

March 5, 2026

President and Board of Trustees
Village of Oak Park
123 Madison Street
Oak Park, Illinois 60302

**Re: Application of the Village of Oak Park for
Consideration of Amendments to the Village of
Oak Park Zoning Ordinance Regarding Cocktail
Lounge uses— PC 25-03**

Dear President and Board of Trustees:

In February of 2026, the Village of Oak Park, 123 Madison Street, Oak Park, Illinois 60303 (“**Applicant**”), submitted an application (“**Application**”) for consideration of amendments to the “Village of Oak Park Zoning Ordinance,” as amended (“**Zoning Ordinance**”), with the Plan Commission (“**Commission**”). The Applicant requested that the Commission consider whether to amend the Zoning Ordinance with regard to cocktail lounge uses within certain zoning districts within the Village of Oak Park, as set forth in **EXHIBIT A** attached hereto and made a part hereof (together, the “**Amendments**”).

STANDARDS

1. The Zoning Ordinance was adopted in its current form in September 18, 2017, and has been subsequently amended from time to time.

2. The following are standards for approval of text amendments, as set forth in Section 14.1(E)(2) of the Zoning Ordinance:

a. The extent to which the proposed amendment promotes the public health, safety, and welfare of the Village.

b. The relative gain to the public, as compared to the hardship imposed upon the applicant.

c. The consistency of the proposed amendment with the Comprehensive Plan and any adopted land use policies.

d. The consistency of the proposed amendment with the intent and general regulations of this Ordinance.

e. Whether the proposed amendment corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy.

f. The extent to which the proposed amendment creates nonconformities.

g. The extent to which the proposed amendment is consistent with the overall structure and organization of this Ordinance.

NOTICE AND HEARING

3. The Applicant asked the Commission to conduct a public hearing to consider whether it is appropriate to make the Amendments.

4. On March 5, 2026, legal notice that the Plan Commission would conduct a public hearing to consider the Amendments was published in *The Wednesday Journal*, a newspaper of general circulation within the Village of Oak Park.

5. On March 5, 2026, the Commission conducted a public hearing to consider the Amendments ("**Public Hearing**"), at which time and place a quorum of the members of the Commission was present.

6. At the Public Hearing, the Commission heard testimony regarding the Amendments.

7. Testimony and evidence presented at the Public Hearing established that cocktail lounges are an appropriate use in certain locations in the Village.

FINDINGS OF FACT

8. Having heard and considered the testimony and evidence at the Public Hearing, the Commission makes the following findings of fact:

a. The Commission finds that the Amendments satisfy the standards in Subsection 14.1(E)(2), and that approval of the Amendments is appropriate.

b. Specifically, the Commission finds that the Amendments, which establish cocktail lounge use in the Village and would diversify business offerings within specific areas of the Village that are likely to benefit, would:

i. promote the public health, safety, and welfare of the Village;

- ii. result in a relative gain to the public as compared to the hardship imposed on the Applicant;
- iii. make the regulations in the Zoning Ordinance more closely aligned with the intent of the Zoning Ordinance and Comprehensive Plan of the Village of Oak Park;
- iv. further the land planning goals of the Village of Oak Park;
- v. reflect a change in the policy of the Village;
- vi. not create nonconformities; and
- vii. be consistent with the overall structure and organization of the Zoning Ordinance.

RECOMMENDATION

Pursuant to the authority vested in it by the statutes of the State of Illinois and the ordinances of the Village of Oak Park, and based on the above findings of fact, and the testimony and evidence presented at the Public Hearing, this Commission, sitting as a Zoning Commission, hereby recommends to the Village President and Board of Trustees that the Application be GRANTED, and that the Amendments be approved.

This report was adopted by a 6 to 2 vote of the Plan Commission, sitting as a Zoning Commission, this 5th day of March, 2026.

EXHIBIT A
AMENDMENTS

The Amendments to the Zoning Ordinance are below, with additions underlined and deletions struck through.

(attached)

VILLAGE OF OAK PARK ZONING ORDINANCE: COCKTAIL LOUNGE

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ARTICLE 8. USES

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8.3 USE RESTRICTIONS

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Amending Article 8 (“Uses”), Section 8.3 (“Use Restrictions”), Subsection (A) (1) by adding the following language. “(I) Cocktail Lounge is allowed at grade level or on the ground floor within the first 50 feet of the street line.”

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

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Amending 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.

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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 ¹	HS	GC	MS ¹	NA	NC ¹	RR ¹	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				
Cocktail Lounge								P	P					P				
Consignment 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	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

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ARTICLE 2. DEFINITIONS & RULES OF MEASUREMENT

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2.3 DEFINITIONS

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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.”

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ARTICLE 10. OFF-STREET PARKING & LOADING

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10.4 REQUIRED OFF-STREET VEHICLE AND BYCYCLE PARKING SPACES

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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.

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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	
Consignement 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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