



TO: Village Council & Community Members
FROM: Brian Housh, Council President
DATE: February 4, 2022
RE: PUD – Less Drama, More Facts/Reality

While a variety of development options might be possible with the land currently being considered for a PUD if there were different owners, the current property owner has indicated that the only alternative to the PUD for them is using current zoning to build 143 single-family homes, which was Oberer’s plan before the Village Team injected community values into the negotiations. Let’s compare the 2 options:

	PUD	Current Zoning (R-A)
# of Market-Rate Homes	140	143
Types of Housing Units	Single-Family = 64, Duplexes (2- & 3-Bedroom) = 52, Townhomes = 24	Single-Family Only
Home Price Points	Starting at mid-\$200K	Starting at mid-\$300K
Donated Land for Affordable Housing	Yes – 1.75 acres for 20-30 Units with Infrastructure & Village Control	No
Bowen Housing Goals Addressed	3 – high- & moderate-income for sale + affordable types	1 – high-income for sale
Greenspace	More Preserved b/c Density – 3.1 acres (playground & wooded area)	Less Preserved b/c Density
Walkability & Connectivity	Yes – paths connecting to constructed wetland, wooded areas, playground & throughout neighborhood	Limited – traditional sidewalks in front of properties
Public Playground/Park	Yes – 0.9 acres at Southgate with easy access to rest of neighborhood	No – zoning regulations allow for a payment in lieu of playground
HOA	Yes	Yes
Constructed Wetland	Yes	No
Cost/Quality of Life Benefits (e.g. Taxes, Utilities, Levies)	Yes	Yes
Est. Value of Development	\$39M (not including affordable)	\$40M
Utility Capacity to Serve Water, Sewer, Electricity & Solid Waste	Yes	Yes
Utility Revenue – Est. Readiness Charges	\$54.7K annually (not including affordable)	\$55.9K annually
Storm Water Mitigation	Resolves issues with existing Southgate & Margaret St development; addresses water displacement for affordable housing site; constructed wetland; 2 detention ponds	Designed to meet the zoning and storm water regulations for the development