

Village of La Grange

53 S. La Grange Road, La Grange, IL 60525

Phone (708) 579-2320 Fax (708) 579-0980

APPLICATION FOR PLANNED DEVELOPMENT

TO THE PRESIDENT AND
BOARD OF TRUSTEES
VILLAGE OF LA GRANGE

Application No. _____
Date Filed _____
UARCO No. _____

(Please Type or Print)

Application is hereby made by _____

Address: _____ Phone _____

Email: _____

Owner of property located at _____

Permanent Real Estate Index No. _____
as set forth by plat of survey attached hereto

Present Zoning Classification _____

Requested Modifications from the Zoning Code: Provision _____
Modification: _____

STANDARDS FOR PLANNED DEVELOPMENTS: The petitioner should state **FACTS AND REASONS** and submit any pertinent evidence establishing each of the following principles:

A. Special Use Permit Standards. The petitioner will establish that the proposed development will meet each of the standards made applicable to special uses.

(a) Code and Plan Purposes. The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the Official Comprehensive Plan.

(b) No Undue Adverse Impact. The proposed use and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area, or the public health, safety, and general welfare.

(c) No Interference with Surrounding Development. The proposed use and development will be constructed, arranged, and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations.

(d) Adequate Public Facilities. The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.

(e) No Traffic Congestion. The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.

(f) No Destruction of Significant Features. The proposed use and development will not result in the destruction, loss, or damage of any natural, scenic, or historic feature of significant importance.

(g) Compliance with Standards. The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.

B. Standards for All Planned Developments. The petitioner will establish that the proposed development will meet each of the following additional standards:

- (a) Unified Ownership Required. The entire property will be in single ownership or under such unified control as to ensure that the entire property will be developed as a unified whole.

- (b) Covenants and Restrictions to be Enforceable by Village. All covenants, deed restrictions, easements, and similar restrictions will be recorded in connection with the planned development may not be modified, removed, or released without the express consent of the Board of Trustees and that they may be enforced by the Village as well as by future landowners within the proposed development.

C. Standards for Large Planned Developments. The petitioner will establish that any project that includes 40,000 square feet or more of total land area or more than one principal building will meet each of the following standards (If the project site is less 40,000 square feet, skip ahead to Section B):

- (a) Protected Open Space.¹ The protected open space must be held in common ownership or by an entity specifically responsible for the care and maintenance of the space. The protected open space also must be (i) held for use by all residents or other occupants of the development or (ii) dedicated to, and accepted by, the Village of La Grange, the Park District of La Grange, a school district, or another public entity as permanent common open areas for parks, recreation and/or related public uses.

- (b) Landscaping and Perimeter. Any area of a planned development not used for structures or circulation elements shall be landscaped or otherwise improved. The perimeter of the planned development shall be treated so as to ensure compatibility with surrounding uses by means such as provision of compatible uses and structures, setbacks, screening, or natural or man-made buffers. Every planned development having 20 or more acres shall provide a perimeter landscaped open space along each of its boundaries; each such open space shall have a minimum depth equal to the minimum front yard required in the district it is located or it abuts, whichever is greater.

¹ Protected Open Space may include parks, playgrounds, landscaped green space, community centers, or other similar areas and associated recreational amenities protected permanently as open space.

D. Standards for Small Planned Developments. The petitioner will establish that any project that includes less than 40,000 square of total land area (a “Small PD”), will meet each of the following additional standards:

(a) Open Space. Show that the largest amount of open space reasonably possible has been included in the Small PD Plan and that open space has been assembled and designed to maximize its quality, usefulness, beauty, and value to the development. The Village may require recorded restrictions and covenants or dedication of development rights to assure the perpetual care, conservation, and maintenance of the operation of the open space and to prevent the use of common open space for any structure, improvement, or use other than that shown on the approved Small PD Plan. The restrictions must be permanent and not for a given period of years and must run with the land.

(b) Landscaping and Perimeter Treatment. To the fullest extent possible, any area of the planned development not used for structures or circulation elements shall be landscaped or otherwise improved. Include details of landscaped perimeter:

(c) Public Improvements³. Provide for all public improvements necessary to serve the PD, including without limitation streets, sidewalks, lights, signs, underground utilities, and landscaping, to be constructed or installed to Village standards at no cost to the Village.

³ May be in the form of a cash contribution. If approved by the Board of Trustees, then the contribution must be made by the applicant to the Village prior to the issuance of any permit authorizing construction. Must be designated specifically for use to provide one or more features defined as compensating amenities. The Board may approve a cash contribution only if (a) the project site is inadequate for any physical on-site compensating amenity as a result of its size, shape, or other topographic feature, (b) there is no immediate need for a compensating amenity on public property abutting or adjacent to the project site, and (c) there is a compelling and appropriate compensating amenity, as determined by the Board of Trustees, for which a cash contribution can be designated.

(d) Excellence of Design. Describe the architectural quality of the building, with excellence of design considering the context within which the development is being proposed and the general standards stated in the “Urban Design Principles,” “Urban Design Framework,” and “Appendix A” of the Village of La Grange Urban Design Guidelines dated February 2009 (available on the Village website: www.villageoflagrange.com and at the Community Development Department offices).

NOTICE: This application must be filed with the office of the Community Development Director together with seventeen (17) 11 x 17 copies of any required drawings, plats of survey, etc, the necessary data called for above a minimum of thirty days in advance of the public hearing and the required filing fee escrow a minimum of thirty days in advance of the public hearing date. The escrow will be utilized to cover all costs incurred by the Village as outlined in Paragraph 14-101D2 of the Zoning Code:

- (a) Legal Publication (direct cost);
- (b) Recording Secretarial Services (direct cost);
- (c) Court Reporter (direct cost);
- (d) Administrative Review and Preparation (hourly salary times a multiplier sufficient to recover 100 percent of the direct and indirect cost of such service);
- (e) Document Preparation and Review (hourly salary times a multiplier sufficient to recover 100 percent of the direct and indirect cost of such service);
- (f) Professional and Technical Consultant Services (direct cost);
- (g) Legal Review, Consultation, and Advice (direct cost);
- (h) Copy Reproduction (direct cost); and
- (i) Document Recordation (direct cost); and
- (j) Postage Costs (direct cost).

The escrow for the application is as follows:

Planned Development - \$3,500

Should the funds in escrow fall below \$300, the Village will request that the applicant replenish the escrow fund prior to further processing of said application.

Application for Planned Development

The above filing fee and escrow shall be payable at the time of the filing of such request. Any funds remaining in escrow will be returned to the applicant after Village Board approval and all staff and consultant work is completed.

I, the undersigned, do hereby certify that I am the owner or contract purchaser (Evidence of title or other interest you have in the subject property, date of acquisition of such interest and the specific nature of such interest must be submitted with application) and do hereby certify that the above statements are true and correct to the best of my knowledge. I also acknowledge that Village staff will prepare a report with a recommendation to the Plan Commission prior to my hearing. I understand that this report will be available for my viewing the Friday prior to my hearing and it is my responsibility to contact the Village to view this report or obtain a copy.

(Signature of Owner or Contract Purchaser)

(Address)

(City)

(State)

(Zip Code)

SUBSCRIBED AND SWORN TO BEFORE ME THIS

_____ DAY OF _____, 20____.

PLACE SEAL HERE

NOTARY PUBLIC

(FOR VILLAGE USE ONLY)

1. Filed with the office of the Community Development Director _____, 20
2. Transmitted to Plan Commission at their meeting held:
3. Continuation (if any):
4. Notice of hearing published in: _____ on:
5. Findings and Recommendations of Plan Commission referred to Village Board at meeting of:
6. Final action of Village Board for adoption of amending ordinances or denial of applicant's request at meeting held:
7. Payment of expenses satisfied:

REMARKS: