

**TITLE 9 OF THE VILLAGE CODE OF ORDINANCES FOR THE  
VILLAGE OF FORRESTON, ILLINOIS**  
Being a comprehensive amendment of the existing Zoning  
Ordinance dated February, 1974

CHAPTER 9-1

**PREAMBLE**

SECTION:

- 9-1-1: Designation
- 9-1-2: Purpose
- 9-1-3: Interpretation
- 9-1-4: Separability

9-1-1: **DESIGNATION:** When adopted by the Board of Trustees of the Village of Forreston, Ogle County, Illinois, this comprehensive amendment shall be known, cited, and referred to as the "*Village of Forreston Zoning Ordinance*". Within the text, it is referred to as "this Ordinance". "The Village" as referenced here within shall be known as the Village of Forreston, Ogle County, Illinois, as defined by the corporate limits as presented on the official map.

9-1-2: **PURPOSE:** The purpose of this Ordinance is as follows:

- A. To promote and protect the health, safety, comforts and general welfare of the people.
- B. To divide the Village into zones or districts restricting and regulating therein the location, erection, construction, reconstruction, alteration and use of buildings, structures, and land for residential, business, manufacturing, and other specified uses.
- C. To protect the character and stability of the residential, business, and manufacturing areas within the Village, and to promote orderly and beneficial development of such areas.
- D. 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, to protect the public health, and provide convenience of access to property.
- E. To establish building lines and the location of buildings designed for residential, business, manufacturing, or other uses within each lot.
- F. To establish reasonable standards to which buildings or structures shall conform, including but not limited to dimensional standards.

- G. To prohibit uses, buildings, or structures incompatible with the character of development or intended uses within specified zoning districts.
- H. To prevent additions, alterations, or remodeling of existing buildings or structures in such a way as to avoid the restrictions and limitations imposed hereunder.
- I. To limit congestion in the public streets and protect the public health, safety, convenience, and general welfare by providing for off-street parking of motor vehicles and loading of commercial vehicles.
- J. To protect against fire, explosion, noxious fumes, and other hazards in the interest of public health, safety, comfort, and general welfare.
- K. To prevent overcrowding of land and undue concentration of structures, in so far as is possible and appropriate in each zoning district as defined by this ordinance, by regulating the use and bulk of buildings in relation to the land surrounding them.
- L. To conserve the taxable value of land and buildings throughout the Village.
- M. 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.
- N. To define and limit the powers and duties of the administrative officers and bodies as provided herein.
- O. To provide for enforcement of and penalties for violating the provisions of this Ordinance.

9-1-3: **INTERPRETATION:**

- A. In their interpretation and application, the provisions of this Ordinance shall be held to be the minimum requirements for promotion of public health, safety, morals, and welfare.
- B. Where the conditions imposed by any provision of this Ordinance upon the use of land or buildings or upon the bulk of buildings are either more restrictive or less restrictive than comparable conditions imposed by any other provision of this Ordinance, or any other law, ordinance, resolution, rule, or regulation of any kind, the regulations which are more restrictive (or which impose higher standards or requirements) shall govern.
- C. This Ordinance is not intended to abrogate any easement, covenant, or any other private agreement, providing that where the regulations of this Ordinance are more restrictive (or impose higher standards or requirements) than such easements, covenants, or other private agreements, the requirements of this Ordinance shall govern.

9-1-4: **SEPARABILITY:** If any section, clause, provision, or portion of this Ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby.