

## SECTION 4.0 CONDITIONAL USES

### 4.01 PERMITS

The Village Plan Commission may require the Zoning Administrator to issue a conditional use permit for conditional uses after review and a public hearing, provided that such conditional uses and structures are in accordance with the purpose and intent of this Ordinance and are found to be not hazardous, harmful, offensive, or otherwise adverse to the environment or the value of the neighborhood or the community.

### 4.02 APPLICATION

Applications for zoning permits for conditional uses shall be made to the Zoning Administrator on forms furnished by the Zoning Administrator and shall include the following:

Name and Addresses of the applicant, owner of the site, architect, professional engineer, contractor, and all opposite and abutting property owners of record.

Description of the Subject Site by lot, block, and recorded subdivision or by metes and bounds; address of the subject site; type of structure; proposed operation or use of the structure or site; number of employees; and the zoning district within which the subject site is located.

Site Plan showing all the information required under Section 2.05.

Additional Information as may be required by the Village Plan Commission or Zoning Administrator.

### 4.03 HEARINGS

The Village Plan Commission shall hold a public hearing upon each conditional use application giving Class 2 Notice thereof and written notice shall be given to all abutting and opposite property owners of record.

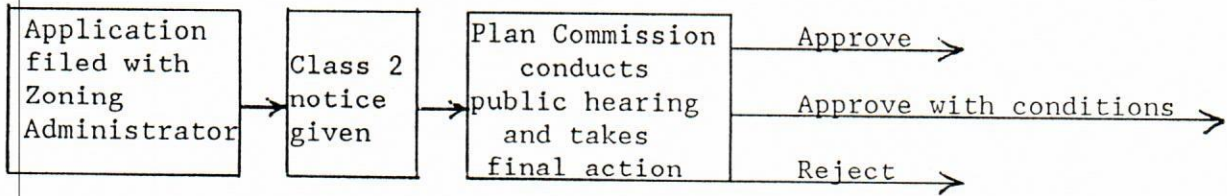
### 4.04 REVIEW AND APPROVAL

The Village Planning Commission shall use the following standards when reviewing applications for conditional use: that the establishment, maintenance, or operation of the conditional use will not create a nuisance for neighboring uses or reduce the values of other property; that adequate utilities, access roads, parking, drainage, landscaping, and other necessary site improvements are being provided; that the conditional use conforms to all applicable regulations of the district in which it is located; that the conditional use conforms to the purpose and intent of the village land use plans.

Conditions such as landscaping, architectural design, type of construction, construction commencement and completion dates, sureties, lighting, fencing, planting screens, operational control, hours of operation, improved traffic circulation, deed restrictions, highway access restrictions, increased yards, or parking requirements may be required by the Village Plan Commission upon its finding that these are necessary to fulfill the purpose and intent of this Ordinance.

Compliance with all other provisions of this Ordinance, such as lot width and area, yards, height, parking, loading, traffic, and highway access shall be required of all conditional uses. Variances shall only be granted as provided in Section 9.0.

Steps in Application for Conditional Use in Village:



Approval: Following the public hearing and review of the conditional use application, the planning commission shall approve, disapprove, or further conditionally approve the application. A simple majority approval by the planning commission constitutes final approval of the conditional use. No further action by the Village Board is required.

Record Keeping: Records of all Village Planning Commission actions approving conditional uses shall be maintained by the Zoning Administrator and shall be referred to in regard to enforcement and modification of conditional use approvals.