
THE VILLAGE OF CHICAGO RIDGE
COOK COUNTY, ILLINOIS

ORDINANCE

No. 21-03-06

**AN ORDINANCE AMENDING SECTION 56-307 (PURPOSE) OF ARTICLE XI
(SPECIAL USES) OF CHAPTER 56 (ZONING) OF THE VILLAGE CODE**

CHARLES E. TOKAR, Village President
BARBARA M. HARRISON, Village Clerk

EDMUND "ED" KOWALSKI
LISEL KWARTNIK
JOHN "JACK" LIND
WILLIAM McFARLAND
ROGER MESLAR
DEBORAH "DEB" PYZNARSKI
Trustees

**AN ORDINANCE AMENDING SECTION 56-307 (PURPOSE) OF ARTICLE XI
(SPECIAL USES) OF CHAPTER 56 (ZONING) OF THE VILLAGE CODE**

WHEREAS, the Village of Chicago Ridge, Cook County, Illinois (The Village of Chicago Ridge) is a duly organized and existing municipal corporation created under the provisions of the laws of the State of Illinois and under the provisions of the Illinois Municipal Code, as from time to time supplemented and amended; and

WHEREAS, the Corporate Authorities of the Village of Chicago Ridge have determined that it is in the best interest of the Village and its residents that Section 56-307 of the Village Code be amended as further set forth herein.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Chicago Ridge, Cook County, Illinois, as follows:

Section 1. In accordance with the Village Code, an Amendment to Section 56-307 was properly advertised with notice for public hearing at the Chicago Ridge Planning and Zoning Commission for March 11, 2021 at 7:30 p.m.

Section 2. On March 11, 2021 a public hearing was held on the amendment of the specified part of the Code.

Section 3. After the hearing the Commission recommended said amendment to the Chicago Ridge Village Board of Trustees.

Section 4. Section 56-307 (Purpose) of Article XI (Special Uses) of Chapter 56 (Zoning) of the Village Code is hereby amended by added the following underlined language:

Sec. 56-307. - Purpose.

- (a) The development and execution of a zoning ordinance are based upon the division of the village into districts, within which districts the use of land and buildings and the bulk and location of buildings and the structures in relation to the land are substantially uniform. It is recognized, however, that there are special uses which, because of their unique characteristics, cannot be properly classified in any particular district or districts without consideration, in each case, of the impact of those uses upon neighboring land and of the public need for the particular use at the particular location. Such special uses fall into the following three categories:

- (1) Uses publicly operated or traditionally affected with a public interest;
 - (2) Uses entirely private in character but of such unusual nature that their operation may give rise to unique problems with respect to their impact upon neighboring property or public facilities;
 - (3) Uses not specifically authorized by this chapter.
- (b) The following uses shall be deemed to be special uses within the specific zoning classification in which they are designated as a permitted use:
- (1) Automobile lots (new and used), including automobile dealerships;
 - (2) Automobile/truck repair services including, but not limited to, vehicle body, frame or fender straightening and repair, dent removal and the painting of vehicles in relation thereto;
 - (3) Churches and the uses incidental thereto, including rectories and parish houses;
 - (4) Convents, monasteries and seminaries;
 - (5) Establishments for purpose of smoking any type of legal product, as defined by Illinois Compiled Statutes;
 - (6) Fraternity and sorority buildings;
 - (7) Funeral homes, funeral parlors and crematoriums;
 - (8) Hospitals, except veterinary;
 - (9) Junior colleges, community colleges, colleges and universities, and uses accessory and incidental thereto, in other than C-1 and C-2 districts;
 - (10) Large community residences in other than R-3 and planned R-3 districts provided:
 - a. They are not located within 1,200 feet of another community residence;
 - b. Prior to occupancy, a certificate of zoning compliance is applied for and received;
 - c. Prior to occupancy, an administrative occupancy permit is applied for and received;
 - (11) Nonpublic nursery school, preschools and daycare centers;
 - (12) Payday loan stores, however only in the C-1 general business, C-2 general service district, C-3 regional shopping districts or M-1 restricted manufacturing district;
 - (13) Private clubs and lodges;
 - (14) Public and private elementary, junior high and high schools with rooms regularly used for housing and sleeping purposes;
 - (15) Schools of nursing;
 - (16) Senior citizen housing developments;
 - (17) Teenage cabaret/juice bars, only in C-3 regional shopping districts and M-1 restricted manufacturing districts and not within 300 feet of a park or within 300 feet of any church or school as measured from building to building;
 - (18) Trucking terminals and uses incidental thereto, including dispatch centers.

- (19) Automobile service stations for retail sale and dispensing of fuel, lubricants, tires, batteries, accessories and supplies, including, but not limited to, installation and services customarily incidental thereto;

Facilities for chassis and gear lubrication are permitted only if enclosed in a building;

Facilities for washing are permitted only if enclosed in a building;

(20) Public Schools, Public Elementary Schools, and Public High Schools shall be a permitted use in R-1 and a special use in C-2 Districts.

Section 5: If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance.

Section 6: All ordinances, resolutions, motions or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.


Section 7: This Ordinance shall be in full force and effect upon its passage, approval and publication as provided by law.

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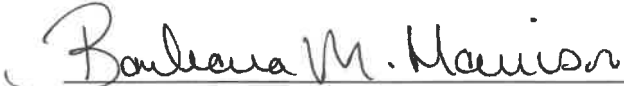
ADOPTED and APPROVED this 16th day of March, 2021.

	YES	NO	ABSENT	PRESENT
Kowalski	X			X
Kwartnik	X			X
Lind	X			X
McFarland	X			X
Meslar	X			X
Pyznarski	X			X
Mayor Tokar				

VILLAGE OF CHICAGO RIDGE


Charles E. Tokar, President

ATTEST:


Barbara M. Harrison, Village Clerk