

EG STAT 335-30 F(3)a

(3)

Enhanced density.

(a)

If, notwithstanding dimensional differentials, a proposed project uniformly contains exterior and interior materials, design details, workmanship and features of an exceptionally high quality, **comparable to the highest quality tier of the Village's then current housing stock or its best commercial office structure**, an "enhanced density" for residential units may be recommended by the Plan Commission and may be granted as part of the original PDO District approval process.

(b)

If granted, the enhanced density level of residential use shall be in lieu of any other possible residential density.

(c)

An enhanced density shall constitute a discretionary number of residential units that can be less than but not more than a maximum total of 22 residential units per net acre.

(d)

The following criteria shall be considered by the Village Board of Trustees in determining whether to approve an enhanced density:

[1]

Whether the project will provide better utilization of the land and better preservation of natural resources than would otherwise be realized if the site were developed either in conformity with the density requirements of the underlying district or as a PDO District without an enhanced density;

[2]

Whether the project makes adequate provision such that an increase in residential density will not have an unreasonable adverse effect on neighboring properties, existing and/or proposed public rights-of-way and/or municipal and other public services as a result of the type, intensity and frequency of the use(s) associated with the proposed project;

[3]

Whether the structures proposed for the project are harmonious with existing surrounding structures and land uses.

[4]

Whether building materials have been selected and are proposed to be utilized in a manner that is harmonious with the natural environment and the general character of other buildings and structures in the vicinity of the proposed development.

[5]

Whether the proposed project will result in the construction or upgrading of specific public infrastructure improvements that will benefit the public without cost to the Village.

[6]

Whether the proposed project will enhance an existing structure that is deemed beneficial to the character of the neighborhood where it is situated.