

ARTICLE F

CONDITIONAL USES

SEC 9-1-22 CONDITIONAL USES

(a) Granting Conditional Use Permits

(1) The Plan Commission may authorize the Village Clerk to issue a conditional use permit for conditional uses specified in Section 9-1-23 of this ordinance or any other use which the Plan Commission finds will be similar in nature, operation, and function to conditional uses allowed within the zoning district after review and a public hearing, provided such uses are in accordance with the purpose and intent of this ordinance.

(2) Application for conditional use permits shall be submitted to the Village Clerk on forms provided by the Clerk and shall be accompanied by a plan showing the location, size and shape of the lot(s) involved and of any proposed structures, and the existing and proposed use of each structure and lot. Permit fees shall be established from time to time by resolution of the Village Board.

(3) Application for a conditional use must be accompanied by a Site Plan outlined under Article G and must also meet any additional requirements specified under each use.

(4) The Plan Commission shall review the site, existing and proposed structures, architectural plans, neighboring uses, parking areas, driveway locations, highway access, traffic generation and circulation, drainage, sewerage and water systems and the proposed operation.

(5) Consideration will be given to possible hazardous, harmful, noxious, offensive or nuisance effects as a result of noise, dust, smoke or odor and such other factors.

(6) Conditions related to landscaping, architectural design, type of construction, construction commencement and completion dates, sureties, lighting, fencing, operational control, hours of operation, traffic circulation, deed restrictions, access restrictions, increased yards and parking requirements, may be required by the Plan Commission upon its finding that such conditions are necessary to fulfill the purposes and intent of this ordinance.

(7) Conditional uses shall comply with all other provisions of this ordinance such as lot width and area, yards, height, parking and loading.

(8) Notice of public hearing on a proposed conditional use shall be posted in three (3) public places within the Village not less than ten (10) days prior to the date of hearing and said notice shall be mailed not less than ten (10) days prior to the date of hearing to all property owners lying within three hundred (300) feet of the proposed conditional use. The notice shall state the time and place of the public hearing and the purpose for which the hearing is held.

(b) Continuance of conditional use permit A conditional use on a property may be continued, by subsequent property owners, if it is adherent to the use and conditions of the original permit/approval. A conditional use permit shall no longer be valid where the use has been discontinued or not established for 10 consecutive months. A new conditional use permit is required to re-establish the use on the property. Departure from the original use or conditions also invalidates a conditional use permit. A new or revised conditional use permit is required to re-establish the use.

(c) Land Use Interpretation: Section 9-1-23 categorizes potential land uses as permitted (P) or conditional (C) within the Zoning Districts. Definitions and additional requirements for these land uses are included in Sections 9-1-14 through 9-1-20.

ARTICLE F							
SECTION 9-1-23							
Chart of Permitted and Conditional Uses							
Use	Agriculture	Single-Family	Multi-Family	Commercial	Industrial	Institutional	Conservation
RESIDENTIAL							
Apartments on second floor (above commercial units)				p			
Garage and accessory building	p	p	p				
Home occupations	p	p					
Multiple-family dwellings			p				
Signs	p	p	p	p	p	p	c
Single dwelling manufactured homes	c	p	p				
Single-family residences	c	p	p				
Two family dwellings	c	p	p				
AGRICULTURAL							
Farm dwellings for resident owners & workers engaged in permitted uses	p						
Feed storage and feed mill	p						
Greenhouses	p	c					c
Harvesting of wild crops such as marsh hay, farms, moss, berries, tree fruits and tree seeds	p						p
In-season roadside stands for sale of farm products produced on the premises	p			c			c
Raising of crops	p			p	p	p	c
PARK/RECREATIONAL							
Archery range				c		c	
Arenas and field houses						p	
Athletic clubs and health resorts				c			
Boat access sites				c		p	c
Boat rentals				p			
Botanical gardens						p	c
Forest Reserve		p				p	p
Golf courses/driving ranges				c		p	
Group or organized camps						p	
Gymnasiums				c		p	
Ice skating						p	p
Management of forestry, wildlife and fish	p						p
Miniature golf				c			
Planeteria						p	
Playfields or athletic fields						p	
Public parks, playgrounds, recreational grounds, structure	c	p	p	p		p	c
Recreation community centers						p	
Seasonal public camping grounds						c	c
Skiing and Tobogganing						p	c
Stadiums						c	
Swimming beaches						p	c

Use	Agriculture	Single-Family	Multi-Family	Commercial	Industrial	Institutional	Conservation
Tennis Courts						p	
PUBLIC/INSTITUTIONAL/UTILITY							
Ampitheaters						c	c
Amusements parks				c			
Aquariums				c		c	
Cemeteries	c	c	c	c	c	c	
Churches and all affiliated uses	c	c	c	c	c	c	
Dams						p	p
Day care centers	c	c	c	c	c	c	
Exhibition halls						c	
Fairgrounds						c	
Fraternal Organizations						p	
Garages used in conjunction with operation of permitted use				c	c	c	
Historic and monument sites	c	c	c	c	c	p	c
Hospitals						c	
Libraries						p	
Microwave radio, relay structures, radio broadcast	c	c	c	c	c	c	
Municipal parking lots						p	
Museums						p	
Off street parking and loading area	p	c	p	p	p	p	c
Post Office				p		p	
Power stations	c				c		
Private for-profit or non-profit clubs and lodges				c		c	
Public administrative offices and public service buildings, including fire and police stations	p	p	p	p	p	p	
Public buildings except sewage plants, garbage incinerators, warehouses, garages, shops and storage yards				c	c	c	
Public emergency shelters						p	
Public utility offices				p		p	
Residential quarters for administrators, caretakers and clergy	c	c	c	c	c	c	
Rest homes or nursing homes			c	c		c	
Sanitariums						c	
Schools, colleges and universities	c	c	c	c	c	c	
Service buildings, facilities, offices or shops normally accessories to permitted use				p	p	p	
Sewage disposal and treatment plants					c	c	
Telephone buildings, exchanges, lines & transformer stations	c			p	p	p	
Television structure	c	c	c	c	c	c	
Transmission lines	c	c	c	c	c	c	c
Utilities	c	c	c	c	c	p	
Water pumping or storage tanks, towers and wells	c			c	c	c	
COMMERCIAL/INDUSTRIAL							
Accessory uses - customary and incidental to permitted uses	p	p	p	p	p	p	p
Animal hospital/veterinary clinic	c			c			
Antique stores				p			
Appliance stores				p			
Art galleries				p		p	
Art stores				p			

Use	Agriculture	Single-Family	Multi-Family	Commercial	Industrial	Institutional	Conservation
Auto Body Shops				c	p		
Automobile sales				c			
Bakery				p			
Banks with or without drive-thru services, financial institutions				p			
Barber and beauty shops				p			
Bed and breakfast establishments	c	c	c	p			
Bowling alley				c			
Butcher				p			
Cabinet factory					p		
Candy, confectionary, ice cream stores				p			
Car Wash				c			
Caterer				p			
Clothing stores and repair shops				p			
Commercial processing but not butchering of fowl or animals					p		
Convenience stores				p			
Department stores				p			
Doctors offices/clinic - medical, dental, optical				p			
Drug stores, pharmacies				p			
Excavating and construction offices, repair and storage				c	p		
Florists				p			
Food lockers/cold storage facilities				c	p		
Funeral homes				p			
Furniture stores				p			
Furniture upholstery shops				p			
Gas/service stations				c	p		
Gift stores				p			
Gravel or sand pits & quarries including washing & grading of product					c		c
Greenhouses		c		p	p		
Grocery stores				p			
Hardware stores				p			
Hobby shops				p			
Jewelry stores				p			
Laundromats and dry cleaning establishments employing not over 7 persons				p			
Liquor stores				p			
Lumberyards				p	p		
Manufacture, fabrication, packaging and assembly of paper					p		
Manufacture, processing or assembly of goods - with or without open storage					p		
Mobile home and equipment sales and services				c			
Motels/hotels				p			
Music, radio and television stores				p			
News stands				p			
Office supplies				p			
Personal service establishments				p			
Pet stores				p			
Pet supply stores				p			
Photography studios				p			
Plumbing, heating and electrical supplies				p			
Pool hall				c			

Use	Agriculture	Single-Family	Multi-Family	Commercial	Industrial	Institutional	Conservation
Printing, press room, publishing shop				c	p		
Private utility office and maintenance yard					p		
Professional, governmental and business offices				p			
Radio broadcast studios				p			
Repair, service, processing or assembly of goods - with or without open storage					p		
Restaurants, cafes				p			
Rollerskating rink				c		c	
Self-service and pickup laundry and dry-cleaning establishments				p			
Sports shops				p			
Storing and warehousing of products - with or without open storage					p		
Taverns, cocktail lounges, night clubs				p			
Taxidermy				c	p		
Theaters				p			
Trailer sales				c			
Truck stops				c			
Variety stores				p			
Video stores				p			
Warehousing and mini-warehousing				c	p		
Wholesale business with open storage					p		
Wholesale business without open storage				c	p		