

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: Drive Thru use (16250 LaGrange Rd)

Zoning District: COR Mixed Use

**Incremental
Improvements:**

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, it aligns by providing a use for patrons which includes walk-in service.

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 scale and design are compatible with nearby commercial properties.

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

Petitioner Response:

The design of site and building will not adversely affect adjacent properties.

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

Petitioner Response:

No, the Dunkin' will add value as a recognized brand with good reputation.

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, the existing facilities/services listed can adequately serve proposed use.

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 - the required open space and improvements will be built and maintained.



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

Petitioner Response:

No - there will be no adverse affect on these areas of concern.

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, unless noted as a variance request.

For any petition requesting Modifications to the Land Development Code with a Special Use Permit, the petitioner is required to submit a separate response for each requested modification, provide justification for the request, and describe any incremental improvements above code requirements proposed to mitigate impacts.

All code requirements shall be met wherever possible. Modifications, a form of variance granted with a special use permit, may be granted where there are unique conditions qualified as practical difficulties or unnecessary hardships and "the variance granted is the minimum adjustment necessary for the reasonable use of the land."

Special Use for a Drive Thru with the following modifications:

Code Section: 6-210, C, 9

Requirement:

Drive-In service windows are a special use

Requested Variance/

Modification: **Allow special use at this location in COR District**

Incremental

Improvements:

Special Use for _____ with the following modifications:

Code Section:

Requirement:

Requested Variance/

Modification:

Incremental

Improvements:

Special Use for _____ with the following modifications:

Code Section:

Requirement:

Requested Variance/

Modification:

Incremental

Improvements:



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: Restaurant with Outdoor Seating at (16250 LaGrange Rd)

Zoning District: COR Mixed Use

**Incremental
Improvements:**

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, it aligns by providing a pedestrian friendly destination for patrons.

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

Petitioner Response: Yes, outdoor seating supports the pedestrian-oriented character of the area.

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

Petitioner Response: Design of outdoor seating area will not adversely affect adjacent properties.

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

Petitioner Response: No, the outdoor seating is a positive amenity that brings people to the area.

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, the existing facilities/services listed can adequately serve proposed use.

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 - the required open space and improvements will be built and maintained.



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

Petitioner Response: No - there will be no adverse affect on these areas of concern.

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, this is part of a development submittal including other approvals.

For any petition requesting Modifications to the Land Development Code with a Special Use Permit, the petitioner is required to submit a separate response for each requested modification, provide justification for the request, and describe any incremental improvements above code requirements proposed to mitigate impacts.

All code requirements shall be met wherever possible. Modifications, a form of variance granted with a special use permit, may be granted where there are unique conditions qualified as practical difficulties or unnecessary hardships and "the variance granted is the minimum adjustment necessary for the reasonable use of the land."

Special Use for a restaurant with outdoor seating with the following modifications:

Code Section: 6-210, C, 20

Requirement:

Restaurants with outdoor seating are a special use

Requested Variance/

Modification: **Allow special use at this location in COR District**

Incremental

Improvements:

Special Use for _____ with the following modifications:

Code Section:

Requirement:

Requested Variance/

Modification:

Incremental

Improvements:

Special Use for _____ with the following modifications:

Code Section:

Requirement:

Requested Variance/

Modification:

Incremental

Improvements:

