

WHAT IS.....

the Comprehensive Plan?

The Comprehensive Plan is the Village's official policy guide for future growth and development. It provides community focus and direction regarding future physical and economic change in the community over the next 10-15 years. It includes goals, objectives and long-range recommendations for land use, annexation, transportation, economic development and community facilities.

a Conditional Use?

A conditional use is a use which, because of its unique characteristics, cannot be properly classified as a permitted use in a particular district or districts. After due consideration of each case of the impact of such use upon neighboring land and of the public need for the particular use at the particular location, such conditional use may or may not be granted.

meant by "Drawn to Scale"?

When a drawing is "to scale" it is drawn in an engineering or architectural scale. For example, a drawing in an engineering scale of 1:20 means one inch in the drawing equals twenty feet in reality. If the petitioner draws the site plan on a Plat of Survey, then anything drawn on that Plat of Survey should be drawn to the same scale as the Plat of Survey.

a Hardship?

Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience if the strict letter of the regulations were to be applied. A petitioner must demonstrate that the hardship is particular to his/her property, distinguishing it from other properties in the area. The existing hardship must not be the result of action taken by the current or prior property owner.

a Planned Development?

A planned development is a conditional use that provides a mechanism to accommodate development that is in the public interest and might not otherwise be permitted. Planned developments may be of residential, commercial, office, industrial, or mixed use and are evaluated on a case-by-case basis. Planned development approval is required for any property that is proposed to be rezoned to the R6, O, B1, B2, B3, B4, B4A, B5, B5A or I District and meets the minimum lot area and width requirements.

a Rezoning?

A rezoning, or map amendment, is a change from one zoning district to a different zoning district. Rezoning may be proposed by a property owner or authorized representative, or a Village official.

Site Plan Approval?

Site Plan Approval is the process of review by the Plan Commission of individual components of an approved planned development for compliance with the provisions enumerated within any development agreements and the Village Codes and Ordinances.

a Text Amendment?

A text amendment is a change to the actual wording of an Ordinance.

a Variation?

A variation is a provision in the Zoning Ordinance and Sign Ordinance which allows an applicant to depart from the standard rules. The Board of Trustees has the authority to grant variances in cases where the strict application of the Zoning Ordinance or Sign Ordinance would effectively prohibit or unreasonably restrict the use of the property.

A variation runs with the land, meaning a variation granted to a property owner is binding on the present and all future owners of the property. The ZBA hears the majority of variation requests; however, the Plan Commission reviews all applications for companion variations made as part of a petition for rezoning, annexation, conditional use, or subdivision approval.