

PLANNED UNIT DEVELOPMENT – CHECKLIST

Needed: Preliminary construction documents, plans and outline specifications, building plans and elevation drawings by a licensed Illinois architect or engineer. Outline in solid line and locate with dimensions from the property line(s) the footprint of all buildings.

Note: Petitioners for a Commercial, Residential, or Industrial Planned Unit Development must read and follow requirements set forth in Article 3, Sect. 3-14, Zoning Ord. #3818 and file a development plan in written and/or graphic form, including but not limited to the following check list:

- All structures to be built to the most current IBC Codes
- Is a variance required – lot size, setbacks, height, etc.?
- Is there a potential adverse impact to abutting property?
- Number of parking spaces meet requirements of Article 6?

WRITTEN:

- Legal description of total site
- List owners and addresses of adjacent properties
- Statement of plan and character of development
- Development schedule – date and stages
- Future of property – to be leased or sold
- Total # and type of proposed units
- Gross and net acreage of parcel
- Acreage of gross and usable open space
- Designate areas for other uses (commercial, residential, industrial)

GRAPHIC:

- Site conditions – contours at 10' intervals, locate water courses, flood plains, unique natural features, wooded areas, etc.
- Proposed lot lines and plot designs
- Size in square feet, and all existing and proposed structures
- Size in ac or s.f. of all areas for common open space, etc.
- Vehicular circulation system
- Pedestrian circulation system
- Utility systems, sewers, water, electric, gas, telephone
- Adjacent land areas uses in relationship to proposal
- Needed information required to evaluate impact