

Planned Development (PD) Ordinance Comparison - Entitlement Commencement and Duration

January 10, 2020

Existing Requirements	Oak Park	Evanston	River Forest	Elmhurst	LaGrange	Chicago
Building Permit Submittal	9 Months	-	9 Months	9 Months	-	-
Construction Commencement	18 Months	1 Year	15 Months	15 Months	1 Year	6 Years
Construction Completion	36 Months	Per date specified in application	33 Months	Per date specified in application	Not defined	Per date specified in application
Extension Guidelines	Yes - Term not defined	Yes - Term not defined	Yes - Term not defined	Yes - 6 Months	Yes - 1 Year	Yes - 1 Year
PD Ordinance Application Project Criteria	Development projects ≥ 20k sf GFA and requiring a zoning variance.	Developments requesting allowances beyond existing zoning.	Development projects greater than 20k sf and all multi-family.	Developments in Downtown areas with more than 75' of street frontage; Developments ≥ 2-acres; Single family detached ≥ 10 acres.	All development projects (Classification based on size: Large: ≥ 40k sf/Small: < 40k sf).	Wide variety of project types require PD ordinance approval.