

Zoning Board of Appeals Meeting of May 14th, 2025**Application No. ZBA 2025-012**

Applicant: N/A

Location: N/A

Requested Action: Discussion and recommendation for approval of a text amendment

Existing Use: N/A

Proposed Use: N/A

Existing Zoning: N/A

Adjacent Zoning: N/A

Description: This item relates to text amendments to Article XIII of Chapter 155 of the Village Code of Ordinances relating to Planned Unit Developments (PUDs). These amendments to the code were discussed at a concept level for feedback at the April meeting of the Zoning Board of Appeals. As discussed, this ordinance amendment will effectively divide the PUD process into two separate approvals, the General Development Plan (GDP) and the Precise Implementation Plan (PIP). This division will help Village staff, property owners, developers, and builders create a more streamlined process that will ease burdens to development. To review, the GDP sets the initial zoning and land use approvals for the site, while the PIP approves the more detail-oriented aspects of the development like landscaping, engineering, etc.

The ZBA reacted favorably to the proposed changes within the article. Based on feedback from the ZBA, Village staff, the Village's engineering consultant, and area developers, the following changes have been added to the proposed text amendment:

1. A traffic impact assessment, location of utilities, and stormwater management report can now be requested of the developer at the GDP stage of the PUD process.
2. The second stage in the process was changed from Specific Implementation Plan (SIP) to Precise Implementation Plan (PIP) to better reflect what these approvals are called in the area.
3. The minimum lot size standard was given a third option to allow for infill development, which is a standard use for PUDs in zoning administration. The current lot sizes permitted by the ordinance only reflect new large development of something like a new subdivision.
4. Changing the terms "planned development" in the current iteration of the code to "planned unit development" for consistency.



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As noted in the April ZBA memo related to this proposed amendment, the Village currently uses a one-step approval approach to PUD which requires builders, developers, and property owners to have all necessary drawings, documentation, and other information to even have the ZBA and Village Board consider their project. Under this revised process, the applicant would be able to come forward with a concept site plan that the Village will be able to consider and approve before needing to complete the more detailed plans. This will help streamline the PUD approval process and provide some flexibility that is commonplace in other municipalities. Separating this process into two parts may also give the Village more justification to negotiate on certain aspects of the development such as design, landscaping, engineering concerns, and the overall layout of the site since issues could be identified before an applicant is so far ahead in the design process.

Recommendation: Staff recommends **approval** of the proposed amendment to Article XIII of Chapter 155 of the Village Code of Ordinances as shown in the redline document in this meeting's packet.