

ORDINANCE

AN ORDINANCE AMENDING ARTICLE 2 (“DEFINITIONS AND RULES OF MEASUREMENT”), SECTION 2.3 (“DEFINITIONS”), ARTICLE 8 (“USES”), TABLE 8-1 (“USE MATRIX”) AND SECTION 8.4(R) (“VEHICLE DEALERSHIP AND VEHICLE RENTAL”) OF THE OAK PARK ZONING ORDINANCE TO ESTABLISH SMALL VEHICLE DEALERSHIPS AS A PERMITTED USE IN VARIOUS BUSINESS AND COMMERCIAL ZONING DISTRICTS

WHEREAS, on August 1, 2019 the Village of Oak Park Plan Commission (“Plan Commission”) held a public hearing on the application of the Petitioner, Quadrant Motors, Inc. (“Applicant”), for a text amendment to Article 2 (“Definitions and Rules of Measurement”), Section 2.3 (“Definitions”) and Article 8 (“Uses”), Table 8-1 (“Use Matrix”) and Section 8.4(R) (“Vehicle Dealership and Vehicle Rental”) of the Oak Park Zoning Ordinance, to add a new category for small vehicle dealerships as a permitted use in various business districts; and

WHEREAS, notice of the public hearing was published in the *Wednesday Journal* on July 17, 2019; and

WHEREAS, the Plan Commission recommended that the text amendment reflected in this Ordinance be granted by a vote of five (5) in favor and zero (0) against upon the close of the public hearing held on August 1, 2019, 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 August 1, 2019, 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 grant the text amendment as provided in this Ordinance.

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 2 (“Definitions and Rules of Measurement”), Section 2.3 (“Definitions”) of the Oak Park Zoning Ordinance is amended to add the underlined language to read as follows:

ARTICLE 2. DEFINITIONS AND RULES OF MEASUREMENT

* * * *

2.3 DEFINITIONS

* * * *

Vehicle Dealership-Fully Enclosed-Small. An establishment that sells or leases new or used automobiles, motorcycles and/or recreation vehicles in an area no greater than 5,000 square feet nor less than 2,000 square feet. An inventory of new or used vehicles for sale or for lease may be maintained on-site, but without on-site facilities for vehicle repair and service.

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Section 3. Zoning Ordinance Amended. Article 8 (“Uses”), Table 8-1 (“Use Matrix”) of the Oak Park Zoning Ordinance is amended to add the underlined language as follows:

TABLE 8-1: USE MATRIX

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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
Vehicle Dealership – Fully Enclosed-Small								P		P	P	P	P	P				§8.4.R

* * * *

Section 4. Zoning Ordinance Amended. Article 8 (“Uses”), Section 8.4(R) (“Vehicle Dealership and Vehicle Rental”) of the Oak Park Zoning Ordinance is amended to add the underlined language as follows:

8.4 PRINCIPAL USE STANDARDS

Where applicable, principal uses are required to comply with all use standards of this section, whether a permitted or special use, in addition to all other regulations of this Ordinance.

* * * *

R. Vehicle Dealership and Vehicle Rental

1. All repair and service operations must be performed within a fully enclosed building. Fueling facilities must be located to the rear of the lot.
2. Any outdoor display of vehicles must be screened along front and corner side yards along the perimeter of outdoor display areas. The screening must consist of shrubs a

minimum of three feet in height, spaced linearly and planted every three feet on center, or a low pedestrian wall a minimum of three feet to a maximum of four feet in height.

3. All outdoor display areas must be paved.
4. No vehicles may be displayed with open hoods.
5. No partially dismantled or wrecked vehicle may be stored outdoors on the premises.
6. No attention-getting devices may be attached to vehicles.
7. Vehicle dealership – large/small must be displayed behind a standard retail storefront system or equivalent with clear glass.
8. Hours of operation must be similar to that of a typical retail use.

Section 5. 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 6. 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 3rd day of September, 2019, pursuant to a roll call vote at follows:

Voting	Aye	Nay	Abstain	Absent
President Abu-Taleb				
Trustee Andrews				
Trustee Boutet				
Trustee Buchanan				
Trustee Moroney				
Trustee Taglia				
Trustee Walker-Peddakotla				

APPROVED this 3rd day of September, 2019.

Anan Abu-Taleb, Village President

ATTEST

Vicki Scaman, Village Clerk

Published in pamphlet form this 3rd day of September, 2019.

Vicki Scaman, Village Clerk