

ORDINANCE

AN ORDINANCE AMENDING ARTICLE 8 (“USES”) OF THE OAK PARK ZONING ORDINANCE BY ADDING A COCKTAIL LOUNGE USE

WHEREAS, on March 5, 2026, the Village of Oak Park Plan Commission (“**Plan Commission**”) held a public hearing on the application of the Petitioner Village of Oak Park (“**Applicant**”), for text amendments to the Village of Oak Park Zoning Ordinance (“**Zoning Ordinance**”) Article 8 (“Uses”) – Table 8-1 (Use Matrix” by adding “Cocktail Lounge” as a permitted (P) use in the HS – Harrison Street Zoning District, DT – Downtown Zoning Districts, and the NC – Neighborhood Commercial Zoning District; 2) amending Article 2 (“Definitions & Rules of Measurement”), Section 2.3 (“Definitions”) of the Zoning Ordinance by adding a definition for “Cocktail Lounge” as follow: “An establishment that serves alcoholic beverages for on premise consumption and serves appetizers, snacks, or pre-packaged food items for consumption on the premises in a manner that is incidental to the sale of alcoholic beverages. Live entertainment and music may be provided as an ancillary use to the cocktail lounge. A Cocktail Lounge shall not exceed 2,000 square feet, excluding the square footage devoted to a kitchen. A cocktail lounge includes a speakeasy or similar lounge.”; 3) amending Article 8 (“Uses”), Section 8.3 (“Use Restrictions”), Subsection (A) (1) by adding “(l) Cocktail Lounge is allowed at grade level or on the ground floor within the first 50 feet of the street line;” and 4) amending Article 10 (“Off-Street Parking & Loading”) – Table 10-2 (“Off-Street Vehicle and Bicycle Parking Requirements”) of the Zoning Ordinance by adding “Cocktail Lounge” under “Use” and requiring “1 per 500sf GFA” for vehicle parking spaces & “1 per 1500sf GFA” for bicycle spaces; and

WHEREAS, notice of the public hearing was published in the *Wednesday Journal* on February 11, 2026; and

WHEREAS, the Plan Commission recommended that the text amendments reflected in this Ordinance be approved by a vote of six in favor and two against upon the close of the public hearing held on March 5, 2026 as reflected in the minutes of the public hearing, incorporated herein by reference as though fully set forth; and

WHEREAS, the Plan Commission adopted its Findings of Fact and Recommendation on March 5, 2026, which is adopted by the President and Board of Trustees of the Village and incorporated herein as though fully set forth; and

WHEREAS, the President and Board of Trustees of the Village have considered the Plan Commission’s Findings of Fact and Recommendation and have determined that it is appropriate to adopt the text amendments as provided in this Ordinance; and

WHEREAS, the Village Board finds that the application meets the standards for a Zoning Ordinance text amendment set forth in Section 14.1(E)2 (“Approval Standards for Text Amendments”), of the Village of Oak Park Zoning Ordinance and are approved.

NOW THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Oak Park, Cook County, Illinois, in the exercise of their home rule powers, as follows:

Section 1. Recitals Incorporated. The above recitals are incorporated herein by reference as though fully set forth.

Section 2. Zoning Ordinance Amended. Article 8 (“Uses”), Section 8.3 (“Use Restrictions”), Subsection (A) (1) of the Zoning Ordinance is amended by adding the following language in red and underlined text below:

“1. Cocktail Lounge is allowed at grade level or on the floor within the first 50 feet of the street line.”

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Section 3. Zoning Ordinance Amended. Article 8 (“Uses”) – Table 8-1 (“Use Matrix”) is amended by adding “Cocktail Lounge” as a permitted (P) use in the HS – Harrison Street Zoning District, DT – Downtown Zoning Districts, and the NC – Neighborhood Commercial Zoning District in red text as follows:

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TABLE 8-1: USE MATRIX																		
Use	R-1	R-2	R-3 -50 & -35	R-4	R-5	R-6	R-7	DT'	HS	GC	MS'	NA	NC'	RR'	OS	I	H	Use Standard § = Section
Retail																		
Antique Store								P	P	P	P	P	P	P				
Art Gallery								P	P	P	P	P	P	P				
Auction House								S	P	P	S	P	P	P				
Brewpub								P	P	P	P	P	P	P				
<u>Cocktail Lounge</u>								<u>P</u>	<u>P</u>				<u>P</u>					
Consignement Shop								P	P	P	P	P	P	P				
Craft Brew Lounge								S	S	S	P	S	S	P				
Design Studio with Retail								P	P	P	P	P	P	P			P	
Electric Vehicle Charging Station (Primary)									S	S	S	S	S	S				§8.4. W
Gas Station									S	S	S	S	S	S				§8.4.J
Greenhouse/Nursery										P		P						
Heavy Retail and Rental										S		S						
Outdoor Dining								P	P	P	P	P	P	P				§8.4.L
Retail Cannabis Establishment								S	S	S	S	S	S	S				State Statute 410 ILCS 705 §8.4. P
Restaurant								P	P	P	P	P	P	P			P	
Retail Goods Establishment								P	P	P	P	P	P	P			P	
Secondhand Goods Dealer												S		S				
Specialty Food Service								S	S		P	S	S	P				
Vehicle Dealership: Fully Enclosed								P		P	P	P		P				§8.4. S
Vehicle Dealership: Fully Enclosed-Small								P		P	P	P	P	P				§8.4. S
Vehicle Dealership: With Outdoor Storage and Display										S		S		S				§8.4. S

Section 4. Zoning Ordinance Amended. Article 2 (“Definitions & Rules of Measurement”), Section 2.3 (“Definitions”) of the Zoning Ordinance is amended by adding the following definition for “Cocktail Lounge” in red and underlined text:

“An establishment that serves alcoholic beverages for on premise consumption and serves appetizers, snacks, or pre-packaged food items for consumption on the premises in a manner that is incidental to the sale of alcoholic beverages. Live entertainment and music may be provided as an ancillary use to the cocktail lounge. A Cocktail Lounge shall not exceed 2,000 square feet, excluding the square footage devoted to a kitchen. A cocktail lounge includes a speakeasy or similar lounge.”

Section 5. Zoning Ordinance Amended. Article 10 (“Off-Street Parking & Loading”) – Table 10-2 (“Off-Street Vehicle and Bicycle Parking Requirements”) of the Zoning Ordinance is amended by adding “Cocktail Lounge” under “Use” and requiring “1 per 500sf GFA” for vehicle parking spaces & “1 per 1500sf GFA” for bicycle spaces in redlined text as follows:

TABLE 10-2: OFF-STREET VEHICLE AND BICYCLE PARKING REQUIREMENTS			
USE	MINIMUM REQUIRED VEHICLE SPACES	MINIMUM REQUIRED BICYCLE SPACES	
		REQUIRED TOTAL BICYCLE SPACES	% OF REQUIRED BICYCLE SPACES FOR LONG-TERM SPACES
Animal Care Facility	1 per 500sf GFA		
Antique Store	1 per 500sf GFA	Over 10,000sf GFA: 1 per 2,500sf GFA	
Art Gallery	1 per 500sf GFA	Over 5,000sf GFA: 1 per 1,500sf GFA	
Art and Fitness Studio	1 per 500sf GFA	Over 5,000sf GFA: 1 per 1,500sf GFA	
Auction House	1 per 500sf GFA	Over 10,000sf GFA: 1 per 2,500sf GFA	
Bed and Breakfast	2 + 1 per guestroom		
Body Modification Establishment	1 per 500sf GFA		
Brew Pub	1 per 500sf GFA	Over 5,000sf GFA: 1 per 1,500sf GFA	
Broadcasting Facility	1 per 1,000sf GFA	Over 10,000sf GFA: 1 per 2,500sf GFA	
Business Service Center	1 per 500sf GFA	Over 10,000sf GFA: 1 per 2,500sf GFA	
Car Wash	Non-Automated: 2 per bay Automated: 1 per bay		
Cocktail Lounge	1 per 500sf GFA	1 per 1500sf GFA	
Community Center	1 per 500sf GFA	1 per 2,500sf GFA	
Community Residence	1 per 2 rooms	1 per 4 rooms	
Consignment Shop	1 per 500sf GFA	Over 10,000sf GFA: 1 per 2,500sf GFA	
Contractor Shop	1 per 500sf GFA		
Craft Brew Lounge	1 per 500sf GFA	Over 5,000sf GFA: 1 per 1,500sf GFA	
Cultural Facility	1 per 500sf GFA	1 per 2,500sf GFA	
Day Care Center	1 per 1,000sf GFA		
Design Studio with Retail	1 per 500sf GFA	Over 10,000sf GFA: 1 per 2,500sf GFA	
Dwelling – Above the Ground Floor	1 per du	1 per 4 du	80%
Dwelling – Multi-Family	1 per du	1 per 4 du	80%
Dwelling – Single-Family (Detached)	2 per du		
Dwelling – Townhouse	2 per du		
Dwelling – Two-Family	2 per du		
Educational Facility – Primary or Secondary	1 per classroom	1 per 5 classrooms	
Educational Facility – University	1 per 3 students at maximum enrollment	1 per 10 students at maximum enrollment	30%
Educational Facility – Vocational	1 per 500sf GFA	1 per 2,500sf GFA	
Financial Institution	1 per 500sf GFA	1 per 5,000sf GFA	
Funeral Home	1 per 200sf GFA of public space		
Gas Station	2 per pump island + 1 per 500sf GFA of structure + 5 stacking spaces per car wash bay		
Government Office	1 per 500sf GFA	1 per 2,500sf GFA	30%
Greenhouse/Nursery	1 per 500sf GFA of indoor space + 1 per 1,000sf of outdoor space		
Heavy Retail and Rental	1 per 500sf GFA of indoor space +		

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Section 6. Severability and Repeal of Inconsistent Ordinances. 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. All ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 7. Effective Date. This Ordinance shall be in full force and effect after its approval, passage and publication as provided by law.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

ADOPTED this 24th day of March 2026, pursuant to a roll call vote as follows:

Voting	Aye	Nay	Abstain	Absent
President Scaman				
Trustee Eder				
Trustee Enyia				
Trustee Leving Jacobson				
Trustee Straw				
Trustee Taglia				
Trustee Wesley				

APPROVED this 24th day of March 2026.

Vicki Scaman, Village President

ATTEST

Christina M. Waters, Village Clerk

Published in pamphlet form this 24th day of March 2026.

Christina M. Waters, Village Clerk