

Land Use	Zoning District							General Use Standard <sup>1</sup>	Admin. Review or Special Use Standard
	A	AR	PR	R	CG	CI	I		
Agricultural uses:									
Agriculture	P	P	P	P	P	P	P		
Boarding/riding stables	A	A	A	A	A	N	N		Sec. <a href="#">8-2-4-1</a> of this chapter
Borrow pits for interchange and highway use	A	A							Sec. <a href="#">8-2-4-4</a> of this chapter
Cargo container storage unit	A	N	N	N	N	N	N		Sec. <a href="#">8-2-4-5</a> of this chapter
Agricultural Event Venue	S	S	N	N	N	N	N		Sec.
Farmstead	P	P	N	N	N	N	N		

8-2-5-2: AGRICULTURAL SUPPORT AND OTHER RURAL SERVICES:

- A. Agricultural supplies, storage, and related uses may be permitted as a special use in the agricultural (A) district, subject to the requirements of this section.
1. Minimum Lot Size: Five (5) acres.
  2. Minimum Setback Requirements:
  3. Buildings: Thirty-five feet (35'), all yards.
  4. Bulk petroleum, LP/propane gas, and ammonia storage tanks: One hundred feet (100'), all yards.
  5. Access: The site shall have frontage on and access to a collector or higher classification street, provided the county board may approve alternative access, based on the recommendations of the township road commissioners for township roads and by the county highway engineer for any county roads.
  6. Screening: Trucks, tractors, portable storage tanks, and trailer or motorized agricultural implements shall be screened from view of any agricultural residential (AR), planned residential (PR), or residential (R) district boundary located within a five-hundred-foot (500') radius of the property.
  7. Intended Purpose: Sales shall be primarily to serve the agricultural community. (Ord. 10-001, 1-12-2010)

B. Agricultural Event Uses: The events for A-Agricultural and AR-Agricultural Residential uses shall include but not be limited to weddings, parties, retreats, and gatherings for people other than the parcel owner's family.

1. All agricultural events shall comply with the following requirements:

- a. The subject parcel for the agricultural event use shall be a minimum of ten (10) acres in size.
- b. The property shall not have any natural drainage or floodplain for the structure and area intended for this special use.
- c. The building intended for the agricultural event shall be a minimum of two hundred (200) feet from the lot lines and shall provide a buffer in that area consisting of landscaped area and berming.
- d. The Grundy County Liquor Commissioner shall approve liquor licensing that may be necessary for the facility.
- e. Hours of operation of the facility shall be the following to prevent impact from noise to adjacent property owners by having all amplified music within a structure and by conformance to these operating hours:

Day Hours – 7:00 AM to 10:00 PM – moderate noise generated to the adjacent parcels.

Night Hours – 10:00 PM to 2:00 AM – no noise shall progress past the lot line to affect the adjacent property owners.

Noise issues may be evaluated in accordance with the Nuisance Ordinance Section 4-8-1 H by the Grundy County Sheriff's Department.

- f. Special events shall be operated and managed by the parcel owner who is required to live in a dwelling unit located on the parcel to which the event is being held.
- g. Events shall be limited such that the maximum number of attendants is three hundred (300) people.
- h. Lighting shall be off at 11:00 PM. Lighting used for the events shall produce light such that the footcandle amount is zero at all lot lines if measured. Lighting shall be shielded such that it does not shed onto other properties.
- i. Signage for the property to aid in helping clients and their guest to find the facility shall have only one sign that is no more than three (3) square feet and shall have the following features:
  - a. It shall only contain the name of the occupant's business.
  - b. It shall not be illuminated.
  - c. It shall be set back at least twenty-five feet (25') from the street lot line.
- j. Commercial Vehicles: The facility use shall not involve deliveries from vehicles that are over seven thousand (7,000) pounds or trailers parked on the premises in a place that is visible from adjoining property or public rights of way, which identifies by sign, logo, or emblem the occupation, business, or activity.
- k. Nuisance: The home occupation shall not create or cause any perceptible noise, glare, odor, smoke, electrical interference, or vibrations that constitute a public or private nuisance to neighboring properties.

- l. Dust control: Based on the number of vehicles that may be present on the property, the manager shall submit a dust control plan as part of the submittal stating how this potential issue may be rectified.
  - m. Parking: On-site parking shall be one parking space per four (4) seats or people. Parking may occur on grassy areas that the owners maintain to withstand the additional weight. All required accessible parking shall be on paved areas that conform to the requirements of the Illinois Accessibility Act and the Federal ADA.
  - n. Parking shall be located such that it is one hundred (100) feet from adjacent property lines, and seventy-five (75) feet from the front lot line. No obstructions such as trees, lights or signage shall be located within the seventy-five (75) foot location of the parking to the road access.
  - o. Adjacent neighbors shall be notified the schedule of events two weeks prior to the event. This includes any lots that are touching the parcel and those directly across the street.
  - p. No fireworks or explosives are allowed for any events.
  - q. No overnight vehicles or event participants are allowed to stay overnight.
  - r. All existing or constructed structures shall conform to the current building codes enforced by Grundy County at the time of approval.
2. Applicants for the special use for an agricultural event facility shall provide the following to petition:
  - a. The owner/operator of this facility shall comply and provide the following information when applying for a Special Use petition:
  - b. A full management plan that includes but is not limited to a map showing all of the buildings, setbacks and intended uses of the use. The plans shall also include the traffic management and parking include all accessible parking spaces for the use. This plan shall be located at the facility and kept on record as part of the special use file. The facility shall be made available for inspection by the Land Use Department, Environmental Health, and Fire Department following notification to the owner.
  - c. Traffic and circulation for the site shall be provided and shall be evaluated by the Development Team for parking capabilities, routing, and access. Parking shall include paved accessible spaces in accordance with the current Illinois Accessibility Act and Federal ADA requirements.
  - d. The sanitary provisions shall be provided to the Environmental Health Department for their evaluation.
  - e. Applicants shall provide the following information:
    - i. Ownership of the property
    - ii. Months of availability
    - iii. Proposed hours of operation including all set up and tear down of the event.
    - iv. Primary types of events that will be allowed at the facility.
    - v. Sizes and photos of the buildings that are intended to be used.
    - vi. Full site plan of the facility including parking and space sizes.
    - vii. Sanitary provisions for the event.
    - viii. Anticipated number of events per month including which days of the week that the facility will be available.
    - ix. Maximum number of participants that will be allowed.

- x. Number of employees that will be present including the manager/owner, parking attendants, and security.
- xi. Waste management plan includes recycling, location of receptacles, weekly pick-up schedule, and buffering from adjacent neighbors.
- xii. Proposed sign if desired.
- xiii. Lighting plan.
- xiv. Provisions for event attendees on music usage.
- xv. Temporary structures for events.
- xvi. Insurance coverage.