

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.

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

North: Unincorporated Cook County (C-4) - Vacant

East: Unincorporated Cook County (R-4) - Vacant (Wetlands)

South: Unincorporated Cook County (C-4) - Vacant (Former El Cortez Restaurant)

West: R-4 Residential District - Attached Residential (Brook Hills)

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

The current zoning classification limits the uses for the property, reducing its value by restricting public benefit. The proposed rezoning would allow the property to be utilized for preservation, enhancing its value by ensuring its long-term viability and public enjoyment.

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

The proposed zoning amendment promotes the health, safety, and general welfare by preserving the land for open space uses by providing opportunities for environmental conservation. By preventing private development, the rezoning ensures the long-term protection of natural resources.

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

The public gains significant benefits from the proposed rezoning by ensuring the preservation of critical and sensitive environmental areas, as defined in the Comprehensive Plan, which contributes to conservation and habitat restoration within the Village. Since the rezoning does not alter the current or intended use of the land, there would be no inconvenience to the applicant.

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

The current E-1 Estate Residential zoning designation, applied automatically upon annexation, is not suitable for the intended use of the parcel. A zoning map amendment will ensure consistency with the Village's zoning and land use framework, aligning the property's designation with its actual purpose.

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

Prior to its annexation to the Village in January 2025, the property was zoned B-4 Commercial by Cook County. The property has functioned as open space, consistent with its intended use, and has never been developed due to its environmental constraints.

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

The proposed zoning map amendment is consistent with the Comprehensive Plan and policies for this area.

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

The proposed OS zoning district designation ensures preservation of natural areas, which would include this subject property if approved. Additionally, the rezoning enhances the value of nearby properties by promoting a well-maintained, accessible, and sustainable area.