

STATE OF ILLINOIS - COUNTY OF BOND  
CITY OF GREENVILLE

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ORDINANCE NO. 3156

AN ORDINANCE AMENDING CHAPTER 153: UNIFIED  
DEVELOPMENT CODE OF THE CITY CODE OF ORDINANCES, BY  
THE CITY OF GREENVILLE, BOND COUNTY, ILLINOIS

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ADOPTED BY THE  
CITY COUNCIL  
OF  
THE CITY OF GREENVILLE  
THIS 9<sup>th</sup> DAY OF JANUARY, 2018

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Published in pamphlet form by authority of the City Council of the City of Greenville, Bond  
County, Illinois, this 10<sup>th</sup> day of January, 2018.

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**CITY OF GREENVILLE**  
**ORDINANCE NO. 3156**

AN ORDINANCE AMENDING CHAPTER 153: UNIFIED DEVELOPMENT CODE OF THE  
CITY CODE OF ORDINANCES, BY THE CITY OF GREENVILLE, BOND COUNTY,  
ILLINOIS

WHEREAS, it is desired that the Greenville Code of Ordinances Chapter 153: Unified Development Code; be amended in the following respects:

That portion of Division 16: Supplemental Use Regulation, Section 153.1374, being:  
**153.1374 SELF-STORAGE FACILITY.**

(A) *Purpose and findings.* This section establishes standards to permit the establishment of self-storage facilities, along with standards designed to protect surrounding neighborhoods and to implement the Comprehensive Plan. This section establishes screening, landscaping and design standards for self-storage facilities.

(B) *Applicability.* This section applies to any self-storage facility. A ***SELF-STORAGE FACILITY*** is any building or group of buildings that is composed of contiguous individual rooms, which are rented to the public for the storage of personal property and which have independent access and locks under the control of the tenant. This section constitutes the standards for development in the "SSF" (Self-Storage Facility) Zoning District. Self-storage facilities are the only permitted use in the "SSF" District, subject to the standards established in this section.

(C) *Procedures.*

(1) No self-service storage unit is permitted until the following development approvals and development orders are approved by the reviewing agency:

(a) The lot or parcel shall be rezoned to the "SSF" (Self-Storage Facility) Zoning District; and

(b) A plan of development shall be submitted to the Code Enforcement Officer indicating location of buildings, lot area, number of storage units, type and size of signs, height of buildings, parking layout with points of ingress and egress, and location and type of visual screening and landscaping being proposed.

(2) An application for rezoning, site plan approval and any CUP required by this subsection (C) may be processed concurrently. No site plan shall authorize development or the establishment of a self-storage unit until a rezoning to the "SSF" (Self-Storage Facility) zoning district is approved. If the city denies an application for rezoning to an "SSF" zoning district, any site plan purporting to authorize the establishment of a self-storage facility shall be null and void.

(D) *Standards.*

(1) The lot size shall be between a minimum of two acres and a maximum of five acres.

(2) The total area covered by buildings shall not exceed 50% of the site.

(3) The maximum height of the building or buildings permitted as of right is 20 feet or one story. Additional height up to four stories is permitted.

(4) No outside storage is permitted.

(5) The storage of hazardous, toxic or explosive substances, including, but not limited to, but excluding the storage of, hazardous waste, industrial solid waste, medical waste, municipal solid waste, septage or used oil, is prohibited.

(6) No business activity other than the rental of storage units shall be conducted on the premises.

(7) One dwelling unit is permitted on the same lot for use as a caretaker dwelling.

(8) A minimum Type B buffer as provided in §§ 153.1120 through 153.1130 of this chapter shall be provided:

- (a) Along the front property line; and
- (b) Along any property line that abuts a residential zoning district.

is no longer necessary and Division 16: Supplemental Use Regulation, Section 153.1374 is hereby removed:

NOW, THEREFORE, LET IT BE RESOLVED by the Mayor and the City Council of the City of Greenville, Bond County, Illinois, as follows:

**SECTION 1-GENERAL STATEMENT:** That effective upon its passage, it is desired that portion of Division 16: Supplemental Use Regulation, Section 153.1374 of City Code be removed.

**SECTION 2-REPEAL:** All prior Ordinances and/or Resolutions, which are inconsistent with the provisions of this Ordinance are 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 hereof shall not be affected by such invalidity and shall remain in full force and effect.

**SECTION 4-EFFECTIVE DATE:** That this Ordinance shall remain in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

Adopted this 9<sup>th</sup> day of January, 2018, at a regular meeting of the Mayor and City Council with a quorum present upon a vote of the Board as follows:

Jes Adam: Absent  
John Gillard: Aye  
Mike Heath Aye  
Kyle Littlefield: Aye  
Alan Gaffner: Aye

Alan Gaffner  
Alan Gaffner, Mayor

ATTEST: Sue Ann Nelson

Sue Ann Nelson, City Clerk

*Prepared by the City of Greenville.*

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 January 9, 2018, the Corporate Authorities of such municipality passed and approved Ordinance No. 3156 entitled:

“AN ORDINANCE AMENDING CHAPTER 153: UNIFIED DEVELOPMENT CODE OF THE CITY  
CODE OF ORDINANCES, BY THE CITY OF GREENVILLE, BOND COUNTY, ILLINOIS”

Dated at Greenville, Illinois, this 10<sup>th</sup> day of January, 2018.

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Sue Ann Nelson, City Clerk