

Plan Commission

revised 2017

Check List for Planned Development Applications

		Envision Oak Park - COMPREHENSIVE PLAN - Goals and Objectives	
<input type="checkbox"/>	4	Land Use and Built Form	
<input type="checkbox"/>	5	Arts and Culture	
<input type="checkbox"/>	6	Parks, Open Space, and Environmental Features	
<input type="checkbox"/>	7	Neighborhoods, Housing, and Diversity	
<input type="checkbox"/>	8	Education	
<input type="checkbox"/>	9	Community Health and Safety	
<input type="checkbox"/>	10	Transportation, Infrastructure, and Communication Technologies	
<input type="checkbox"/>	11	Community Life and Engagement	
<input type="checkbox"/>	12	Economic Health and Vitality	
<input type="checkbox"/>	13	Environmental Sustainability	
<input type="checkbox"/>	14	Governmental Excellence	

[Consistent with]

ZONING ORDINANCE - Objectives 14.5 A

[Achieve some or all]

- | | | |
|--------------------------|---|--|
| <input type="checkbox"/> | 1 | Create a more desirable environment than may be possible through strict application of other Village land use regulations with the use of creative design, landscape, and/or architectural features. |
| <input type="checkbox"/> | 2 | Enhance the existing character and property values of the Village and promotion of the general welfare by ingenious and imaginative designs resulting in a better and more creative use of land. |
| <input type="checkbox"/> | 3 | Coordinate the character, the form, and the relationship of structures to one another. |
| <input type="checkbox"/> | 4 | Preserve and enhance of desirable site characteristics such as natural topography, vegetation, and geologic features. |
| <input type="checkbox"/> | 5 | Maximize the beneficial use of open space. |
| <input type="checkbox"/> | 6 | Promote long-term planning pursuant to a site plan that will allow harmonious and compatible land uses or combination of uses with surrounding areas. |
| <input type="checkbox"/> | 7 | Promote economic development within the Village. |
| <input type="checkbox"/> | 8 | Eliminate blighted structures or incompatible uses through redevelopment, restoration, adaptive reuse, or rehabilitation. |
| <input type="checkbox"/> | 9 | Preserve and/or enhance historical and natural resources. |

ZONING ORDINANCE - Standards 14.5 H

[Meets all]

- | | | |
|--------------------------|---|--|
| <input type="checkbox"/> | 1 | The proposed development and the use or combination of uses is consistent with the goals and objectives of the Comprehensive Plan and has been considered in relation to any other plans adopted by the Village Board. |
| <input type="checkbox"/> | 2 | The establishment, maintenance, or operation of the use or combination of uses will not be materially detrimental to or endanger the public health, safety and welfare of the Village. |
| <input type="checkbox"/> | 3 | Adequate utilities, road access, parking, drainage, police and fire service, and other necessary facilities already exist or will be provided to serve the proposed development, including access for fire, sanitation, and maintenance equipment. |
| <input type="checkbox"/> | 4 | Adequate ingress and egress to the planned development site already exists or will be provided in a manner that adequately addresses additional traffic congestion in the public streets and promotes a safe and comfortable pedestrian environment. |
| <input type="checkbox"/> | 5 | The proposed use or combination of uses will not substantially diminish the use or enjoyment of other property in the vicinity for those uses or combination of uses that are permitted by the Zoning Ordinance of the Village. |
| <input type="checkbox"/> | 6 | The proposed design and use or combination of uses will complement the character of the surrounding neighborhood. |
| <input type="checkbox"/> | 7 | The applicant has the financial and technical capacity to complete the proposed use or combination of uses. |
| <input type="checkbox"/> | 8 | The proposed development is economically feasible and does not pose a current or potential burden upon the services, tax base, or other economic factors that affect the financial operations of the Village, except to the extent that such burden is balanced by the benefit derived by the Village from the proposed use. |