

Standards

Provide a response to all applicable standards.

Planned Development Standards – Section 21.11.E of the Algonquin Zoning Ordinance provides that a Planned Development shall conform to the following requirements:

1. The number of dwelling units erected shall not exceed the number permitted by the regulations of the district in which it is located, except in cluster developments where a density bonus may be granted as part of the planned development.
2. If a building is permitted to exceed the height limit of the district in which it is located, the yards and open spaces around such building shall be increased by an amount equal to the height that the building exceeds the height limit of the district measured in feet.
3. If more intensive uses are permitted than are allowed by the district regulations, there must be clear evidence that such uses are appropriate, provided the Planning and Zoning Commission finds:
 - a. That the use permitted by such exceptions is necessary or desirable and is appropriate with respect to the primary purpose of the development;
 - b. That the uses permitted by such exception are not of such a nature or so located as to exercise a detrimental influence on the development nor on the surrounding neighborhood;
 - c. That, in an industrial development, such additional uses allowed by exception shall conform to the performance standards of the district in which the development is located as set forth in Section 21.4 herein;
 - d. That the use exceptions allowed are on file in the Community Development Department;
5. The amount of off-street parking must be adequate to serve the needs of the projects. The Planning and Zoning Commission and Village Board may require more or less off-street parking than is otherwise required by this Chapter if it is determined the use(s) warrants the deviation.
6. If any open space or recreational facility is to be used solely by the residents of the project, adequate provisions shall be made for assessments against the property within the project so that such facilities can be properly improved, maintained, and operated.
7. All residential planned developments that involve annexation shall include clearly identifiable community-wide benefit improvements to the Village. Benefits may include the following, but shall not be limited to those listed: expansion of Village infrastructure that can serve other parts of the community; creation of a community park; dedication of right-of-way or construction of a collector road; and component of a larger mixed-use development that includes commercial uses. The larger the residential unit count, the larger the community-wide benefit improvements.
8. All commercial planned developments that include lots fronting on any major collector or arterial roadway shall provide landscaped open space between each building and parking lot. Said landscaped area shall include combinations of trees, shrubs, and seasonal plantings that shall be planted on top of earthen berms. The appropriate land area, height of the berm, and exact plant material specifications shall be reviewed and approved by the Village Board as part of the final planned development review process.

Special Use Standards – Section 21.11.E.3 of the Algonquin Zoning Ordinance provides that a Special Use shall conform to the following standards:

1. That the proposed use at the particular location requested is necessary or desirable to provide a service or a facility that is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community;
2. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity, or injurious to property values or improvements in the vicinity;
3. That the proposed use will comply with the regulations and conditions specified in this Chapter for such use and with the stipulations and conditions made a part of the authorization granted by the Village Board.

Zoning Map Amendment (Rezoning) Standards – Without specific standards in the Village's Zoning Code, the standard in Illinois is to rely on the "LaSalle Factors" and also factors from the Sinclair Pipeline Company vs. Village of Richton Park.

1. Will the rezoning of the Subject Property negatively impact the existing uses or zoning of nearby property?
2. To what extent do the current zoning restrictions diminish the property value of the Subject Property and nearby property?
3. To what extent does the rezoning promote the health, safety, morals, and general welfare of the public?
4. What is the suitability of the Subject Property for the zoned purposes?
5. What is the relative gain to the public as compared to the hardship imposed upon the individual property owner?
6. Does the proposed development on the Subject Property comply with the policies and official land use plan and other official plans of the Village?

Variation Standards – When evidence in a specific case shows conclusively that literal enforcement of any provision of this Chapter would result in a practical difficulty or particular hardship because of unusual surroundings or condition of the property involved, or by reason of exceptional narrowness, shallowness, or shape of the zoning lot, or because of unique topography, underground conditions, or other unusual circumstances, the Planning and Zoning Commission may determine and vary the application of the provision and the Village Board may grant, by ordinance, a variation to permit relief from any provision relating to the construction or alteration of buildings or structures.

The property owner's desire to build an accessory structure in a location only possible via a variation is not grounds for a variation if the improvement may be made elsewhere on the property without a variation. A reasonable alternative may include modifying the plans of the proposed structure, such as making it smaller than desired. Section 21.17.E.1 of the Algonquin Zoning Ordinance provides that a Variation shall conform to the following standards:

1. The variation will not impair an adequate supply of light and air to adjacent property.
2. The variation will not unreasonably diminish the values of adjacent property.
3. The variation will not unreasonably increase congestion in the public streets or otherwise endanger public safety
4. The variation is in harmony with the general purpose and intent of the Zoning Code.