

Section 1
TITLE AND AUTHORITY

1.1 **Title:** *Amended, Ord. 1999-29*

This Chapter 17 shall be known and may be cited as the "Zoning Code" of the Village of Lakewood, McHenry County, Illinois. For the purposes of this Chapter 17, alternate terms and titles such as "Lakewood Zoning Code," "Lakewood Zoning Regulations," "Chapter 17 of the Lakewood Municipal Code," the formerly-used term "Lakewood Zoning Ordinance," and similar designations shall be deemed synonymous. Within Chapter 17, the terms "Code" and "Chapter" are used to refer to this "Zoning Code" unless otherwise defined. The "Zoning Code" and any subsequent amendments thereto may be published separately from the Lakewood Municipal Code, and any such publication shall be deemed to be incorporated into the Lakewood Municipal Code by reference and to be deemed in full force and effect.

1.2 **Authority:** *Amended, Ord. 1999-29*

This Chapter 17 is adopted under authority vested in the Village of Lakewood under the provisions of the Illinois Municipal Code (Chapter 65 of the Illinois Compiled Statutes, 65 ILCS 5/1-1-1 et. seq., as amended).

Section 2
INTENT AND PURPOSE

This Zoning Code is adopted for the following purposes:

- 2.1 To promote and protect the public health, safety, morals, comfort, and general welfare of the people;
- 2.2 To divide the Village of Lakewood into zones or districts restricting and regulating therein the location, erection, construction, reconstruction, alteration and use of the buildings, structures and land for residences, business, agricultural and manufacturing and other specified uses;
- 2.3 To protect the character and the stability of the residential business and manufacturing areas within the Village of Lakewood and to promote the orderly and beneficial development of such areas;
- 2.4 To provide adequate light, air, privacy, and convenience of access to property;
- 2.5 To regulate the intensity of use of lot areas, and to determine the area of open spaces surrounding buildings, necessary to provide adequate light and air and to protect the public health;

- 2.6 To establish building lines and the location of buildings designed for residential, business, manufacturing, or other uses within such areas;
- 2.7 To fix reasonable standards to which buildings or structures shall conform therein;
- 2.8 To prohibit uses, buildings, or structures incompatible with the character of development or intended uses within specified zoning district;
- 2.9 To prevent additions to, or alterations or remodeling of, existing buildings or structures in such a way as to avoid the restrictions and limitations imposed hereunder;
- 2.10 To limit congestion in the public streets and protect the public health, safety, convenience, and general welfare by providing for the off-street parking of motor vehicles and the loading and unloading of commercial vehicles;
- 2.11 To protect against fire, explosion, noxious fumes and other hazards in the interest of the public health, safety, comfort, and general welfare;
- 2.12 To prevent 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;
- 2.13 To conserve the taxable value of land and buildings throughout the Village of Lakewood;
- 2.14 To provide for the elimination of non-conforming uses of land, buildings, and structures which are adversely affecting the character and value of desirable development in each district;
- 2.15 And to define and limit the powers and duties of the administrative officers and bodies as provided herein.