
**THE VILLAGE OF SUMMIT
COOK COUNTY, ILLINOIS**

**ORDINANCE
NUMBER 23-O-03**

**AN ORDINANCE AMENDING CHAPTER 14 “ADDITIONAL REGULATIONS OF
GENERAL APPLICABILITY” OF THE ZONING ORDINANCE OF THE VILLAGE OF
SUMMIT (TITLE 11 OF THE VILLAGE CODE) TO CREATE AN OVERLAY
COMMERCIAL ZONING DISTRICT**

**SERGIO RODRIGUEZ, Village President
COLLEEN LAMBERT, Village Clerk**

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SETKI DARDOVSKI
MAYRA ORTIZ
ARTHUR LEE SULLIVAN**

TRUSTEES

**Published in pamphlet form by authority of the President and Village Clerk of the Village of
Summit on 02/06/2023 by Odelson, Sterk, Murphey, Frazier & McGrath, Ltd. – Counsel for
Village - 3318 West 95th Street - Evergreen Park, Illinois 60805**

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WHEREAS, the Village of Summit, Cook County, Illinois (the “*Village*”) is a home rule municipality pursuant to Section 6(a), Article VII of the 1970 Constitution of the State of Illinois, and as such may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the Village may amend the text of the Zoning Ordinance of the Village of Summit from time to time to meet the changing needs of the Village; and

WHEREAS, the President and Board of Trustees (the “Corporate Authorities”) find it to be in the best interests of the health, safety, and welfare of its citizenry to amend Chapter 14 “Additional Regulations of General Applicability” of the Zoning Ordinance of the Village of Summit (Title 11 of the Village Code) to create an overlay Commercial Zoning District.

NOW THEREFORE BE IT ORDAINED by the President and Board of Trustees of the Village of Summit, Cook County, Illinois, by and through its home rule powers, as follows:

SECTION 1: That the above recitals and legislative findings are found to be true and correct and are hereby incorporated herein and made a part hereof, as if fully set forth in their entirety.

SECTION 2: Chapter 14: Additional Regulations of General Applicability of the Zoning Ordinance of the Village of Summit (Title 11 of the Village Code) is hereby amended by adding the following subsection:

11-14-6 63rd Street Corridor Overlay District.

11-14-6-A Purpose.

11-14-6-A-1 The 63rd Street Corridor Overlay District (63SCO) regulations supplement the zoning regulations that apply under a property's base zoning district. The general purpose and intent of the 63SCO is to help:

a. foster commercial development in the future by allowing only commercial retail stores, commercial establishments, service establishments, and professional offices that generate sales tax revenues, maintain the Village's property tax base, and allow for convenient locations for the members of the public in surrounding and nearby neighborhoods to shop, dine, obtain services, and conduct business; and

b. allow only such uses in the future that generate sales tax revenues and that are not exempt from real property or sales taxes except for certain existing public and institutional zoned properties.

11-14-6-A-2 When these overlay district regulations conflict with applicable base district or other regulations of this Zoning Ordinance, the regulations of the overlay district shall govern. When no overlay district regulations are specified, the base district regulations and all other applicable regulations of this Zoning Ordinance govern, unless otherwise more specifically regulated, including, without limitation, by a planned development.

11-14-6-B Boundaries. The overlay district regulations of this Section 11-14-6 apply to all property within an area generally parallel and adjacent to 63rd Street on both sides from Harlem Avenue (the east Village boundary) moving east to west to the east side of the Indiana Harbor Belt Railway right-of-way immediately west of Archer Avenue/Road (near the west/southwest Village boundary). The boundaries of the 63SCO shall include the territory on both sides of 63rd

Street within the Village as follows: the property on the north and south sides of 63rd Street up to and including the existing alley(s) parallel to 63rd Street and the line(s) of the alley(s) extended.

11-14-6-C Uses. Existing properties within the 63SCO are subject to the use regulations of the base zoning district. However, uses on property in the 63SCO established after the effective date of this ordinance may be only those uses permitted in the C-1 (Corridor Commercial), C-2 (Commercial Service), or MX (Mixed-Use) district classifications, except as otherwise allowed by the Village Board.

11-14-6-D Rezoning. Property in the 63SCO may not be rezoned to any zoning district classification other than C-1 (Corridor Commercial), C-2 (Commercial Service), or MX (Mixed-Use), provided that this provision is not intended to prohibit approval of planned development (PD) zoning for projects that meet the mandatory or elective PD requirements of Section 11-15-4 and other applicable provisions.

SECTION 3: That this Ordinance shall be in full force and effect from and after its adoption, approval and publication in pamphlet form as provided by law.

SECTION 4: That 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.

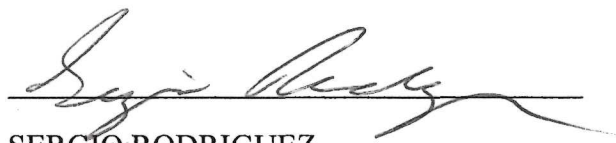
SECTION 5: That all ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

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ADOPTED by the President and Board of Trustees of the Village of Summit, Cook County, Illinois this 6th day of February 2023, pursuant to a roll call vote, as follows:

| | YES | NO | ABSTAIN | ABSENT | PRESENT |
|---------------------|-----|----|---------|--------|---------|
| PARKER | | | | ✓ | |
| WASKO | ✓ | | | | |
| JULIUS | ✓ | | | | |
| DARDOVSKI | ✓ | | | | |
| ORTIZ | ✓ | | | | |
| SULLIVAN | ✓ | | | | |
| PRESIDENT RODRIGUEZ | | | | | |
| TOTAL | 5 | | | | |

APPROVED by the President of the Village of Summit, Cook County, Illinois on this 6th day of February 2023.



SERGIO RODRIGUEZ
VILLAGE PRESIDENT

ATTEST:



COLLEEN LAMBERT
VILLAGE CLERK

