

## ZONING CODE

*156 Attachment 26*

### **Village of Coal City**

**Table 24: Approval Criteria for Conditional Uses**

#### **Generally**

In recommending approval or conditional approval of a conditional use, the Zoning Board shall transmit to the Village Board written findings of fact that, on the basis of the characteristics cited under review of conditional uses herein, or changes to such characteristics that the Zoning Board recommends, the proposed use will be compatible with existing uses in the area, and with permitted uses in the zoning district, in the ways specified below. The Village Board shall not be bound by the recommendation of the Zoning Board. However, in granting approval or conditional approval, the Village Board shall find that the proposed use will be compatible with such uses in the following ways:

#### **(1) Traffic**

Any adverse impact of types or volumes of traffic flow not otherwise typical in the zoning district has been minimized.

#### **(2) Environmental Nuisance**

Any adverse effects of noise, glare, odor, dust, waste disposal, blockage of light or air, or other adverse environmental effects of a type or degree not characteristic of permitted uses in the zoning district have been appropriately controlled.

#### **(3) Neighborhood Character**

The proposed use will fit harmoniously with the existing natural or man-made character of its surroundings, and with permitted uses in the zoning district. The use will not have undue deleterious effect on the environmental quality, property values, or neighborhood character already existing in the area or normally associated with permitted uses in the district.

#### **(4) Public Services and Facilities**

The proposed use will not require existing community facilities or services to a degree disproportionate to that normally expected of permitted uses in the district, nor generate disproportionate demand for new services or facilities, in such a way as to place undue burdens upon existing development in the area.

#### **(5) Public Safety and Health**

The proposed use will not be detrimental to the safety or health of the employees, patrons, or visitors associated with the use nor of the general public in the vicinity.

#### **(6) Other Factors**

The proposed use is in harmony with any other elements of compatibility pertinent, in the judgment of the Village Board, to the particular conditional use or its particular location.