

SPECIAL LAND USE

What is a Special Land Use Permit?

Various land uses and activities possess unique characteristics which under certain conditions require special limitations and controls to ensure compatibility with adjacent land uses, with the natural environment, and with existing and projected capacities of public services and facilities affected by such uses or activities and therefore have been designated as "special uses."

How do I know if My Project Requires a Special Land Use Permit?

You can contact the zoning administrator as he/she will be able to discuss this as part of a preliminary review meeting. Additionally, the Village Code of Ordinances indicates which zoning classification code requires specified uses to be permitted by special use.

Zoning Classification	Section of Ordinance
AG	78-103
RE	78-133
R-1	78-163
R-2	78-193
R-3	78-223
R-4	78-253
C-1	78-293
C-2	78-323
I-1	78-353
I-2	78-383
TMU	78-483
TI	78-493

How do I Apply for a Special Land Use Permit?

A written application is to be submitted to the village clerk along with the applicable fees and a site plan. The application fee is **not refundable**.

What is the Approval Process?

After application has been received, the planner will coordinate a development review meeting with the site plan committee. The site plan committee will work to get any technical issues resolved prior to the petition moving forward. This will be followed by a public hearing with the plan commission. The Plan Commission will conclude the public hearing and as part of their regularly scheduled meeting,

they will make a decision on the petition. The plan commission may approve/deny or approve with conditions.

Plan Commission Conditions for Consideration for Special Use Permit:

There are eight factors the plan commission considers when reviewing a petition for a special use permit as seen in [Section 78-544](#).

How long does Approval Last?

Any special use permit shall be valid for one year from the date of issuance of the special use permit. If the applicant fails to commence the use or activity authorized by such special use permit within one year of issuance of the special use permit, the special use permit shall be of no further force or effect. Prior to the expiration of the special use permit, an applicant may apply to the planning commission and the planning commission may grant a one-year extension of the special use permit upon a showing by the applicant of an inability to complete the requirements of the special use permit within the time specified, financial constraints, regulatory approvals, or other proven hardship by the applicant.

What if my application is denied?

Any application for a special use permit which has been denied wholly or in part by the planning commission shall not be resubmitted until the expiration of **one year** from the date of such denial except on the grounds of newly discovered evidence or proof of changed conditions found by the zoning administrator to be sufficient to justify reconsideration by the body or official in charge of reviewing and/or authorizing such special use.

Special Land Use Permit: 45 to 120 days

