

ORDINANCE NO. 6717

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, ILLINOIS, AS FOLLOWS:

Section 1: The following new Article 24, Special Uses, shall be added to Village of Bellevue Ordinance No. 553, Zoning Ordinance, immediately after Article 23:

ARTICLE 24
SPECIAL USES

24.1 Purpose. 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 there are certain special uses which, because of their unique characteristics, cannot be properly classified in any particular district or districts. Such uses require consideration of their impact upon neighboring land and of the public need for the particular use in a given location.

24.2 Application. An application for a special use shall be accompanied by such plans and/or other information requested by the Village, including but not limited to a site plan, which shall contain as a minimum, the following:

- Points of ingress and egress for the proposed development.
- Parking plan illustrating internal circulation for the proposed development.
- Landscaping, screening and buffering plans illustrating specific treatment for screening adjacent areas from undesirable impacts from the activity on the proposed site.
- Boundary lines – bearings, distances and acreage.
- Easements – Location, width and purpose.
- Streets on and adjacent to, the tract – street name, right-of-way width, existing or proposed center line, pavement types, walks, curbs, gutters, culverts, etc.
- Open space – All parcels of land intended to be dedicated for public use or reserved for the use of all property owners with the purpose indicated.
- Map data – Name of development, north point, scale and date of preparation.
- An accurate legal description of the subject property.
- Designation of proposed use of the property, the location of all buildings to be constructed, and a designation of the specific internal uses to which each building shall be put.

24.3 Hearing. The Zoning Commission shall hold a public hearing on each application at such time and place shall be established by the Zoning Commission as set forth in Section 14.4 of this Ordinance.

24.4 Standards. No special use shall be recommended by the Zoning Commission, unless it shall find that:

- The establishment, maintenance, or operation of the special use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare;
- The special use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood in which it is to be located;
- The establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;
- Adequate facilities, access roads, drainage and/or necessary facilities have been or will be provided;
- Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;
- The special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Zoning Commission.

24.5 Revocation. In any case where a special use is not in place and in active use within two years from the date of granting, and/or in accordance with the terms of the special use originally granted, then, without further action by the Zoning Commission and the Village Board, the special use, or authorization thereof, shall be revoked.

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


PASSED AND APPROVED THIS 14 DAY OF June, 2016.

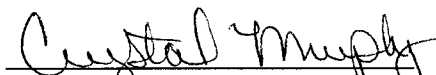
AYES: 6

NAYS:

ABSENT: 0

VILLAGE OF BELLEVUE, ILLINOIS

By: 
Terry Johnson, President

Attest: 
Crystal Murphy, Village Clerk