

17.68 CONDITIONS AND GUARANTEES.

The following conditions shall apply to all conditional uses:

(a) Conditions. Prior to the granting of any conditional use, the Village Board may stipulate such conditions and restrictions upon the establishment, location, construction, maintenance and operation of the conditional use as deemed necessary to promote the public health, safety and general welfare of the community, and to secure compliance with the standards and requirements specified in Section 17.66 above. In all cases in which conditional uses are granted, the Board shall require such evidence and guarantees as it may deem necessary as proof that the conditions stipulated in connection therewith are being and will be complied with. Such conditions may include specifications for, without limitation because of specific enumeration:

- (1) Landscaping;
- (2) Type of construction;
- (3) Construction commencement and completion dates;
- (4) Sureties;
- (5) Lighting;
- (6) Fencing;
- (7) Operational control;
- (8) Hours of operation;
- (9) Traffic circulation;
- (10) Deed restrictions;
- (11) Access restrictions;
- (12) Setbacks and yards;
- (13) Type of shore cover;
- (14) Specified sewage disposal and water supply systems;
- (15) Planting screens;
- (16) Piers and docks;
- (17) Increased parking;
- (18) Financing;
- (19) Availability of adequate public facilities and/or services;
- (20) Licensing;
- (21) Restrictive covenants and/or easements;
- (22) Dedication or reservation of land;
- (23) Performance guarantees;
- (24) Requirement that the applicant enter into a development agreement with the Village;
- (25) Any other requirements necessary to fulfill the purpose and intent of this Chapter.

(b) Site Review. The Plan Commission shall evaluate each application and may request assistance from any source which can provide technical assistance. The 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/use.

(c) Alteration of Conditional Use. No alteration of a conditional use shall be permitted unless approved by the Plan Commission.

(d) Architectural Treatment. Proposed architectural treatment will be in general harmony with surrounding uses and the landscape. To this end, the Village Board and/or the Plan Commission may require the use of certain general types of exterior construction materials and/or architectural treatment.

(e) Sloped Sites; Unsuitable Soils. Where slopes exceed six percent (6%) and/or where a use is proposed to be located on areas indicated as having soils which are unsuitable or marginal for development, on-site soil tests and/or construction plans shall be provided which clearly indicate that the soil conditions are adequate to accommodate the development contemplated and/or that any inherent soil condition or slope problems will be overcome by special construction techniques. Such special construction might include, among other techniques, terracing, retaining walls, oversized foundations and footings, drain tile, etc.

(f) Conditional Uses to Comply with Other Requirements. Conditional uses shall comply with all other provisions of this Chapter such as lot width and area, yards, height, parking, and loading.