



Planned Unit Development (PUD) Application Supplement

Applicant's Name _____

Date _____

Address (City, State, Zip) _____

Request _____

Provide justification as to how the request meets the following Standards for Approval as set forth in the City of Wilmington Municipal Code. Additional sheets may be attached, if necessary.

[Chapter 150, Article 6](#) of the Wilmington Code of Ordinances provides that for a requested Planned Unit Development, the Planning and Zoning Commission shall provide findings of fact setting forth the reasons for the recommendation, and the findings shall set forth with particularity the following:

(a) In what respects is the proposed plan consistent with the stated purpose of the planned unit development regulations?
(b) In what respects does the proposed plan meet the requirements and minimum standards of the planned unit development regulations?
(c) To what extent the proposed plan departs from the zoning and subdivision regulations otherwise applicable to the subject property including, but not limited to, the density, dimensions, area, bulk, and use, and the reasons why such departures are deemed to be in the public interest?

<p>(e) How does the physical design of the proposed plan and the manner in which the design make adequate provisions for public services, provide adequate control over vehicular traffic, provide for and protect designated common open space, and further the amenities of light and air, recreation and visual enjoyment?</p>
<p>(f) How is the proposed plan compatible with adjacent properties and neighborhoods?</p>
<p>(g) How is the proposed plan desirable with regard to the physical development, tax base, and economic well-being of the entire community?</p>
<p>(h) How does the proposed plan conform with the intent and spirit of the Comprehensive Plan?</p>
<p>(i) To what extent is the PUD and use necessary for the public convenience at that location?</p>
<p>(j) How is the PUD designed, located, and proposed to operate so that public health, safety, and welfare will be protected?</p>
<p>(k) To what extent will the PUD cause substantial injury to the value of other property in the neighborhood in which it is located?</p>

(l) Describe how the establishment, maintenance or operation of the conditional use will not be detrimental to, or endanger the public health, safety, and general welfare.

(m) Describe how the conditional use will not be injurious to the use and enjoyment of other property in the immediate area for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood?

(n) Describe how the establishment of the conditional use will not impede the normal and orderly development and improvement of the adjacent property for uses permitted in the district.



**PLANNING AND ZONING COMMISSION
PETITION FOR PLANNED UNIT DEVELOPMENT**

The Planning and Zoning Commission's review of the preliminary and final PUD applications shall be based on the following criteria:

(1) Is the PUD detrimental to public health, safety, or general welfare?

Yes No Explanation: _____

(2) Is the plan of the area proposed for the PUD in general conformance with the adopted comprehensive plan of the city?

Yes No Explanation: _____

(3) Are the use(s) within the PUD compatible with surrounding land uses and will not be injurious to the use and enjoyment of other properties in its vicinity?

Yes No Explanation: _____

(4) Does the ingress and egress to the PUD facilitate the access by emergency vehicles and efficient and safe traffic circulation in the vicinity, and be consistent with any officially adopted plans of the city? Sidewalks, pedestrian ways, bicycle paths, and off-street parking and loading are provided in a location and capacity appropriate to the planned uses.

Yes No Explanation: _____

(5) Does the quality or quantity of common open spaces and landscaping provided consistent with the higher standards of amenity and design required of the PUD?

Yes No Explanation: _____

(6) Have adequate provisions been made in the form of deed restrictions, homeowners or condominium associations, or the like for the preservation and maintenance of any open spaces, private roads or drives, utilities, and stormwater management facilities as well as for the control of architecture review for individual structures if necessary to implement the PUD?

Yes No Explanation: _____

(7) Are there adequate and safe locations of play areas for children as well as other recreational areas?

Yes No Explanation: _____

(8) Are buildings located so as to ensure adequate light and air?

Yes No Explanation: _____

(9) Does the PUD have a superior design than would otherwise be permitted by the strict adherence to otherwise applicable regulations and exceeding that which is typical of conventional development?

Yes No Explanation: _____

(10) Does the PUD meet the minimum requirements set forth in this chapter as well as the provisions of all other sections of this ordinance as well as the city's subdivision ordinance unless specifically excluded by this chapter or waived by the city council.

Yes No Explanation: _____

(11) Does all construction conform to the requirements of the City of Wilmington Municipal Code?

Yes No Explanation: _____

Required Public Notices

Unless otherwise confirmed below by acknowledgment of intent to complete notices, the City of Wilmington will complete all ordinance required public notice postings no less than 15 days and no more than 30 days prior to the scheduled public hearing. Such notices include the following:

- City shall provide and applicant shall post a sign on the subject property;
- Public Notice in a newspaper of general circulation;
- Written notice with certified return receipt to the owner of the record, as shown on the record of the local real estate tax collector, of all lots lying within 250 feet, exclusive of right-of-ways, of the property line for which the request is sought.

Only if Petitioner chooses to complete written notices. As the petitioner, I would like to complete the required written notices and take full responsibility for the accuracy and timeliness of said notices. Prior to mailing said notices I will confirm with City staff the ordinance required content of the letters, method of sending letters, and required affidavit of notice.

X _____
Applicant's Signature

STATE OF ILLINOIS)
) SS.
COUNTY OF WILL)
The undersigned hereby authorizes the filing of the aforesaid request and understands that the owner or an authorized agent must be present at the public hearing to present the request to the Plan Commission.	
X _____ OWNER or APPLICANT'S SIGNATURE	NOTARY PUBLIC: Sign: _____
SUBSCRIBED AND SWORN to before me this _____ day of _____, 20____, and who has provided the proper identification and who did take an oath.	AFFIX STAMP HERE