

NOTICE AND AGENDA FOR PUBLIC HEARING
VILLAGE OF STICKNEY ZONING BOARD OF APPEALS

Tuesday, January 5, 2021
6:00 p.m.
Village of Stickney Court Room
6533 Pershing Road
Stickney, IL 60402

Notice is given that the Zoning Board of Appeals of the Village of Stickney will conduct a public hearing to take public comment and testimony concerning the applications identified in this notice and agenda. As a result of the ongoing COVID-19 pandemic and the Governor of the State of Illinois' declaration of an emergency, the hearing will be conducted in person and via Zoom in compliance with P.A. 100-0640. All persons attending the hearing in person will be required to wear a face mask at all times while in the building and will further be subject to strict social distancing (6 feet separation). Electronic attendance via Zoom is strongly encouraged. The information for the Zoom hearing is as follows:

Website: Zoom.us
Meeting ID: 891 9005 7609
Password: 185539

Public comment may be submitted in advance within one (1) hour of the hearing to the Zoning Administrator, Josh Brniak, at jbrniak@villageofstickney.org or via phone at 708-749-4400. Public comment during the hearing will further be accepted in person and at the appropriate time on the agenda.

Persons wishing to offer testimony during the hearing of the applications will be allowed to testify whether they are attending the hearing in person or via Zoom. However, all persons wishing to testify and attend via Zoom should notify the Zoning Administrator, Josh Brniak, regarding their intention to offer testimony. Please make all such notifications at least one (1) hour before the start of the hearing.

1. Call to Order.
2. Pledge of Allegiance.
3. Roll Call.
4. Approval of Minutes from Prior Hearings/Meetings.
 - a. June 24, 2020.
5. Swearing in of Witnesses.

APPLICANTS AND WITNESSES PRESENTING EVIDENCE, TESTIMONY OR PUBLIC COMMENT DURING THE HEARINGS SHOULD STATE AND SPELL THEIR NAMES AND STATE THEIR ADDRESSES PRIOR TO TESTIFYING BEFORE THE BOARD.

6. Acknowledgment of Published Notice.

7. Acknowledgement and accepting on-file the Applicant's Notice to Taxpayers.

8. Consideration of Applications for Zoning Relief and Hearing of Testimony:

- a. Petitioner, Village Trustee Sam Savopoulos, will appear before the Village of Stickney Planning and Zoning Board requesting the following relief: (a) a text amendment to Section 6 of Appendix A-Zoning of the Village of Stickney Municipal Code to create the "B-2 Harlem Avenue and Cicero Avenue Business District" and to create Section 9 titled "B-2 Harlem Avenue and Cicero Avenue Business District" and to define and determine the uses permitted, prohibited or allowed by special use therein; and (b) to amend the Village of Stickney Zoning Map to reflect the new B-2 zoning district. Legal descriptions for the affected properties are detailed below.**

9. Possible Action to Approve Findings of Fact Related to the Above Applications.

10. Public Comment.

11. Adjournment.

Posted December 31, 2020

SECTION 9. – HARLEM AVENUE AND CICERO AVENUE BUSINESS DISTRICT

Section 9.00. - Establishment.

There shall be established in the Village of Stickney a B-2 zoning district to be known as the "Harlem Avenue and Cicero Avenue Business District" consisting of all lots which are located within the area designated business district on the zoning map. All lots located within the Harlem Avenue and Cicero Avenue Business District shall be subject to the regulations set forth herein.

Section 9.01. - Permitted uses.

The following uses are permitted in the Harlem Avenue and Cicero Avenue Business District:

Accessory uses as defined in this ordinance which are incidental in the conduct of a permitted use

Antique stores

Art and school supplies stores, including picture framing for retail trade

Artisan shops, the custom production of goods, including but not limited to, ceramic, painting, weaving, leather works, jewelry and clothing, either for sale or for the use of the artist

Auction rooms

Automobile accessory stores

Automobile service stations

Bakeries employing fewer than five persons

Barbershops

Bars, taverns, cocktail lounges and package liquor stores

Beauty parlors and shops

Bicycle stores, sales, rent and repair

Blueprinting

Boat and marine sales

Book and stationery stores

Building materials sales and storage and millwork

Camera and photographic supplies stores

Candy, confectionary and ice cream stores

Carpet and rug stores but not including carpet or rug cleaning

Cell phone or cell phone accessory stores, cell phone payment centers

China and glassware stores

Seasonal or specialty sales lots (i.e., Christmas tree lots, pumpkin lots, etc.) including the use of a temporary structure or trailer for sales office for no more than three (3) months in a twelve (12) month period

Clothing stores

Coins and philatelic stores

Custom dressmaking

Drug stores, pharmacies

Dry goods stores

Electrical and household appliance stores including radio and television sales

Engineers offices

Filling stations

Fire stations

Flower shops and conservatories

Food stores, grocery stores and meat markets

Furniture stores, including upholstery when conducted as part of retail operation and secondary to the principal use

Furrier shops

Garden supply and seed stores

Gift shops

Greenhouses and plant nurseries

Gymnasiums, commercial health clubs, reducing salons, weight loss clinics

Hardware stores

Hobbyshops for retail sale of items to be used for assembly away from the premises

Ice cream and milk machine sales

Ice cream stores

Interior decorating shops, including upholstery and making of draperies, slip covers and other similar activities when conducted as part of retail operations secondary to the principal use

Jewelry stores

Job and offset printing

Leather goods stores

Luggage stores

Monument sales

Motion picture studios

Motor vehicle sales and rental

Municipal buildings

Music, musical instrument and record/C.D. shops

Novelty stores

Office equipment sales and repair establishments

Office equipment supplies stores

Orthopedic and medical supply stores

Paint and wallpaper stores

Parking area, private, as accessory use

Pet shops

Photocopying, printing shops

Photographs, art galleries and studios

Physical, cultural and health services

Police stations

Political organization offices

Public libraries

Public utility uses

Railroad passenger stations

Railroad rights-of-way

Resale shops for apparel and accessories

Residence of proprietor of a commercial use in same location (commercial use only allowed on the first floor – residence on the first floor prohibited)

Restaurants and catering establishments

Schools

Secondhand stores and rummage shops, other than resale shop for apparel

Secretarial services

Security and commodity brokers

Service stations

Shoe stores

Show rooms, sales rooms, stores or shops for the conduct of retail business

Sound recording studios provided that they are sound proof to the extent that noise and vibration levels permitted from said studios are immeasurable outside the property controlled by the sound recording studio

Sporting goods stores

Tattoo shops, tattoo parlors

Taxidermists

Telephone booths

Temporary building for construction purposes for a period not to exceed duration of construction

Theatres and places of public amusement

Ticket agencies

Tobacco shops (including vape, pipe, or smoking accessory shops)

Toy shops

Variety stores (dollar stores)

Vending machines, as accessory use

Section 9.02. - Special uses.

The following special uses may be permitted in the Harlem Avenue and Cicero Avenue Business District:

Amusement establishments, including, but not limited to, bowling alleys, pool halls, dance halls and skating rinks

Automobile laundries (car washes)

Banks and other financial institutions, loan companies, loan offices, savings and loan

Adult-use cannabis business establishments (including adult-use cannabis cultivation center, craft grower, processing organization, infuser organization, dispensing organization or transporting organization) as defined in section 4.24

Clubs, lodges, fraternal or religious

Convalescent centers, nursing homes, geriatric centers and rest homes

Currency exchanges

Day-care homes and nighttime homes for child care

Drive-in facilities for banks and other financial institutions

Dry cleaners, laundrettes, self-service laundries (includes laundromats) and laundry collection stations

Dyeing and rug cleaning establishments

Eating establishments, food cooperatives in legally established churches, hospitals, nursery schools and nursing homes

Exterminating shops

Firearms retailers and gun ranges

Food lockers, including frozen food lockers

Funeral parlors, undertaking establishments, crematoriums

Garages, public, including body repair and painting carried out in approved spray booths provided that all the walls of the paint shops which are adjacent to or across the street from a residence district should be solid with no opening except for required fire doors

Garden supply and seed stores

Hospitals, sanitariums, retirement homes and nursing homes not including institutions for the care and treatment of the insane, feeble-minded, retarded, alcoholic or drug addict patient

Ice cream production and distribution

Machinery rental, sales and service

Mixed-use properties, a use that contains both commercial and residential uses with all residential uses being prohibited on the first on the first floor.

Nursery schools, children's day schools, day nurseries, child-care centers provided that at least 50 square feet of outdoor play area is provided for each child cared for

Offices, business and professional

Opticians and optometrists

Parking lots and storage garages

Parking lots and storage areas for motor vehicles under 1½-ton capacity

Post offices, post office substations

Public garages servicing automobiles and trucks under one and one-half ton capacity, but not including body repair and painting

Race track, raceway, speedway

Radio and transmission towers

Tailor Shops

Section 9.03. - Use restriction.

No land use which is listed herein as a special use in the heavy industrial district shall be permitted in a business district.

Section 9.04. - Height limitation.

The height of any building or structure located in a business district shall not exceed 45 feet or three stories, whichever is higher.

Section 9.05. - Front yard.

There shall be a front yard of not less than 16 feet in the business district.

Section 9.06. - Rear yard.

In the business district there shall be a rear yard of not less than ten percent of the depth of any lot, provided that the rear yard shall be required to exceed ten feet. Parking is permitted in a rear yard in a business district.

Section 9.07. - Side yard.

A side yard, if provided, shall not be less than three feet wide.

Section 9.08. - Intensity of use.

No business with its accessory buildings to be used for business district purposes shall occupy in excess of 90 percent of the area of the lot. Buildings used wholly for

residence purposes shall conform to the restrictions provided herein for buildings in the single-family residence district. Any buildings hereafter constructed, altered, enlarged or rebuilt, to be used partially for residence purposes in a business district shall provide not less than 900 square feet of lot area per family.

APPENDIX A – ZONING, SECTION 4

Section 4.24 Adult-use cannabis business establishments.

(a) *Declaration of Policy.* The purpose and intent of this section is to provide regulations regarding the cultivation, processing and dispensing of adult-use cannabis occurring within the corporate limits of the Village. Such facilities shall comply with all regulations provided in the Cannabis Regulation and Tax Act (410 ILCS 705/1-1 et seq.) (Act), as it may be amended from time-to-time, and regulations promulgated thereunder, and the regulations provided below. In the event that the Act is amended, the more restrictive of the state or local regulations shall apply.

(b) *Definitions.*

Adult-use cannabis business establishment. An “adult-use cannabis business establishment” means an adult-use cannabis cultivation center, craft grower, processing organization, infuser organization, dispensing organization or transporting organization.

Adult-use cannabis craft grower. An “adult-use cannabis craft grower” means a facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to cultivate, dry, cure and package cannabis and perform other necessary activities to make cannabis available for sale at a dispensing organization or use at a processing organization, per the Cannabis Regulation and Tax Act, (410 ILCS 705/1-1 et seq.), as it may be amended from time-to-time, and regulations promulgated thereunder.

Adult-use cannabis cultivation center. An “adult-use cannabis cultivation center” means a facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to cultivate, process, transport and perform necessary activities to provide cannabis and cannabis-infused products to licensed cannabis business establishments, per the Cannabis Regulation and Tax Act, (410 ILCS 705/1-1 et seq.), as it may be amended from time-to-time, and regulations promulgated thereunder.

Adult-use cannabis dispensing organization. An “adult-use cannabis dispensing organization” or “cannabis dispensary” means a facility operated by an organization or business that is licensed by the Illinois Department of Financial and Professional

Regulation to acquire cannabis from licensed cannabis business establishments for the purpose of selling or dispensing cannabis, cannabis-infused products, cannabis seeds, paraphernalia or related supplies to purchasers or to qualified registered medical cannabis patients and caregivers, per the Cannabis Regulation and Tax Act, (410 ILCS 705/1-1 et seq.), as it may be amended from time-to-time, and regulations promulgated thereunder.

Adult-use cannabis infuser organization. An “adult-use cannabis infuser organization” or “infuser” means a facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to directly incorporate cannabis or cannabis concentrate into a product formulation to produce a cannabis-infused product, per the Cannabis Regulation and Tax Act, (410 ILCS 705/1-1 et seq.), as it may be amended from time-to-time, and regulations promulgated thereunder.

Adult-use cannabis processing organization. An “adult-use cannabis processing organization” or “processor” means a facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to either extract constituent chemicals or compounds to produce cannabis concentrate or incorporate cannabis or cannabis concentrate into a product formulation to produce a cannabis product, per the Cannabis Regulation and Tax Act, (410 ILCS 705/1-1 et seq.), as it may be amended from time-to-time, and regulations promulgated thereunder.

Adult-use cannabis transporting organization. An “adult-use cannabis transporting organization” or “transporter” means an organization or business that is licensed by the Illinois Department of Agriculture to transport cannabis on behalf of a cannabis business establishment or a community college licensed under the Community College Cannabis Vocational Training Pilot Program, per the Cannabis Regulation and Tax Act, (410 ILCS 705/1-1 et seq.), as it may be amended from time-to-time, and regulations promulgated thereunder.

(c) *Special Use Required.* No adult-use cannabis business establishment shall operate without first obtaining a special use permit in accordance with the provisions of this zoning ordinance. In addition to any other provisions of this zoning ordinance, the following standards shall apply to all adult-use cannabis business establishment:

- (1) An adult-use cannabis business establishment must comply with all applicable rules and regulations enacted by the State of Illinois, including licensing requirements, age limitations, and minimum setbacks.
- (2) Subject to applicable law, an adult-use cannabis business establishment shall include, as a part of any special use application to the Zoning Board of Appeals, copies of all information submitted to the State of Illinois in an

application for a license to operate under the State of Illinois Cannabis Regulation and Tax Act (410 ILCS 705/1-1 et seq.)

- (3) In the Harlem Avenue and Cicero Avenue Business District, an adult-use cannabis business establishment is only allowed along Harlem Avenue with a special use permit.
- (4) An adult-use cannabis business establishment shall not be located within 1,000 feet of the property line of a pre-existing place of worship, library, public park, forest preserve, public or private nursery school, preschool, primary or secondary school, day care center, day care home or residential care home. Learning centers and vocational/trade centers shall not be classified as a public or private school for purposes of this section.
- (5) The site design for any adult-use cannabis business establishment shall incorporate adequate security measures, such as interior and exterior lighting, surveillance cameras, and/or fencing. Said security measures shall be determined based on the specific characteristics of the establishment and of the floor plan for an adult-use cannabis business establishment and the site on which it is located, consistent with the requirements of the Cannabis Regulation and Tax Act (410 ILCS 705/1-1 et seq.).
- (6) On-site consumption of cannabis shall be prohibited on the premises of a cannabis dispensary. The cannabis dispensary shall be responsible for enforcing the prohibition of on-site consumption of cannabis under all circumstances on its premises.
- (7) A special use applicant shall submit additional information as required by the Zoning Administrator during the special use process.

Notice is hereby given that on the 5th day of January, 2021 at 6:00 pm, Petitioner, Village Trustee Sam Savopoulos, will appear before the Village of Stickney Planning and Zoning Board requesting the following relief: (a) a text amendment to Section 6 of Appendix A-Zoning of the Village of Stickney Municipal Code to create the "B-2 Harlem Avenue and Cicero Avenue Business District" and to create Section 9 titled "B-2 Harlem Avenue and Cicero Avenue Business District" and to define and determine the uses permitted, prohibited or allowed by special use thereon; and (b) to amend the Village of Stickney Zoning Map to reflect the new B-2 zoning district. Legal descriptions for the affected properties are detailed below. These requests will be heard at a public hearing held at the Village of Stickney, Village Court Room, located at 6533 W. Pershing Road, Stickney, IL 60804. A copy of the application and exhibits to the application will be available on the Village's website at least forty-eight (48) hours before the hearing. Due to the ongoing COVID-19 pandemic, the hearing will also be broadcast via Zoom. The information for the Zoom Hearing is as follows:

Join Zoom Meeting
<https://us02web.zoom.us/j/89190057609?pwd=S0dyUkdwdw01Bhcnl5U1hpbk1Edz09>
Meeting ID: 891 9005 7609
Passcode: 185539

All persons in attendance (in-person or virtually) at the foregoing hearing shall have an opportunity to give testimony, be heard and ask questions about the above requests. Further information regarding the applications are available through the Zoning Administrator, Josh Brnlak (708-749-4490), whose office is located at Village of Stickney Pershing Hall located at 6533 West Pershing Road, Stickney, Illinois 60402.

LEGAL DESCRIPTIONS
HARLEM AVENUE
THE BOUNDARIES OF THE ZONING DISTRICT ARE LEGALLY DESCRIBED AS FOLLOWS:

PARTS OF SECTION 6 IN TOWNSHIP 38 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN INCLUDING:

LOTS 1 THROUGH 12 AND LOTS 14 THROUGH 18 IN BLOCK GROUP 6 OF WALTER G. MCINTOSH & CO.'S FOREST VIEW GARDENS, A SUBDIVISION OF LOTS 14, 15, 20, 21, 22, 23 AND 28 IN CIRCUIT COURT PARTITION OF SAID SOUTHEAST QUARTER OF SECTION 31, & 32-38-13, A PART OF SEC. 6-38-13, AND PART OF SEC. 1-38-12 AND PART OF THE N.E. ¼ OF SEC. 12-38-12; LOTS 1 THROUGH 3 OF SMDA'S RESUBDIVISION OF LOTS 19 AND 20 IN SAID WALTER G. MCINTOSH & CO.'S FOREST VIEW GARDENS SUBDIVISION;

LOTS 1 AND 2 OF MAPLE ES-

TATES, RESUBDIVISION OF LOT 13 IN SAID WALTER G. MCINTOSH & CO.'S FOREST VIEW GARDENS SUBDIVISION;

LOTS 1 THROUGH 32 IN PREROST EDGEWOOD HOMES SECOND ADDITION A SUBDIVISION OF BLOCK 29 (EXCEPT EAST 375 FT.) IN SAID CIRCUIT COURT PARTITION SECTION 6-38-13;

LOTS 1 THROUGH 40 IN BLOCK 4 OF GOSS, JUDD, & SHERMAN'S FIRST ADDITION TO FOREST MANOR, A SUBDIVISION OF BLOCKS 30 AND 31 IN SAID CIRCUIT COURT PARTITION;

LOTS 1 THROUGH 40 IN BLOCK 4 OF GOSS, JUDD, & SHERMAN'S FOREST MANOR, A SUBDIVISION OF LOTS 32 AND 33 IN SAID CIRCUIT COURT PARTITION;

LOTS 17 THROUGH 26 IN BLOCK 3 OF NEW BOHEMIA HOME ADDITION, A SUBDIVISION OF LOTS 34 AND 35 OF SAID CIRCUIT COURT PARTITION;

LOTS 17 THROUGH 26 IN BLOCK 2 OF NEW BOHEMIA HOME ADDITION, A SUBDIVISION OF LOTS 34 AND 35 OF SAID CIRCUIT COURT PARTITION;

ALL THAT PART OF THE WEST ½ OF BLOCK 37, AND THE WEST ½ OF THE EAST ½ OF BLOCK 37 (INCLUDING ALL SUBDIVIDED LANDS) IN CIRCUIT COURT PARTITION OF PART OF SECTIONS 31, & 32-39-13, A PART OF SEC. 6-38-13, AND PART OF SEC. 1-38-12 AND PART OF THE N.E. ¼ OF SEC. 12-38-12, EXCEPT FOR LOT 1 IN PREROST & SVATEK SUBDIVISION OF THE NORTH 150 FEET OF THE SOUTH 183 FEET OF PART OF THE WEST ½ OF THE EAST ½ OF BLOCK 37 IN SAID CIRCUIT COURT PARTITION; AND ALSO FOR PARTS OF PERSHING ROAD, HARLEM AVENUE AND 40TH STREET LOCATED IN BLOCK 37 THAT ARE IMMEDIATELY ADJACENT AND BORDER THE DESCRIBED PORTIONS OF BLOCK 37.

ALL IN THE VILLAGE OF STICKNEY, COOK COUNTY, ILLINOIS.

CICERO AVENUE/ PERSHING ROAD

PARCEL 1:
3601 SOUTH LARAMIE AVENUE, STICKNEY, IL 60402

16-33-400-005-0000

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 33, WHICH IS 1174.48 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION 33, AND RUNNING THENCE NORTH AND EAST ALONG SAID EAST LINE OF THE SOUTHEAST QUARTER A DISTANCE OF 38.70 FEET TO A POINT 1213.18 FEET NORTH OF SAID SOUTHEAST CORNER; THENCE WEST PERPENDICULAR TO

PUBLIC NOTICE

SAID TRACT SO CONVEYED; THENCE NORTHEASTWARDLY ALONG THE NORTHWESTERLY LINE OF SAID TRACT, SO CONVEYED, A DISTANCE OF 374.46 FEET TO AN ANGLE IN SAID NORTHERLY LINE WHICH IS 290.41 FEET (MEASURED PERPENDICULARLY) WEST OF SAID EAST LINE OF THE SOUTHEAST ¼; THENCE EASTWARDLY ALONG SAID NORTHERLY LINE AND ITS EASTWARD EXTENSION OF 292.08 FEET TO THE POINT OF BEGINNING; EXCEPTING FROM THE ABOVE DESCRIBED LAND THE EAST 50 FEET THEREOF FALLING IN CICERO AVENUE, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
3740 SOUTH CICERO AVENUE, STICKNEY, IL 60402

16-33-400-011

A PARCEL OF LAND IN THE EAST ½ OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF SAID SOUTHEAST QUARTER WITH A LINE 30 FEET (MEASURED PERPENDICULARLY) SOUTHERLY FROM AND PARALLEL WITH THE NORTHERLY LINE, AND ITS EASTWARD EXTENSION, OF THE TRACT OF LAND CONVEYED BY JOHN J. BURKE ET AL, TO CARPENTERS SERVICE, INCORPORATED, BY WARRANTY DEED RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON SEPTEMBER 21, 1950 AS DOCUMENT 14907917 AND WHICH PARCEL IS PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER, THENCE SOUTHWESTERLY ON A LINE WITH A DEFLECTION OF 00 DEGREES 36 MINUTES TO THE LEFT FROM THE LAST DESCRIBED LINE TO THE POINT OF INTERSECTION OF SAID LAST DESCRIBED LINE WITH THE WEST LINE OF SAID EAST LINE 780.0 FEET; THENCE EAST A DISTANCE OF 100 FEET; THENCE EAST A DISTANCE OF 850 FEET TO THE POINT OF BEGINNING (EXCEPTING FROM ABOVE DESCRIBED PROPERTY THE EAST 150 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

PARCEL 5:
3756 SOUTH CICERO AVENUE, STICKNEY, IL 60402

16-33-400-008-0000

ALL OF THAT PART OF THE EAST ½ OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER, THENCE SOUTHWESTERLY ON A LINE WITH A DEFLECTION OF 00 DEGREES 36 MINUTES TO THE LEFT FROM THE LAST DESCRIBED LINE TO THE POINT OF INTERSECTION OF SAID LAST DESCRIBED LINE WITH THE WEST LINE OF SAID EAST LINE 780.0 FEET; THENCE EAST A DISTANCE OF 100 FEET; THENCE EAST A DISTANCE OF 850 FEET TO THE POINT OF BEGINNING (EXCEPTING FROM ABOVE DESCRIBED PROPERTY THE EAST 150 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

PARCEL 6B:
4950 WEST 39TH STREET, STICKNEY, IL 60402

16-33-400-037

THAT PART OF THE WEST 397 FEET OF THE EAST 780 FEET OF THE SOUTHEAST ¼ OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES SOUTH OF A LINE DRAWN AT RIGHT ANGLES TO THE EAST LINE OF SAID SOUTHEAST ¼ OF SAID SECTION 33, IN COOK COUNTY, ILLINOIS.

PARCEL 7:
3600 SOUTH CICERO AVENUE, STICKNEY, IL 60402

16-33-400-038-0000

THAT PART OF THE EAST 383 FEET OF THE SOUTHEAST ¼ OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE

OF 650 FEET, TO THE POINT OF BEGINNING, (EXCEPTING FROM THE ABOVE DESCRIBED PROPERTY THE EAST 50 FEET TAKEN FOR CICERO AVENUE) IN COOK COUNTY, ILLINOIS.

PARCEL 6A:
4950 WEST 39TH STREET, STICKNEY, IL 60402

16-33-400-037

THAT PART OF THE WEST 130 FEET OF THE EAST 780.0 FEET OF THE SOUTHEAST ¼ OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES NORTH OF A LINE DRAWN AT RIGHT ANGLES TO THE EAST LINE OF SAID SOUTHEAST ¼ OF SAID SECTION 33, IN COOK COUNTY, ILLINOIS.

PARCEL 4:
3756 SOUTH CICERO AVENUE, STICKNEY, IL 60402

16-33-400-007-0000

ALL OF THAT PART OF THE EAST ½ OF SAID SECTION 33 WHICH IS 1,213.18 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE WEST A RIGHT ANGLE TO THE EAST LINE OF SAID SOUTHEAST ¼ OF SAID SECTION 33, A DISTANCE OF 40 FEET TO A POINT; THENCE SOUTHWESTERLY ON A LINE WITH AN ANGLE OF 164 DEGREES 24 MINUTES 00 SECONDS MEASURED FROM EAST TO SOUTHWEST FROM EAST DESCRIBED LINE, A DISTANCE OF 259.98 FEET; THENCE SOUTHWESTERLY ON A LINE WITH A DEFLECTION OF 00 DEGREES 36 MINUTES TO THE LEFT FROM THE LAST DESCRIBED LINE TO THE POINT OF INTERSECTION OF SAID LAST DESCRIBED LINE WITH THE WEST LINE OF SAID EAST LINE 780.0 FEET; THENCE EAST A DISTANCE OF 100 FEET; THENCE EAST A DISTANCE OF 850 FEET TO THE POINT OF BEGINNING (EXCEPTING FROM ABOVE DESCRIBED PROPERTY THE EAST 150 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

PARCEL 6B:
4950 WEST 39TH STREET, STICKNEY, IL 60402

16-33-400-037

THAT PART OF THE WEST 397 FEET OF THE EAST 780 FEET OF THE SOUTHEAST ¼ OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES SOUTH OF A LINE DRAWN AT RIGHT ANGLES TO THE EAST LINE OF SAID SOUTHEAST ¼ OF SAID SECTION 33, IN COOK COUNTY, ILLINOIS.

PARCEL 6B:
4950 WEST 39TH STREET, STICKNEY, IL 60402

16-33-400-037

THAT PART OF THE WEST 397 FEET OF THE EAST 780 FEET OF THE SOUTHEAST ¼ OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES SOUTH OF A LINE DRAWN AT RIGHT ANGLES TO THE EAST LINE OF SAID SOUTHEAST ¼ OF SAID SECTION 33, IN COOK COUNTY, ILLINOIS.

PARCEL 6B:
4950 WEST 39TH STREET, STICKNEY, IL 60402

16-33-400-037

THAT PART OF THE EAST 383 FEET OF THE SOUTHEAST ¼ OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE

THIRD PRINCIPAL MERIDIAN, WHICH LIES SOUTH OF A LINE DRAWN AT RIGHT ANGLES TO THE EAST LINE OF AFORESAID SOUTHEAST ¼ THROUGH A POINT IN SAID EAST LINE WHICH IS 552.11 FEET NORTH OF THE SOUTHEAST CORNER THEREOF AFORESAID SOUTHEAST ¼.

PARCEL 6A:
4950 WEST 39TH STREET, STICKNEY, IL 60402

16-33-400-037

EXCEPT THE EAST 50 FEET THEREOF TAKEN FOR CICERO AVENUE AND THE SOUTH 34 FEET THEREOF TAKEN FOR PERSHING ROAD, AND ALSO EXCEPTING THAT PART DESCRIBED AS FOLLOWS COMMENCING AT THE INTERSECTION OF THE WEST LINE OF AFORESAID CICERO AVENUE AND THE NORTH LINE OF AFORESAID PERSHING ROAD, THENCE SAID PERSHING ROAD, THENCE SAID PERSHING ROAD, THENCE AFORESAID CICERO AVENUE, A DISTANCE OF 50 FEET TO A POINT, THENCE SOUTHWEST IN A LINE TO A POINT IN THE NORTH LINE OF AFORESAID PERSHING ROAD THAT IS 50 FEET WEST OF THE POINT OF BEGINNING, THENCE EAST IN THE NORTH LINE OF AFORESAID PERSHING ROAD THAT IS 50 FEET TO POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 6A:
4950 WEST 39TH STREET, STICKNEY, IL 60402

16-33-400-037

ALSO EXCEPTING THAT PART TAKEN BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS IN CASE 87L50570 DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF SECTION 33 TOWNSHIP 39 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN THENCE ON AN ASSUMED BEARING OF SOUTH 89 DEGREES 49 MINUTES 53 SECONDS WEST ON SOUTH LINE OF SAID SOUTHEAST ¼ A DISTANCE OF 50.00 FEET TO THE SOUTHERLY PROLONGATION OF THE WEST LINE OF CICERO AVENUE; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ON LAST DESCRIBED LINE 84.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 44 DEGREES 54 MINUTES 57 SECONDS WEST ON A LINE WHICH INTERSECTS THE NORTH LINE OF THE SOUTH 34.00 FEET OF SAID SOUTHEAST ¼ AT A POINT DISTANT 50.00 FEET OF THE WEST LINE OF SAID CICERO AVENUE A DISTANCE OF 38.66 FEET TO A LINE 28.00 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF SAID CICERO AVENUE, THENCE NORTH 06 DEGREES 08 MINUTES 48 SECONDS EAST 261.50 FEET TO A POINT ON THE WEST LINE OF CICERO AVENUE, SAID POINT BEING 417.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHEAST ¼; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ON THE WEST LINE OF SAID CICERO AVENUE 933.00 FEET TO THE POINT OF BEGINNING.

PARCEL 6A:
4950 WEST 39TH STREET, STICKNEY, IL 60402

16-33-400-037

THAT PART OF THE EAST 383 FEET OF THE SOUTHEAST ¼ OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE

THAT PART OF THE EAST 383 FEET OF THE SOUTHEAST ¼ OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE

Exhibit A

Requesting a text and map amendment to Appendix A – Zoning (the “Zoning Code”), of the Code of Ordinances of the Village of Stickney, Illinois (the “Village Code”) to establish a new business district in the following areas:

Harlem Avenue from Pershing Avenue Road south to 45th Street, Cicero Avenue from the lot line of the Hawthorne Racetrack south to Pershing Road, and on Pershing Road from Cicero Avenue to the lot line on the west of the Galaxy Transport, Inc.

**VILLAGE OF STICKNEY
HARLEM AVENUE AND CICERO AVENUE
BUSINESS DISTRICT
EXHIBIT A**



NOT TO SCALE

PARCEL NO. 1
3501 S LARAMIE AVE
16-33-400-005

Hawthorne Race Course

PARCEL NO. 2
3740 S CICERO AVE
16-33-400-011

PARCEL NO. 3
3740 S CICERO AVE
16-33-400-012

PARCEL NO. 4
3756 S CICERO AVE
16-33-400-007

PARCEL NO. 5
3756 S CICERO AVE
16-33-400-008

PARCEL NOS. 6A & 6B
6950 W PERSHING RD
16-33-400-037

PARCEL NO. 7
3800 S CICERO AVE
16-33-400-038

AVENUE

CICERO

PERSHING

ROAD

VILLAGE OF STICKNEY

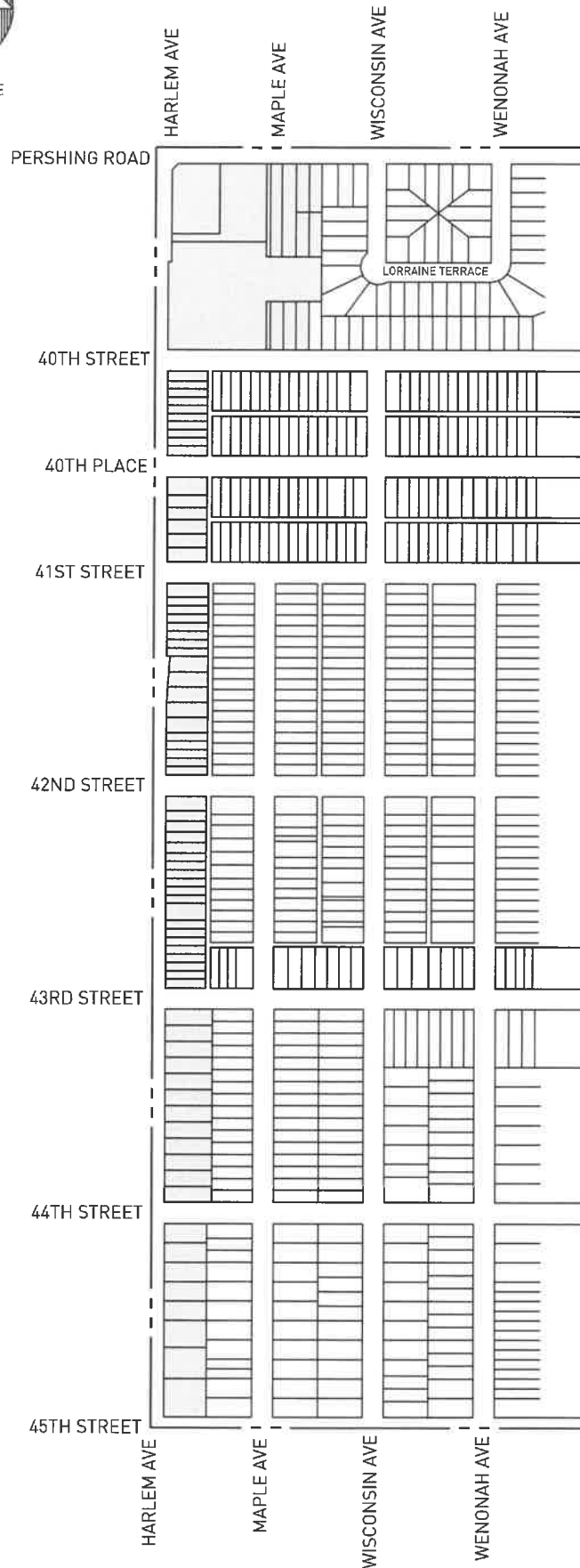
HARLEM AVENUE AND CICERO AVENUE

BUSINESS DISTRICT

EXHIBIT B



NOT TO SCALE



*Village of Stickney
6533 West Pershing Road
Stickney, Illinois 60402
708-749-4400 Fax: 708-749-4451*

PLAN COMMISSION/ZONING BOARD OF APPEALS PROCESS

1. The petitioner first meets with a representative of the Building and Zoning Departments to discuss the proposal and to determine the necessary process for the public hearing. A "concept" plan must be available for review.
2. The Petitioner's Application Packet, which is attached, is required in order to have your hearing for a map amendment, variance, subdivision, special use, etc. processed. It is the basis on which the Plan Commission/Zoning Board of Appeals will make their decision. Please read every page carefully, and if you have any question, do not hesitate to contact the Village of Stickney. If you would like a copy of the sections of the Village Code which pertain to your hearing request, they can be purchased from the Village Clerk.
3. The petitioner submits complete sets of applications to the Building and Zoning Departments one month prior to the Public Hearing Meeting to determine that they are in compliance with the Village requirements. If this review determines that there are no significant issues, than a hearing will be scheduled. If significant changes are required, the petitioner shall resubmit revised plans.
IT IS MANDATORY THAT ALL FORMS MUST BE COMPLETED IN ORDER FOR THE PETITION TO BE PROCESSED. IF ANYTHING IS MISSING, THE HEARING WILL HAVE TO BE CONTINUED.
4. A public hearing is scheduled and all public notice requirements are fulfilled. The Village will place a Public Hearing sign on the subject property. The Village places a public notice in the local newspaper (approximately 15 days.)
5. In all requests requiring Plan Commission/Zoning Board of Appeals public hearings, except Zoning Ordinance text amendments, the applicant, his agent or attorney, shall notify each business and manufacturing property owner of all property within two hundred fifty (250) feet in all directions and each residential property owner of all property within two hundred fifty (250) feet in all directions of the location of the parcel exclusive of roads, alleys, streets and other public right of ways as follows:
 - A). Each letter shall be mailed certified mail, return receipt request, no less than 15 days and no more than 30 days before the hearing date.
 - B). The contents of the letter shall be the same as the newspaper notice and shall

- be approved by the Zoning Administrator.
- C). An exemplar copy of the letter, all post office certifications and map or list of addresses where the letters were sent shall be filed with the Village Zoning Administrator prior to the hearing date.
- D). The list of property owners shall be obtained either by the record from the Cook County Recorder of Deeds or from the tax records maintained by the Cook County Clerk.
6. The Plan Commission/Zoning Board of Appeals hold a public hearing to review the proposal. At the hearing, the petitioner or his/her representative makes a formal presentation to the Commission and answers any questions concerning the proposal. The Plan Commission/Zoning Board of Appeals makes a formal recommendation to the City Council based on their deliberations.
7. The Village Attorney will present to the Village Council a drafted ordinance for their review. The Council makes the final decision on the recommendation of the Plan Commission/Zoning Board of Appeals (approximately 2 weeks).

INCOMPLETE APPLICATIONS CANNOT BE ACCEPTED

PETITIONER'S CHECKLIST

All petitioners are urged to review the material in this package and the Village Zoning Ordinances

REQUIRED APPLICATION MATERIAL - SUBMIT 30 DAYS BEFORE HEARING

Submit the following to the Village of Stickney Zoning Department at least 30 days prior to the scheduled hearing date:

1. APPLICATION FEE: Make check payable to Village of Stickney
2. PROOF OF OWNERSHIP INFORMATION AND AFFIDAVIT: Three (3) copies.
3. CURRENT PLAT OF SURVEY: Three (3) copies of Plat of Survey of property showing dimensions of proposed construction spotted thereon.
4. APPLICATION: Three (3) copies of completed application.
5. PETITION: Three (3) copies of completed petition detailing the nature of the variation, special use map amendment, etc. being requested; the hardship that would exist if the variation etc. were not granted; unique existing circumstances for the request and statement if the variation etc. will alter the character of the locality.
6. ANNEXATION PLAT AND PETITION (if applicable)
7. PRELIMINARY SUBDIVISION PLANS (if applicable): Not to exceed 36"x 48" sheet size.
 - a. Detailed Site Plan indicating all site improvements such as sign locations, screened trash container areas, loading docks, fire lanes, area lighting, parking, handicap parking, all dimensions and project date, i.e., building area, land area, parking, calculations, etc.
 - b. Preliminary Engineering Site Plans. Please contact our Engineering Company
Novotny and Associates - Norm Geary - 630-887-8640
 - c. Floor plan, not working drawings (drawn to 1/4" scale).
 - d. Building elevations indicating height and building materials.
 - e. Building section (multi-floor structures only).
 - f. Landscape plan prepared on a separate sheet indicating species, plant location, quantity, size and spacing.
 - g. Sign elevations.
 - h. Traffic study (when applicable) signed and sealed by P.E.
8. DETAILED PLANS: Three (3) copies of detailed plans of the variation requested, elevation drawings and floor plans showing proposed and existing layout, photos, etc. If fence variation, show proposed placement, height and type of fence on Plat of Survey. (Please fold all drawings and submit three (3) complete sets of the required information).

INCOMPLETE APPLICATION CANNOT BE ACCEPTED

PETITIONER'S APPLICATION

Petitioner: Board of Trustees for the Village P.I.N. No.: See Exhibit A attached

Address: _____ Telephone No: _____

Owner: See Exhibit A attached

Address: _____ Telephone No: _____

Petitioner is: Attorney _____ Agent _____ Owner _____ Other _____ Elected Official _____

Contact Person _____

Address _____ Telephone No: _____

Location: See Exhibit A attached

Zoning: Current: Mixed Business & Industrial Proposed: Create a new Business District

Land Use: Current: Mixed Proposed: Create a new Business District

PETITIONER'S SIGNATURE

DATE

OWNER'S SIGNATURE

DATE

The petitioner must fill out the top section of this page and each of the attached pages. The petitioner and owner must sign this page on the signature line provided above prior to submitting the completed application.

Directions to Complete Forms:

Petitioner: -Individual who is requesting approval from Village
(provide name, address and phone number for each)

Owner: -Owner of subject property
(provide name, address and phone number for each)

Contact Person: -If different from petitioner
(provide name, address and phone number for each)

P.I.N. No.: -Tax identification number

Location: -Address of subject property

Zoning: -The current zoning classification and proposed, if applicable

Use: -The current and use (vacant house, etc.) and proposed

PETITION

It is essential to complete the following questions:

Have you ever applied for a variance for this property? Yes N/A No N/A
If yes, what was the variance for? _____

Date you appeared before the Zoning Board: N/A
Was the variance: Approved _____ Denied _____

Now comes the petitioner: _____ See Exhibit A attached

Being the owner/agent of the property commonly known as: _____
and appeals to the Zoning Board of Appeals for the Village of Stickney for a variation of
Section N/A, of the Zoning Ordinances of the Municipal Code for the Village of Stickney in
order to:

Establish in the Village of Stickney a Harlem Avenue and Cicero Avenue Business District consisting
of all lots which are located within the area designated business district on the zoning map (See Exhibit
A) and to revise the Zoning Ordinance to reflect the new zoning district and the permitted, special and
prohibited uses therein (See Exhibit B). Exhibits C and D depicts the area of the proposed rezoning.

I hereby state that the following hardship would exist if the variation were not granted: _____
Non-cohesive development of the proposed zoning district. The proposed area is mostly
commercial.

I hereby state that the following unique circumstances exist: _____
N/A

I hereby state that the variation, if granted, will not alter the character of the locality because:
The majority of the lots within the proposed district are already being used for commercial or
business purposes. This would merely expand the business district, allowing for the growth and
development of more business, while providing for uniform regulations providing for the cohesive
development of the area.

Signed _____ Date _____
Petitioner

FEE SCHEDULE

- A. Petition requiring hearing before Plan Commission/Zoning Board of Appeals, except a petition for a lot line variation which would, if granted, permit construction of an addition to an existing single family residence.
\$100.00 plus publication costs
- B. Petition for a lot line variation which would, if granted, permit construction of an addition to an existing single family residence.
\$100.00 plus publication costs

ACCEPTANCE OF APPLICATION

When the Village Clerk or the Department of Building and Zoning determines that the application is complete, the petitioner shall pay the required fees as stated above to the Village Clerk.

A public hearing will be scheduled only when the application has been completed by the petitioner.

NOTIFICATION REQUIREMENTS

The Village of Stickney will place a public notice in the local newspaper and will post a Public Hearing Notice sign(s) on the subject property as required by the Stickney Zoning Regulations. The public notice and posting of the public notice sign will be done no more than thirty (30) days and not less than fifteen (15) days prior to the public hearing date.

HOW TO AVOID POSTPONEMENT

1. Proof of Ownership
 - a. A current title opinion from a title company.
 - b. If the petitioner is not the record owner, they (petitioner) must have a letter of authority from the owner or owners. If there is more than one owner, all parties must sign letter of authority to appear on their behalf.
 - c. If title is in a land trust, a copy of Trust Agreement certified by the Trustee, together with evidence of all current ownership of beneficial interest and letter of authorization to appear before the Plan Commission and/or Zoning Board of Appeal is required.

***PLAN COMMISSION / PUBLIC HEARING
ZONING BOARD OF APPEALS***

GENERAL PROCEDURES FOR PLAN COMMISSION PUBLIC HEARING
ZONING BOARD

1. Formal Announcement
Exact description of the hearing, as published, including date of publication and name of newspaper.
2. Roll Call
Roll call taken of all Plan Commissioners/Zoning Board of Appeals.
3. Petitioner Identified
Establish if petitioner is present and ready to proceed. Determine the following:
a) Principal spokesperson
b) Others who will testify
4. Swear In
All who will testify

5. Plan Commissioners/Zoning Board of Appeals
Questions and comments
6. Audience
Comments and questions. Begin with anyone who purports to represent a group (such as a homeowners' association)
7. Plan Commissioners/Zoning Board of Appeals
Final deliberation
8. Motion
9. Final disposition

AFFIDAVIT OF OWNERSHIP

COUNTY OF COOK)
) SS
STATE OF ILLINOIS)

I, _____, under oath, state that I am

_____ the sole _____)
 _____ an _____) owner of the property
 _____ an authorized officer of the _____)

commonly described as _____

and that such property is owned by _____
as of this date.

Signature

Subscribed and sworn to
before me this _____
day of _____, 20____.

Notary Public