

# INSPECTION DEPARTMENT INFORMATION BULLETIN

## PLAN COMMISSION

The Village of Shorewood has a Plan Commission which is mandated by Village Code to authorize the issuance of Conditional Use Permits and to review and refer to the Village Board changes in zoning.

### Conditional Use Permits

The Plan Commission may authorize the Department of Inspection and Zoning Services to issue a Conditional Use Permit for conditional uses after review and public hearing provided that such conditional uses and structures are in accordance with the purpose and intent of this ordinance and are found to be in compliance with the performance standards of Shorewood Village Code Section 8-308 and do not adversely affect property values.

No Conditional Use Permit shall be authorized by the Plan Commission unless the Plan Commission shall find:

That the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare;

That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood;

That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district or have a negative impact on the diversity of the type of businesses located in the district;

That adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided;

That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;

That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the Village Board pursuant to the recommendations of the Plan Commission;

That the conditional use is in accordance with and subject to all other applicable laws and regulations.

To appear before the Plan Commission for a Conditional Use Permit, you must file a Conditional Use Permit application, which costs \$125.00 This application requires:

Name of business and business address and phone number

Name, address and phone number of applicant

A detailed explanation of the reason you need a Conditional Use Permit

The number of employees you will have

A parking plan

If you have any questions, please contact the Department of Inspection and Zoning Services at (414) 847-2640