



SHAPE OAK PARK

MORE HOUSING CHOICE • MORE COMMUNITY

AGENDA

- **Project Overview**
 - Understanding
 - Analysis
- **Recommendations Report**
- **Engagement Next Steps**

Village of Oak Park

Craig Failor
Development Services Director

Mike Bruce
Village Planner

Consultant Team

Opticos Design

All Together

Sightline Planning & Zoning

Agenda

Draft Recommendations are now ready for public feedback!

The Board is **NOT** approving any zoning changes today.

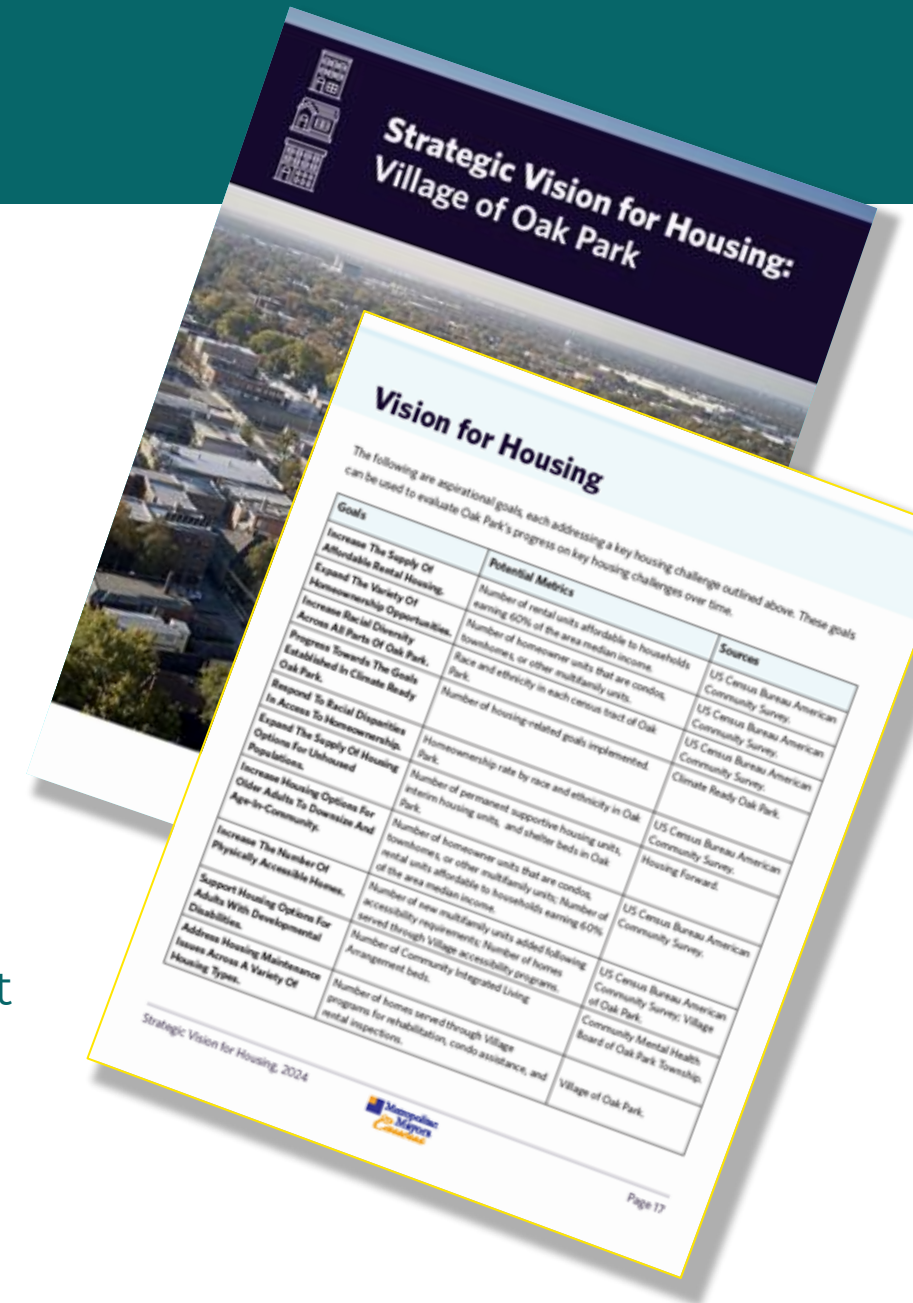
The vote this evening is to:

- Validate the direction of the recommendations
- Support the process of moving into the next phase of engagement
- Define what questions need to be brought to the public to help inform later decisions and approvals

PROJECT OVERVIEW

WHERE WE STARTED...

- Implement the **Village's Strategic Vision for Housing Plan**
- Update the Zoning Ordinance and Map to align with Oak Park's values of equity, inclusion, affordability, economic vitality, sustainability, and historic preservation
- **Support Middle Housing, review residential zoning on commercial corridors, and update parking regulations**
- **Engage and educate the community on how zoning can better align with current needs**
- Deliver clear, implementable regulations that balance market and construction realities



PROJECT OVERVIEW | TIMELINE



WHAT WE'VE DONE | Understanding

- Project Website Q&A
- Educational Campaigns
- Community Survey (high-level)
- Pop-Up Events
- Community Workshops
- Steering Committee
- Stakeholder Discussions
- Trustee Conversations



WHAT WE'VE DONE | Understanding



Visit: engageoakpark.com/shape
Check out the
Engagement Summary
on the website!

Learn More

Explore the research and analysis behind Shape Oak Park, covering:

[Project Overview](#)

[Why Now?](#)

[Existing Zoning Barriers](#)

[Map Analysis](#)

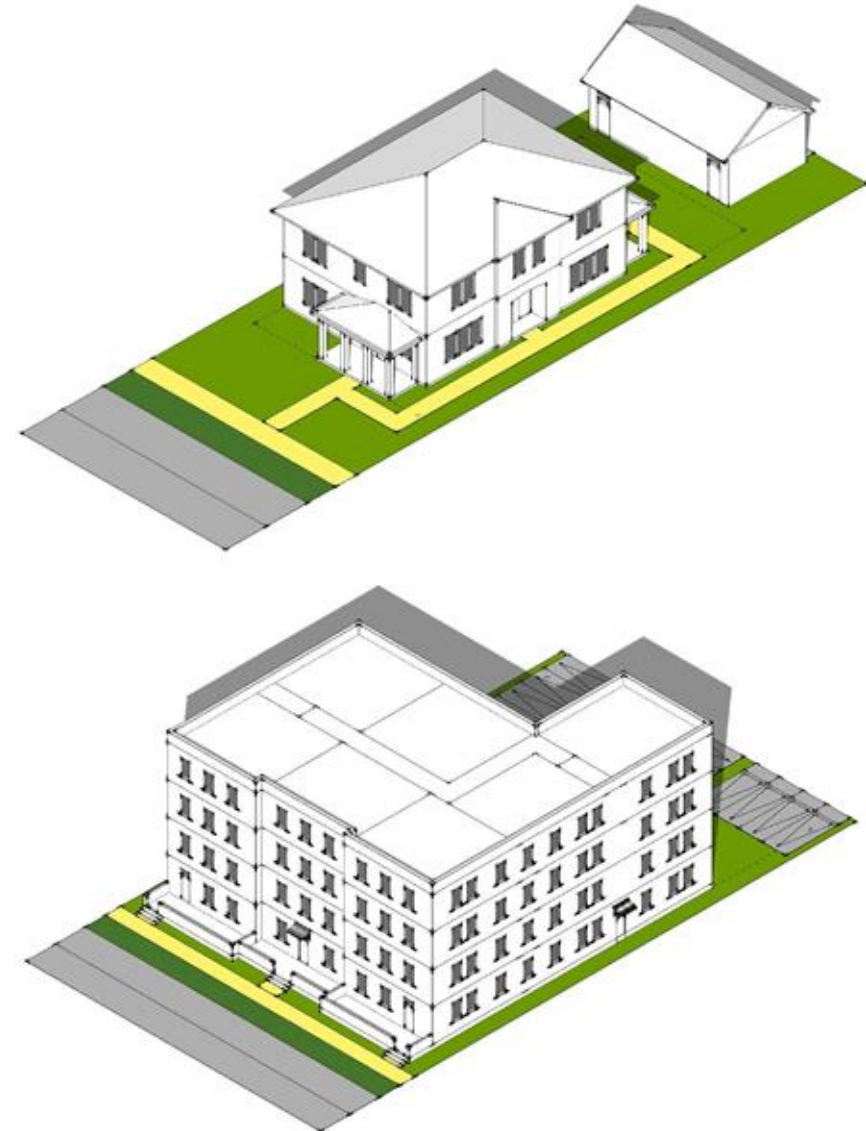
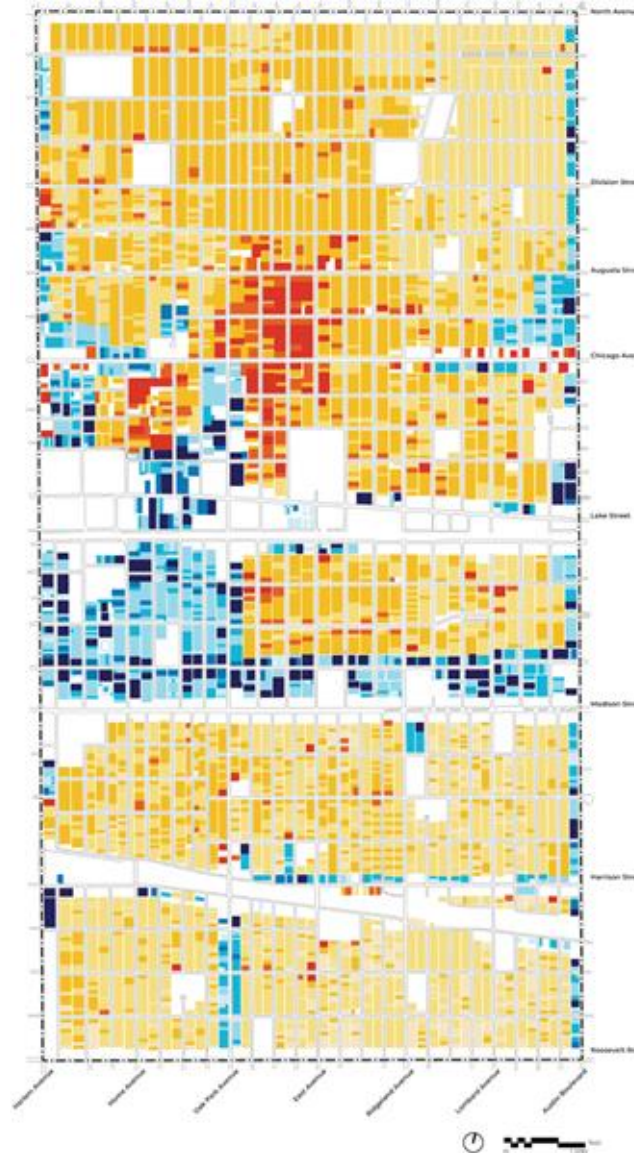
[Testing](#)

[FAQ](#)

[Engagement](#)

WHAT WE'VE DONE | Analysis

- Focus Groups
- Mapping
- Zoning Assessment
- Analysis Explored at Workshops



WHAT WE'VE DONE | Analysis



Visit: engageoakpark.com/shape
Check out the **Existing Zoning
Barriers Mapping & Testing**
on the website!

Learn More

Explore the research and analysis behind Shape Oak Park, covering:

[Project Overview](#)

[Why Now?](#)

[Existing Zoning Barriers](#)

[Map Analysis](#)

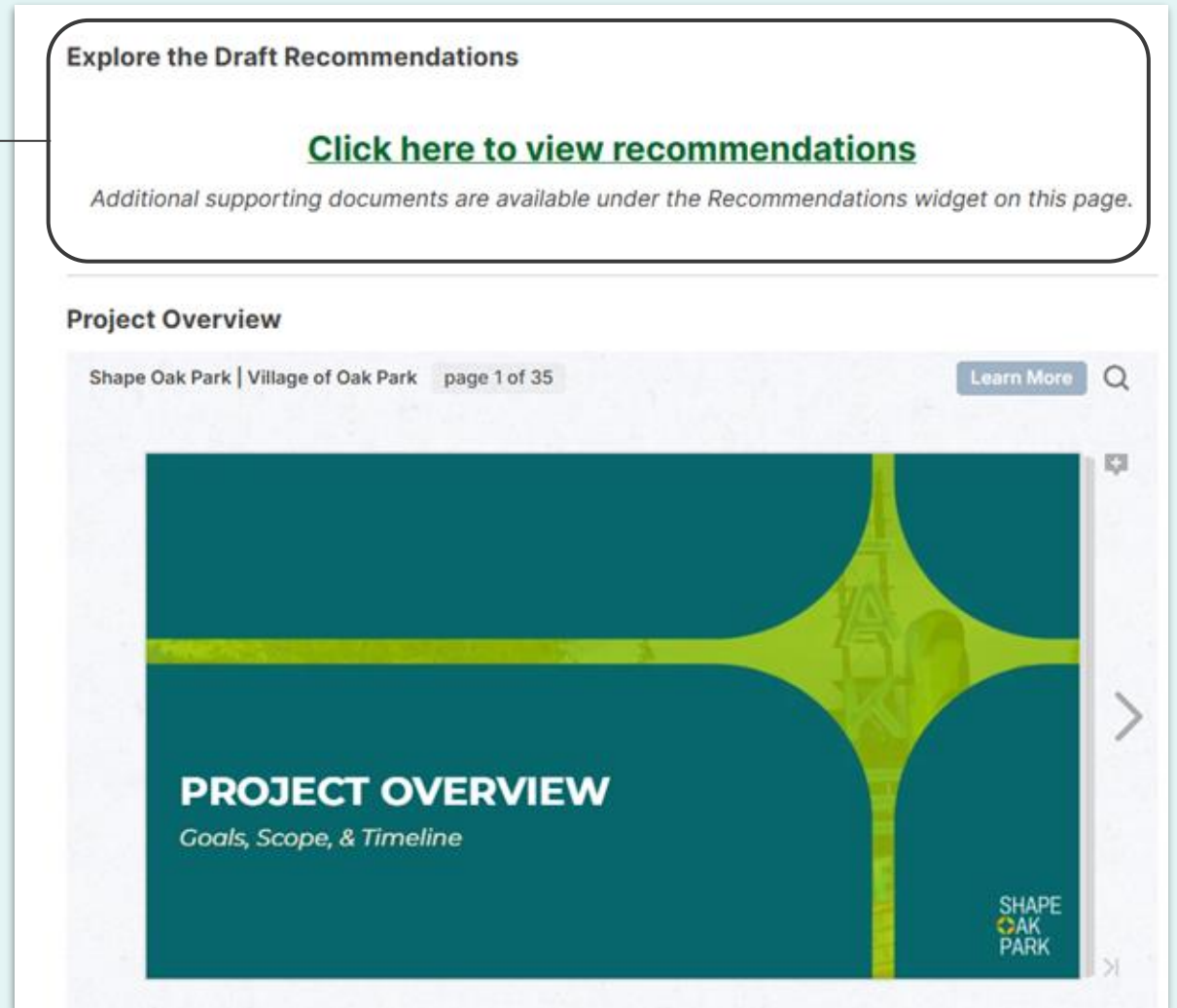
[Testing](#)

[FAQ](#)

[Engagement](#)

WHAT WE'VE DONE | Recommendations

Visit: engageoakpark.com/shape
Check out the **Recommendations**
on the website!



SHAPE OAK PARK ZONING RECOMMENDATIONS

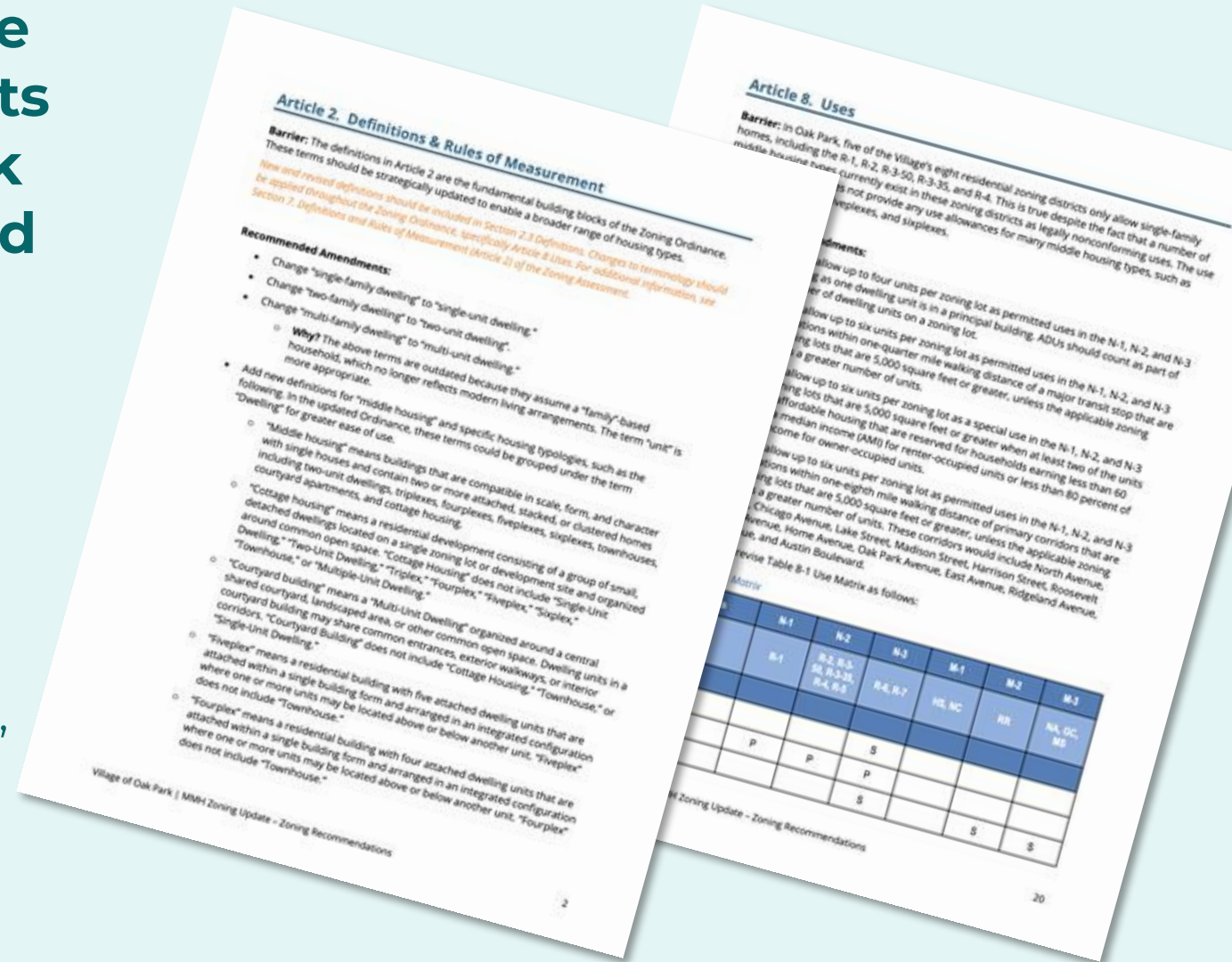
What changes are
recommended?

Where could we see
change?

RECOMMENDATIONS | Overview

Draft Recommendations set the framework for text amendments that Village staff will bring back to the Plan Commission & Board

- Follows the order of existing ordinance (i.e. Article 2)
- Responds to the barriers memo
- Recommendations for Zoning including Residential District, Commercial District, Uses, and supplemental sections (e.g. parking, design standards, etc)
- Non-conforming & BUILD analysis



RECOMMENDATIONS | Overview

Changes to Parking:

Align with People
over Parking

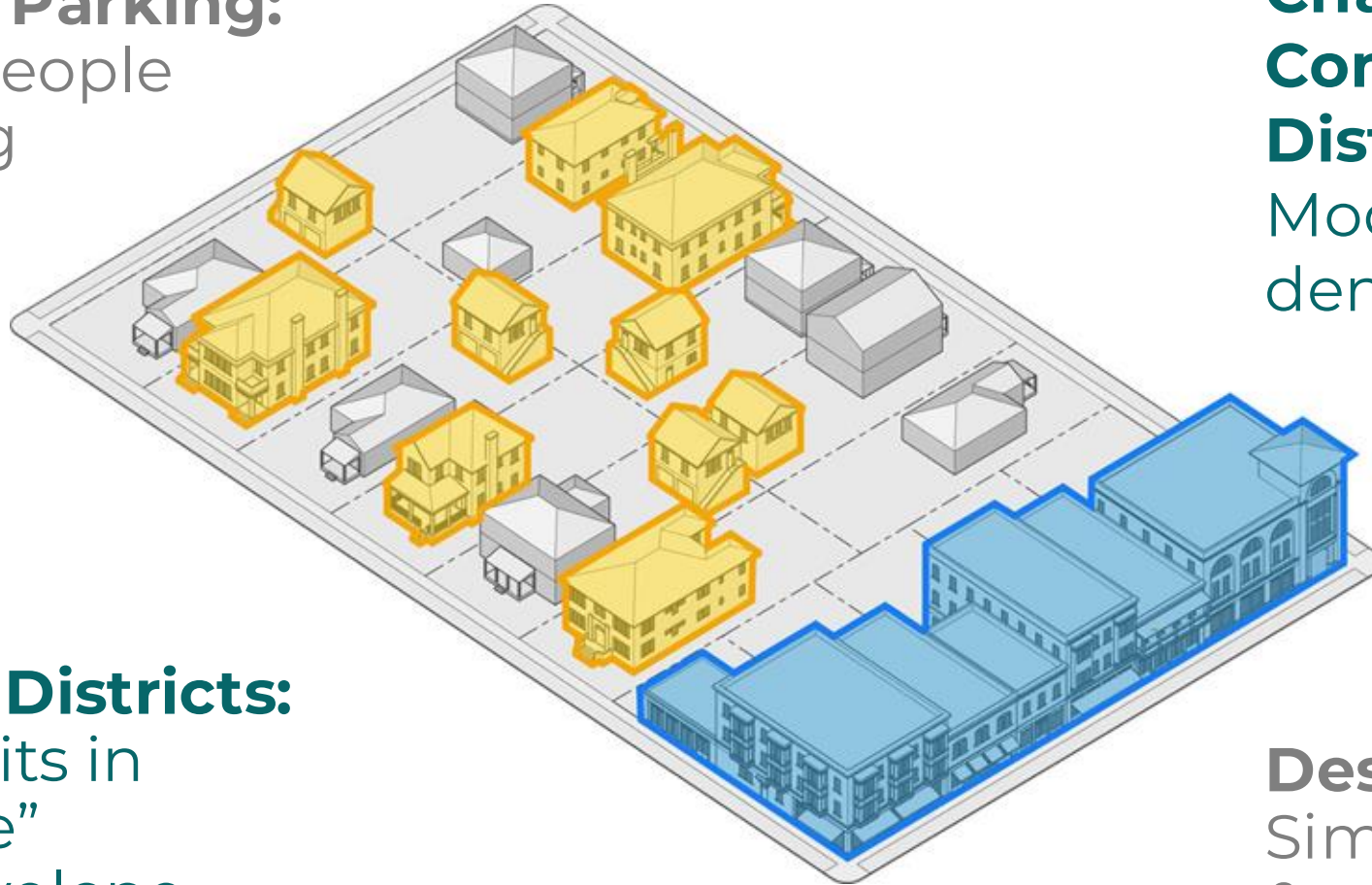
Changes to Commercial Districts:

Modify height and
density allowances

Changes to Residential Districts:

Allow 1-4 units in
"house-scale"
building envelope

Design Standards:
Simplify, streamline,
& apply consistently



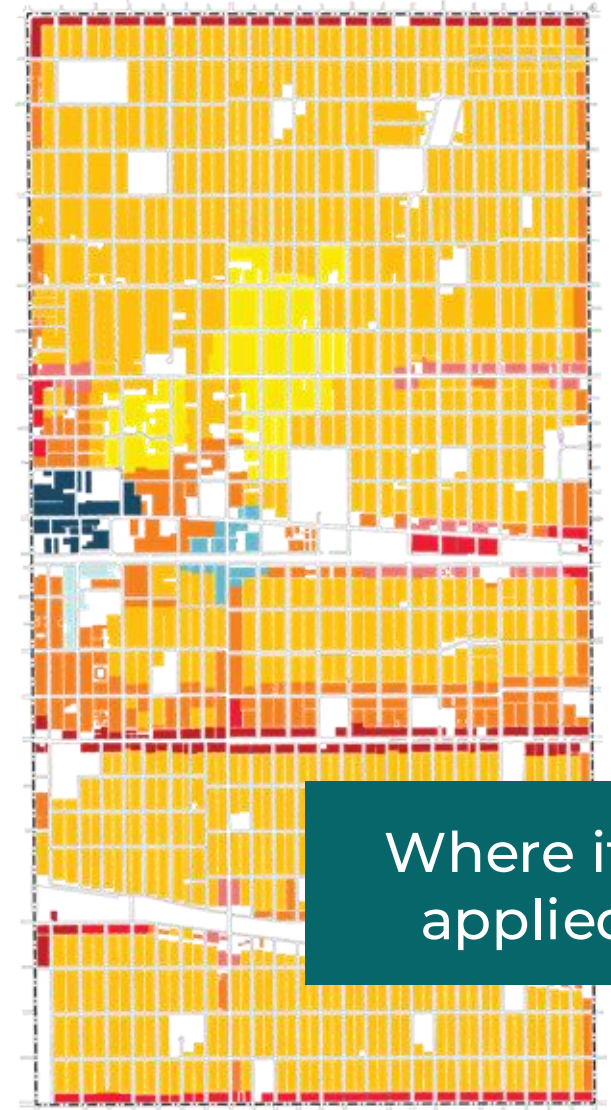
RECOMMENDATIONS | Districts + Map

Existing Zoning Districts		Recommended Zoning Districts		Action	Key Changes
Residential					
R-1	Single-Family Residential	N-1	Neighborhood Residential	Change	Allow 1-to-4 units on the largest residential lots. Standards for lot width, setbacks, and impervious surface remain unchanged. Duplex, triplex, or fourplex buildings must fit same standards as single-unit homes.
R-2	Single-Family Residential	N-2	Neighborhood Residential	Change	Allow 1-to-4 units on medium-sized residential lots that maintain the character of existing neighborhoods. Slight modifications in some areas to lot width, setbacks, and impervious surface. Duplex, triplex, or fourplex buildings must fit same standards as single-unit homes.
R-3-50	Single-Family Residential				
R-3-35	Single-Family Residential				
R-4	Single-Family Residential				
R-5	Two-Family Residential	N-3	Neighborhood Residential	Change	Building height for N-1 and N-2 increased from 30 ft to 35 ft to align with typical construction practices and existing homes in these districts.
R-6	Multi-Family Residential				
R-7	Multi-Family Residential				
Commercial					
HS	Harrison Street	M-1	Mixed-Use	Change	Allow a mix of commercial and residential development with neighborhood scale buildings along portions of Harlem Ave, Lake St, Oak Park Ave, and east Harrison St. Removes lot area per dwelling unit standards but maintains current setbacks. Increases height from 45 ft to 48 ft (4 stories) with limit to 35 ft within 25 ft of a N-1 or N-2 district.
NC	Neighborhood Commercial				
RR	Roosevelt Road Form-Based				
GC	General Commercial	M-3	Mixed-Use	Change	Allow a mix of commercial and residential development with slightly taller buildings on wider streets like Madison St, North Ave, and west Harrison St. Removes lot area standards but maintains current setbacks. Increases height from 50 ft to 70 ft (6 stories) w
MS	Madison Street				
NA	North Avenue				
DT-1	Downtown Central Sub-District	DT-1	Downtown Central	No change	Maintain existing standards
DT-2	Hemingway Sub-District	DT-2	Hemingway	No change	
DT-3	Pleasant Sub-District	DT-3	Pleasant	No change	
Special Purpose					
H	Hospital	H	Hospital	No change	Maintain existing standards
OS	Open Space	OS	Open Space	No change	
I	Institutional	I	Institutional	No change	

What's changing

What's
changing

Where it's
applied



We are **not** seeking to eliminate single-family from the zoning ordinance.

RECOMMENDATIONS | Use Table

- Single-unit dwellings remain allowed in all districts where they are permitted today
- Multi-unit is no longer just one category but divided into triplex, fourplex, fiveplex, sixplex, and larger multi-unit
- No longer require ground floor commercial in M-1, M-2, M-3. Allow multi-unit by right

Proposed Zoning Districts	N-1	N-2	N-3	M-1	M-2	M-3
Current Zoning Districts	R-1	R-2, R-3-50, R-3-35, R-4, R-5	R-6, R-7	HS, NC	RR	NA, GC, MS
Use						
Retreat House			S			
Dwelling Above the Ground Floor				P	P	P
Live/Work Dwelling				P	S	P
Single-Unit Dwelling	P	P	P			
Two-Unit Dwelling	P	P	P			
Triplex	P	P				
Fourplex	P	P				
Fiveplex			P			
Sixplex			P			
Townhouse Dwelling			S	S	S	S
Multi-Unit Dwelling			P	P	S	P

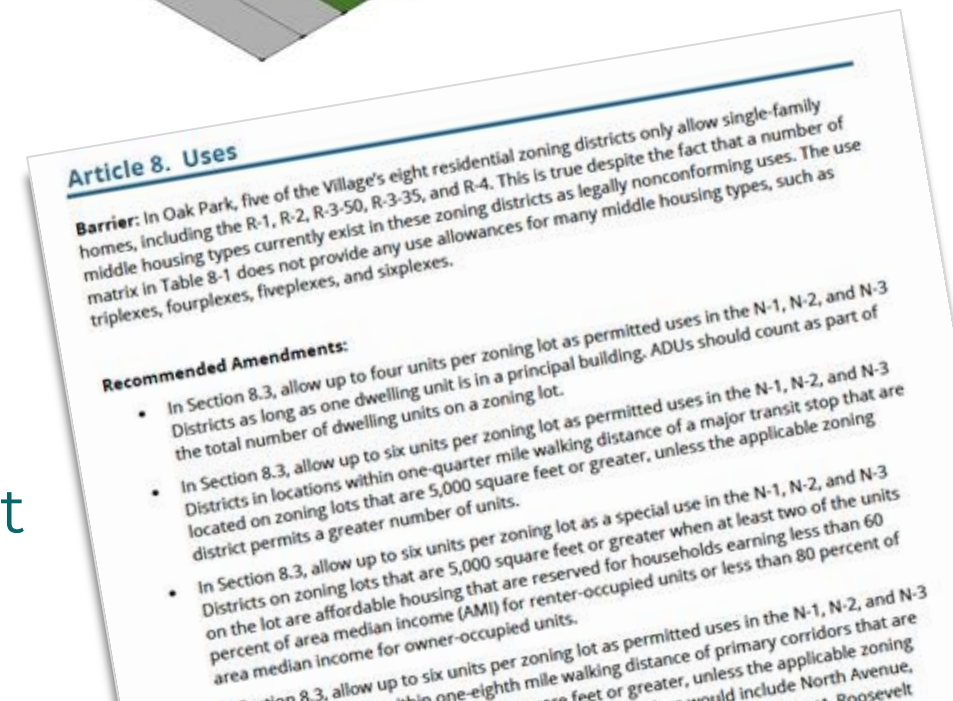
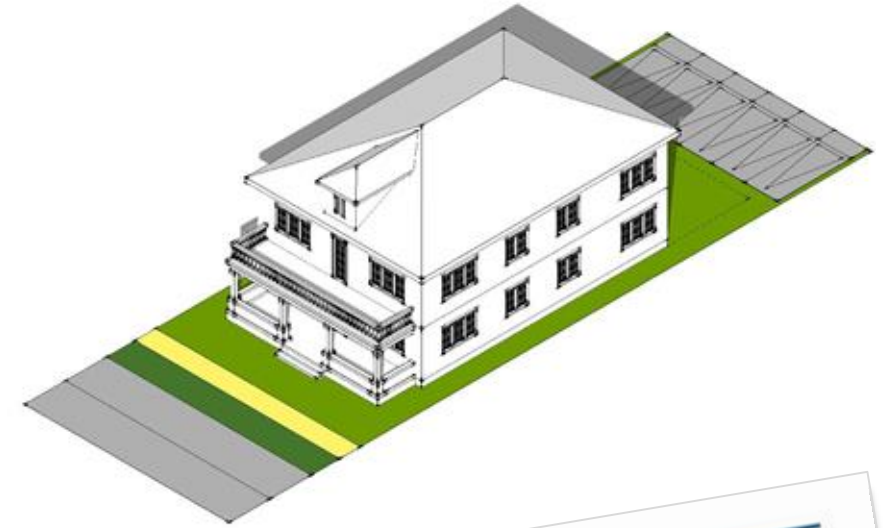
RECOMMENDATIONS | Use Standards

Up to 4 units per lot in the N-1, N-2, & N-3.
ADUs count as part of the total.

Allow up to 6 units on lots that are 5,000 square feet or greater, if:

- within $\frac{1}{4}$ mile of transit stop,
- within $\frac{1}{8}$ mile of primary corridors, or
- as special use if at least 2 of the units are affordable

Must meet all other standards of the district (same setbacks, impervious, height, etc).



WHAT ARE THE CHANGES TO RESIDENTIAL DISTRICTS?

Allow **incremental change** across Oak Park neighborhoods

RECOMMENDATIONS | Residential Districts

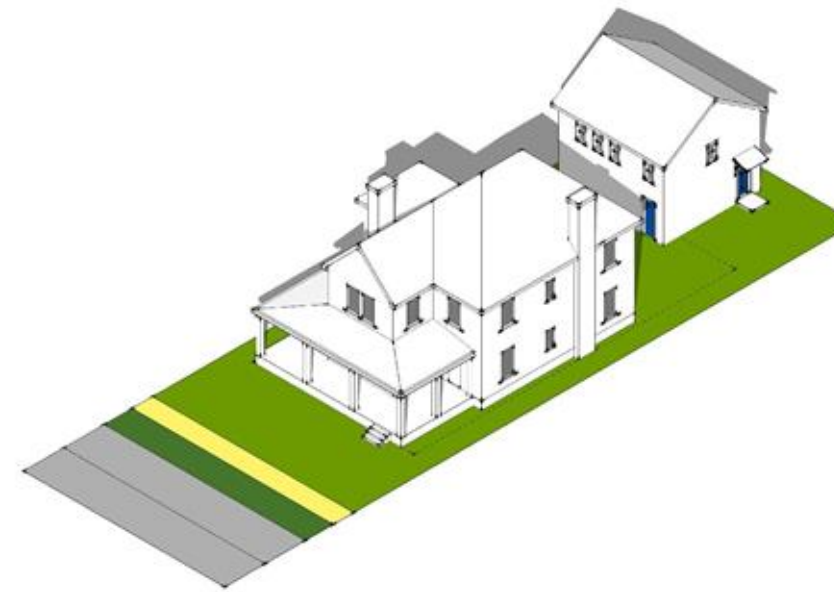
- Height increases from 30 to 35 ft in N-1 and N-2
- Height increases from 35 ft to 50 ft in N-3
- Maximum Impervious Surface remains the same
- Setbacks remain same except minor adjustments for properties in N-2
- **Allow up to 4 units in a principal dwelling unit per lot**

Table 4-1 Proposed Residential Districts Dimensional Standards

Proposed Districts	N-1	N-2	N-3
Existing Districts	R-1	R-2, R-3-50, R-3-35, R-4, R-5	R-6, R-7
Bulk			
Minimum Lot Width	50 ft	30 ft	50 ft
Maximum Building Height	35 ft and 3 stories	35 ft and 3 stories	55 ft and 5 stories
Maximum Impervious Surface Coverage	Residential: 50% Non-Residential: 70%	Residential: 60% Non-Residential: 70%	80%
Setbacks			
Minimum Front Setback ¹	30 ft	20 ft	15 ft
Minimum Interior Side Setback	6 ft	5 ft	5 ft
Minimum Corner Side Setback ²	9 ft	8 ft	8 ft
Minimum Reverse Corner Side Setback ^{2,3}	9 ft	8 ft	Not Applicable
Minimum Rear Setback	35 ft or 20% of lot depth, whichever is less	25 ft or 20% of lot depth, whichever is less	25 ft or 20% of lot depth, whichever is less
Dwelling Units			
Maximum Principal Dwelling Units Per Lot ⁴	4	4	Not Applicable

RECOMMENDATIONS | Residential Districts

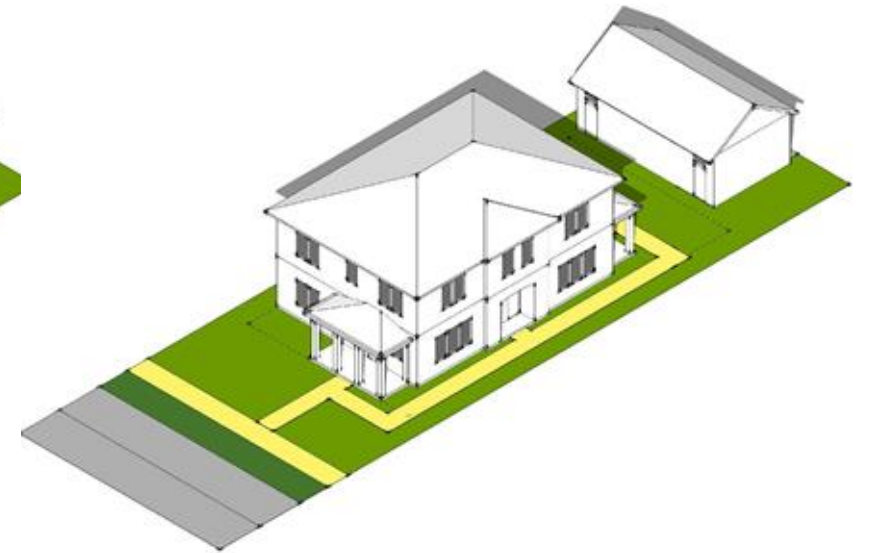
All uses must fit in same allowed building envelope. More units do not get more size. If lots are consolidated, they do not get more units.



**Single-Unit House
+ ADU**



Duplex/Triplex



Fourplex

WHAT ARE THE CHANGES TO COMMERCIAL DISTRICTS?

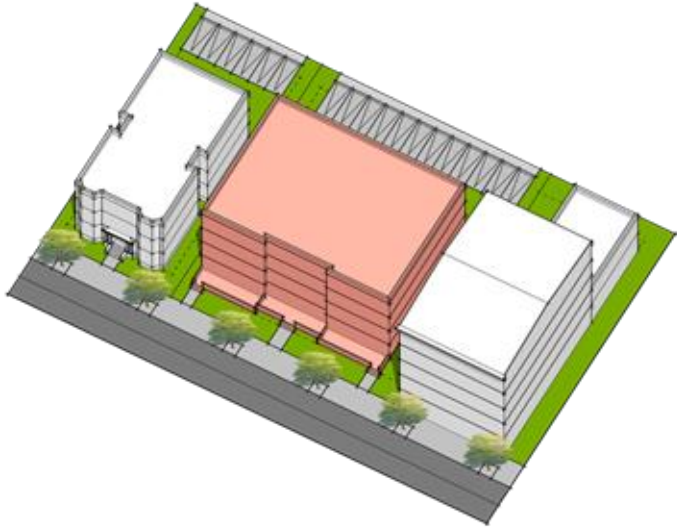
Right-size zoning to **support housing capacity** along key corridors

RECOMMENDATIONS | Commercial Districts

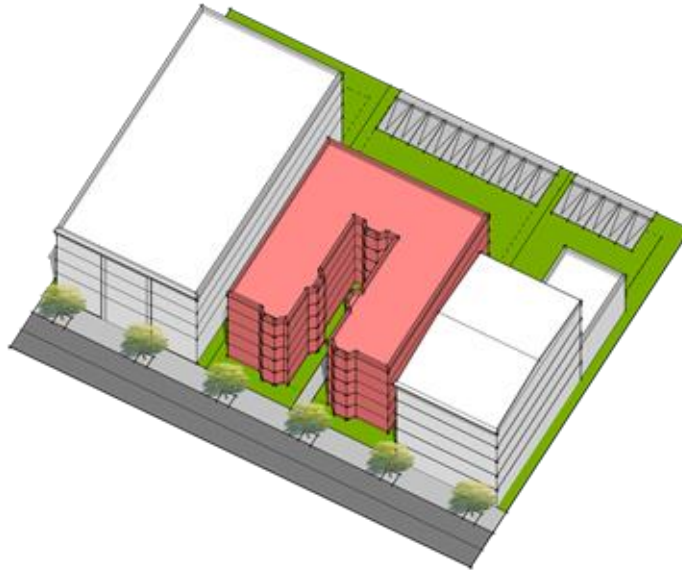
- Height increases from 45 ft to 48 ft (4 story) in M-1 with limit of 35 ft within 25 ft of N-1 or N-2
- Height limit of 60 ft (5 story) in M-2 (current standards vary)
- Height increases from 45 ft to 70 ft (6 stories) in M-3 with step down to 48 ft when within 25 ft of N-1 or N-2
- **Remove min. lot area per dwelling unit**

Proposed Districts	M-1	M-2	M-3
Existing Districts	HS, NC	RR	GC, MS, NA
Maximum Building Height ¹	48 ft and 4 stories; 35 ft and 3 stories when abutting and within 25 ft of the N-1 or N-2 District to the side or rear	60 ft and 5 stories	70 ft and 6 stories; 48 ft and 4 stories when abutting and within 25 ft of the N-1 or N-2 District to the side or rear
Setbacks			
Front Setback: Non-Residential and Mixed-Use	Build-To Zone: 0 to 5 ft	Build-To Zone: 0 to 10 ft	Build-To Zone: 0 to 5 ft
Front Setback: Townhouse and Multi-Unit ²	Build-To Zone: 5 to 10 ft	Build-To Zone: 5 to 15 ft	Build-To Zone: 5 to 15 ft
Corner Side Setback: Non-Residential and Mixed-Use	Build-To Zone: 0 to 5 ft	Build-To Zone: 0 to 5 ft	Build-To Zone: 0 to 15 ft
Corner Side Setback: Townhouse and Multi-Unit	Build-To Zone: 5 to 10 ft	Build-To Zone: 5 to 10 ft	5 to 15 ft
Interior Side Setback: Non-Residential and Mixed-Use	Build-To Zone: 0 to 10 ft	0 ft	Build-To Zone: 0 to 10 ft
Interior Side Setback: Townhouse and Multi-Unit	Minimum: 5 ft	Build-To Zone: 5 to 10 ft	Minimum: 5 ft
Minimum Rear Setback	Alley Present: 10 ft No Alley Present: 15 ft	Alley Present: 10 ft No Alley Present: 15 ft	Alley Present: 10 ft No Alley Present: 15 ft Abutting N District: 20 ft

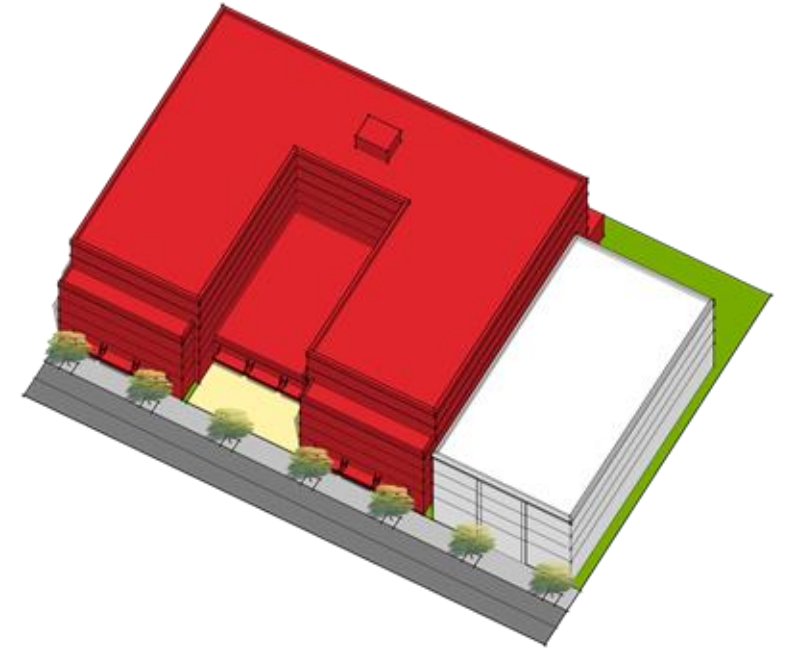
RECOMMENDATIONS | Mixed-Use Districts



M-1
(4 story max.)



M-2
(5 story max.)



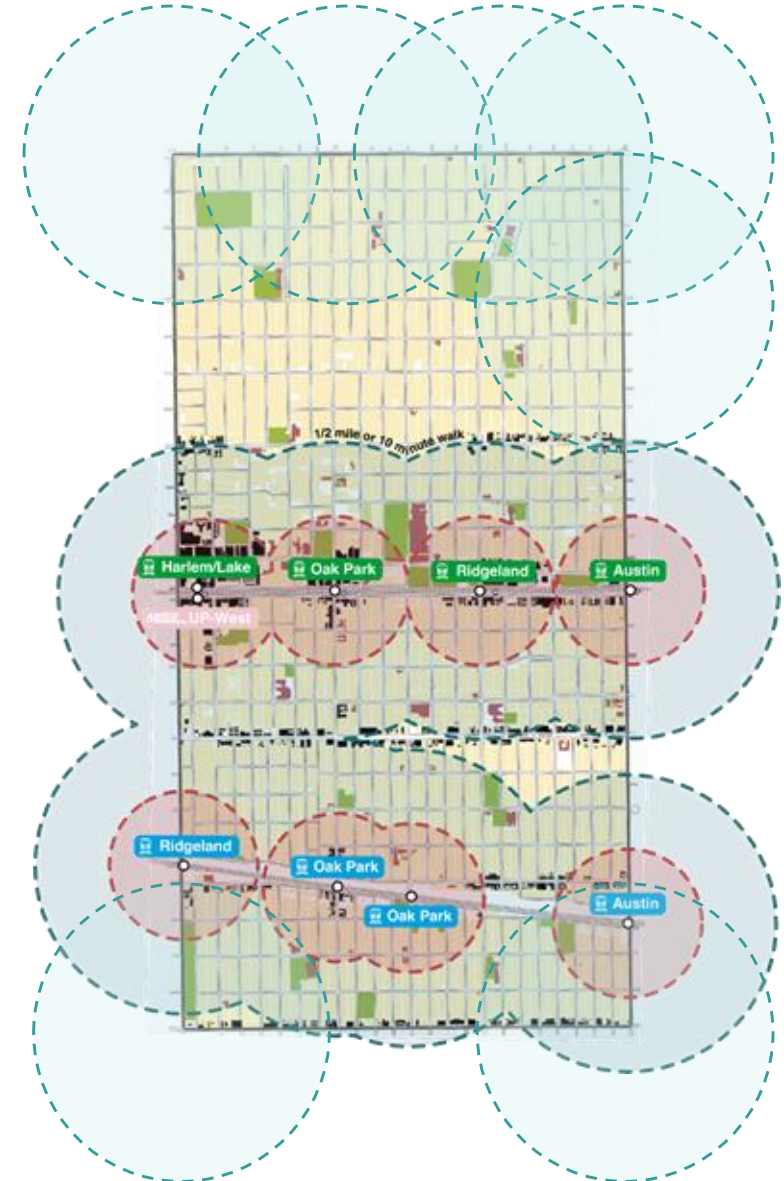
M-3
(6 story max.)

WHAT OTHER CHANGES ARE INCLUDED IN THE RECOMMENDATIONS?

Remove barriers that are
adding cost to new
development, limiting
housing choice in Oak Park

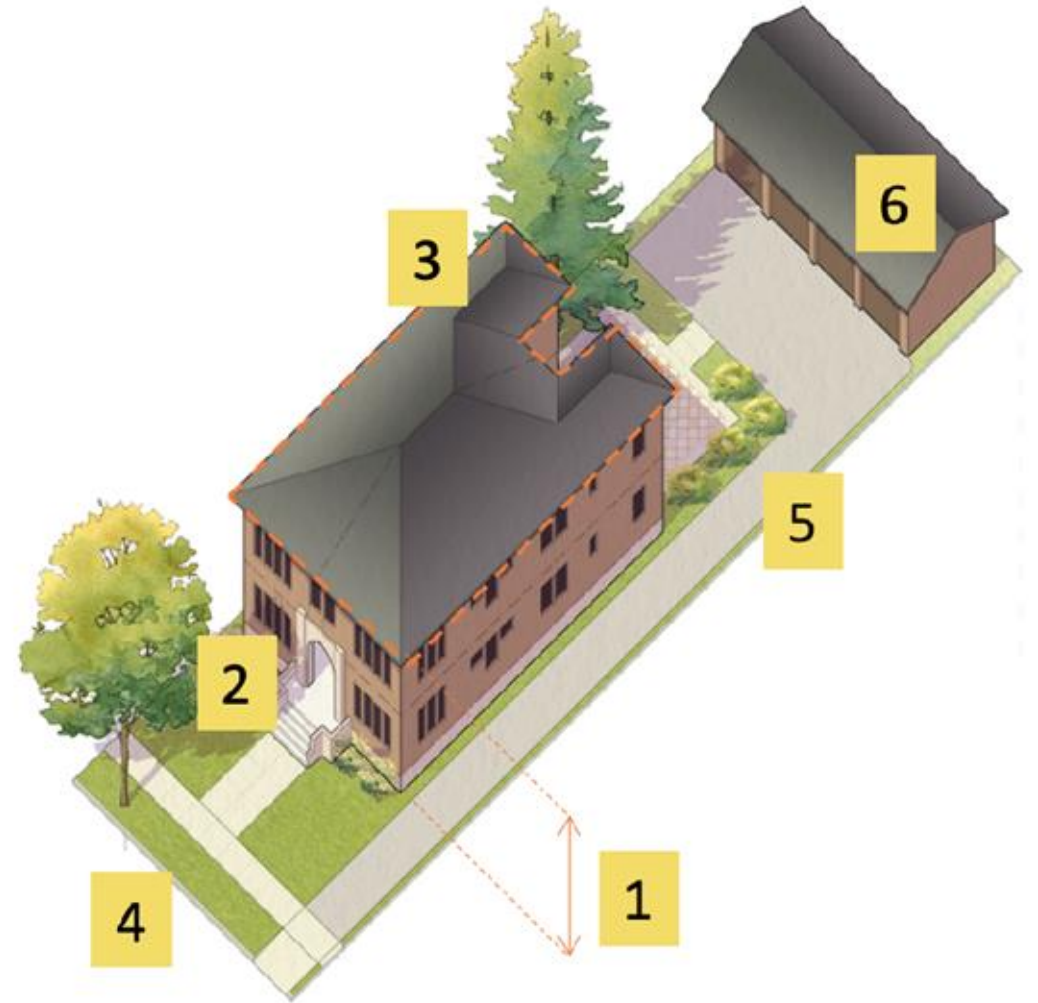
RECOMMENDATIONS | Parking

- **People over Parking Act** mandates all Illinois municipalities remove off-street parking requirements associated with all uses within areas served by transit. Effective June 1, 2026
- Shape Oak Park aligns with the mandate and to remove minimum parking requirements for all new zoning districts
- Existing parking placement and design standards remain the same



RECOMMENDATIONS | Design Standards

- Establish **clear, objective, and consistent** residential design standards for both single-unit and middle housing (2-6 units) that reinforce “house-scale” form
- Require **more objective and clear** design standards for multi-unit of 7 or more units and mixed-use buildings, especially related to long facades, massing, and ground floor frontages



HOW DO THE RECOMMENDATIONS SUPPORT AFFORDABILITY?

Provide more **attainable** housing options to support Village goals of equity, inclusion, affordability.

RECOMMENDATIONS | Additional Considerations

- **Demolition & Deconversion Control Policy**
- Local Incentives for Small, Multi-unit infill
- Middle Housing Pilot Program
- **Pre-Reviewed Plans** for ADUs or Middle Housing types
- Affordable Bonus Programs
- Height Bonus for Public Benefits
- **Inclusionary Housing Policy**

zoning reform

middle housing +
larger multi-unit



financing tools

incentives, subsidies,
preservation funding

= Effective Housing Strategy

Additional Considerations

- Demolition and Deconversion Control Policy for Affordable Housing
 - The Village should consider a demolition and deconversion control policy that requires a payment into a local affordable housing fund when existing residential buildings are demolished or renovated and not replaced with comparable affordable units. These policies are particularly helpful in regard to rental, multi-unit, or naturally occurring affordable housing. Similar policies are already used in communities such as Evanston, where demolition tax revenue is deposited into the City's Affordable Housing Fund, and Highland Park, where a residential demolition tax helps fund its Affordable Housing Trust Fund.
 - This type of policy would allow redevelopment while recognizing that tear down and deconversion activity can reduce the supply of relatively attainable housing and increase pressure on housing costs. The Village should study a fee structure, exemptions, and replacement-housing options, including exemptions for unsafe structures, owner-occupied hardship situations, or projects that replace demolished and deconverted units with deed-restricted affordable housing. This recommendation should be coordinated with legal counsel and considered in the Village's broader inclusionary housing and anti-displacement

RECOMMENDATIONS | Feasibility & Attainability

Financial testing

is being done to help answer questions on feasibility, impact, and affordability.

Economic consultant to present results in late August.



The market favors single family homes over middle housing. Middle housing provides greater attainability but will likely need incentives AND regulations to make pencil.

RECOMMENDATIONS

This project aims to **strategically update** the zoning code to create more housing opportunities via middle housing while maintaining Oak Park's walkability & scale.

Incrementally in **neighborhoods** through updates to the residential zoning districts

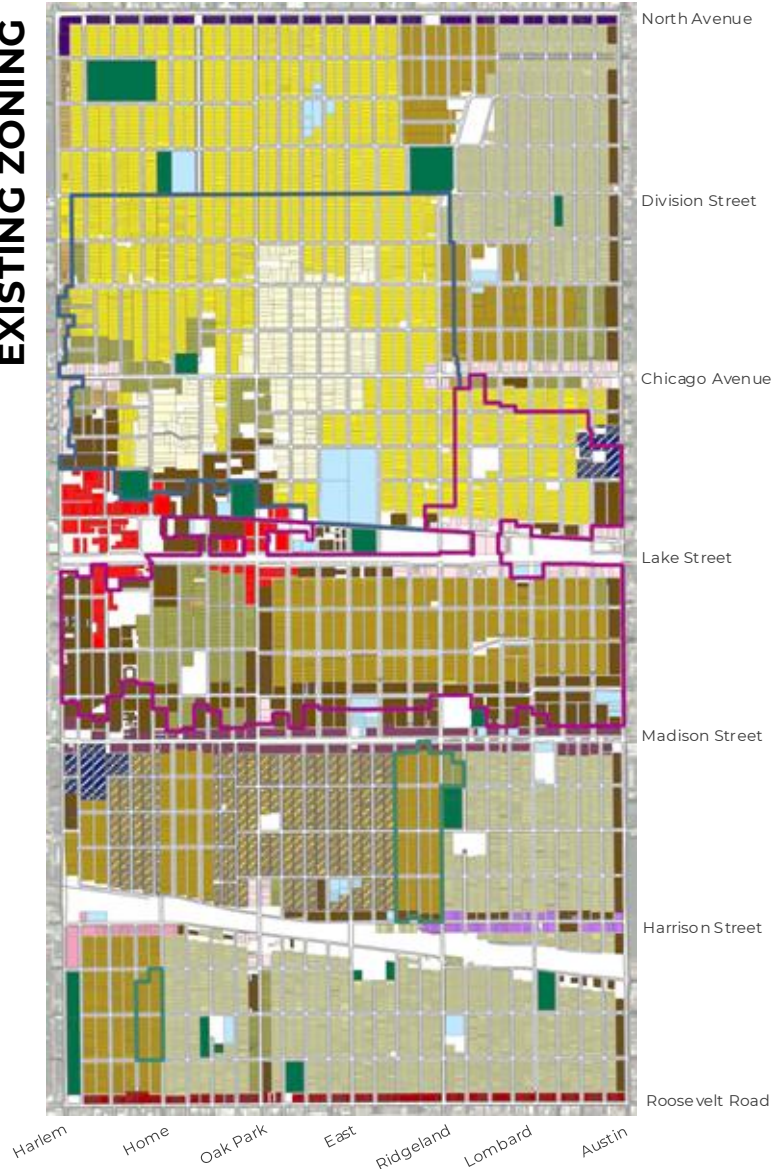
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Allowing more residential capacity along **corridors**



RECOMMENDATIONS | Proposed Map

EXISTING ZONING



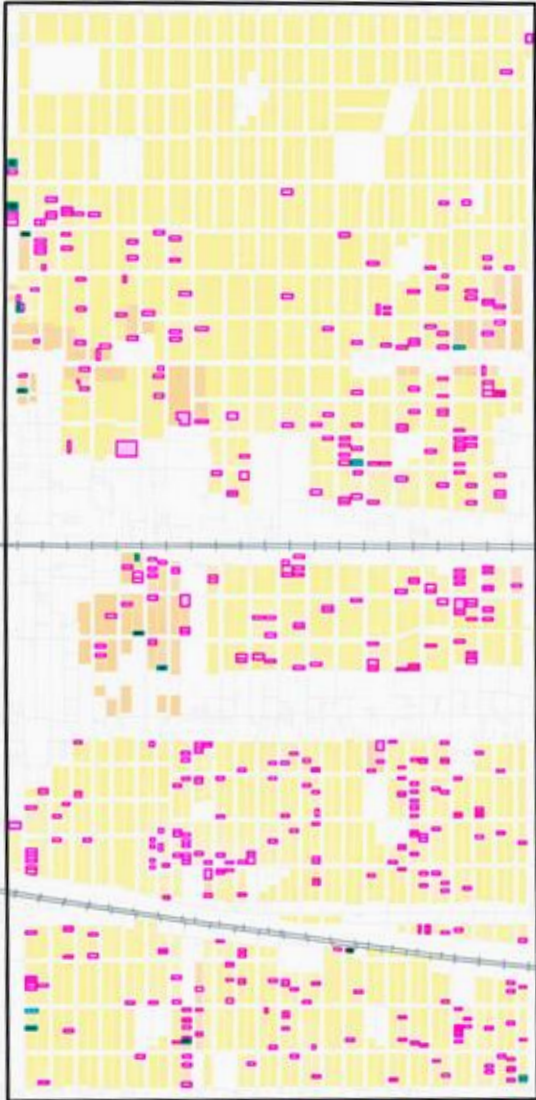
PROPOSED ZONING



- DT1 - Downtown 1 (Existing Central District)
 - DT2 - Downtown 2 (Existing Hemingway District)
 - DT3 - Downtown 3 (Existing Pleasant District)
-
- M3 - Mixed-use 3
 - M2 - Mixed-use 2
 - M1 - Mixed-use 1
 - N3 - Neighborhood 3
 - N2 - Neighborhood 2
 - N1 - Neighborhood 1

RECOMMENDATIONS | Non-conforming

EXISTING NON-CONFORMING



1000+ units
come into
conformity

REMAINING NON-CONFORMING



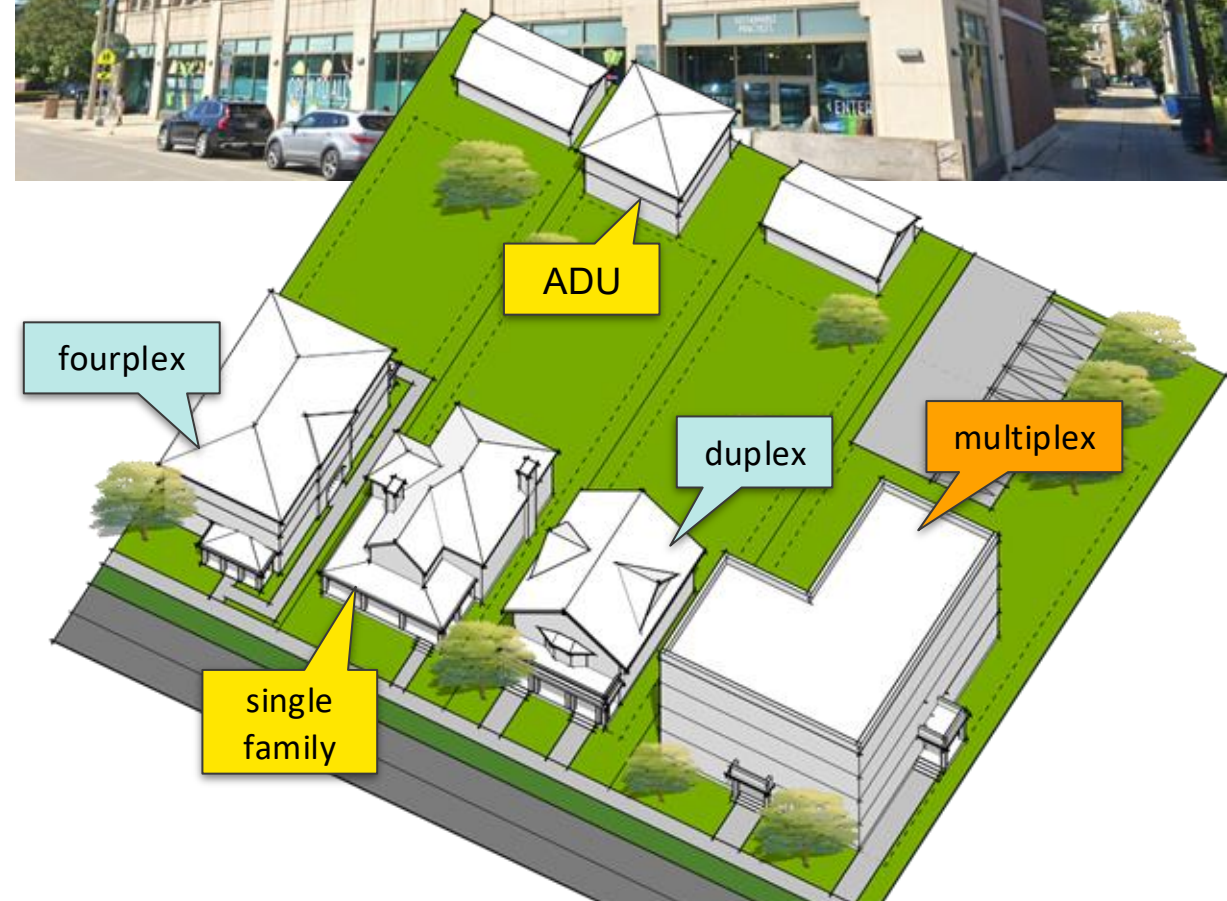
519 parcels in R-1 through R-5 are non-conforming today based on unit counts. Most are small middle housing with 2-6 units.

104 parcels would remain. Most of these are townhomes or larger multi-unit (7+)

neighborhoods



corridors



WHAT'S NEXT | Mailers & Campaigns

early August



WATCH & READ

Visit the Shape Oak Park website to watch informational videos, review the analysis, and read the full recommendations.



SHAPE OAK PARK

MORE HOUSING CHOICE • MORE COMMUNITY

Shape Oak Park is an initiative to update the Village's zoning code to allow more missing middle housing and single family homes for everyone who wants to call Oak Park home.

CHANGES TO OAK PARK'S ZONING ARE ON THE TABLE – AND YOUR VOICE SHAPES WHAT HAPPENS NEXT. HERE'S HOW TO WEIGH IN:

**THURSDAY,
AUGUST 27**

6:30 - 8 PM
at the Community
Recreation Center
(229 Madison St.)

**SATURDAY,
AUGUST 29**

10 AM - 12 PM at
Farmers' Market (460 Lake St.)

1 - 3 PM at Main Library Lobby
(834 Lake St.)

**SUNDAY,
AUGUST 30**

2 - 4 PM at Oak Park
Conservatory (615 Garfield St.)

6 - 7:30 PM at
Scoville Concert in the Park
(800 Oak Park Ave.)

**THURSDAY,
SEPTEMBER 3**

6 - 7 PM at
Virtual Workshop
(register by visiting the
project website)



EXPLORE THE ZONING COMPARISON TOOL

to understand proposed recommendations at your address or neighborhood and access additional resources at EngageOakPark.com/Shape



WHAT'S NEXT | Zoning Comparison Tool early August

2

TEST DRIVE THE TOOL

Use the Zoning
Comparison Tool
to see exactly what
could change at your
address or in your
neighborhood.

SHAPE OAK PARK

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How will zoning changes affect your property?

Enter your Oak Park address or PIN to see a side-by-side
comparison of existing and proposed zoning standards.

Start typing your address (e.g., 611 Clinton Ave)

Search →

SAMPLE PROPERTIES

Try searching one of these addresses to see how the app works.

7 Van Buren St
R-7 Multi-Family Residential District

511 S Harvey Ave
R-4 Single-Family Residential District

210 Clinton Ave

807 Wenonah Ave

1122 Superior St

SHAPE OAK PARK

MORE HOUSING CHOICE · MORE COMMUNITY

Village of Oak Park, Illinois

842 N Grove Ave
PIN: 16-06-306-002-0000

CURRENT ZONING
R-2 Single-Family Residential District
Single-Family Residential

PROPOSED ZONING
N-2
Neighborhood 2

ZONING STANDARDS COMPARISON

Review how proposed zoning changes compare to current standards for this property. Items marked **Changed** indicate a proposed difference from current standards.

6 standards changed

4 unchanged

LOT STANDARDS			
STANDARD	CURRENT	PROPOSED	STATUS
Minimum Lot Area	Single-family: 6,200 square feet / Non-Residential: 10,000 square feet / Park/Playground: None		
Minimum Lot Width	50 feet	Not applicable	Changed
		30 feet	Changed

WHAT'S NEXT | Pop-ups & Workshops

late August -
early Sept

3

BRING YOUR QUESTIONS

Join us at a community
information session
(dates on reverse) to
ask the team questions,
weigh in, and learn
more.

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Virtual Workshop
(register by visiting the
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WHAT'S NEXT | Adoption Process

September - October

- The Missing Middle Housing Recommendations may go before **the Plan Commission** at a noticed public hearing.
The tentative date for this hearing is Sept. 17, 2026.
- If necessary, **a second meeting before the Plan Commission** is tentatively scheduled for Oct. 8, 2026.
- At the conclusion of the public hearing, **the Plan Commission would vote** to send a recommendation of approval, approval with conditions, or denial to the Village Board of Trustees.
- The item would then be expected to return to the **Village Board** as early as Oct. 20.

Next Steps: Transparency and Feedback

What **questions and clarification** does the Board want us to bring to the community?