

October 1, 2026

TO: President Gustafson & Roscoe Village Trustees
FROM: Scot Wrighton, Interim Village Administrator
RE: Ordinance Requiring Land Use Changes to Conform to Planning Documents

Recently, the Village's Corporate Authorities concluded that there should be a mechanism for ascertaining that rezonings, variances, planned unit developments, special use permits and other revisions to land use meet a higher standard than just mitigating different kinds of harm that might occur to adjoining properties. Most land use changes should **also** conform to the village's comprehensive planning documents, strategic plans, special district plans, corridor plans, other official planning documents of the village. Nor should proposed changes in land use be at-odds with an assessment of highest and best land use. In other words, there should be a mechanism that includes a deliberative finding of fact that a proposed land use change is in the entire village's best long-term interests.

Given the legal underpinnings of zoning and local land use control, it is likely that the Village Board and its Zoning Board of Appeals already have this authority without adding additional language to the Village Code. However, the proposed language requested by the Board is an important amendment for at least two reasons: 1) It affirmatively states that such macro-land use planning evaluations be made prior to granting land use changes as a matter of policy, in addition to the micro and site specific issues that have been given the most attention in the past; and 2) It provides a specific mechanism for making these sometimes subjective determinations that changes fit the village's planning documents.

It is recommended that the proposed ordinance be adopted on first reading only. It will be returned to the Village Board for final action (second reading) on October 20.