

Appendix D –Standards for Specific Special Uses

Purpose

The purpose of this Appendix is to establish standards and criteria which pertain to the specific uses listed below. Because of the potential impact on the Village and its residents, these uses require additional controls in regard to how they exist and relate to other areas and uses and activities. Additional standards pertaining to sexually oriented businesses, earth materials extraction, processing and site reclamation, overlay planned development district and planned unit developments, alternative energy collection systems, and personal wireless telecommunications facilities can be found in subsequent appendixes.

- Athletic Field (Private)
- Auditorium
- Automobile, Boat and Truck Wash
- Automobile, Boat, Recreational Vehicle and Truck Rental and Sales
- Automobile, Recreational Vehicle and Truck Self-Service Fueling Center
- Bed and Breakfast
- Campground
- Cemetery
- Child Care: Commercial Daycare Facility and Home Daycare
- Church or Place of Worship
- Community Center
- Drive Up Facility
- Golf Course, Country Club
- Golf Driving Range
- Group Dwelling: Handicapped, Long Term Care Facility and Semi-Independent Living
- Horse Farm, Stable – Professional or Stable (Private)
- Hospital
- Kennels, Pet Day Care, Pet Agility, Pet Obedience, and Pet Training Facility
- Outdoor Display, Sales and Storage
- Outdoor Seating
- Schools
- Storage Facility
- Veterinary Clinic

Athletic Field (Private). The following regulations shall apply to an athletic field.

- A. Building elevations shall be provided which demonstrate that all accessory structures and facilities, such as food and beverage facilities or equipment shops, are architecturally compatible with the principle building.
- B. Protective screening shall be required wherever an athletic field abuts land zoned or used for residential or public uses.
- C. Lighting shall comply with the Village's lighting regulations and be approved by the Architectural Review Commission.
- D. The hours of operation shall be limited to 8:00 a.m. to 10:00 p.m.
- E. All yards shall be at least fifty (50) feet from side, rear and front boundary lines of the property in question.
- F. Adequate vacant areas must be available on the site to provide sufficient parking spaces to handle all anticipated crowds.
- G. The minimum area for a private athletic field shall be five (5) contiguous acres.
- H. Additional conditions may be required as appropriate for the specific site.

Auditorium. The design and operation of an auditorium shall be governed by the following requirements:

- A. The facility shall meet all applicable requirements of the McHenry County Department of Health.
- B. The site shall contain at least twenty (20) acres and shall have direct access to a state, County or township road, if the township road is brought up to Village standards.
- C. All yards shall be at least fifty (50) feet from side, rear and front boundary lines of the property in question.
- D. Adequate vacant areas must be available on the site to provide sufficient parking spaces to handle all anticipated crowds.
- E. Accessory uses consistent with the operations of the auditorium shall be permitted to the extent that they do not constitute a general retail sales use.
- F. Additional conditions may be required as appropriate for the specific site.

Automobile, Boat, and Truck Wash. No automobile, boat or truck wash shall be permitted as a principle or accessory use on a property, unless it complies with the following standards:

- A. No storage or repair of vehicles shall be allowed upon the property.
- B. All paved areas must meet the minimum front and side yard building setbacks for the zoning district in which the property is located.
- C. Stacking for at least 5 vehicles per automatic wash bay and 2 vehicles per service bay shall be provided. A site plan that shows site activities and the location of a screened refuse disposal site, as well as a circulation plan depicting the overall site and demonstrating that parked or waiting vehicles will not block sidewalks, driveways or streets and shows stacking, shall be provided.
- D. All wash activities shall occur within a building and no vacuuming activities may take place in any front yard or any location visible from a public street. Wash activities shall be adequately screened so that they will not be seen or heard from any adjoining residential properties. A landscape plan depicting landscape details and showing screening is required.
- E. A drip water collection system including heated concrete exit ramps shall be constructed to prevent on-site and off-site icing and shall be depicted on the required plan submittals.
- F. Automatic wash facilities shall have a mechanical dryer operation at the end of the wash cycle. The use of such dryers shall be mandatory during sub-freezing weather. In the case of a self-service or manual wash, sufficient space shall be provided for drying of the vehicle undercarriage during sub-freezing weather prior to exiting onto a public street.
- G. Self-service vacuum operations shall be located in an area so that their use is encouraged after the vehicle is washed and to provide more drying time before the vehicle exits the site.

Automobile, Recreational Vehicle and Truck Rental and Sales

- A. **Standards.** Standards for motor vehicle display and storage shall be applied to all new and used motor vehicle dealerships, new motor vehicle leasing operations, and new and used vehicle rental operations. A vehicle display showroom is required for both new and used vehicle sales. Such a showroom shall consist of a building used exclusively for the year-round display of automobiles or other vehicles customarily in stock, and shall include related sales offices and restroom facilities.

- B. **Standards for Indoor Display.** The capacity of a required indoor display showroom shall be the greater display capacity of three (3) spaces or ten percent (10%) of the sales lot capacity, except that the total number of required display spaces for any use need not exceed six (6). The area for outdoor individual motor vehicle display spaces shall be sufficient in size and layout for customers to move freely around all sides of a vehicle and to open and close vehicle doors without interfering with or encumbering such movement. There shall be an open and unobstructed area extending three (3) feet beyond each individual motor vehicle display space, which area shall be made available for potential purchasers to view motor vehicles on display and/or being offered for sale.
- C. **Standards for Outside Motor Vehicle Display.** Outdoor vehicle display may not occur until an occupancy permit for an indoor display showroom has been granted.
1. A site plan shall provide a detailed depiction of the proposed display area and how it will accommodate the display of motor vehicles.
 2. All parked, displayed, or stored vehicles shall not be located within minimum setback areas for accessory uses. Permanent curbing or similar improvements approved by the Village Engineer shall be installed to prevent vehicles from encroaching into required setbacks
 3. All vehicles displayed outdoors in conjunction with a new or used motor vehicle dealership, motor vehicle rental, or motor vehicle leasing facility shall be screened from abutting residential uses in accordance with the Village's appearance standards.
 4. All new or used motor vehicles shall conform to all requirements of the Illinois Vehicle Code, shall be operable, shall include all operating parts, all body parts, all safety equipment, and shall be uniformly painted and free from having any loose or damaged exterior parts.
 5. Vehicles must be parked or displayed on asphalt, concrete, or other approved permanent hard surface.
 6. Elevated displays shall be permitted only within those areas specifically designated on the required site plan. Such elevated displays shall be uniform in appearance and the maximum height of a displayed vehicle shall be no higher than fourteen (14) feet above grade.

7. Vehicles shall not be displayed or parked on any grass, gravel, or unapproved surface.
8. Customer parking and employee parking areas shall be indicated on the required site plan. Such parking shall be clustered and shall be differentiated from the display area, and must conform to all regulations found in this Chapter.

Automobile, Recreational Vehicle and Truck Self Service Fueling Center. Consideration for the issuance of such a special use permit shall be based on the following standards.

- A. Safe and efficient vehicular and pedestrian circulation shall be provided for all activities on the site.
- B. Environmental impact statements as determined by the Zoning Enforcement Officer from a qualified expert in the related field that the use will not negatively affect groundwater resources or contaminate the soil shall be provided.
- C. One full vehicular access point will be allowed per frontage if approved by the agency having jurisdiction over the roadway. Access should be located to minimize conflicts and enhance circulation. Vehicular interconnections between the subject site and adjoining sites should be provided. Additional right-in/right-out access may be approved during the special use permit review and approval process or by the Village Engineer.
- D. If a car wash is proposed, information shall be provided which demonstrates compliance with the Automobile, Boat, and Truck Wash section.
- E. All paved areas shall meet the parking setbacks established in this Chapter.
- F. Gas station canopies and fuel pumps shall have the same setback requirements as principle structures.
- G. Building elevations shall demonstrate that all accessory structures on the site are architecturally compatible with the principle building. Elevations should be provided showing screening for outside storage areas.
- H. Fueling for tractor trailer trucks shall be prohibited on sites adjacent to residential zoning districts and uses.

- I. Service and repair work may be conducted inside the principle building but only in zoning districts where “automobile repair, major” or “automobile repair, minor” are allowed. Garage bay doors should be oriented and/or screened to minimize views of the doors from adjacent public roads.
- J. Outside storage of tires, auto parts, and other materials shall be enclosed by a masonry wall with an opaque, lockable gate. Wrecked, inoperable or partially dismantled vehicles shall not be stored or parked outside for longer than four (4) days or 96 hours.
- K. Vehicle sales are prohibited.
- L. Operable vehicle storage is prohibited unless the vehicle storage area meets the standards for outside storage. An operable vehicle may not be stored longer than ninety (90) days, unless additional time is required due to police or judicial order, or as provided for in this Chapter.
- M. **Spacing of Self Service Fueling Center.** No fueling center shall be located within 600 feet of any other fueling center.

Bed and Breakfast Inn. The purpose of this section is to provide regulations for the placement and establishment of bed and breakfast inn (hereinafter referred to as “B&B”) facilities in order to provide temporary short-term overnight accommodations for visitors to the Village. A B&B establishment shall comply with the State of Illinois Bed and Breakfast Act (50 ILCS 820/1 et. seq.) as amended, and the following minimum standards as a requirement for the issuance of a B&B establishment license:

- A. Each B&B establishment shall maintain a guest register.
- B. A B&B guest may not stay overnight in any portion of the B&B establishment not designated as a guest room.
- C. Except as provided for herein, a B&B establishment shall be in a single family detached residential structure.
- D. When a B&B establishment is within a single family detached residence, the Village as part of the B&B establishment approval process may consider the use of accessory structures for B&B guest room accommodations.
- E. A B&B establishment in a residence or accessory residential structure shall comply with the fire protection and suppression requirements for one- and two family residences, as set forth in the NFPA 13D, 2002 Edition (as amended), which is hereby adopted by reference for residences that contain a B&B establishment.

- F. A structure used for B&B purposes shall, prior to or as a condition of B&B approval, be designed, constructed, and/or remodeled to serve and function as a B&B establishment.
- G. Means of egress from a B&B establishment shall not be blocked or obstructed.
- H. One off-street parking space shall be provided for each authorized guest room, plus an additional two (2) spaces for the principle residential dwelling. These requirements may be reduced by the Zoning Enforcement Officer if the B&B operator can demonstrate the availability of and permission to use alternative off-site parking accommodations pursuant to an easement, long term lease, or other agreement.

Campground

A. General Requirements

1. Campgrounds must comply with all applicable codes and regulations governing the installation, construction and/or operation of swimming pools, sewage disposal systems, food storage, plumbing, buildings and structures, electrical wiring and fire prevention.
2. Spaces in the campground may be provided to accommodate travel trailers, motor homes, tents or other types of short-term housing. However, no travel trailer, motor home, tent or the like shall be kept at a campground for more than 180 nights in a calendar year.
3. Guest registration is required and records of all persons accommodated shall be maintained. A definite check-out time shall be established.
4. There shall be one (1) or more centrally located bulletin boards on which a map of the area along with all necessary rules and information can be displayed.
5. No accessory buildings are allowed on a campsite.
6. Campgrounds may have site specific additional regulations.
7. A campground shall not allow permanent residents. Patrons shall not stay at a campground for more than 180 nights in a calendar year.

B. Site Requirements

1. The minimum area for a campground shall be forty (40) contiguous acres.
2. Campgrounds shall have a single entrance road for control of ingress and egress. This entrance road shall be paved from the public street right-of-way to the entrance station. There shall be sufficient visibility at the junction of the entrance road with the highway to permit a safe entrance and exit.
3. A registration office shall be located between the entrance to the campground and access to unit spaces or any service facilities located in the campground.
4. All interior roads and access to individual campsites shall be designed with regard to topography, and constructed and stabilized to withstand all weather. Dust control shall be employed.
5. Provision shall be made to limit two-way traffic whenever possible. All interior roads shall have a minimum width of twenty-five (25) feet for two (2) lanes and twelve (12) feet for one (1) lane. Road curves shall have a minimum radius of fifty (50) feet; turn-a-rounds shall have a minimum radius of sixty (60) feet. No campsite shall have direct access to a public street.
6. Brush and branches along the interior road system shall be pruned sufficiently to prevent damage to vehicles; this includes overhanging limbs which shall be cleared to a minimum height of twelve (12) feet.
7. Each campsite shall be setback a minimum distance of one hundred (100) feet from the perimeter property line of the campground. Natural vegetation shall be used for screening the campground.
8. The maximum density shall be fourteen (14) sites per net acre. Each campsite designed for recreational vehicles shall have a minimum space of two thousand (2,000) sq. ft. with a minimum width of thirty (30) feet. Areas devoted solely for tent camping shall provide at least four hundred (400) sq. ft. per campsite.
9. Campsites shall be spaced no closer than fifty (50) feet, center to center.
10. All campsites shall be located in well-drained areas. Each campsite intended for tent camping shall include a level and clearly defined space for the actual tent location.

11. In addition to the parking spaces provided for managers and employees of the park, each campsite shall have a minimum of one (1) clearly defined hard-surface area for an automobile, measuring at minimum 9' x 18'. For recreational vehicle campsites, parking spaces shall have a hard-surface area measuring at minimum 12' x 20'. (A three (3) inch minimum base of crushed rock may be used for campsite parking.)
12. A picnic table and a refuse receptacle shall be provided for each two (2) campsites. Refuse receptacles shall be water-tight, fly-tight, easily cleanable, non-absorbent, rodent proof and made of a durable material. Contents of all refuse receptacles shall be removed at least once each day or more frequently, if necessary, to prevent overflow.
13. Unless open fires are prohibited, each campsite shall have a well designated location for a fire. Tree branches shall be pruned to a minimum height of twelve (12) feet above all designated fire locations. Care shall be taken to remove combustible material from an area within a radius of six (6) feet surrounding those designated areas.
14. Management headquarters, recreational facilities, coin operated laundry facilities and other uses and structures customarily associated with the operation of a campground are permitted as accessory uses upon receipt of the required permits.
15. Equipment shall be maintained in compliance with the Illinois Bathing Beach Act.
16. Storage of campground materials or equipment shall be within enclosed structures.
17. Permanent or semi-permanent structures such as platforms, ramps, decks lean-to's and room additions shall not be allowed to be constructed at campsites.

C. Sanitation Requirements

1. Unless water is obtained from an approved public supply, a laboratory report certifying that the water is safe for drinking shall be obtained at least two (2) weeks before the campground opens each year.
2. Any well or spring used as a source of drinking water and any structure used for the storage of drinking water shall be constructed and located to protect the contents against contamination.

3. Should it be necessary to chlorinate water, the chlorination equipment shall be mechanical, actuated by a water pump with chlorine applied to the pump discharge.
4. Drinking fountains, if provided, shall be of approved sanitary design.
5. Water outlets shall be located within three hundred (300) feet of each campsite. The ratio of water outlets to campsites shall be one (1) per ten (10) sites. In addition, there shall be suitable arrangements to prevent the accumulation of standing water or the creation of muddy conditions at water outlets.
6. If potable water is piped to individual campsites to directly supply recreational vehicles, the connection shall consist of a riser with a three quarter (3/4) inch valve outlet threaded so that flexible tubing with a screw connection may be attached between the riser and recreational vehicle.
7. If installed above ground, the riser (Standard #31) shall terminate at least four (4) inches above the ground surface. If installed in a pit, the riser shall terminate at least twelve (12) inches above the floor of the pit, and the pit shall be drained to eliminate standing water.
8. Restrooms shall be located no closer than fifty (50) feet to any campsite. No campsite shall be at a distance greater than three hundred (300) feet from the nearest restroom.
9. There must be a minimum of two (2) water-flush toilets for each sex. When the number of campsites is in excess of twenty (20), the operator shall provide, for each sex, one (1) additional water-flush toilet for each additional twenty (20) campsites or fraction thereof. The use of port-o-potties is prohibited.
10. Lavatories or wash basins shall be provided for each sex; such lavatories shall be located in the toilet rooms where water-flush toilets are provided.
11. One (1) flushing rim service sink shall be provided in a separate compartment in each restroom for disposal of night pail contents, wash water and other liquid waste.
12. Seepage pits for the disposal of liquid wastes, such as wash water and cooking water, shall be provided.

13. If provision is made for swimming, toilet facilities shall be provided within a reasonable distance of the bathing beach or swimming pool, but no closer than fifty (50) feet.
14. Restrooms shall be interiorly lit at all times. A light shall be left on all night outside each restroom.
15. Restrooms shall be properly ventilated to assure circulation of air. Exterior openings of restrooms shall be covered with screening of at least sixteen (16) mesh (standard window screening). Restrooms shall also have self-closing type entrance doors.
16. A vestibule or screen wall shall be incorporated in the design to prevent direct view into the restroom when the exterior door is open.
17. Floors in restrooms shall be sloped to floor drains and shall be impervious to water.
18. If sewer connections for recreational vehicles are provided, the inlet shall consist of a four (4) inch riser extending at a minimum of four (4) inches above ground surface in order to allow for a hose connection to the vehicle. The riser shall be imbedded firmly in the ground and protected against heaving and shifting. (A water trap shall be provided for each inlet.)
19. If showers are provided, there shall be one (1) head for each sex for every twenty (20) campsites or fraction thereof. Shower facilities shall be substantially constructed, conveniently located and used for no other purpose.
20. Each shower head shall be enclosed in a separate compartment. Wooden or cloth mats, grids, boards or walkways shall not be used inside the shower building.
21. In combination with each shower compartment, there shall be individual dressing compartments so arranged to insure privacy. The floor of each dressing compartment shall have proper drainage.
22. If sanitary hook-ups are not provided, a central sanitary trailer sewage disposal station (holding tank emptying station or dumping station) shall be provided.
24. All necessary means shall be employed for the eradication or control of poisonous plants, noxious weeds, poisonous reptiles, ticks and obnoxious insects.

25. Fire fighting equipment shall be readily accessible from every campsite as required by the applicable fire protection district.

Cemetery. The following information shall be added to the standards of establishment and operation of a cemetery.

- A. Perimeter landscaping shall be required for cemetery uses as required by the Landscape Code.
- B. The site proposed for a cemetery shall not interfere with the development of a system of collector and larger streets. The site shall have direct access to a public thoroughfare.
- C. A minimum setback of 80 feet shall be maintained from the perimeter of the cemetery site for all cemetery purposes including graves and burial plots, headstones and markers, chapels, mausoleums, vaults, columbaria, crematoria, shelters, or any other buildings, except that a grave or burial plot may be allowed within 5 feet of an abutting parcel that contains an existing cemetery.
- D. Any expansion of an existing cemetery, not having an approved special use permit, shall comply with the requirements of this Section.
- E. Adequate facilities shall be provided on the site and no cemetery parking will be permitted on any public streets.
- F. Pet cemeteries may also be allowed as a special use. Pet cemeteries shall comply with all state and county requirements covering this type of use.

Child Care: Commercial Daycare Facility and Home Daycare. The following information shall be added to the standards of a child care facility.

- A. Child care facilities must obtain and maintain a license from the Department of Child and Family Services for the operation of the facility.
- B. If there is a pick-up or drop-off area for children, it shall be placed so that children do not have to cross the parking lot or any other traffic area.
- C. A circulation pattern shall be planned to avoid the stacking of cars. A one-way traffic pattern is suggested if possible.
- D. A fenced outdoor play area adjacent to or very close to the facility shall be required.

Church or Place of Worship

- A. **Application.** An application for a special use permit to locate and operate a church or place of worship shall also include a traffic study and report showing an unobstructed line of site distance along all contiguous streets, an estimate of peak traffic volumes generated by the church facility, and counts on said streets.
- B. **Standards.** The following information shall be added to the standards of operations of a church or place of worship.
 - 1. Setbacks shall be the same as those for other permitted principle and accessory uses, buildings, and parking in the underlying zoning district.
 - 2. The number of parking spaces shall comply with the parking requirements established for other assembly uses.
 - 3. Primary access to the site shall be located on a collector or arterial street. Secondary access may be approved on a neighborhood street to facilitate access by neighborhood residents.
 - 4. Site and building design, landscaping and lighting shall comply with the Village's project review regulations and standards, as well as all applicable building codes.
 - 5. Religious institutions and associated educational facilities shall be the sole use of the site.
 - 6. Any bus or van storage shall occur on asphalt, concrete or other permanent hard surface.

Community Centers. Community centers shall comply with the following use and development standards:

- A. Buildings shall comply with the setback requirements of the underlying zoning district. Swimming pools, tennis courts, and similar exterior sports courts or fields may be considered part of a community center and shall be setback 30 feet from any abutting agriculture or residential zoning district or use, and shall be screened in accordance with the Landscape Code.
- B. No off street parking or loading area shall be permitted within 10 feet of a side or rear lot line.
- C. All parking areas within 20 feet of any abutting agriculture or residential zoning district or use appropriate landscaping or berm improvements.

Drive Up Facility. In addition to any other conditions, the following limitations and conditions shall be considered for drive up facilities:

- A. No drive up facility shall be located on a parcel which is adjacent to residential property.
- B. Drive up windows and lanes shall be placed to the side or rear of the building served.
- C. The volume for the communication box from the drive up facility to the main facility shall be set at a level so as not to disturb adjacent properties or uses.
- D. If the patrons of a drive up facility refer to a sign or menu board as are commonly used for restaurants, then the sign shall be in close proximity to the communication box and shall be placed in close proximity to the main facility.
- E. **Stacking Space Criteria.** Stacking spaces shall be provided for any use having a drive up. The following general standards shall apply to all stacking space for drive up stations:
 1. Stacking spaces and lanes for drive up stations shall not impede on and off-site traffic movement, shall not cross or pass through off street parking areas, and shall not create a potentially unsafe condition where crossed by pedestrian access to a public entrance of a building.
 2. Drive up lanes shall be separated from off-street parking areas. Individual lanes shall be striped, marked, or otherwise distinctly delineated.
 3. Bypass lanes and other parking lot drive aisles immediately adjacent to the drive up lane(s) shall maintain the same direction of traffic flow as the drive up.
 4. Approach lanes for drive up facilities shall have a minimum width of 12 feet measured from the face of the curb. The Zoning Enforcement Officer may administratively approve the following reductions in width for constrained sites:
 - One lane - reduction to 11 feet
 - Two or more lanes - reduction to 10 feet per lane
 5. All drive up facilities shall provide a bypass lane with a minimum width of 10 feet.

6. Each stacking space shall be a minimum of 10 feet wide by 20 feet long.
- F. Any petitioner for a drive up facility special use permit shall submit the following information in support of its application:
1. A site plan illustrating a minimum stacking or cue of five cars per lane.
 2. A site plan illustrating that drive up bays shall be located a safe distance away from public rights of way, as determined by the village.

Golf Course, Country Club. The design and operation of an golf course, golf club or country club shall be governed by the following requirements:

- A. A golf course/country club may include swimming pools, tennis courts, snack shops, refreshment stands on the course, a club house containing dining/banquet facilities, locker room and shower facilities, a pro shop, a lounge, and similar complimentary uses. It may also include an outdoor practice driving range as accessory to the golf course, provided it is an integral part of the golf course, is not lighted or operated other than during daylight hours, is not operated at hours other than those during which the golf course is open for play and otherwise complies with the requirements for a golf driving range provided herein. These lighting regulations and operating hour restrictions shall apply only when the facility is located in or adjacent to an E or R zoning district or use.
- B. At least one shelter building for toilet facilities shall be provided on the golf course.
- C. A conservation management plan demonstrating environmentally friendly turf and landscaping management, control of runoff, buffering and setbacks shall be submitted for approval.
- D. No building or structure shall be constructed within 100 feet of the centerline of any fairway.
- E. The site shall have frontage on and access to a collector or arterial street, however, the highway authority with jurisdiction over the subject road may approve alternative access.

Golf Driving Range. Consideration for the issuance of a special use permit for a golf driving range shall be based on meeting the following criteria.

- A. The site shall be configured to permit a minimum driving distance of 300 yards from each proposed tee, exclusive of the required landscape area. No building or structure shall be constructed within 100 feet of either side of the driving range and no tee shall be located within 50 feet of any adjoining property.
- B. Site landscaping and lighting improvements shall comply with the Village's Landscape and Building Codes.

Group Dwelling: Handicapped, Long Term Care Facility, and Semi-Independent Living

A. **Application.** The following additional information shall be included in the application for a Group Dwelling: Handicapped, Long Term Care Facility and Semi-Independent Living special use permit:

- 1. A statement of the exact nature of the facility planned.
- 2. The qualifications of the organization which will operate the facility.
- 3. The type and number of personnel who will be involved in the daily operation of the facility.
- 4. In the case of a health-related facility which requires a State certificate of need, the proposed facility shall be reviewed by the local Health Systems Agency, and a copy of its report shall be attached to the application.
- 5. In the case of a facility related to mental health, including but not limited to those in developmental disabilities, mental retardation, the proposed facility shall be reviewed by the local Health Board. A copy of its report shall be attached to the application.

B. **Standards.** The following standards shall apply:

- 1. No special use permit for a Group Dwelling shall be granted except when the Village Board finds that there is, and will for the foreseeable future continue to be, a ready market demand among current area residents for all of the dwelling units in the proposed Group Dwelling development.
- 2. No Group Dwelling shall be located on any lot across the street from, or with any portion of any side lot line contiguous to, any R-1, R-2, E-1, E-2 or E-5 district.

3. No Group Dwelling shall be located within 1,000 feet of another Group Dwelling.
4. Every Group Dwelling shall provide qualified and experienced supervisory personnel to meet all standards of any agency responsible for the licensing or regulation of the facility and such additional services as may be required by the Village Board. The special use permit shall specifically establish minimum standards for supervision. The name and telephone number of at least one person having direct responsibility for the operation of the facility shall be listed in the Spring Grove telephone directory under the name of the facility.
5. Every Group Dwelling shall be provided with, or have ready access to, facilities and services necessary and appropriate to the needs of its residents for active and passive recreation; medical care; educational, cultural, and religious activities, consumer goods and services; and public transportation, if available.
6. No Group Dwelling shall be established without the prior licensing, certification, or other approval of every public agency charged with the regulation or supervision of the proposed facility. Every application for a special use permit for a Group Dwelling shall set forth each agency that must approve the establishment or operation of the Group Dwelling and shall be accompanied by a formal acknowledgement of approval from each such agency; provided, however, that in the event any such approval has been delayed, the application shall set forth the status of each such application and shall state any facts known to the applicant that might have contributed to the delay of any required approval that has not been obtained as of the time of the filing of the application for a special use permit. Each Group Dwelling shall maintain the appropriate licensing from the regulating agency or agencies. The failure to maintain such licensure may result in the revocation of the special use permit.
7. No special use permit for a Group Dwelling shall be granted unless the applicant therefore shall establish, to the satisfaction of the Village Board, that there exists a reasonably certain source of continuous and sufficient funds to provide for the operation and maintenance of such facility in accordance with the representations of the application and the various standards applicable to such facility by reason of the Village Code and other laws and regulations.

8. All Group Homes shall conform as much as possible to the type and outward appearance of the existing architecture in the area in which they are located. This provision shall in no way restrict the installation of any ramp or other special features required to serve handicapped residents.

Horse Farm, Stable – Professional or Stable (Private) – Non Professional. Consideration for the issuance of a special use permit shall be based on meeting the following criteria.

- A.. The minimum lot or parcel area for a private stable shall be 2 acres;
- B. The minimum gross lot area per horse shall be 29,000 sq. ft.; the maximum number of horses allowed on any parcel shall be 5.
- C. No more than 2 horses not belonging to the owner of a private stable may be boarded in such private stable;
- D. All persons maintaining horses shall meet applicable requirements of the McHenry County Public Health Ordinance.

Hospital

- A. **Application.** The application shall be accompanied by any permits required by the State of Illinois for the construction of a hospital, or evidence that the needed permits will be issued pending the granting of proper zoning;
- B. **Standards.**
 1. Permitted uses shall be established during the special use approval process and may consist of administrative facilities, medical and dental offices, medical/dental clinics and laboratories, hospitals, ambulatory surgery facilities, behavioral medicine facilities, hospices, out-patient clinics, psychiatric services, chemical abuse treatment services, home health care and rehabilitation services, medical care and rehabilitation services, medical sales/rentals, life care centers and nursing homes, medical schools, hospital staff dormitories, auditoriums, cafeterias, classrooms and lecture halls, research facilities, day care centers primarily serving staff and their dependents, athletic, recreation and fitness facilities, heliports for use in providing medical services, and accessory uses when related to the previously listed uses, including parking structures. The following uses may also be allowed as complimentary uses when contained within principle buildings or at a location within the hospital health care campus site that is approved during the special use permit approval process: barber and beauty shops, drug stores, gift shops, restaurants, and retails shops; and similar uses.

2. Area and bulk specifications shall meet or exceed the following standards unless specifically modified by the Village Board during the special use permit review and approval process.
 - a. The minimum area for a hospital health care campus shall be twenty (20) acres and the minimum area for individual lots shall be four (4) acres.
 - b. Required front yards and rear yards, and side yards abutting a street, shall be a minimum of fifty (50) feet. The minimum side yard shall be twenty-five (25) feet. The total side yard shall be a minimum of fifty (50) feet. The minimum lot width shall be two hundred (200) feet.
 - c. The total area covered by all buildings, both principle and accessory, shall not be greater than fifty (50) percent of the area of the Hospital site or the lot on which the buildings(s) is/are located. A maximum floor area ratio of 1.0 is permitted.
 - d. The maximum building height shall be sixty (60) feet for principle uses and twenty five (25) feet for accessory uses.
 - e. Parking and loading requirements, as set forth in this Chapter, shall be provided for each building, structure, and/or land use. Parking requirements for hospital structures shall be the same as those for medical offices.

Kennels, Pet Day Care and Pet Agility, Obedience or Training Facility

- A. **Application.** The following additional information shall be included in the application.
 1. The map required in accordance with Section 1520.2.D shall be modified to show the surrounding areas within $\frac{1}{4}$ mile of the site.
 2. The site plan map required in accordance with Section 1520.2.C shall also show any existing or proposed plantings and landscape features which may serve as noise buffering and visual screening elements.

3. A report from the McHenry County Department of Health is required, certifying that the proposed location and operation of a kennel will not create a public hazard or in any way cause pollution of any surface or groundwater supply and that the owner and/or operator complies with the McHenry County Public Health Ordinance.

B. Site Size, Building Size, Setbacks, and Location.

1. The minimum parcel size shall be three-quarters (3/4) of an acre.
2. The maximum number of kennels and dogs housed in the kennel / indoor play area (e.g., excluding office, lobby, break rooms) shall be determined by the following ratios:
 - a. 1 kennel per 125 sq. ft. of kennel / indoor play area.
 - b. 1 dog per 75 sq. ft. of kennel / indoor play area.
3. The building and outdoor play area together shall meet setback requirements for the A-1 and I districts.
4. Property shall not be located within 1,000 ft. of a residential district.
5. Said use shall not be permitted in multi-tenant buildings.
6. All points on the perimeter of the kennel structure shall be at least 100 feet from the nearest boundary line of the parcel on which the structure is located.

C. Accessory Uses. Accessory uses may include the retail sale of products related to the operation.

D. Outdoor Play Area. All animal training shall be located inside the building, with the exception that on-site outdoor play areas may be permitted for limited use. Landscape, fencing and berming requirements shall be established as part of the special use permit process.

1. The location and size of the outdoor play area shall be determined in the full discretion of the Village Board, after recommendation from the Planning and Zoning Commission. The size of the outdoor play area shall be a minimum of 10% of the enclosed structure and a maximum of 20% of the enclosed structure.

2. A 6 foot board on board fence shall provide full containment for the dogs and shall be sufficient to keep other animals out of the fenced play area. The fence structure shall be deep enough and secured to the ground to prevent escape and high enough to prevent the dogs from jumping or climbing over.
3. The outdoor play area shall be cleaned at least daily. All dog waste shall be collected immediately and placed in covered containers inside the building.
4. The outdoor play area shall be restricted to use during daylight hours.

E. **Interior Requirements.** In addition to requirements of the Building Code as determined by the Building Inspector, the facility shall:

1. Utilize impervious, washable materials for all wall finish materials a minimum of 48 inches from the floor (e.g., sealed masonry, ceramic tile, glassboard, or marlite). Floor finish shall be sealed concrete or other approved impervious surface. Liquidtight curbing, at least six inches high, shall be installed along all walls for sanitary confinement and wash-down cleaning.
2. The floor drain system shall be connected to the sanitary sewer system.
3. The main building used to house the dog shall be insulated in such a manner that animal noises are minimized.

F. **Waste Disposal.** Refuse pick-up shall be a minimum of two (2) times a week, unless the Building Inspector determines additional disposal is required. Animal wastes shall be enclosed in a container of sufficient construction to eliminate odors.

G. **Operation.** The operation of these facilities shall be governed by the following standards:

1. The owner and/or operator or a responsible person shall be present at all times.
2. Required State licenses shall be prominently displayed.
3. All animals arriving at and leaving the property are to be leashed and under control at all times.

Outdoor Display, Sales, and Storage. Except as otherwise provided in the Zoning Ordinance, no outside display, sale, or storage of materials (*raw, semi-finished, or finished in nature*), vehicles, equipment, merchandise, and other similar goods or containers, shall be permitted without a special use permit. Consideration and approval of such activity shall be based on the following standards:

- A. A site plan, lighting plan, landscape plan, and building elevations shall be submitted to demonstrate that the proposed outside display, sale, or storage will not negatively impact the surrounding properties.
- B. Outside display, sales, and storage shall not interfere with on-site pedestrian and vehicular circulation, nor shall it encroach upon or reduce the number of required parking spaces.
- C. All outside storage areas shall be screened in accordance with the Landscaping Code.
- D. All activities involving the manufacture, assembly, disassembly, repair, servicing, cleaning and testing of materials, products, vehicles, or other goods, shall take place solely within an enclosed building.
- E. Outside display, sales, and storage which comprise the principle use of a site, shall comply with the required setbacks for principle uses and structures. Where a principle building is setback well behind the front yard setback line, display may occur between the front of the building and the setback line only if the applicant can demonstrate that there are no adverse impacts.
- F. All materials shall be secured so as not to become windblown.
- G. All outside storage areas shall be paved with asphalt, concrete, or other approved permanent hard surface.
- H. Outside display, sales, and storage areas which are accessory to a principle use, shall meet setback requirements for accessory uses in the applicable zoning district.

Outdoor Seating. The outdoor seating shall only be permitted incidental to the operation of a restaurant with on site food preparation on private contiguous property and only along the frontage of said restaurant. In addition to any other conditions, the following limitations and conditions shall be considered for outdoor seating areas:

- A. **Application.** The application shall include a scaled plan which depicts the area where it is proposed that food service will occur, including tables, chairs and appurtenances.
- B. **Location.** The outdoor seating area must be located in accordance with the following standards:
 - 1. Outdoor seating areas shall not be located in the parking lot landscape islands.
 - 2. Outdoor seating areas shall be immediately adjacent to and provide direct access to and from the tenant space within the principal structure for which the outside seating area serves.
 - 3. Outdoor seating areas shall be located at least 6 feet from the driveway, drive aisles, and at least 10 feet from intersections. At least 5 feet clear and unobstructed passageway between the tables, chairs and barriers and street trees, bike racks, lamp posts, sign posts, trash receptacles and any other fixtures and obstructions is required.
- C. **Design Criteria.** The following design criteria shall be applied to all outdoor seating areas:
 - 1. Canopies that are attached to a building will be permitted when in conformance with the applicable regulations outlined in the Village's Building Code.
 - 2. All outdoor furnishings shall be designed to withstand a wind pressure of not less than 30-pounds per square foot.
 - 3. Outdoor furnishings materials and their color should be selected for continuous harmony and aesthetic quality with the adjoining buildings and streetscape. Materials shall be of durable quality such as wrought iron; light gauge materials like aluminum and plastics shall be generally discouraged. Weather resistant wood is allowed only as a secondary accent material.
 - 4. Colors should be harmonious; brilliant or bright colors shall be used only for accent.

5. Materials and finishes shall be selected for their durability and wear as well as for their beauty. The table surface shall be smooth and easily cleanable. Proper measures shall be taken to correct damage or decline due to the elements, neglect or abuse.
6. Devices incorporated to separate eating areas from pedestrian pathways such as fencing or planters, must conform to above standards of design and shall be installed as directed by the Village.

D. Operating Requirements.

1. All tables, chairs and other appurtenances shall be removed and stored each night and shall be constructed in such a manner that they can be easily removed and they shall also be removed at such other times as food service is not available and during winter months and/or if required by the Village.
2. The proprietor shall be required to provide additional outdoor trash receptacles for the café as required by the Village.
3. All debris created from the outdoor seating must be removed from the outdoor seating area and placed inside the establishment at the end of the day.

In the event debris is not cleaned up or blows from a restaurant which has been issued a permit under this Ordinance, the Village shall provide a written warning to the permit holder that it shall prohibit litter and debris upon and blowing from its property. Thereafter, any person, firm or business entity found guilty of violating this section and not prohibiting debris from being cleaned up or blowing from the site shall pay a fine of not less than \$50.00 for each violation. Upon a third or subsequent violation, the Code Official may suspend or terminate the permit

4. The sale and consumption of alcoholic beverages in the outdoor café shall be restricted by the liquor license governing the restaurant.
5. The operation of outdoor seating areas shall be permitted between the hours of 8:00 a.m. and 9:00 p.m. and loud music shall be prohibited.
6. All outdoor seating area establishments shall comply with State, County and Village health code regulations.

- E. **Public Rights-of-Way and Sidewalk Approval.** In no event shall the operation of the outdoor seating area reduce the open portion of the public sidewalk to less than five (5) feet clear of all obstructions (i.e. street lighting, benches, trees, trash receptacles, etc).

Tables to be placed within the Village's right-of-ways shall not have a surface area greater than 36-square feet, be easily removable and in no way impede safe pedestrian movement. Tables to be placed on a sidewalk shall not have a surface area greater than 24-square feet, be easily removable and in no way impede safe pedestrian movement.

No permit shall be issued until the applicant enters into a license agreement for the use of the right-of-way, signs a hold harmless agreement and submits to the Village evidence of general liability insurance and dram shop insurance, including the Village as a named insured and insuring the Village against any liability resulting from the uses permitted by the adopted ordinance. Minimum coverage shall be \$1,000,000 for general liability insurance and \$300,000 for dram shop insurance and shall have no less than an "A" rating by the most recent AM Best Insurance Rating Guide. The amount of insurance may be increased from time to time by the approval of an ordinance by the Village Board without the necessity of a public hearing.

All maintenance and upkeep of the public right-of-way associated with the operation of the outdoor seating area shall be the responsibility of the owner of such establishment (upkeep includes but is not limited to the replacement of damaged public property, i.e. brick pavers, washing of the sidewalk with soap and water to clean up spills as needed, but at least daily, picking up trash, and the like).

- F. **Annual Review.** All outdoor seating area permits shall be subject to an annual review and such permits may be revoked at any time on 5-days notice.
- G. **Annual Permit.** An annual permit fee of \$100 shall be required.
- H. **Penalty.** Any person, firm or business entity which operates a sidewalk café as defined herein without a permit shall pay a fine of not less than \$100.00 for each day of operation without a permit. Each day of operation without a permit shall constitute a new offense.

Schools

- A. **Application.** The application to locate and operate a private school shall include a traffic study and report showing an unobstructed line of site distance along all contiguous streets, an estimate of peak traffic volumes generated by the private school facility, and counts on said streets.

- B. **Location.** Any principal building shall be located at least 50 feet from surrounding residential properties.

Storage Facility. Storage facilities shall provide for storage within an enclosed building. The outdoor accessory storage of recreational equipment on the same site is acceptable only when (1) it is appropriately screened from view from adjacent streets and residential properties and (2) if all stored recreational equipment is in good repair. The outdoor keeping, storing, or parking of any other type of vehicle or equipment is prohibited. The following standards shall apply to all self service storage facility uses:

- A. Activities such as sales, repair, or servicing of goods, equipment or materials, shall not be conducted within the storage units or on the site.
- B. The storage of hazardous, toxic or explosive substances, including but not limited to, hazardous waste, industrial solid waste, medical waste, municipal solid waste, septage, or used oil is prohibited.
- B. No portion of any mini warehouse or storage facility shall be used for residential dwelling purposes.
- C. The entire site, exclusive of access drives, shall be enclosed with a six (6) to eight (8) foot high fence or a masonry wall, installed and located in compliance with applicable regulations of the Village.
- D. A management office for the mini-warehouses shall be located on site and may be considered the principle building on the site.
- E. Building elevations shall demonstrate that all structures on the site are compatible in terms of design, colors and materials.
- F. All one-way driveways shall be adequately signed, and shall be designed with one-ten foot wide loading/unloading lane and one- fifteen foot wide travel lane.
- G. All two-way driveways shall be designed with one-ten foot wide loading/unloading lane and one-25 foot wide drive aisle.
- H. Parking lanes may be eliminated if the driveway does not serve storage units. Signs and painted lines shall be used to indicated parking and traffic direction throughout the site.

Veterinary Clinic. Veterinary Clinics must comply with the following standards:

- A. **Kennel.** No kennel (overnight boarding) shall be maintained outside of the principal building.
- B. **Outdoor Area.** The facility shall include a minimum of 200 sq. ft. of outdoor enclosed yard for every 1,000 sq. ft. contained within the principal building. Such yard shall be enclosed by a solid, decorative fence or masonry wall at least 6 feet in height.
- C. **Soundproofing.** When located in multi-tenant (or multi-suite) buildings, veterinary clinics shall be insulated and soundproofed, in order to minimize all loud and disturbing noises that might disturb those persons in adjoining suites.