

CITY OF BERWYN

ORDINANCE NO. 26-04

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF BERWYN TO REZONE PROPERTIES AT 3000 AND 3016 S. RIDGELAND AVENUE TO P PUBLIC AREAS ZONING DISTRICT (SOUTH BERWYN SCHOOL DISTRICT 100)

WHEREAS, a request (the "Application") seeking approval of zoning map amendments to property located at 3000 and 3016 S. Ridgeland Avenue, Berwyn, Illinois (collectively, the "Properties") has been filed by South Berwyn School District 100 (the "Applicant"). The Properties are located within what is presently the I-Industrial Zoning District and/or R-1 Single Family Residence District, and Petitioner seeks to rezone them to P Public Areas Zoning District (the "Proposed Map Amendments"); and

WHEREAS, a map amendment requires approval of an Ordinance following a public hearing by the City Council per Section 1252.03(E) (Zoning Applications) of the Zoning Code of the City of Berwyn ("Zoning Code"); and

WHEREAS, the Properties are legally described in **Exhibit A** attached hereto and made a part hereof; and

WHEREAS, the Application has been referred to the City Council and has been processed in accordance with the Zoning Code, as amended; and

WHEREAS, on February 24, 2026, the City Council held a public hearing on the Application pursuant to notice thereof given in the manner required by law, and, heard public comment relative to the Proposed Map Amendments; and

WHEREAS, the City Council, after considering all of the materials, facts and circumstances affecting the Application, finds that the Application satisfies the standards set forth in Section 1252.03(E)(3) of the Zoning Code relating to zoning map amendments, approves the Proposed Map Amendments as set forth below, and finds such Amendments to be in the best interests of the City.

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Berwyn, Cook County and State of Illinois, as follows:

Section 1: Incorporation. Each whereas paragraph set forth above is incorporated by reference into this Section 1.

Section 2: Findings on Proposed Map Amendments. The City Council, after considering all of the materials, facts and circumstances affecting the Application, finds that the Proposed Map Amendments will update the zoning designations of the Properties to more appropriately match the school and open green space uses of the

Properties by the Applicant, and that the rezoning will benefit the general community and property values in the vicinity by allowing the further development and use of the Properties for school and open green space purposes.

The City Council, based on the above, finds that the Application satisfies the following standards set forth in Section 1252.03(E)(3) of the Zoning Code relating to zoning map amendments:

- The Proposed Map Amendments will not endanger the health, safety, comfort, convenience, and general welfare of the public;
- The Proposed Map Amendments are compatible with the existing uses, character, and zoning of adjacent properties and other property within the immediate vicinity of the Properties;
- The Proposed Map Amendments provide a relative gain to the public, as compared to any hardship imposed upon an individual property owner;
- The Proposed Map Amendments address the community need for a specific use; and
- The Proposed Map Amendments are consistent with the intent of the Comprehensive Plan, as amended or as will be amended, the Zoning Code, and the other land use policies of the City.

Section 3: Approval of the Proposed Map Amendments. The City Council, acting pursuant to its authority as a home rule community, the authority vested in it by the laws of the State of Illinois and the Zoning Code, hereby approve the Proposed Map Amendments for the Properties located at 3000 and 3016 S. Ridgeland Avenue, Berwyn, Illinois. The Official Zoning Map of the City of Berwyn, Cook County, Illinois, as amended, is further amended by amending the zoning classification of the Properties legally described in **Exhibit A** from their present I-Industrial Zoning District and/or R-1 Single Family Residence District designations to P - Public Areas Zoning District.

Section 4: Severability and Repeal of Inconsistent Ordinances. Each section, paragraph, clause and provision of this Ordinance is separable, and if any section, paragraph, clause or provision of this Ordinance shall be held unconstitutional or invalid for any reason, the unconstitutionality or invalidity of such section, paragraph, clause or provision shall not affect the remainder of this Ordinance, nor any part thereof, other than that part affected by such decision. All ordinances, resolutions or orders, or parts thereof, in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

Section 5: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

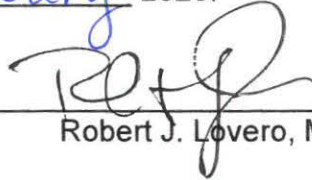
PASSED this 24th day of February 2026.

AYES: 8

NAYS: 0

ABSENT: _____

APPROVED this 24th day of February 2026.



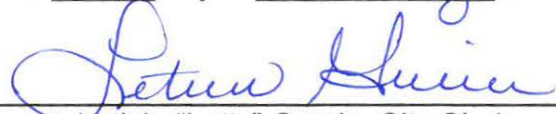
Robert J. Lovero, Mayor

ATTEST:



Leticia "Letty" Garcia, City Clerk

Published by me in pamphlet form this 24th day of February, 2026.



Leticia "Letty" Garcia, City Clerk

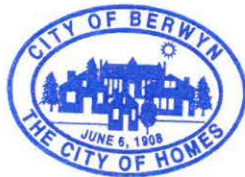


EXHIBIT A

LEGAL DESCRIPTION OF PROPERTIES

The first of the two properties proposed to be rezoned is legally described as follows:

AN IRREGULAR PARCEL OF LAND LYING NORTHERLY TO AND ADJOINING THE ILLINOIS CENTRAL RAILROAD COMPANY'S NORTHERLY RIGHT OF WAY LINE IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE EAST LINE OF EAST AVENUE 57 FEET NORTH OF THE CENTER LINE OF SAID RAILROAD COMPANY'S EASTBOUND MAIN TRACK MEASURED AT A RIGHT ANGLE THERETO; THENCE NORTHERLY ALONG EAST LINE 93.17 FEET, MORE OR LESS, TO A POINT IN THE SOUTH LINE OF THE NORTH 16 FEET OF THE SOUTH 24.507 ACRES OF SAID EAST HALF OF THE SOUTHEAST QUARTER; THENCE EASTERLY ALONG SAID SOUTH LINE 710.05 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; THENCE CONTINUING EASTERLY ALONG SAID SOUTH LINE 553.68 FEET TO THE WEST LINE OF RIDGELAND AVENUE; THENCE SOUTHERLY ALONG SAID WEST LINE OF RIDGELAND AVENUE 315.18 FEET, MORE OR LESS, TO THE NORTH LINE OF THE PROPERTY CONVEYED BY THE ILLINOIS CENTRAL RAILROAD COMPANY TO ANTON KUCABA JR. BY DEED DATED SEPTEMBER 19, 1921; THENCE WESTERLY ALONG SAID NORTH LINE OF THE PROPERTY CONVEYED IN THE AFORESAID DEED 210.0 FEET; THENCE SOUTHWESTERLY ALONG SAID NORTH LINE 206.98 FEET, MORE OR LESS, TO A POINT 10 FEET PERPENDICULARLY DISTANT NORTHEASTERLY FROM THE CENTER LINE OF SPUR TRACK AS NOW LOCATED, SAID POINT ALSO BEING 90 FEET NORTHERLY FROM SAID CENTER LINE OF EASTBOUND MAIN TRACK MEASURED AT A RIGHT ANGLE THERETO; THENCE NORTHWESTERLY PARALLEL WITH AND 90 FEET NORTHEASTERLY FROM SAID CENTER LINE OF SAID EASTBOUND MAIN TRACK 177.31 FEET; THENCE NORTHERLY ALONG A LINE PARALLEL TO THE EAST LINE OF EAST AVENUE 350.00 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING,

BUT NOT INCLUDING THAT PART DESCRIBED AS FOLLOWS:

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF EAST AVENUE (SAID EAST LINE OF EAST AVENUE BEING A LINE 37.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST

QUARTER OF SAID SECTION 30) AND THE SOUTH LINE OF THE NORTH 16.00 FEET OF THE SOUTH 24.507 ACRES OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 30; THENCE SOUTH 89 DEGREES 49 MINUTES 49 SECONDS EAST ALONG SAID SOUTH LINE OF THE NORTH 16.00 FEET OF THE SOUTH 24.507 ACRES OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 30, A DISTANCE OF 710.05 FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING ALONG AFORESAID LINE A DISTANCE OF 98.00 FEET; THENCE SOUTH 0 DEGREES 01 MINUTES 13 SECONDS EAST ALONG A LINE PARALLEL WITH EAST LINE OF EAST AVENUE A DISTANCE OF 195.79 FEET; THENCE NORTH 89 DEGREES 49 MINUTES 49 SECONDS WEST A DISTANCE OF 5.00 FEET; THENCE SOUTH 01 DEGREES 28 MINUTES 59 SECONDS EAST A DISTANCE OF 195.88 FEET TO A POINT THAT IS 90.00 FEET NORTHERLY FROM AND PARALLEL WITH THE CENTER LINE OF THE EASTBOUND MAIN TRACK; THENCE NORTH 67 DEGREES 24 MINUTES 55 SECONDS WEST ALONG SAID PARALLEL LINE A DISTANCE OF 106.16 FEET; THENCE NORTH 0 DEGREES 01 MINUTES 13 SECONDS WEST, ALONG A LINE THAT IS PARALLEL WITH THE EAST LINE OF EAST AVENUE A DISTANCE OF 351.11 FEET TO THE POINT OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 3000 S. RIDGELAND AVENUE, BERWYN, ILLINOIS.
PIN: 16-30-419-011

The second of the two properties proposed to be rezoned is legally described as follows:

THAT PART OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF A LINE 50 FEET DISTANT NORTHERLY FROM AND PARALLEL TO THE CENTER LINE OF THE NORTH MAIN TRACK OF THE ILLINOIS CENTRAL RAILROAD WITH THE WEST LINE OF RIDGELAND AVENUE AND RUNNING THENCE NORTH ALONG SAID WEST LINE 292 FEET; THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID SECTION 30; A DISTANCE OF 210 FEET; THENCE SOUTHWESTERLY 240 FEET MORE OR LESS TO A POINT IN THE AFORESAID LINE WHICH IS 50 FEET DISTANT FROM AND PARALLEL TO THE CENTER LINE OF THE NORTH MAIN TRACK OF SAID RAILROAD COMPANY, SAID POINT BEING 454 FEET NORTHWESTERLY FROM THE POINT OF BEGINNING MEASURED ALONG SAID PARALLEL LINE; THENCE SOUTHEASTERLY ALONG SAID PARALLEL LINE 454 FEET TO THE PLACE OF BEGINNING.

COMMONLY KNOWN AS: 3016 S. RIDGELAND AVENUE, BERWYN, ILLINOIS.
PIN: 16-30-419-002

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CLERK'S CERTIFICATE

I, Leticia "Letty" Garcia, Clerk of the City of Berwyn, in the County of Cook, State of Illinois, do hereby certify that the attached and foregoing is a true and correct copy of that certain Ordinance now on file in my Office, entitled:

ORDINANCE NO. 26-04

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF BERWYN TO REZONE PROPERTIES AT 3000 AND 3016 S. RIDGELAND AVENUE TO P PUBLIC AREAS ZONING DISTRICT (SOUTH BERWYN SCHOOL DISTRICT 100)

which Ordinance was passed by the City Council of the City of Berwyn at a Regular City Council Meeting on the 24th day of February, 2026 at which meeting a quorum was present, and approved by the Mayor of the City of Berwyn on the 24th day of February, 2026.

I further certify that the vote on the question of the passage of said Ordinance by the City Council of the City of Berwyn was taken by Ayes and Nays and recorded in the minutes of the City Council of the City of Berwyn, and that the result of said vote was as follows, to-wit:

AYES:

NAYS:

ABSENT:

I do further certify that the original Ordinance, of which the foregoing is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City of Berwyn, this 24th day of February, 2026.



City Clerk

[SEAL]



Adopted by the City Council of the City of Berwyn, Cook County, Illinois on February 24th, 2026, pursuant to roll call, as follows:

	Yes	No	Absent	Present
Caldwell	✓			
Bowman	✓			
Leja	✓			
Fejt	✓			
Pabon	✓			
Polashek	✓			
Bruckmann	✓			
Carmichael	✓			
(Mayor) Lovero				
Total	9			

APPROVED this 24th day of February 2026.

ATTEST:

Leticia Garcia
CITY CLERK

Robert J. Lovero
MAYOR