

STANDARDS WORKSHEET - ZONING MAP AMENDMENT

For all petitions requesting a Zoning Map Amendment (“rezoning”), the petitioner must provide detailed written responses to the standards posed as questions below. When considering an application for a Rezoning, the decision-making body shall consider the extent to which the following standards are met. It is the responsibility of the petitioner to prove that these standards will be met.

1. What are the existing uses and zoning of nearby property?

| Direction | Zoning | Land Use |
|-----------|--|---------------------------|
| North | Unincorporated Cook County | Single Family Residential |
| South | LSPD – Large Scale Planned Development | Agriculture |
| East | BIZ – General Business | Caputo’s Plaza |
| West | LSPD – Large Scale Planned Development | Agriculture |

2. How is the subject property value diminished by a particular zoning classification or restriction?

E-1 Estate Residential is the current zoning of the property. E-1 is the zoning designated to properties annexed into the Village. The E-1 designation is a residential zoning district and has the most restrictive regulations out of all the Village zoning districts. The existing use of the Sportsplex as an indoor recreational facility is not a permitted land use within the E-1 zoning classification.

3. How does the proposed zoning amendment promote the health, safety, and general welfare of the public?

Rezoning the property to OS Open Space promotes the health, safety, and general welfare by preserving the site for public recreational use, ensuring compatibility with surrounding land uses, and preventing future private development that may conflict with the Village’s long-term land use vision. The Open Space zoning will also enable the Village to do future facility improvements that enhance community recreation opportunities.

4. What is the relative gain to the public as compared to the hardship imposed on the applicant/property owner?

The relative gain to the public outweighs any hardship to the property owner. The rezoning will allow the Sportsplex to continue serving as a public recreation and community facility, consistent with the Village’s investment and Comprehensive Plan. Retaining the current E-1 zoning would prevent the property from being used or improved as intended, creating unnecessary regulatory hardship without any corresponding public benefit.

5. Describe the suitability of the subject property for the purposes for which it is currently zoned.

The property is not suitable for its current E-1 Estate Residential zoning. The existing recreation facility and associated site improvements do not conform to the residential nature or lot standards of the E-1 District. The OS Open Space District is the most appropriate designation for this use and will accurately reflect the property’s current and intended purpose.

6. How long has the property been vacant as zoned, compared to the context of land development in the area?

The property was developed as a public recreational facility in 2002 and has remained in active use since its opening. The E-1 zoning has remained unchanged since annexation, despite the property’s long-standing recreational use. Adjacent development includes Caputo’s Plaza to the east and agricultural land to the south and west, both consistent with the area’s planned transition toward commercial, residential, and institutional uses.

7. Is the proposed zoning amendment consistent with the Comprehensive Plan and any adopted land use policies?

The Comprehensive Plan designates the subject parcel as Community and Institutional, which includes public recreational facilities. The OS Open Space District aligns directly with this land use classification and supports the Village’s long-term vision for public recreation, open space preservation, and community well-being.

8. How will the proposed zoning amendment benefit the needs of the community?

The proposed zoning map amendment will ensure the continued use of the Sportsplex as a public recreational facility and allow for future facility upgrades, maintaining public investment, and preserving open space for future generations.