

ORDINANCE NO. 528

VILLAGE OF BELLEVUE, ILLINOIS

ORDINANCE AMENDING ZONING ORDINANCE

(SPECIAL USES)

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

Section 1: Article 24 of Village of Bellevue Ordinance No. 341 shall be deleted in its entirety, and the following Article 24 shall be substituted in its place:

ARTICLE 24
SPECIAL USES

24.1: Description.

The development and execution of this ordinance is based upon the division of the community into districts within which districts the use of land and buildings, and the bulk and location of buildings and structures in relation to the land are substantially uniform. It is recognized, however, that in certain cases, uses may be appropriate in lesser zoning districts than those set forth in this ordinance.

24.2: Special Uses Permitted.

Any use in the following zoning districts may be permitted in the corresponding zoning district set forth below upon the issuance of a special use permit:

<u>Zoning Districts</u>	<u>Use Permitted in Following Zoning Districts with Special Use Permit</u>
Commercial (C-1, C-2, C-3) Commercial (C-1, C-2, C-3) Industrial (I-1, I-2)	Agricultural (A-1) Residential (R-1, R-2) Commercial (C-1, C-2, C-3)

24.2: Approval Procedure.

Applications for the issuance of any special use permit for any of the above buildings or uses shall be made to the Village Zoning Board of Appeals, which Board shall hold a public hearing on each application as required by law for an amendment of the zoning map. Applications shall be made in writing setting forth the address of the location for which the special use is requested, a brief statement of the nature of the special use, the name and address of the legal and beneficial owner of the property for which the special use is requested. Notice of such public hearing shall be given in accordance with Section 14.4.

The Zoning Board shall make a report and recommendation with findings of fact to the Board of Trustees on any such application regarding the effect of such proposed building or use upon the character of the neighborhood, traffic conditions, public utility facilities, and other matters pertaining to the general welfare. **The Board of Trustees shall have the authority to issue or deny the special use permit, any issuance to be subject to any conditions imposed by the Village Board.**

Notwithstanding the provisions contained herein and elsewhere in this ordinance, it shall not be necessary to obtain a special use permit for the location of a trailer which is to be used temporarily and solely as an office in connection with the construction of a building or other structure; provided that such trailer is reasonably necessary for construction purposes and is located not longer than the time reasonably required for the completion of the construction.

Nothing contained herein or elsewhere in this ordinance shall require a special use permit to allow the parking or storage of a trailer which is used solely for camping or travel purposes and is not used as a temporary or permanent residence on the site where so parked or stored and is so parked or stored for private and not commercial purposes.

24.4: Fee.

The fee for a special use permit shall be \$500, payable upon submission of an application for special use. The fee shall be non-refundable.

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

PASSED AND APPROVED THIS 24th DAY OF MARCH, 2003.

AYES:	<u>5</u>
NAYS:	<u>0</u>
ABSENT:	<u>0</u>

VILLAGE OF BELLEVUE, ILLINOIS

By: Ralph E. Wilson
Ralph E. Wilson, President

Attest: Carol A. Payne
Carol A. Payne, Clerk