



Village of Hoffman Estates
**PLANNED DEVELOPMENT
OBJECTIVES AND SPECIAL USE STANDARDS**

PROJECT NAME: _____

OBJECTIVES OF PLANNED DEVELOPMENT

Zoning Code Section 9-1-18A-D requires that the Planned Developments meet the following objectives.

Applicants must answer and explain how the proposed project meets each objective. Incomplete submittals will not be considered. Any submittal that does not contain an explanation of why and how each objective is met will not be accepted.

1. Creation of a more desirable environment than would be possible through strict application of other Village land use regulations.
2. Promotion of a creative approach to the use of land and related physical facilities resulting in better design and development, including aesthetic amenities.
3. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation, and geologic features, and the prevention of soil erosion.
4. Combination and coordination of architectural styles, building forms, and building relationships.
5. Provisions for the preservation and beneficial use of open space.

6. Encouragement of land uses that promote the public health, safety, and general welfare.

7. Support the economic development goals of the Village, as conveyed through the Village's Comprehensive Plan, or other relevant adopted sub-area or strategic plans.

STANDARDS OF SPECIAL USE

Zoning Code Section 9-1-18-I requires that the Planning and Zoning Commission shall, in making its determination, find that adequate evidence is provided to meet the Standards of Special Use.

You must answer and explain each Standard of Special Use. Incomplete submittals will not be considered. Any submittal that does not contain an explanation of why and how each standard is met will not be accepted.

1. That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare. Please explain how and why you meet this standard.

2. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within that neighborhood. Please explain how and why you meet this standard.

3. That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district. Please explain how and why you meet this standard.

4. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided. Please explain how and why you meet this standard.

5. That adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in public streets. Please explain how and why you meet this standard.

6. That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except in each instance such as regulations may be modified by the Village Board pursuant to the recommendation of the Planning and Zoning Commission. Please explain how and why you meet this standard.

7. That the special use shall support the economic development goals of the Village as conveyed through the Village's Comprehensive Plan, or other relevant adopted sub-area or strategic plans.