

**ARTICLE VI  
SPECIAL DISTRICTS**

**6.1 COS CONSERVATION AND OPEN SPACE DISTRICT**

A. Purpose. This District is intended:

1. To control development in areas subject to flooding and high ground water levels and thereby prevent property damage in these areas and in their surroundings.
2. To protect areas of special environmental sensitivity by directing development to other portions of a site.
3. To preserve natural drainageways for economical disposal of storm water.
4. To insure that adverse soil conditions are overcome prior to development.

B. Uses

1. Permitted Uses.

The following uses supersede the permitted uses in the applicable underlying zoning districts:

Accessory uses, but not accessory buildings or structures, to all Permitted Uses in the COS District

Bridle paths.

Golf fairways, but not club houses or other accessory buildings.

Hiking trails.

Nurseries for trees and shrubbery.

Parks, playgrounds, forest preserves, wildlife, and other publicly owned open space without buildings or structures.

2. Conditional Uses. Upon recommendation by the Plan Commission after public hearing on petition pertaining thereto, in accordance with the requirements set forth for such hearing in Article XII of this Ordinance, the corporate authorities of the Village may, by Conditional Use Permit, allow the following uses in the COS District:

Accessory uses, buildings, and structures to all conditional uses in the COS District, and accessory buildings and structures to all permitted uses in the COS District

Dams, flowages, ponds, and, relocation of water courses.

Dredging.

Filling.

Golf course, country club, park, playground, or forest preserve buildings.

- C. Bulk, Space and Yard Requirements (Footnote references appear in Subsection G., below.)

Specific district requirements, other than use (such as but not limited to: lot area, floor area ratio, height, and minimum required yards and signs) shall be those established on a site plan to be approved by the Village Board after consideration and recommendation by the plan commission, provided such requirements are consistent with the purpose of the Conservation Open Space District and provided further that any potential adverse impact on the surrounding properties resulting from the establishment and operation of the proposed use and/or structure is minimized by design, architectural treatment, screening, landscaping, and/or placement on the site. (1)

- D. General Regulations: As set forth in Article VII.

- E. Parking and Loading Requirements: As set forth in Article VIII.

- F. Signs: As set forth in Article IX.

- G. Exceptions and Explanatory Notes.

1. For purposes of calculating the lot area, lot area per dwelling unit, or floor area ratio, the land and water area located in the COS District within any development may be added on a pro-rated basis to the area of each lot in the same development located outside the COS District.

## **6.2 PIB PUBLIC AND INSTITUTIONAL BUILDING DISTRICT**

- A. Purpose. The Public and Institutional Buildings District is intended to provide for attractive and well-designed sites for public and institutional buildings in an environment characterized by controlled ingress and egress to streets and providing the screening and landscaping necessary to create a proper relationship with adjacent uses.

- B. Uses

1. Permitted Uses. Uses permitted in the Public and Institutional Building District shall be restricted to those which require a pleasant, hazard-and-nuisance-free environment and to not create either a nuisance or hazard to other property, individuals, or the public in general as follows:

Accessory uses, buildings, and structures to all conditional uses in the PIB District, and accessory buildings and structures to all permitted uses in the PIB District.

Cemeteries.

Library, public.

Municipal buildings and structures.

Museum or art gallery.

Parks, playgrounds, golf courses, forest preserves, wildlife sanctuaries, and other publicly owned open space.

Post offices.

Temporary leasing of public school property.

2. Conditional Uses. Upon recommendation by the Plan Commission after public hearing on petition pertaining thereto, in accordance with the requirements set forth for such hearing in Article XII of this Ordinance, the corporate authorities of the Village may, by conditional use permit, allow the following uses in the Public and Institutional Building District:

Accessory uses, buildings, and structures to all conditional uses in the PIB District, and accessory buildings and structures to all permitted uses in the PIB District

Child day care.

Convention and exhibit halls.

Educational institutions.

Hospitals, clinics, nursing homes, group homes and mental health centers.

Public utility and service uses.

Religious institutions.

- C. Bulk, Space, Yard and Setback Requirements (Footnote references appear in Subsection G., below.)

Specific district requirements, other than use (such as but not limited to: lot area, floor area ratio, height, minimum required yards and setbacks, and signs) shall be those established on a site plan to be approved by the Village Board after consideration and recommendation by the Plan Commission, provided such requirements are consistent with the purpose of the Public and Institutional Buildings District and provided further that any potential adverse impact on the surrounding properties resulting from the

establishment and operation of the proposed use and/or structure is minimized by design, architectural treatment, screening, landscaping, and/or placement on the site.

- D. General Regulations: As set forth in Article VII.
- E. Parking and Loading Requirements: As set forth in Article VIII.
- F. Signs: As set forth in Article IX.