

ZONING CODE

156 Attachment 28

Village of Coal City

Table 26: Approval Criteria for Zoning Amendments

Generally

In recommending approval or conditional approval of an amendment, the Zoning Board shall transmit to the Village Board written findings of fact that all of the conditions below apply to the application. In granting approval or conditional approval, the Village Board shall similarly find that all of the following conditions apply:

(1) Compatible with Use or Zoning of Environs

The proposed use(s) or the uses permitted under the proposed zoning classification are compatible with existing uses or existing zoning of property in the environs.

(2) Supported by Trend of Development

The trend of development in the general area since the original zoning of the affected property was established supports the proposed use or zoning classification.

(3) Consistent with Comprehensive Plan Objectives

The proposed use or zoning classification is in harmony with the objectives of the Comprehensive Plan of the Village as viewed in light of any changed conditions since the adoption of the Comprehensive Plan or adoption of a new Comprehensive Plan.

(4) Furthers Public Interest

The proposed use or zoning classification promotes the public interest and not solely the interest of the applicant.