



Planned Development Application

City of Park Ridge

Community Preservation and Development Department . 505 Butler Place . Park Ridge, IL . 60068
Phone: (847) 318-5291 . Fax: (847) 318-6411 . www.parkridge.us

Case Number: _____

Type of Planned Development (check one):

- PD Preliminary Development Plan
- PD Final Development Plan

Subject Property Information:

Address: _____

Zoning District: _____

Legal Description (can attach separate sheet): _____

Applicant Information:

Name: _____

Phone: _____

Address: _____

E-mail: _____

Owner Information:

Name: _____

Phone: _____

Address: _____

Summary of Proposed Planned Development (see Section 5 of the Zoning Ordinance):

I hereby certify, as the undersigned applicant, that the above statements and attached documentation are true and correct to the best of my knowledge.

Signature of Applicant

Date

Minimum Filing Requirements – 5.6(c) of Zoning Ordinance

Minimum Substantive Requirements. Every application for a planned development and review of the PD Preliminary Development Plan/Plat shall contain the following:

- a. A plat of survey of the parcel or parcels of land comprising the zoning lot. The plat shall be drawn to scale showing the actual dimensions of this zoning lot, including all parcels or lots within the zoning lot. The plat shall be drawn in accordance with the recorded plat of such land.
- b. Proof of ownership.
- c. A site location map drawn to an appropriate scale showing the streets and all property uses located within six hundred (600) feet in all directions of the development site. The map shall indicate the location, height and use of all existing buildings and structures on properties immediately adjacent to the development site.
- d. A preliminary site plan drawn to an appropriate scale showing:
 - i. The location, ground area, height, bulk and approximate dimensions of all existing and proposed buildings and structures within the planned development.
 - ii. The use or uses to be made of such existing and proposed buildings and structures.
 - iii. The dimensions of all perimeter setbacks and the distance between all buildings and structures.
 - iv. The location and dimensions of all pedestrian walkways, driveways, streets, parking and loading facilities, including the number of parking spaces serving each building or land use type and all parking related screening and landscaping.
 - v. The location, height, design and illumination characteristics of all external lighting fixtures within the development.
 - vi. The location and dimensions of any areas proposed to be conveyed, dedicated or reserved for parks, parkways, playgrounds, places of worship, school sites, public buildings or for any other public or quasi-public use.
- e. Typical building elevations and schematic design presentations indicating the general architectural character of all proposed buildings and structures. The drawings need not be the result of final architectural decisions and need not be in detail.
- f. A traffic circulation plan indicating the proposed movement of vehicles, goods and pedestrians within the planned development and to and from adjacent streets. The plan shall address the impact of the proposed planned development upon existing traffic patterns. Such study shall also include an examination of the adequacy of on-site parking facilities, vehicular circulation patterns and pedestrian access and safety.
- g. A drainage plan indicating the manner in which surface drainage will be controlled and managed.
- h. A utilities study prepared by a qualified professional indicating the adequacy of the utility systems serving the proposed planned development, including water distribution lines, sanitary sewers and storm water drainage facilities.
- i. A preliminary landscape plan prepared by a qualified professional indicating the general character of all proposed landscaping, screening and fencing, including all open space areas around buildings and structures. The landscape plan need not be the result of final architectural decisions and need not be in detail.
- j. A separate schedule setting forth any proposed exceptions to any City regulations. The schedule shall include, but not necessarily be limited to, the regulations governing use, density, area, bulk, off street parking and loading and signs as they apply to the zoning district or districts within which the planned development is to be located. This schedule shall cite by Section number each and every regulation from which an exception is sought.
- k. Such other documentation as the Planning and Zoning Commission may, by general rule, require.