

Allowances

The planned development is subject to the underlying district regulations unless an allowance is specifically granted. The Plan Commission may recommend and the Village Board may grant allowances to the zoning district use, dimension, and design regulations where a planned development is located. Allowances from district regulations may be granted for planned developments, if the Plan Commission and Village Board find that such exceptions:

- a.** Enhance the overall merit of the planned development.
- b.** Promote the objectives of both the Village and the development.
- c.** Enhance the quality of the design of the structures and the site plan.
- d.** Enable the development to offer environmental and pedestrian amenities.
- e.** Will not cause such an adverse impact on neighboring properties so as to outweigh the benefits of the development.
- f.** Are compatible with adopted Village land use policies.
- g.** Provide a public benefit to the Village, as described below.