

ORDINANCE

AN ORDINANCE AMENDING ARTICLE 2 (“DEFINITIONS & RULES OF MEASUREMENT”), SECTION 2.3 (“DEFINITIONS”), ARTICLE 8 (“USES”), SECTION 8.3 (“USE RESTRICTIONS”) AND TABLE 8-1 (“USE MATRIX”) OF THE OAK PARK ZONING ORDINANCE TO ESTABLISH PRINCIPAL PARKING LOTS AS A SPECIAL USE IN THE DT ZONING DISTRICT

WHEREAS, on March 20, 2024, the Village of Oak Park Plan Commission (“Plan Commission”) held a public hearing on the application of the Petitioner SDOP Corporation (“Petitioner”) for a text amendment to Article 2 (“Definitions & Rules of Measurement”), Section 2.3 (“Definitions”) by adding a definition for “Parking Lot (Principal)” and amending the definition of “Parking Lot,” a text amendment to Section 8.3 (“Use Restrictions”), Subsection A(1) (“DT Districts”) by adding a new Subsection k of the Oak Park Zoning Ordinance and a text amendment to Article 8 (“Uses”), Table 8.1 (“Use Matrix”) to add “Parking Lot (Principal)” as a special use in the DT Zoning District; and

WHEREAS, notice of the public hearing was published in the *Wednesday Journal* on February 21, 2024; and

WHEREAS, the Plan Commission recommended that the text amendments reflected in this Ordinance be adopted by a vote of six (6) in favor and two (2) against upon the close of the public hearing held on March 20, 2024, 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 20, 2024, 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 amendment 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 2 ("Definitions & Rules of Measurement"), Section 2.3 ("Definitions") of the Oak Park Zoning Ordinance is amended to add the underlined language and delete the overstricken language to read as follows:

ARTICLE 2. DEFINITIONS & RULES OF MEASUREMENT

* * * *

2.3 DEFINITIONS

* * * *

Parking Lot (Principal). A privately-owned open, hard-surfaced area, other than a street or public way, used for the storage of operable passenger motor vehicles for compensation. Village-owned parking lots are exempt from any applicable provisions of this Zoning Ordinance.

Parking Lot (Accessory). An open, hard-surfaced area, other than a street or public way, used for the storage of operable passenger motor vehicles ~~whether for compensation or at no charge located where permitted pursuant to Section 10.2. With the exception of Village-owned parking lots, all parking lots must be accessory to a principal use. Village operated parking lots are exempt from the provisions of this Zoning Ordinance.~~

* * * *

Section 2. Zoning Ordinance Amended. Article 8 ("Uses"), Section 8.3 ("Use Restrictions") and Table 8.1 ("Use Matrix") of the Oak Park Zoning Ordinance is amended to add the underlined language and delete the overstricken language to read as follows:

ARTICLE 8. USES

* * * *

8.3 USE RESTRICTIONS

* * * *

A. DT District

The use restrictions of this section apply to the DT-1 and DT-2 Sub-Districts.

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

*

*

*

*

k. Parking lot (principal) is allowed at grade level within the first 50 feet of any street lot line, except the street lot lines of Lake Street and Oak Park Avenue.

*

*

*

*

*

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 ¹	NA	NC ¹	RR ¹	OS	I	H	Use Standard § = Section
-----	-----	-----	---------------------	-----	-----	-----	-----	----	----	----	-----------------	----	-----------------	-----------------	----	---	---	--------------------------------

*

*

*

*

*

Transportation

Drive-Through Facility

Helipad

Parking Lot (Principal)

										S	S	S		S				§8.4. I
																S		§8.4. K
								S										§8.3A (1) k.

Section 3. 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 4. 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 30^h day of April, 2024, pursuant to a roll call vote as follows:

Voting	Aye	Nay	Abstain	Absent
President Scaman				
Trustee Buchanan				
Trustee Enyia				
Trustee Parakkat				
Trustee Robinson				
Trustee Straw				
Trustee Wesley				

APPROVED this 30th day of April, 2024.

Vicki Scaman, Village President

ATTEST

Christina M. Waters, Village Clerk

Published in pamphlet form this 30th day of April, 2024.

Christina M. Waters, Village Clerk