

## **CHAPTER 157: COMPREHENSIVE DEVELOPMENT PLAN**

---

### Section

- 157.01 Short title
- 157.02 Purpose
- 157.03 Maps and standards adopted by reference
- 157.04 Applicability
- 157.05 Adoption of Comprehensive Plan and Land Use Intensity Map
- 157.06 Adoption of standards
- 157.07 Use in other ordinances
- 157.08 Amendments
- 157.09 Administration and enforcement
- 157.10 Availability of copies of ordinances
  
- 157.99 Penalty

### **§ 157.01 SHORT TITLE.**

This chapter shall be known and may be cited as the Official Comprehensive Development Plan chapter.  
(’79 Code, § 150.01) (Ord. 1340, passed 11-16-87)

### **§ 157.02 PURPOSE.**

It is the purpose of this chapter to do the following:

- (A) To adopt, establish and help implement an official Comprehensive Plan.
- (B) To adopt and designate an Official Land Use Intensity Map.
- (C) To adopt and designate other standards governing future development and redevelopment of the village.
- (D) To provide for the filing of copies of such maps and standards in the office of the Village Clerk and Recorder of Deeds of Cook County for the information of the public.  
(’79 Code, § 150.02) (Ord. 1340, passed 11-16-87)

**§ 157.03 MAPS AND STANDARDS ADOPTED BY REFERENCE.**

Future maps and standards adopted by reference as amendments to this chapter shall be attached hereto, incorporated herein by reference, and identified by the following statement marked or stamped thereon:

“Adopted by reference as a part of the Official Comprehensive Development Plan Ordinance passed on November 16, 1987, by the President and Board of Trustees of the Village of Matteson, Illinois.”

(’79 Code, § 150.03) (Ord. 1340, passed 11-16-87)

**§ 157.04 APPLICABILITY.**

This chapter, the Official Comprehensive Plan and all maps and standards adopted herein shall be applicable to land situated within the corporate limits and contiguous territory not more than one and one-half miles beyond the corporate limits and not included in any municipality.

(’79 Code, § 150.04) (Ord. 1340, passed 11-16-87)

**§ 157.05 ADOPTION OF COMPREHENSIVE PLAN AND LAND USE INTENSITY MAP.**

(A) The document entitled General Development Plan is hereby adopted and designated as the Official Comprehensive Plan of the village.

(B) The Official Land Use Intensity Map of the corporate area of the village and contiguous unincorporated area, attached to Ord. 1340, passed 11-16-87, is hereby adopted and designated as the Official Map of the Village of Matteson.

(’79 Code, § 150.05) (Ord. 1340, passed 11-16-87)

**§ 157.06 ADOPTION OF STANDARDS.**

Standards for the following items as set out in the Subdivision Regulations and Zoning Ordinance of the village are hereby incorporated by reference and by reference thereto specifically made a part of this Official Comprehensive Plan and shall be known as the Official Standards of the village.

(A) Streets and sidewalks;

(B) Sanitary sewerage;

(C) Storm water drainage;

- (D) Water supply;
- (E) Gas, electric and telephone utilities;
- (F) Street lighting;
- (G) Land uses; and
- (H) Public ways, parks, playgrounds, school sites and other public grounds.  
(79 Code, § 150.06) (Ord. 1340, passed 11-16-87)

### **§ 157.07 USE IN OTHER ORDINANCES.**

The maps and standard adopted under §§ 157.04 through 157.06 are hereby adopted by reference to their titles in other ordinances which regulate the development of the village without further filing or publication, except where the statutes require otherwise.

(79 Code, § 150.07) (Ord. 1340, passed 11-16-87)

### **§ 157.08 AMENDMENTS.**

(A) Either the Plan Commission or the corporate authorities may initiate proposed amendments to this chapter, including such previously printed maps and standards the chapter has adopted by reference.

(B) A proposed amendment initiated by the corporate authorities shall be referred to the Plan Commission for consideration and recommendation thereon. The corporate authorities may require the Plan Commission to return its recommendation within 90 days of the date of submission. If not so returned, the corporate authorities may proceed with arrangements for holding a public hearing on the proposed amendment and its adoption in the same manner as if the Plan Commission had made its recommendation.

(C) The corporate authorities, upon receipt of a proposed amendment or a recommendation from the Plan Commission, shall schedule a public hearing thereon before either the corporate authorities or the Plan Commission. Not less than 15 days notice of the time and place of the hearing shall be given by publication in a newspaper of general circulation in the village and in the county in which the incorporated or unincorporated land affected by the proposed amending ordinance is located. At least three copies of the proposed ordinance and any maps or standards it would adopt by reference shall be placed on file in the office of the Village Clerk at least 15 days before the hearing. The notice shall state the hours during which the filed copies will be available for examination by interested persons.

(D) The hearing shall be informal. Proponents and opponents of the proposed amendment shall be given an opportunity to be heard. Their statements may be made orally, be submitted in writing, or both. The hearing, if not concluded, may be recessed to a time and place announced at the hearing or stated later in a notice published in the same newspaper that carried the original notice no less than five days before the recessed date.

(E) The corporate authorities shall consider the views expressed and information derived from the hearing along with the recommendations of the Plan Commission, and, within 90 days after the conclusion of the hearing, shall either adopt the amending ordinance in whole or in part, or reject it. If within 90 days no formal action is taken by the corporate authorities on the amendment, it may not thereafter act on the amendment without again complying with the requirements of notice and hearing specified in § 157.08 divisions (C) and (D).

('79 Code, § 150.08) (Ord. 1340, passed 11-16-87)

#### **§ 157.09 ADMINISTRATION AND ENFORCEMENT.**

Provisions of this chapter, including such maps and standards the chapter adopted by reference, which are incorporated by reference in other regulatory ordinances, shall be administered and enforced by the officers designated in such regulatory ordinances. Those provisions of this chapter not incorporated in other ordinances shall be enforced by the Department of Community Development.

('79 Code, § 150.09) (Ord. 1340, passed 11-16-87)

#### **§ 157.10 AVAILABILITY OF COPIES OF ORDINANCES.**

The Village Clerk shall keep in his/her office at least three copies of this chapter, including such maps and standards as are incorporated herein by reference, and any amendment thereof, for inspection by interested persons. The foregoing copies of the chapter shall be in addition to the original copy which the statute require the Village Clerk to keep as a part of his/her official record of enacted ordinances. The Village Clerk shall also make available copies of this chapter as a part of the Subdivision Regulations Ordinance for purchase.

('79 Code, § 150.10) (Ord. 1340, passed 11-16-87)

#### **§ 157.99 PENALTY.**

A violator of any provisions of this chapter shall be fined not less than \$25 and not more than \$750. Each day a violation is committed or is permitted to continue shall constitute a separate offense.

('79 Code, § 150.99) (Ord. 1340, passed 11-16-87)