

CHAPTER 5

High Impact Use Planned Unit Development

<i>Section Number</i>	<i>Title</i>	<i>Ordinance Number</i>	<i>Date of Ordinance</i>
16-5-1	High Impact Uses	2006-11	11-21-06
16-5-2	High Impact Use Criteria	2006-11	11-21-06
16-5-3	Additional Submittal Required for High Impact Uses	2006-11	11-21-06

SEC. 16-5-1 HIGH IMPACT USES.

All proposed High Impact Uses meeting the criteria under Sec. 16-5-2 of this Chapter may be permitted by the Village upon petition for a planned unit development, overlay district, pursuant to this Title and Ch. 20 of the RCCO. Planned unit development shall be allowed in the Urban Service Area if a planned unit development is required by this Chapter, notwithstanding the requirements of Sec. 20-975 of Ch. 20 of the RCCO.

SEC. 16-5-2 HIGH IMPACT USE CRITERIA.

Any use that exhibits one or more of the following characteristics shall be considered a High Impact Use requiring a planned unit development, overlay district, and a petition shall be made as required by this Title and Ch. 20 of the RCCO:

- (a) Any building or a combination of buildings totaling greater than 70,000 gross square feet;
- (b) Any building proposed to house more than one business, commercial, industrial, recreational or institutional use that meets the criteria for a Moderate Impact use;
- (c) Any development with a site area over 5 acres;
- (d) Any buildings greater than three (3) stories or forty (40) feet high; and
- (e) Any use allowed as a planned unit development under Ch. 20 of the RCCO.

SEC. 16-5-3 ADDITIONAL SUBMITTAL REQUIREMENT FOR HIGH IMPACT USES.

In addition to all submittal requirements for a petition for a planned unit development, as set forth in this Title and Chapter 20 of the RCCO, the Applicant shall submit a Compatibility and Impact Report as provided for under Sec. 16-4-3 and provide the following additional information for a High Impact Use:

- (a) **Subarea Plan Required.** In the absence of an existing Subarea Plan for the subject

property, the application or petition for a High Impact Use shall be accompanied or preceded by a new Village-approved Subarea Plan for all areas within a district boundary as designated by the Village. These boundaries shall follow the lines of major streets, corridors, and transitions in land use, environmental features, and other elements that define neighborhoods, districts, and commercial corridors. The precise format, content, and submission procedures for the Subarea Plans are available from the Village Clerk. Among other elements, the Subarea Plan shall address:

- (1) The integration of social and economic activities, including public plazas and similar public places;
- (2) The visual character, including critical design features and the overall arrangements and composition of buildings, signage, facades and related features. (For example, where buildings are proposed to be distant from a public street, as recommended by the Plan Commission, the overall development design should include smaller buildings paralleling and abutting the right-of-way that create a continuous street frontage.);
- (3) Circulation and infrastructure, including roads, trails, sewers, walkways, and other utilities;
- (4) Environmental features including stormwater management, topographic changes, gardens and parks, gateways and entries, landmarks and vistas;
- (5) Overall procedures for maintenance and management of the area including land stewardship plans; and
- (6) Other elements that forward the objectives of the Village's comprehensive plan, as recommended by the Plan Commission and approved by the Village Board.