

**ORDINANCE NUMBER 2810**

**AN ORDINANCE OF THE CITY OF SOUTH BELOIT, ILLINOIS AMENDING  
VARIOUS PROVISIONS OF THE CITY'S ZONING CODE REGARDING SPECIAL  
AMUSEMENTS**

WHEREAS, the City of South Beloit, Illinois ("City") has adopted a Code of Ordinances ("Code of Ordinances"); and

WHEREAS, provisions of the Code of Ordinances do not currently provide for special amusements or the regulation thereof; and

WHEREAS, the City desires to make amendments to the Code of Ordinances to provide for special amusements and the regulation thereof, as set forth herein; and

WHEREAS, the City duly held and conducted a Zoning Board of Appeals hearing on July 17, 2024 to consider the text amendments set forth herein; and

WHEREAS, the Zoning Board of Appeals recommended to approve said text amendments; and

WHEREAS, the City has determined it is in the best interest of the City and its citizens to make such amendments.

NOW THEREFORE, be it ordained by the Mayor and City Council of the City of South Beloit, Illinois, as follows:

1. The above-recitals are incorporated herein and made a part hereof.
2. Subsection (b), Specific Words and Phrases, of Section 2, Definitions, of Chapter 118, Zoning of the Code of Ordinances is hereby amended to add the following as paragraph (13) (additions shown as bold and underlined; deletions shown as strikethroughs):

**Amusement shall mean any temporary theatrical, dramatic or musical performance, circus, rodeo, animal act, athletic contest, sport or similar exhibition or activity in which an attendee participates, and includes, without limitation thereto, animal and flower shows, skating, dancing, swimming or other water activity, racing or riding on animals or vehicles or other devices or equipment, baseball, basketball, softball, tennis, shooting ranges, golf, hockey, track and field games, bowling, billiard and pool games, motion picture film projection, and any other activity, exhibition, participation and entertainment not herein named, shown, exhibited, staged or conducted, within the corporate limits of the City of South Beloit and for which an admission fee or other charge to the spectators or participants is made.**

- | Land Uses                     | RR<br>Rural<br>Residential<br>District | R1<br>One-Family<br>Residential<br>District | R1A<br>One-Family<br>Detached<br>Dwellings<br>District | R1A<br>One-Family<br>Two-Family<br>Dwellings<br>District | R2<br>Two-Family<br>Detached<br>Dwellings<br>District | R2A<br>Two-Family<br>Two-Family<br>Detached<br>Dwellings<br>District | R<br>Multi-Family<br>Residential<br>District | UT<br>Urban<br>Residential<br>District | CB<br>Community<br>Business<br>District | CR<br>Community<br>Retail<br>District | CG<br>Community<br>General<br>District | CT<br>Community<br>Town Center<br>District | IL<br>Light Industrial<br>District | IH<br>Heavy Industrial<br>District | PLI<br>Public Institutional<br>District |
|-------------------------------|--|---|--|--|---|--|--|--|---|---------------------------------------|--|--|------------------------------------|------------------------------------|---|
| One-Family Detached Dwellings | P                                      | P   | P  | P  | P   | P  | P  | S                                      |   |                                       |  |  |                                    |                                    |   |
| Two-Family Dwellings          |  |   |  | P  | P   |  |  | P                                      |   |                                       |  |  |                                    |                                    |   |
| Multi-Family Dwellings        |  |   |  |  |   | P  |  | P                                      |   |                                       |  |  |                                    |                                    |   |

Dwelling Unit (Incident to and on the same site with a permitted use, subject to the site area regulation of the RM District)								P	P	P		S	S
INSTITUTIONAL, AGRICULTURAL, & PASSIVE LAND USES													
Agricultural, Horticultural or Forestry*							P						
Parks, Forest Preserves and Recreational Areas (Public Owned/Operated)	S	S	S	S	S	S		P					P
Churches, Rectories, & Convents	S	S	S	S	S	S					S		P
Cemeteries													P
Crematories and Mausoleums								S	S	S	S		P
Funeral Homes, Crematories, Mausoleums, & Mortuaries								S	S	S	S		
Educational Institutions	S	S	S	S	S	S		S					P
Public Service, Facility & Utility Uses	S	S	S	S	S	S		S	P	P	P	S	P
Private Recreational Areas or Camps	S	S	S	S	S	S						P	P
Private Recreational Parks & Swim Camps	S	S	S	S	S	S						P	P
Human Rest Homes, Nursing Homes, or Hospitals	S	S	S	S	S	S		P	P	P			P
Clinics - Medical and/or Dental						S		P	P	P	P		P
Methadone Clinic										S			
Veterinary Offices & Hospitals								S	S	S	S	S	P
Seasonal Outdoor Venue with accessory food/drink onsite							S						
Winery							S						
COMMERCIAL LAND USES													
Hotel/Motel								P	P		P		
Retail Stores, Offices & Service Establishments								P	P	P	P	S	
Bed & Breakfast Lodging								S					
Restaurants (without drive thru)								S	P	P	P	S	
Restaurants (with drive thru) NOTE: Subject to regs in Section 13								S	S	P	P	S	
Golf Course (No clubhouse/accessory building w/in 500' of any dwelling)	S	S	S	S	S	S							P
Private Clubs or Lodges**						S		S	P	P	P		
Mobile Home Parks						S							
Museums							S	S	S	S	S		P
Auto Related Uses (Specific regulations apply in Section 13)											S	S	
Amusements								S	S				
Amusement Parks											S		



Banquet Hall/Facility							S	S	P	P			
Fitness Center & Health Clubs (Special Use if over 3,000 square feet in size)							P	P	P				
Pawn Shop & Pawnbrokers							S	S	S				
Package Liquor Store Drive Thrus							S	S	S	S			
Building Material Yards (Other than gravel, rock, or cement yards)										S	S	P	
Storage Building for Household Goods											S	S	
Contractors Equipment Rental and/or Storage Yards										S	S	P	
Lumberyards (Not including planing or saw mills)										S	S	P	
Stone & Monument Yards										S	S	P	
Welding Shops									S		P	P	
Bottle Gas Sales & Distribution											S	S	
Commercial Radio/TV Towers										S	S	S	
Day Cares							S	P	P	P	S	S	
Adult Use Cannabis (business, craft grower, cultivation center, dispensing organization, infuser, processor, transporting)										S			
Kennel										S	S	S	S
<b>TRANSPORTATION LAND USES</b>													
Airport or Aircraft Landing Fields											S	S	S
Railroad Terminals, Facilities, and Yards												P	S
Bus Terminals/Lots												P	
<b>INDUSTRIAL LAND USES</b>													
Production, Processing, Servicing, Testing, Repair or Storage of Materials, Goods or Products (Not including any of the permitted uses in the IH District in the next row)												P	P
Production, Processing, Cleaning, Servicing, Testing and Repair (The following manufacturing uses/products: asphalt, chemicals, coal, gas manufacturing, electrical generation, film photographic, flour/feed/grain, linoleum, oil cloth, metal/ores (except precious and rare metals), paint/varnishes, oils, cement, rubber (natural or synthetic), and wood)													P
Light manufacturing provided no motor power other than electrically operated motors shall be used.										S	S	S	P

INDUSTRIAL LAND USES Cont'd													
Wholesaling and warehousing; local garage and express facilities (but not including motor freight terminals)												P	P
Motor Freight Terminals												S	S
Stadiums, Auditoriums, and Arenas												S	S S
Theatres (Not including Outdoor Drive-Ins)								S	P	P			
Theatres & Outdoor Drive-Ins												S	S S
Plastic Injection/Molding												S	S
Auction Sales Rooms												S	S
Explosives, processing, production and storage.													S
Fertilizer, process and production.													S
Foundries.													S
Gelatin, glue and size, animal.													S
Incineration or reduction of refuse.													S
Auto Tow Yard (See code definition for screening requirements)												S	S
Auto Junkyard (See code definition for screening requirements)													S
Soaps, including fat, bone and oil rendering.													S
Stockyards, slaughterhouses and abattoirs.													S
Stone and gravel quarries and crushing, grading, washing and related accessory equipment and structures.													S
Sanitary landfill.													S
Sewage treatment plant.												S	P
Accessory outdoor storage of items accessory to primary use and subject to screening from view of adjacent properties by a combination of landscaping and fencing.												S	S
Wireless Communication Facilities, Radio, and Television Towers									P	P	P	P	P P
Adult Establishments***												S	S
Planned Wind Energy Convection Systems (WECS)						S							
ACCESSORY USES (On same site w/ permitted use)													
Home Occupations	P	P	P	P	P	P	P						
Guesthouse/Accessory Living Quarters (w/o a kitchen)	P	P	P	P	P	P	S						
Sheds (No more than two on the same site)	P	P	P	P	P	P							

Private Garages & Carports	P	P	P	P	P	P								
Swimming Pools (Pool/mechanicals not in front yard or w/in 10 feet from property lines)	P	P	P	P	P	P								
Off-Street Parking/Loading Facilities Located on Separate Site from the Use Which Facilities Serve	S	S	S	S	S	S		S	S	S	S			
Solar Energy (Building Mounted)	P	P	P	P	P	P		P	P	P	P	P	P	P
Solar Energy (Non-Building Mounted)							S						S	
Mini Wind Energy Convection Systems (WECS)										S	S	S	S	
Parking of any motorized or non-motorized vehicle or recreational vehicle not otherwise permitted	S	S	S	S	S	S								

#### LAND USE NOTES

*\*UT Urban Transitional District: Permits Agricultural activities and also can be holding district for pre-annexation properties until such time annexation occurs and property is rezoned. Agricultural, horticultural or forestry uses include: Agri-tourism uses, Crop and tree farming, truck gardening, gardening, together with the operation of any machinery or vehicles incidental to such uses; provided, however, that the permitted agricultural pursuits are conducted in accordance with good practice so as not to be deemed a nuisance.*

*\*\*Private Clubs or Lodges: Except those the chief activity of which is a service customarily carried on as a business.*

*\*\*\*Sexually Orientated Business Note: A sexually oriented business may not be operated within 1,000 feet of the following previously established uses:*

1. A church, synagogue, or regular place of worship;
  2. A public or private elementary or secondary school;
  3. Any property legally used for residential purposes;
  4. A public park;
  5. A day care facility; or
  6. Another sexually oriented business.
- b. For the purpose of this section, measurement shall be made in a straight line, without regard to intervening structures or objects, from the nearest portion of the building or structure used as part of the premises where a sexually oriented business is conducted, to the nearest property line of a church, school, park, residential use, or other sexually oriented business, or to the nearest boundary of a residential zoning district.*
- c. Nothing in this section shall be interpreted to authorize or permit any activity or conduct prohibited by any local, state, or federal law, including but not limited to obscenity and prostitution.*

5. All other ordinances of the City shall remain in effect as previously enacted except that those ordinances, or parts thereof, in conflict are hereby repealed to the extent of such conflict.
6. This Ordinance shall be in full force and effect from after its passage, approval, and publication in pamphlet form as provided by law.

PASSED UPON MOTION BY Adleman

SECONDED BY Morse

BY ROLL CALL VOTE THIS 5<sup>th</sup> DAY OF August, 2024 AS FOLLOWS:

VOTING "AYE": Adleman, Hedrington, Morse,  
Prentice, Fitzgerald

VOTING "NAY": \_\_\_\_\_  
\_\_\_\_\_

ABSENT, ABSTAIN, OTHER \_\_\_\_\_  
\_\_\_\_\_

ATTEST:

APPROVED August 5, 2024

Mary L Patrick  
CLERK

Thomas R. Fitzgerald  
MAYOR