

STANDARDS WORKSHEET – SPECIAL USE

For all petitions requesting a Special Use, the petitioner must provide detailed written responses to the standards listed below for each special use requested. When considering an application for a Special Use Permit, the decision making bodies shall consider the responses to these standards.

Special Use: Planned Development

Zoning District: Planned Development

Incremental Improvements: Publicly accessible open space amenities, additional landscaping, and additional architectural elements.

1. Will the special use be consistent with the purposes, goals, objectives and standards of the Comprehensive Plan, any adopted overlay plan and these regulations?

Petitioner Response: Yes, the special use is consistent with the purposes, goals, objectives and standards of the Comprehensive Plan and the previously approved Planned Development for this site.

2. Will the special use be consistent with the community character of the immediate vicinity of the parcel proposed for development?

Petitioner Response: Yes, the special use will be consistent with the character of the La Grange Road corridor and with the planned use of this lot under the previously approved Planned Development.

3. Will the design of the proposed use minimize adverse effects, including visual impacts on adjacent properties?

Petitioner Response: The proposed use will provide a needed service to the nearby community and the attractive building architecture and amenity areas will provide positive visuals for adjacent properties.

4. Will the proposed use have an adverse effect on the value of adjacent property?

Petitioner Response: No, the proposed use will not have any adverse effect on the value of adjacent property.

5. Has the applicant demonstrated that public facilities and services, including but not limited to roadways, park facilities, police and fire protection, hospital and medical services, drainage systems, refuse disposal, water and sewers, and schools will be capable of serving the special use at an adequate level of service?

Petitioner Response: Yes, all necessary public facilities and services are available to the property as shown on the Preliminary Engineering drawings and as coordinated with Village staff.

6. Has the applicant made adequate legal provision to guarantee the provision and development of any open space and other improvements associated with the proposed development?

Petitioner Response: Yes, in coordination with Village staff the applicant is providing publicly accessible open space amenities on-site.

7. Will the development adversely affect a known archaeological, historical or cultural resource?

Petitioner Response: No. An Illinois State Historic Preservation Office review has been completed and there are no known archaeological, historical, or cultural resources present on-site.

8. Will the proposed use comply with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other applicable requirements of the ordinances of the Village?

Petitioner Response: Yes, the proposed use will comply with all additional standards and ordinances as coordinated with Village staff.

