

# **VILLAGE OF BROADLANDS ZONING ORDINANCE**

**PREPARED BY**

**VILLAGE OF BROADLANDS  
ZONING COMMISSION**

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## TABLE OF CONTENTS

	<b>PAGE</b>
1. Article I - Title and Purpose of Ordinance .....	1
2. Article II - Definitions .....	1
3. Article III - Scope of Regulations .....	3
Section 1 - Compliance with Regulations	
Section 2 - Evasion of Area, Yard and Parking Regulations	
Section 3 - Principal and Accessory Uses	
4. Article IV - Districts and Boundaries .....	4
Section 1 - Number and Designation of Districts	
Section 2 - Zoning Map	
Section 3 - Interpretation of Map and District Boundaries	
Section 4 - Individual Mobile Homes	
5. Article V - Principal Uses and Standards of Districts .....	5
Section 1 - General Intent of Zoning Districts	
Section 2 - Table of Principal and Special Uses	
Section 3 - Schedule of Area, Height, Placement and General Regulations by District	
6. Article VI - Special Uses .....	6
Section 1 - Procedure	
Section 2 - Standards for Specific Special Uses	
7. Article VII - Height and Area Modification .....	11
Section 1 - Lot Area and Width	
Section 2 - Front Yard	
Section 3 - Side Yard	
Section 4 - Rear Yard	
Section 5 - All Yards	
Section 6 - Height	
8. Article VIII - Non-Conforming Uses .....	13
Section 1 - Extension	
Section 2 - Restoration	
Section 3 - Discontinuance of Non-Conforming Use	
Section 4 - Existence of Non-Conforming Uses	
9. Article IX - Public Nuisances .....	13
Section 1 - Definition of Public Nuisance	
Section 2 - Conditions which Constitute a Public Nuisance	
Section 3 - Prohibition of Public Nuisances	
Section 4 - Enforcement	
Section 5 - Penalties for Violation of Ordinance	

10.	Article X - Village Zoning Boards of Appeals .....	16
	Section 1 - Creation of Zoning Board	
	Section 2 - Members and Terms of Office	
	Section 3 - Removal and Vacancies	
	Section 4 - Chairman and Secretary	
	Section 5 - Meetings	
	Section 6 - Office, Minutes and Records	
	Section 7 - Rules	
	Section 8 - Jurisdiction	
	Section 9 - Procedure on Appeals	
	Section 10 - Stay of Proceedings	
	Section 11 - Procedure on General Matters Referred to Board	
	Section 12 - Variations Which May Be Permitted	
	Section 13 - Procedure on Request for Variation	
	Section 14 - Procedure to Extend, Restore or Change Non-Conforming Use	
11.	Article XI - Enforcement and Penalties .....	20
	Section 1 - Enforcement	
	Section 2 - Penalty	
12.	Article XII - Administration and Miscellaneous Provisions .....	20
	Section 1 - Administration	
	Section 2 - Zoning Compliance Certificate	
	Section 3 - Amendment	
	Section 4 - Fees	
	Section 5 - Partial Invalidity	
	Section 6 - Interpretation and Construction of Ordinance	
	Section 7 - Effective Date	
	Section 8 - Printing in Pamphlet Form	

## ARTICLE I - TITLE AND PURPOSE OF ORDINANCE

This ordinance shall be known and may be cited as the "Village of Broadlands, Champaign County, Illinois Zoning Ordinance." It is the purpose of this ordinance:

- (A) to promote and protect the public health, safety, morals, comfort and general welfare of the people;
- (B) to divide the Village into zones or districts restricting and regulating therein the location, erection, construction, reconstruction, alteration and use of buildings, structures and land for residences, business, manufacturing and other specified uses;
- (C) to protect the character and stability of the residential and business areas within the Village and to promote the orderly and beneficial development of such areas;
- (D) to regulate the intensity of use of lot areas, and to regulate the area of open spaces surrounding buildings, necessary to provide adequate light and air, and to protect the public health;
- (E) to establish building lines and the location of buildings designed for residential, business, manufacturing and other uses within such areas;
- (F) to affix reasonable standards to which buildings or structures shall conform therein;
- (G) to prohibit uses, buildings, or structures incompatible with the character or development of intended uses within specified zoning districts;
- (H) to prevent overcrowding of land and undue concentration of structures consistent with the overall character of the Village;
- (I) to conserve the taxable value of land and buildings throughout the Village; and
- (J) to define and specify the powers and duties of the administrative officers and bodies provided herein.

## ARTICLE II - DEFINITIONS

- (A) "Accessory building, structure or use": a building, structure or use located on the same lot as a main building or main use and incidental to the use of the main building or incidental to the main use of the lot. An accessory building or structure may be part of or separate from the main building.
- (B) "Applicant": the owner of a parcel of land, structure, or building along with the prospective developer or his representative who has a direct interest or option relating to the proposed amendment, special use request, variance or zoning use permit.
- (C) "Building": an enclosed structure having a roof supported by columns, walls, arches or other devices and used for the housing, shelter, or enclosure of persons, animals and chattel.
- (D) "Dwelling": building designed for residential living purposes and containing one (1) or more dwelling units or lodging units.

- (E) “Family”: an individual or two or more persons related by blood, marriage, or adoption or five persons not so related or two or more persons related by blood, marriage, or adoption and not more than three persons not so related, together with his or their gratuitous guests maintaining common household in a dwelling unit.
- (F) “Height of building”: the vertical measurement from grade to a point midway between the highest and lowest point of the roof.
- (G) “Home occupation”: any occupation or activity which is clearly incidental and secondary to use of the premises for dwelling and which is carried on wholly within a main building by a member of a family residing on the premises, in connection with which there is no advertising other than an identification sign of not more than one square foot in area, and no other display or storage of materials or exterior indication of the home occupation or variation from the residential character of the main building; and in connection with which not more than one person outside the family is employed and no equipment used which creates offensive noise, vibration, smoke, dust, odors, heat or glare. When within the above requirements, a home occupation includes, but is not limited to, the following: (a) Art studio; (b) Dressmaking; (c) Professional office of a physician, dentist, lawyer, engineer, architect, accountant, salesman, real estate agent, insurance agent, or other similar occupation; and, (d) Teaching.
- (H) “Lot”: a tract or parcel of land fronting on a street and occupied or capable of being occupied by a building or use. For the purposes of this ordinance the word “lot” or “lot of record”. A tract or parcel of land comprising a lot within the meaning of this ordinance may consist of 1) a portion of a platted lot, 2) a platted lot, 3) more than one platted lot, 4) an unplatted tract, or 5) any combination of the foregoing.
- (I) “Mobile home”: a movable or portable unit designed and constructed to be towed on its chassis, comprised of frame and wheels, and designed to be connected to utilities for year round occupancy and to provide complete independent living facilities including provision for cooking, sleeping and sanitation. The term includes units containing parts that may be folded, collapsed or telescoped when being towed and then be expanded to provide additional cubic capacity, and units composed of two (2) or more separately towable components designed to be joined into one integral unit capable of being again separated into components for repeated towing. Removal of wheels, towing devices or any other alteration does not qualify a mobile home as a conventional single family dwelling unless such alteration enables the unit to meet the Federal Housing Authority’s “Minimum Property Standards for One and Two Family Living Units”, latest edition.
- (J) “Mobile home park”: a contiguous parcel of land planned and approved for the placement of five or more mobile homes.
- (K) “Setback line”: the building restriction line nearest the front of and across a lot establishing the minimum distance to be provided between the line of a structure located on said lot and the nearest street right-of-way line.
- (L) “Special use”: a use which may be permitted in a district pursuant to, and in compliance with, procedures specified herein.
- (M) “Street”: a thoroughfare within the right-of-way which affords the principal means of access to abutting property. A street may be designated as an avenue, a boulevard, a drive, a highway, a lane, a parkway, a place, a road, a thoroughfare, or by other

appropriate names. Streets are identified on the Official Zoning Map according to type of use, and generally as follows:

- (a) Collector Street: County highways and primary streets.
- (b) Minor Street: Subdivision streets and Township roads.

- (N) “Structure”: anything constructed or erected with a fixed location on the surface of the ground or affixed to something having a fixed location on the surface of the ground. Among other things, structures include buildings, walls and fences.
- (O) “Yard”: an open space, other than a court, of uniform width or depth on the same lot with the structure, lying between the structure and the nearest lot line and unoccupied and unobstructed from the surface of the ground upward except as may be specifically provided by the regulations and standards herein.
- (P) “Yard, front”: a yard extending the full width of a lot and situated between the front lot line and the nearest line of a structure located on said lot.
- (Q) “Yard, rear”: a yard extending the full width of a lot and situated between the rear lot line and the nearest line of a structure located on said lot.
- (R) “Yard, side”: a yard situated between the side lot line and the nearest line of a structure located on said lot and extending from the rear line of a required front yard to the front line of the required rear yard.
- (S) The word “shall” is always mandatory.
- (T) The word “may” is always permissive.
- (U) Words used in the present tense include the future, words importing the masculine gender include the feminine.
- (V) Words importing the singular number include the plural and words importing the plural include the singular.
- (W) The words “Village Board: shall mean the Board of Trustees of the Village of Broadlands.
- (X) The words “Zoning Board” shall mean the Village of Broadlands Zoning Board of Appeals.

## ARTICLE III - SCOPE OF REGULATIONS

### Section 1 - Compliance with Regulations

It shall be unlawful to do or perform any one or more of the following acts, except in compliance with the provisions of this ordinance:

- A. to erect a new building or structure;
- B. to erect more than one main building on a lot;
- C. to excavate for or build any foundation;

- D. to relocate, convert, enlarge, or structurally alter or reconstruct any building or structure;
- E. to establish, expand, enlarge, relocate or change any use or building of land; and
- F. to establish, expand, enlarge, relocate or change any non-conforming use.

### Section 2 - Evasion of Area, Yard and Parking Regulations

It shall be unlawful to lease, sell or convey a portion of an improved lot when the effect of such action is to reduce:

- A. the area of the lot below the minimum area of requirements of this ordinance;
- B. the depth or width of a yard to less than the minimum depth or width requirements of the ordinance, or
- C. the number of parking spaces on the lot below the minimum number of spaces required by this ordinance.

### Section 3 - Principal and Accessory Uses

The uses listed as permitted are principal uses. A building or use that is accessory to a permitted use may be erected or established as an accessory building or use if:

- A. it is located on the same lot as the principal use;
- B. it is customarily incidental to the principal use;
- C. it complies with the other applicable regulations of this ordinance; and
- D. it is not erected or established prior to the erection of a main building where the establishment is a principal use.

## ARTICLE IV - DISTRICTS AND BOUNDARIES

### Section 1 - Number and Designation of Districts

The districts into which the Village are divided by the zoning ordinance, shall be designated as follows: A—Agriculture District, R—Residential District, C—Community Business District, I—Industrial District.

### Section 2 - Zoning Map

The boundaries of the districts established in Section 1 of Article IV are hereby established as shown on the map designated as the "Official Zoning Map of Broadlands, Champaign County, Illinois". The original of this map shall be signed and dated by the Village Clerk. The map and all information shown on the map shall be a part of this ordinance, and it shall be filed as a part of this ordinance with the Village Clerk. A copy of the map shall be available for public reference and notice of the adoption of this map and ordinance shall be filed with the County Recorder of Champaign County. Amendments to this ordinance which change the boundary lines of the districts shall, along with this ordinance, be made available for public reference in the office of the Village Clerk. In March of each year, the Zoning Map shall be corrected and

brought up to date and new copies made available for public reference with the Village Clerk.

Section 3 - Interpretation of Map and District Boundaries

Boundaries of districts as shown on the Zoning Map are generally intended to coincide with the center line of streets or with property lines. If, on the map, the boundary line of a district:

- A. approximates the line of a street, the boundary line shall be interpreted to be the center line of the street;
- B. approximates the boundary line of a platted lot, the district boundary line shall be interpreted to be the lot line;
- C. divides the platted lot or unplatted or unsubdivided property into district parts, the district boundary line shown on the map shall be determined by the scale appearing on the map; and
- D. in the event that a district boundary cannot be located to the satisfaction of the property owner, the matter shall be referred to the zoning board as provided for in Section 9 of Article IX.

Section 4 - Individual Mobile Homes

Individual mobile homes may be located in the R-Residential District, subject to the following:

- 1. No mobile home shall be located on a lot where there is another dwelling unit.
- 2. The requirements for skirting, parking areas, anchors, and pads in mobile home parks shall apply to individual mobile homes.
- 3. All other requirements of R-Residential Districts and any other requirements which the Village deems necessary.

ARTICLE V - PRINCIPAL USES AND STANDARDS OF DISTRICTS

Section 1 - General Intent of Zoning Districts

A. A—Agriculture District

The A—Agriculture District is intended to prevent scattered, indiscriminate non-agricultural development within areas which are predominantly vacant and which presently do not demonstrate any significant potentials for development.

B. R—Residential District

The R—Residential District is intended to preserve the low density residential character of the Village while providing the possibilities for differing types of residential usage through the special use provisions of this ordinance.

C. C—Community Business District

The C—Community Business District is intended to provide development in line with the consumer needs of the Village and its service area while preserving the existing commercial area.



D. I—Industrial District

The I—Industrial District is established to provide for storage and manufacturing uses compatible with the needs and character of the village.

Section 2 - Table of Principal and Special Uses

See the Table of Principal and Special Uses, pages 6, 7 and 8.

Section 3 - Schedule of Area, Height, Placement and General Regulations by District

See the Schedule of Area, Height, Placement and General Regulations by District, page 9.

ARTICLE VI - SPECIAL USES

Section 1 - Procedure

The Village Board of Broadlands, may by special permit, authorize those special uses noted in the Table of Principal and Special Uses.

TABLE OF  
PRINCIPAL USES AND SPECIAL USES

A	R	C	I	
				<u>Residential Uses</u>
P	P	S		Dwelling, Single Family
P	P			Dwelling, Two-Family
S	S			Dwelling, Multi-Family, Moderate Density
				Mobile Home Park
S		P		Hotel or Motel
				Travel Trailer Camp
	P			Mobile Home on Individual Lot
	S			Other Residential Uses
				<u>Resource Production and Agricultural Uses</u>
P				Agriculture, including customary Accessory Uses
P				Roadside Stand Operated by Farm Operator
S				Commercial greenhouse
S				Other Agricultural Uses

P - Permitted  
S - Special Use

TABLE OF  
PRINCIPAL USES AND SPECIAL USES

A	R	C	I	
				<u>Public and Quasi-Public Facilities</u>
S	S			Public Elementary, Jr. High School, or High School
P	P			Church or Temple
P	P	P	P	Municipal or Government Building
P	P	P	P	Police Station or Fire Station
P	P	P	P	Public Park or Recreational Facility
			S	Public or Commercial Sanitary Landfill
			S	Sewage Disposal Plant or Lagoon
P	S	P		Public Hospital
S	S	S		Other Public Uses
				<u>Commercial Transportation Use</u>
		S	P	Truck Terminal
				<u>Industrial Uses</u>
			S	All Industrial Uses
				<u>Business Uses: Food Sales and Services</u>
		P		Restaurant (Indoor Service Only)
		P		Supermarket or Grocery Store
		P		Drive-In Restaurant
		P		Tavern or Night Club
		P		Dairy Store
		P		Other Food Sales and Service Uses
				<u>Business Uses: Automobile Sales and Services</u>
		P	P	Automobile, Truck, Trailer or Boat Sales Room (all indoors)
		P	P	Gasoline Service Station
		P	P	Public Maintenance and Storage Garage
		P	P	Automobile Washing Facility
		P	P	Truck Terminal
				<u>Business Uses: Retail Trade</u>
		P	P	Building Material Sales (all indoors - excluding concrete or asphalt mixing)
		P		Drugstore
		P		Furniture Store - Office Equipment Sales
		P		Antique or Used Furniture Sales and Service
		P		Fuel Oil, Ice, Coal, Wood (sales only)
		P	P	Lawnmower Sales and Service

P - Permitted  
S - Special Use

-8-  
**TABLE OF  
 PRINCIPAL USES AND SPECIAL USES**

A	R	C	I	
				<u>Business Uses: Recreational</u>
S		P		Resort or Organized Camp
S	S	P		Bowling Alley
S		P		Lodge or Private Club
S				Private Indoor Recreational Development
P				Public Camp or Picnic Area
				Riding Stable
				<u>Business Uses: Personal Services</u>
	S	P		Art Studio
		P		Barber Shop
	S	P		Beauty Shop
	S	P		Dressmaking Shop
		P		Drycleaning Establishment
		P		Self-Service Laundromat
	S	P		Medical or Dental Clinic
	S	P		Other Personal Service Uses
				<u>Business Uses: Agricultural</u>
S			S	Farm Chemicals and Fertilizer Sales including incidental storage and mixing or blended fertilizer
P				Roadside Produce Sales Stand Optional by Farm Operator
		S	P	Farm Equipment Sales and Service
			P	Feed and Grain (Sales Only)
S			P	Grain Storage Elevator and Bins
S			P	Other Agricultural Business Uses
				<u>Business Uses: Business, Private Educational and Financial Services</u>
		P		Bank, Savings and Loan Association
	S	P		Insurance and Real Estate Office
		P		Business Office
		P		Professional Office
	S			Private Kindergarten or Day Care Facility
		P		Other Offices
				<u>Business Uses: Miscellaneous</u>
S		P	P	Veterinary Hospital or Kennel
		P	P	Warehouse
		S		Other Business Uses

P - Permitted  
 S - Special Use

**SCHEDULE OF AREA, HEIGHT, PLACEMENT, AND GENERAL REGULATIONS BY DISTRICT**

Zoning Dists.	Minimum Lot Size		Maximum Height (feet)	Required Yards (Feet)				Maximum Lot Coverage	Required Off-Street Parking	Special Provisions
				Front Setback From Street Centerline (3)		(Each Side)	Rear			
	Street Classification									
	Area (Sq. Ft.)	Width (Feet)	Collector	Minor						
AG, Agriculture	1 Acre	150	35	65	50	15	25	20%	See Foot-note (4)	
R, Residential	8,000 (2)	70	35	65	50	10	25	30%	See Foot-note (4)	
C, Community Business (1)	6,500	65	35	65	50	5	15	65%	"	See Foot-notes (5) and (6)
I, Industrial	10,000	100	75	75	55	10	20	50%	"	"

- (1) A building in this District located in the area adjacent to State Street west of Main and Lincoln from State to Green shall be exempted from providing required yard areas except in the case where footnotes (3) and (5) apply.
- (2) The minimum lot size for duplexes shall be 12,000 square feet.
- (3) In no case, however, shall the front yard, measured from the nearest right-of-way line, be less than 30' from a collector street or 25' from a minor street. In addition to the provisions of the Ordinance, on a corner lot nothing shall be constructed, erected, placed, planted, or allowed to grow in such a manner as materially to impede vision between a height of two and one-half (2-1/2) feet and ten (10) feet above the center-line grades of the intersecting streets in an area bounded by the street right-of-way lines of such corner lot and a straight line joining points along said street right-of-way lines fifty (50) feet from the nearest point of intersection. However, agricultural crops shall be exempted from such setback requirements.
- (4) Two off-street parking spaces shall be provided for each dwelling unit. One parking space shall be provided for every 200 sq. ft. of commercial floor area. One parking space shall be provided for each employee for industrial uses.
- (5) A Building on any lot in this District abutting or adjacent to any residential District shall maintain the same side and rear yard as required in the adjacent residential District.
- (6) All driveways, loading and parking areas and storage areas abutting, or adjacent to any residential District shall be screened with shrubs or evergreen trees planted and maintained at a minimum height of four (4) feet and of such density so as to obscure from the residential district such activities conducted on the lot. A solid wall or fence at a minimum height of four (4) feet may be erected along the rear lot line of the business property as a substitute for the required rear lot line landscaping.

A special use shall not be recommended by the Zoning Board and approved by the Village Board unless and until:

- A. The applicant submits a written application to the Secretary of the Zoning Board for a special use demonstrating:
  - 1. that it is necessary for the public convenience at that location;
  - 2. that it is so designed, located and proposed so that it will not be harmful to the district in which it is proposed to be located or otherwise detrimental to the public welfare;
  - 3. that it conforms to the intent and regulations and standards of and preserves the essential character of the district in which it is proposed to be located;
  - 4. that it does not create overcrowding of public roads;
  - 5. that it is compatible with surrounding land use; and
  - 6. that the intensity of the proposed development does not impose any adverse effects on surrounding property.
- B. Each application for a special use shall be accompanied by a fee equal to that prescribed by this ordinance.
- C. The Chairman of the Zoning Board shall pick a reasonable time, not more than thirty days in the future, for hearings on the request and inform the Secretary of the time and place that the hearing will be held. The Secretary shall give due notice of a hearing in writing to the person making the request, to the members of the Zoning Board and to any other persons directly interested in the outcome thereof. Public notice of the hearing shall be published in accordance with the requirements of a public notice on amendments to this ordinance.
- D. The Zoning Board shall determine whether the requirements under subsection "A" have been met and that the granting of a special use will be in harmony with the general purpose and intent of this ordinance and will not be harmful to the district in which it is located.
- E. In granting any special use the Zoning Board may recommend and the Village Board may prescribe special conditions to preserve the general public health, safety and welfare. The Zoning Board shall submit a recommendation to the Village board noting the findings which support the granting of the special use permit or the denial of the special use request.
- F. The Village Board, upon receiving a recommendation from the Zoning Board, shall act upon said recommendation within a reasonable period of time not to exceed 31 days and shall either accept or reverse the recommendation in whole or in part or return the request to the Zoning Board for further study. It shall require two-thirds vote of all Village Board members to reverse a recommendation of denial received from the Zoning Board.

## Section 2 - Standards for Specific Special Uses

The following standards shall apply to the respective special uses listed herein. The Village may require additional reasonable standards deemed consistent with the provisions of this ordinance.

### A. Mobile Home Parks

All mobile home parks shall be subject to the following provisions or the provisions of the State of Illinois Public Act 77-1472 whichever is more restrictive:

1. All lots within a mobile home park shall have a minimum area of 6,000 square feet for a single mobile home and 8,000 square feet for a "double-wide" mobile home. A mobile home park shall contain not more than seven (7) mobile home sites for each gross acre of land.
2. All off-street parking areas shall be paved.
3. A mobile home stand or pad shall be provided on each mobile home site of sufficient size to accommodate the mobile home to be located thereon. Mobile home stands shall be concrete slabs, or runways, constructed so as not to shift or settle unevenly under the weight of a mobile home or other forces due to frost, vibration, wind or water. Provisions shall be made for the use of ground anchors designed to withstand a minimum load of 4,800 pounds each. Four ground anchor connections shall be provided for each mobile home of less than 50 feet in length and six ground anchor connections shall be provided for mobile homes 50 feet or more in length.
4. Skirting shall be provided for each mobile home.

### B. Multiple Family Dwellings

For all multiple family dwellings a minimum lot area of 5,000 square feet per dwelling unit shall be provided.

## ARTICLE VII - HEIGHT AND AREA MODIFICATION

In addition to the "Schedule of Area, Height, Placement and General Regulations by District" the following shall apply:

### Section 1 - Lot Area and Width

Any lot of record at the time of passage of this ordinance having less area or width than herein required may be used for a single family dwelling.

### Section 2 - Front Yard

Where thirty percent or more of a block front is improved with buildings, then no part of any building shall project beyond a line joining the two adjacent corners of the building on either side except that no building shall be required to provide a front yard greater than fifty feet in any event.

### Section 3 - Side Yard

Required side yards shall be maintained on each side of the dwelling, but such side yard may be reduced to ten percent of the lot width on lots of less than seventy feet in width, provided, however, that no side yards shall be less than five feet.

- A. The required side yard on the street side of a corner lot shall be the same as required front yard on such street, except that the building width shall not be reduced to less than thirty-two feet and no accessory building shall project beyond the required front yard on either street.
- B. For the purposes of the side yard regulations, a two family dwelling or multiple family dwelling shall be considered one building occupying one lot.

### Section 4 - Rear Yard

The required rear yard may be reduced to twenty percent of the depth of a lot on any lot not exceeding one-hundred and twenty-five feet in depth.

- A. An accessory building, including guest quarters, may be built within a required rear yard when located at least five feet from the rear lot line and when occupying not more than thirty percent of the area of such required rear yard. Accessory, open and uncovered swimming pools and home barbecue grills may occupy a rear yard provided that they are not located closer than five feet to the rear lot line or closer than two feet to a side lot line on interior lots.

### Section 5 - All Yards

The ordinary projection of roof over hangs, cornices and ornamental features may be permitted not to exceed forty-eight inches in any required yard.

- A. Filling station pumps and pump islands may occupy the required yards, provided however, that they are not less than fifteen feet from street lines.
- B. A fence, hedge or wall which materially impedes vision and is not more than three and one-half feet in height may project into or enclose any required front or side yards to a depth from the street line equal to the required depth of the front yard. Fences or walls may project into or enclose other required yards provided such fences and walls do not exceed a height of seven feet.
- C. Where a lot or tract is used for multiple family, commercial or industrial purposes, more than one main building may be located on the lot or tract, but only when such buildings conform to all open space requirements around the lots or the districts in which the lot or tract is located.

### Section 6 - Height

- A. Chimneys, cooling or water towers, elevators, bulkheads, fire towers, monuments, stacks, stage towers, tanks, spires, church steeples, radio towers or necessary mechanical apparatus may be erected to any height not in conflict with any other ordinance of the Village of Broadlands.

- B. Public, semi-public or public service buildings, hospitals, institutions, churches, and schools, when permitted in a district may be erected to height limit specified for the district provided all the required yards are increased by one foot for each foot of building height above the specified height limit.

## ARTICLE VIII - NON-CONFORMING USES

The lawful use of buildings existing at the time of adoption of this ordinance or of a change in the district classification may be continued even though such use does not conform with the provisions thereof. If no structural alterations are made, a non-conforming use of a building may be changed to another non-conforming use of the same or more restricted classification, but whenever a non-conforming use is changed to a more restricted use or to a conforming use, it shall not thereafter be changed to a less restricted use.

### Section 1 - Extension

The non-conforming use of a building may be extended throughout those parts thereof which were manifestly arranged or designed therefor prior to adoption of this ordinance.

### Section 2 - Restoration

No building which has been damaged by fire, explosion, act of God or the public enemy to the extent of more than sixty percent of its reproduction value shall be restored except in conformity with the district regulations.

### Section 3 - Discontinuance of Non-Conforming Use

In the event that the non-conforming use of a building or premises in a district is discontinued for a period of two years or more, such building or premises shall thereafter be used only in conformity with the regulations of the district in which it is located.

### Section 4 - Existence of Non-Conforming Uses

The casual, intermittent, temporary, or illegal use of land or buildings shall not be sufficient to establish the existence of a non-conforming use and the existence of a non-conforming use on a part of a lot or tract shall not be construed to establish the non-conforming use on the entire lot or tract.

## ARTICLE IX - PUBLIC NUISANCES

### Section 1 - Definition of Public Nuisance

A public nuisance shall be defined as any act, thing, occupation, condition, or use of property which shall continue for such a length of time as to substantially annoy, injure, or endanger the comfort, health, repose, or safety of the public or; greatly offend the public morals or decency or; unlawfully and substantially interfere with, obstruct or tend to obstruct or render dangerous for passage any street, alley, highway, navigable body of water or other public way.

### Section 2 - Conditions which Constitute a Public Nuisance

Public nuisances shall include but not be limited to the following acts, conduct, omissions, conditions or things:



- A. Any building or structure that is in a state of dilapidation, deterioration or decayed, is of faulty construction, is open to intrusion, abandoned, damaged by fire to the extent as not to provide shelter, is extremely unsound, in danger of collapse or failure, and endangers the health and safety of the public;
- B. Vegetation which:
1. harbors or aids in harboring rats, snakes, or vermin;
  2. harbors or hosts diseases or insects which may reasonably be expected to injure other forms of life;
  3. is prohibited by law or ordinance, including but not limited to noxious weeds;
  4. is by reason of its location or condition constituting an imminent danger to any person or property;
  5. covers or hinders the removal of accumulations of junk, garbage, and debris;
  6. is unmanaged and in excess of eight (8) inches, provided cultivated flowers, ornamentals, or food plants shall be presumed to be managed vegetation; provided further that vegetations in excess of eight (8) inches shall be presumed unmanaged unless predominantly composed of cultivated flowers, ornamentals, or food plants, including vegetation which interferes with or obstructs the passage on any street, alley or other public way;
- C. All decayed, harmfully adulterated or unwholesome food or drink sold or offered for sale to the public;
- D. Carcasses of household pets or other animals not buried or otherwise disposed of in a sanitary manner within twenty-four (24) hours after death.
- E. Accumulations of garbage in a manner in which flies, mosquitoes, disease-carrying insects, rodents, or other vermin may breed or may reasonably be expected to breed. (for purposes of this section, "garbage" means animal and vegetable waste resulting from the handling, preparation, cooking, or consumption of food);
- F. Accumulations of refuse in which disease-carrying insects, rodents, or other vermin may breed or may reasonably be expected to breed. (For purposes of this section, "refuse" means all putrescible and nonputrescible solid wastes, including garbage, rubbish, debris, ashes, street cleanings, dead animals, abandoned or inoperable automobiles, abandoned or inoperable household appliances, moveable furniture not designed for or modified to withstand the elements and outdoor use, solid market and industrial wastes);
- G. All stagnant water in which mosquitoes, flies or other insects can multiply;
- H. Containers with garbage or refuse which are not covered by solid, tight fitting lids or which have any uncovered holes or for which at least weekly removal of garbage and refuse is not provided;

- I. The escape of smoke, soot, cinders, noxious acids, fumes, gases, fly ash or industrial dust within the Village limits or within one mile therefrom in such quantities as to endanger the health of persons of ordinary sensibilities or to threaten or cause substantial injury to property but excluding smoke emanating from residential fireplaces;
- J. Any use of property, substances or things within the Village or within one (1) mile thereof, emitting or causing any foul, offensive, noisome, nauseous, noxious or disagreeable odors, effluvia or stenches extremely repulsive to the physical senses of ordinary persons which annoy, discomfort, injure or inconvenience the health of any appreciable number of persons within the Village;
- K. Dumpsters, trash containers, or trash container stands, located on a public way unless the dumpster is owned, leased or under the control of the Village; provided, further that trash containers may be placed on the public way only on the day the owner has the trash in the container scheduled for removal by a trash hauler;
- L. Such other actions, conduct, omissions, conditions or things defined or specified in the Code as nuisances or as public nuisances;
- M. Conditions which are defined as a nuisance in this Ordinance located within a carport if the conditions are visible to the public from any public right-of-way;
- N. Conditions which are defined as a nuisance in this Ordinance and are located in an open garage if the conditions are visible to the public from any public right-of-way;
- O. Conditions which are defined as a nuisance in this Ordinance and are located on a front porch, back porch or balcony if the condition is visible to the public from any public right-of-way;

### Section 3 - Prohibition of Public Nuisances

No person shall erect, contrive, cause, continue, maintain or permit to exist any public nuisance within the Village of Broadlands.

### Section 4 - Enforcement

It shall be the duty of the Village Marshal or any other person designated by the corporate authorities to serve or cause to be served a notice upon the owner or occupant of any premises on which any violations of this Ordinance exist and to demand abatement of the nuisance within ten (10) days.

### Section 5 - Penalties for Violation of Ordinance

- A. If any person served with notice under this Ordinance does not abate any such nuisance within ten (10) days after such notice, the Village maintenance man or any other person designated by the corporate authorities may proceed to abate such nuisance and keep an account of the expense of such abatement and such expense shall be charged to and paid by such owner or occupant.
- B. Any person, firm or corporation violating any provision of this Ordinance shall be fined not less than Ten Dollars nor more than One Hundred Dollars for each offense; and a separate offense shall be deemed committed on each day during or on which such nuisance continues unabated after ten (10) days from the receipt of such notice.

- C. Violation of any of the terms of this Ordinance by any person or corporation shall be deemed a Class B misdemeanor. A separate offense shall be deemed to have been committed on each day during or on which a violation occurs or continues.
- D. When any such notice is served upon the owner of said property and the owner fails or refuses to abate said nuisance, then the cost of abating said nuisance shall be a lien upon the real estate affected, superior to all other liens and encumbrances, except tax liens; and within sixty days after the cost of such abatement is incurred a notice of lien shall be filed in the Office of the Recorder of Deeds of Champaign County, and, unless said owner has paid said cost of abatement, then within two years following the filing of said notice the Village Attorney shall initiate proceedings to foreclose said lien as provided by the Illinois Compiled Statutes in the case of Mortgages or Mechanics' Liens.
- E. In the case of a building or structure that constitutes a public nuisance under this ordinance, the Village shall have, in addition to the penalties already listed in this Ordinance, the power to take the following actions.
1. To demolish, repair, or enclose any buildings or structures constituting a public nuisance with the costs and expenses of said acts to be defined and recovered in the same manner as set forth in this Section of the Village Ordinances.
  2. To acquire by purchase, condemnation or otherwise any buildings or structures constituting a public nuisance, and all land which is necessary or appropriate for the rehabilitation or redevelopment of any area blighted by the buildings or structures constituting the public nuisance, with the costs and expenses of said acts to be defined and recovered in the same manner as set forth in this Section of the Village Ordinance.
- F. Costs and expenses under this Ordinance shall include, but are not limited to, the actual costs and expenses in time of Village employees or workers contracted by the Village and in materials concerning the actual actions of abatement of the nuisance pursuant to this Ordinance, transportation to and from the property, title searches or certifications, preparation of lien documents, foreclosures, and the cost of any court proceedings authorized by this Ordinance including reasonable attorney's fees.
- G. If the payment of the Village's costs of removal or abatement of the nuisance is not paid to the Village within thirty (30) days of filing of the notice of lien, the Village is empowered to commence proceedings in the Circuit Court seeking a personal judgment from the owner of or persons interested in such property. Such action shall be based upon the implied consent for persons to form a contract for the removal or abatement of the nuisances. The action authorized in this subsection shall be in addition to, and without waiver of, any other remedy.

## ARTICLE X - VILLAGE ZONING BOARDS OF APPEALS

### Section 1 - Creation of Zoning Board

The Village Zoning Board of Appeals is hereby established with the powers and duties set forth in this Article.

## Section 2 - Members and Terms of Office

The Zoning Board shall consist of seven members, who shall be appointed by the Village Board. The original members of the Zoning Board shall serve the following terms: 1 for one year; 1 for two years; 1 for three years; 1 for four years; 1 for five years; 1 for six years; and 1 for seven years. Upon expiration of the term of an original member of the Zoning Board, a successor shall serve for a term of five years.

## Section 3 - Removal and Vacancies

The Village Board shall have the power to remove any member of the Zoning Board from office for cause and after public hearing. A vacancy on the Zoning Board shall be filled for the unexpired term for the member whose place had become vacant.

## Section 4 - Chairman and Secretary

The Village Board shall designate one of the members of the Zoning Board as Chairman. The Chairman shall hold that office until his successor is appointed or until the expiration of his term as a member of the Zoning Board. The Chairman, or the acting Chairman in his absence, may administer oaths and compel the attendance of witnesses. The Zoning Board shall select one of their members as Secretary of the Zoning Board. The Secretary, with the assistance of the Zoning Administrator, shall oversee the maintenance of the records of the files. The Zoning Board may select or appoint such other officers as it deems necessary.

## Section 5 - Meetings

All meetings of the Zoning Board shall be held at the call of the Chairman or at such other time the Zoning Board may determine. All meetings shall be held at some public place designated by the Zoning Board and shall be open to the public. At any meetings of the Zoning Board or at any hearings of the Zoning Board, any interested person may appear and may be heard either in person or through his agent or attorney.

## Section 6 - Office, Minutes and Records

The Zoning Board shall, with the assistance of the Zoning Administrator, maintain its office and keep its minutes, files and records in the office of the Village Clerk. The minutes of proceedings of the Zoning Board shall show the vote of each member on every question or indicate that the member was absent or failed to vote. Every rule, regulation, order, requirement, decision or determination by the Zoning Board shall be contained in the minutes. The minutes, files and records of the Zoning Board shall be opened to inspection by the public at all reasonable times.

## Section 7 - Rules

The Zoning Board may adopt such rules and procedures that are not in conflict with this ordinance or in conflict with the laws of the State of Illinois, provided however, the concurring vote of four members of the Zoning Board shall be necessary to decide in favor of the applicant in any matter upon which it is required to pass under this ordinance, or to permit any variance in the application of the regulations imposed by this ordinance.

### Section 8 - Jurisdiction

The Zoning Board shall have the power and shall be charged with the duties to hear and decide:

- A. All matters specifically referred to it by the provisions of this ordinance.
- B. Requests for variances in the applications and regulations set forth by this ordinance and set forth in Section 12 of this Article.

### Section 9 - Procedure on Appeals

An appeal from any order, requirement, decision or determination may be taken to the Zoning Board by any person aggrieved thereby or by any office, department or board of the Village. The appeal shall be taken by the applicant by filing a notice of appeal with the Chairman of the Zoning Board within the time established by the Zoning Board by a general rule. The notice of appeal shall describe the order, requirement, decision, or determination appealed from and shall specify the grounds for the appeal. The Chairman shall fix a reasonable time, not more than thirty days in the future, for the hearing on the appeal and inform the Secretary of the time and place that the hearing will be held. The Secretary shall give due notice of a hearing, in writing, to the appellants, the members of the Zoning Board and any other persons directly interested in the outcome of the appeal. It shall be necessary to publish any notice of a hearing on an appeal. The Zoning Board shall decide the appeal within a reasonable time after the hearing. On an appeal the Zoning Board shall be limited to a determination of the questioned action and it may reverse or affirm the action appealed from or modify the same and to that end the Zoning Board shall have all the powers under this ordinance. The Zoning Board shall not by its decision on an appeal, permit a variation in the application of the regulations of this ordinance.

### Section 10 - Stay of Proceedings

An appeal stays all proceedings in furtherance of the action appealed from, unless, after the notice of appeal has been filed, the Zoning Board shall determine that by reasons of the facts stated in the certificate, a stay would cause imminent peril to lives or property. In this event the proceedings shall not be stayed otherwise than by a restraining order which may be granted by order of the court of competent jurisdiction.

### Section 11 - Procedure on General Matters Referred to Board

Any interested person may request the Zoning Board to hear and decide any matters specifically referred to it under this ordinance. Such request shall be in writing and shall be filed with the Chairman of the Zoning Board. The Chairman shall fix a reasonable time, not more than thirty days in the future, for the hearing on the request and inform the Secretary of the time and place the hearing will be held. The Secretary shall give due notice of the hearing, in writing, to the person making the request, to the members of the Zoning Board, and any other persons directly interested in the outcome thereof. It shall not be necessary to publish any notice of a hearing on such a request. The Zoning Board shall decide the matter within a reasonable time after the hearing.

### Section 12 - Variations Which May Be Permitted

The Zoning Board may vary the application of the regulations imposed by this ordinance to permit:

- A. The reduction of the depth or width of a required yard by not more than 25% of the depth or width required by this ordinance.
- B. In the C-Community Business District for the area adjacent to State Street west of Main and Lincoln from State to Green to permit a reduction in the number of off-street parking spaces required about or in connection with a use, and for the same district and area to permit greater coverage than required by the applicable regulations and to permit the use of a lot for a use otherwise prohibited solely because of the insufficient area of the lot.

A request for a variation must be based upon practical difficulties and particular hardships in carrying out the strict letter of the regulations relating to the use, erection, conversion, enlargement or alterations of buildings or structures.

Before granting any request for a variation, and as a condition precedent to granting such a request, the Zoning Board shall hear sworn evidence upon and determine a) that the property in question cannot be economically used or cannot yield a reasonable return if permitted only to be used under the conditions allowed by the regulations, b) that the plight of the owner is due to unique circumstances, and c) that the variation, if granted, will not alter the essential character of the locality, impair adequate supply of light and air to adjacent property, increase the condition of traffic, diminish or impair property values in all localities. Every decision or order of the Zoning Board in granting a request for variation shall include a statement noting the specific reasons for granting the request.

#### Section 13 - Procedure on Request for Variation

A request for variations, in the application of the regulations proposed by the Zoning Board shall be made in writing by the applicant and shall be filed with the Chairman of the Zoning Board. These requests shall be accompanied by receipt showing the payment of the required fee. The Chairman shall fix a reasonable time, not more than thirty days in the future, for the hearing on the request and inform the Secretary of the time and place of the hearing. The Secretary shall thereupon cause a notice of hearing to be published in a newspaper having general circulation within the Village of least fifteen days prior to the hearing. The notice shall contain the time and place of the hearing and particular location for which the variation is requested as well as a brief statement to the nature of the proposed variation. The Zoning Board shall act upon the request and recommend to the Village Board within a reasonable period of time after the hearing that the request be granted or denied either in whole or in part.

The Village Board upon receiving recommendations from the Zoning Board, shall act upon said recommendation within 31 days and shall either accept or reverse the recommendation in whole or in part or return the request to the Zoning Board for further study. It shall require two-thirds vote of all Village Board members to reverse a recommendation as received from the Zoning Board.

#### Section 14 - Procedure to Extend, Restore or Change Non-Conforming Use

The substitution of one non-conforming for another may be permitted if the substitution is more compatible with its surroundings than the former use. The Zoning Administrator shall forward an application for a zoning permit which is required to extend, expand or change or re-establish a non-conforming use under Article XII of this ordinance to the Chairman of the Zoning Board of Appeals. The Chairman shall convene a Board meeting within 30 days to consider the request. If the request is approved, the Board shall direct the Zoning Administrator to issue a zoning use permit.

## ARTICLE XI - ENFORCEMENT AND PENALTIES

### Section 1 - Enforcement

It shall be the duty of the Village Board to enforce this ordinance. In the event that any persons shall violate the provisions of this ordinance, the Village Board may, in addition to other remedies, institute in the name of the Village of Broadlands any proper action or proceeding in any court of competent jurisdiction, to prevent, restrain or abate the unlawful erection, conversion, enlargement or structural alteration of any building or structure, the unlawful use or occupancy of any building or land or the unlawful change, expansion, or enlargement of any non-conforming use, or to prevent, restrain or abate or correct any other act done in violation of the provisions of this ordinance.

### Section 2 - Penalty

Violation of any of the terms of this ordinance by any person or corporation shall be deemed a Class B misdemeanor. A separate offense shall be deemed to have been committed on each day during or on which a violation occurs or continues.

## ARTICLE XII - ADMINISTRATION AND MISCELLANEOUS PROVISIONS

### Section 1 - Administration

The administration of this ordinance shall be vested in an office in the body of the government of the Village as follows:

#### Zoning Administrator

Village of Broadlands Zoning Board of Appeals (Zoning Board)

Village of Broadlands Board of Trustees (Village Board)

#### A. Zoning Administrator

1. Appointment: This ordinance shall be administered and enforced by the Zoning Administrator appointed by the Village Board. The Zoning Administrator may be provided with the assistance of such person as the Village Board may direct.
2. Duties: The Zoning Administrator shall have the authority and duty to administer this ordinance and shall:
  - a. issue all zoning permits and zoning compliance certificates where authorized by this ordinance and keep permanent records thereof;
  - b. conduct such inspection of structures, uses, and accessory uses as are necessary to determine compliance with this ordinance.
  - c. under the supervision of the Secretary of the Zoning Board maintain permanent records pertaining to variances, special conditions and special uses granted, modified or denied by the Zoning Board and Village Board;
  - d. maintain permanent records of all amendments to this ordinance; and
  - e. make or cause to be made changes to the official Zoning Map in the manner specified herein.

B. Zoning Permits

1. Scope of Zoning Permit: A zoning permit shall be obtained by the owner or lessee, agent of either, or the architect, engineer, or builder employed in connection with the proposed work from the Zoning Administrator before starting:
  - a. to establish, occupy or change the use of a structure, accessory structure or land either by itself or in addition to another use;
  - b. to construct or erect a new structure or accessory structure or part thereof;
  - c. to extend or move any structure, accessory structure or part thereof;
  - d. to extend, expand and change or re-establish any non-conforming use.
2. Application for Zoning Permits:
  - a. applications for zoning permits shall be filed in written form with the Zoning Administrator on such forms as the Zoning Administrator shall prescribe and shall:
    1. state the location of tract comprising the legal description of the property;
    2. state the name and address of the owner, the applicant, and the contractor if known;
    3. describe the uses to be established or expanded;
    4. be accompanied by a plan in duplicate, or duplicate prints thereof drawn approximately to scale showing:
      - (a) the actual dimensions of the lot to be built upon;
      - (b) the size, shape, and locations of the use to be established in the structure or accessory structure to be constructed;
      - (c) the size, shape and location of all existing structures, accessory use structures and uses on the lot;
      - (d) the water supply and sewage disposal facilities, including a true and correct copy of any permit required by the Village or environmental protection agency approving such facilities;
      - (e) other information that may be necessary to provide for the proper administration and enforcement of this ordinance.
    5. include any accessory structure or use established or constructed at the same time, the main or principal structure or main or principal use established or constructed;



6. each zoning permit for a main or principal structure or main or principal use shall also cover any accessory structure or accessory use established or constructed at the same time on the same lot or tract or land.

3. Issuance of Zoning Permits:

- a. The Zoning Administrator shall retain the original copy of the zoning permits and shall mark such permit whether approved or disapproved.
- b. One (1) copy shall be returned to the applicant, duly signed and marked as in "a." above.

4. Expiration of Zoning Permit:

- a. If the work described on any zoning permit shall not have begun within ninety (90) days from the issuance thereof, said permit shall expire or be cancelled by the Zoning Administrator and written notice thereof shall be given to the applicant.
- b. If the work described on any zoning permit shall not have been substantially completed within 365 consecutive days of the issuance thereof, said permit shall expire and shall be cancelled by the Zoning Administrator and written notice thereof shall be given to the applicant together with notice that further work as described on the cancelled permit shall not proceed until a new permit shall have been issued.
- c. A zoning permit issued for the establishment of a use of land where no structures are involved or on which land a structure accessory to the main or principal use not involving any structure shall not expire.

Section 2 - Zoning Compliance Certificate

A. Application for Zoning Compliance Certificate:

1. New or altered uses and structures:

- a. It shall be unlawful to use or occupy or permit the use or occupancy of any land or structure or part thereof hereafter created, constructed, erected, changed, moved or wholly or partly altered or enlarged in its use or structure until a Zoning Compliance Certificate shall have been issued thereof by the Zoning Administrator stating that the proposed use of the land and structure conforms to the regulations and standards of this ordinance.
- b. No zoning permit shall be issued until an application has been made for a Zoning Compliance Certificate.

2. **Non-Conforming Uses:**

No Non-conforming use of land and no non-conforming use of a structure shall be renewed, changed, altered, or extended until a Zoning Compliance Certificate shall have been issued by the Zoning Administrator. The Zoning Compliance Certificate shall state specifically wherein such non-conforming use differs from the regulations and standards of this ordinance.

B. **Issuance of Zoning Compliance Certificate:**

1. When all work as described on the zoning permit is complete, the applicant shall notify the Zoning Administrator in writing. After examination of the premises to ascertain that all work described on the zoning permit has been conducted in compliance with the regulations and standards of this ordinance, the Zoning Administrator shall issue the Zoning Compliance Certificate.
2. Except in the case of the use of land where no structure is involved the issuance of the Zoning Compliance Certificate shall invalidate the zoning use permit issued for work conducted in connection with the premises involved.
3. The Zoning Administrator shall retain the original copy of the Zoning Compliance Certificate.
4. One (1) copy shall be returned to the applicant, duly signed.
5. On each successive date of inspection of land, the use of which does not involve a structure or on which land a structure is accessory to the main or principal use, such main or principal use not involving any structure, and for which the zoning use permit does not expire, the Zoning Administrator shall issue a Zoning Compliance Certificate if such use has been conducted in conformance with the regulations and standards of this ordinance and shall be effective only until the next required date of inspection.
6. A temporary Zoning Compliance Certificate may be issued by the Zoning Administrator for a period not exceeding six (6) months during alterations or partial occupancy of a structure pending its completion, provided that such temporary certificates may require such conditions and safeguards as will protect the safety of the occupants and the public.

C. **Zoning Compliance Certificate Fees:**

Only in the case of issuance of a Zoning Compliance Certificate for the registration of a non-conforming use, shall a fee be charged for such certificate. Such fee shall be as established in Article X, Section 6 and shall not be refundable.

**Section 3 - Amendment**

Regulations imposed in the districts created by this ordinance may be amended by ordinance but no such amendment shall be made without a public hearing before the Zoning Board. Notice of the time and place of the hearing shall be published in a newspaper having general circulation in the Village at least fifteen days but not more than 30 days prior to the hearing. The notice shall give the time and place of the hearing and contain a brief description on the proposed amendment. If the boundaries of a district are proposed to be changed then the

notice shall also contain a description of the area for which the change is proposed. If, prior to the hearing, signed and acknowledged objections to change of the regulations or districts are filed with the clerk by 20% or more of the owners of property of a) the frontage proposed to be altered or b) the frontage immediately adjoining or across the alley therefrom or c) the frontage directly opposite the frontage to be altered, then the amendment shall not be passed except by favorable vote of two-thirds of all the members of the Village Board.

Section 4 - Fees

A fee shall be paid in accordance with the schedule specified herein by the applicant at the time the application is filed.

Amendments .....	\$100.00
Special Use Requests .....	\$ 50.00
Variances .....	\$ 50.00
Zoning Use Permits .....	\$ 5.00
Zoning Compliance Certificate (non-conforming use) .....	\$ 2.00

Section 5 - Partial Invalidity

The invalidity of any provision or section of this ordinance shall not affect the validity of the balance of this ordinance.

Section 6 - Interpretation and Construction of Ordinance

It is not the intent of this ordinance to abrogate, annul, impair, or interfere with any private restrictions on land except that when this ordinance imposes greater restrictions upon the use of land or buildings than those imposed by existing private covenants or restriction, then the provisions of this ordinance shall control.

Section 7 - Effective Date

The ordinance is declared to be urgent and necessary for the immediate preservation of public peace, health, and safety and shall therefore take effect and be in full force ten days after its adoption as provided by law.

Section 8 - Printing in Pamphlet Form

The Village Clerk shall certify to the passage and approval of this ordinance and cause it to be printed in pamphlet form.

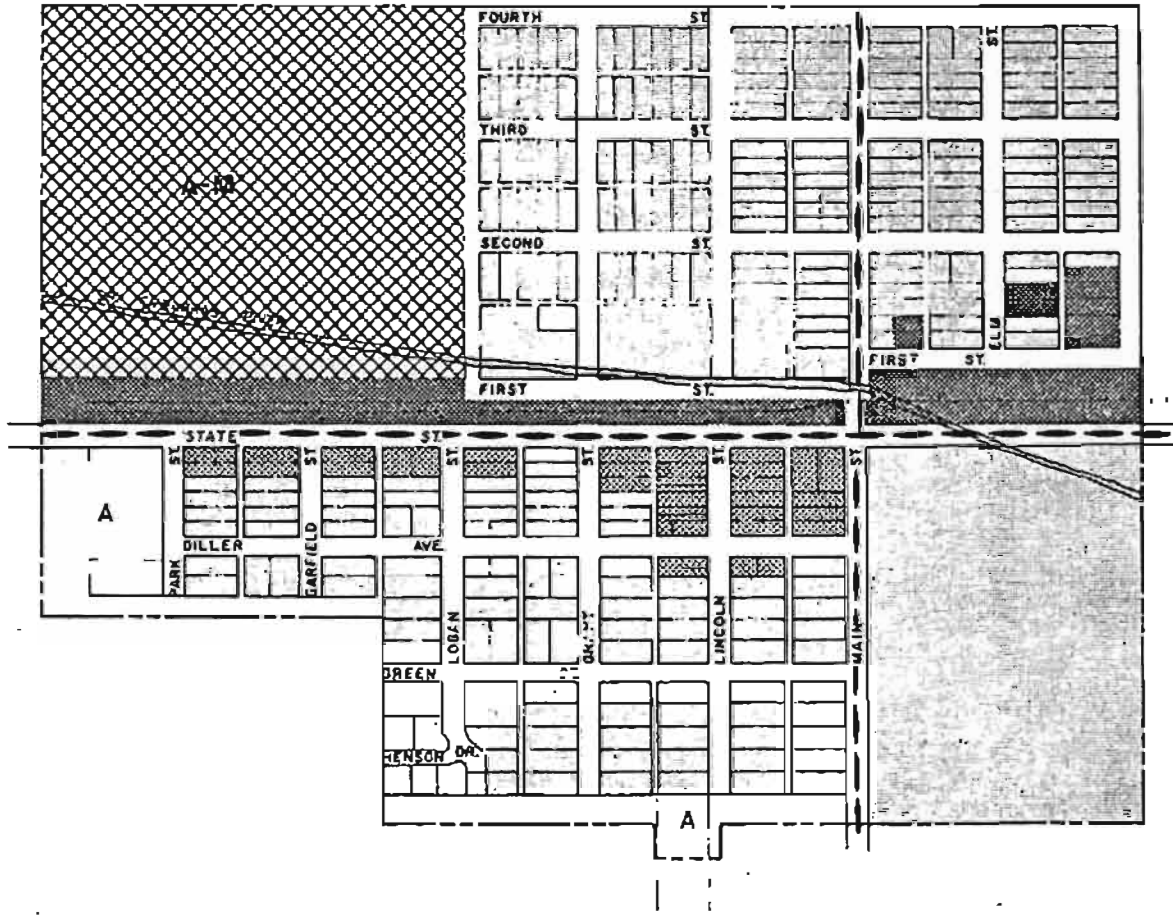
PRESENTED, ADOPTED, APPROVED, and RECORDED this 3rd day of April, A.D. 1974.

President Andrew T. Henson

ATTEST:

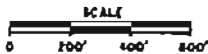
Loyal D. Davis  
Village Clerk

# BROADLANDS



## OFFICIAL ZONING MAP BROADLANDS

CHAMPAIGN COUNTY, ILLINOIS  
FEBRUARY, 1974



PREPARED BY  
CHAMPAIGN COUNTY REGIONAL PLANNING COMMISSION

## ZONING DISTRICTS

- AGRICULTURAL DISTRICT
- RESIDENTIAL DISTRICT
- COMMERCIAL DISTRICT
- INDUSTRIAL DISTRICT
- CITY LIMITS LINE
- COLLECTOR STREETS
- AGRICULTURAL M

## ADOPTED BY

BOARD of TRUSTEES, VILLAGE of BROADLANDS

President \_\_\_\_\_

Treasurer \_\_\_\_\_

Attest \_\_\_\_\_ Village Clerk

\_\_\_\_\_

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\_\_\_\_\_