

February 6, 2025

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

Re: Application of Village of Oak Park for Consideration of Amendments to the Village of Oak Park Zoning Ordinance to Merge Certain Functions of the Community Design Commission with the Zoning Board of Appeals and to Eliminate All References to the Community Design Commission Within the Zoning Ordinance— PC 25-01

Dear President and Board of Trustees:

In January of 2025, the Village of Oak Park, 123 Madison Street, Oak Park, Illinois 60303 (“**Applicant**”), prepared 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 merge certain functions of the Community Design Commission with the Zoning Board of Appeals and eliminate all references to the Community Design Commission within the Zoning Ordinance, as set forth in **EXHIBIT A** attached hereto and made a part hereof (together, the “**Amendments**”).

Notice and Hearing.

On January 22, 2025, 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 February 6, 2025, 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's proposed Amendments merge certain functions of the Community Design Commission with the Zoning Board of Appeals and eliminate all references to the Community Design Commission within the Zoning Ordinance.

2. Specifically, the Applicant's proposed Amendments seek to: (a) Amend the Table of Contents under Article 12 ("Ordinance Administrators) by striking 12.5 Community Design Commission and amending the Historic Preservation Commission section under Article 12, to 12.5 from 12.6; (b) Amend Article 5 ("Commercial Districts") Section 5.4 ("RR District Dimensional and Design Standards"), subsection I(4)(c) ("Review and Approval of Building Materials") by striking Community Design Commission and replacing it with Zoning Board of Appeals; (c) Amend Article 7 ("Design Standards") Section 7.3 ("Design Review") subsection A(3) by striking Community Design Commission and replacing it with Zoning Board of Appeals, and subsection B(2)(a) by striking Customer, B(2)(c) by striking Community Design Commission and replacing it with Zoning Board of Appeals, and striking Customer, and subsection B(2)(d) by striking Community Design Commission and replacing it with Zoning Board of Appeals, striking Commission and replacing it with Zoning Board of Appeals, and in the last sentence by striking Community Design Commission and replacing it with Zoning Board of Appeals; and (d) Amend Article 12 ("Ordinance Administrators") by striking 12.5 Community Design Commission and amending Historic Preservation Commission from subsection 12.6 to become Section 12.5, and adding language to Section 12.3(A) ("Powers Related to Zoning Ordinance") to create new subsections 5 and 6, and adding a reference that the Zoning Board of Appeals will also review and decide on variances to the Village Sign Ordinance, and striking the full subsection 12.5 ("Community Design Commission") and amending subsection 12.6 to become 12.5 ("Historic Preservation Commission").

3. The Zoning Ordinance was adopted in its current form in September of 2017 and it has been amended several times since then.

4. The Commission heard testimony regarding the proposed Amendments.
5. Testimony established that there is a need to amend the Zoning Ordinance to merge certain functions of the Community Design Commission with the Zoning Board of Appeals and eliminate all references to the Community Design Commission within the Zoning Ordinance.

Standards.

6. 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.

7. The Commission finds that the Amendments satisfy the standards in Subsection 14.1(E)(2), and that approval of the requested Amendments is appropriate.

8. The Commission finds that the Amendments to merge certain functions of the Community Design Commission with the Zoning Board of Appeals and eliminate all references to the Community Design Commission within the Zoning Ordinance would reduce the number of commissions thereby creating a more efficient and effective procedure relative to commission processes.

9. Specifically, the Commission finds that making the Amendments to the Zoning Ordinance will promote the public health, safety, and welfare, will make the regulations in the Zoning Ordinance more closely aligned with the intent of the Zoning Ordinance and Comprehensive Plan of the Village, and will further the future development goals of the Village.

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 the Amendments be made to the Zoning Ordinance be approved.

This report adopted by a 7 to 0 vote of the Plan Commission, sitting as a Zoning Commission, this 6th day of February, 2025.

EXHIBIT A
AMENDMENTS

The Amendments to the Zoning Ordinance are in the attached documents, with additions underlined and deletions struck through.

(attached)