

Attachment A
Response to Standards for Text Amendments

For any change to the Zoning Ordinance, the standards for text amendments must be affirmed. The standards and the petitioner's and staff comments are noted below:

1. *The degree to which the proposed amendment has general applicability within the Village at large and not intended to benefit specific property;*

Should the proposed amendments be approved, the ability to do a consolidation plat administratively would apply to all properties within the Village and not benefit any specific properties.

2. *The consistency of the proposed amendment with the objectives of this ordinance and the intent of the applicable zoning district regulations;*

Should the proposed amendments be approved, the ability to do a consolidation plat administratively would apply to all properties within the Village, regardless of the zoning district.

3. *The degree to which the proposed amendment would create nonconformity;*

The proposed amendment will not create non-conformities as it only affects plat procedure.

4. *The degree to which the proposed amendment would make this ordinance more permissive;*

The intent of the proposed text amendment is to allow the consolidation of land to be done administratively, regardless of the size of land. Allowing this procedure to be done administratively allows staff to approve such plats, thus not requiring Village Board approval.

5. *The consistency of the proposed amendment with the Comprehensive Plan;*

Staff believes that the proposed amendment would be consistent with the Comprehensive Plan. The amendments are intended to encourage compatible, well designed development in the community.

6. *The degree to which the proposed amendment is consistent with village policy as established in previous rulings on petitions involving similar circumstances.*

The Village does have a history of amending its Ordinances to address trends in development. In 2000, the Village Board approved amendments to the Subdivision and Development Ordinance as it relates to the submittal of Engineer's Cost Estimate and the definition of Public Improvement.