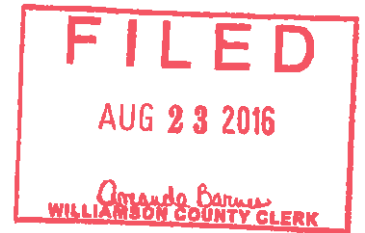


VILLAGE OF CRAINVILLE



ORDINANCE NO. 2016-08-02

Ordinance Amending Chapter 12 of Zoning Ordinance 93-05-05

ADOPTED BY THE

VILLAGE BOARD OF THE VILLAGE OF CRAINVILLE

THIS 9th DAY OF August 2016

Published in pamphlet form by authority of the Village Board of the Village of Crainville,
Williamson County, Illinois, this 9th day of August, 2016.

ORDINANCE NO. 2016-08-02

An Ordinance Amending Chapter 12 of the Village of Crainville Zoning Ordinance 93-05-05.

This Ordinance shall be known as Ordinance No. 2016-08-02 of the ordinance of the Village of Crainville, Illinois, and shall be in full force and effect from and after its passage, approval, recording and publication in pamphlet form in accordance with law.

Approved: Rose Mitchell
Village President

Attest: Jacquelyn A. Chapman
Village Clerk

For: 5

Against: 0

Passed: 8-9-16

Approved: 8-9-16

Recorded: _____

STATE OF ILLINOIS)

) ss.

COUNTY OF WILLIAMSON)



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ORDINANCE NO. 93-05-05

ZONING ORDINANCE OF THE VILLAGE OF CRAINVILLE

ARTICLE I
General Provisions

Section 1: PURPOSE

An ordinance to establish zone districts and regulations governing the development and use of land within the Village of Crainville, Illinois, in order to preserve, protect, and promote the public health, safety, and welfare in accordance with 65 ILCS 5/11-13-1, formerly Illinois Revised Statutes (Chapter 24, Section 11-13-1 et. seq.).

Section 2: TITLE

This ordinance shall be known and may be cited as the Zoning Ordinance of the Village of Crainville, Illinois.

Section 3: JURISDICTION

This ordinance shall be applicable within the corporate limits of the Village of Crainville, Illinois and within one and one half (1.5) miles of the corporate limits.

Section 4: INTERPRETATION AND RELATION TO OTHER LAWS

Every provision of this ordinance shall be construed liberally in favor of the Village of Crainville, and every requirement imposed herein shall be deemed minimal. Whenever the requirements of this ordinance differ from the requirements of any other lawfully adopted and effective ordinance, regulation, deed restriction, or covenant, the more stringent requirement shall prevail. Regardless of any other provision of this ordinance, no land shall be used and no structure shall be erected or maintained in violation of any duly constituted laws of the State of Illinois or of the United States of America.

ESTABLISHING ZONING ORDINANCE

Chapter Twelve

Section 5: DISCLAIMER OF LIABILITY

Except as may be provided otherwise by statute or ordinance, no official, village trustee, agent, commission or board appointee, or employee of the Village shall render himself personally liable for any damage that may occur to persons or property as a result of any act required or permitted in the discharge of duties under this ordinance. Any such person made a party to a civil action, civil rights or constitutional rights damage action, anti-trust action by reason of the discharge of said duties shall be held harmless and indemnified by the Village of Crainville for all damages and attorney's fees incurred provided that 1) the person makes a timely disclosure of the litigation or threatened litigation to the Village and 2) the person authorizes the Village to provide primary representation through the Village's attorney in such litigation or threatened litigation and cooperates with the Village in the primary presentation. The Village will not indemnify such person for punitive damages assessed against the person nor pay attorney's fees incurred by the person for counsel not retained by the Village of Crainville. Said indemnification shall be against all judgments, fines, amounts paid in settlements, and reasonable expenses incurred resulting from any such action or proceeding, or any appeal, to the fullest amount permitted by the laws of the State of Illinois. The foregoing statement of indemnification is deemed to be a contract between the Village of Crainville and each Village official, trustee, agent, commission or board appointee, or employee with explicit or implied responsibilities under the provisions of this ordinance.

Section 6: SEVERABILITY

If any provision of this ordinance is declared unconstitutional or invalid by a court of competent jurisdiction, that decision shall not affect the validity of the remainder of this ordinance.

Section 7: INCLUSION OF ARTICLES

Articles numbered Article I through Article XIII, are components of and a part of this ordinance.

Section 8: EFFECTIVE DATE

This ordinance shall take effect ten (10) days after final passage, approval, and publication as provided by Illinois law.

Passed by the Village Board of Trustees this 18th day of May, 1993.

ATTEST:

Evelyn Horsley
Village Clerk

William E. Wiggs
Village President

ARTICLE II

Definitions

Section 1: CONSTRUCTION OF TERMS

In constructing the intended meaning of terms used in this ordinance, the following rules are observed:

- A. Words and phrases shall have the meaning respectively ascribed to them in Section 2 of this article unless the context clearly indicates otherwise; terms not defined in section 2 shall have their standard English dictionary meanings.
- B. Words used in the present tense shall include the future tense.
- C. The term shall is mandatory; the term may is discretionary.
- D. All distances shall be measured to the nearest integral foot; six (6) inches or more shall be deemed one (1) foot.
- E. References to sections shall be deemed to include all subsections within that section; but a reference to a particular subsection designates only that subsection.

Section 2: SELECTED DEFINITIONS

Abutting: As applied to lots, "abutting" means having a common lot line or district line, or so located in relation to each other that there would be a common lot line or district line but for the existence of a street, alley, or other public right-of-way.

Access Way: A means for providing vehicular access to an off street parking or loading area including ramps, driveways, and curb cuts.

Accessory Use of Structure: Use of a structure subordinate in size or purpose to the principal structure on the same lot and serving a purpose customarily incidental thereto.

Administrator: Person or agent assigned to administer the zoning ordinance by the Crainville Village Board of Trustees.

Agriculture: Anyone or any combination of the following: the growing of farm or truck garden crops, dairying, pasturage, horticulture, floriculture, or animal/poultry husbandry. The term "agriculture" encompasses the farmhouse, and accessory uses and structures customarily incidental to agricultural activities.

Section 2: SELECTED DEFINITIONS (continued)

Alley: A public right-of-way which affords a secondary means of vehicular access to abutting property.

Alter: To change the size, shape, or use of a structure.

Amendment: A change in the provisions of this ordinance properly accomplished in accordance with state law and the procedures set forth herein.

Apartment: See Dwelling, Multiple Family.

Attached: As applied to buildings, "attached" means having a common wall and/or common roof.

Board of Appeals: The Board of Zoning Appeals of the Village of Crainville.

Building: Any covered structure permanently affixed to land and designed to be used to shelter persons or chattels.

Building Height: The vertical distance measured from the average grade at the front wall of a building to the highest point of the coping of flat roof or to the deck line roof, or the mean height level between eaves and ridge for gable, hip or gambrel roofs. Chimneys, towers_ and similar projections shall not be included in calculating building height.

Building Line: The line nearest the front of and across a lot, delineating the minimum open space required between the front of a structure and the street right-of-way.

Clinic: An establishment where licensed physicians, chiropractors, dentists, or other practitioners of the healing arts who are licensed by the State of Illinois respectively practice medicine, chiropractic, or dentistry but where overnight lodging for sick or injured persons is not provided.

Club/Lodge: A nonprofit association of people who are bonafide members organized for some purposes(s) that includes the rendering of a service customarily carried on as a commercial enterprise.

Conforming: In compliance with the applicable provisions of this ordinance.

Conventionally Built: A generic type of construction activity, exclusive of mobile homes, involving the original assembly of building materials or final assembly of unitized components on a construction site within the zoning jurisdiction of the Village of Crainville.

Day Care Center: See "Nursery School".

Detached: As applied to buildings, "detached" means surrounded by yards on the same lot as the building and not otherwise attached to a second structure.

Section 2: SELECTED DEFINITIONS (continued)

Develop: To erect any structure or to install improvements on a tract of land, or to undertake activity in preparation thereof.

Dimensions: Refers to lot depth and width.

District, Zoning: A portion of the territory subject to this ordinance wherein certain uniform requirements of various combinations thereof apply to structures, lots, and uses under the terms of this ordinance.

Driveway: A way commonly providing vehicular access to a garage or off-street parking area.

Duplex: A building containing two (2) dwelling units.

Dwelling: A building or portion thereof designed or used primarily as living quarters for one or more families, but not including hospitals, nursing homes, motels, or other accommodations for the transient public.

Dwelling, Multiple Family: A building or portion thereof containing three (3) or more dwelling units.

Dwelling, Single Family: A building intended for the use of one family as living quarters.

Dwelling Unit: One or more rooms designed or used as living quarter by one family. A "dwelling unit" always includes at least one bathroom and a kitchen.

Easement: A right to use another person's real property for certain limited purposes.

Enclosed: As applied to a building, "enclosed" means covered by a permanent roof and separated on all sides from adjacent open space or other buildings by fixed exterior walls or by common walls, with openings only for windows and doors.

Enlarge: To increase the size (floor area, height, etc.) of an existing structure or to devote more land to and existing use.

Erect: To build, construct.

Establishment: Either of the following:

- A. an institutional, business, commercial, or industrial activity that is the sole occupant of one or more buildings; or
- B. an institutional, business, commercial, or industrial activity that occupies a portion of a building such that:
 - 1. the activity is a logical and separate entity from the other activities within the building and not a department of the whole; and
 - 2. the activity has either a separate entrance from the exterior of the building, or a separate entrance from a common and clearly defined entryway that has direct access to the exterior of the building.

Existing: Actually constructed or in operation on the effective date of this ordinance.

Family: One person, or two or more persons related by blood, marriage, or legal adoption, or not more than two unrelated persons maintaining a common household in a dwelling unit.

Floor Area, Gross: The sum of the gross horizontal areas of the several floors of a building, measured from the exterior faces of the exterior walls or from the center of the common walls of attached buildings. Gross floor area includes basement floors, attic floor space, halls, closets, stairwells, space devoted to mechanical equipment, and enclosed porches.

Frontage: The linear extent of the front (street side) of a lot.

Greenhouse: A building in which trees, shrubs, and other plants are raised for transplanting and sale in support of agricultural, wholesale, or retail enterprises.

Home Occupation: Any business, profession, or occupation conducted for gain entirely within a dwelling or on residential premises in conformity with the provisions of this ordinance.

Hospital: An institution devoted, on an around the clock basis, to the maintenance and operation of facilities for the diagnosis, treatment, or care of members of the general public suffering from disease, injury, or other abnormal physical conditions. The term "hospital" as used in this ordinance includes sanitariums but excludes institutions operating solely for the treatment of mentally ill, drug addicts or alcoholics.

Immobilize: As applied to a mobile home, "immobilize" means to remove the wheels, tongue, and hitch and/or place on a permanent foundation.

Intersection: The point at which two or more public rights-of-way (generally streets) meet.

Kennel: Any structure or premises or portion thereof on which more than three (3) dogs, cats, or other household domestic animals over four (4) months old are kept.

Section 2: SELECTED DEFINITIONS (continued)

Loading Space: An off-street space used for the temporary parking of a commercial vehicle while loading or unloading merchandise or materials.

Lot: A tract of land intended as a unit for the purpose (whether immediate or future) or transfer of ownership or development. A lot mayor may not coincide with a "lot of record".

Lot, Corner: A lot having at least two (2) sides that abut along their full length upon street rights-of-way but not along alleys or other minor ways. Both lot lines that abut street rights-of-way shall be deemed front lot lines.

Lot, Through: A lot having a pair of approximately parallel lot lines that abut two (2) approximately parallel street rights-of-way. Both lots lines shall be deemed to be front lot lines.

Lot, Area: The area of a horizontal plane bounded by the front, side, and rear lines of a lot.

Lot, Coverage: The portion of a lot that is occupied by buildings or structures, including accessory buildings or structures.

Lot, Depth: The average horizontal distance between the front lot line and the rear lot line of a lot.

Lot Line, Front: The lot boundary abutting the street right-of-way.

Lot Line, Rear: An interior lot line which is most distant from and most nearly parallel to the front lot line.

Lot Line, Side: Any boundary line of a lot which is not a front lot line or a rear lot line.

Lot Size Requirements: Refers to the required area, width, and depth dimensions of a lot within a given zone district.

Lot Width: The average horizontal width of a lot measured at right angles to the side lot lines.

Maintenance: The routine upkeep of a structure, premises, or equipment, including the replacement or modification of structural components to the extent necessary to "keep the said structure in Bound condition.

Mobile Home: Regardless of intended or ultimate use, a structure designed to permit transport on it's own wheels and chassis, including but not limited to, "double widen" and "modulars".

Mobile Home Park: A lots{s} not more than two (2) acres in area in single ownership/control, developed with facilities for accommodating occupied mobile homes in accordance with the requirements of the State of Illinois and the Village of Crainville Mobile Home Regulations.

Section 2: SELECTED DEFINITIONS (continued)

Mobile Home Standards _ Standards applying' to the space beneath a mobile home that includes a concrete slab or runners on which the home is placed.

Nonconforming: As applied to a lot, structure, or use "nonconforming" means (.1.) lawfully existing on the effective date of this ordinance, but (2) not in compliance with the applicable provisions thereof.

Nuisance: Any tiling, condition, or conduct that endangers health, or unreasonable offends the senses, or obstructs the free use and comfortable enjoyment of property, or essentially interferes with the comfortable enjoyment of life.

Nursery: A tract of land on which trees, shrubs, or other plants are raised for transplanting and sale, and including any structure in which said activities are conducted.

Nursery School: An establishment for the part-time care and/or instruction of four (4) or more unrelated children of pre-elementary school age.

Nursing Homes: A building used as a medical care facility for persons who need long term nursing care and medical service, but do a not require intensive hospital care.

Office: Any building or portion thereof in which the business (usually clerical and administrative affairs) of a commercial/service enterprise or professional person is transacted.

Parking Area/Lot, Off-Street: Land that is improved in accordance with this ordinance and used primarily for the storage/parking of passenger motor vehicles, free of charge or for compensation. An "off-street parking area" depending upon the circumstances of its use, is either a principal use or an accessory use.

Parking Space, Off-Street: An area at least twenty (20) feet long and ten (10) feet wide within an off-street parking area or garage, used for parking or storage of one passenger motor vehicle.

Permitted Use: Any use which is or may be lawfully established in a particular district, provided it conforms with all the requirements applicable to said district.

Person: Any individual, firm, association, organization, or corporate body.

Plots A parcel of land consisting of one or more lots or portions thereof which is described by reference to a recorded plat or by metes and bounds.

Premises: A lot and all the structures and uses thereon.

Principal Building/Structure/Uses The main structure erected on or the main use occupying a lot, as distinguished from an accessory (subordinate) structure or use.

Property Line: See" Lot Line".

Section 2: SELECTED DEFINITIONS (continued)

Reconstruct: As applied to nonconforming structures, "reconstruct" means to rebuild after partial or total destruction.

Relocate: To move to another location on a lot or to a different lot.

Repair: To restore to sound condition, but not to reconstruct.

Retail: Refers to the sale of goods or services directly to the consumer rather than to another business.

Right-of-Way, Public: A strip of land which the owner/subdivider has dedicated to the Village or to another unit of government for streets, alleys, or public passage.

Service Use/Establishment: Any land use establishment wherein services are provided for enumeration either to individuals or to other terms.

Setback: The distance between the front lot line and the building line; or between a side or rear lot line and that side of the structure which faces such lot line; or between the appropriate lot line and the nearest boundary of the area of operation which is approximately parallel to such lot line.

Single-Family Residence: See "Dwelling, Single-Family".

Skirting: The covering affixed to the bottom of the exterior walls of a mobile home to conceal the underside thereof.

Special Use: A use that has unusual operational, physical, and other characteristics which distinguish it from the permitted uses of a district, but which can be made compatible with the intended overall development within a district. Special uses commonly must meet special standards not necessarily applicable to permitted uses in the district, and are allowed only by permit.

Special Use Permit: A permit issued in accordance with the provisions of this ordinance to regulate the development/operation of special use.

Stable: A structure, situated on the same lot as a dwelling, and designed or used for housing horses for the private use of occupants of the dwelling, but not for hire.

Street: A public or private way for motor vehicle travel. The term "street"; includes a highway, thoroughfare, parkway, throughway, road, pike, avenue, boulevard, lane, place, drive, court, and similar designations, but excludes an alley or a way for pedestrian use only.

Street, Private: Any street providing access to abutting property that is not maintained by or dedicated to the Village or another public entity.

Section 2: SELECTED DEFINITIONS (continued)

Structure: Anything constructed or erected on the ground, or attached to something having a fixed location on the ground. All buildings structures are buildings.

Structure, Temporary: Any structure that is not attached to a permanent foundation.

Temporary Use Permit: A permit issued in accordance with provisions of this ordinance and valid for not more than one (1) year, which allows the erection or occupation of a temporary structure or the operation of a temporary enterprise.

Topography: The physical relief features or surface configuration of an area.

Use: The purpose or activity for which land or a structure thereon is designed, occupied, or used.

Use Variance: An amendment (not variance) that allows a use in a district where said use would not be allowed under existing provisions of this ordinance.

Utility Substation: A secondary utility facility such as an electrical substation, gas regulator station, telephone exchange facility, sewage treatment plant.

Variance: A relaxation of the strict application of the lot size, setbacks, or other bulk requirements applicable to a particular lot or structure.

Village: Village of Crainville, Illinois.

Wholesale: Refers to the sale of goods or services by one business to another business.

Yard: Open space that is unobstructed except a specifically permitted in the ordinance and is located on the same lot as the principal building.

Yard, Front: A yard which is bounded by side lot lines, front lot lines, and the building line.

Yard, Rear: A year which is bounded by side lot lines, rear lot lines, and the rear building line.

Yard, Side: A year which is bounded by the rear year line, front yard line, side property line and side building line.

Zoning Map: The map and any amendments thereto designating zoning districts, and incorporated into this ordinance by reference.

ARTICLE III

Districts, Zoning Map, and General Provisions

Section 1: DISTRICTS

For the purpose of this ordinance, the Village of Crainville is divided into the following districts:

- A. R-A Rural-Agricultural District
- B. R-1 General Residential District
- C. M-H Mobile Home Park District
- D. C-1 General Commercial District
- E. I Industrial District

Section 2: ZONING MAP DISTRICT BOUNDARIES

The boundaries of the zoning districts are established on the corresponding map entitled "Zone District Map, Village of Crainville, Illinois," which accompanies and is a part of this ordinance. District boundary lines follow lot lines, center lines of streets and alleys, railroad rights-of-way, and other similar features. Questions concerning the exact location of the district boundaries shall be determined by the Zoning Board of Appeals. In accordance with Illinois state law, if any changes are made in the zoning districts or regulations during a calendar year, the Village shall publish the revised official zoning map no later than March 31st of the following year.

Section 3: ZONING UPON ANNEXATION AND PRE-ZONING

Any territory annexed to the Village is upon such annexation automatically zoned R-A, Rural-Agricultural, until otherwise zoned. Property owners seeking to have their property annexed to the Village of Crainville may petition the Village Board of Trustees to pre-zone such territory. In assigning a zone district designation to the subject territory, any zone classification or combination of classifications may be utilized so long as said classifications do not constitute a land use conflict in the opinion of the Village Board of Trustees. The Village Board of Trustees may seek the advisory opinion of the Zoning Board of Appeals on pre-zoning issues. The requirements of Section 4 below apply to pre-zoning procedures.

Section 4: MINIMUM ZONING AREAS

In order to prevent "spot" zoning, the smallest total area of contiguous lots that can properly be given a district designation is as follows:

Table 1
Minimum Zone District Areas

District	Minimum Zone District Area
A. Rural-Agricultural	3 acres
B. General Residential	1 acre
C. Mobile Home Park	1 acre
D. General Commercial	1 acre
E. Industrial	1 acre

Section 5: AFFECTED PROPERTY

Except as specifically provided in this ordinance, no building, structure, or land shall be used and no building, structure, or part thereof shall be erected, constructed, reconstructed, occupied, moved, altered or repaired, except in conformity with this ordinance.

Section 6: CONTINUING EXISTING USES

Any use lawfully existing at the time of enactment of the ordinance shall be allowed to continue as a non-conforming use, subject to the provisions of Article XI.

Section 7: REPAIRS

Any part of any building or structure which is declared unsafe by the Village of Crainville may be strengthened or restored to a safe condition pursuant to inspection by the administrator.

Section 8: ACCESS AND STREET FRONTAGE

No building shall be erected on any lot unless such lot abuts or has permanent easement of access to a public or private street. Such lot abutment or permanent easement of access shall not be less than thirty (30) feet on a street.

Section 9: INTRUSIONS INTO YARDS

To the extent indicated below, the following features of principal buildings may intrude into required yards without violating the minimum setback requirements:

Table 2
Maximum Yard Intrusions

Feature	Front Yard	Side Yard	Rear Yard
Cornices, Chimneys, and Architectural Features	Two (2) feet	None	Two (2) feet
Fire Escapes	Four (4) feet	None	Four (4) feet
Patios at Ground Level	Not applicable	No Limit	No Limit
Decks (elevated 6' or more)	Six (6) feet	None	Six (6) feet
Balconies	Four (4) feet	None	Four (4) feet
Roof Overhangings	Four (4) feet	Two (2) feet	Four (4) feet

Section 10: EXCEPTIONS TO HEIGHT LIMITS

A. Necessary Appurtenances: Chimneys, church spires, cooling towers, elevator bulkheads, fire towers, antennas, and other necessary appurtenances commonly constructed above the roof line shall be permitted to exceed the maximum height limitation of the district in which they are located if they comply with all other pertinent Village ordinances.

B. Intersections: On corner lots, in the triangular portion of land bounded by intersecting street right of way lines and a line joining those street lines at points thirty (30) feet from the point of intersection, no natural or manmade obstruction shall intrude into the air space that is between two (2) and ten (10) feet above the level of the adjacent street.

Section 11: SEWERS AND SEPTIC TANK SYSTEMS

In all districts, property owners of all buildings and places where people live, work, or assemble shall provide for the sanitary disposal of all sewage in accordance with the following requirements:

- A. Whenever the Village sewage system is available within a distance of three hundred (300) feet or less measured from the property line closest to the sewage system, all sewage shall be discharged into the Village system. The requirements apply regardless of the availability of a private sewage system which may already exist or which may be more convenient.
- B. Whenever the village sewage system is not located within the distance described above, a private sewage system shall be installed and used. All private sewage systems shall be designed, constructed, operated, and maintained in conformity with the following requirements:
 - 1. Illinois Private Sewage Disposal Licensing Act, as amended.
 - 2. Illinois Private Sewage Disposal Code Number 4.002, promulgated by the Illinois Department of Public Health, as amended from time to time.
 - 3. Pertinent, current regulations of the Environmental Protection Agency.
 - 4. Pertinent, current regulations of the Franklin-Williamson Bi-County Health Department.
 - 5. Pertinent, current applicable ordinance(s) of the Village of Crainville.

ARTICLE IV

Rural-Agricultural (R-A) District

Section 1: PERMITTED USES

- A. Agricultural uses including farms, ranches, and horticultural enterprises.
- B. Nurseries, greenhouse, temporary produce stands where production or growth of products takes place on premises.
- C. Single family residences.
- D. Facilities related agricultural enterprises to agricultural enterprises including storage yards, warehouses, barns, and garages.

Section 1: PERMITTED USES (continued)

- E. Cemeteries.
- F. Offices.
- G. Private or public recreational facilities including parks, country clubs, and golf courses.
- H. Churches.
- I. Mining operations consistent with Illinois state Law.

Section 2: USES REQUIRING SPECIAL USE PERMITS

- A. Agricultural implement and heavy equipment sales.
- B. Animal hospitals and veterinary offices.
- C. Blacksmith and Welding Operations.
- D. Kennels.
- E. Mobile Homes.
- F. Horse keeping and the keeping of animals for agricultural projects, hobbies, and home occupations.
- G. Food and dairy product processing.
- H. Nursing homes.
- I. Schools.
- J. Aerial towers.

Section 3: ACCESSORY USES

See Article IX, section 3.

Section 4: PROHIBITED USES

- A. Landfills or waste dumps.
- B. Establishments providing sale of alcoholic beverages.

Section 5: AREA, HEIGHT, SETBACK, AND YARD REGULATIONS

- A. Minimum Lot Area - One (1) acre.
- B. Permitted Height of Main Building - Twenty-Five (25) feet except non-residential farm structures. May be increased to a maximum of thirty-five (35) feet with a reciprocal front and rear yard setback of at least twenty-five (25) feet each.
- C. Minimum Yard Setbacks
 - 1. Front – Twenty (20) feet from any property adjoining any public street.
 - 2. Side - Ten (10) feet.
 - 3. Rear - Twenty (20) feet.
- D. Minimum Lot Width - One Hundred fifty (150) feet.
- E. Maximum Lot Coverage Standard - None.

ARTICLE V

General Residential (R-1) District

Section 1: PERMITTED USES

- A. Conventionally built single family dwellings.
- B. Duplex family dwellings.
- C. Public parks and playgrounds.
- D. Churches

Section 2: USES REQUIRING SPECIAL USE PERMITS

- A. Day care centers.
- B. Clinics.
- C. Governmental uses.
- D. Nursing homes.
- E. Schools.
- F. Home occupations.
- G. Mobile homes.
- H. Offices of civic, religious, or charitable institutions; financial or insurance companies, physicians, dentists, architects, engineers, attorneys, real estate, or allied professions provided that:
 - 1. The applicant can demonstrate adequate off-street parking facilities.
 - 2. That selling of merchandise extraneous to the profession will not occur on the premises, and
 - 3. That structures originally constructed to serve as residences remain unaltered.
- I. Multi-unit dwellings or apartment buildings containing three or more units.

Section 3: ACCESSORY USES

See Article IX, Section 3.

Section 4: AREA, HEIGHT, SETBACKS, AND YARD REGULATIONS

- A. Minimum Lot Area - 10,000 square feet.
- B. Permitted Height of Main Building - Twenty-Five (25) feet. May be increased to Thirty-Five (35) feet with a reciprocal front and rear yard setback of Twenty-Five (25) feet each.

Section 4: AREA, HEIGHT, SETBACKS, AND YARD REGULATIONS (continued)

C. Minimum Yards and Setbacks

1. Front: Twenty (20) feet.
2. Side: Ten (10) feet.
3. Rear: Twenty (20) feet. (Lots legally platted prior to enactment of this ordinance excluded).

D. Minimum Lot Width: One Hundred (100) feet.

ARTICLE VI

Mobile Home Park (MH) District

Section 1: PERMITTED USES

- A. Mobile homes located on individual lots in accordance with the Village of Crainville Ordinance regulating mobile homes.
- B. Mobile homes in a mobile home park configuration consisting of a single lot or group of lots where mobile homes do not exceed six (6) units per acre.
- C. Churches.

Section 2: USES REQUIRING SPECIAL USE PERMITS

- A. Mobile home parks where mobile densities exceed six (6) units per acre or where the park exceeds 2 acres in one or cumulative parcels.
- B. Governmental uses.
- C. Utility sub-stations with screening.
- D. Schools.
- E. Day care centers.
- F. Clinics.

Section 2: USES REQUIRING SPECIAL USE PERMITS (continued)

- G. Nursing homes.
- H. Offices of civic, religious, or charitable institutions; financial or insurance companies; physicians, dentists, architects, engineers, attorneys, real estate, or allied professions provided that:
 - 1. The applicant can demonstrate adequate off-street parking facilities,
 - 2. That selling of merchandise extraneous to the profession will not occur on the premises, and,
 - 3. That structures originally constructed to serve as residences remain unaltered.

Section 3: ACCESSORY USES

See Article IX, Section 3.

Section 4: AREA, HEIGHT, SETBACK, AND YARD REGULATIONS

- A. Minimum Lot Area - 5,000 square feet (see Article IX, Section 5).
- B. Permitted Height of Main Building - Twenty-Five (25) feet. May be increased to Thirty-Five (35) feet with reciprocal front and rear yard setbacks of Twenty-Five
- C. Minimum Yards and Setbacks
 - 1. Front - Twenty-Five (25) feet.
 - 2. Side - Ten (10) feet. Lots legally platted prior to enactment of this ordinance may utilize a five (5) foot setback on one (1) side yard if the side yards combined equal at least fifteen (15) feet.
 - 3. Rear - Twenty (20) feet.
- D. Minimum Lot Width - Fifty (50) feet.
- E. Maximum Lot Coverage Standard - 40 percent.

ARTICLE VII

General Commercial (C-1) District

Section 1: PERMITTED USES

- A. Retailing and wholesaling activities including public and private professional services provided within the confines of an office type environment.
- B. Second floor residences so long and the first floor activities fit all other applicable regulations set forth in this article and that at least one (1) off-street parking stall is provided per residence.
- C. Restaurants.
- D. Motels.
- E. Gasoline service stations.
- F. Automobile and truck sales and service centers.
- G. Clinics.
- H. Clubs or lodges.
- I. Commercial establishments.
- J. Offices.
- K. Service establishments.
- L. Governmental services.
- M. Churches.

Section 2: USES REQUIRING SPECIAL USE PERMITS

- A. Utility sub-stations with screening.
- B. Commercial establishments with drive through accommodations.
- C. Automobile banking facilities.

Section 2: USES REQUIRING SPECIAL USE PERMITS (continued)

- D. Combined retail or wholesale and manufacturing operations where the manufacturing portion of the use is incidental to the principal use and involves not more than five (5) persons employed in the manufacturing activity.
- E. Coin operated amusement centers or establishments where coin operated game machines occupy more than fifteen (15) percent of the floor area of the building.

Section 3: ACCESSORY USES

See Article IX, section 3.

Section 4: AREA, HEIGHT, SETBACK, AND YARD REGULATIONS

- A. Minimum Lot Area – None.
- B. Permitted Height of Main Building – Forty (40) feet.
- C. Minimum Yards and Setbacks.
 - 1. Front - Ten (10) feet when lot abuts local street and thirty (30) feet when lot abuts state maintained highway.
 - 2. Side - None except when lot abuts residential district, then twenty (20) feet is required. The Village of Crainville Fire Department must verify that access to all points of the structure is possible if less than ten (10) feet is proposed. The Village must be contacted to verify that intersection sight lines will not be obstructed on corner or through lots. The Village Board of Trustees will establish necessary setbacks in that regard.
 - 3. Rear – Same as side yard.
- D. Minimum Lot Width – Thirty (30) feet.
- E. Maximum Lot Coverage – 50 percent.

ARTICLE VIII

Industrial (I) District

- A. Assembly, manufacturing, or processing of any commodity from semifinished materials provided explosives or live animals are not involved.
- B. Governmental uses.
- C. Research and development facilities not involving explosives, or flammable gases or liquids, or live animals.
- D. Service stations.
- E. Transportation facilities.
- F. Warehousing or wholesaling of goods except explosives, flammable gases or liquids, or lives animals.

Section 2: USES REQUIRING SPECIAL USE PERMITS

- A. Assembly, manufacturing, processing, warehousing, or wholesaling involving explosives, flammable gases or liquids, or live animals.
- B. Automobile dismantling but only in accordance with the following conditions:
 - 1. No part of any automobile dismantling operation, which includes any lot on which three (3) or more inoperable vehicles are stored shall be closer than five hundred (500) feet to the boundary of any residential district.
 - 2. All vehicles, parts, and equipment shall be stored within a completely enclosed structure or within an area screened by a wall or solid fence at least ten (10) feet high or of a sufficient height greater than ten (10) feet to screen the view from adjacent property.
- C. Research development facilities not involving explosives, or flammable gases or liquids, or live animals.

Section 3: AREA, HEIGHT, SETBACK, AND YARD REGULATIONS

- A. Minimum Lot Area - Ten Thousand (10,000) square feet.
- B. Permitted Height of Main Building - Sixty (60) feet.
- C. Minimum Yards and Setbacks
 - 1. Front: Ten percent (10%) of the lot width or depth or whichever is greater.
 - 2. Side: None, except thirty (30) feet when adjacent to any other zone district. The Village must verify that intersection sight lines will not be obstructed on corner or through lots and will set the setback requirement in that regard.
 - 3. Rear: Same as side yard.
- D. Minimum Lot width - None, except as provided in Article 111-8.
- E. Maximum Lot Coverage - 50 percent.

Section 4: NUISANCE RESTRICTIONS

No production, processing, cleaning, servicing, testing, repair, sale, or storage of goods, materials, or equipment shall unreasonably interfere with the use, occupancy, or enjoyment of neighboring properties or the community as a whole. Unreasonable interferences include, but are not limited to, excessive traffic congestion, loud or shrill noises, excessive emission of smoke, emission of toxic gases, excessive glare, and noxious odors. All production, processing, cleaning, servicing, testing, repair, or storage activities shall be conducted entirely within enclosed buildings.

ARTICLE IX

Supplementary Regulations For Specific Uses

Section 1: APPLICABILITY OF ARTICLE

This Article establishes lot and structure requirements, design standards, and use limitations for specific, potentially troublesome, structures and uses. These regulations apply to every zoning district where the specified structure or use is permitted or allowed by special use permit; but if more stringent regulations are applicable in any particular district, such regulations shall prevail.

Section 2: RESIDENTIAL BUILDINGS ON LOT

Not more than one (1) principal detached residential dwelling shall be located on a lot, nor shall any principal detached residential dwelling be located on the same lot with any other principal building, except for immediate family or employees of persons who own and dwell on lots(s) in the Rural-Agricultural District.

Section 3: ACCESSORY USES

Any accessory use shall be deemed permitted in a particular zoning district if such use:

- A. Is subordinate in size and purpose to the principal structure or use which it serves.
- B. Is accessory to a principal structure or use that is allowed in a particular zoning district as a permitted or special use; and
 - 1. Height: No accessory use shall be higher than;
 - a. Twenty (20) feet in the R-1 district, or
 - b. Twenty-Five (25) feet in any other zoning district except the Rural-Agricultural district where, due to the special needs of arm operations, there shall be no height limit on accessory structures.
 - 2. Setbacks: No accessory use shall be located in any part of a required yard excepting that in residential zone districts, an accessory use may be located as close as three (3) feet to a side or rear lot line when said structure is also located in the rear one-third of the subject lot.
 - 3. Yard Coverage: In any residential district, accessory uses shall not cover more than thirty (30) percent of a required yard.
 - 4. Use as a dwelling: Use of an accessory structure as a dwelling is prohibited in the Village of Crainville.

Section 4: ANIMAL KEEPING

Horse Keeping

- 1. No horse keeping is permitted on any lot existing prior to the adoption of this ordinance which is less than 20,000 square feet.
- 2. Two (2) horses are permitted on lots exceeding 20,000 square feet but do not exceed 30,000 square feet. One additional horse is permitted for each additional 5,000 square feet of lot area.

Horse Keeping (continued)

3. For the purposes of this section, two (2) ponies shall count as one (1) horse, except that each pony in excess shall be counted as one (1) horse.
4. A foal less than one (1) year old, maintained in the company of its mother, will not be counted in determining compliance with this section.
5. Horses up to twice the number normally allowed on a parcel of land may be kept on a temporary basis of up to one (1) week but not more frequently than every thirty (30) days.
6. Any area where horses are kept shall not be less than fifty (50) feet from any habitable dwelling on the same parcel, one hundred (100) feet from any habitable dwelling (s) on adjacent parcels, and two hundred (200) feet from any church, school, hospital/clinic, or where foods are processed, stored, kept, manufactured, or served to the public.
7. The design of the horse keeping facility will be reviewed by the Village Board of Trustees Be part of the special use permit process.

B. Other Animal Keeping for Hobbies, Agricultural Projects, or Home Occupations.

1. Any area where animals other than horses are kept for hobby purposes, agricultural projects, or home occupations, shall not be located within fifty (50) feet of any habitable dwelling(e) on adjacent parcels, any church, school, hospital/clinic, or where foods are processed, stored, kept, manufactured, or served to the public.
2. The design of any animal keeping facility shall be reviewed by the Village Board of Trustees as part of the special use permit process.

Section 5: FENCES, WALLS

A. Barbed Wire, Electrical Fences

1. In connection with agricultural uses, barbed wire and electrically charge fences of the intermittent, pulsating types are permitted.
2. In connection with nonagricultural uses, barbed wire and electrically charged fences of the intermittent, pulsating type may be allowed by a special use permit.

Section 5: FENCES, WALLS (continued)

- B. No fence, wall, or other obstruction shall be erected within any public right-of-way, except by written permission of the Village Board of Trustees.
- C. No fence, wall, or other obstruction shall be erected in violation of the Illinois Drainage Code (Illinois Revised statutes, Chapter 42, section 1-1, seg.)
- D. Every fence, wall, or other obstruction shall conform to the special height restrictions applicable in areas near intersections (See Article III, section 10B.)
- E. No fence shall be erected in the front third of any residentially zoned lot such that said fence impedes the safety of vehicles in traffic.
- F. All fences erected within the Village shall have the support posts placed along the inside of said fence.

Section 6: HOME OCCUPATIONS

A "home occupation" means any business, profession, or occupational conducted *for* gain or support entirely within any dwelling or on any residential premises within the Village every home occupation shall be considered a special use. No home occupation shall be established or conducted except in conformity with the following regulations:

- A. Floor Space - The total area used for a home occupation conducted in a dwelling shall not exceed twenty-five percent (25%) of the gross floor area of said dwelling, or three hundred (300) square feet, whichever is first.
- B. Dwelling Alterations - In any residential district, a dwelling shall not be altered to accommodate a home occupation in such a way as to materially change the residential character of the building.
- C. Outdoor storage - Outdoor (unenclosed) storage on the premises of equipment or materials used in connection with a home occupation is prohibited.
- D. Nuisances - A home occupation shall not generate any offensive noise, vibration, smoke, dust, odors, heat, glare, or electrical interference noticeable at or beyond the lot lines.
- E. Parking - See Article X.
- F. Signs - A home occupation may display only one non-illuminated flat mounted identification sign. The area of the sign shall not exceed six (6) square feet and shall not be obstructing to neighborhood views or traffic.

Section 7: KENNELS

- A. The lot on which any kennel is situated shall have a minimum of one (1) acre.
- B. Every kennel shall be located at least fifty (50) feet from a habitable dwelling on the same lot, at least one hundred (100) feet from the nearest dwelling on an adjacent lot, and at least one hundred (100) feet from any lot line.

ARTICLE X

Off-street Parking And Loading

Section 1: APPLICABILITY OF ARTICLE

Off-street parking and loading shall be provided in accordance with this article for all structures and uses erected or established after the effective date of this ordinance.

- A. Existing Parking/Loading Facilities
 - 1. Existing off-street parking or loading facilities located on the same lot as the use served shall not be reduced - or further reduced - below the requirements and standards for similar new structures or uses per this ordinance.
 - 2. When an existing structure or use is damaged or destroyed and subsequently repaired or rebuilt, parking/loading facilities equivalent to any maintained at the time of such damage or destruction shall be restored, but additional parking/loading facilities need not be provided.
 - 3. Whenever the use of any structure or premises is intensified through the addition of dwelling units, increased floor area, greater seating capacity, etc., additional parking and loading facilities commensurate with such increases in use-intensity shall be provided.
 - 4. Whenever the existing use of a structure is changed to a different use, parking or loading facilities shall be provided as required herein for such new use.

Section 2: PARKING LOT STANDARDS

- A. Spaces - Each required off-street parking space shall be at least ten (10) feet wide and twenty (20) feet long, and shall have at least seven (7) feet of vertical clearance. Every space shall be situated so that no part of any parked vehicle overhangs the public right-of-way.
- B. Interior Aisles - Aisles within parking lots shall be sufficiently wide to permit safe and efficient vehicular movement in the aisles, and into and out of the parking spaces. Aisles designated for two-way traffic shall be at least twenty-five (25) feet wide. One way aisles designated for sixty (60) degree parking shall be at least eighteen (18) feet wide.
- C. Access Ways
1. Parking lots shall be designed so that ingress to or egress from a parking space is from an aisle or driveway, not directly from the public right-of-way.
 2. No access way to any parking lot shall be located within thirty (30) feet of any corner formed by the intersection of the rights-of-way of two or more streets. At intersections where traffic control devices are installed the Administrator may increase this requirement as necessary to prevent hazards.
 3. Parking area access ways and public streets shall be aligned to form, as closely as feasible, right angles.
 4. The access way to every parking lot containing sixteen (16) or more parking spaces shall be at least twenty-four (24) feet wide unless two one-way drives, each twelve (12) feet wide, are provided. The access way to any parking lot containing fewer than sixteen (16) parking spaces shall be at least eighteen (18) feet wide.
- D. Surfacing - Parking lots shall be graded and improved with a compacted stone base at least four (4) inches thick. A permanent all-weather surface is recommended.

Section 3: LOCATION OF OFF-STREET PARKING

- A. For Dwellings - Parking spaces accessory to dwellings shall be located on the same lot as the dwelling. Such parking spaces shall not be located in the side or rear yard.
- B. For Commercial/Industrial Uses - In the Commercial or Industrial Districts, off-street parking facilities for different buildings or uses may be provided collectively, but only if the total number of spaces located together is not less than the sum of the separate requirements for each use (See Section 5).

Section 4: COMPUTATION OF REQUIRED PARKING SPACES

In computing the number of parking spaces required by this ordinance, the Administrator shall apply the following rules:

- A. In computing parking space requirements based on the number of employees, the maximum number of employees on the premises at any period of the day shall be used. "Employees parking" means "one parking space shall be required per one and one-half (1.5) employees," unless otherwise stated.
- B. In computing parking space requirements on the basis of building floor area, the gross floor area shall be used (See Table 3).
- C. Whenever it is necessary to translate gross parking lot area into number of parking spaces, three hundred fifty (350) square feet of gross area shall be deemed one parking space.
- D. If computation of the number of parking spaces required by this ordinance results in a fractional space, any fraction of one-half or more shall be counted as one space.
- E. No space or portion thereof needed to satisfy the minimum applicable requirement for number of off-street parking spaces shall be counted as part of the off-street parking spaces required for another structure or use.

Section 5: DESIGN AND LOCATION OF OFF-STREET
LOADING FACILITIES

If provided, all off-street facilities shall conform to the minimum standards indicated below:

- A. Size of Space - Every off-street loading space shall be at least twelve (12) feet wide and sufficiently long to accommodate the type of vehicle expected to use the space. In no case shall a vehicle being loaded or unloaded overhang into the public right-of-way.
- B. Access Way - Every off-street loading space shall have a safe means of vehicular access to a street or alley. Such access way shall be at least twelve (12) feet wide.
- C. Surfacing - Every off-street loading area shall be improved with a compact stone base at least seven (7) inches thick.

Section 6: NUMBER OF PARKING SPACES REQUIRED

Off-street parking spaces shall be provided as indicated in the table below. For any use that is not listed in the table, the same number of parking spaces shall be provided as is required for the most similar listed use. The Administrator shall make the determination of similarity.

TABLE 3
Parking Standards

Uses	Parking Spaces
A. Swelling, Lodgings:	
1. Hotels, motels, boarding houses, lodges	1 space per lodging unit, plus employee parking
2. Mobile homes	2 spaces per mobile home
3. Multiple family dwellings	
a. 1 bedroom or less	1.5 spaces per dwelling
b. 2 or more bedrooms	2 spaces per dwelling
4. Single family dwellings	2 spaces per dwelling
B. Educational, Institutional, Recreational:	
1. Churches	1 space per 4 seats in the largest seating area
2. Hospitals	1 space per 2 beds, plus employee parking
3. Libraries, Museums	1 space per 500 square feet of floor area
4. Nursing Homes	1 space per five beds
5. Schools	1 space for every 10 students that the building is designed to accommodate, plus employees parking

TABLE 3
Parking Standards
(continued)

Uses	Parking Spaces
C. Commercial, Office, Service:	
1. All commercial, office, or service uses unless specifically indicated otherwise below	1 space per 300 square feet of floor area
2. Banks, savings and loans	
a. Walk-in	1 space per 300 square feet of floor area
b. Drive-through	1 space per teller window
3. Beauty and barber shops	2 spaces per chair, plus employee parking
4. Furniture and appliance stores	1 space per 600 square feet of square floor area
5. Home occupation	1 space which is optional but not more than 1 space
6. Office, medical/dental	1 space per 200 square feet of floor area or 3 spaces per professional whichever is greater
7. Mortuaries	1 space per five seats plus one space per funeral vehicle but not less than 20 spaces per chapel
8. Restaurants:	
a. Sit-down	1 space per seats or 1 space per 50 square feet of floor area whichever is greater
b. Drive-in	1 space per 25 square feet of floor area
9. Service stations	2 spaces per service stall plus employee parking

TABLE 3
 Parking Standards
 (continued)

Uses	Parking Spaces
10. Theaters a. Indoor b. Drive-In	1 space per 4 seats On review by the Administrator
11. Vehicle sales (automobiles, boats trailers, etc.	1 space per 600 square feet of enclosed floor area, plus 1 square feet of open lot area
D. Industrial	
1. Related to personnel	1 space for each managerial, clerical, or administrative employee plus 1 space for each 2 employees not otherwise classified, or
2. Related to floor area	1 space for each 600 square feet of gross floor area (either method optional to industry)

ARTICLE XI

Nonconformities

Section 1: PURPOSE OF ARTICLE

The requirements imposed by this ordinance are designed to guide the use of land by encouraging the development of structures and uses that are compatible with the predominant character of each of the various districts. Lots, structures, and uses of land or structures that do not conform to the requirements of the district in which they are located tend to impede appropriate development. For example, nonconformities are frequently responsible for heavy traffic on residential streets, the overtaxing of parking facilities, the creation of nuisances, and/or the lowering of property values. The regulations of this are encouraging the gradual elimination of nonconformities.

Section 2: NONCONFORMING LOTS

Any vacant lot that does not conform to one or more of the lot size (area, dimensions) requirements of the district in which it is located may, nonetheless, be developed for any use permitted in that district if such vacant lot;

A. was recorded in the Williamson County Recorder of Deeds Office prior to the enactment of this ordinance, and

B. is at least thirty (30) feet wide.

If two or more lots or combinations of lots with continuous street frontage were of record and in common ownership on the effective date of this ordinance, and if one or more of those lots does not meet the minimum lot width, depth, or area requirements of the district in which it is located, the land involved shall be considered an undivided parcel. No portion of any such parcel shall be developed (used) except in compliance with this ordinance, nor shall any such parcel be divided so as to create a lot that does not meet the requirements of this ordinance.

Section 3: NONCONFORMING STRUCTURES

Any otherwise lawful structure which exists on the effective date of this ordinance but which could not be erected under the terms of this ordinance because of requirements/restrictions concerning lot size, height, setbacks, or other characteristics of the structure or its location on the lot may lawfully remain, subject to the following provisions:

A. Maintenance - A nonconforming maintained *by* ordinary repairs structure may be maintained by ordinary repairs.

Section 3: NONCONFORMING STRUCTURES (continued)

B. Enlargement, Alterations - a nonconforming structure may be enlarged and/or altered, provided that:

1. Such enlargement and/or alteration is confined within the lot lines of the property in question as such lot lines existed on the effective date of this ordinance; and
2. Such enlargement and/or alteration does not increase or worsen the nonconforming characteristics of the structure.

C. Reconstruction - a nonconforming structure that is damaged or destroyed may be rebuilt, provided that:

1. Reconstruction commences within one year from the date of damage/destruction and is diligently pursued to completion; and
2. The structure, when reconstructed, will not be more nonconforming than it had been. If reconstruction does not commence within one year or is not diligently pursued to completion, as determined by the Administrator, the damaged structure shall be considered abandoned. Reconstruction at that point shall be allowed only if the structure will be rebuilt in conformity with the provisions of this ordinance which are applicable to new structures.

D. Relocation – A nonconforming structure shall not be moved to another lot unless, after relocation, it will conform to all the regulations of the district where it will be situated.

Section 4: NONCONFORMING USES

Any otherwise lawful use existing on the effective date of this ordinance that would not be permitted under the terms of this ordinance may lawfully continue, subject to the following provisions:

- A. **Expansion/Intensification:** A nonconforming use which does not occupy a structure (such as a plant nursery) may be expanded/intensified, but only within the confines of the lot lines as such lot lines existed on the effective date of this ordinance. A nonconforming use which occupies a structure may be expanded or intensified, but only within that structure and/or within any nonconforming addition to said structure. (For rules concerning expansion of nonconforming structures, See section 3-B above).
- B. **Reestablishment** - a nonconforming use which is destroyed or damaged may be reestablished. However, if the owner of said damaged/destroyed use proposes to expand, relocate, or change it, then the other pertinent paragraphs of this section shall control. Moreover, if no significant steps have been taken to reestablish the use within one year from the date the damage occurred, then the use shall be considered abandoned and subject to the provisions of Paragraph (E) of this section.

Section 4: NONCONFORMING USES (continued)

- C. Relocation - A nonconforming use shall not be moved, in whole or in part, unless, upon relocation, it will conform to all pertinent regulations of the district in which it will be relocated.
- D. Change of Use - A nonconforming use may continue, but shall not be changed except to a use that is permitted under the applicable district regulations.
- E. Discontinuance - When a nonconforming use is discontinued for a period of twelve (12) months, it shall not thereafter be resumed. Any subsequent use shall conform to the uses permitted in the applicable zone district.

ARTICLE XII

Special Procedures and Permits

Section 1: BOARD OF APPEALS

The Zoning Board of Appeals of the Village of Crainville is hereby established in accordance with Illinois Law.

- A. Membership, Appointment, Compensation - The Board of Appeals shall consist of seven members. Each board member shall be appointed by the Mayor with the advice and consent of the Village Board of Trustees. One of the members so appointed shall be named as chairman at the time of appointment. Each board member shall receive for services such compensation, if any, as is determined from time to time by the Village Board.
- B. Term of Office, Vacancies - Each board member shall hold office for five (5) years from the date of appointment, and until a successor has been selected and qualified; provided, however, that the initial appointees to the Board shall serve respectively for the following terms: one for one (1) year, one for two (2) years, one for three (3) years, one for four (4) years, one for five (5) years, one for six (6) years, and one for seven (7) years. With the advice and consent of the Village Board, the Mayor may remove any member on the Board of Appeals for cause, after a public hearing. Vacancies on the Board shall be filled for the unexpired terms of the member whose place has become vacant in the same manner as provided for the appointment of new members.

Section 1: BOARD OF APPEALS (continued)

- C. Meetings, Quorum - All meetings of the Board of Appeals shall be held at the call of the Chairman and at such time as the Chairman may determine. All Board meetings shall be open to the public. The Board may adopt their own rules of meetings procedures consistent with this ordinance and the applicable Illinois Revised statutes. The Board may select such officers as they deem necessary. The Chairman, or in his absence an Acting Chairman, may administer oaths and compel the attendance of witnesses. Four members of the Board shall constitute a quorum, and the affirmative vote of at least four members shall be necessary to recommend approval of any appeal, clearance, or permit to the Village Board. The owner(s) of land located within 250 feet of any land subject to Board public hearings may appear and give testimony concerning prospective or requested actions.
- D. Records: The Board shall keep minutes of its proceedings and examinations. These minutes shall indicate the presence of members, the vote, including abstentions, of each member of each question, and any official action taken. A copy of every rule, variance, order, or decision of the Board shall be filed with the City Clerk and shall be of public record.

Section 2: ADMINISTRATOR
DUTIES AND RESPONSIBILITIES

The mayor, with the consent of the village Board, will appoint a zoning administrator who will administer the day to day functions of the zoning ordinance. The administrator will receive and record all applications for permits and clearances authorized under this ordinance. The administrator will issue zone clearances upon applicant satisfaction of the zoning requirements. The administrator is additionally authorized to grant relief of up to ten (10) percent from any zoning requirement involving setbacks, heights, or parking when the zoning procedure does not involve the Zoning Board of Appeals or the Village Board of Trustees.

Section 3: ZONE CLEARANCE

A zone clearance shall be issued by the Administrator prior to the issuance of a building permit(s). An approved zone clearance shall indicate that a proposed use, lot, and/or structure is in compliance with the provisions of this ordinance. The Administrator shall not issue a zone clearance in any instance requiring action by the Zoning Board of Appeals and/or Village Board prior to their final action(s).

Section 4: SPECIAL USE PERMITS

This ordinance divides the Village into various districts, and permits in each district as a matter of right only those used which are clearly compatible with one another certain other uses, because of their special operational or physical characteristics, may not have a detrimental impact on nearby permitted uses, depending upon their precise location, manner of operation, and other factors. Such "special uses" require careful case-by-case review and may be allowed only by permission of the Village Board.

- A. Application - Every applicant for a special use permit shall submit to the Administrator, in narrative and/or graphic form, the items of information enumerated below. The Administrator shall prepare an advisory report on every request for a special use permit. He shall promptly transmit the completed application and his advisory report to the Board of Appeals. A filing fee is required and is presented on the schedule of fees which may be amended from time to time by the Village Board. Application forms will be made available by the Village Clerk and/or Administrator.

Items of Information

1. Name and address of the applicant;
2. Name and address of the owner or operator of the proposed structure or use, if different from (1);
3. Nature of proposed issue, including type of activity, manner of operation, number of occupants or employees, and similar matters;
4. Location of the proposed use or structure, and its relationship to existing adjacent uses or structures;
5. Area and dimensions-of the site for the proposed structure or uses;
6. Existing topography of the site (USGS ten foot contour data is acceptable), and proposed finished grade;
7. Height and setbacks of the proposed structure;
8. Number and size of proposed dwelling units, if any;
9. Location and number of proposed parking/loading spaces and access ways;
10. Identification and location of all existing or proposed utilities, whether public or private; and/or
11. Any other pertinent information that the Administrator may require.

Section 4: SPECIAL USE PERMITS (continued)

- B. Public Hearing Notice - The Board of Appeals shall hold a public hearing on every special use permit application within a reasonable time after said application is submitted to them. The applicant for a special use permit shall provide a list of names and addresses of the parties whose property is immediately adjoining or across a street or an alley or is located within 250 feet of the location of the proposed special use. The Chairman of the Board of Appeals shall have the responsibility of scheduling the public hearings and sending out notices to that effect. At the hearing, any interested party may appear and testify, either in person or by duly authorized agent or attorney. Notice indicating the time, date, and place of hearing, and the nature of the proposed special use shall be given not more than thirty (30) nor less than fifteen (15) days before the hearing;
1. by first class mail to the applicant and to all parties whose property is immediately adjoining or across a street or an alley or is located within 250 feet of the location of the proposed special use;
 2. by publication in a newspaper of general circulation within the village.
- C. Advisory Report, Factors Considered – Within a reasonable time after the public hearing, the Zoning Board of Appeals shall submit their advisory report to the Village Board. In deciding what their advice should be, the Board of Appeals shall consider the following factors.
1. whether the proposed design, location, and manner of operation of the proposed special use will adequately protect the public health, safety, and welfare, and the physical environment;
 2. the effect the proposed special use would have on the value of neighboring property and on the Village's overall tax base;
 3. the effect the proposed special use would have on public utilities and on traffic circulation on nearby streets; and
 4. whether there are any facilities near the proposed special use (such as schools or hospitals) that require special protection.
- D. Action By The Village Board of Trustees – The Village Board of Trustees shall act on every request for special use permits at their regularly scheduled meeting following submission of the Board of Appeals' Advisory Report. Without further public hearing, the Village Board may grant a special use permit by simple majority vote of all currently serving Boards members in attendance. In a separate statement accompanying the permit, the village Board shall state their findings of fact, and indicate their reasons for approving (with or without conditions) or denying the request for a special use permit.

EXEPTION: The affirmative vote of at least three-fourths of all of the current members of the Village Board present at the meeting shall be required to grant a special use permit when the proposed permit is opposed, in writing, by at least fifty percent (50%) of the owner(s) of the property immediately adjoining or across a street or an alley or located within 250 feet of the location requesting the special use permit.

- E. Duration - A special use permit may be issued for a period up to eight (8) years and may be extended by the same process for subsequent ten (10) year periods.

Section 5: TEMPORARY USE PERMITS

Requests for temporary use permits shall be processed and decided in the same manner as requests for special use permits. The Village Board shall not initially issue any temporary use permit for a period longer than one year, but they may renew any such permit as they see fit.

Section 6: PLANNED UNIT DEVELOPMENT PERMITS (PUD)

- A. Purpose - The purpose of the planned unit development permit is to offer a method whereby land may be designed and developed as a unit for residential, commercial, or industrial uses by taking advantage of current up-to-date Bite planning techniques.
- B. Procedure and Conditions for Permits - An applicant may submit an application for a planned unit development to the administrator. The applicant shall also provide a list of names and addresses of the parties whose property is immediately adjoining or across a street or an alley or is located within 250 feet of the location of the proposed planned unit development. A complete set of scaled development plans shall accompany the application which shows the proposed uses of the property including the dimensions and locations of all proposed structures, parking areas and spaces, landscaped areas, streets and internal circulation systems, parks, playgrounds, school sites, open spaces, and other features found to be appropriate by the administrator. If the development is to be phased, the development sequences shall be depicted.

The administrator shall be available to meet informally with the prospective developer prior to the submission of the application and development plan in order to explain the planned unit development process and standards. The applicant will adhere to the following standards in the preparation of the development plan:

1. In Residential Planned Developments:
 - a. There will not be more than the average number of units per acre than that

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permitted in the overriding zone for single family developments or more than sixteen (16) units per acre for multiple family developments,

- b. the parking standards established ordinance shall be maintained, this in
- c. no structure shall be constructed less than twenty (20) feet from any perimeter street and if any unit in the planned development exceeds twenty-five (25) feet in height, the perimeter street setback shall be increased by five (5) feet for each additional ten (10) feet in height or portion thereof.

In Residential Planned Developments: (continued)

2. In Commercial and Industrial Planned Developments:

- a. the standards for parking, loading and unloading, and circulation as established by this ordinance shall be maintained,
- b. roof-mounted equipment, ground-mounted equipment, and trash storage areas shall be screened,
- c. signage shall be integrated into the architectural design of the development,
- d. perimeter plantings shall be in raised beds at least five (5) feet in width bordered by a six (6) inch raised concrete curb.

All development plans will demonstrate how the proposed development will minimize land use conflicts with surrounding properties and/or how the proposed development can be integrated into an existing neighborhood without disruption of the existing environment.

The administrator is prohibited from accepting a planned unit development permit application unless the overriding zone district is appropriate to the planned use.

Upon receipt of the planned unit development permit application the administrator shall prepare a report identifying how the proposal complies with the standards as set forth in this ordinance. The report shall also include proposed conditions to be appended to the permit. The administrator shall forward the application, development plan, and report to the Zoning Board of Appeals who will conduct a public hearing on the proposed planned unit development permit upon advertising that such a meeting will be held not less than fifteen (15) days or more than thirty (30) days from the date of

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publication within a newspaper of general circulation in Crainville, Illinois. This notice shall be sent by first class mail to the applicant and to all parties whose property is immediately adjoining or across A street or an alley or is located within 250 feet of the location of the planned unit development, the Williamson County Soil and Water Conservation District, and the Carterville School District. Owners of real property or tenants within two hundred fifty (250) feet of the planned unit development, the Williamson County Soil and Water Conservation District, and the Carterville School District by right will be extended the opportunity to present testimony at the public hearing. The Zoning Board of Appeals will maintain a set of minutes from the public hearing and will prepare a summary report including its own recommendations for the Mayor and the village Board. The Mayor and Village Board may issue the planned unit development permit with the proposed conditions, add additional conditions that it finds appropriate and approve the permit by simple majority vote of currently serving Board members in attendance, or deny the permit.

EXEPTION: The affirmative vote of at least three-fourths of all of the current members of the Village Board present at the meeting shall be required to grant a planned use development when the proposed permit is opposed, in writing, by at least fifty percent (50%) of the owner(s) of the property immediately adjoining or across a street or an alley or located within 250 feet of the planned use development.

Section 7: AMENDMENTS

- A. Amendments (Re-zoning) - The Village may amend this ordinance in accordance with State Law and the provisions of this section. Proposed alterations of district boundaries (re-zoning) or proposed changes in the status of uses (permitted, special, prohibited) shall be deemed proposed amendments. Amendments may be proposed by the Village Board Administrator, the Board of Appeals, or any party in interest.
- B. Filing Every proposal to amend this ordinance shall be filed with the Administrator on a prescribed form. (Every amendment proposal shall also be filed with the Soil and Water Conservation District as per Illinois Revised Statutes, Chapter 5, Section 127.2a). The administrator shall promptly transmit said proposal together with any comments or desired recommendations, to the Board of Appeals who will conduct a public hearing. A filing fee is required.
- C. Public Hearing, Notice - The Zoning Board of Appeals shall hold a public hearing on every amendment proposal within a reasonable time after said proposal has been submitted to them. At the hearing, any interested party may appear and testify, either in person or by duly authorized agent or attorney. Notice indicating the time, date, and place of the hearing, and the

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nature of the proposed amendment shall be given not more than thirty (30) days nor less than fifteen (15) days before the hearings:

1. by publication in a newspaper of general circulation within the Village; and
2. when the amendment involves a rezoning, not a text amendment; by first class mail to all parties whose property is immediately adjoining or across a street or an alley or is located within 250 feet of the location(s) for which rezoning is requested.

D. Advisory Report, Findings of Fact - within a reasonable time after the public hearing, the Board of Appeals shall submit their Advisory Report to the Village Board. The report shall state the Board of Appeals' recommendations regarding adoption of the proposed amendment, and their reasons therefore. If the effect of the proposed amendment, and their reasons therefore would alter district boundaries or to change the status of any use, the Board of Appeals shall include in their Advisory Report findings of fact concerning each of the following matters:

1. existing use(s) and zoning of the property in question;
2. existing use(s) and zoning of other lots in the vicinity of the property in question.
3. suitability of the property in question for uses already permitted under existing regulations.
4. suitability of the property in question for the proposed use; and
5. the trend of development in the vicinity of the property in question, including changes (if any) which may have occurred since the property was initially zoned or last rezoned.

Section 7: AMENDMENTS (continued)

E. Action by the Village Board - The Village Board shall act on every proposed amendment at their next regularly scheduled meeting following submission of the Board of Appeals Advisory Report. Without further public hearing the Village Board may pass or deny any proposed amendment or may refer it back to the Board of Appeals for further consideration by simple majority vote of currently serving Board members in attendance.

EXCEPTION: The affirmative vote of at least three-fourths of all of the current members of the Village Board present at the meeting shall be required to pass a re-zoning amendment when the proposed amendment is opposed, in writing, by at least fifty percent (50%) of the owner(s) of the property immediately adjoining or across a street or an alley or located within 250 feet of the location by the re-zoning amendment or by the owners of twenty percent (20%) of the frontage directly opposite the frontage proposed to be altered 65 ILCS 5/11-13-14.

EXCEPTION: The Village Board may amend the Rural Agricultural Zone District to the Industrial Zone by suspension of the above procedures upon a finding of fact at the Village Board level that the community's economic development will be enhanced by the amendment.

The Village Board may initiate the proceeding.

Section 8: APPEALS

Any person aggrieved by any decision or order of the Administrator in any matter related to the interpretation or enforcement of any provision of this ordinance may appeal to the board of Appeals. Every such appeal shall be made and treated in accordance with Illinois Law 65 ILCS 5/11-13-14 and the provisions of this section.

- A. Filing Record Transmittal - Every appeal shall be made within forty-five (45) days of the matter complained of by filing with the Administrator and the Board of Appeals a written notice specifying the grounds for appeal. (Every appeal shall also be filed with the Soil and Water District as per state Law (Illinois Revised Statutes, Chapter 5, section 127. 2a). Not more than five (5) working days after the notice of appeal has been filed, the Administrator shall transmit to the Board of Appeals all records pertinent to the case. A filing fee is required.
- B. Stay of Further Proceedings - An appeal stays' all further action on the matter being appealed unless the Administrator certifies to the Board of Appeals, after the notice of appeal has been filed with him, that for reasons stated in the certificate, a stay would cause imminent peril to life or property. In such case, further action shall not be stayed unless the Board of Appeals or the circuit Court grants a restraining order for due cause, and so notifies the Administrator.

Section 8: APPEALS (continued)

- C. Public Hearing, Notice - The Board of Appeals shall hold a public hearing on every appeal within a reasonable time after the filing of the appeal. At the hearing, any interested party may appear and testify, either in person or by duly authorized agent or attorney. Notice indicating the time, date, and place of the hearing, and briefly describing the issue to be decided shall be given not more than thirty (30) nor less than fifteen (15) days before the hearing:
 - 1. by first class mail to the applicant and to all parties whose property abuts the property affected by the appeal; and
 - 2. by publication in a newspaper of general circulation within the Village.
- D. Advisory Report, Decision by Village Board - within a reasonable time after the public hearing, the Board of Appeals shall submit an advisory report to the Village Board. The Village Board shall make the final decision on the appeal at their next regularly scheduled meeting following submission of said report. The Village Board, by an ordinance passed by simple majority vote

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of all members then holding office, may reverse or affirm, wholly or partly, or may modify or amend the decision or order appealed from to the extent and in the manner that they deem appropriate.

Section 9: VARIANCES

A variance is a relaxation of the requirements of this ordinance that is applicable to a particular lot, structure, or use. A so called "use variance" (which would allow a use that is neither permitted nor special in the district in question) is not a variance; it is an amendment, and may be granted only as provided for in section 4.

A. Application - Every application for a variance shall be filed with the administrator on a prescribed form. (Every variance application shall also be filed with the Soil and Water Conservation District as per state Law (Illinois Revised Statutes, Chapter 5, section 127. 2a) . The administrator shall promptly transmit said application, together with any advice he might wish to offer, to the Board of Appeals. The application shall contain sufficient information to allow the Board to make an informed decision, and shall include, at a minimum, the following:

1. name and address of the applicant;
2. brief description/explanation of the requested variance;
3. location of the structure/use variance is sought;
4. relationship of said structure/use to existing structures/ uses on adjacent lots;
5. specific section(s) of this ordinance containing the regulations which, if strictly applied, would cause a serious problem, and
6. any other pertinent information that the Administrator may require.

A filing fee is required.

Section 9: VARIANCES (continued)

B. Public Hearing, Notice - The Board of Appeals shall hold a public hearing on each variance request within a reasonable time after the variance application is submitted to them. The party making the appeal shall provide a list of names and addresses of the parties whose property is immediately adjoining or across a street or an alley or is located within 250 feet of the property affected by the appeal. At the hearing, any interested party may appear and testify either in person or by duly authorized agent or attorney. Notice indicating the time, date, and place of hearing, and nature of the proposed variance shall be given not more than thirty (30) days nor less than fifteen (15) days before the hearing:

1. by first class mail to the applicant and to all parties whose property is immediately adjoining or across a street or an alley or is located within 250 feet of the location(s) the property for which the variance is requested;
2. by publication in a newspaper of general circulation within the village.

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C. Standards for Variance - The Board of Appeals shall not recommend nor shall the Village Board grant any variance unless, based upon the evidence presented to them, they determine that:

1. the proposed variance is consistent with general purposes of this ordinance; and
2. strict application of the district requirements would result in great practical difficulties or hardship to the applicant, and prevent a reasonable return on the property; and
3. the proposed variance is the minimum deviation from such requirements that will alleviate the difficulties/hardships, and allow a reasonable return on the property; and
4. the peculiar circumstances endeavoring the variance request are not applicable to other property within the district, and therefore, that variance would be more appropriately a remedy than an amendment (rezoning), and
5. the variance, if granted, will not alter the essential character of the area where the premises in question are located.

D. Advisory Report, Decision by Village Board - within a reasonable time after the public hearing, the Board of Appeals shall submit an advisory report to the Village Board. The Village Board shall act on every proposed variance at their next regularly scheduled meeting following submission of the Board of Appeals Advisory Report. Without further public hearing the Village Board may grant a variance by simple majority vote of currently serving Board members in attendance. In accordance with state law (Illinois Revised statutes, Chapter 24, Section 11-13-14), the Village Board shall specify the terms of relief granted (if any) in one statement and their findings of fact in another statement. The findings of fact shall clearly indicate the Village Board's reasons for granting or denying any requested variance.

EXEPTION: The affirmative vote of at least three-fourths of all of the current members of the Village Board present at the meeting shall be required to grant a variance when the proposed variance is opposed, in writing, by at least fifty percent (50%) of the owner(s) of property immediately adjoining or across a street or an alley or located within 250 feet of the location requesting the variance.

Section 10: PROCEEDINGS TO PREVENT VIOLATION

In case any building or structure, including fixtures, is constructed, reconstructed, altered, repaired, converted, or maintained, or any building or structure, including fixtures, or land is used in violation of this ordinance, the Administrator, Mayor and Village Board, or any other owner or tenant of real property within five hundred (500) feet of any direction of the property on which the building or structure in question is located may, in addition to other remedies, initiate actions or proceedings to: 1)

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prevent: the unlawful construction, reconstruction, alteration, repair, conversion, maintenance, or use, 2) prevent the occupancy of the building, structure, or land, 3) prevent any illegal act, conduct, business, or use in or about the premise, or 4) restrain, correct, or abate the violation. When any such action is initiated by the Village of Crainville, the Village will be represented by the Village's attorney. When any such action is initiated by an owner or tenant, notice of such action shall be served upon the Village of Crainville at the same time the suit is begun by serving a copy of the complaint upon the Mayor. The court of proper jurisdiction may issue a restraining order, a preliminary injunction, and/or a permanent injunction upon such terms and under such conditions as will do justice and enforce the purpose of this ordinance. An owner or tenant need not prove any specific, special, or unique damages to self or property from the alleged violation to maintain a suit. Pursuant to the Illinois Revised statutes (Section 11-13-15) an owner or tenant plaintiff may seek and be allowed a reasonable sum of money for legal fees when the defendant has engaged in prohibited activities.

Section 11: PENALTIES FOR VIOLATION

Violations of the provisions of this ordinance or failure to comply with any of its requirements (including violations of conditions and safeguards established in grants of variances, special uses, temporary uses, or planned unit developments) shall constitute a misdemeanor. Any person who violates this ordinance or fails to comply with any of its requirements shall, upon conviction thereof, be fined not more than \$100 or imprisoned for not more than thirty (30) days, or both, and shall pay all legal expenses and corresponding court costs. Each day that a violation exists constitutes a separate offense. The owner of any building, structure, premises, or part thereof, and any architect, builder, contractor, agent, or other person who commits, participates in, assists in, or maintains such violation may be found guilty of a separate offense and suffer the penalties herein provided.

ARTICLE XIII
SCHEDULE OF FEES

- 1. Zone Clearance \$10.00
- 2. Pre-Zoning None
- 3. Special Use Permit \$20.00
- 4. Temporary Use Permit None
- 5. Planned unit Development \$20.00
- 6. Amendments \$20.00
- 7. Appeals \$20.00
- 8. Variances \$20.00

ORDINANCE NO. 95-09-01

AN ORDINANCE INCREASING THE PENALTY

FOR VIOLATION OF THE ZONING ORDINANCE

OF THE VILLAGE OF CRAINVILLE

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WHEREAS, the Village of Crainville passed Ordinance No. 93-05-05, entitled "Zoning Ordinance of the Village of Crainville"; and,

WHEREAS, the said ordinance provided for a fine up to \$100.00 for violations of said Ordinance; and,

WHEREAS, the law permits fines to be levied up to \$500.00 for ordinance violations.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF CRAINVILLE AS FOLLOWS:

Section 1: The aforementioned zoning ordinance is hereby amended so that the penalty allowable for violation of any provision of the aforementioned zoning ordinance is hereby increased to an amount of up to \$500.00 for any and all violations of said zoning ordinance.

Section 2: It is the intention of the Board of Trustees of the Village of Crainville that this ordinance and every provision thereof shall be considered separable, and the invalidity of any section, clause, or provision of this ordinance shall not affect the validity of any other portion of this Ordinance.

Section 3: This Ordinance shall be known as Ordinance No. 95-09-01 of the ordinances of the Village of Crainville, Illinois, and shall be in full force and effect from and after its passage, approval, recording, and publication in accordance with law.

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THE VILLAGE OF CRAINVILLE

William E. Wiggs
President

FOR: 4
AGAINST: 0
PASSED: 9-12-95
APPROVED: 9-12-95
RECORDED: 9-12-95
PUBLISHED: 9-14-95

ORDINANCE NO. 03-04-03

AN ORDINANCE AMENDING THE
ZONING ORDINANCE OF
THE VILLAGE OF CRAINVILLE

WHEREAS, the Board of Trustees of the Village of Crainville finds that it is in the best interests of the citizens of the Village of Crainville that the Village Zoning Ordinance be amended by defining junkyards and restricting junkyards to industrial zoned districts.

NOW THEREFORE, be it ordained by the President and Board of Trustees of the Village of Crainville as follows:

Section 1

Article II, Section 2, of the Zoning Ordinance is hereby amended by adding the following definition:

Junk Yard: Any place where there is located two or more inoperable motor vehicles.

Section 2

Article VIII, Section 2 of the Zoning Ordinance is hereby amended by revising the following section to read as follows:

- B. 1. No part of any automobile dismantling operation which included any lot on which two (2) or more inoperable vehicles are stored shall be closer than five hundred (500) feet to the boundary of any residential district.

Article VIII, Section 2, of the Zoning Ordinance is hereby amended by adding the following:

- D. Junk Yards
 - 1. No junk yard shall be allowed in any area of the Village except in an industrial district and only after first being granted a special use permit. No vehicles are to be closer than five hundred (500) feet to any boundary of a residential district, and all vehicles, parts, and equipment shall be stored within a completely enclosed structure, or within an area screened by a wall or solid fence at least ten (10) feet high, or of a sufficient height greater than ten (10) feet to screen the view from adjacent property.

Section 3

If any provision of this ordinance is declared unconstitutional or invalid by a court of competent jurisdiction, that decision shall not affect the validity of the remainder of this ordinance.

Section 4

This ordinance shall take effect ten (10) days after final passage, approval, and publication as provided by Illinois law.

Section 5

This Ordinance shall be known as Ordinance No. 03-04-03 and shall be in full force and effect from and after its passage, approval, recording and publication in accordance with law.

Passed by the Village Board of the Village of Crainville, Illinois, on the day of April 8, 2003, by the following vote:

AYES: 6

NAYS: 0

ABSENT: 0

APPROVED: William E. Wiggs

ATTEST: Evelyn Horsley

FOR: 6

AGAINST: 0

PASSED: 4-8-03

APPROVED: 4-8-03

RECORDED: 4-8-03

PUBLISHED: 4-9-03

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STATE OF ILLINOIS)
) SS. CERTIFICATE
COUNTY OF WILLIAMSON)

I, Evelyn Horsley, certify that I am the duly elected acting City Clerk of the Village of Crainville, Williamson County, Illinois.

I further certify that on April 8, 2003, the Corporate Authorities of such municipality passed and approved Ordinance No. 03-04-03, entitled "An Ordinance Amending The Zoning Ordinance Of The Village Of Crainville" which provided by its terms that it should be published in pamphlet form. A draft copy of said ordinance was on file for public inspection at least once a week before passage.

The pamphlet form of Ordinance No. 03-04-03 including the Ordinance and cover sheet thereof, was prepared and posted in the Village Hall commencing on April 9, 2003, and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request to the City Clerk.

Date at Crainville, Illinois, this 8th day of April, 2003.

Evelyn Horsley
City Clerk

ORDINANCE NO. 03-12-01

**AN ORDINANCE REQUIRING BUILDING PERMITS
AND ESTABLISHING OTHER FEES
FOR THE VILLAGE OF CRAINVILLE**

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT OF TRUSTEES OF THE VILLAGE OF CRAINVILLE, AS FOLLOWS:

Section 1: FEES.

(A) The Village shall collect a fee for building permits issued for all residential and commercial as follows:

(1) A fee of \$.10 per square feet for all under roof including residential and commercial structures, outbuildings, garages, car any like construction for any new building permit.

(B) All fees shall be paid prior to the issuance of a permit.

(C) A fee of \$50.00 is required in advance for any Rezoning or Variance Hearing.

(D) A fee of \$25.00 is required in advance for any trailer or mobile home petition and a fee of .

Section 2: PENALTIES.

(A) Noncompliance. A person who shall violate a provision of this Ordinance or fails to comply with any of the requirements thereof, or who shall erect, construct, or has erected a building or structure or portion thereof, in violation of a detailed statement or plan submitted and approved thereunder, or of a permit or certificate issued thereunder, shall be guilty of a misdemeanor punishable by a fine of not less than Twenty-Five Dollars (\$25.00) nor more than Five Hundred Dollars (\$500.00). Also, the owner of a building or structure or portion thereof, or of the premises where anything in violation of this Chapter shall be placed, or shall exist, and an architect, engineer, builder, contractor, agent person or corporation employed in connection therewith, and who may have assisted in the commission of such violation shall each be guilty of a separate offense, and upon conviction thereof shall be punishable by a fine of not less than Twenty-Five Dollars (\$25.00) nor more than Five Hundred Dollars (\$500.00) or by imprisonment not exceeding six (6) months, or by both such fine and imprisonment. In any instance where construction is started before a permit is issued, an assessment of One Dollar (\$1.00) per day for each day from the start of construction until the issuance of permit shall apply.

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Section 3. EFFECTIVE.

(A) It is the intention of the Board of Trustees of the Village of Crainville that this Ordinance and every provision hereof shall be considered separable, and the invalidity of any section, clause, or provision of this Ordinance shall not affect validity of any other portion of this Ordinance.

(B) This Ordinance shall be known as Ordinance No. 03-12-01 and shall be in full force and effect from and after its passage, approval, recording, and publication In accordance with law.

(C) Passed by the Village Board of the Village of Crainville, Illinois, on this 9th day of December, 2003, by the following vote:

AYES: 5 NAYS: 0 ABSENT: 1

APPROVED: William E. Wiggs

ATTEST: Evelyn Horsley

FOR: 5
AGAINST: 0
PASSED: 12-09-03
APPROVED: 12-09-03
RECORDED: 12-09-03
PUBLISHED: 12-10-03

Ord. Bldgpermits

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STATE OF ILLINOIS)
COUNTY OF WILLIAMSON) SS. CERTIFICATE

I, Evelyn Horsley, certify that I am the duly elected acting City Clerk of the Village of Crainville, Williamson County, Illinois.

I further certify that on December 9, 2003, the Corporate Authorities of such municipality passed and approved Ordinance No. 03-12-01, entitled "An Ordinance Requiring Building Permits And Establishing Other Fees For The Village Of Crainville" which provided by its terms that it should be published in pamphlet form. A draft copy of said ordinance was on file for public inspection at least once a week before passage.

The pamphlet form of Ordinance No. 03-12-01, including the Ordinance and cover sheet thereof, was prepared and posted in the Village Hall commencing on December 10, 2003, and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request to the City Clerk.

Dated at Crainville, Illinois, this 9th day of December, 2003.

Evelyn Horsley
City Clerk