

**SECTION 1
TITLE**

- 1.0 This Ordinance shall be known, and referred to as the: VILLAGE OF HOMER GLEN ZONING ORDINANCE.

**SECTION 2
PURPOSE AND INTENT**

- 2.0 This Zoning Ordinance is adopted for the purpose of promoting the public health, safety, morals, comfort and general welfare, conserving the values of property throughout the Village of Homer Glen, lessening or avoiding congestion in the public streets and highways, and lessening or avoiding the hazards to persons and damage to property resulting from the accumulation or runoff of storm or flood waters, the Village Board shall have the power to regulate and restrict the location and use of buildings, structures and land for trade, industry, residence and other uses which may be specified by the Board, to regulate and restrict the intensity of such uses, to establish building or setback lines on or along any street, traffic way, drive, parkway or storm or floodwater runoff channel or basin within the limits of the Village; to divide the Village into districts of such number, shape, area and of such different classes, according to the use of land and buildings, the intensity of such use (including height of buildings and structures and surrounding open space) and other classification, as may be deemed best suited to carry out the purposes of this Zoning Ordinance to prohibit uses, buildings or structures incompatible with the character of such districts respectively; and to prevent additions to and alteration or remodeling of existing buildings or structures in such a way as to avoid the restrictions and limitations lawfully imposed hereunder.
- 2.1 The purpose and intent of this Zoning Ordinance shall be fulfilled by or through implementation of the following:
- a. Division of the Village into districts of such number, shape, area and such different classes, according to the use of land, buildings, the height and bulk of buildings, the intensity of use and the area of open spaces and recreational spaces, as may be deemed best suited to carry out the purposes of this ordinance;
 - b. Prevention of the overcrowding of land and undue concentration of structures, so far as is possible and appropriate in each district, by regulating the use and bulk of buildings in relation to the land surrounding them, thereby ensuring proper living and working conditions and preventing the development of blight and slums;
 - c. Implementation of reasonable standards to which buildings and structures shall conform;
 - d. Implementation of standards to insure the development of land use patterns that emphasize the desirability of single-family residential land uses that will strengthen and enhance the Village's low-density community character;
 - e. Protection of the aesthetic appearance of the Village as well as the "quality of life" and unique identity of the Village;
 - f. Encourage innovative development techniques by providing for use of planned developments in areas suitable for this development method;

- g. Protection of ground water supplies by controlling inappropriate land uses where soils and geological characteristics present the possibility of diminishing supplies or contamination by pollutants;
- h. Implementation of adequate open space requirements for sunlight, clean air, privacy, noise abatement, recreation, pedestrian circulation, and safe sight distances for operation of motor vehicles;
- i. Allow for the maintenance of a viable agricultural base, including supporting businesses and services;
- j. Provide for the opportunity to create a variety of housing opportunities and life styles, employment, industrial, and commercial enterprises;
- k. Prohibit the intrusion of incompatible uses into residential, commercial, industrial, agricultural, recreational, and other necessary natural and man-made areas;
- l. Facilitate the provision of adequate transportation, and of other public requirements and services such as water, sewage, schools and parks through the implementation of standards to insure the development of appropriate land uses;
- m. Preservation of the values of the property throughout the Village and to protect the character and stability of residential, business and industrial areas;
- n. Provide for adequate drainage, erosion control and reduction of flood damage in connection with the development of lands;
- o. Insure a balance of green space and development, and to preserve and insure the preservation of nature resources and other significant environmental features in the Village;
- p. Provide a well-defined system of streets and pedestrian/bike trails which allow access to all local and regional points of origin and destination;
- q. Preserve and insure the preservation of areas of historical, architectural, and environmental significance;
- r. Foster compatible relationships between residential, commercial, industrial, agricultural and historical uses for the mutual benefit of all; and
- s. To implement the objectives of the Comprehensive Plan of the Village.