

SECTION 4

ZONING DISTRICTS AND MAP

- 4.0 Establishment of Districts
- 4.1 Zoning Map
- 4.2 Entire Area Zoned
- 4.3 Annexed Territory

4.0 ESTABLISHMENT OF DISTRICTS. The Village of Bridgeview, for the purpose of this ordinance, is hereby divided into the following zoning districts:

- R-1 Single Family Residence District
- R-2 Single Family Residence District
- R-3 Multifamily Residence District
- R-4 Multifamily Residence District
- C-1 Local Shopping District
- C-2 Community Shopping District
- C-3 General Business District
- C-4 Office Transitional District
- I-1 Limited Industrial District
- I-2 General Industrial District

4.1 ZONING MAP.

4.11 Authorization. The location and boundaries of the districts established by this ordinance are indicated upon the map entitled, "Official Zoning Map, Village of Bridgeview, Illinois," which, together with all explanatory matter thereon, is hereby adopted by reference and declared to be part of this ordinance. All notations, dimensions, and references pertaining to such district boundaries as are shown thereon shall be as much a part of this ordinance as if the full legal description were incorporated therein.

4.12 Location of map. The Official Zoning Map shall be located in the office of the Village Clerk and shall be the final authority as to the current

zoning status of land and buildings, subject to such authorized amendments which may be in effect.

4.13 Interpretation of District Boundaries. Where uncertainty exists as to the boundaries of districts as shown on the Official Zoning Map, the following rules shall apply:

1. Boundaries indicated as approximately following the center lines of streets, highways or alleys shall be construed to follow such center lines.
2. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
3. Boundaries indicated as approximately following village limits shall be construed as following village limits.
4. Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks.
5. Boundaries indicated as following shore lines shall be construed to follow such shore lines, and in the event of change in the shore line shall be construed as moving with the actual shore line; boundaries indicated as approximately following the center lines of streams, rivers, canals, lakes, or other bodies of water shall be construed to follow such center lines.
6. Boundaries indicated as parallel to or extensions of features indicated in subsections 1 through 5 above shall be so construed. Distances not specifically indicated on the Official Zoning Map shall be determined by dimensions shown on the map, or in the absence of dimensions, by the scale of the map.
7. Where a zoning district boundary line divides a lot in single ownership on the effective date of this ordinance, the regulations of

this ordinance for either portion of such lot may, at the owner's discretion, apply to the entire area of the lot or twenty-five feet (25') beyond the zoning district boundary line, whichever is the lesser distance.

8. All streets, alleys, public ways, and railroad rights of way, if not otherwise specifically designated, shall be deemed to be in the same zone as the property immediately abutting upon such alleys, streets, public ways and railroad rights of way. The center line of a street, alley, public way or railroad right of way, unless otherwise specifically designated, shall be deemed to be the district boundary.
9. Streets or alleys which are shown on the map and which have heretofore been vacated, or which are vacated hereafter, shall be in the same district as the land abutting both sides of the street or alley. If the land abutting each side of the street or alley was located in different districts before the street or alley was vacated, the center line of the vacated street or alley shall be the district boundary.
10. Where physical or cultural features existing on the ground are at variance with those shown on the Official Zoning Map, or in other circumstances not covered by subsections 1 through 6 above, the Zoning Board of Appeals shall interpret the district boundaries.

4.14 Changes. If, by amendment to this ordinance, any change is made in any district boundary or in any other matter shown on the Official Zoning Map, such change shall be indicated on the map promptly after the amendment is adopted. The date of the latest updating of the Official Zoning Map shall be shown on the face of the map.

4.2 ENTIRE AREA ZONED.

It is the intent that the entire area of zoning jurisdiction, including all land and water areas, rivers, streets,

alleys, and railroad and other rights of way, be included in the districts established by this ordinance. If any area is not shown on the Official Zoning Map as being included in any district, it shall be deemed to be in the R-1 Single Family Residence District.

4.3 ANNEXED TERRITORY.

Any territory hereafter annexed shall, upon annexation, be automatically classified in the R-1 Single Family Residence District, until such territory is reclassified in a manner provided by law. If, within ninety (90) days after annexation no application for reclassification of the property has been filed, the Plan Commission shall, on its own motion, schedule a public hearing on the advisability of the zoning classification of the property and thereafter, if needed, make recommendations for the reclassification of the property. The owners of the annexed territory shall pay a fee sufficient to cover the cost of the public hearing. This section shall not apply to territory annexed with a valid preannexation agreement adopted pursuant to Division 15.1 of Article 11 of the Illinois Municipal Code.