

ORDINANCE NO. 2018-06

AN ORDINANCE AMENDING SECTION 7.01 OF THE VILLAGE OF STICKNEY ZONING ORDINANCE – 1980, VILLAGE OF STICKNEY, ILLINOIS REGARDING PERMITTED USES IN THE SINGLE FAMILY ZONING DISTRICT

WHEREAS, the Village of Stickney (the “Village”) is a home rule municipal corporation in accordance with Article VII, Section 6(a) of the Constitution of the State of Illinois of 1970; and

WHEREAS, the Village has the authority to adopt ordinances and to promulgate rules and regulations that pertain to its government and affairs, and to review, interpret and amend its ordinances, rules and regulations; and

WHEREAS, Section 7.01 of the Village of Stickney Zoning Ordinance – 1980 (the “Zoning Ordinance”) governs the permitted uses within the Single Family Zoning District (the “Existing Regulations”); and

WHEREAS, pursuant to Section 12.10 of the Zoning Ordinance, which vests any member of the Board of Trustees of the Village (the “Village Board”) with the authority to initiate amendments to the Zoning Ordinance, a member of the Village Board initiated certain text amendments described herein (the “Amendments”) to Section 7.01 of the Zoning Ordinance; and

WHEREAS, the Zoning Board of Appeals (the “ZBA”) held a public hearing, pursuant to proper notice, on the proposed Amendments; and

WHEREAS, based on the testimony given at said public hearing, the ZBA made certain findings of fact and conclusions with respect to the Amendments and made a recommendation to the Village Board that the Amendments be approved (collectively, the “Findings of Fact and Recommendation”); and

WHEREAS, a copy of the Findings of Fact and Recommendation is attached hereto as Exhibit A and is incorporated herein; and

WHEREAS, the Amendments clarify the Existing Regulations regarding short-term vacation rentals; and

WHEREAS, in light of the above, the Village President (the “President”) and the Village Board (and with the President, the “Corporate Authorities”) have determined that it is in the public interest to adopt the Amendments;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF STICKNEY, COOK COUNTY, ILLINOIS, as follows:

**ARTICLE I.
IN GENERAL**

SECTION 1. INCORPORATION CLAUSE.

The Corporate Authorities hereby find that all of the recitals hereinbefore stated as contained in the preambles to this Ordinance are full, true and correct and do hereby, by reference, incorporate and make them part of this Ordinance as legislative findings.

SECTION 2. PURPOSE.

The purpose of this Ordinance is to amend Section 7.01 of the Zoning Ordinance to clarify the Existing Regulations regarding subband to authorize the President or his designee to take all actions necessary to carry out the intent of this Ordinance.

SECTION 3. APPROVAL OF TEXT AMENDMENTS.

The Findings of Fact and Recommendation are hereby adopted. The Village Board concurs with the Findings of Fact and Recommendation and, in accordance with the findings and conclusions stated therein, hereby approves the Amendments, as described below.

**ARTICLE II.
AMENDMENT OF SECTION 7.01 OF THE VILLAGE OF STICKNEY ZONING ORDINANCE –
1980**

SECTION 4. AMENDMENT OF SECTION 7.01.

That the Zoning Ordinance is hereby amended, notwithstanding any provision, ordinance, resolution or Village Code section to the contrary, by amending Section 7.01, which Section shall be amended as follows:

Section 7.01. - Permitted uses.

(a) The following uses shall be permitted in a single-family district:

An accessory use as defined in this ordinance which is incidental to the conduct of a permitted use, conducted on the premises. No more than one accessory use shall be permitted on any zoning lot.

Churches, chapels, temples and synagogues

Municipal buildings

Parking areas, private, as accessory uses

Police stations

Railroad right-of-way

Schools

Single-family dwellings

(b) Short term rental properties.

(i) For purposes of this section, *short term rental property* shall mean any property which is rented or leased for a period of less than thirty (30) consecutive calendar days.

(ii) No property located in the single-family district shall be used more than once per calendar year as a short-term rental property.

**ARTICLE III.
HEADINGS, SAVINGS CLAUSES, PUBLICATION,
EFFECTIVE DATE**

SECTION 5. HEADINGS.

The headings of the articles, sections, paragraphs and subparagraphs of this Ordinance are inserted solely for the convenience of reference and form no substantive part of this Ordinance nor should they be used in any interpretation or construction of any substantive provision of this Ordinance.

SECTION 6. SEVERABILITY.

The provisions of this Ordinance are hereby declared to be severable and should any provision of this Ordinance be determined to be in conflict with any law, statute or regulation by a court of competent jurisdiction, said provision shall be excluded and deemed inoperative, unenforceable and as though not provided for herein and all other provisions shall remain unaffected, unimpaired, valid and in full force and effect.

SECTION 7. SUPERSEDER.

All code provisions, ordinances, resolutions, rules and orders, or parts thereof, in conflict herewith are, to the extent of such conflict, hereby superseded.

SECTION 8. PUBLICATION.

A full, true and complete copy of this Ordinance shall be published in pamphlet form or in a newspaper published and of general circulation within the Village as provided by the Illinois Municipal Code, as amended.

SECTION 9. EFFECTIVE DATE.

This Ordinance shall be effective and in full force immediately after its passage and approval.

(Remainder of page left intentionally blank)

PASSED this 6th day of March, 2018.

AYES: Trustees Hrejsa, Kapolnek, Milenkovic, Savopoulos and Torres

NAYS: None

ABSENT: Trustee White

ABSTENTION: None

APPROVED by me this 6th day of March, 2018.

Jeff Walik, President

**ATTESTED AND FILED in my
office this 7th day of
March, 2018.**

Audrey McAdams, Village Clerk

EXHIBIT A

Findings of Fact and Recommendation