

17.61 AUTHORITY OF THE VILLAGE BOARD, REQUIREMENTS

(a) The Village Board may, by resolution, authorize the Zoning Administrator to issue a conditional use permit for a conditional use after review and recommendation by the Plan Commission and public hearing, provided that such conditional use and involved structure(s) are found to be in accordance with the purpose and intent of this Zoning Code and are further found to be consistent with the following requirements:

- (1) The conditional use is not hazardous, harmful, offensive or otherwise adverse to the environment or the value of the neighborhood or the community.
- (2) The proposed conditional use can be appropriately accommodated on the specific property;
- (3) The proposed conditional use will conform to the adopted comprehensive plan;
- (4) The proposed conditional use can be constructed and operated in a manner that is compatible with the surrounding land uses and overall character of the neighborhood;
- (5) The proposed conditional use is not hazardous, harmful, offensive or otherwise adverse to the environment or the value of the neighborhood or the Village, and
- (6) The proposed conditional use is consistent with the Village's interest that the public interest, health, safety, and general welfare will be promoted.

(b) Any development within five hundred (500) feet of the existing or proposed rights-of-way of freeways, expressways and within one-half (1/2) mile of their existing or proposed interchange or turning lane rights-of-way shall be specifically reviewed by the highway agency that has jurisdiction over the traffic way. The Village Board shall request such review and await the highway agency's recommendation for a period not to exceed twenty (20) days before taking final action.

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

(d) Compliance with all other provisions of this Chapter, such as lot width and area,

yards, height, parking, loading, traffic, highway access and performance standards shall be required of all conditional uses.