

Village of Wonder Lake, Illinois

Ordinance No. 256/A1

**ORDINANCE AMENDING ORDINANCE NO. 256  
OF THE VILLAGE OF WONDER LAKE, ILLINOIS**

Passed by the Board of Trustees

and

Approved by the President

This 3 day of August, 2011

Published in pamphlet form by the authority of the President and Village Board of Trustees of the Village of Wonder Lake, Illinois.

ATTEST:

  
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VILLAGE CLERK

VILLAGE OF WONDER LAKE ORDINANCE NO. 256/A1

**ORDINANCE AMENDING ORDINANCE NO. 256  
OF THE VILLAGE OF WONDER LAKE, ILLINOIS**

WHEREAS, the Village of Wonder Lake is experiencing new growth and development; and

WHEREAS in order to more effectively handle such growth and development, the Corporate Authorities of the Village of Wonder Lake determined that revisions to Article III, Filing Procedures, Article V, Residential Districts, Article XV, Accessory Uses, Yards & Fences, and Article XIX, Definitions, of the Village of Wonder Lake Zoning Ordinance were necessary; and

WHEREAS, the Village Planning and Zoning Commission published a public notice on May 27, 2011 and conducted a public hearing on June 14, 2011 the revised Residential Districts, Accessory Uses, Yards & Fences and Definitions regulations.

NOW THEREFORE be it ordained by the President and Board of Trustees of the Village of Wonder Lake, McHenry County, Illinois, as follows:

SECTION 1: That the Village of Wonder Lake Zoning Ordinance, Article III. Filing Procedures, Section 3.F.1. shall be amended as follows:

**Sign Display:** Except in the case of applications for minor variances and minor planned developments, the applicant shall post a sign in the required front yard of the affected property, facing and visible from a public street and no further than thirty (30) feet from the right-of-way line. The sign shall conform to such requirements as to copy, size of lettering and other items as may be established by the Village Board but in all cases shall contain at a minimum, the applicant's name, date and time of hearing, location of hearing and contact information for the Village Clerk for those seeking additional information. The sign shall be erected no less than fifteen (15) days prior to the date of the scheduled public hearing and remain continuously in place until the public hearing is concluded but no more than ten (10) days thereafter.

No posting of a sign shall be required if the applicant is the Village, the zoning action pertains to property not owned by the Village and the property owner does not consent to the erection of a sign giving notice of the action.

SECTION 2: That the Village of Wonder Lake Zoning Ordinance, Article V. Residential Districts, Section 5.A.4. of the Wonder Lake Zoning Ordinance shall be amended as follows:

4. Attached Garages Required: All single-family residences constructed after the effective date of the effective date of the comprehensive revision to this ordinance (November 1,

2006) shall have attached garages. New detached garages are prohibited for such new residences; however, the parking of motor vehicles in a detached accessory building shall be permitted provided lawful established garage parking is also available on the lot. Exception: In recognition of the large number of existing single-family residences located within the Village of Wonder Lake and its surrounds and to encourage the storage of vehicles and other items within a completely enclosed building, nothing proscribed in this provision shall prohibit the construction of a new detached garage for a single-family residence constructed prior to the effective date of the comprehensive revision to this ordinance (November 1, 2006) or the expansion of an existing detached garage, provided:

- a. No such construction/expansion shall result in a detached garage that exceeds 600 square feet in area.
- b. The construction/expansion shall in all other respects comply with the setback, height, total lot coverage and other bulk characteristics applicable to the lot.
- c. All new detached garages constructed as provided above shall be located on the same lot as the single-family residence to which they are accessory.

**SECTION 3:** That the Village of Wonder Lake Zoning Ordinance, Article V. Residential Districts, Section 5.B.1.d.(3)(a), Section 5.B.2.d.(3)(a), Section 5.B.3.d.(3)(a), Section 5.B.4.f.(3)(a), Section 5.B.5.d.(3)(a) and Section 5.B.6.d.(4)(a) shall be amended as follows:

Front	15% of lot depth/29' (1)
Corner Side	20% of the lot width but need not exceed 29'
Minimum Side	10% of lot width/10' (1) (2)
Rear	20% of lot depth/29' (1)
Abutting Arterial	50'

**SECTION 4:** That the Village of Wonder Lake Zoning Ordinance, Article V. Residential Districts Article V, Section 5.B.7.d.(4)(a) and (b) shall be amended as follows:

- (a) Single Family Attached and Townhouses

Front	15% of lot depth/29' (1)
Corner Side	20% of the lot width but need not exceed 29'
Minimum Side	10% of lot width/10' (2)
Rear	20% of lot depth/29' (1)
Abutting Arterial	50'

(b) Multiple Family

Front	15% of lot depth/29' (1)
Corner Side	20% of the lot width
Minimum Side	10% of lot width/10' (2)
Rear	20% of lot depth/29' (1)
Abutting Arterial	50'

**SECTION 5:** That the Village of Wonder Lake Zoning Ordinance, Article XV. Accessory Uses, Yards & Fences, Section 15.A.9. shall be amended as follows:

9. **Garages, Carports and Parking:** Garages, carports and open accessory parking shall be subject to applicable provisions under the Off-Street Parking and Loading Article of this Ordinance. Except as provided in Article V., Section 5.A.4. All attached garages shall be attached to the principal structure and shall be subject to the yard requirements applicable to the principal building.

**SECTION 6:** That the Village of Wonder Lake Zoning Ordinance, Article XV. Accessory Uses, Yards & Fences, Section 15.B.5. shall be amended as follows:

5. **Conformity to Existing Required Front Yards:** The purpose of this provision is to establish uniformity in front setbacks within a block and protect view lines in single-family residential neighborhoods except where the view line from a home has been voluntarily sacrificed by locating the building with a setback that is greater than that required in this or any applicable previous Ordinance.

In any residential district, where one (1) or more side lot lines of a lot abut one or more residential lots with a nonconforming front or corner side yard that is less than that otherwise required by this Ordinance, the minimum front and corner side yards on such lot may be less than the zoning district regulations for that district. For such a lot that is an interior lot, the minimum required front yard shall be the average of the actual required front yards established on the two (2) abutting residential lots on either side. If there is no structure on one of the abutting lots, the required front yard required by the zoning district shall be used in lieu of the actual required front yard for that lot to compute the average.

For such a lot that is a corner lot, the minimum front and required corner side yard shall be the actual front or required corner side yard abutting each such yard on each adjacent residential lot.

Where the actual front or corner side yards on the abutting lots are conforming, the minimum front and corner side yards shall be as required in the district regulations.

In such cases where the setback on either adjacent lot is greater than that now or previously required, the setback applicable shall be the minimum setback now required.

**SECTION 7:** That the Village of Wonder Lake Zoning Ordinance, Article XV, Accessory Uses, Yards & Fences, Table 13 shall be amended by adding the following:

Projection or Accessory Use	All Yards	Rear Yards	Interior Side Yard	Corner Side Yard
Detached Garages (as provided in Article V., Section 5.A.4.)	-	x	-	-

**SECTION 8:** That the Village of Wonder Lake Zoning Ordinance, Article XV, Accessory Uses, Yards & Fences, Table 14, Maximum Floor area for Residential Accessory Buildings in Square Feet [c] shall be amended as follows:

Maximum floor area for all residential accessory buildings in square feet in area [c], provided no attached or detached garage shall exceed 600 square feet in area and no shed shall exceed 150 square feet in area:

750

**SECTION 9:** That the Village of Wonder Lake Zoning Ordinance, Article XIX. Definitions shall be amended to add the following:

**LOT COVERAGE:** The total of all impervious surfaces (as defined herein) located on the lot.

**SECTION 10:** If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

**SECTION 11:** All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 12: This Ordinance shall be in full force and effect upon its passage, approval and publication as provided by law.

DATED this 3 day of August, 2011

AYES: Anderson, Learman, Lynd, Neatz, Sullivan

NAYS: None

ABSTAIN: None

ABSENT: Reinhard

PASSED this 3 day of August, 2011

APPROVED by me this 3 day of August, 2011



PRESIDENT

ATTEST:



VILLAGE CLERK

VILLAGE OF WONDER LAKE

CERTIFICATION

I, JO-ELLEN McINTOSH, certify that I am the Village Clerk of the VILLAGE OF WONDER LAKE, McHenry County, Illinois.

I further certify that on August 3, 2011, the Corporate Authorities of such municipality passed and approved Ordinance No. 256/A1, entitled ORDINANCE AMENDING ORDINANCE NO. 256 OF THE VILLAGE OF WONDER LAKE, ILLINOIS, a true and correct copy of which Ordinance is attached hereto.

Ordinance No. 256/A1, including the Ordinance and a cover sheet thereof, was published in pamphlet form, and a copy of such Ordinance was posted in the Village Hall, commencing on August 3, 2011, and continuing for at least ten (10) days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the Village Clerk.

I further certify that I recorded the attached Ordinance in a book used exclusively for such purposes in accordance with Illinois Compiled Statutes, 65 ILCS 5/1-2-5, on August 3, 2011.

Dated at Wonder Lake, Illinois this 3 day of August, 2011.

Jo-ellen Mcintosh  
VILLAGE CLERK

(SEAL)

