

**SECTION 5
SPECIAL PROCEDURES AND REQUIREMENTS
FOR PLANNED DEVELOPMENTS**

All procedural and design requirements of the Lake in the Hills Subdivision Control Ordinance shall also apply to a planned development type of subdivision, except that the planned development shall comply with all conditions and requirements for Planned Developments as stated in the Lake in the Hills Zoning Ordinance and the conditional use permit which authorizes the planned development to be platted.

The purpose of this section is to allow for the platting of a subdivision in which the overall site density is related to the underlying zoning classification. Standard overall site density is to be achieved by maintaining open space under ownership in accordance with the Lake in the Hills Zoning Ordinance, in conjunction with the residential use. It is to provide an alternative to the standard subdivision by encouraging ingenuity and originality in total subdivision and site development. It is a technique that is particularly well suited to the efficient utilization of a site which contains both suitable areas and areas unsuitable for development. By allowing certain on-site density transfers, environmentally sensitive areas can be preserved.

A planned development can be established only when a conditional use permit is obtained from the Board of Trustees. Before petitioning the Village for a Planned Development, drawings of the proposed planned development should be prepared and submitted in conjunction with the requirements of Section 1-3 of the Lake in the Hills Subdivision Control Ordinance.