

ORDINANCE NO. 22-08

AN ORDINANCE AMENDING TITLE 10 OF THE VILLAGE CODE OF THE VILLAGE OF MORTON TO PROVIDE AMENDMENTS REGARDING FRONT YARD SETBACKS

WHEREAS, the Morton Municipal Code was adopted on March 2, 1970, and duly published in book form; and

WHEREAS, the Plan Commission duly held a public hearing on the requested zoning amendment and has recommended the amendment set forth herein.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MORTON, Tazewell County, Illinois, as follows:

1. The Morton Municipal Code is hereby amended by deleting the existing paragraph (G) of Section 10-4-3 and inserting in its place a new Section (G), which shall be as follows:

10-4-3: BUILDING HEIGHT, BULK, LOT COVERAGE, AND YARDS:

(G) Landscaped Front Yard Required: The required front yard shall be reduced in the manner set forth in the regulations for the applicable zoning district within the territory shown on the following map:

2. Section 10-5-2(D)(1) of the Morton Municipal Code is hereby amended as follows, with additions shown in strikethrough font:

1. Front Yard: No building shall be erected or enlarged without providing or maintaining a front yard of thirty five feet (35') unless the exception set forth in Section 10-4-3(G) applies, and in the instance such exception applies the required front yard shall be reduced to twenty six feet four inches (26'4").

3. Section 10-5-3(D)(1) of the Morton Municipal Code is hereby amended as follows, with additions shown in strikethrough font:

1. Front Yard: No building shall be erected without providing or maintaining a front yard of thirty five feet (35') unless the depth of the lot is less than one hundred thirty five feet (135') in which case the front yard shall be no less than twenty five feet (25'). In the event the building is constructed in an established area on one side of the street between two (2) intersecting streets that is improved with buildings that have observed a front yard depth which is less than the thirty five feet (35') or twenty five feet (25') requirement, then in such established districts the front yard depth may be the same as, but no less than, the building immediately adjacent to either side of the proposed building. In the event the building is constructed in an area within the territory set forth in in Section 10-4-3(G), then the required front yard shall be reduced to twenty six feet four inches (26'4") for lots with a depth not less than one hundred thirty five feet (135'), or to eighteen feet nine inches (18'9") for lots with a depth less than one hundred thirty five feet (135').

4. Section 10-5-3(D)(4) of the Morton Municipal Code is hereby amended as follows, with additions shown in strikethrough font:

4. R-1A Front Yard: No building shall be erected without providing or maintaining a front yard of thirty five feet (35') unless the depth of the lot is less than one hundred thirty five feet (135') in which case the front yard shall be no less than twenty five feet (25'). In the event the building is constructed in an area within the territory set forth in in Section 10-4-3(G), then the required front yard shall be reduced to twenty six feet four inches (26'4") for lots with a depth not less than one hundred thirty five feet (135'), or to eighteen feet nine inches (18'9") for lots with a depth of less than one hundred thirty five feet (135').

1. Front Yard: No building shall be erected without providing or maintaining a front yard of thirty-five feet (35') unless the depth of the lot is less than one hundred thirty-five feet (135'), in which case the front yard shall be no less than twenty-five feet (25'). In the event the building is constructed in an established area on one side of the street between two (2) intersecting streets that is improved with buildings that have observed a front yard depth which is less than the thirty-five feet (35') or twenty-five feet (25') requirement, then in such established districts, the front yard depth may be the same as, but not less than, the building immediately adjacent to either side of the proposed building. In the event the building is constructed in an area within the territory set forth in in Section 10-4-3(G), then the required front yard shall be reduced to twenty six feet four inches (26'4") for lots with a depth not less than one hundred thirty five feet (135'), or to eighteen feet nine inches (18'9") for lots with a depth of less than one hundred thirty five feet (135').

8. Section 10-6-2(C)(1) of the Morton Municipal Code is hereby amended as follows, with additions shown in strikethrough font:

1. Front Yard: The front yard shall be equal to the building height but in no case less than twenty five feet (25) unless the exception set forth in Section 10-4-3(G) applies, and in the instance such exception applies the required front yard shall be equal to the building height but in no case less than eighteen feet nine inches (18'9").

9. Section 10-6-3(C)(1) of the Morton Municipal Code is hereby amended as follows, with additions shown in strikethrough font:

1. Front Yard: The front yard shall be equal to the building height but in no case less than twenty five feet (25) unless the exception set forth in Section 10-4-3(G) applies, and in the instance such exception applies the required front yard shall be equal to the building height but in no case less than eighteen feet nine inches (18'9").

10. Section 10-6-4(C)(1) of the Morton Municipal Code is hereby amended as follows, with additions shown in strikethrough font:

1. Front Yard: The front yard shall equal the building height but in no case shall it be less than forty five feet (45'), except that on the west side of Detroit Avenue

AYES: Blunier, Hilliard, Leitch, Menold, Parrott - 5.

NAYS: None - 0.

ABSENT: Newman - 1.

ABSTAINING: None - 0.

APPROVED this 2nd day of August, 2021.

Jeffrey L. Kaufman
President

ATTEST:

[Signature]
Village Clerk

