



VILLAGE OF BOURBONNAIS
 600 Main Street NW
 Bourbonnais, Illinois 60914
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 villageofbourbonnais.com

BOURBONNAIS PLANNING COMMISSION/ZONING BOARD OF APPEALS
APPLICATION FOR PLANNED UNIT DEVELOPMENT CONCEPT PLAN AND PRELIMINARY PLAT APPROVAL

Office Use Only		
Date Filed: _____	Case No: _____	Fee Paid: _____
Publish Date: _____	Hearing Date: _____	

Purpose. The Planned Development standards of this section provide for developments incorporating a single type or a variety of related uses that are planned and developed as a unit. Such developments may consist of conventionally subdivided lots and /or provide for development by alternative designs to highlight environmental characteristics and unique views or vistas; provide public amenities, superior site design; or deliver benefit to those who will live on, work at or visit the site and to the Village as a whole.

Petitioner(s) _____
 Petitioner's Address: _____
 Phone: _____ Fax: _____ E-mail: _____

If owner, proof of ownership provided: yes no

Interest in the property, if not the owner: _____

If petitioner is different than owner, please list name and address of owner(s)

Name: _____
 Address: _____

NOTE: If the owner is a corporation, trust, partnership, and/or LLC, the names and addresses of all officers and directors and of all stockholder/shareholders owning in excess of 20% shall be submitted with and attached to this application.

Petitioner's Attorney: _____
 Address: _____
 Phone: _____ Fax: _____ E-mail: _____

Registered architect or civil engineer _____
 Address: _____
 Phone: _____ Fax: _____ E-mail: _____

Common Address of Subject Property: _____
 Parcel Identification Number (PIN): _____ Current Zoning of Property: _____

Detailed legal description of property: _____

Provide the following information:

- A development name unique to the Bourbonnais area for identification purposes.
- Evidence that the applicant has sufficient control over the subject property to effectuate the proposed planned development, including a statement of all legal, beneficial, tenancy and contractual interests held in or affecting the subject property, and a recent commitment for title insurance or ownership search certificate.
- A map depicting municipal and special district boundaries where adjacent to or within the subject property.
- A written statement addressing the following matters:
 - (1) A general description of the proposed planned development, the planning objectives to be achieved by it, including the rationales and assumptions of the applicant supporting the proposed planned development, and the market it is intended to serve.
 - (2) How the proposed planned development is to be designed, arranged and operated so as not to adversely affect the development and use of neighboring property in accordance with applicable regulations of this Code.
- Schematic, soft-line drawings of the proposed planned development concept, including public or private rights-of-way on or adjacent to the subject property, the proposed dimensions and locations of vehicular and pedestrian circulation and parking elements, public and private open space, and residential, commercial, office, industrial and other land uses, and the general locations of and purpose of all easements.
- A Tax Impact Study, if required by the Zoning Administrator or the Board or Commission hearing the application, indicating the possible tax consequences the proposed planned development will have upon the Village and other affected taxing bodies, including any burden the proposed planned development would impose on the provision of public services.
- A Traffic and Transit Impact Study if required by the Zoning Administrator or the Board or Commission hearing the application, including a list of new street construction and traffic control improvements necessary to accommodate the estimated increase in traffic and traffic related problems occasioned by the proposed development and a statement of the applicant's proposals for providing those needed improvements.
- A preliminary engineering study showing the location and adequacy of existing and proposed sanitary sewer, storm sewer and water distribution systems.
- A written statement identifying existing natural and environmental resources and features on the subject property, including its topography, vegetation, soils, geology, and scenic view, and the impact of the

proposed planned development on such resources and features, including proposals to preserve or protect such resources and features.

- A preliminary landscape plan prepared by a state registered landscape architect or comparable design professional.
- Schematic, soft-line architectural elevations indicating the general style of architecture and typical building materials.
- A statement of the applicant's intent with respect to the ownership, sale and leasing of the various completed units, structures, spaces and areas within the proposed planned development.
- If the planned development is to be constructed in stages or units during a period extending beyond a single construction season, a development schedule for each and every such stage stating the approximate beginning and completion date, proportion of total public or common open space to be provided for each use and with each development stage.
- A detailed description of the financial assurances, if required by the Zoning Administrator or the Board or Commission hearing the application to be presented, to guarantee completion of all public improvements and private open space to be provided in connection with the proposed planned development.
- Evidence of the financing plan the applicant proposes to use to complete the proposed planned development, if required by the Zoning Administrator or the Board or Commission hearing the application. The applicant's prior success in completing projects of similar scope may be offered in support of this requirement.
- A preliminary plat of subdivision if required pursuant to the Bourbonnais Subdivision Ordinance.

Please list the name and addresses of all adjacent properties that includes all properties that adjoin the subject property and all properties located directly across a public or private street from the subject property, as appearing from the tax records of the Kankakee County Assessor's Office. Also list the current use or zoning of each property (Add additional sheets if necessary):

Name: _____

Address: _____

Current Use/Zoning: _____

PIN: _____

Name: _____

Address: _____

Current Use/Zoning: _____

PIN: _____

Name: _____

Address: _____

Current Use/Zoning: _____

PIN: _____

The Undersigned Petitioner(s) having been duly sworn under oath, hereby affirm that the forgoing information is true and correct to the best of his/her knowledge.

The undersigned further acknowledges that they shall be financially responsible for any review costs as may be incurred by the Village in consideration of the application.

Petitioner's Signature: _____

Petitioner's Signature: _____

Petitioner's Signature: _____

Subscribed and sworn to before me this
_____ day of _____, _____.

Notary Public