

**CITY OF HARVEY**

Planning & Zoning Department
15320 Broadway Avenue
Harvey, IL 60426
Phone: 708-210-5346
Email: planningandzoning@cityofharveyil.gov

**PLANNING & ZONING COMMISSION
PLANNED UNIT DEVELOPMENT
(PUD) APPLICATION****PART 1: INTRODUCTION**

Please complete and submit this Application along with the required documents and make payment for the application fee (\$500) and public hearing fee (\$100) of \$600. Upon staff determination that application is complete a public hearing will be scheduled requesting your participation.

PART 2: APPLICANT INFORMATION

	APPLICANT	OWNER (If different)	REPRESENTATIVE
Name:			
Position:			
Company:			
Address:			
City/State/Zip:			
Phone:			
Email:			

PART 3: PROPERTY INFORMATION

Street Address: _____

Tax Parcel Number (PIN): _____

Legal Description: _____

When did the owner
acquire said property? _____

Is the applicant in the process
of purchasing the property? ☐ Yes
 ☐ No

If so, is the purchase/lease contingent
on approval of the PUD? ☐ Yes
 ☐ No

PART 4: ZONING DETAIL

What is the zoning classification of
The subject property? _____

Is your property presently conforming? ☐ Yes
 ☐ No (non-conforming)

If the property is non-conforming, please explain:

What is the surrounding zoning and land use?

	Zoning District	Land Use
North		
South		
East		
West		

What is the requested PUD and why? Please attach another sheet if necessary.

PART 5: STANDARDS FOR PUDs

The ZBA may recommend approval of a PUD if (a) it is in compliance with the comprehensive plans of the city and (b) certain standards are met, as noted below. Accordingly, please describe in your own words how this request meets these standards. Attach additional pages and information as needed.

Standard	Evidence to Support Meeting Standard
1. Spacing – Adequate spacing must be provided between buildings and structures, giving consideration to their height, designs, location and siting; to the placement and extent of facing windows areas; and to intervening streets, land contours, topography and such other natural features as will assure privacy and amenity	
2. Buffers – If a planned unit development is appropriately related to a surrounding neighborhood and a buffer zone has been deemed necessary by the plan commission between the PUD and any adjacent residential use district, the buffered area must be maintained and be free of yards, parking structures and buildings. Recreation facilities must be landscaped, screened or protected by natural features so that adverse effects on surrounding properties are minimized.	
3. Common open space – Any common open space included within the PUD which is suitable for amenity, landscaping or recreation purposes must: <ul style="list-style-type: none"> • give consideration to the size, character and location of dwellings to be constructed within the PUD 	

<ul style="list-style-type: none"> • be accessible and available to all occupants of the planned unit development. • any building structures and improvements which are to be constructed in common open space must be conservative and enhance the amenities of the common open space 	
4. Internal streets – The internal street system must be safe and convenient; provide safe and adequate access to existing streets; and provide for an adequate system of internal circulation, giving consideration to the type and volume of traffic to be generated by the planned unit development.	
5. Off-street parking – Off-street parking areas must provide safe and convenient access to streets, buildings and walkways and provide adequate space for egress and ingress of motor vehicles.	
6. Pedestrian access – Pedestrian access must be arranged so as to provide safe and convenient routes to, from and within a PUD. Pedestrian access interconnected by a common pedestrian system must be accessible to residential dwelling units.	
7. Landscaping – Trees, ground covers, streams, woodland and all other natural features must be preserved, so far as practicable. In addition, adequate landscaping areas must be provided appropriate to the planned unit development giving consideration to height, location, siting of buildings, type and configuration of materials used, and the maintenance they require. Suitable landscaping is required for all off street parking areas.	

PART 6: SIGNATURE

Any person who shall knowingly make or cause to be made, conspire, combine, aid, assist in, agree to, arrange for, or in any way procure the making of a false or fraudulent application affidavit, certificate or statement, shall be guilty of a misdemeanor as provided by statute by the State of Illinois.

Name of applicant: _____ Signature: _____ Date: _____

Name of owner: _____ Signature: _____ Date: _____