

PLANNED UNIT DEVELOPMENT SITE DEVELOPMENT ALLOWANCE APPLICATION



City of Elmhurst

Community Development Department

209 N. York Street • Elmhurst, Illinois 60126 • (630) 530-6019 (p) • (630)530-3127 (f)

CASE NUMBER:

SITE ADDRESS:

PUD ATTACHMENT: APPLICATION FOR SITE DEVELOPMENT ALLOWANCE

Per Section 22.31 Section “d” of the Zoning Code: Site Development Allowances.

Notwithstanding any limitations on variations which can be approved as contained elsewhere in the Zoning Code, site development allowances, i.e., deviations or relief from the underlying standards of the zoning district provisions set forth in the Zoning Code may be approved provided the applicant specifically identifies each such site development allowance and demonstrates how each such site development allowance would be compatible with surrounding development, is in furtherance of the stated objectives of this section and is necessary for proper development of the site.

5. MODIFICATION STANDARDS (ATTACH ADDITIONAL SHEETS AS NECESSARY):

- A. Modifications in conventional zoning and subdivision regulations are privileges and will be considered by the City only in direct response to the accrual of tangible benefits from the planned development to the City or the neighborhood in which it would be located. These benefits shall be in the form of exceptional amenities, outstanding environmental features, landscape, architectural or site design, or the conservation of special man-made or natural features of the site. In addition to the required findings, the following standards shall be utilized in considering applications for modifications of the conventional zoning and subdivision regulations for a planned development. These standards shall not be regarded as inflexible but shall be used as a framework by the City to test the quality of amenities, benefits to the community, and design and desirability of the proposal.
 1. Integrated Design. A planned development shall be laid out and developed as a unit in accordance with an integrated overall design. This design shall

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provide for safe, efficient, convenient, and harmonious grouping of structures, uses and facilities, and for appropriate relation of space inside and outside buildings to intended use and structural features, utilizing quality building materials and a design consistent with guidelines, policies, and recommendations of relevant City Plans.

2. Beneficial Common Open Space. Any common open space in a planned development is encouraged and shall be integrated into the overall design. Such spaces shall have a direct functional or visual relationship to the main building(s) and not be of isolated or leftover character. The following would not be considered usable common open space:
 - (A) Areas reserved for the exclusive use or benefit of an individual tenant or owner.
 - (B) Dedicated streets, alleys, and other public rights-of-way.
 - (C) Vehicular drives, parking, loading and storage area.
 - (D) Irregular or unusable narrow strips of land less than 15 feet wide.

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3. Location of Higher Buildings. Higher buildings shall be located within the planned development in such a way as to dissipate any material adverse impact on adjoining lower buildings within the development or on surrounding properties and shall not unreasonably invade the privacy of occupants of such lower buildings.

4. Functional and Mechanical Features. Exposed storage areas, trash and garbage retainers, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be accounted for in the design of the planned development and made as unobtrusive as possible. They shall be subject

5. Visual and Acoustical Privacy. The planned development shall provide reasonable visual and acoustical privacy for each dwelling unit and tenant space. Fences, insulations, walls, barriers, and landscaping shall be used as appropriate for the protection and aesthetic enhancement of property and the privacy of its occupants, screening of objectionable view or uses, and reduction of noises.

