



VILLAGE OF TINLEY PARK, ILLINOIS PLANNED UNIT DEVELOPMENT (PUD) ADDENDUM

APPLICATION & SUBMITTAL REQUIREMENTS

The following information is being provided in order to assist applicants with the submission of **Planned Unit Development (PUD)** plans and support documentation for staff review prior to placement on a Plan Commission agenda or meeting. A complete application consists of the following items submitted in a comprehensive package. If materials are submitted separately or are incomplete, it may delay and review or hearing of the materials until a complete application package is received. Submittal requirements may be modified based upon the particular nature and scope of the specific request.

Section VII of the Zoning Code details the purpose, procedures, submittal requirements and standards that must be met to receive different levels of approval for a Planned Unit Development (PUD). Please schedule a pre-application meeting with Planning Department staff to review the feasibility of the proposal, discuss applicable Ordinance requirements, discuss submittal requirements and receive some preliminary feedback on concept plans prior to making a submittal.

- Schedule a pre-application meeting with Planning Department staff to review the feasibility of the proposal, discuss applicable Ordinance requirements, and explain the difference between concept, preliminary and final approval.
- General Application form is complete and is signed by the property owner(s) and applicant (if applicable).
- Ownership documentation is submitted indicating proper ownership through a title report or title policy. If a corporation or partnership, documentation of the authorized agent must be supplied. All beneficiaries of a property must be disclosed.
- A written project narrative detailing the general nature and specific aspects of the proposal being requested. Details on all existing and proposed uses, densities, expected traffic, differences from existing zoning code allowances, the general nature of the development and how the resulting code flexibility will benefit the Village.
- Preliminary/Final plans in conjunction with the Site Plan checklist (site plan, landscaping, engineering, etc.) and Plat of Subdivision of the property that is prepared by a registered land surveyor and has all up-to-date structures and property improvements indicated.
- Site Plan or interior layout plans that indicate how the property and site will be utilized.
- Responses to all Standards and Criteria for Planned Unit Developments (PUDs) on the following page (can be submitted along with the narrative, but all standards must be covered).
- Additional PUD standard responses based on if the PUD is residential, commercial, or industrial. Please respond to the appropriate PUD standards and criteria in section 7-C of the zoning code on a separate page.
- \$500 PUD Special Use Hearing fee.

- F. The street system serving the planned development is adequate to carry the traffic that will be imposed upon the streets by the proposed development, and that the streets and driveways on the site of the planned development will be adequate to serve the residents or occupants of the proposed development.**

- G. When a Planned Unit Development proposes the use of private streets, common driveways, private recreation facilities or common open space, the developer shall provide and submit as part of the application the method and arrangement whereby these private facilities shall be operated and maintained.**

- H. The general development plan shall contain such proposed covenants, easements and other provisions relating to the bulk, location and density of residential buildings, non-residential uses and structures and public facilities as are necessary for the welfare of the planned development and the Village. All such covenants shall specifically provide for enforcement by the Village of Tinley Park in addition to the land owners within the development.**

- I. The developer shall provide and record easements and covenants, and shall make such other arrangements as furnishing a performance bond, escrow deposit, or other financial guarantees as may be reasonably required to assure performance in accordance with the development plan and to protect the public interest in the event of abandonment of said plan before completion.**

- J. Any exceptions or modifications of the zoning, subdivision, or other regulations that would otherwise be applicable to the site are warranted by the design of the proposed development plan, and the amenities incorporated in it, are consistent with the general interest of the public.**