

SECTION 3

PURPOSE AND INTENT

- 3.0 This ordinance is adopted for the purpose of:
- 3.01 Promoting the public health, safety, comfort, morals, convenience, and general welfare;
 - 3.02 Securing adequate natural light, pure air, and safety from fire and other dangers;
 - 3.03 Conserving the taxable land and buildings throughout the Village of Bridgeview;
 - 3.04 Enhancing aesthetic values generally throughout the Village of Bridgeview;
 - 3.05 Providing that congestion in the public streets be lessened or avoided;
 - 3.06 Providing that the hazards to persons and damage to property resulting from the accumulation or runoff of storm or flood waters may be lessened or avoided.
- 3.1 To these ends the ordinance is designed to set up and accomplish certain standards and objectives by:
- 3.11 Dividing the entire Village of Bridgeview into districts and redistricting and regulating therein the location, construction, reconstruction, alteration, and uses of buildings, structures and land, whether for residential, business, manufacturing, industrial or other specified uses;
 - 3.12 Relieving street congestion through adequate requirements for off-street parking and loading facilities;
 - 3.13 Regulating and limiting the intensity of the use of lot areas, and regulating and determining the area of open spaces within and surrounding such buildings.
 - 3.14 Protecting residential, business, and manufacturing areas alike from harmful encroachment by incompatible

uses and to insure that land allocated to a class of uses shall not be usurped by other inappropriate uses.

- 3.15 Preventing overcrowding of land with buildings and thereby insuring maximum living and working conditions and preventing blight and slums.
- 3.16 Establishing, regulating, and limiting the building or setback lines on or along streets, alleys, or property lines.
- 3.17 Prohibiting uses, buildings or structures incompatible with the character of the residence, business, or manufacturing districts.
- 3.18 Preventing additions to and alterations or remodeling of existing buildings or structures in such a way as to avoid the restrictions and limitations imposed hereunder.
- 3.19 Defining and limiting the powers and duties of the administrative officers and bodies as provided hereinafter.
- 3.110 Prescribing penalties for the violation of the provisions of this ordinance or of any amendment thereto.
- 3.111 Providing for the gradual elimination of those uses, buildings and structures which are incompatible with the character of the districts in which they are made or located, including, without being limited thereto:
 - a. Elimination of such uses of unimproved lands or lot areas when existing rights of the persons in possession thereof are terminated or when the uses to which they are devoted are discontinued;
 - b. Elimination of uses to which such buildings and structures are devoted if they are adaptable for permitted uses; and
 - c. Elimination of such buildings and structures when they are destroyed or damaged in major part, or when they have reached the age fixed by the corporate authorities of the municipality as the normal useful life of such buildings or structures.

- 3.112 Isolating or controlling the location of unavoidable nuisance-producing uses.
- 3.113 Protecting against noise, vibrations, noxious fumes, explosion hazards, and other undesirable industrial and commercial hazards.
- 3.114 Providing for the obtaining of permits and certificates.
- 3.115 Protecting the character and the stability of the residential, business and manufacturing areas and promoting the orderly and beneficial development of such areas.