

VILLAGE OF OAK PARK ZONING ORDINANCE: TABLE OF CONTENTS

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5.1 PURPOSE STATEMENTS

A. DT Downtown Zoning District

The DT Downtown Zoning District is intended for the greater downtown area including the three sub-districts identified below. The DT District covers the most concentrated area of retail, service, and office within a pedestrian-oriented shopping district. The district also encourages the integration of residential, especially mixed-use development. The DT District is divided into three sub-districts, as follows and shown in Figure 5-1: Downtown Sub-Districts.

1. DT-1 Downtown Central Sub-District

The DT-1 Downtown Central Sub-District covers the most intensely developed portion of the Downtown, emphasizing an active, lively mixed-use environment with retail and entertainment located on the ground floor along the street, and a variety of uses above, including residential.

2. DT-2 Hemingway Sub-District

The DT-2 Hemingway Sub-District is intended to accommodate the vital, historic business community located in Downtown Oak Park, and characterized by an environment that is pedestrian-friendly, mid-rise in scale, and mixed-use in nature, providing a wide range of retail and service uses.

3. DT-3 Pleasant Sub-District

The DT-3 Pleasant Sub-District is located adjacent to the Downtown Central and is intended to accommodate the pedestrian-friendly, lower-intensity mix of small floor plate retail, personal service, and entertainment uses that support the vitality of the Downtown Central.

B. GC General Commercial District

The GC General Commercial District is intended to primarily address those areas of the Village that have a variety of commercial uses, including uses that may be more auto-oriented and heavier in nature. GC District standards are meant to allow more intensive uses with design and development controls that manage the impacts of those uses.

C. HS Harrison Street Zoning District

The HS Harrison Street Zoning District is intended to accommodate the Oak Park Arts District on Harrison Street spanning approximately nine blocks west from Austin Boulevard. The HS District addresses the area's unique blend of retail, studio/performance space, and service establishments, and reinforces the small-scale, walkable urban neighborhood character of the district.

D. MS Madison Street Zoning District

The MS Madison Street Zoning District is intended to focus the orientation of the Madison Street corridor to create an aesthetically appealing, vibrant mixed-use district that is pedestrian friendly and accommodates all Village residents and visitors to the community.

E. NA North Avenue Zoning District

The NA North Avenue Zoning District is intended to accommodate the North Avenue corridor. The NA District addresses commercial uses of various scales, including larger auto-oriented retail, individual storefronts, and retail centers, while improving the pedestrian environment along the corridor. Higher density residential and mixed-use development is also encouraged.

FIGURE 5-1: DOWNTOWN SUB-DISTRICTS



FIGURE 5-1: DOWNTOWN SUB-DISTRICTS

- DT-1 DOWNTOWN CENTRAL SUB-DISTRICT
- DT-2 HEMINGWAY SUB-DISTRICT
- DT-3 PLEASANT SUB-DISTRICT

F. NC Neighborhood Commercial Zoning District

The NC Neighborhood Commercial Zoning District is intended for commercial uses that serve the local community. The NC District applies to clusters of commercial uses that are more pedestrian-oriented in character and located in close proximity to residential neighborhoods.

G. RR Roosevelt Road Form-Based District

The RR Roosevelt Road Zoning District is intended to promote a more pedestrian-oriented development pattern along Roosevelt Road while also recognizing that the street is a heavily traveled thoroughfare. In many cases, the standards for building form and design are intended to maximize pedestrian comfort and safety. In other circumstances, the intention is to balance the need for a building form that promotes pedestrian shopping and traffic with the need to accommodate high volumes of vehicle traffic and the significant demand for parking associated with certain businesses located along the Roosevelt Road corridor.

5.2 USES

Article 8 lists permitted and special principal uses and temporary uses for the commercial districts. Additional use restrictions for the RR Roosevelt Road Zoning District are found in Section 5.4 of this Article.

5.3 DIMENSIONAL STANDARDS

Table 5-1: Commercial Districts Dimensional Standards establishes the dimensional standards for the commercial districts. These regulations apply to all uses within each district unless a different standard is listed for a specific use. Standards for RR Roosevelt Road Zoning District are found in Section 5.4 of this Article.

Table 5-1: Commercial Districts Dimensional Standards			
Commercial Districts	DT	GC	HS
Bulk Standards			
Minimum Lot Area	Non-Residential & Mixed-Use: None Multi-Family: 750 sq. ft./du	Non-Residential: None Mixed-Use: 750 sq. ft./du Multi-Family: 1,000 sq. ft./du Townhouse: 5,000 sq. ft.	Non-Residential & Mixed-Use: None Multi-Family: 1,000 sq. ft./du
Minimum Building Height	20'	N/A	20'
Maximum Building Height	See Figure 5-2	45'	45'
Required Setbacks			
Street Setback	Build-to line of 0'	None required	Non-Residential & Mixed-Use: Build-to line of 0' Multi-Family: Build-to zone of 0' to 5'
Interior Side Setback	Non-Residential & Mixed-Use: Build-to line of 0' Multi-Family: None required	Non-Residential & Mixed-Use: Build-to zone of 0' to 10' Multi-Family & Townhouse: 5' minimum	Non-Residential & Mixed-Use: Build-to zone of 0' to 10' Multi-Family & Townhouse: 5' minimum
Rear Setback	None, unless abutting a residential district, then 15', as measured from the lot line of the adjoining lot to the rear, inclusive of any alley right-of-way	10' where an alley is present, measured from GC District lot line; If no alley, 15' measured from the property line of the adjoining lot to the rear	10' where an alley is present, measured from HS District lot line; If no alley, 15' measured from the property line of the adjoining lot to the rear

FIGURE 5-2: HEIGHT MAP



Table 5-1: Commercial Districts Dimensional Standards

MS	NA
	Non-Residential: None Mixed-Use: 750 sq. ft./du Multi-Family: 1,000 sq. ft./du Townhouse: 5,000 sq. ft.
	N/A
	45'
0' to 5' 3' to 5' n, Oak Park, Ridgeland, Austin: Build-to zone of 5' to 15' to zone of 0' to 15'	None required
	Non-Residential & Mixed-Use: Build-to zone of 0' to 10' Multi-Family & Townhouse: 5' minimum
ng lot to the rear, inclusive of any alley right-of-way	10' where an alley is present, measured from NA District lot line; If no alley, 15' measured from the property line of the adjoining lot to the rear

5.4 RR DISTRICT DIMENSIONAL AND DESIGN STANDARDS

A. Applicability

1. Where the RR District contains regulations that conflict with the regulations of the Zoning Ordinance, the regulations of the RR District control. Where the RR District does not provide specific regulations, the applicable regulations of the Zoning Ordinance apply.
2. All developments in the RR District are subject to design review in accordance with Section 7.3.

B. Boundaries and Form-Based Zones

The boundaries of the RR District include all business and commercial zoned properties that are adjacent to or front on Roosevelt Road. The RR District is divided into three form-based zones as follows:

1. Roosevelt Road Pedestrian-Oriented District

The RR-P Pedestrian-Oriented District is intended to preserve, protect and enhance existing pedestrian shopping areas located along Roosevelt Road. These areas are characterized by buildings built out to or near the sidewalk and buildings with street-facing entries and display or shop windows that enhance the pedestrian environment. Parking, when provided, is located at the rear of buildings or is enclosed within the building. (Home Avenue to Oak Park Avenue and Ridgeland Avenue to Lombard Avenue)

2. Roosevelt Road Transitional District

The RR-T Transitional District is intended to encourage pedestrian-oriented development and design along Roosevelt Road while recognizing that many of these transitional areas have been significantly altered to accommodate vehicle parking, driveways, and other auto-oriented site features. These areas are characterized by some buildings that are built out to or near the sidewalk and others that are set back. Parking in these areas is sometimes located at the rear of buildings; other times between the building and the sidewalk. The RR-T District is intended to promote a building design and a level of site planning that is pedestrian friendly and accessible while still allowing for adequate parking. (Wisconsin Avenue to Home Avenue, Oak Park Avenue to Ridgeland Avenue and Lombard Avenue to Austin Boulevard)

3. Roosevelt Road Auto-Oriented District

The RR-A Auto-Oriented District is intended to accommodate a wide variety of businesses that typically generate significant amounts of vehicle traffic. This district is intended to accommodate more auto-oriented building forms. However, new buildings must make accommodations to pedestrians. New building should enhance pedestrian safety and comfort. The regulations establish standards for building placement, landscaping, lighting, curb cuts, and other site design elements. New buildings within this district must avoid the old pattern of locating parking between the building and the sidewalk. (Harlem Avenue to Wisconsin Avenue)

C. Building and Development Types

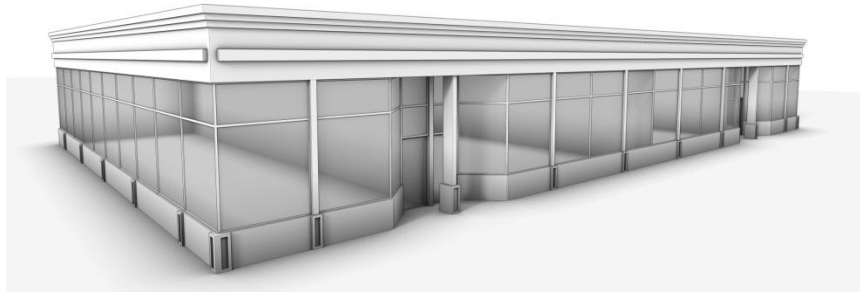
The following building and development types are allowed in the RR District subject to any use limitations:

	RR-P	RR-T	RR-A
Single-Story Shopfront	P	P	P
Mixed-Use Shopfront	P	P	P
General Commercial	P	P	P
Multi-Dwelling	S	S	S
Townhouse	S	S	S
Civic Building	S	S	S
Open Space/Parking		S	S

1. Single-Story Shopfront

Single-story shopfront buildings are intended for single-story retail shops and business and personal services. The design of ground-floor retail space should be flexible enough to accommodate a wide range of retail, entertainment and business service uses. These shopfronts must be built out near the sidewalk so that shops are readily accessible to pedestrians. Primary entrances should be prominent and street facing. Large windows should be provided to encourage interaction between pedestrians and shops located along the corridor.

SINGLE-STORY SHOPFRONT



2. Mixed-Use Shopfront

Mixed-use shopfront buildings allow for ground-floor retail and upper-story residential or office uses. The ground-floor space should be flexible enough to accommodate all types of retail, restaurant, office or entertainment uses. Buildings should be built out to the street with no on-site surface parking between the building and the street. Mixed-use building types are the preferred building type because the combination of retail space with living or working space above should add to vitality and activity to the street.

MIXED-USE SHOPFRONT



3. General Commercial Building

General commercial buildings accommodate a wide variety of commercial uses typically incorporating ground floor retail with upper story office or light industrial uses. Upper stories should be designed for office, research and development activities, or light industrial activities. Any new commercial building should be built out to or near the sidewalk. No on-site parking should be located between the building and the street. Primary entrances should face the street.

GENERAL COMMERCIAL BUILDING



4. Multi-Dwelling

Multi-dwelling buildings contain three or more residential dwelling units in a single structure. These buildings typically have dwelling units that share a common entrance. This building type must be pulled up to the street. There is no on-site parking between the building and the street but parking may be incorporated into the building's interior. Multi-dwelling building types are not appropriate for the key pedestrian shopping districts where ground-floor retail is most desirable.

MULTI-DWELLING



5. Townhouse

A townhouse building is a building that contains three or more attached dwelling units where the individual units share common sidewalls. Townhouses are more than one story in height and each unit has its own external entrance. There is no on-site surface parking between the building and the street. All access to parking must be from existing alleys or from side streets and no garages are permitted to face Roosevelt Road. Townhouse building types are not appropriate for key pedestrian shopping districts where ground floor retail is most desirable.

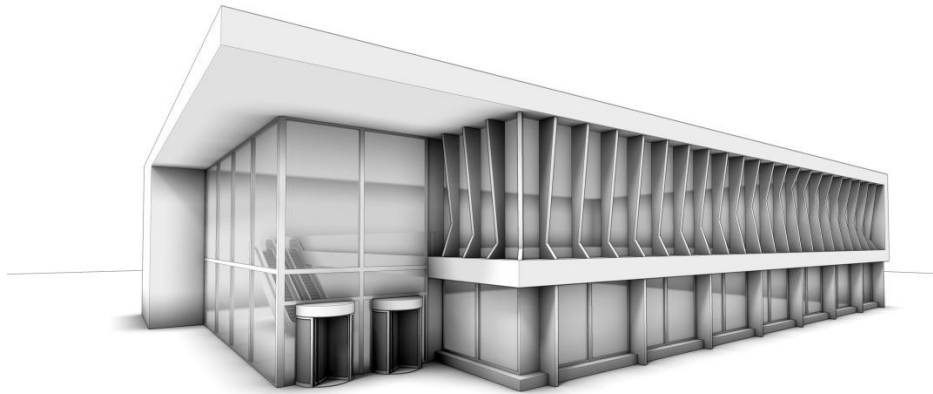
TOWNHOUSE



6. Civic Building

The civic building type includes all types of public/civic type buildings including libraries, schools, colleges, hospitals and medical centers, recreation facilities, community centers, and religious assembly uses. Civic buildings may be sited with open spaces that enhance the building's prominence or appearance. Unlike other buildings it may be appropriate for civic buildings to have more significant setbacks. However, on-site parking lots are not allowed between the civic building and the street.

CIVIC BUILDING



7. Open Space and Parking

This development type includes public parks and open spaces and it includes private and commercial parking lots. Parks and open spaces are intended to serve neighborhood or community needs. Private or commercial parking are intended to serve the needs of individual businesses or the needs of several businesses.

OPEN SPACE AND PARKING



D. Building Heights

1. Building height limits are established to ensure reasonable, predictable limits on maximum building height. Additional building height is allowed for mixed-use buildings as a way of encouraging mixed-use developments.
2. Maximum building height limits are established in Table 5-3.
3. The minimum ground-floor height, as measured from the floor to the top of the ceiling joists, must be 13 feet for any building designed to accommodate non-residential uses at ground level.
4. Any above-grade parking floor is counted as a single story for the purpose of measuring building height.
5. To qualify for the added height associated with buildings incorporating underground parking at least one entire floor of parking (i.e., a floor that matches the footprint of building's ground floor level) or at least 50% of the required parking must be located underground. Parking levels that are only partially below grade will not qualify for the added building height.
6. When a residential use occupies the ground floor, the finished floor elevation will be 30 to 60 inches above the adjacent sidewalk elevation.

	Single-Use Building	Single-Use Building with Underground Parking	Mixed-Use Building	Mixed-Use Building with Underground Parking
RR-P	3 stories & 40'	4 stories & 50'	4 stories & 50'	5 stories & 60'
RR-T	3 stories & 40'	4 stories & 50'	5 stories & 60'	6 stories & 70'
RR-A	2 stories & 30'	3 stories & 40'	3 stories & 40'	4 stories & 50'

E. Density

Maximum allowable residential densities are expressed in terms of a required amount of land area per dwelling unit. These standards vary on the basis of the district and building types in Table 5-4.

	RR-P	RR-T	RR-A
Single-Story Shopfront			
Mixed-Use Shopfront	1,000 sq. ft./du	750 sq. ft./du	1,000 sq. ft./du
General Commercial			
Multi-Dwelling	1,000 sq. ft./du	1,000 sq. ft./du	1,000 sq. ft./du
Townhouse	1,200 sq. ft./du	1,200 sq. ft./du	1,200 sq. ft./du
Civic Building			
Open Space/Parking			

F. Building Placement

This section establishes minimum and maximum setbacks. Consistent with this section, a portion of all new buildings must come out to the build-to line adjacent to the setback line. New buildings must have a frontage that is built out to the front setback line consistent with this section. The facade elevations of new buildings must comply with the transparency requirements of this section.

1. Front Setbacks

- a. New buildings must provide a small setback along Roosevelt Road in order to accommodate pedestrian traffic and enhance pedestrian safety.
- b. Where the Municipal Code establishes a minimum setback at corners for the purposes traffic safety or the maintenance of sight lines for vehicular traffic, the setbacks of this Section must be adjusted to accommodate those setbacks.

Building Placement: RR-P, RR-T, and RR-A	Front Setback – Build-To Zone (Min./Max.)
Roosevelt Road	2.5'/10'
Side Street Setback	0'/5'
Civic Building Types: Roosevelt Road	2.5'/20'
Civic Building Types: Side Street	0'/15'
Non-accessory Open Space and Parking: Roosevelt Road	10'/no max.
Non-accessory Open Space and Parking: Side Street or Alley	10'/no max.
Accessory Parking: Roosevelt Road	7'/no max.
Accessory Parking: Side Street or Alley	5'/no max.

2. Front Setbacks In Excess of 2.5 Feet

The front setback area abutting Roosevelt Road is limited to two and one-half feet (except as specifically provided for civic building types and accessory and non-accessory parking) except that this setback may be increased to up to ten feet to accommodate sidewalk cafes, plazas, or similar open spaces. In addition, a setback up to ten feet may be provided as a front yard for any townhouse or multi-family residential development.

3. Side and Rear Setbacks

Specific building or development types must provide setbacks consistent with this section. Where the requirements of this Section conflict with any safety standard established by a building or fire code, the most restrictive requirement will apply.

	Side	Rear
Single-Story Shopfront	0'	0'
Mixed-Use Shopfront	0'	20' for all floors containing residential dwellings
General Commercial	0'	0'
Multi-Dwelling	10' or 10% of lot width for lots abutting side streets, whichever is less	20' for all floors containing residential dwellings (not enclosed garages)
Townhouse	5' for interior lot lines and 10% of lot width for lots abutting side streets, whichever is less	20' for all floors containing residential dwellings (not enclosed garages)
Civic Building	10'	20'
Open Space/Parking	0' for open space 10' for parking	0' for open space 10' for parking

G. Parking Placement

1. Front Setbacks: Parking Located Adjacent to Buildings

Within RR-T and RR-A Districts where parking may be located adjacent to the building but not between the building and the front lot line, a minimum front setback of seven feet is required for any such parking. The seven foot setback will be landscaped consistent with the landscaping requirements of the underlying zoning regulations.

2. Side and Rear Setbacks: Parking Located Adjacent to a Building

Where parking is located at the rear of a building but adjacent to a side street or alley there must be a five foot landscape setback between the parking and public right-of-way. Landscaping must be installed consistent with the underlying zoning regulations.

H. Street Frontage Standards

1. Mid-Block Locations

New buildings must be built out to the front setback line and must occupy a certain percentage of the lot's frontage consistent with the table below. Where buildings are constructed on corner lots they must meet the minimum street frontage requirements for both streets consistent with Item 2 below. Buildings will be considered to have complied with this section if the building faces the street and the building occupies the required amount of the street frontage as defined by the minimum and/or maximum setback line.

	% of Street Frontage Occupied by Building
RR-P: Roosevelt Road	80%
RR-T: Roosevelt Road	60%
RR-A: Roosevelt Road	50%

2. Corner Locations

Buildings must occupy a substantial portion of two street frontages at corner locations. This section establishes standards for the amount of frontage a building must occupy based on whether the area is designated as a pedestrian, transitional, or auto-oriented district.

a. Corner Lots - Pedestrian Districts

Buildings constructed on lots abutting two streets must be built out to the corner and occupy a certain percentage of the two street frontages consistent with the requirements of this section. Buildings that are built out to the "build-to" lines at corner locations are allowed greater flexibility in terms of the Roosevelt Road street frontage requirements consistent with the table below.

Table 5-8: RR District RR-P Street Frontage Options	
	% of Street Frontage Occupied by Building
Option A	
Roosevelt Road	80%
Side Street	30%
Option B	
Roosevelt Road	70%
Side Street	40%
Option C	
Roosevelt Road	60%
Side Street	50%

b. Corner Lots - Transitional Districts

Buildings constructed on lots abutting two streets must be built out to the corner and must occupy a certain percentage of the street frontage consistent with the requirements of this section. Buildings that are built out to the build-to lines at corner locations are allowed greater flexibility in terms of the Roosevelt Road street frontage requirements consistent with the table below.

Table 5-9: RR District RR-T Street Frontage Options	
	% of Street Frontage Occupied by Building
Option A	
Roosevelt Road	60%
Side Street	30%
Option B	
Roosevelt Road	50%
Side Street	40%

c. Corner Lots - Auto-Dominated Districts

Buildings constructed on lots abutting two streets must be built out to the corner and must occupy a certain percentage of the street frontage consistent with the requirements of this section.

Table 5-10: RR District RR-A Street Frontage Options	
	% of Street Frontage Occupied by Building
Roosevelt Road	50%
Side Street	30%

I. Building Façade Elements

Building facade elements must be consistent with the requirements of this section. The requirements of this section do not apply to any civic building type or to any open space or parking development type.

1. Transparency and Entry Requirements

See Table 5-11.

Table 5-11: RR District Required Façade Elements	
RR-P District	
Transparency: Roosevelt Road	60%; 30% for multi-dwelling and townhouse building types
Transparency: Side Street	30%; 20% for multi-dwelling and townhouse building types
RR-T and RR-A Districts	
Transparency: Roosevelt Road	50%; 25% for multi-dwelling and townhouse building types
Transparency: Side Street	20%; 15% for multi-dwelling and townhouse building types
RR-P, RR-T, and RR-A Districts	
Building entry facing Roosevelt Road	Required
Building entry facing any side street	Allowed
Entrance Spacing: Roosevelt Road (max. linear ft.)	100' (does not apply to multi-dwelling or civic building types)
Blank Wall: Roosevelt Road (max. linear ft.)	30'
Blank Wall: Side Street (max. linear ft.)	None

2. Limitations on Blank Walls

No blank, uninterrupted wall will extend more than the length of 30 feet or more when fronting on Roosevelt Road or other public street. Blank walls will be avoided by the addition of windows, piers, building recesses, pilasters, arches, columns or significant changes in the texture or pattern of masonry work on the building face. Changes in building facades will occur at regular intervals (i.e. every 25 to 30 feet) in order to match the historical pattern of small storefronts.

3. Building Entrances

- a. In the RR-P District a public entrance must abut the “build-to” line and must front Roosevelt Road. Within the RR-T and RR-A Districts a public entrance must abut the “build-to” line or must be located at one of the building’s corners abutting the “build-to” line along the Roosevelt Road right-of-way. Entryways will be considered to abut the “build to” line even when they include minor recesses or insets necessary for safety and public access. Additional entrances facing side streets or parking areas are permitted.
- b. On corner lots, the public entrance is encouraged to be located at the building corner abutting the two public streets.
- c. In any district, all building types that do not provide on-site parking are required to locate the public entrance abutting the “build-to” line abutting Roosevelt Road.
- d. The maximum entrance separation requirements apply to each separate building and do not apply to adjacent buildings.
- e. A minimum of 50% of the public entrance facing Roosevelt Road must be transparent.

4. Building Material Standards

Quality and durable materials are required for all new commercial, mixed-use, or multi-family (three units or more) construction and to the rehabilitation of existing buildings where the rehabilitation costs exceed 150% of the building’s assessed value.

a. Acceptable Building Materials

The building materials used should be characteristic of the older commercial storefronts located along Roosevelt Road. For any facade visible from a public right-of-way, the following materials are deemed acceptable: brick, ceramic tile, terra cotta, glass, stone or cast stone, metal, aluminum, steel, wood, fiber cement material or cement plaster (stucco), or architectural finished concrete.

b. Unacceptable Building Materials

Certain building materials are considered unacceptable because they are not characteristic of older storefronts in the area. The following are considered unacceptable on any building elevation that is visible from a public right of way: aluminum sidings, metal industrial type siding, vinyl siding, asphalt siding, and E.I.F.S (synthetic stucco), cedar shakes, concrete masonry units, or plywood siding.

c. Review and Approval of Building Materials

The Zoning Administrator will be responsible for determining compliance with the building material standards. If the Zoning Administrator denies an application for failure to comply with the requirements of this Section, an appeal of this denial may be taken to the [Community Design Commission-Zoning Board of Appeals](#).

J. Building Features and Accessory Structures

The following standards apply to building types in the Roosevelt Road Corridor. These criteria and standards are intended to enhance the appearance of buildings along the corridor.

1. Signs

All signs must comply with the standards and requirements of the Corridor Commercial Sign Overlay District as provided in Chapter 7, Article 7 of the Village Code.

2. Awnings

- a. Awnings are permitted on single-story shopfronts, mixed-use shopfronts, general commercial buildings, and civic development types.
- b. A ground floor awning must be a minimum of seven feet clear height above the sidewalk.

- c. Awnings may not be internally illuminated.

3. Canopies

- a. Canopies are permitted on single-story shopfronts, mixed-use shopfronts, general commercial buildings, and civic development types.
- b. Canopies will provide shelter for entryways and may extend from the entrance of the structure to within 18 inches of the curb line.
- c. Canopies may not be internally illuminated.

4. Balconies

- a. Balconies are permitted only on the upper stories of mixed-use shopfronts, general commercial buildings, multi-dwelling buildings, townhouses and civic building types.
- b. Balconies must be inset and may not project beyond the exterior building walls.

5. Stoops

- a. Stoops are permitted on any townhouse development type.
- b. A stoop may be no more than five feet in depth (including steps) and no more than six feet in width.
- c. A stoop may encroach on any setback in excess of the minimum required provided the stoop is no more than five feet in height and provided that the stoop is not roofed or fully enclosed.
- d. Partial walls and railings on a stoop can be no higher than three and one-half feet.

6. Front Porches

- a. Front porches are permitted on any townhouse development type.
- b. A front porch may be no more than six feet in depth (including steps).
- c. A front porch may encroach on any setback in excess of the minimum required provided the porch is no more than five feet in height and provided that the porch is not roofed or fully enclosed.
- d. Partial walls and railings on a front porch may be no higher than three and one-half feet.

7. Fences and Walls

Where the underlying zoning establishes standards for fences and walls, the stricter provisions of this Section or the underlying zoning apply.

- a. Fences or walls may not exceed five feet in height, except that an opaque fence or wall, enclosing the entire storage lot, six feet in height, constructed of wood or masonry materials with a finished appearance, and erected parallel to and set back three feet from the front lot line of all permitted outdoor equipment and material storage yards. The three foot area between the front lot line and the fence must be landscaped and maintained with bushes or shrubs and groundcover. All exterior points of access through the required fencing must also include a gate of like material and height.
- b. Fences must be wrought-iron or other durable material but may not include chain-link or sheet metal. Walls must be masonry preferably decorative brick or stone and not any concrete materials or CMU.

K. Uses

Article 8 lists permitted and special principal uses and temporary uses for the RR Districts. This section includes additional use restrictions for the district. Table 5-12: Use Restrictions by Building Type identifies certain uses that are further restricted by building type. The following rules of application apply:

1. Where Table 8-1 allows a use, whether as permitted or special, and Table 5-12 does not specifically list such use, Table 8-1 controls.
2. Where Table 5-12 calls out a specific type of uses from the generic use category, the restrictions only apply in the RR District.
3. When a use is listed as permitted, special, or prohibited in Table 5-12, such permissions control over Table 8-1.
4. The rules of prohibited uses in Table 8-1 control, per Section 8.2.

Table 5-12: RR District Use Restrictions by Building Type

USE P= Permitted Use S= Special Use X = Prohibited	BUILDING TYPES							ADDITIONAL STANDARDS	
	One Story Shopfront	Mixed-Use Shopfront		Commercial	Multi-Dwelling	Townhouse	Civic		Open Space/ Parking
		Ground floor	Upper floor						
Residential									
Dwelling - Townhouse	X	X	X	X	X	S	X	X	
Dwelling - Multi-Family	X	X	P	X	S	X	X	X	
Residential Care Facility	X	X	S	X	S	S	S	X	
Public/Institutional									
Educational Facility - College	S	S	S	S	X	X	S	X	
Community Center	X	X	X	X	X	X	S	X	
Cultural Facility	S	S	S	S	X	X	S	X	
Day Care Center	S	S	S	S	X	X	S	X	
Government Office: Post Office	S	S	S	S	X	X	S	X	
Public Safety Facility	S	S	S	S	X	X	S	X	
Place of Worship	X	X	X	X	X	X	S		
Utility	S	S	X	S	X	X	X	X	
Retail									
Restaurant – With Bar	P	P	X	P	X	X	X	X	
Retail Goods Establishment: Beauty Supply	P	P	X	P	X	X	X	X	
Specialty Food Service: Catering Shop	P	P	P	P	X	X	X	X	
Secondhand Goods Dealer	X	S	X	X	X	X	X	X	
Vehicle Dealership	S	S	X	S	X	X	X	X	
Service									
Animal Care Facility	X	X	X	X	X	X	X	X	
Car Wash	S	X	X	S	X	X	X	X	
Hotel/Motel	S	S	S	S	X	X	X	X	
Personal Service Establishment: Beauty Salon/Barbershop/Nail Salon	P	P	P	P	X	X	X	X	
Reception Facility	S	S	S	S	X	X	X	X	
Self-Storage Facility	X	X	P	X	X	X	X	X	
Vehicle Rental	S	S	X	S	X	X	X	X	
Vehicle Repair/Service - Minor	S	X	X	S	X	X	X	X	
Vehicle Repair/Service - Major	X	X	X	X	X	X	X	X	
Recreation									
Health Club	S	S	S	S	X	X	X	X	
Indoor Recreation	S	S	S	S	X	X	X	X	
Office									
Research & Development	X	X	X	X	X	X	X	X	

Table 5-12: RR District Use Restrictions by Building Type

USE P= Permitted Use S= Special Use X = Prohibited	BUILDING TYPES								ADDITIONAL STANDARDS
	One Story Shopfront	Mixed-Use Shopfront		Commercial	Multi-Dwelling	Townhouse	Civic	Open Space/ Parking	
		Ground floor	Upper floor						
Medical									
Hospital	S	S	S	S	X	X	S	X	
Medical/Dental Clinic	S	S	S	S	X	X	X	X	
Industrial									
Light Industrial	X	X	X	X	X	X	X	X	
Transportation									
Drive-Through Facility	S	S	X	S	X	X	X	X	
Other									
Broadcasting Facility – TV/Radio With Antenna	S	X	X	S	X	X	X	S	
Wireless Telecommunications Tower	S	X	X	S	X	X	X	S	

L. Parking Regulations

1. Parking as Accessory or Principal Use

- a. All off-street parking must be provided on-site except where a commercial parking lot or structure is constructed or in the circumstance of shared or joint use parking as provided in this section.
- b. The construction of accessory or commercial parking is subject to requirements for permits, setbacks, landscaping and other standards as provided in this code.

2. Shared Parking

Shared parking is permitted per Section 10.5.D.

3. Cooperative Parking

Cooperative parking represents an arrangement in which two or more commercial uses provide their required off-street parking in the same parking lot, thereby reducing the number of individual parking lots and the number of curb cuts required to serve such lots. Reduced off-street parking requirements are available as an incentive for providing cooperative parking. Approval of an administrative adjustment is required.

a. Authorization

The Zoning Administrator in consultation with the Village Engineer is authorized to approve an adjustment to the parking requirements allowing a reduction in the number of off-street parking spaces required when multiple commercial uses provide their off-street parking in the same parking lot, as follows:

- i. Up to a 20% reduction may be approved when four or more commercial uses are involved.
- ii. Up to a 15% reduction may be approved when three commercial uses are involved.
- iii. Up to a 10% reduction may be approved when two commercial uses are involved.

b. Location of Cooperative Parking Facility

A use for which an application is being made for cooperative parking must be located within 600 feet walking distance of the cooperative parking, measured from the entrance of the use to the nearest parking space within the cooperative parking lot.

c. Agreement

i. An agreement providing for cooperative use of parking must be filed with the Zoning Administrator, in a form approved by the Village Attorney. Each such agreement must state that the agreement cannot be amended except upon at least 30 days prior notice to the Village and approval by the Village Attorney. Cooperative parking privileges will continue in effect only as long as the agreement remains in force. Agreements must guarantee long-term availability of the parking, commensurate with the use served by the parking. If the cooperative parking agreement is no longer in force, then the parking must be provided as required.

ii. An agreement regarding cooperative parking must provide for the installation of signs indicating which businesses have a common or cooperative parking arrangement. These signs should make clear the availability and accessibility of cooperative parking.

M. Streetscape Amenities

1. Applicability

Street tree planting is required for all development. Streetscape amenities are required for any development type that exceeds two stories.

2. Street Trees

a. Any streetscape improvements required by this section must be located and installed consistent with the Roosevelt Road Streetscape Master Plan.

b. A minimum of one street tree is required for every 40 feet of public or private street frontage. However, no street trees are required where such installation would reduce the width of any sidewalk clearance to less than five feet in a manner inconsistent with federal and state requirements for access for persons with disabilities.

c. Street trees must be installed within the parkway of the subject property. The trees need not be placed at even 40 foot intervals; however, they should be installed as close to 40 feet as possible along the street frontage, allowing for utilities and intersection visibility requirements.

d. The tree species planted must be canopy trees to provide shade and visual relief with a clearance of 9 feet over sidewalk. Ornamental trees may also be planted where the use of canopy trees would conflict with the visibility of traffic signals. The final design of street tree plantings involving ornamental trees is subject to site plan review.

3. Exceptions

Existing trees may be counted as fulfilling the requirements of this section upon approval of the Zoning Administrator. Deciduous trees with a diameter at breast height of four inches or larger and evergreen trees measuring five feet or more in height may be counted.

4. General Landscaping

a. Any area between the build-to line and the building must be brought to finish grade and sodden in grass or covered with approved ground cover plants. Sidewalks and approved driveways may be located within this area.

b. All areas not covered by buildings, paved area or other acceptable improvements must be finish-graded and landscaped with turf grass or other approved ground cover plants.

5. Streetscape Requirements

The following amenities are required of any development type that exceeds two stories in height. The design and location of facilities consistent with this Section must be approved by the Zoning Administrator in consultation with the relevant municipal agencies.

- a. Benches at the rate of one per 200 feet of frontage along Roosevelt Road.
- b. Trash receptacles at one per 200 feet of frontage along Roosevelt Road.
- c. Bicycle parking at the rate of one bike rack with at least 5 parking spaces per 200 feet of frontage along Roosevelt Road.

N. Site Development Regulations

1. Outdoor Lighting Standards

The outdoor lighting standards of this section are intended to protect the public health and general welfare by controlling the adverse impacts of glare and light trespass associated with poorly shielded or inappropriately directed lighting fixtures.

a. Applicability

Unless otherwise expressly exempted, the regulations of this section apply to all outdoor lighting installed after November 16, 2009 on private property within the RR-P, RR-T, and RR-A Districts.

b. Exemptions

The following are expressly exempt from the outdoor lighting regulations of this article:

- i. Security lights controlled and activated by motion sensor devices for a duration of 15 minutes or less.
- ii. Outdoor lights on lots occupied by residential buildings containing fewer than four dwelling units.
- iii. Temporary holiday light displays.
- iv. Municipal street lighting systems.
- v. Lighting of official government flags.
- vi. Lights associated with public parks and recreation facilities.
- vii. Construction and emergency lighting used by construction workers or police, firefighting, or medical personnel, provided the lighting is temporary and is discontinued immediately upon completion of the construction work or abatement of the emergency requiring the lighting.

c. General Regulations and Standards

- i. Flashing, revolving, or intermittent exterior lighting visible from any lot line or street is prohibited.
- ii. High intensity light beams, such as outdoor searchlights, lasers or strobe lights are prohibited.

d. Fixtures and Shielding

- i. All outdoor light sources that produce more than 4,050 lumens must be at least partially shielded. For the purposes of this section, “partially-shielded” or “semi-cutoff” means an outdoor light fixture shielded so that no more than 2.5% of the light emitted directly from the lamp or indirectly from the fixture is projected at angles above a horizontal plane extending from the bottom of the fixture.
- ii. Light fixtures mounted under gas station canopies must be completely recessed into the canopy with flat lenses that are translucent and completely flush with the bottom surface (ceiling) of the canopy.

e. Spillover Light

Spillover light onto residential-zoned property may not exceed two lux, measured at grade along the lot line.

2. Screening of Garbage Dumpsters and Trash Bins

The dumpster, trash bin, and screening provisions of this section apply to all development types where such dumpster and trash bins are stored outside the building. They apply to new construction and when any exterior remodeling, addition, or construction is done to a permitted development type.

- a. All outdoor garbage dumpsters and trash bins must be screened on four sides, three of which are by a permanent six foot tall opaque masonry wall of material and color to match the primary structure.
- b. Door and gate appurtenances must be opaque, hang square, and be plumb at all times.
- c. Dumpsters and trash bins must be located behind the front building line and located at or near the rear property line.
- d. The opening of any trash enclosure may not be oriented toward Roosevelt Road.
- e. On corner lots, dumpsters must be located behind the front building line and setback a minimum of 20 feet from any side street right-of-way.

3. Screening of Loading Docks and High Activity Areas

All loading docks, commercial facilities with drive-thru services, vehicle repair/service, car wash, and other similar high activity uses associated with any development type that is adjacent to a residential district must be completely screened by a six foot high masonry wall and must not be visible from adjacent property or street right-of-way.

4. Screening of Vehicle and Equipment Storage Areas Accessory to Motor Vehicle Sales and Service

- a. Motor vehicle parking areas where damaged vehicles are awaiting repair or sale or operable vehicles are stored for return to customers such parking areas must be screened from view of all public rights-of-way and all residential districts. Such parking areas are not permitted in required setbacks.
- b. Screening must be opaque and a minimum of six feet in height, and may be in the form of walls, fences, berms, or landscaping. Such vehicle storage areas must not be visible from adjoining streets or properties.
- c. No automobiles may be parked, stored, or stacked higher than the screening fence or wall. Where landscaping or berms are used for screening, a landscape plan is required. All screening must be installed before using any such area for vehicle storage purposes.

5. Screening of Utility and HVAC Equipment

All utility and HVAC installations located outside of the right-of-way must be screened. All utility installations within the right-of-way must be screened by the utility company. All mechanical and HVAC equipment located on a roof-top must be screened from the view of adjoining rights-of-way and of adjoining properties. All utility installations installed after completion of the development must be screened by the utility company. Utility equipment must be screened by dense shrubbery at a minimum of 30 inches in height and planted at 36 inches on center. Such shrubbery must be planted far enough away from the units so as to provide a clear area on two sides of the unit for maintenance purposes.

6. Screening of Accessory Storage

Any development type that involves the storage of materials, products, or equipment outside of a fully-enclosed building must be completely (100%) screened from public view and must not be visible from abutting properties or any street right-of-way.

5.5 GENERAL STANDARDS OF APPLICABILITY

A. Design Standards

Non-residential and mixed-use development within the commercial districts, as well as any multi-family dwellings, must meet the design standards of Article 7.

B. Site Development Standards

See Article 9 for additional on-site development standards and requirements, such as exterior lighting, accessory structures and uses, fences and walls, and permitted encroachments.

C. Off-Street Parking and Loading

See Article 10 for off-street parking and loading standards and requirements.

D. Landscape

See Article 11 for landscape, buffering, and screening standards and requirements.

ARTICLE 7. DESIGN STANDARDS

7.1 PURPOSE

7.2 APPLICABILITY

7.3 DESIGN REVIEW

7.4 BUILDING DESIGN STANDARDS – NON RESIDENTIAL, MIXED USE AND MULTI-FAMILY

7.5 BUILDING DESIGN STANDARDS – SINGLE FAMILY DETACHED RESIDENTIAL DWELLINGS

7.6 ENERGY EFFICIENT CONSTRUCTION

7.1 PURPOSE

The intent of these design standards is to promote architectural innovation and creativity in the design of commercial and residential buildings and sites, to promote design of buildings with visual interest that complement the streetscape, to maintain compatibility with surrounding developments, and to enhance the pedestrian-oriented character and overall visual image of the Village. The purpose of this Article is to advance the interest of public health, safety, and welfare as related to the exterior of buildings by:

- A. Stabilizing or improving property values.
- B. Promoting civic beautification.
- C. Protecting property rights and values by balancing the rights of landowners to use and improve their land with the corresponding rights of abutting and neighboring landowners to enjoy their property.
- D. Promoting environmentally sustainable development.
- E. Promoting the development of an economically sound and stable Village.
- F. Integrate new development harmoniously into the existing built environment.

7.2 APPLICABILITY

A. The design standards of this Article apply in the following instances. (Item B below assists in determining applicability.) Design review for compliance with these standards is required as identified in Section 7.3.

- 1. New construction of non-residential and mixed-use development, and multi-family dwellings of three or more units.
- 2. Substantial enlargement and/or alteration of non-residential and mixed-use developments, and multi-family dwellings of three or more units.
- 3. Planned developments.
- 4. New construction and substantial enlargement and/or alteration of any development within the RR District. However, the design standards of Article 5 for the RR District supersede any design standards in this Article that may conflict.
- 5. New construction and substantial enlargements and/or alterations of detached single family dwellings.

B. The following criteria are used to determine applicability:

1. New Construction

New construction on a new or existing foundation.

2. Substantial Addition

- a. A substantial addition occurs when the total footprint or gross floor area of the structure, as of the effective date of this Ordinance, is increased by either 1,000 square feet or 20% in area, whichever is less.

b. Additions of less than 1,000 square feet or 20% of total footprint area of the structure, as of the effective date of this Ordinance, do not count as substantial. However, if the cumulative sum total of all additions in any ten year period exceed 1,000 square feet or 20% of the total footprint area of the structure, as of the effective date of this Ordinance, then it is considered a substantial enlargement. The design standards would apply upon the enlargement that exceeds this threshold.

3. Substantial Alteration

Substantial alteration occurs with any exterior change, other than incidental repairs, that would prolong the life of the supporting members of a building. Routine exterior maintenance activities such as painting, tuckpointing, replacing trim in kind, railings in kind, or replacing other nonstructural architectural details in kind are not considered to constitute a substantial exterior alteration.

C. No development application or building permit for development will be approved until it is determined that the applicant has complied with the standards in this Section.

7.3 DESIGN REVIEW

A. Initiation

Development identified in Section 7.2.A is subject to design review per the procedure in item D below, with the following exceptions:

1. Planned developments are reviewed for compliance with these design standards during the planned development process. No additional design review process is required.
2. In the historic districts, when a Certificate of Appropriateness is required, no additional design review per this Article is required. If no Certificate of Appropriateness is required, then design review is required.
3. Development subject to any other review process including, but not limited to, those conducted by the Historic Preservation Commission, Plan Commission, or ~~Community Design Commission~~ **Zoning Board of Appeals**, that includes review of building design are reviewed for compliance in those processes. Confirmation that additional design review is not required will be verified by the Zoning Administrator.

B. Procedure

1. Pre-Application Conference

Applicants, prior to submitting a formal application for a building permit, may request, at their option, a pre-application conference with the Zoning Administrator. The purpose of the conference is to help the applicant understand the applicable design standards by which the application will be evaluated.

2. Process

- a. Any building permit that requires design review will be submitted to the Department of Development ~~Customer~~ Services, who will determine if it meets or does not meet the applicable design standards.
- b. A denial requires written findings as to how the proposed development does not meet the design standards.
- c. A denial may be appealed to the ~~Community Design Commission~~ **Zoning Board of Appeals** and the applicant must submit a written statement explaining the reason for an appeal. All appeals must be filed within 14 days of the issuance of the Department of Development ~~Customer~~ Services denial.
- d. The ~~Community Design Commission~~ **Zoning Board of Appeals** will review the appeal at its next regularly scheduled meeting. The denial may be modified, reversed, or affirmed by the ~~Commission~~ **Zoning Board of Appeals**. The ~~Community Design Commission~~ **Zoning Board of Appeals** decision may be appealed to the circuit court.

C. Review Considerations

In addition to the applicable standards of Sections 7.4, 7.5 and 7.6, design review applications must consider the following and demonstrate that these were considered:

1. The location, arrangement, size, design, and general site compatibility of structures and site elements to ensure:
 - a. Relate harmoniously to the scale and architecture of adjacent buildings.
 - b. The removal or disruption of historic, traditional, or significant, uses, structures, or architectural features or neighborhood patterns should be minimized as much as possible, whether these exist on the site or on adjacent properties. New structures, additions, and alterations should be sympathetic to and complement the scale and design of surrounding historic structures and locally significant buildings of architectural merit.
 - c. The arrangement of new structures should be compatible with existing development. Where appropriate, new structures should continue traditional street patterns.
 - d. New structures and additions to existing structures should not create substantial shadows on public plazas and other open spaces. In determining the impact of shadows, the following factors should be taken into account: the amount of area shaded, the duration of shading, and the importance of sunlight to the type of open space being shadowed.
 - e. New structures should preserve and provide for active and passive solar access on adjacent properties where practicable.
 - f. Efficient development that responds to the existing utilities and service conditions in order to minimize the demand for additional municipal services, utilities and infrastructure.
 - g. Compatibility with, and mitigation of, any potential impact upon adjacent property.
 - h. Illumination designed and installed to minimize adverse impact on adjacent properties.
2. Landscape and the arrangement of open space or natural features on the site should:
 - a. Create an accessible and functional open space environment for all site users, including pedestrians, bicyclists, and motorists.
 - b. Preserve existing natural features, including measures to preserve and protect existing healthy trees and plantings.
 - c. Design drainage facilities to promote the use and preservation of natural patterns of drainage.
 - d. Utilize plant materials suitable to withstand the climatic conditions of the Village and microclimate of the site. The use of species native to northeastern Illinois is encouraged.
 - e. Use of screening to minimize the impact of the development on adjacent uses and enhance the appearance and image of the Village by screening incompatible uses and certain site elements, and creating a logical transition to adjoining lots and developments.
3. Circulation and off-street parking designed to:
 - a. Provide adequate and safe access to the site for motor vehicles as well as alternate modes of transportation, including pedestrians, bicyclists, and public transit users.
 - b. Minimize potentially dangerous traffic movements.
 - c. Minimize curb cuts by using cross-access easements and shared parking.
 - d. Clearly define a network of pedestrian connections in and between parking lots, street sidewalks, open spaces and structures that is visible and identifiable.

F. Expiration

Design review approval will expire when the building permit expires.

7.4 BUILDING DESIGN STANDARDS – NON RESIDENTIAL, MIXED USE AND MULTI-FAMILY

The following design standards apply to non-residential, mixed-use, and multi-family (3 or more units) developments.

A. Building Facade Standards

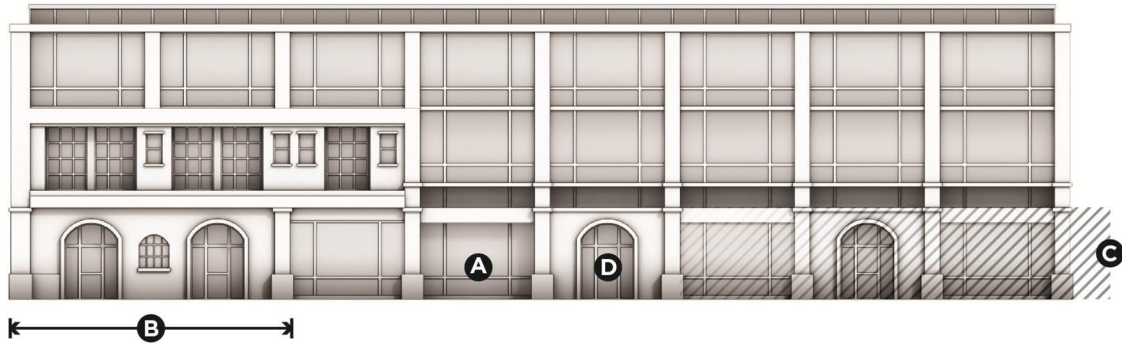
1. A building wall that faces a street or connecting pedestrian walkway must not have a blank, uninterrupted length exceeding 30 feet for non-residential and mixed-use developments and 20 feet for multi-family developments without including at least two of the following categories:
 - a. Change in plane
 - b. Change in texture or masonry pattern
 - c. Windows
 - d. An equivalent element that subdivides the wall into smaller sections
2. The building sides and rear facade must be entirely constructed from some or all of the same materials present on the front façade.
3. For multi-family developments, large or long facades must be broken up into multiple bays, while medium sized facades must be broken by vertical elements.
4. For non-residential and mixed-use developments, the following additional standards apply:
 - a. Building fronts must be similar in proportion to traditional commercial storefronts, typically between 25 and 40 feet wide. Buildings with more than 40 feet of street frontage must be broken into smaller sections through the use of changes in wall planes, materials, architectural elements, and similar features.
 - b. All ground floor front building facades must include display windows at ground level to allow pedestrians to view goods and activities inside and encourage walking and browsing. Substantially opaque, frosted, etched, tinted, black, and reflective mirror glass are prohibited unless associated with signs. Storefront display windows must cover at least 60% of the ground floor building façades facing public rights-of-way, excluding alleys. The bottom sill height of any storefront display window must be no more than 24 inches from the ground.

B. Building Entries

Each building must have clearly defined, prominent customer/residential entrance(s) that features no less than two of the following categories:

1. Canopies or awnings
2. Porticos
3. Recesses or projections
4. Arcades
5. Raised cornice parapets over the door
6. Peaked roof forms
7. Arches
8. Glass
9. Architectural details such as tile work and moldings that are integrated into the building structure and design

BUILDING FACADE STANDARDS



- A** A building wall that faces a street or connecting pedestrian walkway must not have a blank, uninterrupted length exceeding 30 feet for non-residential and mixed-use developments and 20 feet for multi-family developments without including at least two of the following: change in plane, change in texture or masonry pattern, windows, or an equivalent element that subdivides the wall into smaller sections.
- B** Building fronts must be similar in proportion to traditional commercial storefronts, typically between 25 and 40 feet wide. Buildings with more than 40 feet of street frontage must be broken into smaller sections through the use of changes in wall planes, materials, architectural elements, and similar features.
- C** All front building facades must include display windows at ground level to allow pedestrians to view goods and activities inside and encourage walking and browsing. Substantially opaque, frosted, etched, tinted, black, and reflective mirror glass are prohibited unless associated with signs. Storefront display windows must cover at least 60% of the ground floor building facades facing public rights-of-way, excluding alleys. The bottom sill height of any storefront display window must be no more than 24 inches from the ground.
- D** Each building must have clearly defined, prominent customer/residential entrance(s) that features no less than two of the following categories: canopies or awnings, porticos, recesses or projections, arcades, raised cornice parapets over the door, peaked roof forms, arches, glass, or architectural details such as tile work and moldings that are integrated into the building structure and design.

C. Building Materials

The following are permitted exterior building materials, preferred for their durability and contextual relationship to building materials used throughout the Village:

1. Natural clay brick
2. Ceramic tile
3. Terra cotta
4. Glass and glass panels
5. Stone or cast stone
6. Metal, aluminum, steel
7. Glass block (not permitted on street façade)
8. Molded cornices and trim in alternate materials, such as glass fiber reinforced concrete (GFRC)
9. Wood

10. Cement plaster (stucco), fiber cement materials, and similar materials
11. Architectural finished concrete
12. Other materials as determined on a case by case basis during design review

D. Roofs and Cornices

If reasonable, the original roofline and cornice treatment must be maintained and restored. New buildings should be sympathetic to the established roofline heights and cornice treatments of adjacent buildings where appropriate.

E. Auto-Oriented Developments

These regulations are intended to address exterior design elements of auto-oriented developments to help promote an overall cohesive design and enable comprehensive review of such cases. These regulations supplement the design standards within this section for individual structures.

1. Site Design

- a. All development proposals must show evidence of coordination with the site plan, arrangement of buildings, and planning elements of neighboring properties by:
 - i. Responding to local development patterns and the streetscape through the use of consistent building setbacks, orientation, and relationship of structures to the street and linkages to pedestrian facilities.
 - ii. Seeking shared vehicle access with adjoining commercial uses where feasible to minimize curb cuts and enhance pedestrian and vehicular circulation.
 - iii. Minimizing cross traffic conflicts within parking areas.
 - iv. Locating vehicular access points to the site as far away as possible from street intersections.
- b. Mitigate the negative impacts from site activities on adjoining uses:
 - i. Service areas, storage areas and refuse enclosures should be oriented away from public view and must be screened from adjacent sites.
 - ii. Orient drive-through windows, menu boards and associated stacking lanes away from residential areas and screen from public view.
 - iii. Orient auto repair bay openings and car-wash openings away from public view.

c. Pedestrians and Cyclists

Locate bicycle parking close to the building entrance in a manner that does not impede pedestrian movement.

2. Architecture

The intent of the following architectural regulations is to encourage creative architecture that is responsive to local and regional context and contributes to the aesthetic identity of Oak Park.

- a. Building design must take into consideration the unique qualities and character of the surrounding area.
- b. Building design concepts are encouraged to aesthetically acknowledge and relate to immediate adjacent structures where possible and appropriate.
- c. The design of stand-alone gas stations and convenience stores must conform to the dominant existing or planned character of the surrounding neighborhood. This can be accomplished through the use of similar forms, materials, and colors.
- d. The design of a facility that occupies a pad or portion of a building within a larger commercial center must be designed to reflect the design elements of that center.

- e. Drive through elements must be architecturally integrated into the building rather than appearing to be applied or stuck on to the building.
- f. All sides of a building must express consistent architectural detail and character. All site walls, screen walls, and pump island canopies and other outdoor covered areas must be architecturally integrated with the building by using similar material, color, and detailing.
- g. To encourage visually interesting roofs, variations in the roofline must be provided and treatments such as extended eaves and parapet walls with cornice treatments incorporated.
- h. Building accents must be expressed through differing materials and/or architectural detailing and not through applied finishes such as paint.
- i. All display items for sale must occur within the main building or within designated areas that are screened from public streets.

7.5 BUILDING DESIGN STANDARDS – SINGLE FAMILY DETACHED RESIDENTIAL DWELLINGS

The following design standards apply to single-family detached residential dwelling units.

The intent of these design standards is to promote architectural innovation and creativity in the design of single-family residential buildings while promoting visual interest that complement the streetscape, maintains compatibility with surrounding developments, and enhances the pedestrian-oriented character and overall visual image of the Village. Buildings that are compatible with existing buildings contribute to a sense of place and add to the character of the neighborhood.

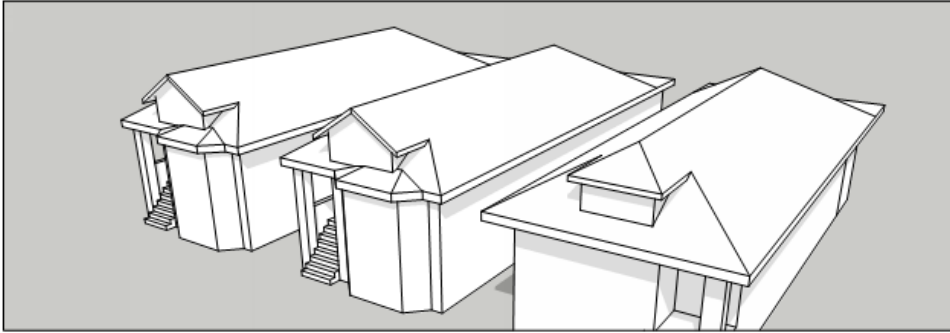
A. Design Standards

1. An addition to an existing building shall be compatible with the scale and massing of the existing building, as well as with the scale and massing of other buildings on the block if visible from a public street. If constructing a larger addition than adjacent buildings, break the building's massing by dividing its height or width to conform to adjacent buildings.
2. Dormers shall be designed to reflect the style, proportion and materials of the roof on the original building. Dormers shall be smaller in scale particularly those located at the front of the building and should not extend to or above the ridge line of the roof.

Dormers: These illustrations apply to Standard A.2.

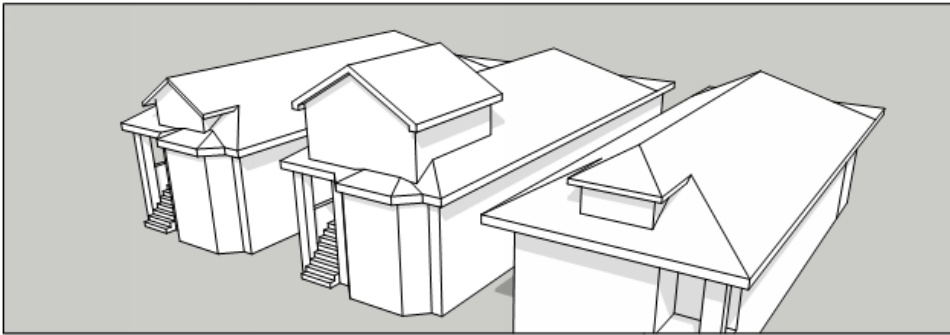
EXISTING

Three existing one-story homes with commonly found dormer styles.



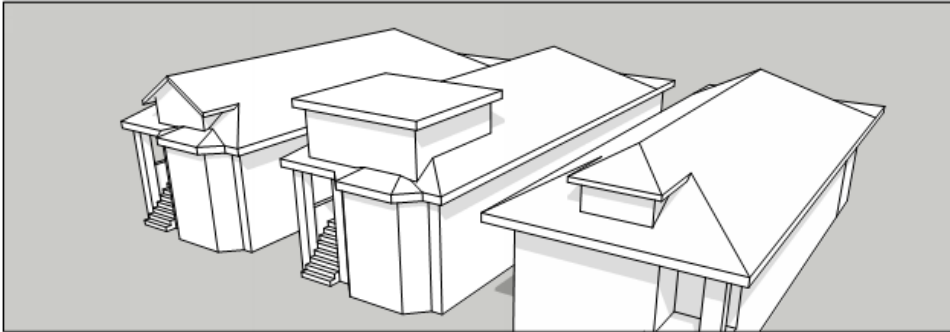
NOT ACCEPTABLE - Example A

The dormer on the center home is not compatible with the proportion of the original home or the adjacent homes.



NOT ACCEPTABLE - Example B

The dormer on the center home is not compatible with the style and proportion of the original home or the adjacent homes.




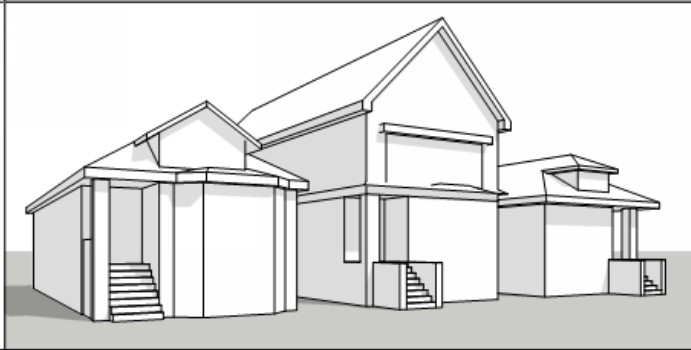
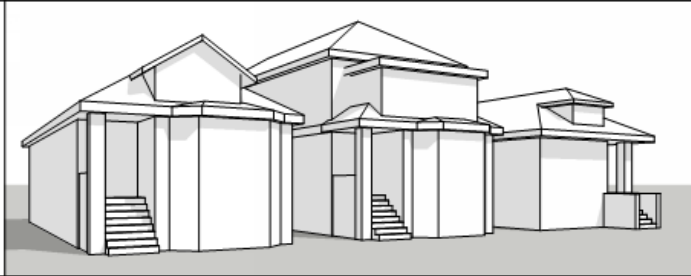
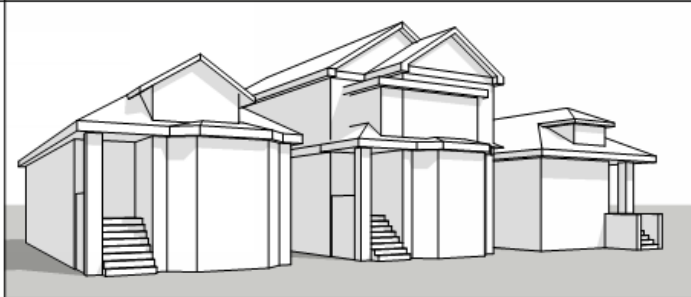
3. Exterior wall materials used on an addition to an existing building shall be consistent with the style and character of the building.

B. Review Considerations

1. A new residential building should be compatible with the overall scale and mass of other buildings on the block. If constructing a larger building than adjacent buildings, break the building's massing by dividing its height or width to conform to adjacent buildings.

Scale and Massing: These drawings of a row of single family homes focuses on unacceptable and acceptable massing solutions for the center residence. These comments apply to both a vertical expansion of an existing home as well as a new infill home. Other solutions may also be acceptable.

Specifically these illustrations apply to Standard A.1 and Review Considerations B.1 and B.2.

<p>EXISTING Three existing one-story homes.</p>	
<p>NOT ACCEPTABLE The center home is too tall and out of scale with the adjacent homes. The roof pitch is dramatically steeper than the original structure and different from the adjacent homes.</p>	
<p>ACCEPTABLE Example A The center home's 2nd story has been pushed back and the roof pitch and style is compatible with the original home's style.</p>	
<p>ACCEPTABLE Example B The center home's 2nd story mass has been broken up and divided which helps with the compatibility of scaling with the adjacent homes.</p>	

2. Upper-story additions can dramatically change the appearance of the building and, therefore change the character of the neighborhood.

- a.** Unless the proposed addition conforms to the heights and massing of the adjacent buildings, a second-story addition should be placed toward the rear of the building.
- b.** Large additions should be broken down into smaller, varied components that relate to the scale and massing of the original building.
- c.** Upper story additions are acceptable in areas where one-story homes predominate, but they should be designed to minimize the appearance of mass of the second story and should match the original style of the house.

3. New or reconfigured roof construction or replacement roof should conform to the predominant heights of roofs of nearby buildings (this does not include reroofing).
 - a. New construction or replacement should maintain a compatible roof form and roof line with adjacent buildings.
 - b. Roof additions should match the pitch of the original roof.
 - c. A roof addition should match the design and materials of the original building.
4. Windows in an addition should be sympathetic with the style, scale, and materials of the original building.

Windows: These illustrations apply to Consideration B.4.

WINDOWS - Example A

The Not Acceptable addition windows in this example do not match the original home because the trim size is visibly smaller, the window type is different, and the proportion of the amount of window to overall addition wall is dramatically different than the original first floor assemblage.

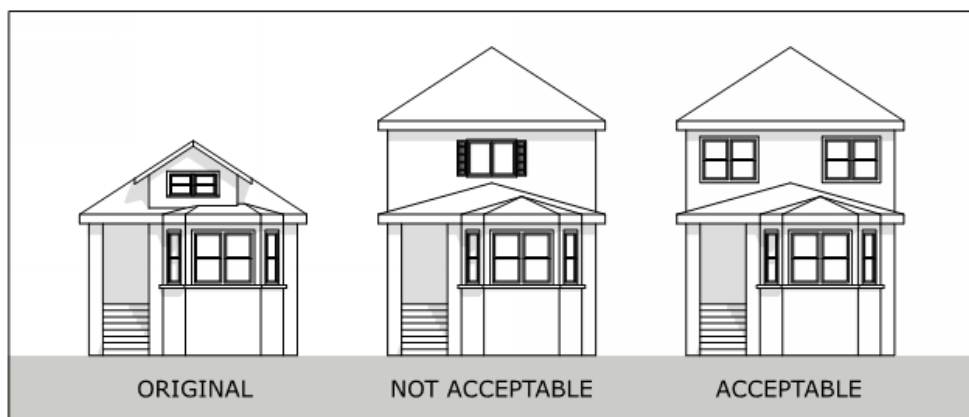
The Acceptable example uses similar sizes and style of window and trim choices.



WINDOWS - Example B

The Not Acceptable addition windows in this example do not match the original home for similar reasons as listed in Example A. Additionally, the use of shutters, not found on the original home, is not a compatible design feature.

The Acceptable example uses similar sizes and style of window and trim choices.



5. When adding on to any structure, consideration should be given to all design features of the existing structure such as; trim styles, banding details, special brick details, size of clapboard, color palettes of materials, textures of materials such as stucco, shingle type and color, window styles, color details and proportions, etc. and to replicate such design features or provide a solution that can be commonly viewed as compatible.

7.6 ENERGY EFFICIENT CONSTRUCTION

All development is required to follow all standards and codes adopted by the Village for energy efficient buildings and site design. Further, the Village encourages following the standards promulgated by organizations such as LEED (U. S. Green Building Council) and SITES Sustainable Sites Initiative (administered by Green Business Certification Inc. (GBCI)), and other sustainability ratings systems acceptable to the Village.

ARTICLE 12. ORDINANCE ADMINISTRATORS

- 12.1 VILLAGE BOARD
- 12.2 PLAN COMMISSION
- 12.3 ZONING BOARD OF APPEALS
- 12.4 ZONING ADMINISTRATOR
- ~~12.5 COMMUNITY DESIGN COMMISSION~~
- 12.6 5 HISTORIC PRESERVATION COMMISSION

12.1 VILLAGE BOARD

The Village Board has the following specific powers pursuant to this Ordinance:

- A. To make final decisions on zoning amendment applications.
- B. To make final decisions on special use applications.
- C. To make final decisions on planned development applications.

12.2 PLAN COMMISSION

A. Powers Related to Zoning Ordinance

The Plan Commission has the following powers pursuant to this Ordinance:

1. To make recommendations to the Village Board on zoning amendment applications;
2. To make recommendations to the Village Board on special use (planned development) applications; and
3. To hear and report to the Village Board on such other matters as may be referred to it by the Village Board.

B. Creation and Membership

1. A Plan Commission is hereby authorized to be established. The Commission, consisting of a Chairperson and eight members, shall be appointed by the President with the consent of the Trustees on the basis of each person's qualifications for said duty;
2. The Chairperson and members of said Plan Commission shall serve until the expiration of their current terms, or until their respective successors have been duly qualified and appointed, and each respective successor so appointed shall serve for a term of three years or until his or her successor has been duly qualified and appointed;
3. Vacancies on the Commission shall be filled by appointment for the unexpired term of the member whose place has become vacant, in the manner herein provided for the appointment of such member;
4. The members of the commission shall serve without compensation; and
5. The members of the Commission shall elect an Acting Chairperson from among its members to act whenever the Chairperson is absent.

C. Meetings and Rules

1. All meetings of the Plan Commission shall be held as regularly scheduled or at the call of the Chairperson.
2. Every rule, regulation and recommendation of the Commission shall be filed with the Secretary of the Plan Commission and shall be a public record.
3. The Commission may adopt its own rules of procedure not in conflict with this Zoning Ordinance or applicable Illinois statutes, and may select or appoint such officers to a committee, as it deems necessary.

D. Plan Commission Staff

The Zoning Administrator or his/her designee shall serve as Secretary to the Plan Commission and shall:

1. Cause a record to be made of the Commission's proceedings and actions showing the vote of each member upon each question;
2. Act as custodian of the records of the Commission;
3. Furnish to and receive from the public such applications for special uses and amendments as are approved by the Commission; and
4. Perform such duties as may be assigned from time to time by the Commission.

12.3 ZONING BOARD OF APPEALS

A. Powers Related to Zoning Ordinance

The Zoning Board of Appeals has the following powers pursuant to this Ordinance:

1. To make recommendations to the Village Board on special use applications;
2. To make final decisions on variation applications;
3. To make final decisions on zoning appeals; and
4. To hear and report to the Village Board on such other matters as may be referred to it by the Village Board.
5. To hear appeals of Zoning Administrator decisions on design review applications.
6. When called upon, to provide advice in the application of the development standards of this Ordinance.

For reference, the Zoning Board of Appeals also reviews and decides on variances to the Village of Oak Park Sign Ordinance.

B. Creation and Membership

1. The Zoning Board of Appeals is hereby authorized to be established. The Board, consisting of a Chairperson and six members, shall be appointed by the President of the Village with the consent of the Board of Trustees.
2. The Board shall elect from its members an Acting Chairperson to act whenever the Chairperson is absent.
3. The Chairperson and members of said Zoning Board of Appeals shall serve until the expiration of their current terms, or until their respective successors have been duly qualified and appointed, and each respective successor so appointed shall serve for a term of five years, or until their successor has been duly qualified and appointed.
4. Vacancies upon the Board shall be filled for the unexpired term of the member whose place has become vacant, in the manner herein provided for the appointment of such member.
5. The members of the Board shall serve without compensation.

C. Meetings and Rules

1. All meetings of the Zoning Board of Appeals shall be held at the call of the Chairperson and at such times as the Board may determine.
2. Every rule or regulation, every amendment or repeal thereof, and every decision of the Board shall be filed with the Secretary of the Zoning Board of Appeals and shall be a public record.
3. The Board shall adopt and publish its own rules of procedure not in conflict with this Zoning Ordinance or applicable Illinois statutes, and may select or appoint committees, as it deems necessary.

D. Finality of Decisions of the Zoning Board of Appeals

Decisions of the Zoning Board of Appeals, on appeal or upon application for a variation shall be final administrative determinations and shall be subject to review by a court in the manner provided by the applicable Illinois statutes.

E. Appointment and Duties of the Secretary of the Zoning Board Of Appeals

The Zoning Administrator or his/her designee shall serve as Secretary of the Board. The Secretary shall:

1. Cause a record to be made of the Board's proceedings and actions, showing the vote of each member upon each question;
2. Act as custodian of the records of the Board;
3. Receive forms for appeals and applications for variation from the public. Furnish to the public documentation of appeals and applications for variations that are approved by the Board; and
4. Perform such duties as may be assigned from time to time by the Board.

12.4 ZONING ADMINISTRATOR

The Village Planner, or his/her designee, is considered the Zoning Administrator. The Zoning Administrator may designate one or more Village staff persons to act as the Zoning Administrator, including the Zoning Officer; however, a zoning decision may only be rendered once. The Zoning Administrator has the following powers pursuant to this Ordinance:

- A. To review and make final decisions on administrative variation applications.
- B. To make final decisions on design review applications.
- C. To review and make final decisions on zoning interpretation applications.
- D. To review and make final decisions on certificate of zoning compliance applications.
- E. To review and make final decisions on temporary use permit applications.
- F. To receive and forward zoning applications as required by this Ordinance to the Plan Commission, Zoning Board of Appeals, Village Board, or Village official, as appropriate.
- G. To maintain permanent and current records as required by this Ordinance.
- H. To maintain and make available the Village's Official Zoning Ordinance and Zoning Map, and all permanent and current records required by this Ordinance.
- I. To conduct inspections of structures or the use of land to determine whether there is compliance with this Ordinance, and, in case of any violation, order corrective action.

12.5 COMMUNITY DESIGN COMMISSION

~~The Community Design Commission also has the following powers pursuant to this Ordinance:~~

- ~~A.—To hear appeals of Zoning Administrator decisions on design review applications.~~
- ~~B.—When called upon, to testify or provide written recommendations in proceedings involving requests for a zoning map amendment, variation, planned development, or special-use permit application.~~
- ~~C.—When called upon, to provide advice in the application of the development standards of this Ordinance.~~

~~For reference, the Community Design Commission also reviews and decides on variances to the Village of Oak Park Sign Ordinance.~~

12.6 5 HISTORIC PRESERVATION COMMISSION

The primary responsibility of the Historic Preservation Commission is to administer the Village of Oak Park's Historic Preservation Ordinance and Architectural Review Guidelines. The Historic Preservation Commission also has the following powers pursuant to this Ordinance:

- A.** To provide written recommendations in proceedings involving requests for a zoning map amendment, variation, planned development, or special use permit applications when such actions affect historic landmarks or historic districts.
- B.** When called upon, to provide advice in the application of the development standards of this Ordinance.