

STATE OF ILLINOIS - COUNTY OF BOND  
CITY OF GREENVILLE

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ORDINANCE NO. 3115

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT CODE  
USE MATRIX TABLE FOR THE CITY OF GREENVILLE, BOND COUNTY  
ILLINOIS

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ADOPTED BY THE  
MAYOR AND CITY COUNCIL  
OF  
THE CITY OF GREENVILLE  
THIS 8th DAY OF NOVEMBER, 2016

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Published in pamphlet form by authority of the City Council of the City of Greenville, Bond  
County, Illinois, this 9<sup>th</sup> day of November, 2016.

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AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT CODE  
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ILLINOIS

WHEREAS, a request has been made to amend the Use Matrix Table 153.0202(A) of the Unified Development Code in the City Code within the Industrial Light, Industrial Heavy, and Neighborhood Urban zones, and

WHEREAS, the request was referred to the Planning Commission of the City of Greenville to hold a public hearing thereon, and

WHEREAS, said public hearing was duly held, after proper public notice in the manner provided by law, and

WHEREAS, said Commission made a report containing findings of fact and recommendation to allow the various permissible uses as presented in the Industrial Light, Industrial Heavy and Neighborhood Urban zones, and

WHEREAS, The City Council of the City of Greenville, Bond County, Illinois, in meeting assembled, does hereby adopt an ordinance to amend the Use Matrix Table 153.0202(A) as specified in Attachment A specifically in the Industrial Light, Industrial Heavy, and Neighborhood Urban zones; and,

NOW THEREFORE, let it be ordained by the Mayor and the City Council of the City of Greenville as follows:

**SECTION 1 – GENERAL STATEMENT:** The City of Greenville’s City Council hereby amends the Unified Development Code Use Matrix Table 153.0202(A) as specified in Attachment A.


**SECTION 2 – REPEAL:** All prior Ordinances which are inconsistent with the provisions of this Ordinance are also hereby repealed.

**SECTION 3 – SAVINGS PROVISIONS:** In the event any section, subsection, sentence or phrase of this Ordinance should be declared invalid, all other provisions herein shall not be affected by such invalidity and shall remain in full force and effect.

**SECTION 4 – EFFECTIVE DATE:** This Ordinance shall become effective and in full force from and upon its passage.

Adopted this 8th day of November, 2016, at a regular meeting of the City of Greenville’s City Council with a quorum present upon a vote of the Council as follows:

Jes Adam:	<u>Absent</u>
John Gillard:	<u>Yea</u>
Mike Heath:	<u>Yea</u>
Roger Sanders:	<u>Yea</u>
Alan Gaffner:	<u>Yea</u>

  
\_\_\_\_\_  
ROGER SANDERS, Mayor Pro Tem

ATTEST: Sue Ann Nelson  
\_\_\_\_\_  
SUE ANN NELSON, City Clerk

*Prepared by the City of Greenville*

Table 153.0202(A): Use Matrix -

Use/Activity	RP	RE, NS	NU	CN	O	CG	CL	D	IL	IH	Variable	Code
<b>AGRICULTURE, FORESTRY, FISHING AND HUNTING</b>											Structure	8000
Fishing, hunting and trapping, including game preserves and retreats	P	P	P	P	P	P	P	P	-	-	Function	9400
Grain silos and other storage structures for grains and agricultural products	P	P	C	P	P	P	P	P	P	P	Structure	8100
Greenhouses/nurseries			-						C	P		
Livestock pens or hog houses	P	-	-	-	-	-	-	-	-	-	Structure	8200
<b>COMMERCIAL BUILDINGS</b>											Structure	2000
Automobile repair and service structures	-	-	-	-	-	P	P	-	P	P	Structure	2280
Bicycle, motorcycle, all-terrain vehicle dealers	-	-	-	-	-	P	P	P	P	P	Function	2113
Boat or marine craft dealer	-	-	-	-	-	P	P	-	P	P	Function	2114
Bus, truck, mobile home or large vehicle dealers	-	-	-	-	-	-	-	-	P	P	Function	2112
Car care center	-	-	-	-	-	P	P	-	P	P	Structure	2593
Car dealer	-	-	-	-	-	P	P	-	P	P	Function	2111
Car rental and leasing	-	-	-	-	-	-	-	-	P	P	Function	2331
Car washes	-	-	-	-	-	-	P	P	P	P	NAICS	811192
Convenience stores or centers	-	-	-	P	-	P	P	P	P	P	Structure	2591
Department store building	-	-	-	P	-	P	P	P	P	P	Structure	2240
Gasoline service	-	-	-	-	-	-	-	-	P	P	Function	2116
Gasoline station	-	-	-	-	-	-	-	-	P	P	Structure	2270
Leasing trucks, trailers, recreation vehicles and the like	-	-	-	-	-	-	-	-	P	P	Function	2332
Market shops, including open markets	-	-	-	P	-	P	P	P	P	-	Structure	2260
Office building (with drive-through facility)	-	-	-	-	P	P	P	P	P	P	Structure	2110
Office building over storefronts	-	-	-	P	P	P	P	P	P	P	Structure	2400
Office or bank building, stand-alone (without drive-through facility)	-	-	-	P	P	P	P	P	P	P	Structure	2100
Office or store building with residence on top	-	-	-	P	P	P	P	P	P	P	Structure	2300
Parts, accessories or tires	-	-	-	C	-	P	P	P	P	P	Function	2115
Pawnshops	-	-	-	-	-	P	P	-	P	P	NAICS	522298
Restaurant, with incidental consumption of alcoholic beverages	-	-	-	-	-	P	P	P	P	P	Structure	2220
Restaurant, with no consumption of alcoholic beverages permitted	-	-	-	P	-	P	P	P	P	P	Structure	2220
Shop or store building with drive-through facility	-	-	-	-	-	P	P	P	P	P	Structure	2210

Shopping center	-	-	-	P	-	P	P	P	P	P	Structure	2510-2580	
Stand-alone store or shop building	-	-	-	P	-	P	P	P	P	P	Structure	2230	
Warehouse discount store/superstore	-	-	-	-	-	P	P	P	P	P	Structure	2250	
											Function	2124	
<b>HOTELS, MOTELS OR OTHER ACCOMMODATION SERVICES</b>											Function	1300	
Bed-and-breakfast inn	-	-	C	P	P	P	P	P	P	P	Function	1310	
Hotel, motel or tourist court	-	-	-	P	-	P	P	P	P	P	Function	1330	
<b>INDUSTRIAL BUILDINGS AND STRUCTURES</b>											Structure	2600	
Assembly and construction-type plants	-	-	-	-	-	-	-	-	-	P	P	Structure	2621
												Function	3000
Automotive wrecking and graveyards, salvage yards and junkyards	-	-	-	-	-	-	-	-	-	-	C		
Construction-related businesses	-	-	-	-	-	-	-	-	-	P	P	Function	7000
Demolition business	-	-	-	-	-	-	-	-	-	-	C		
Loft building	-	-	-	-	P	-	-	-	P	C	C	Structure	2611
Manufacturing plants	-	-	-	-	-	-	-	-	-	P	P	Structure	2613
Mill-type factory structure	-	-	-	-	-	-	-	-	-	P	P	Structure	2612
Process plants (metals, chemicals and the like)	-	-	-	-	-	-	-	-	-	P	P	Structure	2622
												Function	3000
Recycling business	-	-	-	-	-	-	-	-	-	C	C		
<b>PUBLIC ASSEMBLY STRUCTURES</b>											Structure	3000	
Amphitheater	-	-	-	P	-	P	P	P	C	C	Structure	3130	
Bowling, billiards, pool and the like	-	-	-	P	-	P	P	P	P	P	Function	5380	
Drive-in theaters	-	-	-	P	-	P	P	P	C	C	Structure	3140	
Exhibition, convention or conference structure	-	-	-	P	-	P	P	P	P	P	Structure	3400	
Indoor games facility	-	-	-	P	-	P	P	P	P	P	Structure	3200	
Movie theater	-	-	-	P	-	P	P	P	P	P	Structure	3120	
Performance theater	-	-	P	P	-	P	P	P	P	P	Structure	3110	
Sports stadium or arena	-	-	-	-	-	P	P	P	C	C	Structure	3300	
<b>INSTITUTIONAL OR COMMUNITY FACILITIES</b>											Structure	4000	
Cemetery, monument, tombstone or mausoleum	P	C	C	C	C	C	C	C	-	-	Structure	4700	
Clubs or lodges	-	-	P	-	C	P	P	P	P	P			
Exhibitions and art galleries	-	-	-	P	-	P	P	P	P	P	Structure	4410	
Funeral homes			-	C	-	P	P	P	P	P	Structure	4800	
Hospital building	-	-	-	-	-	P	P	P	-	-	Structure	4110	
Museum, exhibition or similar facility	-	-	-	P	-	P	P	P	P	P	Structure	4400	
Police station	-	-	-	P	P	P	P	P	P	P	Structure	4520	

Public safety-related facility	-	-	-	P	P	P	P	P	P	P	P	Structure	4500
Space research and technology	-	-	-	-	P	-	-	P	P	P		Function	6330
Trade or specialty school facility (privately owned)	-	-	-	P	P	P	P	P	P	P	P	Structure	4230
<b>MINING AND EXTRACTION ESTABLISHMENTS</b>												Function	8000
Coal	-	-	-	-	-	-	-	-	-	C	C	Function	8300
Metals (iron, copper and the like)	-	-	-	-	-	-	-	-	-	C	C	Function	8200
Nonmetallic mining	-	-	-	-	-	-	-	-	-	C	C	Function	8400
Oil and natural gas	-	-	-	-	-	-	-	-	-	C	C	Function	8100
Quarrying and stone cutting	-	-	-	-	-	-	-	-	-	C	C	Function	8500
<b>RESIDENTIAL BUILDINGS</b>												Structure	1000
Manufactured housing, other	P	-	C	-	-	-	-	-	-	-	-	Structure	1150
<b>TRANSPORTATION-RELATED FACILITIES</b>												Structure	5000
Air and space transportation facility	-	-	-	-	-	-	-	-	-	-	-	Structure	5600
Airport control tower	-	-	-	-	-	-	-	-	-	C	C	Structure	5630
Airport maintenance and hanger facility	-	-	-	-	-	-	-	-	-	C	C	Structure	5620
Airport terminal	-	-	-	-	-	-	-	-	-	C	C	Structure	3820
Automobile parking facilities	-	-	-	-	-	-	-	-	P	P	P	Structure	5200
Bus or truck maintenance facility	-	-	-	-	-	-	-	-	-	P	P	Structure	5400
Bus stop shelter	P	P	-	P	P	P	P	P	P	C	C	Structure	5300
Bus terminal	P	P	-	P	P	P	P	P	P	C	C	Structure	3830
Glideport, seaport, stolport, ultralight or balloonport facility	-	-	P	-	-	-	-	-	-	C	C	Structure	5650
Heliport facility	-	-	-	-	-	-	-	-	-	C	C	Structure	5640
Interurban, charter bus and other similar establishments	P	P	-	P	P	P	P	P	P	C	C	Function	4154
Local transit systems-bus, special needs and other motor vehicles	P	P	-	P	P	P	P	P	P	C	C	Function	4153
Local transit systems-commuter rail	P	P	P	P	P	P	P	P	P	C	C	Function	4152
Local transit systems-includes mixed mode	P	P	P	P	P	P	P	P	P	C	C	Function	4151
Pipeline transportation	-	-	P	-	-	-	-	-	-	C	C	Function	4170
Postal transportation services	-	-	-	-	P	P	P	P	P	C	C	Function	4180
Railroad facility	-	-	-	-	-	-	-	-	-	C	C	Structure	5700
Road, ground passenger and transit transportation	P	P	-	P	P	P	P	P	P	C	C	Function	4150
Runway	-	-	P	-	-	-	-	-	-	C	C	Structure	5610
School and employee bus transportation	P	P	-	P	P	P	P	P	P	C	C	Function	4156
Space transportation	-	-	-	-	-	-	-	-	-	C	C	Function	4160
Surface parking, covered	-	-	P	C	C	C	C	C	C	P	P	Structure	5220
Surface parking, open	-	-	-	-	-	C	C	P	P	P	P	Structure	5210

Taxi and limousine service	-	-	-	P	P	P	P	P	C	C	Function	4155
Towing and other road services	-	-	-	-	P	P	P	P	C	C	Function	4157
Truck and freight transportation services	-	-	-	-	-	-	-	-	C	C	Function	4140
<b>UTILITY AND OTHER NONBUILDING STRUCTURES</b>											Structure	6000
Communication towers	C	-	-	-	-	-	-	-	C	C	Structure	6500
Culvert	P	P	-	P	P	P	P	P	C	C	Structure	6240
Dam	P	P	-	P	P	P	P	P	C	C	Structure	6220
Environmental monitoring station (air, soil and the like)	-	-	P	-	-	-	-	-	-	C	Structure	6600
Fountain, sculpture or other aesthetic structure	P	P	P	P	P	P	P	P	C	C	Structure	6950
Gas or electric power generation facility	P	-	-	-	-	-	-	-	-	C	Structure	6400
Hazardous waste collection	-	-	P	-	-	-	-	-	-	C	Function	4341
Hazardous waste storage facility	-	-	-	-	-	-	-	-	-	C	Structure	6340
Hazardous waste treatment and disposal	-	-	-	-	-	-	-	-	-	C	Function	4342
Highway rest stops and welcome centers	P	P	-	P	P	P	P	P	C	C	Structure	6910
Incinerator, composting or similar facility	-	-	-	-	-	-	-	-	-	C	Structure	6330
Irrigation facilities	P	P	P	P	P	P	P	P	C	C	Structure	6290
Kiosks	P	P	-	P	P	P	P	P	C	C	Structure	6930
Levee	P	P	P	P	P	P	P	P	C	C	Structure	6230
Outdoor stage, bandstand or similar structure	P	-	P	C	P	P	P	P	C	C	Structure	6960
Playground equipment	P	P	P	P	P	P	P	P	C	C	Structure	6940
Radio, television or wireless transmitter	P	P	C	P	P	P	P	P	C	C	Structure	6510
Roadside stand, pushcarts and the like.	P	P	P	P	P	P	P	P	C	C	Structure	6920
Septic tank and related services	-	-	P	-	-	-	-	-	C	C	Function	4347
Sewer treatment plant	-	-	P	-	-	-	-	-	C	C	Structure	6350
Sign, free-standing (must comply with Ch. 152 of the City of Greenville Code)	A	A	-	A	A	A	A	A	P	P	Structure	6700
Solid waste collection	-	-	-	-	-	-	-	-	-	C	Function	4343
Solid waste combuster or incinerator	-	-	A	-	-	-	-	-	C	C	Function	4344
Solid waste landfill facility			-							C	Structure	6320
											Function	4345
Utility structures on right-of-way	P	P	-	P	P	P	P	P	C	C	Structure	6100
Waste treatment and disposal		-	-	-	-	-	-	-	C	C	Function	4346
Wastewater storage or pumping station facility; lift stations	P	-	-	-	-	-	-	-	C	C	Structure	6310
Water reservoir	C	-	P	-	P	P	P	-	C	C	Structure	6280
Water supply pump station	P	P	-	P	P	P	P	P	C	C	Structure	6210
Water supply-related facility	-	-	-	-	-	-	-	-	C	C	Structure	6200
Water tank (elevated, at grade, underground)	P	P	-	P	P	P	P	P	C	C	Structure	6250

Water treatment and purification facility	C	-	P	-	P	P	P	-	C	C	Structure	6270
Weather stations or transmitters	C	-	-	-	-	-	-	-	C	C	Structure	6520
Wells	P	P	P	P	P	P	P	P	C	C	Structure	6260
<b>WAREHOUSE OR STORAGE FACILITY</b>											Structure	2700
High-rise mini-warehouse	-	-	-	-	-	-	-	-	C	C	Structure	2720
Large area distribution or transit warehouse			p						p	p		
Produce warehouse			-						p	p		
Refrigerated warehouse or cold storage			-						p	p		
Tank farms			-						p	p		
Warehouse and storage services			-						p	p		
Warehouse structure			-						p	p		
Wholesale trade-durable goods	-	-	-	-	-	-	-	-	P	P	Function	3510
Wholesale trade-nondurable goods	-	-	-	-	-	-	-	-	P	P	Function	3520
<b>OTHER</b>												
Home occupations as defined in this chapter 152.050 (B)			P						P	P		
Temporary buildings and uses for construction <1 year 152.050 (F)			-						P	P		
Planned developments as defined 152.050 (H)			P						P	P		
Public or private park 152.051 (J)			P						-	-		
Mobile Home Parks			C						P	P		
<p>NOTES TO TABLE:</p> <p>RP = Resource Protection;</p> <p>RE = Residential Estate;</p> <p>NS = Neighborhood Suburban;</p> <p>NU = Neighborhood Urban;</p> <p>CN = Commercial Neighborhood;</p> <p>O = Office;</p> <p>CG = Commercial General;</p> <p>CL = Commercial Large-Scale;</p> <p>D = Downtown;</p> <p>IL = Industrial Light;</p> <p>IH = Industrial Heavy;</p> <p>P = permitted uses;</p> <p>C = conditional uses;</p> <p>A = accessory uses; and</p> <p>NAICS = North American Industry Classification System.</p> <p>A dash ("-") indicates prohibited uses.</p>												



STATE OF ILLINOIS - COUNTY OF BOND  
CITY OF GREENVILLE

CERTIFICATE

I, Sue Ann Nelson, certify that I am the duly appointed and acting City Clerk of the City of Greenville, Bond County, Illinois.

I further certify that on November 8, 2016, the Corporate Authorities of such municipality passed and approved Ordinance No. 3115 entitled:

**“AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT CODE  
USE MATRIX TABLE FOR THE CITY OF GREENVILLE, BOND COUNTY  
ILLINOIS”**

Dated at Greenville, Illinois, this 9<sup>th</sup> day of November, 2016.

{SEAL}

Sue Ann Nelson

Sue Ann Nelson, City Clerk