

VILLAGE OF ROSCOE

AGENDA ITEM - STAFF REPORT



Agenda Item: Consideration and approval of a text amendment to Article XIII of Chapter 155 of the Village Code of Ordinances regarding Planned Unit Developments (PUDs).

Date: May 16, 2025 / rev. May 30, 2025

Meeting: Village Board – 6/3/2025

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Department: Planning and Community Development

Overview/Background Information

The Village currently administers Planned Unit Developments through a one-step approval process that requires developers to submit complete site plans, engineering, and architectural drawings prior to review by the Zoning Board of Appeals and Village Board. This requirement has posed challenges for developers pursuing concept-level review prior to incurring design costs.

To address this issue and to align with best practices in PUD administration, Village staff is proposing a series of amendments that would establish a two-step approval process, consisting of a General Development Plan (GDP) followed by a Precise Implementation Plan (PIP). This bifurcated approach allows for more flexibility and negotiation at the conceptual stage while still maintaining rigorous review at the implementation stage.

These changes were reviewed and discussed at the April and May meetings of the Zoning Board of Appeals, where they received favorable feedback from the ZBA, Village staff, and local developers.

Key Issues

Key modifications included in the draft ordinance (attached in redline format) are as follows:

- Division of the PUD approval process into GDP and PIP stages.
- Inclusion of traffic impact assessments, utility location review, and stormwater reports at the GDP stage.
- Addition of an infill development option to the minimum lot size standard.
- Consistent use of the term “Planned Unit Development” throughout the code.

Action Required/Recommendation

Staff recommends approval of the proposed text amendment to Article XIII of Chapter 155 of the Village Code of Ordinances as presented in the redlined ordinance included in this meeting’s packet.

Attachments

Staff Report to ZBA – May 14, 2025

Redlined version of Article XIII, Chapter 155 – Planned Unit Developments (PUDs)