

VILLAGE OF HECKER, ILLINOIS

ORDINANCE NO.: 25-03

**AN ORDINANCE AMENDING SECTION 40-3-16 OF THE VILLAGE CODE
REGARDING ACCESSORY USE RESTRICTIONS**

WHEREAS, the Village of Hecker, Monroe and St. Clair Counties, Illinois (“Village”) is a duly created, organized, and validly existing municipality of the State of Illinois under the 1970 Illinois Constitution (the “Constitution”) and the laws of the State of Illinois, including particularly the Illinois Municipal Code (the “Municipal Code”), and all laws amendatory thereof and supplementary thereto (Chapter 65, Act 5, Illinois Compiled Statutes (2024)); and

WHEREAS, Section 40-3-16 of the Hecker Village Code (“Code”) deals with accessory use restrictions; and

WHEREAS, the Village now desires to amend Section 40-3-16 of the Code to modernize the accessory use restrictions.

NOW THEREFORE BE IT ORDAINED, by the Mayor and Board of Trustees of the Village of Hecker, as follows:

1. That the preceding recitations in the upper part of this Ordinance are realleged, restated, and adopted as paragraph one (“1”) of this Ordinance.
2. That Section 40-3-16 of the Village Code shall be hereby amended to read as follows:

“ 40-3-16 ACCESSORY USE RESTRICTIONS.

(A) **Height.** No accessory use shall be higher than **twenty-five (25) feet** in any zoning district, and accessory structures must not be taller in height at the eaves than the primary structure eaves; provided, there shall be no height limit on accessory structures related to agriculture.

(B) **Setbacks.** No accessory use in any zoning district shall be located in any part of any yard (front, side or rear) that is required because of the setback regulations of such district; provided that in the Agricultural District or in any Residential District, an accessory use may be located as close as **five (5) feet** to any side or **eight (8) feet** to any rear lot line. Accessory structures must be located at least ten (10) feet from the Primary structure.


- (C) **Lot Coverage.** Accessory structures shall adhere to the appropriate lot coverage restrictions for that zoning district. In no event shall the combined total area of any and all accessory structures exceed 30 percent of the required rear yard coverage. In no case shall the total square footage of all accessory structures be greater in square footage than the footprint of the primary structure.
- (D) **Use as Dwelling.** Use of any accessory structure as a dwelling is strictly prohibited throughout the Village.
- (E) **Foundation.** Any accessory structure greater than 200 sq. feet must be placed on a foundation consisting of a non movable concrete slab (five inches thick), concrete piers and/or concrete block with footings, as required by the zoning administrator. Wooden posts shall not be allowed as a foundation for any building.
- (F) No accessory structure can exceed the size of 50% of the primary structure's total square footage.
3. All other Ordinances or parts of Ordinances in conflict herewith are hereby repealed.
4. That this ordinance shall take full force and effect upon passage and approval as required by law.

PASSED this 11th day of March, 2025, at 7:45 p.m.


	AYE	NAY	ABSENT
Arnie Eckart	<u>✓</u>	_____	_____
Rich Happel	<u>✓</u>	_____	_____
Aaron Eckart	<u>✓</u>	_____	_____
Jim Mueth	_____	_____	<u>✓</u>
Douglas Van Buren	_____	<u>✓</u>	_____
Gary Wittenauer	_____	<u>✓</u>	_____
Charles Kujawski	<u>✓</u>	_____	_____

APPROVED THIS 11th day of March, 2025.





Village President



Village Clerk