

ORDINANCE
AN ORDINANCE AMENDING ARTICLE 3 ("ZONING DISTRICT REGULATIONS"),
SECTION 3.1 ("SUMMARY USE MATRIX") OF THE VILLAGE OF OAK PARK ZONING
ORDINANCE BY ADDING BUILDINGS ANCILLARY TO CHURCH, MOSQUE OR
TEMPLE AS A PERMITTED USE IN THE B1/B2 GENERAL BUSINESS DISTRICT AND
AMENDING ARTICLE 9 ("DEFINITIONS") OF THE ZONING ORDINANCE BY ADDING A NEW
SUBSECTION 9.26 ("BUILDINGS ANCILLARY TO CHURCH, MOSQUE OR TEMPLE")

WHEREAS, at its meeting of July 18, 2016, the Board of Trustees of the Village of Oak Park ("Village") referred to the Zoning Board of Appeals for public hearing an application for a text amendment to Article 3 ("Zoning District Regulations"), Section 3.1 ("Summary Use Matrix") of the Village of Oak Park Zoning Ordinance ("Zoning Ordinance") by adding "Buildings Ancillary to Church, Mosque or Temple" as a permitted use in the B1/B2 General Business District and a text amendment to Article 9 ("Definitions") by adding a new Subsection 9.94 ("Buildings Ancillary to Church, Mosques or Temples") to Zoning Ordinance; and

WHEREAS, at a meeting held on August 3, 2016, the Zoning Board of Appeals held a public hearing on the Petitioner's application for the text amendment; and

WHEREAS, notice of the public hearing was duly published in the *Wednesday Journal* on July 13, 2016; and

WHEREAS, the Zoning Board of Appeals recommended that the text amendment be approved by a vote of four (4) in favor and one (1) against with one (1) abstention; and

WHEREAS, the Zoning Board of Appeals adopted its written Findings and Recommendation on the application at its meeting of August 3, 2016, which is attached hereto and incorporated herein as Attachment A; and

WHEREAS, the President and Board of Trustees have received the Findings and Recommendation of the Zoning Board of Appeals with respect to the application for the text amendment; and

WHEREAS, the President and Board of Trustees of the Village have considered the recommendation of the Zoning Board of Appeals and all of the facts and circumstances affecting the Application, and the President and Board of Trustees 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. Adoption of Findings of Fact and Recommendation. The Findings of Fact and Recommendation of the Zoning Board of Appeals, together with all reports and exhibits submitted at the public hearing, are hereby incorporated by reference herein and are approved.

Section 3. Zoning Ordinance Amended. Article 3 (“Zoning District Regulations”), Section 3.1 (“Summary Use Matrix”) of the Village of Oak Park Zoning ordinance is amended by adding the underlined language by adding “Buildings Ancillary to Church, Mosque or Temple” as a permitted use in the B1/B2 General Business District to read as follows:

SUMMARY USE MATRIX

USES ALLOWED BY ZONE DISTRICT														
(P = PERMITTED S = SPECIAL Blank = NOT PERMITTED)														
POD=Perimeter Overlay District TRROD=Transit-Related Retail Overlay District														
HMOD=Lake Street Building Height and Massing Overlay District														
MadSOD=Madison Street Overlay District MarSOD=Marion Street Overlay District														
	RESIDENTIAL							NON RESIDENTIAL				ADDITIONAL		
Use Category														
SPECIFIC USE TYPE	R1	R2	R3	R4	R5	R6	R7	H	B1	B3	B4	C		
Church/Temple/ Mosque – Ancillary Building	S	S	S	S	S	S	S	S	<u>P</u>				Ancillary buildings are special use in residential districts; See § 4.5.2(F) RROD § 3.9.8(M)(3)	

Section 4. Zoning Ordinance Amended. Article 9 (“Definitions”) of the Village of Oak Park Zoning Ordinance is amended by adding a new subsection 9.26 (“Buildings Ancillary to Church, Mosque or Temple”), and subsequently renumbering the definitions in Article 9, to read as follows:

ARTICLE 9: DEFINITIONS

* * * *

9.26 Buildings Ancillary to Church, Mosque or Temple

Buildings operated by a Church, Mosque or Temple which are devoted to recreational or administrative activities or to group activities, other than attending worship services, located on a lot other than that containing the principal church, mosque or temple building.

* * * *

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.

ADOPTED this 6th day of September, 2016, pursuant to a roll call vote at follows:

Voting	Aye	Nay	Abstain	Absent
President Abu-Taleb				
Trustee Barber				
Trustee Brewer				
Trustee Button Ott				
Trustee Lueck				
Trustee Salzman				
Trustee Tucker				

APPROVED this 6th day of September, 2016.

Anan Abu-Taleb, Village President

ATTEST

Teresa Powell, Village Clerk

Published in pamphlet form this 6th day of September, 2016.

Teresa Powell, Village Clerk