

CHAPTER 1

TITLE, PURPOSES, POWERS AND JURISDICTION

9-1-1: Title

This Title and the Official Zoning Map of the Village of Holiday Hills and other materials made a part hereof, shall be known and may be cited and referred to herein as the “Village of Holiday Hills Zoning Ordinance”, or as the “Zoning Ordinance”, or as this “Title”.

9-1-2: Purposes

Pursuant to 65 ILCS 5/11-13-1, the Village of Holiday Hills Zoning Ordinance, as amended from time to time, is adopted, effective June 25, 1992. The purposes of this Title are listed as follows:

1. To promote the public health, safety, morals, comfort and general welfare;
2. To conserve the values of property throughout the county;
3. To lessen or avoid congestion in the public streets and highways;
4. To lessen or avoid the hazards to persons and damage to property resulting from the accumulation or runoff of storm or flood waters;
5. To preserve and maintain the unique and irreplaceable natural resources within the Village of Holiday Hills;
6. To promote the preservation of the environmental benefits of open space, clean air, groundwater recharge and wildlife preservation;
7. To direct the timely and orderly development of the Village of Holiday Hills;
8. To preserve and maintain the unique and irreplaceable historic resources of the Village of Holiday Hills.

9-1-3 Powers

The Village of Holiday Hills shall have the powers of regulating land use and reducing conflict as stated in 65 ILCS 5/11-13-1, as amended from time to time.

9-1-4: Jurisdiction

- 9-1-4-1: All land now within or hereafter annexed to the corporate limits of the Village of Holiday Hills, Illinois, shall be and is hereby made subject to the provisions of this Title.
- 9-1-4-2 All lands hereafter annexed to the Village shall be classified under R-1, Residential Zoning District, provided, however, land being actively used or developed for other than permitted residential uses at the time of annexation for purposes which were lawful at the time they were established shall be admitted to the Village as a legal nonconforming use. This status as a legal nonconforming use shall permit repair and maintenance of the existing uses and facilities but shall not allow the expansion of existing uses and facilities, except as otherwise provided for in this Ordinance. If the existing facilities are destroyed or damaged to the extent of more than 50% (fifty percent) of their restoration cost, the nonconforming use shall not thereafter continue, in accordance with Chapter 7 of this Title.