APPLICATION FOR PLANNED UNIT DEVELOPMENT (PUD)

The Planned Unit Development (PUD) approach provides the flexibility needed to promote innovative and creative land development that achieves the community vision outlined in the comprehensive plan. Within the framework of a PUD normal zoning standards may be modified. The resulting flexibility is intended to encourage developments that are more environmentally sensitive, economically viable, and aesthetically pleasing than might otherwise be possible if the standards of the underlying zoning district(s) were strictly enforced. The objectives of the PUD are to stimulate creative approaches to the residential, commercial and industrial development of land; to provide more efficient use of land; and to preserve or enhance natural features and provide open spaces areas.

Planned Unit Development (PUD) Review Fees

The Planned Unit Development (PUD) review fees are as follows. Contact the Planning Division with any questions concerning this fees schedule.

| Preliminary or Final Planned Unit Development (PUD) | 0-5 acres: $750 |
| (based on size of parcel) | 6-10 acres $1,200 |
| | 11-50 acres: $2,250 |
| | 51-100 acres: $3,000 |
| | >100 acres: $3,000 plus $20 per add’l acre over 100 |
| More than 3 reviews: | $500 per add’l review |

Additional Fees - Additional fees will apply for PUD application requests that also necessitate review of any of the following plans. Contact the Planning Division with any questions concerning the fees schedule.

| Site Plan Review (based on size of parcel) | 0-10 acres: $500 |
| | 11-40 acres $1,000 |
| | > 40 acres: $1,800 |
| Landscape Plan Review (based on size of parcel) | More than 3 reviews of individual plans: $100 per add’l review |
| Building Elevation Plan Review | $500 |
| Signage Plan Review | More than 3 reviews of individual plans: $100 per add’l review |
| All four (4) Plan Reviews | Total of all individual plan review fees less $500 |
## ENGINEERING PLAN REVIEW & INSPECTION FEES SCHEDULE

### Filing Fees
The following non-refundable filing fee shall be collected from the applicant at time of preliminary engineering plan review, whether for new construction, redevelopment or remodeling.

<table>
<thead>
<tr>
<th>Area</th>
<th>Fee</th>
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<tbody>
<tr>
<td>0 to &lt; 3 acres</td>
<td>$1,330</td>
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<tr>
<td>3 to &lt; 10 acres</td>
<td>$3,325</td>
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<tr>
<td>10 to 35 acres</td>
<td>$6,650</td>
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<tr>
<td>35 to 50 acres</td>
<td>$10,640</td>
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<tr>
<td>50+ acres</td>
<td>$19,950</td>
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The filing fee amount shall be deducted from the fee required at the time of recording the subdivision plat or issuance of a building permit, whichever occurs first.

### Plan Review Fees
At the time of application for approval of the final engineering site improvement plans, the developer shall pay a fee sufficient to compensate the Village Engineer and/or his/her designee for examination of the final engineering plans and all supporting documents.

In cases where engineering review costs exceed the amount collected, the Village will invoice directly for the additional amount.

2% of the design engineer’s estimate of cost of the entire project.

### Inspection Fees
All improvements approved by the Village Engineer and/or his/her designee shall be inspected during the course of construction by the Village Engineer and/or his/her designee. As compensation for such inspection, the developer shall pay an inspection fee.

Inspection fees shall be in addition to the Plan Review Fee.

3% of the design engineer’s estimate of the cost of the entire project.

### Submittal Requirements
An applicant shall refer to Section 159.62 Planned Unit Developments (Ordinance No.: 3036) & Plan Review Checklist for required plan information, as well as the Village’s Zoning Ordinance, and Design and Development Guidelines when preparing the plans for submission.

**NOTE:** The submittal requirements are the minimum requirements for processing a PUD request, and that, from time to time, Staff, the Plan Commission or Village Board may require such other information that it deems necessary to determine if the proposed PUD meets the intent of the PUD objectives and/or the requirements of the zoning ordinance and subdivision regulations.

**Complete Application Submittals:** All documentation and plans required at the time of application need to be submitted together. Piecemeal submittals cannot be processed and will not be accepted.
I. APPLICATION INFORMATION

Date Filed: ______________

Name of Applicant: ____________________________________________________________
Contact Information: __________________________________________________________
Address of Applicant: _________________________________________________________

Business Phone: __________________ Fax: ________________________________
Cell/Home Phone: __________________ Email: ________________________________
Property Interest of Applicant: ________________________________________________
(Owner, Contract Purchaser, Owner Representative)

Name of Owner: _____________________________________________________________
Contact Information: _________________________________________________________
Address of Owner: __________________________________________________________

Business Phone: __________________ Fax: ________________________________
Cell/Home Phone: __________________ Email: ________________________________

Address and Legal Description of Property: _____________________________________
__________________________________________________________________________
__________________________________________________________________________

Permanent Index Number(s). (PIN): ____________________________________________

Zoning: _________________________________________________________________

Lot Dimensions: __________________________ Lot Area: _________________________
Present Use: _____________________________________________________________

Requested Action/Use:
_______________________________________________________________________
_______________________________________________________________________
_______________________________________________________________________

**Narrative Statement** stating what the petitioner is planning to construct on the property, evaluating the economic effects on adjoining property, the effect of such elements as noise, glare, odor, fumes and vibration on adjoining property, a discussion of the general compatibility with the adjacent and other properties in the district, the effect of traffic, and the relationship of the proposed use to the Comprehensive Plan:
Describe How the PUD:

1. Fulfills the objectives of the comprehensive plan and the land use policies of the Village and presents an innovative and creative approach to the development of land and living environments:

2. Proposed land uses fulfill, or can reasonably expected to fulfill a need or demand for such uses within the Village:

3. Physical design of the PUD efficiently utilizes the land, adequately provides for transportation and public facilities, and preserves natural features of the site, and that the property is suitable for the proposed purposes and land uses:

4. Exceptions to bulk and density regulations of the underlying zoning shall be solely for the purpose of promoting an efficient and coordinated site plan, no less beneficial to the residents or occupants of such development, as well as the neighboring property, than would be obtained under the bulk and density regulations of this ordinance for buildings developed on separate zoning lots:
5. Meets the requirements and standards of the Planned Unit Development regulations:

____________________________________________________________________
____________________________________________________________________
____________________________________________________________________

6. Provides Open spaces and recreational facilities: _____________________________
____________________________________________________________________
____________________________________________________________________
____________________________________________________________________

7. Will have vehicular approaches to the property, which shall be so designed as not to create an undue interference with traffic on surrounding public streets or roads:
____________________________________________________________________
____________________________________________________________________
____________________________________________________________________

8. Is compatible with the adjacent properties and the neighborhood, and along the periphery of the PUD yards or setbacks shall be provided that meet or exceed the regulations of the district in which the PUD is located:
____________________________________________________________________
____________________________________________________________________
____________________________________________________________________

**Estimated Date to Begin New Use/Construction:** ________________________________
(include a phasing schedule, if applicable)
II. CERTIFICATIONS AND UNDERSTANDINGS:

I (We) certify that all of the statements and documents submitted as part of this application are true to the best of my (our) knowledge and belief.

I (We) consent to the entry in or upon the premises described in this application by any authorized official of the Village of Matteson for the purpose of inspection.

I (We) consent to pay the Village of Matteson all costs incurred for transcribing the public hearing on this application.

I (We) understand that no final action shall be taken by the Village Board subsequent to the public hearing until and upon payment of transcribing fees.

____________________________
Signature of Applicant         Date

III. AFFIDAVIT OF AUTHORIZATION

I, ________________________________________, owner of the property described as ____________________________________________________________

______________________________________________

verify that ____________________________________________ is duly authorized to apply and represent my interests before the Matteson Plan Commission, Zoning Board of Appeals and/or Village Board of Trustees. Owner acknowledges that any notice given applicant is actual notice to owner.

____________________________
PROPERTY OWNER

____________________________
NOTARY
OWNERSHIP BY LAND TRUST, if applicable

Date: ________________

Address: _____________________________________________________________________

Legal Description:______________________________________________________________
____________________________________________________________________________
____________________________________________________________________________

TRUSTEE: ___________________________ TRUST NO._______________________

Address: _____________________________________________________________________

LIST ALL BENEFICIARIES:

Name:_______________________ Address:__________________________________
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Name:_______________________ Address:__________________________________
OWNERSHIP BY A CORPORATION, if applicable

Date: ____________________

Address: _____________________________________________________________________

Legal Description: _____________________________________________________________
____________________________________________________________________________
____________________________________________________________________________

LIST ALL SHAREHOLDERS AND OFFICERS/DIRECTORS (AND % OF INTEREST OWNED IN EXCESS OF 5% OF STOCK)

Name: ____________________ Address: ____________________ % _____
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