

REVIEW CRITERIA

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AUG 05 2019
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

SPECIAL USE CRITERIA

1. That said special use is deemed necessary for the public convenience at this location.
2. That such case will not, under any circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.
3. That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.

LAND USE VARIATION CRITERIA

(ALSO APPLIES TO ZONING CODE VARIATIONS)

1. The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.
2. The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.
3. The proposed variation is in harmony with the spirit and intent of this Chapter.
4. The variance requested is the minimum variance necessary to allow reasonable use of the property.

the proposed use of our sign shop due to the nature of our business that does not do any heavy duty manufacturing of signs or hand painting and is mostly an administrative office with very light fabrication of signs is compatible with the tenants in this building and next door the owner of this property did have a vacant spot for almost one year & was glad to rent to us the use of this building space is in harmony with the spirit & intent of this Chapter the variance requested is the minimum variance necessary to allow reasonable use of the property

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