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ORDINANCE 2017 - _____

**AN ORDINANCE AMENDING
TITLE 18, ENTITLED “ZONING”,
OF THE WESTCHESTER MUNICIPAL CODE**

WHEREAS, Eric Rossi of Focus IV, LLC submitted an application for certain text amendments to Title 18, entitled “Zoning”, of the Westchester Municipal Code (the “Zoning Ordinance”); and

WHEREAS, pursuant to proper legal notice, a public hearing was held before the Plan Commission on April 10, 2017, regarding said application; and

WHEREAS, during said public hearing, all persons desiring to be heard were afforded an opportunity to give testimony and make comments for the record regarding said application; and

WHEREAS, the Plan Commission, after considering all evidence and testimony, recommended approval of the text amendments described herein; and

WHEREAS, the Village President and Board of Trustees have considered the recommendation of the Plan Commission and have determined that it is in the best interest of the Village to amend the Zoning Ordinance as set forth herein.

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

Section 1. The facts and statements contained in the preambles to this Ordinance are found to be true and correct and are hereby adopted as part of this Ordinance.

Section 2. Section 18.28.010, entitled “Permitted Uses”, of Chapter 18.28, entitled “B1 Office Business District”, of Title 18, entitled “Zoning”, of the Westchester Municipal Code is hereby amended as follows:

18.28.010 - Permitted uses.

The following uses of land or buildings are permitted:

Business offices, other than personal services and where no product is made or offered for sale to the general public.

Offices of professional persons such as physicians, dentists (but not including veterinarians), attorneys, architects and engineers, and including outpatient medical and dental clinics, but not hospitals.

Art galleries for display purposes only and not including retail shops selling gifts or antiques.

Funeral homes.

Outdoor seating for restaurants as enumerated in Section 18.32.040(e) Outdoor seating for restaurants.

Photography studios.

Public libraries.

Residential living units above the ground floor.

Schools—Art, dancing, vocational, professional and business.

Signs, as regulated by Chapter 5.64.

Telephone booths, public.

Off-street parking and loading facilities, as regulated by Chapter 18.44.

Barber shops, beauty parlors, chiropody, massage or similar personal services shops.

Accessory uses which:

- (1) Serve and are subordinate in function and area to principal uses;
- (2) Contribute to the comfort, convenience or necessity of the occupants of the principal buildings or principal uses served; and
- (3) Are customarily associated with such principal uses in an accessory capacity.

Section 2. This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

ADOPTED this 20th day of April, 2017, pursuant to a roll call vote as follows:

Angelo A. Calcagno	<u>Aye</u>	Celestine Reda	<u>Aye</u>
Carl C. Celestino	<u>Aye</u>	Nick Steker	<u>Aye</u>
Frank Perry	<u>Absent</u>	Tom Yurkovich	<u>Aye</u>

President Pulia Aye

APPROVED this 20th day of April, 2017.



Sam D. Pulia, Village President

ATTEST:



Sherby J. Miller, Village Clerk