

Betty J. Lund CLERK AND RECORDER BY

Wendy C. May

RESOLUTION NO. 695

WHEREAS The Board of County Commissioners established the North Illinois Bench Zoning District by Resolution No. 609 on March 2, 1992 and said Resolution is on file in the Clerk and Recorders office at Permanent File No. 7650; and

WHEREAS the Board of County Commissioners determined the need to clarify the language of the North Illinois Bench Volunteer Zoning Regulations in the section on NON-CONFORMING USES AND RIGHTS; and

WHEREAS following proper legal notice, a public hearing was held on Thursday, May 5, 1994, to take comment on the proposed language revision;

THEREFORE be it resolved that the following language be substituted for the original first paragraph under the NON-CONFORMING USES AND RIGHTS on page two of aforesaid Resolution No. 609:

Nonconforming lots. Nonconforming lots on record in the office of the Clerk and Recorder on April 2, 1992, shall comply with the following provisions:

1) Occupied Nonconforming Lot not contiguous to Vacant Lot(s) in the Same Ownership of Record. If an occupied nonconforming lot of record is not contiguous to a vacant lot(s) (conforming or nonconforming) in the same ownership, the occupied lot may be transferred and used for any use permitted in the district, provided that the lot can comply with all other applicable regulations.

2) Occupied Nonconforming Lot Contiguous to Another Occupied Lot in the Same Ownership. If an occupied nonconforming lot of record is contiguous to another occupied lot(s) (conforming or nonconforming) in the same ownership, the occupied lot(s) may be transferred and used for any use permitted in the district, provided that the lot(s) can comply with all other applicable regulations.

3) Vacant nonconforming Lot not Contiguous to Other Lot(s) in Same Ownership. If a vacant nonconforming lot of record is not contiguous to another lot(s) (vacant or occupied) (conforming or nonconforming) in the same ownership, then the lot may be transferred and used for any use permitted in the district, provided that the lot can comply with all other applicable regulations.

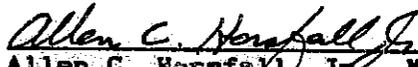
4) Vacant Nonconforming Lot Contiguous to Other Lot(s) in Same Ownership. If a vacant nonconforming lot of record is contiguous to another lot(s) (vacant or occupied) (conforming or nonconforming) in the same ownership, then the lots shall be aggregated to comply with the minimum lot size to the greatest extent possible.

Passed and approved this 2nd day of June 1994

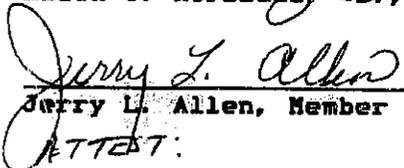
BOARD OF COUNTY COMMISSIONERS



Steven D. Powell, Chairman



Allen C. Horsfall, Jr., Member



Jerry L. Allen, Member

ATTEST:



Betty T. Lund, Clerk and Recorder

