

August 1, 2019

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

Re: Application of Eric Shropshire, as agent for Quadrant Motors, Inc., for Consideration of an Amendment to the Allowable Uses in the DT Downtown, GC General Commercial, MS Madison Street, NA North Avenue, NC Neighborhood Commercial, and RR Roosevelt Road Zoning Districts to Allow Vehicle Dealerships – Fully Enclosed (Small) as Permitted Uses – PC 19-01

Dear President and Board of Trustees:

In July of 2019, Eric Shropshire, as agent for Quadrant Motors, Inc., of 4825 North Winthrop Avenue, Chicago, Illinois 60640 (“Applicant”), submitted an application for consideration of amendments to the Village of Oak Park Zoning Ordinance (“Zoning Ordinance”) with the Plan Commission (“Commission”). The Applicant requested that the Commission consider whether to amend the Zoning Ordinance to add and define a new use of “vehicle dealership – fully enclosed – small,” to allow that type of dealership as permitted uses in the DT Downtown, GC General Commercial, MS Madison Street, NA North Avenue, NC Neighborhood Commercial, and RR Roosevelt Road Zoning Districts, and to add additional performance standards for vehicle dealerships.

Notice and Hearing.

On July 17, 2019, legal notice of the public hearing was published in *The Wednesday Journal*, a newspaper of general circulation within the Village of Oak Park.

Pursuant to legal notice, the Commission conducted a public hearing on the application on August 1, 2019, at which time and place a quorum of the members of the Commission was present.

Having heard and considered the testimony and evidence at the public hearing, the Commission makes the following findings of fact:

FINDINGS OF FACT

1. The Applicant is Eric Shropshire, as agent for Quadrant Motors, Inc.
2. In its application, the Applicant asked the Commission to consider whether it is appropriate to define a new use of “vehicle dealership – fully enclosed – small” in Section 2.3 of the Zoning Ordinance, whether it is appropriate to amend the allowable uses in the DT Downtown, GC General Commercial, MS Madison Street, NA North Avenue, NC Neighborhood Commercial, and RR Roosevelt Road Zoning Districts to allow for that type of dealership as permitted uses, in Section 8.3, Table 8-1 of the Zoning Ordinance, and whether it is appropriate to add to the performance standards for vehicle dealerships, in Section 8.4(R) of the Zoning Ordinance.
3. The Zoning Ordinance does not permit fully enclosed small vehicle dealerships in any zoning district.
4. The Commission heard testimony regarding the proposed addition of the definition of a fully enclosed small vehicle dealership use, the proposed addition of the use as permitted uses in the DT Downtown, GC General Commercial, MS Madison Street, NA North Avenue, NC Neighborhood Commercial, and RR Roosevelt Road Zoning Districts, and the proposed addition of additional performance standards for vehicle dealerships.

5. The purposes of the DT Downtown, GC General Commercial, MS Madison Street, NA North Avenue, NC Neighborhood Commercial, and RR Roosevelt Road Zoning Districts are in Section 5.1 of the Zoning Ordinance, and include promoting appropriate retail and commercial uses.

6. A fully enclosed small vehicle dealership use is proposed to be defined in Section 2.3 of the Zoning Ordinance as:

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.

7. The following additional performance standards for vehicle dealerships are proposed to be added to Section 8.4(R) of the Zoning Ordinance:

[...]

7. Vehicle Dealership – Large / Small must be displayed behind a standard retail storefront system or equivalent with clear glass; and

8. Hours of operation must be similar to that of a typical retail use.

Standards.

8. The following are standards for approval of text amendments in Subsection 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.

9. The Commission finds that adding a fully enclosed small vehicle dealership definition to the Zoning Ordinance satisfies the standards in Subsection 14.1(E)(2), and that approval of the requested text amendment is appropriate.

10. The Commission finds that that allowing fully enclosed small vehicle dealerships as permitted uses in the DT Downtown, GC General Commercial, MS Madison Street, NA North Avenue, NC Neighborhood Commercial, and RR Roosevelt Road Zoning Districts satisfies the standards in Subsection 14.1(E)(2), and that approval of the requested text amendment is appropriate.

11. The Commission finds that adding the additional performance standards for vehicle dealerships set forth above satisfies the standards in Subsection 14.1(E)(2), and that approval of the requested text amendment is appropriate.

12. Specifically, the Commission finds that adding a small vehicle dealership definition to the Zoning Ordinance, and adding such dealerships as permitted uses in the DT Downtown, GC General Commercial, MS Madison Street, NA North Avenue, NC Neighborhood Commercial, and RR Roosevelt Road Zoning Districts, will allow for the operation of unique businesses in an emerging market in the Village, and will encourage a more diverse retail and commercial environment in the Village, which dealerships will

act as retail destinations and enhance the vibrancy of the Zoning Districts where such dealerships are operated.

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, the testimony and the 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:

1. A definition of fully enclosed small vehicle dealership be added to Section 2.3 of the Zoning Ordinance as follows:

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;

2. Fully enclosed small vehicle dealership be added as a permitted use (“P”) in the DT Downtown, GC General Commercial, MS Madison Street, NA North Avenue, NC Neighborhood Commercial, and RR Roosevelt Road Zoning Districts in Section 8.3, Table 8-1 of the Zoning Ordinance, under the “Retail” heading in Table 8-1, with a reference in the “Use Standard” column to “§ 8.4.R;” and

3. The following additional performance standards for vehicle dealerships be added to Section 8.4(R) of the Zoning Ordinance:

[...]

7. Vehicle Dealership – Large / Small must be displayed behind a standard retail storefront system or equivalent with clear glass; and
8. Hours of operation must be similar to that of a typical retail use.

This report adopted by a _5_ to _0_ vote of the Plan Commission, sitting as a Zoning Commission, this 1st day of August, 2019.