

## X. PUBLIC & INSTITUTIONAL DISTRICT – P&I

A **Purpose:** Land in the Village will be designated in the Public & Institutional District to maintain public open space, recreation and public use properties. There are a number of open space components that are also contained within the District. These may include: public parks, golf courses and other open spaces. The District is also intended to protect and 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:

- a. Farming (cultivation of field and garden crops), including farm residents
- b. Forest preserves
- c. Golf courses & country clubs
- d. Government offices & services
- e. Greenways
- f. Municipal buildings
- g. Parks and recreational facilities
- h. Radio and television towers and wireless/cell phone towers on Village-owned property
- i. Accessory uses, buildings, and structures to all permitted uses in the district including the periodic dredging of Wonder Lake as may be approved from time to time by the Village of Wonder Lake and only after all requisite permits have been obtained.

2. **Conditional Uses:** Upon recommendation by the Planning and Zoning Commission after public hearing on petition pertaining thereto, in accordance with the requirements set forth for such hearing in Article XVIII, Section G., of this Ordinance, the Village may, by Conditional Use Permit, allow the following uses in the District:

- a. Age restricted congregate care/living facilities
- b. Assisted living facilities
- c. Community center
- d. Day care nursery school
- e. Health and recreational facilities
- f. Health care facilities
- g. Hospital, general
- h. Library
- i. Museum
- j. Nursing home
- k. Parochial or private school
- l. Post office
- m. Public elementary and secondary Schools
- n. Public utility transmitting tower
- o. Rectory
- p. Religious retreat

- q. Religious institution and house of worship
  - r. School for mentally or physically handicapped
  - s. Sheltered care home
  - t. Sub-station
  - u. Theological seminary
  - v. Tourist information and hospitality centers
  - w. Wastewater treatment facility
  - x. Water storage tank
  - y. Accessory uses, buildings, and structures to all Conditional uses in the district.
- C. **Bulk, Space and Yard Requirements** (Footnote references appear in Subsection G., below.)
- Specific district bulk requirements (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 Planning and Zoning Commission, provided such requirements are consistent with the purpose of the 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 IV.
- E. **Off-Street Parking and Loading Requirements:** As set forth in Article XI.
- 1. Curb cuts for non-divided driveways shall not exceed twenty-five (25) feet in width. Curb cuts for divided driveways shall not exceed thirty-five (35) feet in width. Medians in divided driveways shall be a minimum of ten (10) feet in width and shall contain landscape planting.
  - 2. Parking lots are permitted in required front, side and rear building setback zones provided that the parking areas are screened from all adjacent residential districts, institutional uses and public roadways. Any and all applicable landscape zone requirements must be met.
- F. **Signs:** As set forth in Article XIV.
- G. **Exceptions and Explanatory Notes:**  
None