

ORDINANCE

AN ORDINANCE AMENDING THE TABLE OF CONTENTS FOR ARTICLE 12 (“ORDINANCE ADMINISTRATORS”), AMENDING ARTICLE 5 (“COMMERCIAL DISTRICTS”), AMENDING ARTICLE 7 (“DESIGN STANDARDS”) AND AMENDING ARTICLE 12 (“ORDINANCE ADMINISTRATORS”) OF THE OAK PARK ZONING ORDINANCE REGARDING THE COMMUNITY DESIGN COMMISSION AND ZONING BOARD OF APPEALS

WHEREAS, on February 6, 2025, the Village of Oak Park Plan Commission (“Plan Commission”) held a public hearing on the application of the Petitioner Village of Oak Park (“Applicant”), for a text amendment to the Table of Contents for Article 12 (“Ordinance Administrators”), Amending Article 5 (“Commercial Districts”), Amending Article 7 (“Design Standards”) and Amending Article 12 (“Ordinance Administrators”) of the Oak Park Zoning Ordinance Regarding the Community Design Commission and Zoning Board of Appeals in the Oak Park Zoning Ordinance; and

WHEREAS, notice of the public hearing was published in the *Wednesday Journal* on January 22, 2025; and

WHEREAS, the Plan Commission recommended that the text amendment reflected in this Ordinance be approved by a vote of seven (7) in favor and zero (0) against upon the close of the public hearing held on February 6, 2025, as reflected in the minutes of the public hearing, incorporated herein by reference as though fully set forth; and

WHEREAS, the Plan Commission adopted its Findings of Fact and Recommendation on February 6, 2025, which is adopted by the President and Board of Trustees of the Village and incorporated herein as though fully set forth; and

WHEREAS, the President and Board of Trustees of the Village have considered the Plan Commission’s Findings of Fact and Recommendation and have determined that it is appropriate to adopt the text amendment as provided in this Ordinance; and

WHEREAS, the Village Board finds that the application meets the standards for a Zoning Ordinance text amendment set forth in Section 14.1(E)(2) (“Approval Standards for Text Amendments”), of the Village of Oak Park Zoning Ordinance and are approved.

NOW THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Oak Park, Cook County, Illinois, in the exercise of their home rule powers, as follows:

Section 1. Recitals Incorporated. The above recitals are incorporated herein by reference as though fully set forth.

Section 2. Zoning Ordinance Amended. Table of Contents for Article 12 (“Ordinance Administrators”), Amending Article 5 (“Commercial Districts”), Amending Article 7 (“Design

Standards”) and Amending Article 12 (“Ordinance Administrators”) of the Oak Park Zoning Ordinance is amended to add the underlined language and delete the overstricken language to read as follows:

VILLAGE OF OAK PARK ZONING ORDINANCE: TABLE OF CONTENTS

* * * * *

ARTICLE 12. ORDINANCE ADMINISTRATORS

12.1 VILLAGE BOARD 12-1

12.2 PLAN COMMISSION12-1

12.3 ZONING BOARD OF APPEALS12-2

12.4 ZONING ADMINISTRATOR12-3

~~12.5 COMMUNITY DESIGN COMMISSION 12-3~~

12.6 5 HISTORIC PRESERVATION COMMISSION12-3

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ARTICLE 5. COMMERCIAL DISTRICTS

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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.

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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.

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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.

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ARTICLE 7. DESIGN STANDARDS

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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.

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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**

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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.

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~~**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

Section 3. Severability and Repeal of Inconsistent Ordinances. If any section, paragraph, clause, or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance. All ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 4. Effective Date. This Ordinance shall be in full force and effect after its approval, passage, and publication as provided by law.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

ADOPTED this 4th day of March, 2025, pursuant to a roll call vote as follows:

Voting	Aye	Nay	Abstain	Absent
President Scaman				
Trustee Buchanan				
Trustee Enyia				
Trustee Parakkat				
Trustee Robinson				
Trustee Straw				
Trustee Wesley				

APPROVED this 4th day of March, 2025.

Vicki Scaman, Village President

ATTEST

Christina M. Waters, Village Clerk

Published in pamphlet form this 4th day of March, 2025

Christina M. Waters, Village Clerk