

VILLAGE OF BEACH PARK

2008-O-25

*An Ordinance Amending the Beach Park Zoning Ordinance
to Require a Certificate of Zoning When Selling Any Single
Family Residential and Two-Family Residential Dwellings*

ADOPTED BY THE VILLAGE BOARD

OF THE

VILLAGE OF BEACH PARK, ILLINOIS

ON

March 25, 2008

**Published in pamphlet form by authority of the Village Board
of the Village of Beach Park, Lake County, Illinois
this 26th day of March 2008**

**MILTON C. JENSEN, President
RICHARD GUST, Trustee
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MARK OTTERSEN, Trustee
LINDA SITTIG, Trustee
LARRY WELLS, Trustee
LAURELLA CVENGROS, Clerk
ZUKOWSKI, ROGERS, FLOOD & McARDLE, Attorney**

ORDINANCE NO. 2008-O-25

An Ordinance Amending the Beach Park Zoning Ordinance to Require a Certificate of Zoning When Selling Any Single Family Residential and Two-Family Residential Dwellings

BE IT ORDAINED by the President and Board of Trustees of the Village of Beach Park, Lake County, Illinois, as follows:

SECTION 2: The definition for ZONING CERTIFICATE in Section 2.2 of the Village of Beach Park Zoning Ordinance shall be amended to read as follows:

ZONING CERTIFICATE: Written permission, on a form utilized by the Village, issued by the Zoning Administrator, as a condition precedent to the commencement of a use or the erection, construction, reconstruction, restoration, alteration, conversion, or installation of a structure or building, which acknowledges that such use, structure or building complies with the provisions of the Village Zoning Ordinance or authorized variance therefrom. Such form is also required when any property used for single family residential or two-family residential dwelling use is sold.

SECTION 2: Section 12.7.1, Requirements, of the Village of Beach Park Zoning Ordinance shall be amended to read as follows:

12.7.1 REQUIREMENTS

1. Before any building or other structure, or part thereof, shall be erected, constructed, reconstructed, enlarged, moved, or structurally altered, and before the use of any building, structure, or land is changed within the Village, a zoning certificate shall be obtained from the Zoning Administrator. Said certificate shall specify its purpose and to what extent it permits development or use of a property. In cases where a conditional use is authorized, the conditional use permit shall serve as the zoning certificate. In cases where a temporary use is authorized, the temporary use permit shall serve as the zoning classification of the property, and each authorized zoning enforcement body shall be aware of the terms and permissiveness of each zoning classification. Further, no building shall be occupied before first obtaining a Certificate of Occupancy in compliance with established policy.

2. Prior to entering into an agreement or contract to sell any property used for single family residential or two-family residential dwelling use the owner shall obtain a zoning certificate from the Village. The zoning certificate shall state the current zoning classification of the property and/or its legal, non-conforming status. Application for a zoning certificate shall be made on a form provided by the Village. The cost of obtaining a zoning certificate shall be determined from time to time by the Board of Trustees.

SECTION 2: 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 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 4: This Ordinance shall be in full force and effect upon its passage, approval and publication in pamphlet form (which publication is hereby authorized) as provided by law.

Voting Aye: Tr. Gust, Hucker, Miller, Ottersen & Wells

Voting Nay: -0-

Absent: Tr. Sittig

Abstain: -0-

APPROVED:

VILLAGE OF BEACH PARK
(SEAL) Official Seal
ATTEST: *Laurella Cvengros*
State of Illinois
Village Clerk Laurella Cvengros

Milton C. Jensen

President Milton C. Jensen

Passed: March 25, 2008

Approved: March 25, 2008

Published: March 26, 2008

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CERTIFICATION


I, LAURELLA CVENGROS, do hereby certify that I am the duly appointed, acting and qualified Clerk of the Village of Beach Park, Lake County, Illinois, and that as such Clerk, I am the keeper of the records and minutes and proceedings of the President and Board of Trustees of said Village of Beach Park

I do further certify that at a regular meeting of the President and Board of Trustees of the Village of Beach Park, held on the 25th day of March, 2008, the foregoing Ordinance entitled *An Ordinance Amending the Beach Park Zoning Ordinance to Require a Certificate of Zoning When Selling Any Single Family Residential and Two-Family Residential Dwellings*, was duly passed by the President and Board of Trustees of the Village of Beach Park.

The pamphlet form of Ordinance No. 2008-O-25, including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance was available in the Village Hall, commencing on the 26th day of March 2008, and continuing for at least 10 days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the Village Clerk.

I do further certify that the original, of which the attached is a true and correct copy, is entrusted to me as the Clerk of said Village for safekeeping, and that I am the lawful custodian and keeper of the same.

Given under my hand and corporate seal of the Village of Beach Park this 21 day of May, 2008.


Laurella Cvengros, Village Clerk
Village of Beach Park,
Lake County, Illinois

