

ARTICLE 7

P-1 PUBLIC LANDS DISTRICT

7.00 PREAMBLE

The regulations of the P-1 Public Lands District are intended to provide for the zoning and common classification of most, but not necessarily all, publicly owned land within the Village. This district is also designed to provide, in the event of proposed use for other purposes, a reasonable means of re-evaluating the proper zoning of these areas in a manner compatible with surrounding development.

7.01 PERMITTED USES

In the P-1 Public Lands District there are no Permitted Uses.

7.02 SPECIAL USES

Special Uses which may be allowed in the P-1 Public Lands District pursuant to the provisions of Article 13, are as follows:

7.02-A Educational Institutions

1. Public elementary and junior high schools
2. Public high schools
3. Public colleges and universities

7.02-B Recreation Facilities

1. Public athletic fields and stadiums
2. Public forest preserves
3. Public golf courses and driving ranges
4. Public parks, playgrounds and community centers
5. Public swimming pools
6. Public tennis facilities

7.02-C Public and Governmental Uses and Buildings

1. Municipal animal shelters and pounds.
2. Public fire stations.
3. Public historical landmarks.
4. Municipal institutions for the care of treatment of the physically, emotionally, or mentally disabled.
5. Public libraries.
6. Municipal maintenance facilities and storage yards.
7. Municipal museums and galleries.
8. Public office buildings.
9. Municipal police stations.
10. Public post offices.
11. Municipal solid waste disposal facilities.

12. Municipal waste water treatment facilities and pumping stations.
13. Municipal water reservoirs and towers.
14. Publicly owned property and structures used for public purposes, including:
 - a. Places of worship.
 - b. Nursery schools.
 - c. Day schools.
 - d. Camps, when conducted on non-residential properties.
15. Multiple Use of Existing Structures (Ordinance 0-79-48)
Two or more Special Uses on the same zoning lot in a structure or structures which existed prior to the adoption of this Ordinance.
16. Billboard Structures (Ordinance 0-82-02)
Billboard Structures of no more than 1,200 square feet per sign face and with a height not to exceed 85 feet from the base of the structure, provided such use is on a zoning lot with a minimum area of 25 acres located adjacent to Interstate Highway 94 (also known as the Edens Spur), the structures are located not less than 1,000 feet from a residential zoning district, and the structures are not less than 500 feet distant from any other billboard structure. No digital, electronic, internally illuminated or other moving or mobile advertising features may be incorporated as part of a billboard structure or of any advertising or message displayed on the sign faces of such a structure.

7.03 TEMPORARY USES

Temporary uses, buildings or other structures may be allowed subject to the issuance of temporary use permits in accordance with the provisions of Article 11. In the P-1 Public Lands District only the following uses may be permitted as Temporary Uses:

7.03-A Carnival or Circus

7.03-B Christmas Tree Sales

7.03-C Community Events, including such activities as Family Day and fireworks displays.

7.04 ACCESSORY USES

Accessory uses, buildings or other structures may include the following as well as uses similar to the following:

7.04-A Athletic Fields and Stadiums accessory to educational institutions.

- 7.04-B Non-commercial Sale of Food and Beverages if incidental to a public structure or facility.
- 7.04-C Public Garages and Parking Lots.
- 7.04-D Signs, as regulated by Article 9, Signs.
- 7.04-E Swimming Pools and Tennis Courts, incidental to public uses.
- 7.04-F Fences, as regulated by Article 2, General Provisions.
- 7.04-G Tool Houses, Sheds and other similar Buildings for the storage of equipment and supplies.
- 7.04-H Vending Machines.

7.05 BULK STANDARDS

In the P-1 Public Lands District, uses shall conform to the following bulk standards, subject to modification as set forth in Article 7.06-B below:

7.05-A Minimum Lot Area

A minimum lot area is not required.

7.05-B Minimum Lot Width

A minimum lot width is not required.

7.05-C Minimum Yards

The following minimum yards shall be provided and maintained:

1. Front Yard

All structures shall be set back from the front lot line a distance at least equal to that of the adjacent zoning district. If a property classified in the P-1 Public Lands District is adjacent to more than one zoning district, the front yard shall be at least equal to that of the district requiring the greatest front yard.

2. Side Yard

A minimum side yard shall not be required, except:

- a. A side yard adjoining a street shall be at least fifteen (15) feet.
- b. A side yard adjoining a residential district shall be at least ten (10) feet.

- c. Any building or structure containing residential dwelling units shall have minimum side yards of twelve (12) feet on each side of the lot.

3. Rear Yard

A minimum rear yard shall not be required except:

- a. A rear yard adjoining a residential district shall be at least twenty-five (25) feet, and
- b. Any building or structure containing residential dwelling units shall have a minimum rear yard of at least twenty-five (25) feet.

7.05-D Maximum Lot Coverage

The total ground area occupied by any principal building together with all accessory buildings shall not exceed forty (40) per cent of the total lot area.

7.05-E Maximum Building Height

No building or structure shall be erected or structurally altered to exceed a height of thirty five (35) feet, except for public elevated water tanks, fire department hose drying towers, and similar structures.

7.06 DISTRICT STANDARDS

7.06-A Public Property Exclusively

No privately owned property or structures are allowed within the P-1 Public Lands District.

7.06-B Modification of Regulations

Because of the difficulties involved in balancing the need for control of land development impacts and the need for provision of public facilities, such uses may depart from strict conformance with the bulk standards and other requirements of this Ordinance. Departure from any requirement specified in this Ordinance shall be granted only upon the approval of the Village Board subject to the procedural requirements for Special Uses set forth in Article 13, Administration and Enforcement.