

VILLAGE OF CRAINVILLE

ORDINANCE NO. 2021-10-01

**ORDINANCE AMENDING ZONING ORDINANCE NO. 16-08-02
CHAPTER 12, ARTICLE V, SECTION 4
IN THE VILLAGE OF CRAINVILLE**

FOR THE VILLAGE OF CRAINVILLE

ADOPTED BY THE

VILLAGE BOARD OF THE VILLAGE OF CRAINVILLE

THIS 12th DAY OF October, 2021.

Published in pamphlet form by authority of the Village Board of the Village of Crainville, Williamson County, Illinois, this 12th day of October, 2021.

ORDINANCE AMENDING ZONING ORDINANCE NO. 16-08-02
CHAPTER 12, ARTICLE V, SECTION 4
FOR THE VILLAGE OF CRAINVILLE

WHEREAS, the Village of Crainville adopted Ordinance No. 16-08-02 in a meeting held on August 9, 2016; and

WHEREAS, the Village President and Board of Trustees of the Village of Crainville find that it is in the best interest of the Village of Crainville to amend the Zoning Ordinance of the Village of Crainville.

NOW THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF CRAINVILLE THAT THE AFOREMENTIONED ORDINANCE AMENDING ZONING ORDINANCE FOR THE VILLAGE OF CRAINVILLE IS AMENDED AS FOLLOWS:

ARTICLE V

General Residential (R-1) District

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 Thirty (30) feet each.
- C. Minimum Yards and Setbacks
 - 1. Front (facing street): Twenty-five (25) from property line.
 - 2. Side: Ten (10) feet from property line.
 - 3. Rear: Twenty-five (25) feet from property line. (Lots platted and recorded prior to enactment of this ordinance excluded).
 - 4. Corner or Irregular-shaped Lots: Twenty-five (25) feet from all street-facing property lines.
- D. Minimum Lot Width: One Hundred (100) feet.

- E. Maximum Lot Coverage Standard - 40% of lot for total area of all structures.
- F. No building permit shall be issued until all Article V, Section 4 area, height, setback, and yard regulations have been verified as met before construction begins.

Passed this 12th day of October 2021, pursuant to a roll call vote as follows:

AYES:

NAYS:

ABSENT:

Approved: Ron Mitchell
Village President

Attest: Jacquelyn A. Chapman
Village Clerk

FOR: 5
AGAINST: 0
PASSED: 5-0
RECORDED: 10-12-21
PUBLISHED: 10-12-21

