

City of Crystal Lake

**UNIFIED DEVELOPMENT ORDINANCE
PREAMBLE**

General Provisions

TITLE

This Ordinance shall be officially known as the “Crystal Lake Unified Development Ordinance”. References to “Ordinance” or “UDO” shall be interpreted as references to the Crystal Lake Unified Development Ordinance.

PURPOSE AND AUTHORITY

This Ordinance is adopted pursuant to the authority granted by the Constitution and laws of Illinois including, but not limited to, that contained in the Illinois Municipal Code, 65 ILCS 5 et. seq., of the Illinois Compiled Statutes.

Except as provided herein, all development and land uses within the corporate limits of the City of Crystal Lake (hereinafter referred to as City), as may be changed from time to time, and applicable development and land use applications within 1 1/2 miles of the corporate limits of the City, as may be changed from time to time, shall comply with the provisions of this Ordinance. No building or structure shall be erected, converted, enlarged, reconstructed or structurally altered, nor shall any building or land be used for any purpose other than is permitted in the district in which the building or land is located. Nothing in this Ordinance shall be deemed to require any change in plans, construction or designated use of any building upon which actual construction was lawfully begun prior to the adoption of this Ordinance.



Commentary:

The purpose of the UDO is to consolidate all of the City’s development regulations into a single accessible document. Regulations from the Zoning Ordinance. Subdivision Ordinance. Sign Ordinance and Tree Preservation Ordinance have been updated and combined into this document. It is the intent of this Ordinance to establish a detailed plan for the use of land within the City.

Specifically, this Ordinance is designed to:

- A. Promote and protect the public health, safety, morals, comfort and general welfare of the people;
- B. Support the goals, objectives and policies of the City’s Comprehensive Land Use Plan, as adopted and amended, and other plans adopted by the City;
- C. Protect the character and stability of residential, commercial, industrial, recreational and open space areas within the City, and promote their orderly and beneficial development;

- D. Prevent overcrowding of land and disorderly concentration of population while balancing the need to provide urban services in a manner that preserves open space and natural resources;
- E. Protect, preserve and provide for the orderly development of natural resources including, but not limited to, air, land, surface and subsurface water resources; their recharge areas; scenic vistas; woodlands; wetlands; Crystal Lake, Kishwaukee River, Vulcan Lakes, Crystal Creek, Woodscreek and Squaw Creek Watersheds and wildlife habitat for the health and enjoyment of the people of Crystal Lake;
- F. Promote resource conservation through the use of best management practices and the adoption of innovative development regulations and techniques.
- G. Protect against fire, explosion, noxious fumes, odor, heat, dust, smoke, glare, noise, vibration, radioactivity and other nuisances and hazards in support of other codes and regulations adopted by the City or enacted as law by the state or federal governments;
- H. Preserve and enhance the taxable value of land, buildings and structures throughout the City and to preserve neighborhood character, buildings and features of historical significance and improve the visual value and aesthetics of developments;
- I. Establish review and approval procedures and documentation requirements for proposed subdivisions or other developments;
- J. Designate and define the powers and duties of the review bodies and official(s) administering and enforcing this Ordinance;
- K. To provide penalties for the violation of this Ordinance.

SEPARABILITY

If any provision, clause, sentence, paragraph, section, or part of this UDO, or application thereof to any person, firm, corporation, public agency or circumstances, is, for any reason, adjudged by a court of competent jurisdiction to be unconstitutional or invalid, said judgment will not affect, impair or invalidate the remainder of this UDO and the application of such provision to other persons, firms, corporations, public agencies, or circumstances, but will be confined in its operation to the provision, clause, sentence, paragraph, section, or part thereof directly involved in the controversy that was the subject of the judgment and to the person, firm, corporation, public agency, or circumstances involved. It is the legislative intent of the City Council that this UDO would have been adopted had such unconstitutional or invalid provision, clause, sentence, paragraph, section or part not been included.

EFFECTIVE DATE

The provisions of this Ordinance were originally adopted on April 21, 2009 and became effective on July 21, 2009 (Ordinance No. 6461).