Board of Trustees a Final Plat completing in final form all information required in Section 7.2.

7.2.3 OUTLINE DEVELOPMENT PLAN – OPTIONAL

An applicant may, at his option, and when a change in underlying zoning is being requested submit an Outline Development Plan. An Outline Development Plan must include a soils analysis, maps and written statements and must describe enough of the surrounding area to show the relationship of the Planned Development to adjoining uses both existing and proposed.

1. The soils analysis must be prepared pursuant to a recommendation by the Lake County Soil and Water Conservation District and must include a statement of soils limitations for each major soil type involved.
2. Maps which are part of the Outline Development Plan may be in general form, and shall contain the proposed land uses, the natural features of the site, and the character and approximate density of dwellings, the approximate location of major thoroughfares and the water, sewage and drainage systems proposed.
3. The written statement must contain a detailed explanation of the size and character of the Planned Development including a statement of the present ownership of all the land within the Planned Development, expected schedule of construction, and a comprehensive report from the Lake County Health Department.

7.2.4 APPROVAL OF OUTLINE DEVELOPMENT PLAN

1. The applicant shall file all required plans and documents with the Plan Commission. Upon receipt of such a completed application and all supporting material and upon payment of any required fees, the time periods established in this subsection shall commence.
2. The Plan Commission shall conduct a public hearing within forty-five (45) days in accord with Article 13, and upon payment of required fees by applicant. After the hearing the Plan Commission shall within forty-five (45) days then approve, approve with modifications, or disapprove the Outline Development Plan and recommend accordingly, specifying the reasons in writing for such recommendation to the Village Board of Trustees.
3. The Village Board of Trustees shall then approve, approve with modifications, or disapprove the Outline Development Plan. Approval of an Outline Development Plan shall not constitute a zoning change, but shall be an expression of approval in principal of the submissions as a guide to the preparation of Preliminary and Final Plats. If an Outline Development Plan is approved with modifications, it shall be referred to the Plan Commission for re-evaluation with the applicant.

4. No building permits may be issued and no construction is permitted on land within the Planned Development until final plans for the development have been approved by the Village Board of Trustees under procedures provided in the following Sections.

ARTICLE 7

7.2.5 PRELIMINARY PLAT

If no Outline Development Plan has been filed, the Preliminary Plat shall contain all items required in an Outline Development Plan and shall also include, but not be limited to, all of the following:

1. A map showing streets, lots, parcels, and sites for all uses included in the Planned Development, including areas proposed to be conveyed, dedicated, or reserved for parks, parkways, playgrounds, school sites, public buildings, and similar public and quasi-public uses of common use areas.
2. A plot plan for each building site and common open area, showing the approximate location of all buildings, structures, and improvements and indicating the open space around buildings and structures.
3. Schematic design presentation indicating the architectural character of all proposed structures and improvements except single family detached residences and their accessory buildings. The drawings need not be the result of final architectural decisions and need not be in detail.
4. A development schedule indicating: (1) the approximate date when construction of the project can be expected to begin; (2) the stages in which the project will be built and the date when construction of each stage can be expected to begin; (3) the date when the development of each of the stages will be completed; and (4) the area and location of common open space that will be provided at each stage.
5. Proposed agreements, bylaws, provisions, or covenants which govern the use, maintenance, and continued protection of the Planned Development and any of its common open areas or other facilities.
6. A detailed traffic analysis shall be prepared by a professional engineer active in the field of traffic engineering. The Plan Commission shall designate the existing and proposed roads to be included in the traffic analysis. The analysis shall be made for the purpose of determining the impact made by the increased traffic that is generated by the development on the adjacent highway system including the proposed roads in the development and shall include a projection of the traffic on the designated roads for a 20-year period. The type of improvement which may be required on the existing system shall include lane additions, channelization and traffic signals. The traffic analysis shall also be used to determine if any road in the development should be classified as a collector road and to determine the minimum requirements for road widths within the

development. The design criteria for the roadway and drainage improvements shall comply with the standards of the Village of Beach Park Subdivision Ordinance.

7. A circulation diagram indicating the proposed movement of vehicles, goods and pedestrians within the development to and from existing thoroughfares.

ARTICLE 7

8. A landscaping and comprehensive drainage plan with analysis of the impact that the development creates on the site and on the surrounding area.

7.2.6 APPROVAL OF THE PRELIMINARY PLAT

1. The applicant shall file all plans and documents required by this Chapter with the Plan Commission. Upon receipt of such a completed application and all supporting material and upon payment of any required fees, the time periods established in this Subsection shall commence.
2. If no Outline Development Plan has been submitted and approved, the Preliminary Plat shall be considered for approval under the procedures for an Outline Development Plan.
3. Upon receipt of all plans and documents required under this Section, the Plan Commission shall hold a hearing as provided with the procedures established for conditional uses in this ordinance.
4. Following the public hearing and review of the Preliminary Plan submission, the Plan Commission shall within thirty (30) days, unless an extension is requested by the applicant, recommend approval, modification, or disapproval of the preliminary plat, and the reasons therefore, or to indicate why a report and recommendation cannot be rendered to the Village Board of Trustees. In its communication to the Village Board of Trustees, the Plan Commission shall set forth "findings of fact" in accordance with the "findings of fact" section of this Article, on which the recommendation is based and describing how the Preliminary Plat meets the standards and objectives stated in this Article.
5. The Village Board of Trustees, after receipt of the Preliminary Plat from the Plan Commission, shall approve, modify, or disapprove the Plat within sixty (60) days, unless an extension is requested by the petitioner. In the case of approval, or approval with modification, the Village Board of Trustees shall authorize the signing of the Preliminary Plat. If the preliminary Plat is the first submission made as part of the Planned Development procedure, the Village Board of Trustees shall pass an ordinance for a change in the Official Zoning Map indicating that the subject site is approved for a Planned Development and further allowing for any approved zoning amendments, variations, and/or special uses. The petitioner must submit subsequent Final Plat data in accordance with the schedule set forth in the "Revocation and Extension" section of this Article. If same is not done, all map changes authorized by the Village Board of Trustees shall revert back to the original zoning designation affixed to the subject

property in accordance with the same "Revocation and Extension" Section of this Article. The Village Board of Trustees may require such special conditions as it may deem necessary to ensure conformance with the objectives and standards established in this Article.

ARTICLE 7

It is emphasized that no building or construction, excluding public improvements, may take place within the proposed Planned Development, and no permits may be issued, until the Final Plat and accompanying data has been submitted, approved, and recorded. Several projects or stages may compose the overall Planned Development. If this is the case, the Final Plat may be submitted and approved in several stages in accordance with the agreed to development schedule processed with Preliminary Plat data. Permits shall be issued pursuant to the processing, approval, and recording of each separate stage of the overall Final Plat. Approval of the Preliminary Plat shall not constitute approval of the Final Plat. Rather, it shall be deemed an expression of approval to the layout submitted on the Preliminary Plat and as a guide to the preparation of the Final Plat, which will be submitted for approval of the Village and subsequent recording, upon the fulfillment of the requirements of these regulations and conditions of the preliminary approval, if any. The Final Plat shall be approved if it conforms with the Preliminary Plat.

The Preliminary and Final Plats may be filed and approved simultaneously.

7.2.7 FINAL DEVELOPMENT PLAT

Within two (2) years following the approval of a Preliminary Plat, the applicant shall file with the Plan Commission a Final Plat for the first stage containing in final form the information required in the Preliminary Plat. The Final Plat shall include, but not be limited to, the following:

1. A final land use plan suitable for recording with the Recorder of Deeds. The purpose of the Final Plat is to designate the land subdivided into lots as well as the division of other lands not so treated, into common open area and building areas, and to designate and limit the specific internal uses of each building or structure, as well as of the land in general.
2. An accurate legal description of the entire area under immediate development within the Planned Development.
3. If subdivided lands are included in the Planned Development, a subdivision plat of all subdivided lands in the same form and meeting all the requirements of a normal subdivision plat.
4. An accurate legal description of each separate un-subdivided use area, including common open space.

5. Common Open Space Documents – All common open space shall be either conveyed to a municipal or public corporation, conveyed to a not for profit corporation or entity established for the purpose of benefiting the owners and residents of the Planned Development, or retained by the developer with legally binding guarantees, in a form approved by the Village Attorney, verifying that the common open space will be preserved as open area. All land conveyed to a not for profit corporation or like entity

ARTICLE 7

shall be subject to the right of said corporation to impose a legally enforceable lien for maintenance and improvement of the common open space.

6. Designation of the location of all building pads, or areas, or setback lines or setback standards for all buildings to be constructed, and a designation of the uses for which each building is designed.
7. Final System Plans – Final plans with all required detail, shall be submitted including:
 - A. Engineering plans showing how the site is to be serviced with sewer, water, well, and or septic systems (as agreed to during the Preliminary Plat stage).
 - B. Lighting plans.
 - C. Drainage and storm water retention and detention plans.
 - D. Road plans, including curbs and gutters, on-site/off-site signalization, acceleration and deceleration lanes, etc.
 - E. Sidewalks, paths, and cycle trails.
 - F. Landscape plans showing the type and location of plant material, berms, and other aesthetic treatments.
8. Public Facilities – All on-site and/or off-site public facilities and improvements made necessary as a result of the Planned Development shall be either constructed in advance of the approval of the Final Plat or sub-divider's bond or approved letters of credit posted to guarantee construction of the required improvements. The sub-divider's bond or approved letters of credit, payable to the Village of Beach Park shall be sufficient to cover the full cost of the improvements plus twenty-five percent (25%). Detailed construction plans shall be submitted for all public facilities to be built.
9. Construction Plans – Detailed plans shall be submitted for the design, construction, or installation of the site amenities, including buildings, land spacing, lakes, and other site improvements.
10. Construction Schedule – A final construction schedule shall be submitted for that portion of the Planned Development for which approval is being requested.
11. Certificates, seals and signatures required for the dedication of land and recording the document.

12. Tabulations of each separate un-subdivided use area, including land area and number of dwelling units per gross acre.
13. Guarantee Deposit – A deposit shall be made to the Village in cash, letter of credit approved by the Village Board of Trustees in a form acceptable to the Village Attorney, or maintenance bond equal to ten percent (10%) of the estimated cost of public facility installations. The deposit shall be a guarantee of satisfactory performance of the facilities constructed within the Planned Development and shall be held by the Village for a period of twenty-four (24) months from the date of acceptance of the facilities by

ARTICLE 7

the Village. After such twenty-four (24) months, the deposit shall be refunded if no defects have developed, or if any defects have developed, then the balance of such deposit shall be refunded after reimbursement for amounts expended in correcting defective facilities.

14. Delinquent Taxes – A certificate shall be furnished from the appropriate County Official that no delinquent taxes exist and that all special assessments constituting a lien on the whole or any part of the property of the Planned Development have been paid.
15. Covenants – Final agreements, provisions, or covenants which will govern the use, maintenance, and continued protection of the Planned Development shall be approved by the Village and recorded at the same time as the Final Plat.

7.2.8 PROCEDURE FOR APPROVAL

The Final Plat shall be submitted and shall conform substantially to the Preliminary Plat as approved and, is desired by the petitioner, may be submitted in stages with each stage reflecting the approved Preliminary Plat which is proposed to be recorded and developed; provided, however, that each stage submitted conforms to all requirements of these regulations. The required procedure for approval of a Final Plat shall be:

1. Submission of the items required of a Final Plat petitioner as identified under the “Submission Requirements” section of this Article. Said submission shall be made to the Office of the Zoning Administrator or Plat Officer, as may be determined, for certification that the Final Plat is in conformance with Planned Development Regulations and in agreement with the approved Preliminary Plat.
2. The Plan Commission shall review the Final Plat data within thirty (30) days after submission. A public hearing is not required. After review of the Final Plat, the Plan Commission shall, within thirty (30) days, unless an extension is requested by the petitioner, recommend approval or disapproval, and the reasons therefore to the Village Board.
3. The Village Board of Trustees, after receipt of the Final Plat from the Plan Commission, shall approve, or disapprove the Final Plat within a period of sixty (60) days, unless an

extension is requested by the petitioner. In the case of approval, the Village Board of Trustees shall authorize the Village Board President to sign the Final Plat. Permits are issued only after the Final Plat and any required supporting data have been recorded with the County Recorder of Deeds, and shall be issued in full conformance with the Planned Development. Proof of the recording of the Final Plat shall be provided to the Building Commissioner. The construction authorized by the Building Permit shall be in full conformance with the Final Planned Development Plat, as recorded.

ARTICLE 7

7.2.9 FAILURE TO BEGIN DEVELOPMENT

The Final Plat shall be considered as having the same status as a Final Plat of Subdivision and may be changed only through amendment procedures specified in this Article Seven, or through the procedures for re-subdivision in the Village of Beach Park Subdivision Ordinance. If the Planned Development was re-zoned at the time of Final Plat approval, then such vacation proceedings shall be accompanied by a petition to re-zone the Planned Development to its previous zoning classification. Said petition may also request that the Planned Development be re-zoned to any zoning classification permitted by this Chapter and, in addition, may request that the present zoning is granted at the time of the Final Development Plan approval be retained.

7.2.10 ZONING ADMINISTRATION – PERMITS

The Zoning Administrator may issue permits for site or building construction for that part of the development plan that has been approved in the area covered by the approved Final Plat for work in conformity with the approved Final Plat and with all other applicable ordinances and regulations.

7.2.11 AS-BUILT PLANS

At the time of application for occupancy permits the applicant must submit to the Zoning Administrator "As-Built Plans" showing all improvements on the subject parcel and those abutting parcels held privately, publicly and in common ownership. Said "As-Built" plans shall be in substantial conformity to the final plat.

However, the Zoning Administrator shall not issue an occupancy permit for any building or structure shown on the development plan of any stage of the Planned Development unless the open space and public facilities allocated to that stage of the development schedule have been conveyed to the proper authorities. He shall issue a certificate of occupancy for any completed building or structure located in an area covered by the approved Final Plat if the completed building or structure conforms to the requirements of the approval Final Plat and all other applicable regulations and ordinances. "As-Built" plans shall be submitted as specified in the Village of Beach Park Subdivision regulations.

7.2.12 ENFORCEMENT OF DEVELOPMENT SCHEDULE

1. The Zoning Administrator shall periodically review all of the permits issued for the Planned Development, examine all the construction that has taken place on the Planned Development site, and compare actual development with the approved development schedule.

ARTICLE 7

2. If the Zoning Administrator shall find that the owners of the property in the Planned Development area have failed to meet the approved development schedule, or that the rate of construction of dwelling units is greater than the rate at which common open spaces and public and recreational facilities have been constructed and provided, he shall forward this information to the Plan Commission.
3. The Plan Commission shall within thirty (30) days recommend to the Village Board of Trustees either: that the Planned Development Conditional Use Permit be revoked and the land revert to its former classification, or for good cause shown by the landowner, that the limits of the development schedule be extended for a reasonable time.

7.2.13 AMENDING FINAL PLAN

No changes may be made to the approved Final Plat during the construction of the Planned Development except upon the application to the appropriate agency under the following procedures:

1. Changes may be reviewed and authorized by the Plan Commission provided they are in full compliance with the requirements of this Chapter. However, no change authorized by this paragraph may increase the gross residential density, number of dwelling units or floor area devoted to commercial, industrial or office uses, or change the boundaries of the property or the area and location of land devoted to commercial, industrial or office uses.
2. Any changes not authorized by paragraph 1 above must follow the procedure required for the approval of the Conditional Use Permit, including a public hearing before the Plan Commission and approval by the Village Board of Trustees.
3. Any changes approved shall be recorded as amendments to the recorded copy of the Final Plat, before they have any effect.