

ORDINANCE NO. 352

VILLAGE OF BELLEVUE, ILLINOIS

ORDINANCE AMENDING ZONING ORDINANCE

BE IT ORDAINED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF BELLEVUE, PEORIA COUNTY, ILLINOIS, AS FOLLOWS:

Section 1: Village of Bellevue Ordinance No. 341 shall be amended by adding thereto, immediately after Section 7.2 thereof, the following new Section:

7.3 RESTRICTIONS APPLYING TO ALL INDUSTRIAL DISTRICTS.

A. SIGNS.

1. Advertising - The surface area of advertising signs shall not exceed 400 sq. ft. per face. No advertising sign shall be erected within 50 ft. of an adjoining residential District nor designed to face into such district nor may any advertising sign be erected within 100 feet of and facing any public park.
2. Business - The total surface area of all business signs shall not exceed 4 sq. ft. for each lineal foot of principal street frontage, but may expand to 6 sq. ft. for each lineal foot of frontage if the signs are built into a building. Business signs shall be limited to flat wall signs which shall not extend more than 15 inches from the face of the building, except however, one projecting or free standing sign shall be permitted for each principal use in a building.
3. No business sign shall be erected above the permitted building height. Illumination of such sign shall not direct concentrated light into residential districts nor in any way obstruct the vision of motor vehicle operators. No person shall place, maintain, or display upon or in view any unauthorized sign, signal, marking or device which is an imitation of or resembles an official traffic control device or railroad sign or signal or which attempts to disrupt the movement of traffic. No person shall place, maintain or display any sign which hides from view or interferes with the movement of traffic or the effectiveness of any

traffic control device or any railroad sign or signal.

B. SETBACKS.

1. Front Setback.

- a. Where the frontage on one side of the street between two intersecting streets is zoned partly residential and partly as commercial or industrial, the front Yard depth in the commercial and industrial Districts shall be equal to the required front Yard depth of the residential District.
- b. Where all of the frontage on one side of the street between intersecting streets is zoned business or industrial and part or all of the frontage on the opposite side of the street between the same two intersecting streets is zoned residential, the front Yard depth in the business and industrial district shall be at least 15 feet.
- c. Where all of the frontage on both sides of the street between two intersecting streets is zoned business or industrial, no front Yard is required except where on either side of the street 50% or more of the frontage is improved with buildings that have observed an average front yard depth greater than 15 feet; then there shall be a front yard of at least 15 feet in depth on such side of the street.
- d. No required front Yard shall be used for the open-air parking or storage of motor vehicles.

2. Rear Setback.

No building or structure or any portion thereof shall be erected within twenty-five (25) feet from the rear lot line if the rear lot line abuts a lot in a Residential District; if the rear lot line abuts a lot in any other District, the setback shall be five (5) feet.

3. Side Setback.

There shall be a minimum side lot clearance on each side of the Building of not less than ten percent (10%) of the lot frontage at the front setback line

or twenty-five (25) feet, whichever is less, which space shall remain open and unoccupied by any Building or Structure. Attached Garages or Accessory Buildings connected with the Main Building by a breezeway or other permanently constructed connection shall be construed to be a part of the Main Building for purposes of this subsection. No other Accessory Buildings detached from the Main Building shall be erected in such space. However, this subsection shall not apply unless the land upon which such building is to be erected abuts on one or both sides of a lot or street in a Residential District.

C. HEIGHT.

No Building shall be erected to a height in excess of fifty (50) feet without the prior approval of the Village Board of Trustees. All regulations with respect to the height of structures promulgated with respect to the Greater Peoria Regional Airport of the Limestone Township Fire Protection District shall continue to apply notwithstanding any provisions hereof.

D. PARKING.

One space for each one and one-half employees during the largest daily work shift period and located on the same lot with the facility or on another lot any part of which is within 500 feet in a direct line from the facility.

Section 2: This ordinance shall be effective as of the date of its passage.

PASSED AND APPROVED THIS 25TH DAY OF MARCH, 1991.

AYES: 6
NAYS: 0
ABSENT: 0

VILLAGE OF BELLEVUE

/s/ LNH
Larry N. Howard, President

/s/ CSH
Carol S. Howard, Clerk