

ORDINANCE

AN ORDINANCE AMENDING ARTICLE 2 (“DEFINITIONS AND RULES OF MEASUREMENT”), SECTION 2.3 (“DEFINITIONS”) AND ARTICLE 8 (“USES”) SECTION 8.3 (“USE RESTRICTIONS”); AND TABLE 8-1 (“USE MATRIX”) OF THE VILLAGE OF OAK PARK ZONING ORDINANCE REGARDING WORK LOUNGES

WHEREAS, on November 1, 2018 the Village of Oak Park Plan Commission (“Plan Commission”) held a public hearing on the application of the Petitioner, Venture 1212 LLC, DBA Mojo Tap, for text amendments to Article 2 (“Definitions and Rules of Measurement”), Section 2.3 (“Definitions”) of the Village of Oak Park Zoning Ordinance to add the definition of a “work lounge,” and Article 8 (“Uses”), Section 8.3 (“Use Restrictions”), and Table 8-1 (“Use Matrix”) to add work lounge as an exception to the 50 foot retail requirement to work lounge as a special use in the DT Downtown Zoning District.; and

WHEREAS, notice of the public hearing was published in the *Wednesday Journal* on October 17, 2018; and

WHEREAS, the Plan Commission recommended that the text amendments reflected in this Ordinance be granted by a vote of seven (7) in favor and one (1) against upon the close of the public hearing held on November 1, 2018, 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 November 1, 2018, 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 amendments 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 Village of Oak Park Zoning Ordinance is amended to add the underlined language to read as follows:

2.3 DEFINITIONS

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Work Lounge. A shared office establishment that includes a first floor use for the presentation of non-amplified music, theatrical plays, stand-up comedy, magic shows, and spoken word poetry performances, as well as events and group activities, such as salon-style discussions with authors, scholars and community members, trivia nights, murder-mystery events, birthday parties, holiday parties, anniversary parties, corporate off-site meetings and book club meetings and shall also include the sale of alcoholic liquors for consumption on the premises.

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Section 3. Zoning Ordinance Amended. Article 8 (“Uses”), Section 8.3 (“Use Restrictions”) and Table 8-1 (“Use Matrix”) of the Village of Oak Park Zoning Ordinance are amended to add the underlined language to read as follows:

8.3. USE RESTRICTIONS

A. DT District

The use restrictions apply to the following districts and/or geographic areas.

- Only uses that are listed as permitted or special within the “retail” category of Table 8-1 for the DT District are allowed within 50 feet of the street lot line at grade level or on the ground floor of any building, with the following exceptions:

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- Work Lounge is allowed at grade level or on the ground floor within the first 50 feet of the street lot line.

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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
Office																		
Financial Institution								P	P	P	P	P	P	P				
Office								P	P	P	P	P	P	P		P	P	
Industrial Design								P	P	P	P	P	P	P				
Research and Development (R&D)										S	S	S					P	
<u>Work Lounge</u>								<u>S</u>										

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Section 4. 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 5. Effective Date. This Ordinance shall be in full force and effect after its approval, passage and publication as provided by law.

ADOPTED this 3rd day of December, 2018, pursuant to a roll call vote at follows:

Voting	Aye	Nay	Abstain	Absent
President Abu-Taleb				
Trustee Andrews				
Trustee Button				
Trustee Boutet				
Trustee Moroney				
Trustee Taglia				
Trustee Tucker				

APPROVED this 3rd day of December, 2018.

Anan Abu-Taleb, Village President

ATTEST

Vicki Scaman, Village Clerk

Published in pamphlet form this 3rd day of December, 2018.

Vicki Scaman, Village Clerk