

SECTION VII

PLANNED UNIT DEVELOPMENTS

Planned Unit Developments are intended to encourage the most imaginative and best possible design of building forms and site planning for tracts of land where a unitary plan would best adapt to the natural and physical characteristics of the site. Under this procedure, well planned residential, commercial, industrial, and other types of land use, individually or in combination, may be developed with complete design flexibility. Planned Unit Developments are of such a size and character that they may create their own environment. Although Planned Unit Developments are Special Uses subject to the Special Use provisions of this Ordinance (see Section X,J) (except as otherwise provided in this Section VII), they are also substantially different from other Special Uses so that specific and additional standards and exceptions are necessary to regulate these developments. Therefore, to assist the Tinley Park Plan Commission in their review and processing of Planned Unit Developments and to govern their recommendations and the action of the Village Board of Trustees, the following regulations are hereby established:

A. PURPOSE

The regulations contained in this Section are established to facilitate and encourage the construction of imaginative and coordinated developments and to provide relief from the subdivision and zoning requirements which are designed for conventional developments, but which may inhibit innovation of design and cause undue hardship with regard to developing a parcel of land to its best possible use. These regulations are further established to provide for developments incorporating a single type or a variety of related uses which are planned and developed as a unit; to assure adequate open space for recreation and other community purposes; to protect residential areas from undue traffic congestion; to encourage the most efficient use of land, which will result in more economic networks of utilities, streets, and other facilities; and thus to promote the general welfare to the community.

B. PROCEDURE

A Planned Unit Development shall be granted as a Special Use in accordance with the following procedures, and may depart from the normal procedure, standards, and other requirements of the other Sections of this Ordinance. Applications shall be made on forms provided by the Village and shall be accompanied by the required plats and documents.

1. **Pre-Application Conference:** Prior to the official submittal of an application for consideration of a Planned Unit Development, the developer shall meet informally with the Developmental Committee for a preliminary discussion as to the scope and nature of the proposed development, the types of uses proposed, and the approximate land allocations contemplated for each of the uses, and to obtain general information and direction from the committee relative to the long range plans of the Village. The

developer shall be prepared at that time to present any conceptual plans, maps, sketches, or other information that may be necessary to clearly explain the proposed Planned Unit Development.

2. **Application For Concept Approval:** The purpose of the Concept Plan Application is to establish a frame of reference for the Village to consider the merits of a proposed Planned Unit Development as it relates to the Comprehensive Plan and to afford a basis for determining whether or not the Village would look favorably toward a Special Use of the property to accommodate a Planned Unit Development of the general nature being proposed. It is intended that the proposal submitted will be in preliminary conceptual form and that following the approval, the developer will proceed with preparing detailed plans for the subject property.
 - a. **Procedure:** The required procedure for review of the Conceptual Plan shall be:
 - (1) Following the pre-application conference with the Developmental Committee, the developer shall submit, in writing, a request for a Special Use Permit for a Planned Unit Development. The letter shall be addressed to the Chairman of the Plan Commission requesting that the proposed development be placed on the agenda of the Plan Commission for preliminary discussion. The Plan Commission shall consider the proposed development at its next regular meeting, or at a special meeting which may be set for the specific purpose of allowing the developer to make a presentation of his plans. Said meeting may be continued from time to time for the purpose of reviewing and processing the application;
 - (2) The application for concept approval for a Planned Unit Development shall include sufficient supporting data, plans, or information to indicate the extent and nature of the proposed development. In its review, the Plan Commission shall transmit copies of the required plans and documents to the proper individuals or groups concerned with the technical aspects and implications of the proposed development for comment and recommendations. The Plan Commission shall, thereafter, review the application and forward its recommendation to the Village Board;
 - (3) The President and Village Board, after receipt of the Conceptual Plan from the Plan Commission, shall review the proposed plan and recommendations of the Plan Commission and, within a period of thirty (30) days, shall approve, approve with modifications, or disapprove the application. The Village Board may require such special conditions as they may deem necessary to ensure conformance with the intent of the planning objectives of the Village and the stated purposes of the Planned Unit Development; and
 - (4) The granting of the concept approval portion of the Planned Unit Development by the President and Village Board of Trustees shall constitute an acceptance of the specific content of the Conceptual Plan, and shall indicate the general acceptance of the Village Board of Trustees to approve a preliminary plan that carries out, refines, and implements the concepts expressed in the application. The

Preliminary Plan and Final Plats shall be submitted in accordance with the requirements contained herein.

- b. **Submission Requirements:** The submission of an application for concept approval shall include the following:
 - (1) A written application for review of a Planned Unit Development on forms provided and in the manner prescribed by the Village;
 - (2) Sufficient supporting data, plans, or information to indicate the extent and nature of the proposed development; and
 - (3) A statement of planning objectives to be achieved by the Planned Unit Development. This statement should include a description of the character of the proposed development and the rationale behind the assumptions and choices of the developer.
3. **Preliminary Plan Approval:** The purpose of the Preliminary Plan submission is to obtain tentative approval and/or commitments from the Village that the plans, design, and program that the developer intends to build and follow are acceptable, and that the developer can reasonably proceed into final detailed architecture, engineering, surveying, and landscape architecture in anticipation of Final Plan Approval and subsequent construction. This is a relatively detailed submission that assures the developer that his plan is acceptable and that he can invest the money necessary to prepare Final Plans with the assurance that the Final Plat and Final Plans will be accepted if they substantially conform to the Preliminary Plans. It is at this stage that final modifications, adjustments, and interpretations are made in the Conceptual Plan.
 - a. **Procedure:** The required procedure for review of the Preliminary Plan shall be:
 - (1) Following approval of the Conceptual Plan, the developer shall file with the Village Clerk a formal application requesting a Special Use Permit for a Planned Unit Development. The application shall be accompanied by a fee which shall be established by the President and Village Board of Trustees;
 - (2) The developer shall prepare Preliminary Plans incorporating the recommendations made at the time the Conceptual Plan was approved and shall provide sufficient supporting data, plans, or information to indicate the extent and nature of the proposal and that the project is ready for a Public Hearing. The detailed data shall be in accordance with the submission requirements outlined herein. Five (5) copies of all required information shall be submitted;
 - (3) Copies of the preliminary Planned Unit Development should be sent to the Village's Planner, Engineer, Director of Public Works, or other municipal departments concerned and to the appropriate school, park, and fire districts providing required public facilities and services for their review, comments, and recommendations.

Written comments and recommendations shall be returned to the Plan Commission within thirty (30) days unless said period is extended by the Commission, and, if possible, prior to any Public Hearing thereon. In any event, such written comments and recommendations shall be presented to the Plan Commission prior to its decision to recommend the granting or denial of the Planned Unit Development;

- (4) The Plan Commission shall hold a Public Hearing on the application for a Planned Unit Development in accordance with the procedures of Section X,J of this Ordinance;
- (5) Following the Public Hearing and review of the preliminary Planned Unit Development Plan and supporting data for conformity to these regulations, the Plan Commission shall, within thirty (30) days, unless an extension is requested by the Petitioner, recommend approval, modification, or disapproval, and the reasons therefore, or indicate why a report and recommendation cannot be rendered to the Board of Trustees within this time period;
- (6) The Village Board shall thereafter approve, approve with modification, or disapprove the Development Plan and application upon determination that said plan complies with the standards herein set forth. Such action shall be taken within a period of sixty (60) days after receipt of the Plan Commission's recommendation, unless an extension is requested by the Petitioner. In the case of approval, or approval with modification, the Board of Trustees shall pass an Ordinance granting the Special Use and indicate their approval on the plan. The Board of Trustees may require such special conditions as they may deem necessary to ensure conformance with the intent of all Comprehensive Plan elements and the stated purposes of the Planned Unit Development provisions of this Ordinance; and
- (7) Approval of a preliminary Planned Unit Development Plan shall not constitute approval of the Final Plat. Rather, it shall be deemed an expression of approval to the layout submitted on the Preliminary Plan as a guide to the preparation of the Final Plat which will be submitted for approval by the county 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 Plan.

The Preliminary Plan and Final Plat may be filed and approved simultaneously, or the Final Plat may be filed and approved without a Preliminary Plan if all of the land is to be developed at one time, and if all requirements hereof are met. In the latter case, a Public Hearing conforming to all statutory requirements shall be required during the Final Plat procedure.

No Building Permit shall be issued for any structure until the Final Plat has been filed, approved, and recorded.

- b. Submission Requirements: The applicant shall present to the Plan Commission such other exhibits and written information as may be necessary to describe and illustrate in detail the specific plans for the proposed development of the project. This information shall include, but not necessarily be limited to, the following:
- (1) An accurate boundary line survey showing bearings and distances, a legal description of the property, satisfactory evidence of ownership, and a location map showing the relationship of the proposed Planned Unit Development to adjacent properties and to the Village of Tinley Park;
 - (2) A Site Plan of the proposed development showing the location and arrangement of all proposed land uses, residential lots, and buildings, including the height and number of floors of all buildings, both above and below finished grade; the building setbacks from the development boundaries and adjacent buildings, streets, roads, alleys, and other public ways; the proposed traffic circulation pattern including the location and width of all streets, driveways, and entrances to parking areas; all proposed open space areas, including common open space, dedicated open space, and developed recreational open space. The Preliminary Plan may be drawn in a freehand sketch form provided it accurately depicts the detail and character of the proposed development;
 - (3) A plan or statement detailing the exact manner of improving developed recreational open space and all covenants, restrictions, and conditions pertaining to the use, maintenance, and operation of common open spaces;
 - (4) A statement, in tabular form, of the anticipated residential density and the total number and type of dwelling units contemplated, the estimated population, the percentage of the tract which is to be occupied by structures, and other impervious surfaces, and in the case of commercial uses, the total gross leaseable floor area of all commercial uses and the off-street parking and loading;
 - (5) Topographic data including existing contours at vertical intervals of not more than two (2) feet and locations of water courses, floodplains, marshes, wooded areas, and isolated trees having a diameter of one (1) foot or more;
 - (6) Subsurface soil conditions;
 - (7) Existing and proposed streets adjoining subject property and a preliminary traffic analysis providing information on the existing road network and future improvements deemed necessary to service the development;
 - (8) Utilities on and adjacent to subject property, including a preliminary engineering study providing information on existing and proposed sanitary sewer, storm sewer, water, and other utilities necessary to adequately service the development;
 - (9) A general landscape and grading plan showing the typical landscape treatment proposed, the type and size of plant material contemplated, and a description of earth

sculpturing, berming, and other aesthetic features as may be requested by the Plan Commission;

- (10) A market analysis with evidence owing the need and feasibility of the proposed development. In addition, the Petitioner may be required to show evidence of capability to implement the general type of development proposed;
- (11) A school and tax impact study indicating the impact of the development on the local taxing bodies;
- (12) A preliminary outline of proposed protective covenants, including provision for the organization and financing of the property owner's association, where appropriate;
- (13) The names of adjoining subdivisions or the names of record owners of adjoining parcels of non-subdivided land;
- (14) Name of the proposed development (if available), of the owner(s) and developer, and the designer of the Preliminary Site Plan; and
- (15) A preliminary development schedule indicating the approximate dates when construction of various stages of the development can be expected to begin and be completed.

4. **Final Plat Approval:** The purpose of the Final Plat is to designate with particularity the land subdivided into conventional lots as well as the division of other lands—not so subdivided—into common open space and building sites. The Final Plat is intended as a document to be recorded and shall be substantially in accordance with the approved Preliminary Plan. If desired by the developer, the Final Plat may be submitted in stages, provided, however, that each stage reflects the approved Preliminary Plan and is in conformance with all the requirements of these regulations.

a. **Procedure:** The required procedure for approval of a Final Plat shall be:

- (1) Following approval of the Preliminary Plan, the developer shall prepare and submit to the Plan Commission a Final Plat to be approved and recorded as a Planned Unit Development Plat;
- (2) Upon receipt of all the plans and data required for final approval, the Plan Commission shall review the Final Plat and supporting documents and certify that the plat is in conformance with these regulations and in agreement with the approved Preliminary Plat. If the plat is not in conformance, the Plan Commission shall indicate the reasons therefore and transmit a copy of its findings to the Board of Trustees within thirty (30) days, unless an extension is requested by the Petitioner; and

- (3) After receipt of the Final Plat from the Plan Commission, the President and Village Board of Trustees shall, within a period of sixty (60) days, approve or disapprove the Final Plat. However, no Building Permit shall be issued until the final Planned Unit Development Plat and supporting documents have been recorded with the county Recorder of Deeds, and proof of filing is provided to the Village.

The Planned Unit Development project shall be developed only according to the approved and recorded Final Plat and all supporting data. The recorded Final Plat and supporting data together with all recorded amendments shall be binding on the applicants, their successors, and assigns and shall limit and control the use of premises and location of structures in the Planned Unit Development project as set forth therein.

If construction on the proposed Planned Unit Development, or stage or unit of said development last approved has not begun within one year from the date the Final Plat was approved by the Village Board, the authorization shall become null and void and all rights thereunder shall lapse. Upon written application, filed prior to the termination of the one-year time limit, the Village Board may authorize a single extension of the time limit for a further period of not more than twelve (12) months without a public notice.

b. Submission Requirements: The submission for Final Plat Approval shall include:

- (1) A detailed Site Plan prepared at a scale of not less than 1" = 100' showing the physical layout and design of all streets, easements, rights-of-way, lots, blocks, common open space, all off-street parking and loading areas, and the exact location of structures and uses;
- (2) The plat shall show all radii, internal angles, points of curvatures, tangent bearings, and length of arcs; location, dimensions, and purpose for all easements; all block, lot numbers, and lines, with accurate dimensions in feet and hundredths; names of all streets; and the location of all buildings and setback lines accurately dimensioned;
- (3) The description and location of all survey monuments erected in the Planned Unit Development, the scale shown graphically, date, and north point;
- (4) All parcels of land to be dedicated for public use or reserved for the use of all property owners with the purpose indicated;
- (5) Preliminary building plans, including floor plans and exterior elevations;
- (6) Storm drainage and engineering plans for sanitary sewer and water lines, including easements for underground utilities;
- (7) Proposed lighting system for streets, public areas, and common open space;

- (8) A general Landscape Planting Plan and Grading Plan;
 - (9) Estimates of cost of installation of all proposed improvements, confirmed by a registered Illinois engineer;
 - (10) Final drafts of legal agreements and documents including copies of any easements, deeds of dedication, and other legal documents necessary for the transfer of land and improvements to public and common ownership, restrictive covenants, and a copy of the Articles of Incorporation of the property owner's, merchant's or industrial owner's association, if any;
 - (11) An accurate legal description and boundary line survey of the area proposed for development in the application for Final Plan Approval, plus satisfactory evidence of ownership;
 - (12) A final construction schedule, indicating the estimated date scheduled by the applicant for final completion of construction work on required public facilities, land improvements, and on all buildings and private facilities within the proposed Planned Unit Development; and
 - (13) A completion bond in a sum sufficient to cover the full cost of required public facilities and land improvements; or in lieu of a bond, a deposit of cash; or other negotiable securities or guarantee acceptable to the Village Board of Trustees, all as required by the Ordinance; if a surety bond or other guarantee is posted, it shall have good and sufficient surety thereupon and shall comply with the Ordinance, and be in such form as approved by the Village Attorney; the amount of such deposit or bond shall be based upon the confirmed estimate of cost herein above provided for, and in an amount as required by Ordinance.
5. **Recording of Final Plat:** Within thirty (30) days following the approval of the Final Plat for all or any portion of a Planned Unit Development or prior to the issuance of any Building Permit, the applicant shall record or cause the recordation of said approved plat with the county Recorder of Deeds.

Upon approval of the Final Plan, the approved Planned Unit Development shall be delineated and designated by number on the Zoning District Map. A file, available for inspection by the public, shall be maintained by the Village Clerk for each Planned Unit Development so designated. The file shall contain a record of the approved development plan and all conditions authorized therein.

6. **Deviations and Changes:** Although Planned Unit Developments are Special Uses subject to the Special Use provisions of this Ordinance (see Section X,J) (except as otherwise provided in this Section VII), they are also substantially different from other Special Uses so that specific and additional standards and exceptions are necessary to regulate these developments.

No substantial deviation from plans so approved for the Planned Unit Development shall be permitted without the approval of the President and Village Board of Trustees. If either the developer or owner of the Planned Unit Development wishes to change such Planned Unit Development by deviating from the plans so approved, he or she shall make a written application to the Village for approval of the change. Such application shall be filed with the Director of Planning, who will then proceed to make a written determination of whether the change is a minor or a substantial deviation. If the Planning Director does not find the proposed deviation to be substantial, it shall be referred back to the Plan Commission for approval or denial. If the Planning Director finds the proposed deviation to be substantial, then it shall be referred to the Plan Commission for processing and action on the proposal in the manner as required for concept approval, including the holding of a Public Hearing thereon and a recommendation being sent to the Village Board of Trustees for final action. If the proposed deviation is referred back to the Plan Commission as not being a Substantial Deviation, it shall be acted upon by the Plan Commission. Any deviation, without the necessary approval, shall serve automatically to revoke the original approval and to void future action pursuant to the Planned Unit Development.

- a. Substantial Deviation: Any changes which include increases in density, increases in the height and/or bulk of buildings, increases in the size or number of signs, major reductions in the size of the proposed buildings, increases or major decreases in the number of buildings and/or lots, reductions in the amount of proposed open space, changes in the development schedule, any roadway changes, or changes in the final governing agreements, provisions or covenants, or other changes which change the concept or intent of the development, shall be deemed a substantial deviation.
- b. Minor Changes: The Plan Commission, or the Village Planner, if authorized by the Village Board, may approve minor changes in the Planned Unit Development which do not change the concept or intent of the development, without going through the preliminary approval steps. Minor changes shall be any changes not defined as a substantial deviation.

C. **STANDARDS AND CRITERIA FOR PLANNED UNIT DEVELOPMENTS**

No Planned Unit Development shall be authorized by the Village Board unless the following standards and criteria are met:

1. **General Provisions For All Planned Unit Developments:**

- a. The site of the proposed Planned Unit Development is not less than five (5) acres in area, is under single ownership and/or unified control, and is suitable to be planned and developed, or redeveloped, as a unit and in a manner consistent with the purpose and intent of this Ordinance and with the Comprehensive Plan of the Village;
- b. The Planned Unit Development will not substantially injure, or damage the use, value, and enjoyment of the surrounding property, nor hinder or prevent the

development of surrounding property in accordance with the Land Use Plan of the Village;

- c. The uses permitted in the development are necessary or desirable and that the need for such uses has been clearly demonstrated;
- d. The proposed development will not impose an undue burden on public facilities and services, such as sewer and water systems, police, and fire protection;
- e. The proposed development can be substantially completed within the period of time specified in the schedule of development submitted by the developer;
- f. The street system serving the Planned Unit 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 Unit 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 Unit Development and the Village. All such covenants shall specifically provide for enforcement by the Village of Tinley Park in addition to the landowners 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 be 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; and
- 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.

2. **Residential Planned Unit Developments:**

- a. The density of any Residential Planned Unit Development shall not exceed the density allowed in the district in which the Planned Unit Development is located, except the Plan Commission may recommend, and the Village Board may grant, an increase in the density up to but not more than twenty (20) percent, provided the

proposed development provides additional open space and amenities to compensate for the increased density. The Plan Commission, in determining the reasonableness of a proposed increase in the number of dwelling units per acre, shall take into consideration:

- (1) The physical characteristics of the site that may make increased densities appropriate in the particular location;
 - (2) The amount, location, and proposed use of common open space;
 - (3) The location, design, and type of dwelling units proposed; and
 - (4) The provision of unique design features such as golf courses, lakes, swimming pools, underground parking, and other similar features within the Planned Unit Development, which require unusually high development costs and which achieve an especially attractive and stable development. Land within the Planned Unit Development, which is used for open space, may be included as gross area for calculations of density.
- b. When a Planned Unit Development is proposed in a single-family residential zone, seventy (70) percent of all dwelling units proposed within the zone shall be intended for single-family occupancy. For the purpose of this Section, a townhouse shall be considered as a single-family dwelling;
 - c. No minimum lot area is required for individual buildings, except that individual lots for single-family detached dwellings, which may be provided within the overall Planned Unit Development, shall not be less than six thousand five hundred (6,500) square feet in area and single-family attached and semi-detached dwelling units not less than three thousand (3,000) square feet of lot area;
 - d. Not more than six (6) dwelling units shall be permitted in a single-family attached building. "Single-Family Attached Building" is defined as a building containing two or more single-family attached dwelling units joined at one or more points by one or more party walls or common facilities not including the walls of an enclosed courtyard or similar area;
 - e. When single-family attached dwellings are proposed within a Residential Planned Unit Development, the front or rear facade of a dwelling unit shall not be less than sixty (60) feet from the front or rear facade of another dwelling unit. The unattached side face of a single-family attached building shall not be less than twenty (20) feet from the side face of another such building and not less than forty (40) feet from the front or rear face of another such building or unit;
 - f. No dwelling unit shall be situated so as to face the rear of another dwelling unit unless adequate landscaping is provided to effectively create a visual separation;

- g. Non-residential or local business-type uses (limited to those permitted in the B-1 Neighborhood Shopping District) may be included as part of a Residential Planned Unit Development when the Plan Commission finds that:
 - (1) Such business uses are beneficial to the overall Residential Planned Unit Development and will not be injurious to adjacent or neighboring properties;
 - (2) Such uses are not available within reasonable proximity of the subject area;
 - (3) Are gauged primarily for the service and convenience of the residents of the subject area; and
 - (4) Are designed as a unit of limited size and made an integral part of the proposed Residential Planned Unit Development.
- h. Combination of business and multiple-family residential uses in one structure may be permitted in a structure provided that:
 - (1) The business uses are limited to personal services and convenience type uses intended solely for the purpose of serving those residing in the multiple-family complex; and
 - (2) No businesses are permitted on the same floor or above a floor used for residential purposes.
- i. Ten (10) percent of the gross land area of a Planned Unit Development, or a minimum of seven hundred fifty (750) square feet per dwelling unit, whichever is greater, shall be developed for recreational open space; except that in multiple-family areas, the minimum square feet per dwelling unit shall be computed on the basis of two hundred (200) square feet for each efficiency and one (1) bedroom unit, three hundred fifty (350) square feet for each two (2) bedroom units, and five hundred fifty (550) square feet for each three (3) or more bedroom units. When private common open space is provided within a Planned Unit Development, such open space shall not be computed as part of the required minimum lot area, or any required yard, or any other structure. Open spaces proposed for either dedication to the public or common ownership by the residents of the Residential Planned Unit Development shall be retained as open space for park and recreational use for the life of the Planned Unit Development. A variety of open space and recreational areas is encouraged, including children's informal play in close proximity to individual dwelling units according to the concentration of dwellings, formal parks, picnic areas, playgrounds, areas of formal recreational activities such as tennis, swimming, golf, etc.;
- j. Each Residential Planned Unit Development shall provide for the visual and acoustical privacy of each dwelling unit. Fences, walks, and landscaping shall be provided for the protection and aesthetic enhancement of property and the privacy of its occupants, screening of objectionable views, or uses and reduction of noise;

- k. The pedestrian circulation system and its related walkways shall be insulated as completely as possible from the street system in order to provide separation of pedestrian and vehicular movements. This shall include, when deemed to be necessary by the Plan Commission, pedestrian underpasses or overpasses in the vicinity of schools, playgrounds, local shopping areas, and other neighborhood uses which generate a considerable amount of pedestrian traffic;
- l. At least two (2) off-street parking spaces shall be provided for each dwelling unit, except as may be otherwise required. Such parking shall be provided convenient to all dwelling units (not more than three hundred (300) feet from the dwelling unit as measured along the shortest paved route). Driveways, parking areas, walks, and steps shall be well paved, maintained, and lighted for night use. Screening of parking and service areas shall be encouraged through ample use of trees, shrubs, hedges, and screening walls;
- m. Access and circulation shall adequately provide for firefighting equipment, delivery trucks, furniture moving vans, refuse collection, and snow removal;
- n. All Residential Planned Unit Developments shall provide for underground installation of utilities, including telephone and power, in both public and private rights-of-way. Provision shall be made for acceptable design and construction of storm sewer facilities, including water retention areas, grading, gutters, piping, and treatment of turf to handle stormwater, prevent erosion, and formation of dust;
- o. All buildings within a Residential Planned Unit Development shall be set back not less than twenty-five (25) feet from a public dedicated street, and along the exterior boundaries not adjoining a street, there shall be a minimum setback of forty (40) feet plus one (1) foot for each additional foot that the building increases in height over thirty-five (35) feet;
- p. A twenty (20) foot buffer including, but not limited to, solid fences, masonry walls, or plant materials, shall be provided so as to constitute the visual screening of all parking areas and outdoor activity areas from adjacent property or rights-of-way at ground level. Where a buffer already exists on the adjacent property line, or where parking areas or similar activity areas adjoin each other on adjacent properties, the buffer requirements may be waived by the Plan Commission; and
- q. When the development is to be constructed in stages or units, a sequence of development schedules shall be provided showing the order of construction of each principal functional element of such stages or units, the approximate completion date for each stage or unit, and a cost estimate for all improvements within each stage or unit.

3. **Commercial Planned Unit Developments:**

- a. A Commercial Planned Unit Development may be proposed for a single zoning lot or lots falling within any Business District in order to promote the cooperative development of shopping centers and business access points on to thoroughfares, to separate pedestrian and automobile traffic, to develop shopping centers of size and location compatible with market potential and adjoining land use, and to encourage harmonious architecture between adjacent commercial structures;
- b. Uses permitted in a Commercial Planned Unit Development shall be as prescribed by the Plan Commission and may include uses not permitted by the use regulations of the district in which said development is located; however, the Plan Commission shall find that the uses permitted by such exception are necessary or desirable and are appropriate with respect to the primary purpose of the development;
- c. Buildings and structures shall not cover more than thirty (30) percent of the lot area;
- d. Retail sales and services, including storage of materials, shall be conducted or stored entirely within a wholly and permanently enclosed building or buildings which shall be of an architectural design compatible with surrounding uses and structures, unless otherwise recommended by the Plan Commission and approved by the Village Board;
- e. A combination of business, office, and multiple-family residential uses in one structure may be permitted in a Commercial Planned Unit Development provided the structure contains at least two hundred (200) dwelling units or more; that the building is at least five (5) stories in height; that not less than one-half (1/2) of the floors are devoted to residential use; and that no business is permitted on the same floor or above a floor used for residential purpose, except that one penthouse-type commercial restaurant, may be permitted on the top floor or roof of such structure if recommended by the Plan Commission and approved by the Village Board;
- f. Off-street parking, based upon five-and-one-half (5 1/2) car parking spaces per one thousand (1,000) square feet of gross leaseable area, shall be provided in all Commercial Planned Unit Developments, unless the Plan Commission recommends and the Village Board requires additional off-street parking. Such parking shall be paved, adequately lighted, and well drained. Where there are great expanses of blacktop pavement, trees and planted areas shall be introduced to take away the otherwise barren and unsightly appearance;
- g. Where a combination of uses is planned, additional off-street parking spaces shall be provided unless the Plan Commission determines that individual parking spaces may adequately serve two (2) or more uses by reasons of the hours of operation of such uses;
- h. At least ten (10) percent of the total lot area of the Commercial Planned Unit Development shall be provided for landscape purposes;

- i. Where a Commercial Planned Unit Development adjoins the boundaries of adjacent residential, public open space, schools, churches, or other similar uses, the development shall be appropriately screened by fencing, landscaping, or both;
- j. Ingress and egress shall be so designed as to minimize traffic congestion in the public streets, as well as the interior parking areas;
- k. All Commercial Planned Unit Developments shall provide for underground installation of utilities;
- l. Outside lighting shall be designed and placed so as not to be disturbing to adjacent residential areas; and
- m. An economic justification or market analysis of the proposed commercial uses in the development shall be submitted unless otherwise waived by the Plan Commission.

4. **Industrial Planned Unit Developments:**

- a. An Industrial Planned Unit Development may be proposed for any land located within an industrial district or in an area designated for industry in the Tinley Park Comprehensive Plan, in order to promote the establishment of industrial parks that will provide a desirable grouping of industrial buildings with integrated designs and a coordinated physical plan with sufficient open space to provide a park-like setting;
- b. No minimum lot area is required, except that individual lots for a plant which may be provided within the overall Industrial Planned Unit Development shall not be less than one-half (1/2) acre in area nor less than one hundred (100) feet in width;
- c. Individual lots may be designated on the plan, although this shall not be a requirement. In order to provide as much flexibility as possible and to adjust to the purchaser's exact requirements, only block sizes, street rights-of-way, utility and drainage easements, and common open space need to be shown;
- d. Open outdoor storage shall be prohibited unless it is properly screened or fenced;
- e. All employee and visitor parking, as well as truck loading, shall be provided entirely on the site (off-street) and shall be paved with an all weather surface; and
- f. No parking shall be permitted in front yard areas, except that visitor parking may be provided if properly screened or landscaped, and only then when approved by the Plan Commission.

D. CONDITIONS AND GUARANTEES

Prior to the granting of any Planned Unit Development, the Plan Commission may recommend, and the Village Board of Trustees may stipulate, such conditions and restrictions upon the establishment, location, design, layout, height, density, construction, maintenance, aesthetics, operation, and other elements of the Planned Unit Development as deemed necessary for the protection of the public interest, improvement of the development, protection of the adjacent area, and to secure compliance with the standards specified in Section VII.C above. In all cases in which Planned Unit Developments are granted, the President and Village Board of Trustees may require such evidence and guarantees as it may deem necessary as proof that the conditions stipulated in connection with the approval of the Planned Unit Development are being, and will be, complied with.