

VILLAGE PRESIDENT
Seth Speiser

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Lisa Meehling
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VILLAGE TREASURER
Bryan A. Vogel

VILLAGE OF FREEBURG

FREEBURG MUNICIPAL CENTER
14 SOUTHGATE CENTER, FREEBURG, IL 62243
PHONE: (618) 539-5545 • FAX: (618) 539-5590
Web Site: www.freeburg.com

VILLAGE ADMINISTRATOR
Tony Funderburg

PUBLIC WORKS DIRECTOR
John Tolan

POLICE CHIEF
Michael J. Schutzenhofer

ESDA COORDINATOR
Eugene Kramer

ZONING ADMINISTRATOR
Matt Trout

PUBLIC ATTORNEY
Weihauenster Keck Brown, P.C.

IN ACCORDANCE WITH EXECUTIVE ORDER 2020-07, THE PUBLIC CAN PARTICIPATE THROUGH THE ZOOM CLOUD MEETING APPLICATION AND CLICKING ON THE FOLLOWING LINK:

Join URL: <https://us02web.zoom.us/j/4478727673>

Meeting ID: 447 872 7673

We ask the public to mute their phone or mic until Public Participation
If you have any questions, please contact Matt Trout at mtrout@freeburg.com
Village Hall will be open to the public for this meeting

September 25, 2020

COMBINED PLANNING/ZONING BOARD AGENDA Tuesday, September 29, 2020 6:00 p.m.

I. Items to be Reviewed

PLAN COMMISSION:

- A. Old Business
 - 1. Approval of August 25, 2020 and September 15, 2020 Minutes
 - 2. Review of Zoning Code

- B. New Business

BOARD OF APPEALS

- A. Old Business
- B. New Business
- C. General Concerns
- D. Public Participation
- E. Adjourn

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Combined Planning and Zoning Board
Tuesday, August 25, 2020 at 6:00 p.m.

The meeting of the Combined Planning and Zoning Board was called to order at 6:00 p.m. on Tuesday, August 25, 2020 in the Municipal Center by Chairperson Steve Woodward. Members present were Chairperson Steve Woodward, Dirk Downen, Rita Green, Kevin, Groth (absent), Gary Henning (absent), Gary Mack, Lee Smith, Zoning Administrator Matt Trout, Village and Office Manager Julie Polson. Guests present: Trustee Mike Heap and Janet Baechle.

PLAN COMMISSION:

A. Old Business:

1. Approval of August 11, 2020 Minutes: *Lee Smith motioned to approve the August 11, 2020 minutes and Gary Mack seconded the motion.* All voting yea, the motion carried. All voting yea, the motion carried.
2. Review of Zoning Code: Zoning Administrator Matt Trout advised the board he is unsure of the hearing on the 15th. The seller's realtor contacted him saying they were going to pull the contract off the table because the buyer isn't completing the items needed. Matt commented the buyer is probably waiting for the outcome of the hearing. If we don't have a hearing, we will review the sign section of the code. Matt would like to have the zoning code revision done by the end of the year. Once the revisions have been completed, he will provide color copies to this board and the Village board. There will be a two-week review period, and then a public hearing will be scheduled. Once this board has their final review, it will go to the Village board for a final vote.

Nonconformities, 40-18-3: Matt said we cannot force someone to combine lots unless a situation comes up where it would need to be combined. For example, placing an accessory structure on one of the lots. This section states we are already going to treat it as an undivided parcel.

Discontinuance of Use, 40-18-5(E): Matt stated a perfect example of this was Wolf's Den when that bar sat vacant for more than 12 months. That property reverted back to single family residence zoning.

Combined Planning and Zoning Board, 40-19-1: This is a pretty new addition to the code.

Meetings, 40-19-4: Changed the sentence, "Four (4) members of the Board shall constitute a quorum, and the affirmative vote of at least four (4) members shall be necessary to authorize any Board action," to now read, "Four (4) members of the Board shall constitute a quorum, and the affirmative vote of the majority of those present shall be necessary to authorize any Board action except Special Use Permit and Variance Hearings", see 40-19-11(A). Preliminary plats and final plats can be handled by a majority vote since it is a recommendation. For final actions such as special uses and variances, it has to be four affirmative votes.

Appeals, Filing, 40-20-2: Every appeal has to be sent to the Soil and Conservation District. This only applies appeals.

Public Hearing, Notice (1): Changed to read whose property is within 250 feet, rather than abut.

Decision by Combined Planning and Zoning Board, 40-20-5: The decision of the board must be made within a reasonable amount of time after the hearing.

Variances, Application, 40-21-2: We added in the requirements to have a scaled drawing of the whole lot including the existing and proposed buildings. Dirk felt the pin locate in a lot of cases is arbitrary and has little to do with what variance request is about. Steve said they would be needed for setbacks or the placement of buildings. Steve feels if you want a variance, provide a drawing the request to scale so the board knows exactly where and what you want. The board feels all of the extra requirement stay.

Standards for Variances, 40-21-4: The state statute requires three which are 2, 4 and 6 in our current list of standards. Steve asked what variance would meet state statute number 1 which states, "the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone." Matt felt a small lot would meet this requirement. Dirk felt there is only a return on the property if you are selling the home or running a business. Trustee Mike Heap said if you make an improvement to your property, isn't that a return? Gary Mack doesn't want to grant a variance just because they want it. All six standards for variance were agreed to. We will revise our application to include the standards for variance. They will need to be checked off before the application can be submitted

Special Uses, Factors Considered by the Board, 40-22-4: Matt said IML book has specific criteria, not granted unless they meet the following: 1. Is necessary for the public convenience at that location; 2. Is so designed, located, and proposed to be operated that the public health, safety and welfare will be protected, 3. Will not cause the substantial injury to the value of other property in the neighborhood in which it is to be located; and 4. Such special use shall conform to the applicable regulations of the district in which it is to be located. Steve asked if special uses were reported to the county so they could see that the property has been improved, and Matt said they are not.

Decision, Findings of Fact, 40-22-5: Steve stated we need to do a better job and include this in the motion. All 6 standards have to be met.

All drawing needs to be included in the application. We'll review the application to meet the specifications in the code.

We stopped at Amendments. If we have hearing, we will try to get to a couple of the smaller sections. If not, we will start with signs. Rita asked everyone to drive around and look at the signs during the day and night.

B. New Business: None.

BOARD OF APPEALS:

A. Old Business: None.

B. New Business: None.

C. General Concerns: None.

D. Public Participation: None.

E. Adjourn: Gary Mack motioned to adjourn the meeting at 7:58 p.m. and Dirk Downen seconded the motion. All voting yea, the motion carried.



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Office Manager

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Combined Planning and Zoning Board
Tuesday, September 15, 2020 at 6:00 p.m.

The meeting of the Combined Planning and Zoning Board was called to order at 6:00 p.m. on Tuesday, September 15, 2020 in the Municipal Center by Chairperson Steve Woodward and also via the Zoom application. Members present were Chairperson Steve Woodward, Dirk Downen (6:05 p.m. via Zoom), Rita Green, Kevin, Groth (absent), Gary Henning (absent), Gary Mack (via Zoom), Lee Smith, Zoning Administrator Matt Trout, Village and Office Manager Julie Polson. Guest present: Trustee Mike Heap.

PLAN COMMISSION:

A. Old Business:

1. Approval of August 25, 2020 Minutes: Not approved.
2. Review of Zoning Code: Zoning Administrator Matt Trout advised Rita spent a lot of time revising this section. Rita advised she looked at St. Clair County, Belleville, O'Fallon, Highland and also Rock Hill. She tried to use material that would fit into our code. Matt said with political signs, they are governed by state statute, and there is not much we can do about them on residential properties.
40-16-1(c), General prohibitions: change Village Manager to Zoning Administrator.
40-16-2, Sign Area Allowance: Rita said all of the Illinois towns used 300 square feet.
40-16-5, Design, Construction and Maintenance: Under E, Steve asked if we want signs to be inspected semi-annually? The committee agreed to change it to annually.
40-16-5b, Permitting: Matt asked where do we draw the line on permitting signs? He believes it is a little much to make someone get a permit for a yard sale, or the like. Do we need to specify the length of time and placement for temporary signs? Temporary signs are further discussed in 40-16-19.
The cost of signs was discussed and how it fits in Freeburg. Lee said a permanent sign should have a cost more in line with a building permit and a lesser fee for a temporary sign. Steve liked a simple, flat fee for a temporary sign. Matt felt just a time limit should be applicable to temporary signs.
40-16-5b4c. Matt asked, in case of rejection, is this board okay with the denial coming to them for review. Gary Mack did not like someone second guessing Matt's decision and then trying to come to this board. Dirk supports Matt's decision. Matt will check with Attorney Keck on this.
40-16-6, Illumination: added in section d to be more clear. Lee thought 15-watt was obsolete. If we regulate it, do so by lumens.

Steve commented once we have completed the new sign code, all businesses should be provided with that updated information.

40-16-9, Strictly prohibited signs; gives time for discontinuance of signs when an activity or business is no longer conducting business on the premises where the sign is located. We changed mobile/portable marquees to not be permitted as a temporary sign.

40-16-10, Signs permitted in any district: Steve asked if we should have a separate sign for auctions since those signs are typically large. Matt suggested 4x4, he will look into that. Rita said we know some of them are temporary signs because they have a limited amount of time to be up.

Construction signs: The committee discussed at length the amount of time to leave up construction signs. Matt said how to determine the project being substantially complete at 90% might be difficult. To make it simpler, request signs need to be down prior to the issuance of the occupancy permit.

Garage Sales: Lee said we are not going to assign a fee to a temporary sign and Matt agreed.

Interior Sign: Matt said we don't do much inside so he isn't sure we would want this. Julie will pull the ordinance to review it.

Flags: Matt said Rita brought up the very large flag by Kennedi Auto. Lee doesn't think we can regulate the size of the flag. Steve said we had this argument before. Lee doesn't feel we can regulate the subject matter of the sign other than not allowing anything that would be obscene.

40-16-14, Window signs: Lee questioned where it says it may not occupy more than 30% of the total window area. We have a lot of windows in the Market Place where the screen signs take up a large portion of the window. Lee commented some of the bars have neon signs in the window. Dirk asked what the difference between a window sign and an interior sign. Rita said a window sign is one placed in the window to be seen from the exterior. An interior sign is meant to be seen from the interior of the building. Rita said the purpose of this is not to make the sign take up that much of the building. Lee used Lucky Joes as an example because that building is very old and the windows are very small. Rita suggested maybe the neon sign needs to be treated differently. Matt will look at other communities. Steve said maybe turn off the neon sign when they are closed.

40-16-15, Projecting Signs: Steve asked what type of sign is on the top of Sanders store. Matt said it is probably a roof-mounted sign. Rita thinks if it is above the roof, it should not be allowed. That sign has been there long before the code. We also have several old signs around town that hung over the sidewalk.

40-16-17, Freestanding Signs: Lee asked if this is what is in front of Garys. Rita said that would be like the shopping center sign that is not attached to the building.

Dynamic Display: New section put in to cover scrolling signs. Rita thinks they can be a distraction when you are driving. Steve said the companies will tell you to change it every 3 seconds. Matt thinks these are the signs of the future. He said we had talked about getting them to the entrances of Freeburg. Matt said IDOT requests a permit because it's on the right-of-way property. Dirk asked if there were criteria for the distraction factor. Matt does not know the answer to that. Dirk said there has to be some guideline they are following and we should follow that lead. Rita feels there should be a limitation on the number or location of them. Gary Mack said there are some out guidelines out there.

40-16-19, Temporary Signs, Matt added C, and said we could add in here what we consider temporary signs. At least this doesn't allow the same sign to be out there for a year.

B. New Business: There will be a special use permit hearing on October 13th for the 113 E. Apple property at 6:00 p.m.

The committee agreed to schedule the next review of the zoning code for Tuesday, September 29th at 6:00 p.m.

BOARD OF APPEALS:

A. Old Business: None.

B. New Business: None.

C. General Concerns: None.

D. Public Participation: None.

E. Adjourn: *Lee Smith motioned to adjourn the meeting at 8:12 p.m. and Rita Green seconded the motion. All voting yea, the motion carried.*



Julie Polson
Office Manager

ARTICLE XXIII - AMENDMENTS

40-23-1 **AMENDMENTS.** The Village Board of Trustees may amend this Chapter in accordance with state law and the provisions of this subchapter. Proposed alterations of district boundaries or proposed changes in the status of uses (permitted, special, prohibited) shall be deemed proposed amendments. Amendments may be proposed by the Board of Trustees, the Administrator, the Combined Planning and Zoning Board, or any party in interest. **(65 ILCS 5/11-13-14) (Sec. 155.405)**

40-23-2 **FILING.** Every proposal to amend this Chapter shall be filed with the Administrator on a prescribed form. Every amendment proposal shall also be filed with the Soil and Water Conservation District as per state law. The Administrator shall promptly transmit said proposal, together with any comments or recommendations he or she might wish to make to the Combined Planning and Zoning Board for a public hearing. **(Sec. 155.406)**

40-23-3 **PUBLIC HEARING; NOTICE.**

(A) The Combined Planning and Zoning Board shall hold a public hearing on every amendment proposal within a reasonable time after said proposal has been submitted to them. At the hearing, any interested party may appear and testify, either in person or by duly authorized agent or attorney.

(B) Notice indicating the time, date, and place of the hearing and the nature of the proposed amendment shall be given not more than **thirty (30)** nor less than **fifteen (15) days** before the hearing:

- (1) By publication in a newspaper of general circulation within the Village; and
- (2) When the amendment involves a rezoning, not a text amendment, by first-class mail to all parties whose property abuts the property for which rezoning is requested. **(65 ILCS 5/11-13-14)**

(Sec. 155.407)

40-23-4 **ADVISORY REPORT; FINDINGS OF FACT.** Within a reasonable time after the public hearing, the Combined Planning and Zoning Board shall submit their advisory report to the Board of Trustees. The report shall state the recommendations of the Combined Planning and Zoning Board regarding adoption of the proposed amendment and their reasons therefor. If the effect of the proposed amendment would be to alter district boundaries or to change the status of any use, the Combined Planning and Zoning Board shall include in their advisory report findings of fact concerning each of the following matters:

- (A) Existing use and zoning of the property in question;
- (B) Existing uses and zoning of other lots in the vicinity of the property in question;
- (C) Suitability of the property in question for uses already permitted under existing regulations;
- (D) Suitability of the property in question for the proposed use;
- (E) The trend of development in the vicinity of the property in question, including changes (if any) which may have occurred since the property was initially zoned or last rezoned.

(Sec. 155.408)

40-23-5 **ACTION BY BOARD OF TRUSTEES.** The Board of Trustees shall act on every proposed amendment at their next regularly scheduled meeting following submission of the advisory report of the Combined Planning and Zoning Board. Without further public hearing, the Village Board may approve or disapprove any proposed amendment or may refer it back to the Combined Planning and Zoning Board for further consideration by simple majority vote of all the members then holding office. **(Sec. 155.409)**

40-23-6 **WHEN TWO-THIRDS MAJORITY VOTE IS REQUIRED.** The favorable vote of at least **two-thirds (2/3)** of the members of the Village Board of Trustees is required to pass an amendment to this Chapter in each of the following instances:

(A) When passage would be contrary to the recommendations of the Combined Planning and Zoning Board.

(B) When the amendment is opposed, in writing, by the owners of **twenty percent (20%)** of the frontage proposed to be altered, by the owners of **twenty percent (20%)** of the frontage immediately adjoining or across an alley therefrom, or by the owners of **twenty percent (20%)** of the frontage directly opposite the frontage proposed to be altered. **(65 ILCS 5/11-13-14) (Sec. 155.410)**

40-23-7 **NOTICE TO APPLICANT OF WRITTEN PROTEST.** In cases of written opposition to an amendment of this Chapter as prescribed in **Section 40-23-6**, a copy of the written protest shall be served by the protestor or protestors on the applicant for the proposed amendment and a copy upon the applicant's attorney, if any, by certified mail at the address of such applicant and attorney shown in the application for the proposed amendment. **(65 ILCS 5/11-13-14) (Sec. 155.411)**

ARTICLE XXIV - ADMINISTRATION AND ENFORCEMENT

40-24-1 APPOINTMENT AND DUTIES OF ZONING ADMINISTRATOR.

(A) There is established the office of Zoning Administrator, who shall be appointed by the Mayor, with the advice and consent of the Village Board of Trustees.

(B) The Zoning Administrator is authorized and directed to administer and enforce the provisions of this Chapter. This broad responsibility encompasses, but is not limited to, the following specific duties:

- (1) To review and pass upon applications for initial and final certificates of zoning compliance;
- (2) To inspect lots, structures, and uses to determine compliance with this Chapter, and where there are violations, to initiate appropriate corrective action;
- (3) To review and forward to the Combined Planning and Zoning Board all appeals, applications for variances and special-use permits, and amendments.
- (4) To maintain up-to-date records of matters related to this Chapter, including, but not limited to, district maps, certificates of zoning compliance, special-use permits, variances, interpretative decisions of the Combined Planning and Zoning Board, amendments and all applications/documents related to any of these items;
- (5) To republish the zoning district map not later than **March 31** if any rezonings or annexations have been approved during the preceding calendar year;
- (6) To provide information to the general public on matters related to this Chapter; and
- (7) To perform such other duties as the Board of Trustees may prescribe from time to time.

(Sec. 155.425)

40-24-2 INITIAL CERTIFICATES OF ZONING COMPLIANCE. Upon the effective date of this Chapter, no land shall be developed, no new use or structure shall be established or erected, and no existing use or structure shall be enlarged, extended, altered, relocated, or reconstructed until an initial certificate of zoning compliance has been issued. The Administrator shall not issue an initial certificate of zoning compliance unless he or she determines that the proposed activity conforms to the applicable provisions of this Chapter.
(Sec. 155.426)

40-24-3 APPLICATION.

(A) Every applicant for an initial certificate of zoning compliance shall submit to the Administrator, in graphic and/or narrative form, all the items of information listed below that are applicable to the particular project. The Administrator shall decide which items are applicable.

(B) Items of Information.

- (1) Name and address of the applicant;

- (2) Name and address of the owner or operator of the proposed lot, structure or use, if different from subsection (1);
- (3) Brief, general description/explanation of the proposal;
- (4) Location of the proposed lot, use or structure, and its relationship to adjacent lots, uses, or structures;
- (5) Area and dimensions of the site for the proposed structure or use;
- (6) Existing topography of the site and proposed finished grade;
- (7) Existing and proposed screening, landscaping, and erosion control features on the site, including the parking area;
- (8) Height and setbacks of the proposed structure;
- (9) Number and size of proposed dwelling units, if any;
- (10) Location and number of proposed parking/loading spaces and access ways;
- (11) Identification and location of all existing or proposed utilities, whether public or private; and/or
- (12) Any other pertinent information that the Administrator may require.

(Sec. 155.427)

40-24-4 DURATION OF CERTIFICATE. Initial certificates of zoning compliance shall be valid for **one (1) year** or until revoked for failure to abide by a corrective action order. The Administrator may renew initial certificates of zoning compliance for successive **one (1) year periods** upon written request, provided the applicant is making a good faith effort to complete the authorized work. **(Sec. 155.428)**

40-24-5 RELATIONSHIP TO BUILDING PERMITS.

(A) Upon the effective date of this Chapter, no building permit for the erection, enlargement, alteration, extension, or reconstruction of any structure shall be issued until the applicant for such permit has properly obtained an initial certificate of zoning compliance to such work.

(B) The Village in compliance with the Architecture Practice Act, the Structural Engineers Practice Act, and the Professional Engineering Act, as in effect in the State of Illinois requires that all new construction and structural renovations of buildings used by the general public, including multiple housing, but excluding one and two family residences, shall require sealed plans. These plans shall be sealed by the appropriate licensed design professional.

(Sec. 155.429) (Am. Ord. 859, passed 6-5-95)

40-24-6 FINAL CERTIFICATES OF ZONING COMPLIANCE. No lot or part thereof recorded or developed after the effective date of this Chapter and no structure or use, or part thereof, that has been erected, enlarged, altered, relocated, or reconstructed after the effective date of this Chapter shall be used, occupied, or put into operation until a final certificate of zoning compliance has been issued. The Administrator shall not issue a final certificate of zoning compliance until it has been determined, by inspection, that the work authorized by the initial certificate of zoning compliance has been completed in accordance with approved plans. Failure to obtain a final certificate of zoning compliance shall constitute a separate violation of this Chapter. **(Sec. 155.430)**

40-24-7 **CORRECTIVE ACTION ORDERS.** Whenever the Zoning Administrator finds, by inspection or otherwise, that any lot, structure, or use, or work thereon is in violation of this Chapter, he or she shall so notify the responsible party, and shall order appropriate corrective action. **(Sec. 155.431)**

40-24-8 **CONTENTS OF ORDER.** The order to take corrective action shall be in writing and shall include:

- (A) A description of the premises sufficient for identification;
 - (B) A statement indicating the nature of the violation;
 - (C) A statement of the remedial action necessary to effect compliance;
 - (D) The date by which the violation must be corrected;
 - (E) A statement that the alleged violator is entitled to a conference with the Administrator if he or she so desires;
 - (F) The date by which an appeal of the corrective action order must be filed and a statement of the procedure for so filing; and
 - (G) A statement that failure to obey a corrective action order shall result in revocation of the certificate of zoning compliance and may result in the imposition of fines.
- (Sec. 155.432)**

40-24-9 **SERVICE OF ORDER.** A corrective action order shall be deemed properly served upon the owner, occupant, or operator of the offending lot, structure, or use if it is:

- (A) Served upon him or her personally;
 - (B) Sent by certified mail to his or her last known address; or
 - (C) Posted in a conspicuous place on or about the affected premises.
- (Sec. 155.433)**

40-24-10 **STOP ORDERS.** Whenever any work is being done in violation of an initial certificate of zoning compliance, the Administrator's corrective action order may state that the violation must cease immediately. In such case, the corrective action order is equivalent to a stop order. **(Sec. 155.434)**

40-24-11 **EMERGENCY MEASURES.** Notwithstanding any other provisions of this Chapter, whenever the Administrator determines that any violation of this Chapter poses an imminent peril to life or property, he or she may institute, without notice or hearing, any necessary proceedings to alleviate the perilous condition. **(Sec. 155.435)**

40-24-12 **COMPLAINTS.** Whenever any violation of this Chapter occurs, or is alleged to have occurred, any person may file a written complaint on forms provided by the Administrator. The Administrator shall record such complaints, promptly investigate, and, if necessary, institute appropriate corrective action. **(Sec. 155.436)**

40-24-13 FEES. The Board of Trustees establishes the following schedule of fees for the various permits and procedures listed in this Chapter. The fees are intended to defray the administrative costs connected with the processing/conducting of such permits or procedures; the fees do not constitute a tax or other revenue-raising device. All such fees shall be paid in advance by the applicant to the Village Clerk as follows:

(A) (1) **Zoning Occupancy Fees:**

Single-Family Residence	\$25 or \$.04 per sq. ft. (whichever is greater)
Multi-Family Residence	\$25 per unit or \$.04 per sq. ft. (whichever is greater)
Commercial or Business Structure	\$100 or \$.04 per sq. ft.; (whichever is greater)
Industrial Structure	\$150 or \$.04 per sq. ft.; (whichever is greater)
Mobile Home Unit/Immobilized	\$125
Accessory Building	\$10 per building or \$.04 per sq. ft.; (whichever is greater)
Structural Additions	\$10 or \$.04 per sq. ft.; (whichever is greater)
Plan Development	\$500 or \$.04 per sq. ft.; (whichever is greater)
Mobile Home Park Permit	\$500 or \$25.00 per pad; (whichever is greater, plus engineering costs, if any)
Miscellaneous Permit (I.E. Parking Lot, Patio, Driveway, Etc.)	\$.01 per sq. ft. (\$5 Minimum) (\$25 Maximum)
Sign Permit	\$5 or \$.05 per sq. ft.; (whichever is greater)

(2) All fees for the above projects that are started prior to obtaining the zoning occupancy permit and/or paying the fees shall be doubled.

(B)

Combined Planning and Zoning Board Fees:

Interpretation of Code	\$100, plus mailing and publication costs.
Special-Use Permit	\$100, plus mailing and publication costs.
Variance Permit	\$100, plus mailing and publication costs.
Amendments	\$100, plus mailing and publication costs.

(Sec. 155.437)

ARTICLE XXV - PENALTIES

40-25-1 **PENALTY.**

(A) Any person who is convicted of a violation of this Chapter shall be fined not less than **Fifty Dollars (\$100.00)**, nor more than **Seven Hundred Fifty Dollars (\$750.00)**, plus costs. Each day on which a violation continues shall be considered a separate offense.

(B) Nothing contained in this Section shall prevent the Village from taking any other lawful action that may be necessary to secure compliance with this Chapter.
(Sec. 155.999)

[See Section 1-1-20 for Penalties]