

ORDINANCE NO. 20-13

**AN ORDINANCE AMENDING VARIOUS SECTIONS OF THE ZONING CODE
OF THE CITY OF BERWYN RELATIVE TO WORK-LIVE UNITS**

WHEREAS, the City of Berwyn (the “City”) is a home rule unit of local government as is provided by Article VII, Section 6 of the Illinois Constitution of 1970 and, as such, may exercise various powers and perform numerous functions pertaining to its government and affairs in any manner not otherwise prohibited by law; and

WHEREAS, the City has proposed certain text amendments (the “Application”) to Title 4 (Zoning) of Part Twelve (Planning and Zoning) of the Zoning Code of the City of Berwyn (the “Zoning Code”) to both define work-live units and to allow such work-live units in the C-3 Depot Mixed-Use District as a special use (collectively, the “Proposed Text Amendments”). The Proposed Text Amendments are to the text of Table 1244.02-A. Use Table (Residential Uses) within Section 1244.02 (Use Table), and Section 1254.02 (Definitions); and

WHEREAS, the Application has been processed in accordance with the Zoning Code, as amended, and has been referred to the City Council of the City (“City Council”) for a public hearing and consideration; and

WHEREAS, on April 28, 2026, the City Council held a public hearing on the Application pursuant to notice thereof given in the manner required by law; and

WHEREAS, the City Council of the City, having duly considered all of the testimony, evidence, materials, facts and circumstances affecting the Application, find that the Application satisfies the standards set forth in Section 1252.03(E)(3) of the Zoning Code relating to Zoning Code text amendments, including but not limited to, finding that the amendment will facilitate the development of vacant and other property, addresses the community need for a specific use, and reflects a change in policy to reflect modern transit-oriented development practices; and

WHEREAS, pursuant to the authority granted under Division 13 of the Illinois Municipal Code (65 ILCS 5/11-13-1 et seq.), and its home rule powers and authority pursuant to Article VII, Section 6 of the Illinois Constitution of 1970, the City Council of the City finds that work-live units are an appropriate special use in the C-3 Depot Mixed-Use District, approves the Proposed Text Amendments to the Zoning Code set forth below, and finds the adoption of the Proposed Text 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: Text Amendment Approved. Table 1244.02-A (Use Table), located within Section 1244.02 (Uses) of the Zoning Code of the City of Berwyn is amended to add “Work-Live Units” as a residential use at its proper alphabetical location in the Table as follows:

<i>Table 1244.02-A. Use Table</i>											
<i>Uses</i>	<i>Districts</i>										<i>Use Standards</i>
Residential	C-1	C-2	C-3	C-4	I	P	R-1	R-2	R-3	R-4	

<u>Work-Live Units</u>			<u>S</u>								<u>None</u>

SECTION 3: Text Amendment Approved. A definition of “Work-Live Unit” is added to Section 1254.02 (Definitions) of the Zoning Code of the City of Berwyn, at its proper alphabetical location, to read as follows:

“WORK-LIVE UNITS. A building that includes a small commercial enterprise on the ground floor and a residential unit above or behind with a common tenant in both spaces (no dual occupancy is permitted).”

SECTION 4: No Other Changes. Except as to the Zoning Code Text Amendment set forth above in this Ordinance, all Chapters and Sections of the Codified Ordinances of Berwyn, as amended, shall remain in full force and effect.

SECTION 5: 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 6: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law.

PASSED this 12 day of May 2026.

AYES: 8

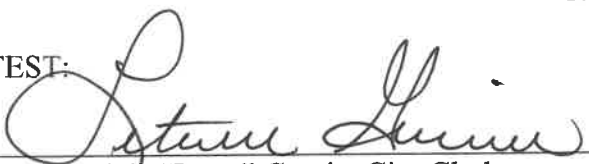
NAYS: 0

ABSENT: 0

APPROVED this 12 day of May 2026.

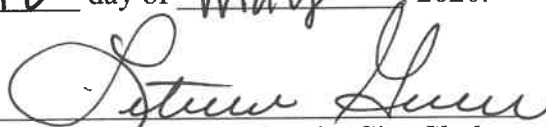


Robert J. Lovero, Mayor

ATTEST: 

Leticia "Letty" Garcia, City Clerk

Published by me in pamphlet form this 12 day of May 2026.



Leticia "Letty" Garcia, City Clerk

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. 20-13

AN ORDINANCE AMENDING VARIOUS SECTIONS OF THE ZONING CODE OF THE CITY OF BERWYN RELATIVE TO WORK-LIVE UNITS

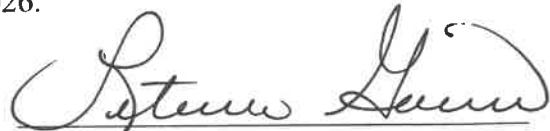
which Ordinance was passed by the City Council of the City of Berwyn at a Regular City Council Meeting on the 12 day of MAY, 2026, at which meeting a quorum was present, and approved by the Mayor of the City of Berwyn on the 12 day of MAY, 2026.

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: 0
NAYS: 0
ABSENT: 0

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 12 day of MAY, 2026.


City Clerk

[SEAL]



Adopted by the City Council of the City of Berwyn, Cook County, Illinois on
May 12th, 2026, pursuant to roll call, as follows:

	Yes	No	Absent	Present
Caldwell	✓			
Bowman	✓			
Leja	✓			
Fejt	✓			
Pabon	✓			
Polashek	✓			
Bruckmann	✓			
Carmichael	✓			
(Mayor) Lovero				
Total	8			

APPROVED this 12th day of May 2026.

ATTEST:



Leticia Garcia
 CITY CLERK



Robert J. Lovero
 MAYOR