



Planning & Development Department
 Five Plaza Drive, Woodridge, IL
 Phone (630) 719-4711
 Fax (630) 719-4906

Village of Woodridge

APPLICATION FOR RPUD ZONING LOT PLAN (OR AMENDMENT) FOR A REGIONAL PLANNED UNIT DEVELOPMENT

NAME OF PROJECT: _____

NAME OF APPLICANT(S): _____

ADDRESS: _____

CITY, STATE, ZIP: _____ TELEPHONE: _____ FAX: _____

NAME OF PROPERTY OWNER(S): _____

ADDRESS: _____

CITY, STATE, ZIP: _____ TELEPHONE: _____ FAX: _____

NAME OF ATTORNEY OR AGENT: _____

ADDRESS: _____

CITY, STATE, ZIP: _____ TELEPHONE: _____ FAX: _____

NAME OF ENGINEER: _____

ADDRESS: _____

CITY, STATE, ZIP: _____ TELEPHONE: _____ FAX: _____

COMMON ADDRESS OR DISTANCE IN FEET AND DIRECTION OF SUBJECT PROPERTY FROM CLOSEST STREET INTERSECTION: _____

PERMANENT INDEX NUMBER(S) (PIN #) OF SUBJECT PROPERTY: _____

LEGAL DESCRIPTION: Attach legal description typed on separate 8.5 x 11" page(s).

AREA OF SUBJECT PROPERTY IN ACRES: _____

CURRENT ZONING CLASSIFICATION OF SUBJECT PROPERTY: _____

CURRENT USE OF SUBJECT PROPERTY: _____

PROPOSED USE OF SUBJECT PROPERTY: _____

PROPOSED IMPROVEMENTS TO SUBJECT PROPERTY: _____

With the submittal of this application, I hereby request that the Mayor and Board of Trustees of the Village of Woodridge grant regional planned unit development zoning lot plan or amendment approval for the site development as described in the attached documents and specifications, and do hereby certify that all information contained in this application and accompanying documents is true and correct to the best of my knowledge. I also permit entrance on the Subject Property by Village officials for the purpose of inspections related to this request.

Signature of Property Owner(s): _____ Date: _____



REQUIREMENTS FOR APPLYING FOR
RPUD ZONING LOT PLAN (OR AMENDMENT)
FOR A REGIONAL PLANNED UNIT DEVELOPMENT

APPLICATION

This application packet must be completed accurately and truthfully, in its entirety. It must contain an original signature of the property owner or owner's authorized agent. The application consists of the form on the first page of this packet and a series of checklists detailing the required submittal items pertaining to RPUD zoning lot plans, and amendments thereto. The original application and checklists, along with nine (9) copies, shall be submitted with the necessary plans. All plan sets must be folded and grouped prior to submittal. For more details on any of the requirements summarized here, please refer to the applicable sections of the Village Codes, especially Chapter 14 of the Zoning Ordinance, and provisions of the applicable Annexation Agreement, as amended.

CHECKLISTS

The following checklists have two sets of boxes to certify submittal of the required items. The applicant must certify his/her compliance by checking the first column of boxes or writing "NA" if the requirement is not applicable. The Village staff will, upon review of the items presented, certify that the application meets the Village's submittal requirements. Please be advised that plan review will not commence until the Planning and Development Department receives a complete application containing all required items.

Appl Staff
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APPLICATION FEE

The applicant must submit an application fee in the form of a check, cashier's check, or money order made payable to the Village of Woodridge, for an RPUD zoning lot plan or major amendment thereto, in the following amount, based upon the acreage of the subject realty:

Table with 2 columns: Acreage of Subject Realty, Application Fee. Rows include: Less than 2 acres (\$250.00), 2-10 acres (\$500.00), More than 10 to 25 acres (\$750.00), More than 25 acres (\$1,000.00)

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APPLICATION

The applicant must submit an original complete application and checklist, along with nine (9) copies, for a total of ten (10) application sets.

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FOUR REVIEW LIMITATION

Four (4) staff reviews are included with the application fee submitted with respect to any application/petition. If at the applicant's request, or in the opinion of the Village staff, more than four (4) plan reviews are required prior to the application being reviewed by the Plan Commission, the owner of the property, or agent thereof, shall pay to the Village \$500.00 for each plan review in excess of four (4). Review of the fifth (5th) and subsequent plan submittals will not commence until the \$500 fee has been paid.



Appl Staff

REIMBURSEMENT OF FEES AGREEMENT

The applicant will also be responsible for paying any and all costs associated with the review of the proposal by legal, engineering, planning or other consultants retained by the Village, together with any costs related to public hearings, including, but not limited to, public notice publication costs, court reporter fees, and public notice certified mailing expenses. In order to ensure payment, the applicant must file an original, executed Reimbursement of Fees Agreement, and place a deposit of funds on escrow, pursuant to the terms set forth in Section 3-1A-3A of the Village Code. The agreement must be submitted with an original signature.

PROOF OF OWNERSHIP

In order to prove that the owner consents to the application for zoning relief, one of the following must be submitted:

- a) a current title policy report; or
- b) a deed and a current title search.

If the owner is not the applicant, an original letter of authorization from the owner permitting the applicant to act on his/her behalf is required.

If the owner or applicant is a Trust, a disclosure of all beneficiaries must be submitted.

If the owner or applicant is a Partnership, a disclosure of all partners must be submitted.

If the owner or applicant is a Corporation, a disclosure of all owners with an interest of at least ten percent (10%) must be submitted.

LEGAL DESCRIPTION

A legal description of the Subject Realty, i.e. the exact parcel of land for which the zoning relief is sought, must be submitted in both print and digital formats. The print version must be typed on 8½" by 11" paper (if necessary, more than one sheet may be used). The digital version must be submitted as a Word document on a floppy or compact disk. All legal descriptions must include the permanent index number(s) assigned to the Subject Realty and the common address(es) of the Subject Realty.

PLAT OF SURVEY

The applicant shall submit **ten (10) copies** of a current plat of survey for the Subject Realty showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor. **Plats shall be folded** so as not to exceed 9" by 12" in folded size.

RPUD ZONING LOT PLAN

An RPUD zoning lot plan shall be prepared and shall provide a diagrammatic representation depicting the following:

- a. The boundary lines of the RPUD zoning lot.
- b. The general anticipated location of buildings and structures.
- c. The general anticipated layout of public and private roads, streets, access drives and parking facilities.
- d. The location of minimum building and landscape setback lines with respect to the boundaries of the RPUD zoning lot.
- e. An identifying name for the RPUD zoning lot, the name of the site planner, north point, scale and date of plan preparation.



Other information which shall be included: a description of the anticipated land use(s) to be developed on the RPUD zoning lot; a description of the intended phasing of development within the RPUD zoning lot and anticipated improvements to be constructed; the legal description of the RPUD zoning lot; and the manner in which the proposal deviates from the applicable RPUD bulk regulations. The submission may be composed of one or more sheets and drawings.

Please submit **ten (10) copies** of the RPUD zoning lot plan with the application. See Section 9-14A-4C of the Village Zoning Ordinance, and the Annexation Agreement, as amended, for detailed requirements. Please **fold the plans** so as not to exceed 9" by 12" in folded size.

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<input type="checkbox"/>	<input type="checkbox"/>
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SITE DATA

Provide **ten (10) copies** of a written explanation of the elements of the RPUD zoning lot plan, which shall include the following:

- a. The total acreage of the RPUD zoning lot.
- b. The total number, type and density of dwelling units that are expected to be constructed if residential uses are anticipated.
- c. The total square footage, floor area ratio (FAR), building coverage and percent of landscaped area for nonresidential uses expected to be constructed. (Sec. 9-14A-4C2)