



Agenda Item Summary

File #: ORD 16-100, **Version:** 1

Submitted By

Mike Quinn, Zoning Board of Appeals Chairperson through Tammie Grossman, Development Customer Services Director

Reviewed By

LKS

Agenda Item Title

Concur with the Zoning Board of Appeals' Recommendation and Adopt 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")

Overview

Upon the Village Board's authority, the Zoning Board of Appeals has held a public hearing on the text amendment to the Zoning Ordinance for the purpose of allowing buildings ancillary to church, mosque or temple as a permitted use in the B1/B2 General Business.

Recommendation

Accept the Zoning Board of Appeals' Recommendations and Adopt the Ordinance.

Staff Recommendation

Staff Supports the Zoning Board of Appeals

Fiscal Impact

Village cost of public notice

Background

The subject property is located west of Home Avenue at 1019 South Boulevard. The proposal is for Unity Temple to remodel the existing billiard parlor and use the space for the church's administrative offices and Sunday school. The proposed uses are most similar to "Buildings Ancillary to Church/Mosque/Temple" as described in Section 4.5.2 (F) of the Zoning Ordinance under "Authorized Special Uses" as follows: "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, in R-7 Districts or more-restrictive district shall be permitted as a special use."

The ancillary building use as described above was created for a church, mosque or temple to operate via a

special use permit ancillary buildings for administrative purposes or group activities in a separate building located in residential districts, wherein the majority of our religious institutions are located. This proposal, however, plans to operate an ancillary building to Unity Temple in a B-1/B-2 General Business District. In order to allow this use at the subject property, Unity Temple has proposed a text amendment to the Zoning Ordinance to Article 3 and Article 9. Specifically, Article 3 (“Zoning District Regulations”), 3.1 (“Summary Use Matrix”) would be amended to allow the proposed use as a permitted use in the B1/B2 General Business District, the zoning classification for the Applicant’s location on South Boulevard. Likewise, Article 9 (“Definitions”) would be modified to include the following definition: “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.”

Alternatives

The Village Board can accept the recommendations as presented, deny the application, or approve the application with modifications.

Previous Board Action

At their July 18, 2016 meeting, the Village Board authorized a referral of the text amendment to the Zoning Board of Appeals to hold a public hearing.

Citizen Advisory Commission Action

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Anticipated Future Actions/Commitments

N/A.

Intergovernmental Cooperation Opportunities

Zoning and land use matters are unique to Village government within the corporate limits of Oak Park and therefore, intergovernmental cooperation opportunities do not exist.

Performance Management (MAP) Alignment

A Governance Priority established for the Development Customer Services Department is Land Use Regulations.