

## **Guidelines for Early Review of Development Proposals by Village Board of Trustees**

The following are guidelines for appearing before the Village Board as part of an early review process for development proposals. The guidelines suggested are as follows:

1. Development proposals which are not consistent with the Village of Arlington Heights Comprehensive Plan Land Use Map.
2. Planned Unit Developments in the Central Business District.
3. Land Use Variations pertaining to uses.
4. Planned Unit Developments and rezonings (of 10 or more dwelling units for residential proposals) which seek variations of 25% or greater to the allowed density (measured by FAR and/or dwelling units allowed) and/or height requirements.
5. Development recommended for denial by Staff Development Committee.
6. Any other projects as the Village Managers deems unique enough to warrant early review by the Village Board.

Developers seeking early review must at least meet one of the above guidelines.

Developers must request early review, in writing, to the Village Manager, stating the nature of the development proposal and how it meets one or more of the guidelines. The Village Manager shall, at his/her discretion, determine if and when the development proposal shall be presented to the Village Board for early review.

It should be understood by all that the results of the Village Boards early review do not commit the Village to approving or denying a development proposal if and when the proposal moves through the review process.