



# OAK PARK ZONING UPDATE

**Zoning Ordinance  
Village Board Presentation  
Presented by Camiros**

# Zoning Ordinance

## COMPARTMENTALIZATION

Introduction	Article 1. Title, Purpose, & Applicability Article 2. Definitions & Rules of Measurement Article 3. Zoning Districts
Districts	Article 4. Residential Districts Article 5. Commercial Districts Article 6. Special Purpose Districts
Design	Article 7. Design Standards
Uses	Article 8. Uses (Permitted & Temporary)
On-Site Development	Article 9. Development Standards Article 10. Off-Street Parking & Loading Article 11. Landscape & Screening
Administration	Article 12. Ordinance Administrators Article 13. Application Article 14. Zoning Approvals
Implementation	Article 15. Nonconformities Article 16. Enforcement

# Definitions & Measurement

## ARTICLE 2. DEFINITIONS & RULES OF MEASUREMENT

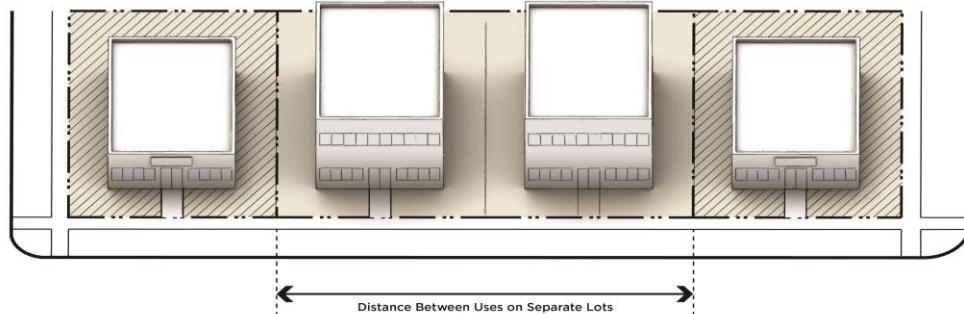
### Part I. Definitions – General Terms

*General terms*

*Use definitions from use matrix in Article 8*

### Part II. Rules of Measurement

*Clarify dimensional measurements*



# Residential Districts

**Residential district structure  
maintained**

**Select regulations refined**

Eliminated lot coverage averaging &  
establish % for all districts

*Lot coverage = principal building +  
accessory structures*

Added maximum impervious surface  
percentage



# Residential Districts

## R-3 District split into R-3-50 and R-3-35

Distinction by lot area

Lot area: 5,000sf // 3,500sf

Lot width: 50' // 40'

R-3-35 Interior Side Yards:

*5' or 10% of lot width,  
whichever is less*



## R-4 District modification

R-4 Interior Side Yards:

*5' or 10% of lot width,  
whichever is less*



# Commercial Districts

## New Commercial District Structure

### Geography Specific Categories

DT Downtown District

HS Harrison Street District

MS Madison Street District

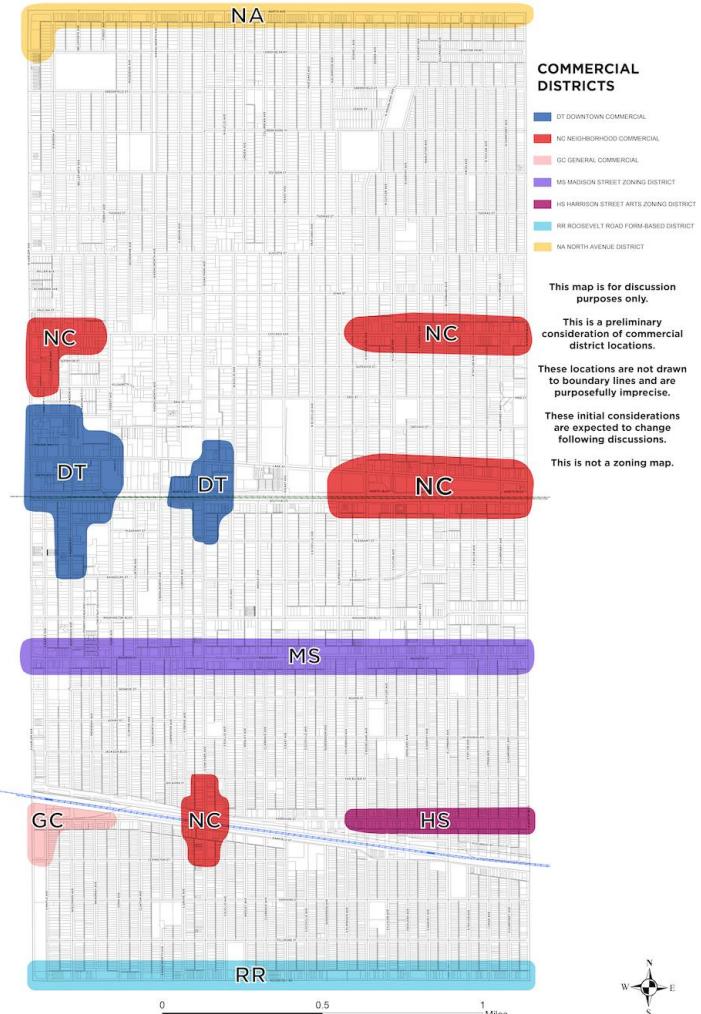
NA North Avenue District

RR Roosevelt Road Form-Based District

### Commercial Categories

GC General Commercial District

NC Neighborhood Commercial



# Commercial Districts

## DT Downtown Sub-Districts

DT-1 Downtown Central

DT-2 Hemingway

DT-3 Pleasant



FIGURE 5-1: DOWNTOWN SUB-DISTRICTS

DT-1 DOWNTOWN CENTRAL SUB-DISTRICT

DT-3 PLEASANT SUB-DISTRICT

DT-2 HEMINGWAY SUB-DISTRICT



# Commercial Districts

## DT Downtown District Height Map

Light green: 45'

Green: 60'

Blue-Green: 80'

Blue: 125'



# Commercial Districts

## DT-1 and DT-2 Sub-Districts Uses

Only permitted or special uses within “retail” category allowed within first 50’ of street lot line at grade level/ground floor with additions

Specialty food service & design studio allowed if it has retail

Personal service establishment & live entertainment allowed

Temporary retail (pop-up) & temporary real estate office allowed



# Commercial Districts

## GC General Commercial District

Harlem & Garfield

Place for heavier commercial uses

## HS Harrison Street District

Encourages arts-oriented uses

## MS Madison Street District

Incorporates current amendment

Between Clinton Ave. & East Ave.:

*Residential: Only dwellings above the ground floor allowed*

*Drive-through facilities prohibited*

*Gas stations prohibited*



# Commercial Districts

## **NA North Avenue District**

Variety of commercial scales



## **NC Neighborhood Commercial**

Eliminated use restrictions along Oak Park Avenue

## **RR Roosevelt Road Form-Based District**

Current standards maintained because of agreement between communities

New illustrations

Specific use restrictions aligned with new use structure



# Special Purpose Districts

## New special purpose districts

OS Open Space District

*Parks & playgrounds*

I Institutional District

*Government, educational (public & private), & cultural*



# Special Purpose Districts

## Hospital District

Minimum lot area: 10,000sf

*Eliminated “per bed” standard*

FAR eliminated

Lot coverage eliminated

*Setbacks control*

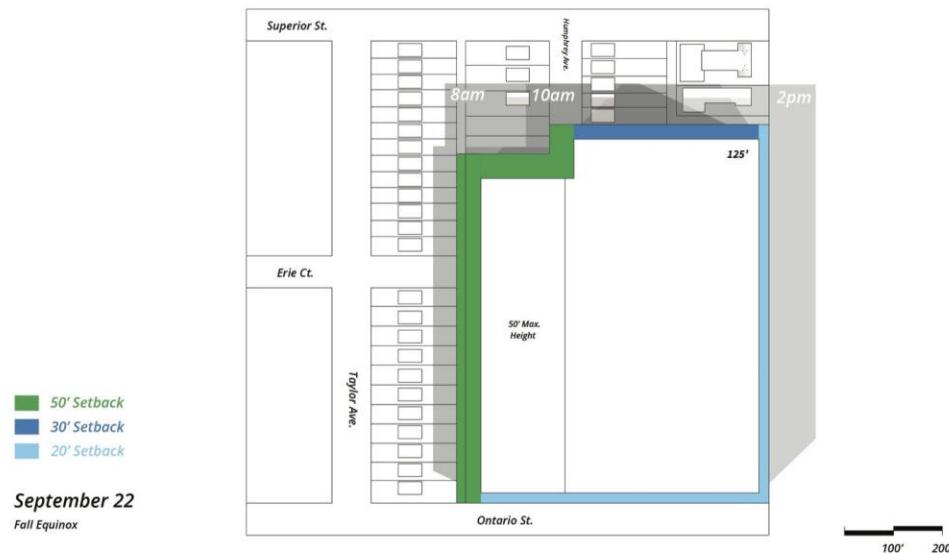
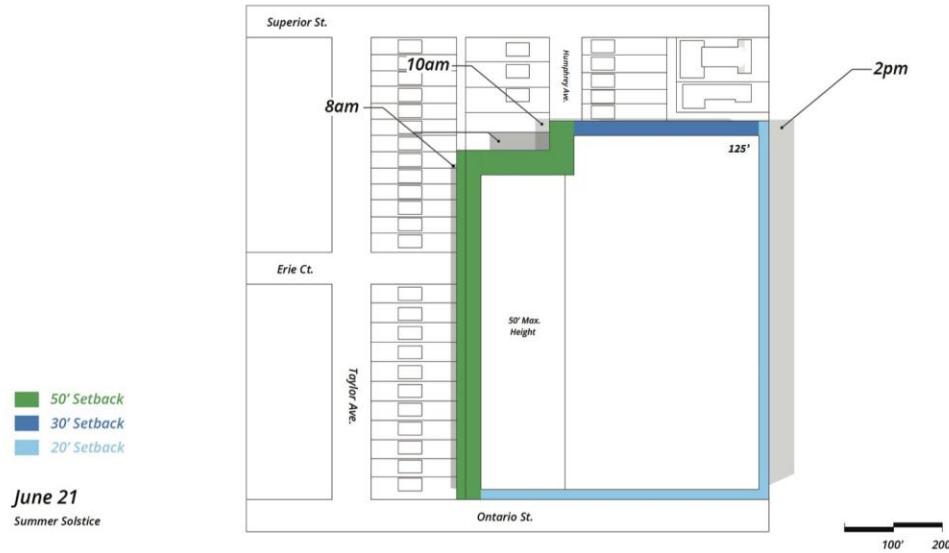
### Height & Setback Changes

- ✓ 50' setback from any residential lot (rear & interior side)
- ✓ Rear yard simplified to 30' from H lot line
- ✓ West Suburban - From centerline of N Humphrey Avenue (extended) to the west H lot line: max. 50' height
- ✓ Rush - From centerline of Wisconsin Avenue (extended) to the east H lot line: max. 80' height

## OAK PARK, ILLINOIS

## SHADOW ANALYSIS - H DISTRICT HEIGHT - 50' Setback within Height Restricted Area

*Building footprint represents maximum buildout at all lot lines abutting residential development. Height is limited to 50' from North Humphrey Ave. (Extended) to western lot line.*



# OAK PARK ZONING UPDATE

## DRAFT ZONING MAP

PLAN COMMISSION RECOMMENDED DRAFT - JAN. 2017

### LEGEND

- R-1 Single Family
- R-2 Single Family
- R-2-35 Single Family
- R-3-50 Single Family
- R-4 Single Family
- R-4-Two Family
- R-4-Multi-Family
- R-7 Multi-Family
- NC Neighborhood Commercial
- OC General Commercial
- HS Historic Street
- MS Madison Street
- NA North Avenue
- RR Roosevelt Road
- DT Downtown
- H Hospital
- OS Open Space
- I Institutional

### HISTORIC DISTRICTS

- Frank Lloyd Wright
- Gunderson
- Rapeland - Oak Park

### PLANNED DEVELOPMENTS

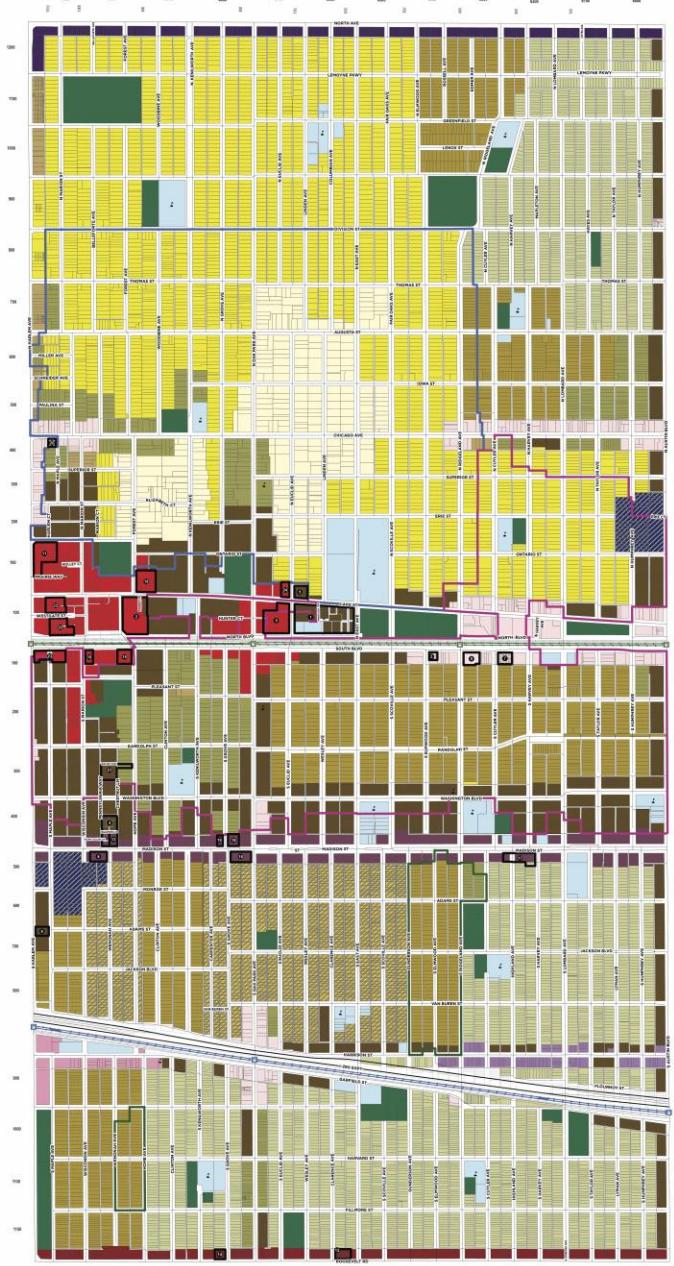
- 1 Euclid Place 1995-O-70
- 2 100 Forest Place 1995-O-30
- 3 Elmwood Avenue Townhomes 2000-O-42
- 4 Madison Street Townhomes 2001-O-13, 2003-O-25
- 5 Euclid Terrace 2003-O-14, 2002-O-13, 2003-O-22
- 6 Maple Square Townhomes 2001-O-80
- 7 Ridgeland Station Parcel B 2002-O-04, 2003-O-41
- 8 Belmont Village 2003-O-42
- 9 The Ridgeland 2003-O-26
- 10 The Oak Park Opera Club 2004-O-56, 2007-O-13, 2007-O-34
- 11 Willow Street Apartments 2005-O-38, 2008-O-11 (Oak Park Place)
- 12 Clarence Square Townhomes 2005-O-43
- 13 Madison Street Townhomes 2005-O-46
- 14 Garden Grove Townhomes 2007-O-21
- 15 The Marquette Avenue Townhomes 2007-O-42, 2013-O-24
- 16 Walgreens Development 2009-O-51, 2013-O-07
- 17 Madison Highlands 2009-O-89
- 18 Lake and Forest Development 2010-O-14, 2010-O-03, 2012-O-41
- 19 Grove Avenue Apartments 2011-O-26, 2012-O-17
- 20 Residences of Maple Place 2014-O-32
- 21 Oak Park Oasis 2014-O-83
- 22 Oak Park Station OBD 25-135
- 23 Lincoln Development OBD 16-028/029
- 24 District House OBD 0-987

### TRANSPORTATION

- Streets
- LIRR (S-B/Interstate)
- Railroad
- CTA BLUE LINE
- CTA GREEN LINE



DISCLAIMER: This drawing is neither a legally recorded map nor a zoning map. It is a zoning map prepared for the purpose of a zoning or a compilation of records, information and data located in the City of Oak Park, Illinois. It is not to be used for reference purposes only. The zoning map is to be used only for the purpose of the zoning hearing contained. If discrepancies are found, please contact the Oak Park Development Committee, Planning Department.



# District Design Standards

## Incorporate design standards recommended by Village

Non-residential & mixed-use, and multi-family

Applicability:

*New construction*

*Substantial additions: 1,000sf or  
20% of GFA or footprint*

*Substantial alteration*

Design standards:

*Façade*

*Entry articulation*

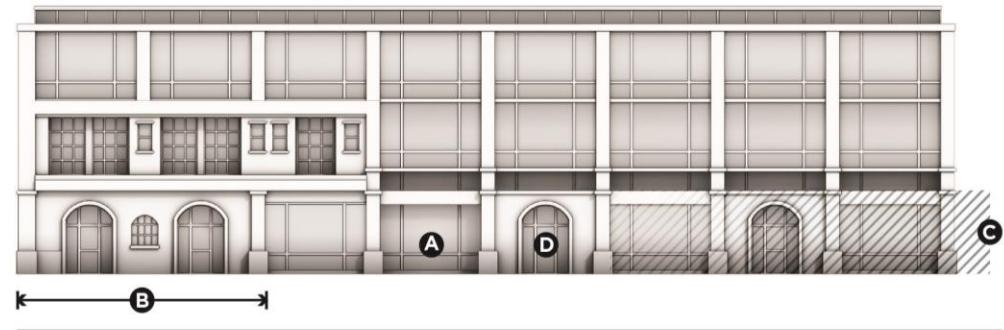
*Building materials*

*Roofline*

*Auto-oriented standards*

*Architecture*

*Energy efficient*



**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.

**If in historic district, those standards control**

# Uses

## Uses

- Divided by use category
- Defined in Article 2

	R-1	R-2	R-3 -50 & -35	R-4	R-5	R-6	R-7	DT <sup>1</sup>	HS	GC	MS <sup>1</sup>	NA	NC <sup>1</sup>	RR <sup>1</sup>	OS	PL	H	Use Standard S = Section
Community Residence – Large (7 or More Residents)	P	P	P	P	P	P	P											§8.4.E
Dwelling – Single-Family (Detached)	P	P	P	P	P	P	P											§8.4.E
Dwelling – Two-Family					P	P	P											
Dwelling – Townhouse						P	P				S	S	S	S	S			
Dwelling – Multi-Family							P	P		S	P	S	P	P	S			
Dwelling – Above the Ground Floor								P	P	P	P	P	P	P	P			
Live/Work Dwelling									P				P	S				
Residential Care Facility								S	S	S	S	S	S	S		P	§8.4.O	
Retreat House								S	S	S								
<b>Public/Institutional</b>																		
Community Center								S	P	P	P	P	P	P	P	P	P	
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§8.4.D
Cultural Facility	P	P	P	P	P	P	P	S	P	P	P	P	P	S	P	P	P	
Educational Facility – Primary or Secondary	P	P	P	P	P	P	P									P		
Educational Facility – University								S		S	S	S	S	S		P		
Educational Facility – Vocational								S	S	P	S	P	S	S				
Government Office								P	P	P	P	P	P	S	P	P	P	
Park/Playground	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Place of Worship	P	P	P	P	P	P	P	P	P	P	P	P	P	S				§8.4.M
Public Safety Facility								P	P	P	P	P	P	S	P	P	P	
Public Works Facility																P		
Utility	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	S	
<b>Retail</b>																		
Art Gallery								P	P	P	P	P	P	P	P			
Auction House								S	P	P	S	P	P	P	P			
Brewpub								P	P	P	P	P	P	P	P			

# Uses

Use	R-1	R-2	R-3 -50 & -35	R-4	R-5	R-6	R-7	DT <sup>1</sup>	HS	GC	MS <sup>1</sup>	NA	NC <sup>1</sup>	RR <sup>1</sup>	OS	PL	H	Use Standard S = Section
<b>Residential</b>																		
Community Residence – Small (6 or Fewer Residents)	P	P	P	P	P	P	P											§8.4.E
Community Residence – Large (7 or More Residents)						S	S											§8.4.E
Dwelling – Single-Family (Detached)	P	P	P	P	P	P	P											
Dwelling – Two-Family					P	P	P											
Dwelling – Townhouse						P	P			S	S	S	S	S				
					P	P			S	P	S	P	P	S				
						P	P		P	P	P	P	P	P	P			
							P				P	S						
								S	S	S	S	S	S	S		P	§8.4.O	
								S	S	S								
<b>Commercial Facility</b>								S	P	P	P	P	P	P	P	P	P	§8.4.D
Educational Facility – Primary or Secondary	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Educational Facility – University								S		S	S	S	S	S		P		
Educational Facility – Vocational								S	S	P	S	P	S	S				
Government Office								P	P	P	P	P	P	S	P	P	P	
Park/Playground	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Place of Worship	P	P	P	P	P	P	P	P	P	P	P	P	P	S				§8.4.M
Public Safety Facility								P	P	P	P	P	P	S	P	P	P	
Public Works Facility								P	P	P	P	P	P	S	P	P	P	
Utility	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	S	
<b>Retail</b>																		
Art Gallery								P	P	P	P	P	P	P	P			
Auction House								S	P	P	S	P	P	P	P			
Brewpub								P	P	P	P	P	P	P	P			

## Permissions

Permitted = P

Special = S

Blank = Prohibited



# Uses

Use	R-1	R-2	R-3 -50 & -35	R-4	R-5	R-6	R-7	DT <sup>1</sup>	HS	GC	MS <sup>1</sup>	NA	NC <sup>1</sup>	RR <sup>1</sup>	OS	PL	H	Use Standard S = Section
<b>Residential</b>																		
Community Residence - Small (6 or Fewer Residents)	P	P	P	P	P	P	P											§8.4.E
Community Residence - Large (7 or More Residents)									S									§8.4.E
Dwelling - Single-Family (Detached)	P	P	P	P	P	P	P											
Dwelling - Two-Family					P	P	P											
Dwelling - Townhouse						P	P			S	S	S	S	S				
Dwelling - Multi-Family							P	P	S	P	S	P	P	S				
Dwelling - Above the Ground Floor								P	P	P	P	P	P	P	P			
Live/Work Dwelling									P					P	S			
Residential Care Facility									S	S	S	S	S	S		P	§8.4.O	
								S	S	S								
Educational Facility - University	P	P	P	P	P	P	P	P	S	P	P	P	P	P	P	P	P	§8.4.D
Educational Facility - Vocational	P	P	P	P	P	P	P	S	P	P	P	P	P	P	S	P	P	
Government Office									P	P	P	P	P	S	P	P	P	
Park/Playground	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Place of Worship	P	P	P	P	P	P	P	P	P	P	P	P	P	S	P	P	P	§8.4.M
Public Safety Facility									P	P	P	P	P	P	S	P	P	
Public Works Facility																P		
Utility	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	S	
<b>Retail</b>										P	P	P	P	P	P	P		
Art Gallery										S	P	P	S	P	P	P		
Auction House										S	P	P	S	P	P	P		
Brewpub										P	P	P	P	P	P	P		

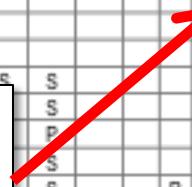
## Locate Use

- 1) By use type
- 2) By district

# Uses

Use	R-1	R-2	R-3 -50 & -35	R-4	R-5	R-6	R-7	DT <sup>1</sup>	HS	GC	MS <sup>1</sup>	NA	NC <sup>1</sup>	RR <sup>1</sup>	OS	PL	H	Use Standard S = Section
<b>Residential</b>																		
Community Residence – Small (6 or Fewer Residents)	P	P	P	P	P	P	P											58.4.E
Community Residence – Large (7 or More Residents)								S	S									58.4.E
Dwelling – Single-Family (Detached)	P	P	P	P	P	P	P											
Dwelling – Two-Family						P	P	P										
Dwelling – Townhouse						P	P		S	S	S	S	S	S	S			
Dwelling – Multi-Family																		
Dwelling – Above the Ground Floor																		
Live/Work Dwelling																		
Residential Care Facility																P	58.4.O	
Retreat House																		
<b>Public/Institutional</b>																		
Community Center	P	P	P	P	P	P	P	S	P	P	P	P	P	P	P	P	P	
Community Garden		P	P	P	P	P	P	S	P	P	P	P	P	P	P	P	P	58.4.D
Cultural Facility	P	P	P	P	P	P	P											
Educational Facility – Primary or Secondary	P	P	P	P	P	P	P									P		
Educational Facility – University								S		S	S	S	S	S	S	P		
Educational Facility – Vocational								S	S	P	S	P	S	S	S			
Government Office								P	P	P	P	P	P	S	P	P	P	
Park/Playground	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Place of Worship	P	P	P	P	P	P	P	P	P	P	P	P	P	S				58.4.M
Public Safety Facility								P	P	P	P	P	P	S	P	P	P	
Public Works Facility																P		
Utility	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	S	
<b>Retail</b>																		
Art Gallery								P	P	P	P	P	P	P	P	P	P	
Auction House								S	P	P	S	P	P	P	P	P	P	
Brewpub								P	P	P	P	P	P	P	P	P	P	

**Use Standards**  
Certain uses have additional standards



# Uses

## Temporary Uses

Require temporary use permit

Use standards for each

Temporary Use	R-1	R-2	R-3 -50 & -35	R-4	R-5	R-6	R-7	DT <sup>1</sup>	HS	GC	MS <sup>1</sup>	NA	NC <sup>1</sup>	RR <sup>1</sup>	OS	I	H	Use Standard
Farmers' Market	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	\$8.5.A
Real Estate Sales Office/Model Unit	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	\$8.5.B
Temporary Contractor's Office and Contractor's Yard	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	\$8.5.C
Temporary Mobile Food Sales								P	P	P	P	P	P	P	P	P	P	\$8.5.D
Temporary Pop-Up Business								P	P	P	P	P	P	P	P	P		\$8.5.E
Temporary Outdoor Entertainment/Promotional Event	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	\$8.5.F
Temporary Outdoor Sales	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	\$8.5.G
Temporary Outdoor Storage Container	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	\$8.5.H

# Accessory Structures

## Comprehensive List of Structures

Size, height, location

Reference to Municipal Code as applicable

General structures

*Detached garages, carport, fences*

General uses

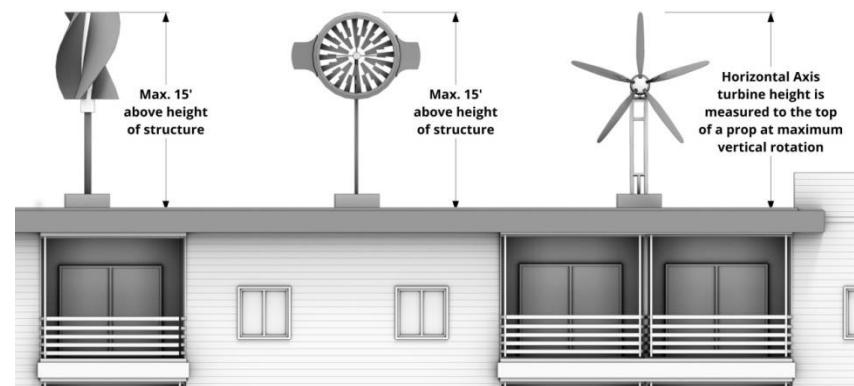
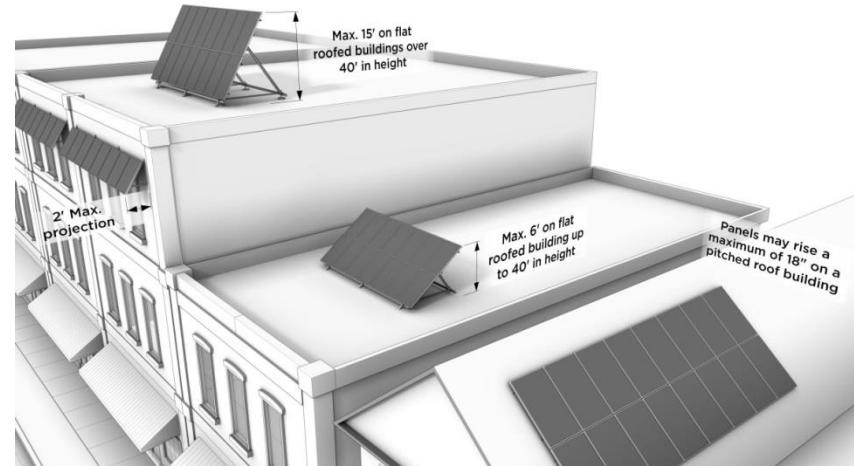
*Storage, home occupations*

Sustainability

*Solar & wind (private), chickens, bees*

Exterior lighting

*Grandfathered existing recreational lighting*



# Accessory Structures

Unique Oak Park uses

*Tour house, house museum*

Coach house

*SF lots of 6,500sf or more*

*Only one per lot*

*One dwelling only in coach house*

*Must be in a detached garage on the upper floor – ground floor reserved for parking*

*No additional parking required*



# Permitted Encroachments

Table 9-1: Permitted Encroachments Into Required Setbacks

Y= Permitted // N= Prohibited

Max. = Maximum // Min. = Minimum

	Front Setback	Corner Side Setback	Interior Side Setback	Rear Setback
Accessibility Ramp	Y	Y	Y	Y
Air Conditioner Window Unit Max. projection of 18" from building wall No building permit required	Y	Y	Y	Y
Arbor No building permit required	Y	Y	Y	Y
Awning or Sunshade (Residential Uses) Max. of 18" into front, interior side, or corner side setback Max. of 5' into rear setback	Y	Y	Y	Y
Balcony or Balustrade Max. of 6' into front, interior side, or corner side setback Max. of 8' into rear setback Min. of 4' from any lot line Min. vertical clearance of 8'	Y	Y	Y	Y
Bay Window Max. of 5' into any setback	Y	Y	Y	Y
Canopy: Building Entrance (Residential Uses) Max. of 5' into any setback Max. 15' width or no more than 3' extension on either doorway side, whichever is less	Y	Y	Y	Y
Chimney Max. of 18" into setback	Y	Y	Y	Y
Deck or Terrace Max. of 5' into front, corner side, or interior side setback Max. of 8' into rear setback Prohibited in front yard Max. height of 5' above grade	Y	Y	Y	Y
Dog House Prohibited in front or corner side yard No building permit required	N	N	N	Y
Eaves Max. of 4' into setback	Y	Y	Y	Y

Excludes Orland Park

# Environmental Performance Standards

**Standards to address impacts of...**

Noise

Glare & Heat

Vibration

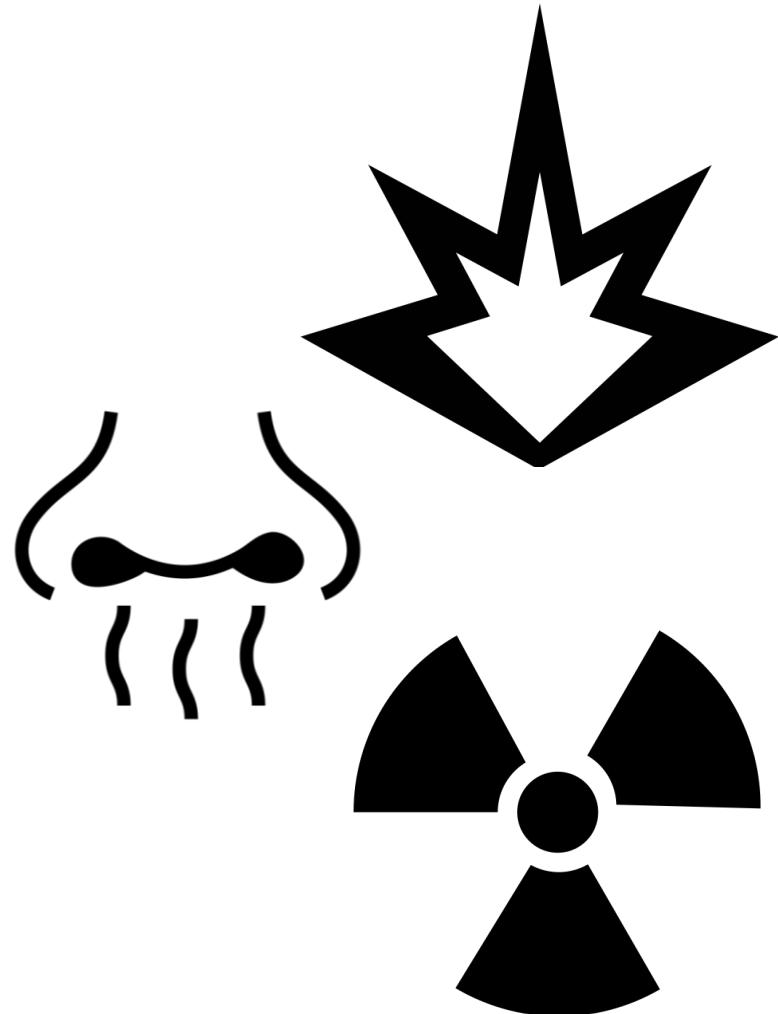
Dust & Air Pollution

Discharge and Disposal of Radioactive  
& Hazardous Waste

Electromagnetic Interference

Odors

Fire & Explosion Hazards



# Parking Standards

## Required Parking

Required parking linked to use structure

Parking ratios only slightly modified

*Generally: 1 space/500sf*

Required bike parking included

*Long-term vs. Short-term*

Parking maximums

*Non-residential districts: parking lots for commercial uses over 15,000sf in GFA limited to 120% of required minimum*

*Residential (multi-family & mixed-use): within ½ mile of transit limited to 1.5 spaces/dwelling unit*

TABLE 10-2: OFF-STREET VEHICLE AND BICYCLE PARKING REQUIREMENTS

USE	MINIMUM REQUIRED VEHICLE SPACES	MINIMUM REQUIRED BICYCLE SPACES	
		REQUIRED TOTAL BICYCLE SPACES	% OF REQUIRED BICYCLE SPACES FOR LONG-TERM SPACES
Animal Care Facility	1 per 500sf GFA		
Art Gallery	1 per 500sf GFA	Over 5,000sf GFA: 1 per 1,500sf GFA	
Arts Studio	1 per 500sf GFA	Over 5,000sf GFA: 1 per 1,500sf GFA	
Bed and Breakfast	2 + 1 per guestroom		
Body Modification Establishment	1 per 500sf GFA		
Brew Pub	1 per 500sf GFA	Over 5,000sf GFA: 1 per 1,500sf GFA	
Broadcasting Facility	1 per 1,000sf GFA	Over 10,000sf GFA: 1 per 2,500sf GFA	
Car Wash	Non-Automated: 2 per bay Automated: 1 per bay		
Community Center	1 per 500sf GFA	1 per 2,500sf GFA	
Community Residence	1 per 2 rooms	1 per 4 rooms	
Contractor Shop	1 per 500sf GFA		
Craft Brew Lounge	1 per 500sf GFA	Over 5,000sf GFA: 1 per 1,500sf GFA	
Cultural Facility	1 per 500sf GFA	1 per 2,500sf GFA	
Currency Exchange	1 per 500sf GFA		
Day Care Center	1 per 1,000sf GFA		
Dwelling – Above the Ground Floor	1 per du	1 per 4 du	80%
Dwelling – Multi-Family	1 per du	1 per 4 du	80%
Dwelling – Single-Family (Detached)	2 per du		
Dwelling – Townhouse	2 per du		
Dwelling – Two-Family	2 per du		
Educational Facility – Primary or Secondary	1 per classroom	1 per 5 classrooms	
Educational Facility – University	1 per 3 students at maximum enrollment	1 per 10 students at maximum enrollment	30%
Educational Facility – Vocational	1 per 500sf GFA	1 per 2,500sf GFA	
Financial Institution	1 per 500sf GFA	1 per 5,000sf GFA	
Funeral Home	1 per 200sf GFA of public space		
Gas Station	2 per pump island + 1 per 500sf GFA of structure + 5 stacking spaces per car wash bay		
Government Office	1 per 500sf GFA	1 per 2,500sf GFA	30%
Greenhouse/Nursery	1 per 500sf GFA of Indoor space + 1 per 1,000sf of outdoor space		
Heavy Retail and Rental	1 per 500sf GFA of Indoor space + 1 per 1,000sf of outdoor display space		
Hospital	1 per 2.5 beds	1 per 10 beds	30%
Hotel/Motel	1.5 per room		
Industrial – Light	1 per 500sf GFA	Over 10,000sf GFA: 1 per 2,500sf GFA	
Industrial Design	1 per 500sf GFA	Over 5,000sf GFA: 1 per 1,500sf GFA	

# Parking Standards

## Parking Flexibilities, Exemptions, & Reductions

### Commercial Districts:

*Non-residential use of 2,500sf of GFA exempt*

*Count on-street spaces*

### DT-1 Sub-District:

*Reduced floor area (twice the size of the lot) for calculation*

### Transit:

*Within ½ mile of trains 25% reduction for commercial & 1 space per du for multi-family/mixed use*

### Zoning Administrator – up to 25%:

*Transportation management program, off-peak work schedule, carpool payments*

### In-Lieu Parking

### Shared Parking

# Landscape

**Landscape to address all aspects of site development**

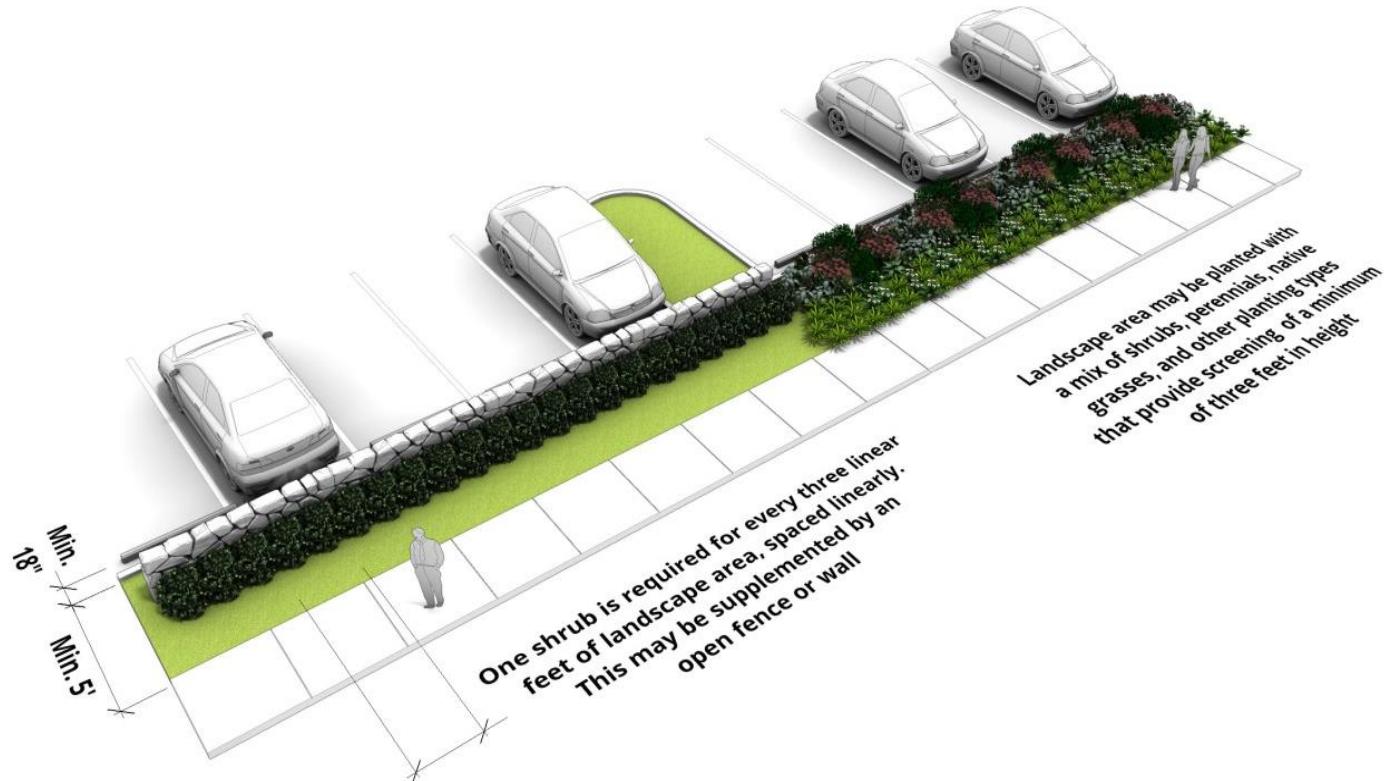
*Based on standards established during Madison Street Zoning*

- ✓ Perimeter of parking lots
- ✓ Interior of parking lot
- ✓ Rear and interior side buffer yards

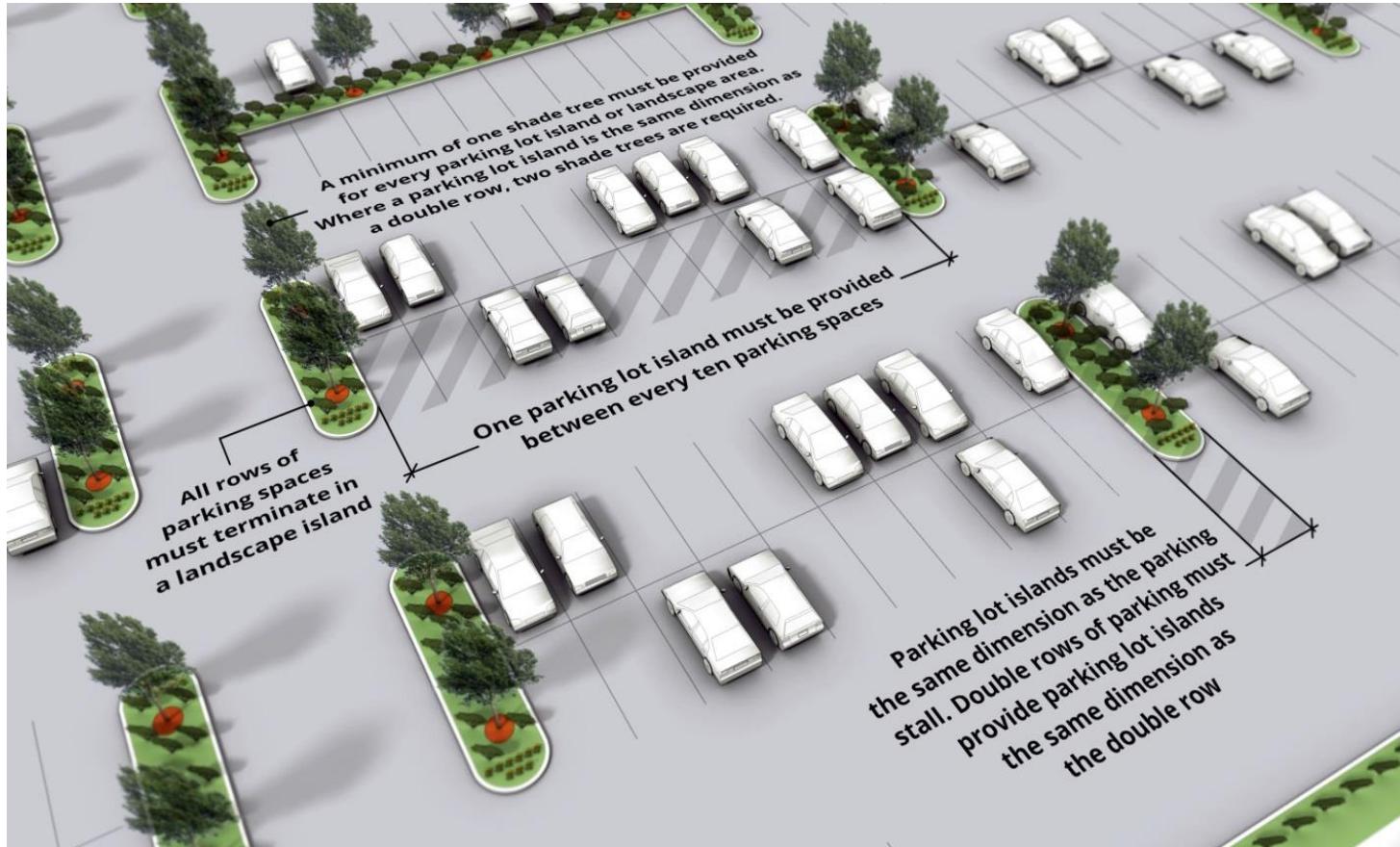
**Tree conservation maintained**

**Design, installation, & maintenance standards to ensure proper implementation**

# Landscape

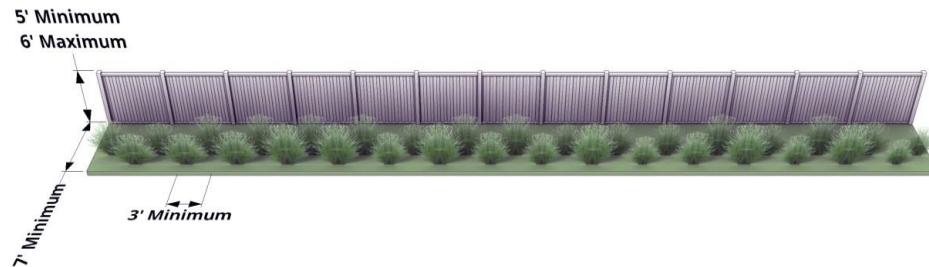


# Landscape

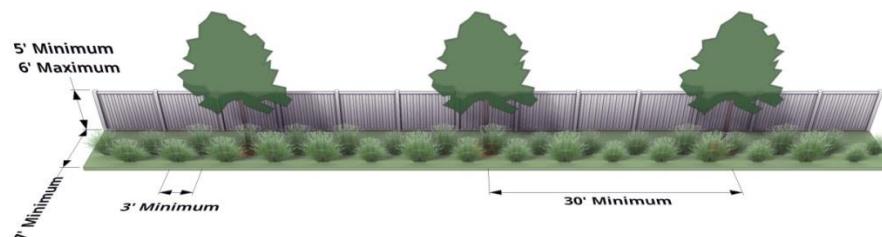


# Landscape

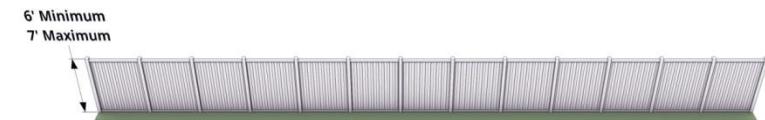
## INTERIOR SIDE SETBACK BUFFER YARD



## REAR SETBACK BUFFER YARD



More than 90' of lot depth



90' or less of lot depth

# Administration

## **Ordinance Administrators**

Village Board

Plan Commission

Zoning Board Of Appeals

Zoning Administrator

*New position - Village Planner or his/her designee*

Community Design Commission

*Appeals of design review decisions*

Historic Preservation Commission

*Reference to review powers outside Ordinance*

# Administration

## Application Process

Completeness review

Optional pre-application review

Notice type required

Public hearing

*Notice days are calculated as calendar days*

Table 13-1: Required Notice

Zoning Application	Notice Type		
	Published	Mailed	Posted
Zoning Text Amendment	•		
Zoning Map Amendment	•	•	•
Special Use	•	•	•
Planned Development	•	•	•
Variation	•		•
Administrative Variation		•	
Zoning Appeals	•		

# Administration

## **ZONING APPROVALS**

- ✓ Zoning Text and Map Amendment
- ✓ Special Use
- ✓ Variation
- ✓ Administrative Variation
- ✓ Planned Development
- ✓ Zoning Interpretation
- ✓ Certificate Of Zoning Compliance
- ✓ Zoning Appeals
- ✓ Temporary Use Permit

**Updated approval standards & timeframes for each application**

**Eliminated Village Board referral of initial application**

# Administration

## Key Changes to Zoning Approvals

### Special Use

*Continue to allow Plan Commission to hear applications when ZBA schedule does not allow timely hearing*

*Clarify allowed modifications - admin, minor, major*

### Variation

*Clarify that separation or distance requirements for uses (ex: only first 50' for retail) are dimensional variations*

### Administrative Variation

*Zoning Administrator approves*

*10% for any dimensional standards*

*Reductions of off-street parking: 10% or 2 spaces, whichever is greater*

*Reduction in bike parking up to 30%*

### Temporary Use Permit

*New permit approved by Zoning Administrator – for listed temporary uses*

# Administration

## Key Changes to Zoning Approvals

### Planned Development

*No longer major and minor - one process*

*Prohibited in any circumstances in R-1 through R-5*

*Any development of 20,000sf or more in GFA that requires relief is a required PD*

*Any development of 10,000sf up to 20,000sf in GFA that requires relief has the option to use PD (applicant's option)*

*LEED certification not required, but must provide evidence they meet minimum standards*

*Required to provide 3 public benefits: a compensating benefit, a Village improvement, and public art*

*Process mimics a special use, with the exception that the Plan Commission always holds the hearing*

*Clarification of modifications of approved PD - admin, minor, major*

# Nonconformities

## **Address full variety of nonconforming situations**

### Nonconforming use

*Discontinued or abandoned for one year, cannot continue*

*Any nonconforming SF in non-residential district subject to R7 standards*

### Nonconforming structure

*Non-residential: 50% threshold*

*SF & 2F Residential & Detached Accessory to SF or 2F: May be rebuilt (1 yr)*

*Extension of nonconforming side or rear walls for single-family & two-family*

### Nonconforming lot of record

*May be used for use allowed in district*

*Zoning lot and common ownership provision*

### Nonconforming site element

*Landscape, lighting, etc.*



# OAK PARK ZONING UPDATE

[www.oakparkzoning.com](http://www.oakparkzoning.com)