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Division V: Planned Unit Developments

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## ARTICLE 1 PLANNED UNIT DEVELOPMENT (PUD)

### Section 1-1 INTENT AND PURPOSE

This Article establishes provisions for a Planned Unit Development (PUD). The purpose of this Article, Planned Unit Development, is to achieve the objectives enumerated in the Development Code (the general intent and purpose of the Code) and the following additional objectives:

- (a) to provide a regulatory mechanism whereby the Village can be assured that upon completion, approved development projects will substantially conform to the plans or models which constituted the basis for the Village's issuance of the necessary zoning, subdivision, and/or building permit;
- (b) to permit development of a variety of mixed uses in proximity to each other in a single comprehensively planned project;
- (c) to preserve the natural topography, scenic features, mature trees, and historic structures existing on sites proposed for development;
- (d) to encourage innovative site layouts and coordinated architectural treatment of different housing types and other structure;
- (e) to ensure the provision of useable common open space in planned developments, and to spur installation of amenities therein; and
- (f) to facilitate the economical installation of standard streets, sewers, utilities, and other improvements.

### Section 1-2 MINIMUM SIZE AND DEVELOPMENT PERMITTED

Planned Unit Developments are of three types in the Village of Caseyville: residential, business, and industrial. A Planned Unit Development (PUD) is a tract of land which is developed as a unit under single ownership or control, which includes two (2) or more municipal buildings, and which is at least five (5) acres in area, except for a planned development operated by a municipal corporation which shall be at least two (2) acres in area, and planned industrial developments, which shall be at least ten (10) acres in area. A planned unit development is a comprehensively planned development containing residential, commercial, industrial, or other land uses. A planned unit development may contain a single type of land use or combination of land uses provided that such development is reviewed, evaluated and approved by the Village. The minimum area requirement may be reduced by the Board of Trustees on appeal, when it is found that conformance to the provisions contained elsewhere in this Code relating to lot size, bulk, dwelling type, or number of structures or other requirements would result in a gross waste or inefficient use of a substantial portion of land area contained in a particular parcel proposed as the Planned Unit Development or which would result in other consequences deemed incompatible with the purposes of this Code and the Comprehensive Plan.

Planned Residential Developments and Planned Commercial Developments may be proposed in combination. Planned Commercial Developments and Planned Industrial Developments may be proposed in combination. Planned Residential Developments and Planned Industrial Developments may not be proposed in combination.

#### 1-2.1 PLANNED RESIDENTIAL DEVELOPMENT (PRD):

An area of minimum contiguous size, specified by this Article, to be planned, developed, operated, and maintained as a unified development and containing one or more residential clusters, and with appropriate business, public, or quasi-public uses as may be approved by the Board of Trustees, provided that such other uses area primarily for the benefit of the residential development.

#### 1-2.2 PLANNED COMMERCIAL DEVELOPMENT (PCD):

An area of minimum contiguous size, specified by this Article, to be planned, developed, operated, and maintained as a unified development and containing one or more structures to accommodate retail, service, commercial, or office uses, or a combination of such uses, and appurtenant common areas and accessory uses incidental to the predominant uses in the development.

#### 1-2.3 PLANNED INDUSTRIAL DEVELOPMENT (PID):

A planned development consisting primarily of industrial uses, with such other appropriate business, public, or quasi-public uses as may be included on approval if such uses are primarily incidental to the industrial development.

### Section 1-3 PLANNED RESIDENTIAL DEVELOPMENT (PRD)

#### 1-3.1 DWELLING UNIT DENSITY AND AREA:

The number of dwelling units which may be constructed within a Planned Residential Development will be determined by dividing the project area by the required lot area per dwelling unit which is required in the zoning district in which the planned development is located. In cases where the land to which the plan pertains is divided into two or more adjoining districts of differing restrictions, the maximum number of dwelling units which may be located on the entire development parcel may not exceed the combination of the aggregate number of dwelling units permitted on each such parcel. In each Planned Residential Development the minimum lot size for any single family residential structure located within the development shall average not less than ten thousand five hundred (10,500) square feet. Dwelling requirements in the Planned Residential Development will comply with the base zoning district requirements applicable to the development, unless a different dwelling area is approved as a part of the review process.

#### 1-3.2 GROUND COVERAGE:

The percentage of ground area of a Planned Residential Development to be occupied by buildings and structures not included in common open space shall be the same as permitted in the existing zoning district in which the parcel or zoning lot is located, unless otherwise approved as part of the review of the Planned Unit Development.

### 1-3.3 COMMON OPEN SPACE:

- (a) Common open space shall be provided in all Planned Residential Developments for the benefit of all residents of the development and shall be of a design approved by the Planning Commission and Board of Trustees. Construction and completion of all common open space and other common use or public facilities included in the plan for the development shall occur at an equivalent or greater rate than the construction of residential structures within the development.
- (b) The Planning Commission and Board of Trustees shall establish conditions necessary to assure the preservation and maintenance of common open space for their intended purpose as demonstrated in the development plan. The developer shall give legally enforceable assurances satisfactory to the Planning Commission and Board of Trustees, that common open space and/or public facilities shall be properly developed and maintained throughout the life of the Planned Residential Development.

### 1-3.4 DEED COVENANTS:

- (a) The Planned Residential Development plan shall contain such covenants, easements, and other provisions relating to the bulk, location, and density, of all structures, including residential structures, non-residential structures, common facilities, public facilities, and other structures, within the development as are necessary for the welfare of the Planned Residential Development project and are not inconsistent with the best interest of the Village of Caseyville.
- (b) Such covenants may include condominium provisions and provisions for the creation and maintenance of homeowner or property owner associations to maintain common open space, common facilities, and public facilities within the development, and shall be a requirement for such developments. All such deed covenants and similar instruments shall be subject to approval by the Planning Commission and the Board of Trustees. All developments shall provide for such means, through home owner or property owner associations or the equivalent, to provide for the maintenance of all common open spaces, common facilities and public facilities within the development.

### 1-3.5 LANDSCAPING AND UTILITY LINES:

- (a) All required open space, parking lot islands, and all land area not otherwise developed shall be appropriately landscaped in a manner, with Village approval, that enhances the appearance of the Planned Residential Development project.
- (b) All utility lines shall be installed beneath the surface of the ground and a planned layout and specifications to accomplish these requirements shall be submitted to the Administrator as an integral part of the Planned Residential Development plan. All Planned Residential Developments shall be provided with public water and public sanitary sewer systems.

### 1-3.6 PARKING:

Sufficient parking shall be provided on the same site as the use which it is intended to serve. Such parking must be in an amount comparable to the requirements for the zoning district in which the parcel is located. Additional parking may be required where it is deemed necessary

for proper development of the Planned Residential Development, or provision of space to add future parking may be required as part of the development.

#### 1-3.7 NATURAL FEATURES:

Provision is to be made in each plan to accommodate and assure the maintenance of unique natural and man-made amenities such as streams, stream banks, floodplains, wooded areas, rough terrain, historic sites, and similar areas consistent with the development of the Planned Residential Development.

### Section 1-4 PLANNED COMMERCIAL DEVELOPMENT (PCD)

A Planned Commercial Development is intended to be utilized for the establishment of shopping centers, medical centers, recreational areas, office complexes with mixed uses, and similar types of generally larger scale compatible use developments. The intent of a Planned Commercial Development is to allow such mixed uses in a compatible format.

#### 1-4.1 REQUIREMENTS AND STANDARDS FOR PLANNED COMMERCIAL DEVELOPMENT:

Projects developed within a Planned Commercial Development are subject to the following requirements:

- (a) Natural Features. Provision is to be made in each plan to accommodate and assure the maintenance of unique natural and man-made amenities such as streams, stream banks, flood plains, wooded areas, rough terrain, historic sites, and similar areas consistent with the development of the Planned Commercial Development.
- (b) Unified Control. The developed land is or will be under continuing unified control during and after construction, subject to the provisions of this Code.
- (c) Common Open Space.
  1. Common open space shall be provided in all Planned Commercial Developments for the benefit of all residents of the development and shall be a design approved by the Planning Commission and Board of Trustees. Construction and completion of all common open space and other common use or public facilities included in the plan for the development shall occur at an equivalent or greater rate than the construction of residential structures within the development.
  2. The Planning Commission and Board of Trustees shall establish conditions necessary to assure the preservation of common open space for their intended purpose as demonstrated in the development plan. The developer shall provide legally enforceable assurances satisfactory to the Planning Commission and the Board of Trustees, that common open space or common use or public facilities shall be properly maintained throughout the life of the Planned Commercial Development.
- (d) Maximum Gross Floor Area. For business and commercial uses within the Planned Commercial Development, the total gross floor area of all buildings and open storage or

retail sales areas should generally not exceed twenty-five percent (25%) of the project net area for commercial uses subject to the following:

1. Exceptions to the maximum gross floor area may be permitted by the Board of Trustees for commercial uses provided that such exceptions are clearly set forth in the approved development plan and adequate off-street parking and other facilities are provided. Building coverage, excluding parking structures, should not, however, exceed forty percent (40%) of the project in that area.
  2. In cluster developments, shopping centers or business parks, there shall be no gross floor area or building coverage restrictions on individual building sites, provided that provisions are met for the planned development project to have adequate off-street parking, maintenance, common areas, and for access to individual building sites.
- (e) Building Types Permitted. In the Planned Commercial Development only the type of building, structures, or uses permitted by the base district regulations applicable to the development shall be permitted. Determination of compliance with this requirement shall be included within the review of the development plan by the Planning Commission.
- (f) Setbacks and Open Spaces. Building setbacks and distances between buildings shall be dimension on the required plans for the development and shall be established as part of the plan approval for individual building lots within the Planned Commercial Development project. Building setbacks from the planned development boundary shall conform to the perimeter setback requirements set forth below, unless otherwise established as part of plan approval.
- (g) Perimeter Setbacks.
1. At locations where the Planned Commercial Development adjoins or abuts a residential lot, use, or zoning district, buildings and activities within the development must adhere to a perimeter setback requirement of fifty (50) feet from the district boundary line. Appropriate and permanent screening, with Village approval, consisting of landscaping, walls, or fences must be provided in a buffer strip not less than six (6) feet in height which is sufficient to screen excessive sounds and view from the development into the adjoining or nearby residential areas.
  2. Any structure exceeding thirty (30) feet in height within the development which adjoins property in a residential zoning usage shall be setback an additional one (1) foot for every two (2) feet in height above thirty (30) feet. Greater setbacks may be required by the Planning Commission to ensure compatibility with adjoining developments or uses.
- (h) Off-Street Parking and Loading.
1. Off-street parking and loading shall be provided as otherwise required by the provisions of this Code for the uses proposed within the Planned Commercial Development project. Off-street parking designed to accommodate the entire

development may be established on a single parcel of land owned in common in which the parking areas, drives, and landscaping are maintained by the owners, tenants, or occupants of the planned development project for common usage. In such circumstances, means shall be provided for the care and maintenance for such off-street parking for the duration of the development.

2. Where the Planned Commercial Development includes two or more uses, the Planning Commission may approve a reduction of not more than thirty percent (30%) in the otherwise required off-street parking for developments which exceed five hundred thousand (500,000) square feet of gross floor area under a single ownership or management control. If it is demonstrated that the combined uses and customary operation of the uses in the development will not require the higher level of parking which would otherwise be required.
  - (a) Accessory Structures or Minor Additions. Accessory uses and structures shall meet the requirements of the base zoning district regulations in which the development is located and such uses shall be included in the development plan.
  - (i) Accessory structures and minor additions may be added through site plan review the Administrator provided that detailed plans are in substantial conformance with the plan as approved by the Board of Trustees.
  - (j) Lighting. All lighting facilities shall be arranged and designed in a manner which will minimize direct glare or hazardous interference of any kind and will protect neighboring properties from excessive glare or the spillage of lighting.
  - (k) Landscaping and Utility Lines. All required open space, parking lot islands, and all land area not otherwise developed shall be landscaped in a manner which enhances the appearance of the Planned Commercial Development project. All utility lines shall be installed beneath the surface of the ground and a plan layout and specifications to accomplish these requirements shall be submitted to the Administrator as an integral part of the Planned Commercial Development. All Planned Commercial Development shall be provided with public water and sewer systems.

#### Section 1-5 PLANNED INDUSTRIAL DEVELOPMENT (PID)

Planned Industrial Developments are intended to permit industrial activities found in the Industrial Zoning District regulations within a Planned Unit Development. The Planned Industrial Development is intended to provide for mixed use of industrial development. If located in more than one Industrial Zoning District, the development shall meet the requirements of the more restrictive zoning district.

##### 1-5.1 PERMITTED USES:

Permitted uses within a Planned Industrial Development shall include all of those allowed by the Industrial Zoning District in which the development is located, subject to the restrictions applicable to such uses within that Zoning District, and include:

- (a) Industrial parks.

- (b) Landscaped areas, parks, and open space areas which are integrated into the Planned Industrial Development.
- (c) The following commercial uses are permitted in the Planned Industrial Development when approved by the Planning Commission as part of the approval process for the development. Retail, service, office, and recreational uses which are compatible with the industrial uses occurring in the Planned Industrial Development and which are primarily designed to accommodate the needs of the Planned Industrial Development.

#### Section 1-6 PROCEDURES: APPROVAL OF PLANNED UNIT DEVELOPMENTS

To the extent that the Planned Unit Development entails a subdivision of real estate the procedures for subdivision approval shall be coordinated with the procedures for consideration of the Planned Development by the Planning Commission and Board of Trustees. Where practicable, submittal, public hearings, and meeting for consideration of the Planned Development shall operate in conjunction with the other procedures of this Code.

##### 1-6.1 PRE-APPLICATION CONFERENCE:

Prior to submitting an application for a Planned Development, an applicant shall confer with the Administrator to obtain information and guidance before entering into the development or incurring substantial expense in the preparation of plans, Surveys, and other data expense in the preparation of plans, surveys, and other data required for the Planned Development. Applicants are encouraged to submit a sketch plan.

##### 1-6.2 APPLICATION:

An application shall be submitted for a Planned Development to the Administrator who will then refer it to the Planning Commission for consideration as herein provided. The application shall be accompanied by a non-refundable filing fee established by Resolution of the Board of Trustees. The application shall include, at a minimum, the following information:

- (a) A legal description of the property proposed for the development.
- (b) A preliminary development plan prepared at a scale of not more than one hundred (100) feet to one (1) inch depicting the following:
  1. The gross land area and project net area of the Planned Development, the present zoning classification of the area and the zoning classification of the properties surrounding the development.
  2. All existing structures and land uses currently on the property proposed for the development and the location of any uses and structures on properties which adjoin the proposed development.
  3. The location and use or uses proposed for each existing or proposed structure within the Planned Development, the number of stories, building or structure height, gross floor area, building coverage, and approximate location of entrances and exits.



4. Existing and proposed contours at intervals of two (2) feet. Locations, elevations, and direction of flow of major water courses, natural drainageways and ponding areas shall be delineated. Floodplain areas shall be delineated.
  5. All existing and proposed curb cuts, driving lanes, parking areas, loading areas, storage areas, and trash storage areas.
  6. All pedestrian walks and open areas for use by the occupants or persons using or present in the proposed development, as well as the general public.
  7. Types of surfacing proposed for all walks, driveways, and other access ways.
  8. A preliminary landscape, screening, and buffering plan for the project including the approximate height, type, and location of all buffers, fences, landscaping, and walls, and the methods by which the landscaping, fences, and walls will be preserved and maintained throughout the life of the development.
  9. A concept plan showing all existing or proposed facilities and features such as hydrants, utility structures, wells, sewage disposal facilities, outside lighting, recreation facilities, together with information regarding the maintenance and preservation of such facilities.
  10. Preliminary plans for control and disposal of natural and stormwater drainage.
  11. Preliminary plan for the adequate control of erosion and sedimentation, including that expected to occur during all phases of clearing, grading, and construction.
  12. Typical plans and elevations for each type of structure to be located within the development to indicate architectural type, style, and materials of construction.
  13. Location of present utility services to the proposed development including electric, water, sanitary sewer, and telephone.
  14. Not less than ten (10) copies of the preliminary development plan will be submitted with the application.
- (c) The names and addresses of the applicant, and all persons to whom notices of hearings required by this Code are required to be sent (see below).

#### 1-6.3 REVIEW OF PLANNED DEVELOPMENT APPLICATION AND PRELIMINARY PLAN:

The application and Planned Development Plan shall be submitted to the Administrator for review as to the completeness of the submittal. When it is determined that the application and plan are complete, it will be filed and referred by the Administrator to the Planning Commission.

#### 1-6.4 PUBLIC HEARING:

The Planning Commission shall hold a public hearing on the application and Planned Development Plan. The hearing may be conducted simultaneously with any other public hearing required for its consideration.

#### 1-6.5 REQUIRED NOTICES:

Upon filing of the application and plan by the Administrator, the public hearing should be set before the Planning Commission within sixty (60) days of the date of filing. The public hearing may be adjourned from time-to-time and notice given of the time, date, and location to which the hearing is adjourned shall be sufficient and no further notice need be given.

#### 1-6.6 NOTICE OF PUBLIC HEARING:

The Administrator shall give notice of the time, date, and place of the public hearing as follows:

(a) Content. The notice shall contain:

1. A brief description of the proposed development plan;
2. the particular location of the real estate proposed for the development by legal description and street address, or, if no street address is available, by reference to any well-known landmark, highway, road, thoroughfare, or intersection;
3. a brief summary explaining the purpose and subject matter of the hearing; and
4. The following language in bold print in prominent location in the notice.

“The Planning Commission may approve the proposed planned development plan and application with or without modifications or conditions or it may disapprove the plan. This could significantly amend, modify, revise, or alter the plan as originally filed by the applicant and could significantly change the impact of the proposed planned development on surrounding property owners, including roadways, drainage, sewage systems, traffic patterns, and utilities. Should you desire to be heard regarding the proposed plan as filed or as to any amendments, modifications, revisions or alterations of the proposal, you should attend the public hearing.”

- (b) Published Notice. The foregoing notice shall be published one time in a newspaper of general circulation within the Village of Caseyville at least fifteen (15) days, but not more than thirty (30) days, prior to the scheduled public hearing. The applicant shall pay the cost of publishing the notice.
- (c) Mailed Notice. The foregoing notice shall also be sent by United States First Class Mail at least fifteen (15) days before the scheduled public hearing to the applicant and to the owners of all property adjacent to the subject property. The applicant shall furnish to the Administrator at the time the application is filed a complete list containing the names and last known addresses of the owners of property required to be notified and shall pay the cost of the notice to the adjacent and surrounding property owners. Any error in notification of the adjacent or surrounding property owners due to the inadequacy of the listing shall be the responsibility of the applicant.

**1-6.7 DECISION BY PLANNING COMMISSION:**

The Planning Commission shall, within ninety (90) days of the date the application is filed by the Administrator, at a duly scheduled meeting (which may, but need not, be held in conjunction with the public hearing on the application), either approve (with or without modifications/conditions) or disapprove the application and development plan. The applicant and the Commission may extend this time limit by mutual agreement. The Commission shall state its reasons for its action (including the nature of any conditions/modifications) in writing, and attach the written statement to the application and development plan. One copy of the application and plan shall be returned to the Administrator and filed, and one copy shall be returned promptly to the applicant by first class mail.

**1-6.8 DECISION BY BOARD OF TRUSTEES:**

The recommendation of the Planning Commission shall in each case be forwarded by the Administrator to the Board of Trustees for final approval or rejection. The Board of Trustees shall approve or disapprove the recommendation of the Planning Commission regarding the proposed preliminary development plan within thirty (30) days following its first regular meeting after which the recommendation is received from the Planning Commission.

**1-6.9 NOTIFICATION:**

Following the final decision of the Board of Trustees, a letter of notification shall be sent by the Administrator to the person whose name is noted on the application and development plan to receive notices, and the letter shall be dated the day it is actually sent.

**1-6.10 MODIFICATION/CONDITIONS:**

The Planning Commission may recommend conditions or modifications on the application or development plan, which may include, but not be limited to, the following:

- (a) Permitted uses, including maximum floor area.
- (b) Performance standards.
- (c) Height performance.
- (d) Minimum yard requirements.
- (e) Off-street parking and loading requirements.
- (f) Minimum requirements for site development plans.
- (g) Time limitations for commencement of construction.

The Board of Trustees may approve, deny, or approve any of the conditions or modifications which are contained in the approval or recommendation of the Planning Commission.

**1-6.11 SUBMITTAL OF MASTER DEVELOPMENT PLAN:**

The Master Development Plan for the Planned Development shall be submitted to the Administrator and subject to review as follows:

- (a) Not later than six (6) months following the approval of the preliminary development plan and application, together with any re-zoning petition which may be required,

the applicant shall file with the Administrator an application for approval of a Master Development Plan and the Administrator, upon written request from the applicant, may extend for an additional six (6) month period the time for filing the application for approval of the Master Development Plan.

- (b) The application for Master Development Plan approval shall be accompanied by ten (10) copies of the Master Development Plan and a non-refundable processing fee as established by resolution of the Board of Trustees.
- (c) In the event a Master Development Plan is not submitted within six (6) months following approval of the preliminary plan and if the Administrator does not grant a six (6) month extension for such submittal, the application shall lapse and no further consideration will be given to the application.

#### 1-6.12 CONTENTS OF MASTER DEVELOPMENT PLAN:

The Master Development Plan shall assure that each phase of the development substantially conforms to the intent, form, and content of the approved preliminary development plan. Each phase of the Master Development Plan shall include, but not be limited to, the following:

- (a) A scaled plan showing all of the features and characteristics set forth in the preliminary plan and to be incorporated in the Master Development Plan.
- (b) A landscape plan showing the location, type, and size at installation of all proposed landscape materials, existing landscaping, and trees to be retained on the site, as well as the identification of any existing trees to be removed that are two (2) inches in diameter or greater, all proposed buffering, fencing, walls, berms, and any other pertinent architectural elements associated with the landscape plan for the development or any buffering or screening characteristics required.
- (c) Land use characteristics in table form containing the following information:
  - 1. Gross project area in terms of acreage.
  - 2. Net project area in terms of acreage.
  - 3. Approved density for the project in terms of lot area/square feet of building area.
  - 4. Approved usable space for the project in terms of square feet of open space/net project area.
  - 5. Total number of parking spaces and loading spaces (if applicable).
- (d) Graphic representation of all public easements and legal descriptions thereof, the recipient of the easement, the purpose of the easement, and any conditions relating to the use of the easement or its duration or scope.
- (e) Legal description of the gross project area.
- (f) Any other minimum requirements established in this Code.

### Section 1-7 TIME LIMITATIONS

The following time limitations shall apply to planned developments:

- (a) Actual construction shall occur within two (2) years following the date of final approval of the development plan and shall be diligently pursued to completion. In any event, where construction has not been commenced within the two (2) year period, the Board of Trustees may allow a reasonable extension upon written request by the applicant providing reasonable caused for an extension to be granted.
- (b) In the event construction has not been commenced with in the two (2) years following final approval and an extension of time has not been granted by the Board of Trustees, the Special Use Permit shall automatically lapse.

### Section 1-8 AMENDMENTS TO THE DEVELOPMENT PLAN/SUBMISSION IN PHASES

Any minor or non-substantive change in the approved plan may be made only after approval of such change by the Administrator. Any proposed change shall be clearly portrayed on all copies of the final approved plan and shall be submitted to the Administrator for review and determination or at his discretion shall be referred directly to the Planning Commission for approval or rejection.

Any change or addition of land use (other than accessory uses), common open space area, and parking facilities shall require approval of the Planning Commission and Board of Trustees.

All changes to the plan must be compatible with the original plan for land use, traffic circulation and open space, the purpose and intent of this, and with the height and area regulations and parking ratios reflected in the plan originally approved by the Board of Trustees. Substantive changes in the development plan shall require consideration in the same manner as the original application.

A Planned Development may be submitted for approval in phases, however, each phase of the development shall be equal in area to the minimum area requirement for the proposed planned development. The submission of the initial phase shall include a master plan for future phases and the overall development in such detail as the Administrator and Planning Commission may deem necessary to properly evaluate the proposed planned development on a phased basis, but the master plan will not generally require the detail required for the preliminary development plan application. The application for each phase of the planned development shall comply fully with the requirements of this Code. Approval by the Village of an initial phase or a subsequent phase will not constitute approval of the entire planned development where only a master plan for future phases has been presented and each phase will be evaluated separately. After a master plan has been submitted as part of the approval of an initial or subsequent phase, any modification of the master plan may only be made with the approval of the Board of Trustees. The master plan shall, minimally, provide the following information:

- (a) A legal description of the property proposed for master plan approval.

- (b) A concept development plan prepared at a scale of not more than two hundred (200) feet to one (1) inch depicting the following:
1. The gross land area and project net area of the Planned Development, the present zoning classification of the area, and the zoning classification of the properties surrounding the Planned Development.
  2. All existing structures and land uses currently on the property proposed for the development and the location of any uses and structures on properties which adjoin the proposed Planned Development.
  3. The location and use or uses proposed for each existing or proposed structure within the Planned Development, the number of stories and gross floor area.
  4. Existing and proposed contours at intervals of two (2) feet. Locations and direction of flow of major water courses, natural drainageways, and ponding areas shall be delineated.
  5. All existing and proposed curb cuts, driving lanes, parking areas, loading areas, and storage areas.
  6. Common area walks and common open areas for use by residents, tenants, and the general public.
  7. A concept landscape, screening, and buffering plan for the Planned Development.
  8. Concept plans for the control and disposal of natural and storm water drainage, including detention facilities.
  9. Location of present utility services to the proposed Planned Development, including electric, water, sanitary sewer, and telephone.
  10. Boundary lines of the area of the master plan. Boundary lines of the preliminary development plan for the initial phase shall be shown, along with boundary lines for proposed future phases.
  11. Not less than ten (10) copies of the master plan shall be submitted with the application.

#### Section 1-9 GUARANTY OF IMPROVEMENTS

- (a) Unless otherwise provided in the conditions of a particular planned development, no Initial Certificate of Code Compliance including, but not limited to, building permits or permits authorizing the occupancy or use of a building, facility, establishment or structure shall be issued until all required related public improvements are constructed in accordance with the provisions of this Code, or until the conditions of approval under this Code have been met by the posting of a guarantee covering the estimated amount of such public improvements plus costs and expenses, as determined by the Village Engineer and approved by the Village Attorney.

- (b) In the event a Planned Development is constructed or developed in phases, the requirement for such assurances shall apply to all major improvements necessary to the proper operation and function of the phase in question, even though the improvements may be located outside the particular area of the development where the phase is being developed.

#### Section 1-10 WITHDRAWAL OF APPLICATION

Any person who files an application for Planned Development may request withdrawal of the application any time prior to final Board of Trustees action on the application. A request for withdrawal shall be submitted in writing and signed by all persons who signed the original application. A withdrawal effectively made pursuant to these provisions shall constitute an abandonment of the application. Fees are non-refundable.