



Standards for Conditional Use

Street Address: _____, South Holland, Illinois 60473
Requested Use: _____
Business Name: _____
Applicant Name: _____ Date: _____

The Planning and Development Commission and Village Board shall consider the following responses to the Standards for a Conditional Use in evaluating the application.

Provide responses to each question below using complete sentences specific to the proposed business and selected location.

1. How will the establishment, maintenance, or operation of the conditional use not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare?

Describe how your business will operate safely and responsibly, without causing any harm or discomfort to the community. Explain any measures you'll take to ensure this.

2. How will the conditional use not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, and how will it not substantially diminish and impair property values within the neighborhood?

Explain how your business will fit in with the surrounding area without disrupting existing businesses or homes. Describe why you believe your business won't negatively affect nearby property values.

3. How will the establishment of the conditional use not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district?

Describe how your business won't interfere with the growth or improvement of neighboring properties. Explain how it might even contribute positively to the area's development.

4. Describe how adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.

Explain how your business location has sufficient infrastructure (like water, electricity, roads, parking, etc.) to support its operations. If improvements are needed, describe your plans to address them.

5. Explain what adequate measures have been or will be taken to provide ingress and egress designed to minimize traffic congestion in the public streets.

Describe how people will enter and exit your business property. Explain your plans to manage traffic flow and prevent congestion on nearby streets.

6. How is the proposed conditional use not contrary to the objectives of the current land use plan for the village? The Future Land Use Plan can be found in the [2018 Comprehensive Plan](#) (pg. 29)

Explain how your business aligns with South Holland's current plans for land use and development. Describe how it fits with the village's vision for the area.

7. Describe how the conditional use will, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may be modified pursuant to the recommendations of the planning and development commission.

Explain how your business will follow all other relevant rules and regulations for the area. If you're requesting any exceptions, explain why they're necessary and how they'll be managed.

Note: The Planning and Development Commission will not recommend any conditional use unless all of the above standards are met. Please provide thorough and specific responses to each question.