ARTICLE 13

PUBLIC USE DISTRICT

13-100. PURPOSE:

The Public Use District is intended to provide for those facilities and land uses operated by governmental and quasi-public agencies. These facilities and land uses serve the public, but the location and development characteristics of the service facilities can have impacts on adjacent land uses. Therefore, these uses must be reviewed and approved by the Village.

13-101. PERMITTED USES:

Village administrative offices, and police, fire and public works buildings and facilities.

Public elementary schools, junior and senior high schools and colleges, and administrative offices.

Public parks and recreation buildings.

Public libraries.

Temporary uses in accordance with **Section 4-107.**

The uses permitted above shall relate to the original use to which the property is put or the use of the property at the time this amendment is adopted. Any change which, considering the size of the property and the uses of adjacent property, would or could have significant impact on the use and enjoyment of such adjacent property shall be subject to the provisions of **Section 13-102.** (***Ord. #733, 8/1/83***)

13-102. SPECIAL USES PERMITTED (In accordance with **Section 26-108**):

Intent: From time to time governmental agencies may own or control land or buildings that are no longer needed as facilities to carry out the public services for which the land or buildings were originally designed or designated. Such land or buildings may be adapted or used, in whole or in part, for other public or private non-profit uses through such mechanisms as sale, lease, rental or free use. Such adaptive re-uses shall be defined as special uses and be administered under the provisions of the special use section of the Zoning Ordinance for the Village of Flossmoor as may be in effect from time to time. The purpose of this procedure is to ensure that the adaptive re-use is appropriate to its location and adjacent land uses.

Other Special Uses include:

Uses operated by the federal, state, county or township government, or units of local government not included in **Section 13-101.**

Gas regulator stations, telephone exchanges and electric substations operated by quasi-public utilities.

Publicly owned parking lots operated as a principal use.

Antennas and Telecommunication Towers in accordance with **Section 4-108**. (***Ord. #1283, 12/21/98***)

13-103. SITE AND STRUCTURE REQUIREMENTS:

13-103.1. Minimum lot area: 45,000 square feet.

13-103.2. Minimum lot width: 150 feet.

13-103.3. Minimum yards:

13-103.3.1. Front: 35 feet.

13-103.3.2. Rear: 25 feet.

13-103.3.3. Side: 25 feet.

13-103.3.4. Except that building setback lines shall also observe the standards contained in Article 25.

13-103.4. Maximum height: 40 feet.
13-103.5. Maximum coverage: 40 per cent.

13-104. SPECIAL PROVISIONS:

13-104.1. Parking Requirements: In accordance with Article 23.

13-104.2. Sign Requirements: In accordance with Article 22.

13-104.3. When property in a Public Use District is the subject of a petition to change from a Public Use District to other zoning districts, the petition shall be governed by **Section 4-105**. (***Ord. #743, 11/7/83***)