



VILLAGE OF MORTON GROVE

Planned Unit Development (PUD) Application Packet

Village of Morton Grove
Department of Community and Economic Development
6101 Capulina Avenue
Morton Grove, Illinois 60053
commdev@mortongroveil.org
(phone) 847.663.3063

PROCESS OVERVIEW

Review of a complete Planned Unit Development (PUD) Application typically takes 90 days or longer. The process includes the submittal of a complete application and supporting documents, review of plans by all Village departments, a staff-applicant conference, legal notice, public notice sign posting, notification period, and applicant submittal of revised plans and documents as necessary. Application review by the Appearance Commission and Traffic Safety Commission may be required, and their recommendations will be forwarded to the Plan Commission. The Plan Commission will then conduct a public hearing for the PUD Application where members of the public will be invited to provide comment. The Plan Commission will vote to recommend approval or denial of the application to the Board of Trustees or continue the request for further review.

The Village Board of Trustees then considers the Plan Commission recommendation over a two-meeting period. At the first meeting, a draft ordinance approving the PUD is presented with a summary report. At the second meeting, the Board votes on the ordinance to grant or deny the PUD.

This overview is provided only as a summary of the PUD request process. This full packet contains specific information about requirements and expectations for each step in the process.

APPLICANT RESPONSIBILITIES FOR A PUD APPLICATION

- The applicant is required to attend the meetings of the Appearance Commission and Traffic Safety Commission as required, the public hearing of the Plan Commission, and the Village Board meetings where the application is reviewed. The property owner should also attend these meetings. If the property owner cannot be present, then written authorization allowing the applicant to act on the owner's behalf must be provided. The applicant's attendance is needed to respond to any questions or issues regarding the application.
- The applicant must submit a completed application with appropriate exhibits for processing.
- The applicant must respond to requests for additional information, revised information, or clarifications from staff.
- The applicant and property owner must allow the Village to place a public hearing sign on the subject property. The applicant and property owner must also allow Village staff, Plan Commissioners, and Village Board members to visit the property in preparation for their review of the case.
- At the public hearing of the Plan Commission, the applicant must present their case to the Commission.

- At the public hearing of the Plan Commission, the applicant will speak before the Commission, and should specifically address each of the Standards for Planned Unit Development which are provided below.

STANDARDS FOR PLANNED UNIT DEVELOPMENT

The applicant is advised to verbally address the following Standards for Planned Unit Development when appearing before the Plan Commission. These standards are established in Section 12-6-4 of the Unified Development Code and are listed below:

Standards for Planned Unit Development: The following standards for evaluating PUDs shall be applied in a reasonable manner, taking into consideration the restrictions and/or limitations which exist for the site being considered for development:

- a. **Comprehensive Plan:** The planned unit development shall be consistent with the general policies of the village as may be expressed in the comprehensive plan.
- b. **Public Welfare:** The planned unit development should be so located, designed, operated and maintained in a manner that will not only protect, but promote the public health, safety, and welfare of the village.
- c. **Impact on Adjoining Properties:** The proposed planned unit development will not be injurious to the use and enjoyment of adjoining property and that the exceptions to the underlying district regulations are for the purpose of promoting development which is beneficial to the residents or occupants of the surrounding properties with and adjoining the proposed development.
- d. **Drives, Parking and Circulation:** Principal vehicular access to the planned unit development shall be designed to encourage smooth traffic flow with controlled turning movements and minimum hazards to vehicular and pedestrian traffic. Adequate provision should be made to provide ingress and egress in a manner that minimizes traffic congestion in the public streets.
- e. **Impact on Public Facilities:** The planned unit development shall be so designed that adequate utilities, road access, drainage, and other necessary facilities will be provided to serve it, and not negatively impact the existing public infrastructure. Surface water in all paved access areas shall be collected in a manner that will not obstruct the flow of vehicular and pedestrian traffic.
- f. **Adequate Buffering and Landscaping:** Adequate fencing, screening, and landscaping shall be provided to protect the enjoyment of surrounding properties, or provide for public safety, or to screen parking areas or other visually incompatible uses. The existing landscape should be preserved in its natural state, to the extent as practicable, minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of the neighboring developed area.
- g. **Integrated Design:** The planned unit development shall be laid out and developed as a unit in accordance with an integrated overall design. This design shall provide for safe, efficient, convenient and harmonious groupings of structures, uses, and facilities, including common open space and storm water detention areas, and for appropriate relationship of space between buildings and site. Any common open space shall be integrated into the design in a manner which has a direct or visual relationship to the main building(s) and not be of an isolated or leftover character.
- h. **Appearance:** The design of all buildings, structures, and facilities on the site of the planned unit development shall be subject to the approval of the appearance review commission, and shall be of quality as good, if not better, than the surrounding neighborhood. Higher or denser buildings shall be located in such a way as to dissipate any adverse impact on adjoining lower buildings within the development or on surrounding properties.
- i. **Relationship to Adjoining Land and Neighborhood:** All planned unit developments shall encourage designs that emphasize accessibility, open views and connections to the larger community as a whole, discouraging new development which may divide neighborhoods and restrict access to adjacent property. In order to achieve this objective, the design of lots, streets, sidewalks, and access ways within the planned unit development, the continuation of such existing or proposed features to adjoining areas shall be encouraged. When a proposed planned unit development adjoins land susceptible of being subdivided, resubdivided, or redeveloped, new streets, sidewalks, and access ways may be carried to the boundaries of the proposed planned unit development.

STAFF REVIEW

Applicants are encouraged to contact and meet with Community and Economic Development staff on proposed PUD requests **prior to** submitting an application. Staff is available **by appointment** at Village Hall Monday through Friday from 9:00 a.m. to 5:00 p.m.

This initial meeting will provide the applicant with an opportunity to present a general concept to the Village on the PUD to be requested. This will also allow staff to determine what items will be required for submitting the application, and to suggest any necessary adjustments to the request.

Community and Economic Development staff may distribute preliminary plans to various Village departments, including Building, Engineering, Fire, and Police, for comment. This preliminary review process provides staff the ability to review, discuss, and resolve site problems and more directly communicate Village requirements to applicants. By identifying the applicable code requirements through this process, costly delays from oversights or incomplete applications may be avoided. Staff engagement early in the process will save the applicant time, effort, and expense throughout the rest of the process.

After staff review and all Village issues have been addressed, staff will recommend the submittal of a complete PUD Application.

COMPLETE APPLICATION SUBMITTAL

The applicant must submit a **complete** PUD Application to the Department of Community and Economic Development to initiate the formal PUD review process, including **5 hard copies** of each document for processing. **Additional and/or revised copies may be required at any time during the review process.** Once the application is determined to be complete, it will follow the Village's Plan Commission review schedule, which is available with the Department of Community and Economic Development.

A checklist of required application items is included in the following section and may be modified at staff's discretion.

PUBLIC NOTIFICATION

Village staff is responsible for all public notice requirements, including the following:

- **Placing a public notice sign on the subject property.** The applicant must allow this sign to remain where the Village places it on the property for the duration of the planning and zoning review. The Village places a sign on the subject property at least 15 days before the Plan Commission public hearing, and removes the sign once the Village Board takes action on the request.
- **Publishing a legal notice in a local newspaper.** Staff will publish a legal notice in the *Morton Grove Champion* making the public aware of the PUD Application between 15 and 30 days prior to the Plan Commission public hearing.
- **Sending notification letters to surrounding property owners.** Village staff will send mailed legal notice to all property owners within 250 feet of the subject property between 15 and 30 days prior to the Plan Commission public hearing. The notice will summarize the request and invite owners and residents to the Plan Commission public hearing.

The applicant should also expect Village Staff and Plan Commission members to visit the property to gather more information about the request. Applicants may discuss the case with Village staff but may **NOT** speak about the case with Commissioners or Board members. Any violation of this restriction can result in the case being **withdrawn** due to "ex parte" communications as specified by Illinois State Law.

TRAFFIC SAFETY COMMISSION & APPEARANCE COMMISSION

The Traffic Safety and Appearance Commission meetings are an opportunity for these Village commissions to provide a more detailed review of proposed projects, and provide recommendations for the applicant, staff, and Plan Commission. Staff will determine whether these meetings are required for each project. At these meetings, the applicant must present their request for review and be prepared to answer questions.

The Traffic Safety Commission focuses on traffic, parking, and related topics. The Appearance Commission's area of review is site design, building design, landscaping, and signs.

PLAN COMMISSION

The public hearing is an opportunity for the Plan Commission to hear testimony from the applicant and other concerned parties regarding the PUD request. At the public hearing of the Plan Commission, the applicant must be present and testify under oath. The property owner should also be present or have previously provided written authorization for the applicant to represent the property. The applicant is required to respond to questions from the Commission and/or interested parties, or to respond to requests for further information. All communications and responses to questions or issues should be addressed to the Plan Commission. The applicant is advised not to respond directly to comments from members of the public. A recording secretary will be present to summarize verbal testimony provided at the public hearing.

At the end of the public hearing, the Plan Commission will discuss the case and vote to recommend approval or disapproval of the request to the Village Board or continue the case to the next scheduled meeting of the Plan Commission to allow the applicant time to modify the request or provide more information. For the Plan Commission to recommend approval, the Commission must find that the proposed PUD meets the Standards for Planned Unit Development established in the Village's Unified Development Code.

VILLAGE BOARD

In this final step, the Village Board will consider the information presented in the written Plan Commission report and the draft ordinance approving the PUD over the course of two Village Board meetings. At the first meeting, the report is presented by staff or the Plan Commission Chairperson and the ordinance is introduced by a Trustee. At the next regular meeting, the Board will vote on the PUD ordinance.

The applicant is strongly encouraged to attend both Board meetings to respond to any questions that may arise. If the ordinance is approved, it is signed by Village officials and a copy is provided to the applicant.

PUD APPLICATION REQUIREMENTS

5 hard copies and a digital copy of each item listed below (unless otherwise noted) are required. All submitted items must be printed at a scale and size that provides easily legible text. 24" x 36" plan sets are encouraged for larger scale development projects.

- ☐ **PUD Application** with authorized signatures (1 copy only)
- ☐ **Evidence of ownership** such as deed, affidavit, contract purchase, or disclosure of beneficial trust (1 copy only)
- ☐ **Draft lease agreement or draft purchase contract** if applicant is not the property owner (1 copy only)
- ☐ **Written authorization from the property owner** to file application and accept conditions of approval regarding the project and the property (1 copy only)
- ☐ **Current plat of survey** by a registered land surveyor showing lot lines, existing buildings and physical features including paved areas, utility lines, easements, rights of way, and other property interests
- ☐ **Site plan** (scaled) including the following:
 - Locations of building(s)
 - Vehicular accessways and fire lanes relative to existing roadways
 - Parking stalls and loading docks, including accessible spaces, counts, and dimensions
 - Calculations, including building footprint area, floor area and floor area ratio, impervious surface area and site percentage
 - For residential projects, number of units and composition
- ☐ **Interior floor plans**
- ☐ **Landscape plan** (scaled) including the following:
 - Landscape areas with dimensions
 - Planting details
 - Species list with quantities and specifications
 - Existing trees to be preserved with details
 - Existing trees to be removed with details
- ☐ **Lighting plan** including location, type of luminaire, wattage, and photometric analysis
- ☐ **Building elevations** (color)
- ☐ **Materials palette** (color)
- ☐ **Engineering plans** including the following:
 - Topography
 - Demolition plan
 - Existing and proposed utilities
 - Grading plan
 - Stormwater detention and supporting calculations
 - Streets, alleys, easements, and utility rights-of-way
 - Floodplain notation
- ☐ **Traffic and parking impact study** prepared by a licensed engineer
- ☐ **Checks** made payable to the Village of Morton Grove, for:
 - Application fee (\$550 for all requests)
 - Escrow fee for administrative processing (\$1000 for all requests)



PLANNED UNIT DEVELOPMENT APPLICATION

Village of Morton Grove
Department of Community Development
6101 Capulina Avenue, Morton Grove, Illinois 60053
commdev@mortongroveil.org | 847-663-3063

Case Number: _____ Date Application Filed: _____

APPLICANT INFORMATION

Applicant Name: _____

Applicant Organization: _____

Applicant Address: _____

Applicant City / State / Zip Code: _____

Applicant Phone: _____

Applicant Email: _____

Applicant Relationship to Property Owner: _____

Applicant Signature: _____

PROPERTY OWNER INFORMATION (IF DIFFERENT FROM APPLICANT)

Owner Name: _____

Owner Address: _____

Owner City / State / Zip Code: _____

Owner Phone: _____

Owner Email: _____

Owner Signature: _____

PROPERTY INFORMATION

Common Address of Property: _____

Property Identification Number (PIN): _____

Property Square Footage: _____

Legal Description (attach as necessary): _____

Property Zoning District: _____

APPLICATION INFORMATION

Purpose of Planned Unit Development (attach as necessary): _____

RESPONSES TO STANDARDS FOR PLANNED UNIT DEVELOPMENT

Provide responses to the nine (9) Standards for Planned Unit Development as listed in Section 12-6-4 of the Village of Morton Grove Unified Development Code. The applicant must present this information for the official record of the Planning Commission. The PUD Standards are as follows:

- a. Comprehensive Plan:** The planned unit development shall be consistent with the general policies of the village as may be expressed in the comprehensive plan.

- b. Public Welfare:** The planned unit development should be so located, designed, operated and maintained in a manner that will not only protect, but promote the public health, safety, and welfare of the village.

- c. Impact on Adjoining Properties:** The proposed planned unit development will not be injurious to the use and enjoyment of adjoining property and that the exceptions to the underlying district regulations are for the purpose of promoting development which is beneficial to the residents or occupants of the surrounding properties with and adjoining the proposed development.

- d. Drives, Parking and Circulation:** Principal vehicular access to the planned unit development shall be designed to encourage smooth traffic flow with controlled turning movements and minimum hazards to vehicular and pedestrian traffic. Adequate provision should be made to provide ingress and egress in a manner that minimizes traffic congestion in the public streets.

- e. Impact on Public Facilities:** The planned unit development shall be so designed that adequate utilities, road access, drainage, and other necessary facilities will be provided to serve it, and not negatively impact the existing public infrastructure. Surface water in all paved access areas shall be collected in a manner that will not obstruct the flow of vehicular and pedestrian traffic.

- f. **Adequate Buffering and Landscaping:** Adequate fencing, screening, and landscaping shall be provided to protect the enjoyment of surrounding properties, or provide for public safety, or to screen parking areas or other visually incompatible uses. The existing landscape should be preserved in its natural state, to the extent as practicable, minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of the neighboring developed area.
-
-
-

- g. **Integrated Design:** The planned unit development shall be laid out and developed as a unit in accordance with an integrated overall design. This design shall provide for safe, efficient, convenient and harmonious groupings of structures, uses, and facilities, including common open space and storm water detention areas, and for appropriate relationship of space between buildings and site. Any common open space shall be integrated into the design in a manner which has a direct or visual relationship to the main building(s) and not be of an isolated or leftover character.
-
-
-

- h. **Appearance:** The design of all buildings, structures, and facilities on the site of the planned unit development shall be subject to the approval of the appearance review commission, and shall be of quality as good, if not better, than the surrounding neighborhood. Higher or denser buildings shall be located in such a way as to dissipate any adverse impact on adjoining lower buildings within the development or on surrounding properties.
-
-
-

- i. **Relationship to Adjoining Land and Neighborhood:** All planned unit developments shall encourage designs that emphasize accessibility, open views and connections to the larger community as a whole, discouraging new development which may divide neighborhoods and restrict access to adjacent property. In order to achieve this objective, the design of lots, streets, sidewalks, and access ways within the planned unit development, the continuation of such existing or proposed features to adjoining areas shall be encouraged. When a proposed planned unit development adjoins land susceptible of being subdivided, resubdivided, or redeveloped, new streets, sidewalks, and access ways may be carried to the boundaries of the proposed planned unit development.
-
-
-