

# Village of Sutherland

## Conditional Use Permit Application

Property Owner: \_\_\_\_\_

Street Address: \_\_\_\_\_

Mailing Address (If Different): \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Legal Description of Property: \_\_\_\_\_

Present Zoning District: \_\_\_\_\_

Describe the Conditional Use and Include a Statement of Justification: \_\_\_\_\_

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(Attach Additional Sheets if Necessary)

Principal Use of Property: \_\_\_\_\_

Lot Size: \_\_\_\_\_ Is Property in a Flood Plain? \_\_\_\_\_

The applicant certifies new construction and remodeling complies in accordance with the zoning regulations. It is the responsibility of the signed applicant to verify the lot lines prior to inspection by the Permit Inspector.

\_\_\_\_\_  
Applicant's Signature

***Remember to call before you dig. Call 811 for the Digger's Hotline.***

**\*\*A drawing of the lot showing existing and proposed structures, property lines,**

Front of Property  
Front Lot Line Width \_\_\_\_\_  
Depth of Lot \_\_\_\_\_

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**For Office Use Only:**

Date Application Filed: \_\_\_\_\_ Conditional Use Permit Fee of \$75.00 Paid: \_\_\_\_\_

Permit Inspector Comments: \_\_\_\_\_

Village Utility Supt. Comments on Water and Sewer Mains: \_\_\_\_\_

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Planning Commission Public Hearing Date: \_\_\_\_\_ Recommendation: \_\_\_\_\_

Village Board Public Hearing Date: \_\_\_\_\_ Recommendation: \_\_\_\_\_

Action Taken: \_\_\_\_\_ Permit Issued \_\_\_\_\_ Date

\_\_\_\_\_ Permit Denied \_\_\_\_\_ Date

Signed \_\_\_\_\_

Chairman

Date

Attest \_\_\_\_\_

Village Clerk

Date

**SECTION 1105. CONDITIONAL USES**

- A. **DEFINITION.** Conditional uses are those types of uses which, due to their nature, are dissimilar to the normal uses permitted within a given zoning district or where the product, process, mode of operation or nature of business may prove detrimental to the health, safety, welfare or property values of the immediate neighborhood and its environs. Within the various zoning districts, conditional uses that are specifically listed in the district regulations, may be permitted only after additional requirements are complied with as established within this section.
- B. **PROCEDURE.** The consideration of a conditional use application shall be handled in the same manner as a Zoning Amendment regarding the requirements for a Public Hearing, notices, protests and action by the Planning Commission and Governing Body.
- C. **MINIMUM REQUIREMENTS.** A Conditional Use Permit shall not be granted unless specific written findings of fact directly based upon the particular evidence presented support the following conclusions:
1. The proposed conditional use complies with all applicable provisions of these regulations, including intensity of use regulations, yard regulations and use limitations.
  2. The proposed conditional use at the specific location will not adversely affect the welfare or convenience of the public.
  3. The proposed conditional use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located.
  4. The location and size of the conditional use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of site with respect to streets giving access to it are such that the conditional use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable zoning district regulations, in determining whether the conditional use will so dominate the immediate neighborhood, consideration shall be given to:
    - a. The location, nature and height of buildings, structures, walls, and fences on the site, and
    - b. The nature and extent of landscaping and screening on the site.
  5. Off-street parking and loading areas will be provided in accordance with the standards set forth in these regulations, and such areas will be screened from adjoining residential uses and located so as to protect such residential uses from injurious effect.

6. Adequate utility, drainage, and other such necessary facilities have been or will be provided.
  7. Adequate access roads or entrance and exit drives will be provided and shall be so designed to prevent traffic hazards and. to minimize traffic congestion in public streets and alleys.
- D. **ADDITIONAL REQUIREMENTS.** In granting a conditional use, the Village Board may impose such conditions, safeguards and restrictions upon the premises benefited by the conditional use as may be necessary to reduce or minimize any potential injurious effect of such conditional uses upon other property in the neighborhood, and to carry out the general purpose and intent of these regulations.