

## PURPOSE AND SCOPE

### § 157.001 PURPOSE.

Pursuant to 55 ILCS 5/5-12001 et seq., the county's zoning ordinance is adopted for the purpose of:

- (A) Promoting the public health, safety, morals, comfort, and general welfare;
- (B) Conserving the value of land, buildings, and structures throughout the county;
- (C) Lessening and avoiding congestion on the public streets and highways;
- (D) Avoiding hazards to persons and damage to property resulting from flooding;
- (E) Regulating and limiting the height and bulk of buildings and structures hereafter to be erected;
- (F) Securing adequate light, pure air, and safety from fire and other dangers;
- (G) Classifying, regulating, and restricting the location of trades and industries and the location of buildings, structures, and land zoned for specified industrial, commercial, residential, and other uses;
- (H) Establishing regulations and standards to which buildings, structures, or uses therein shall conform;
- (I) Prohibiting uses, buildings, or structures incompatible with the character of such districts; and
- (J) Implementing the policies and proposals of the county's comprehensive land use plan.

(Prior Code, 7 TCC 1-1(a))

### § 157.002 INTENT.

The intent of the county is to work cooperatively with all interested branches of government including, but not limited to, the state's Department of Transportation, the state's Department of Natural Resources, Office of Water Resources, the United States Army Corps of Engineers, County Soil and Water Conservation District, County Farm Bureau, and the County Health Department to aid in the harmonious, orderly, and progressive development of the county. It is also the intent of the county to work cooperatively with its neighboring counties and municipal governments so as to foster the integrated, comprehensive, and equitable development of the county.

(Prior Code, 7 TCC 1-1(b))

### § 157.003 SCOPE.

It is not intended by this chapter to repeal, abrogate, annul, or in any way impair or interfere with existing provisions of other laws, ordinances, or resolutions, except those specifically repealed by the chapter or amendments hereto, or with private restrictions placed upon property by covenant, deed, or other private agreement, or with restrictive covenants running with the land to which the county is a party. Where this chapter imposes a greater restriction upon land, building, or structures than is imposed or required by such existing provisions of law, ordinance, resolution, contract, or deed, the provisions of this chapter shall control.

(Prior Code, 7 TCC 1-1(c))