



SHAPE OAK PARK

MORE HOUSING CHOICE • MORE COMMUNITY

NON-CONFORMING ANALYSIS SUMMARY

DRAFT

- **519 parcels in residential zones (R-1 through R-5) are currently non-conforming** based on unit counts.
 - 1,765 housing units are on these parcels.
 - Most are small multifamily (2-6 unit) buildings.
- Under the proposed zoning changes, residential areas in Oak Park would allow up to 4 or 6 units per lot, depending on location and parcel size.
- **104 parcels would remain non-conforming.**
 - Most of these are townhomes and larger multifamily (7+ unit) buildings
 - 736 housing units are on these parcels.
 - Only 6 small multifamily buildings would remain non-conforming.

Future Zoning Impact on Non-Conforming Parcels

	Existing Zoning	Future Zoning	
Residential Typology	Non-Conforming Parcels	Newly Conforming Parcels	Non-Conforming Parcels Remaining
Multifamily, 2-6 units	421	415	6 (1%)
Multifamily, 7+ units	40	0	40 (100%)
Townhomes	58	0	58 (100%)
Total	519	415	104 (20%)

Future Zoning Impact on Non-Conforming Units

	Existing Zoning	Future Zoning	
Residential Typology	Non-Conforming Units	Newly Conforming Units	Non-Conforming Units Remaining
Multifamily, 2-6 units	1,058	1,029	29 (3%)
Multifamily, 7+ units	649	0	649 (100%)
Townhomes	58	0	58 (100%)
Total	1,765	1,029	736 (42%)

1. Identify currently non-conforming residential parcels in Oak Park's single-family and two-family (R-1 through R-5) zones by comparing existing zoning to Cook County Assessor building class codes.
2. Evaluate how non-conforming parcels may become conforming under proposed zoning changes in single-family and two-family areas.

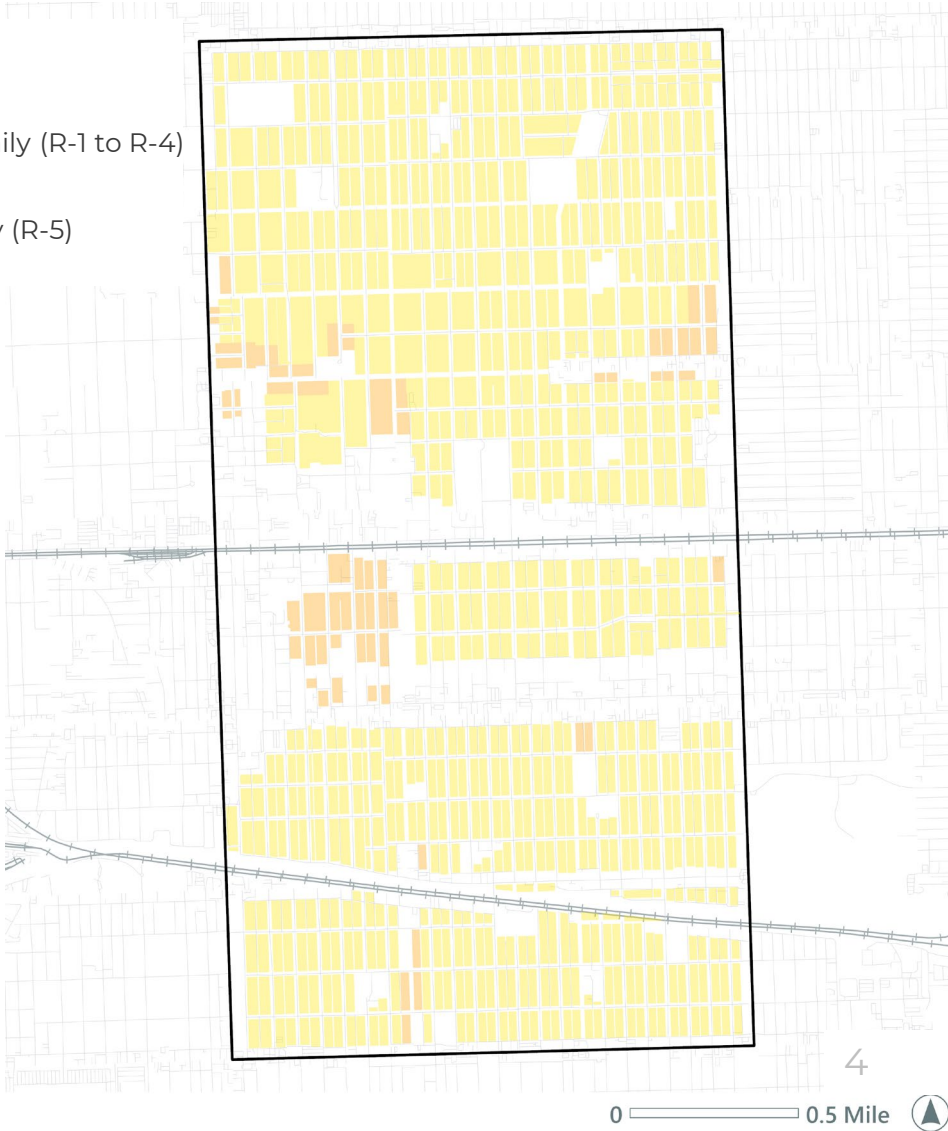
ZONING TODAY

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Most residential areas in Oak Park are currently zoned for single-family housing.

Zoning

- Single-Family (R-1 to R-4)
- Two-Family (R-5)



Housing Units Allowed in Zones R-1 to R-5

	Single-Family	Two-Family
Zones ²	R-1, R-2, R-3-50, R-3-35, R-4	R-5
Units Permitted ^[1]	One	Two
Parcel Count ^[2]	9,802	657

[1] Excludes ADUs, which are currently allowed throughout residential-zoned areas.
[2] Parcel count estimated based on 2025 Cook County parcels.

NON-CONFORMING RESIDENTIAL PARCELS

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519 residential parcels have more units than allowed by zoning. Among these non-conforming parcels:

87% are zoned single-family

81% are multifamily buildings with 2-6 units

Zoning

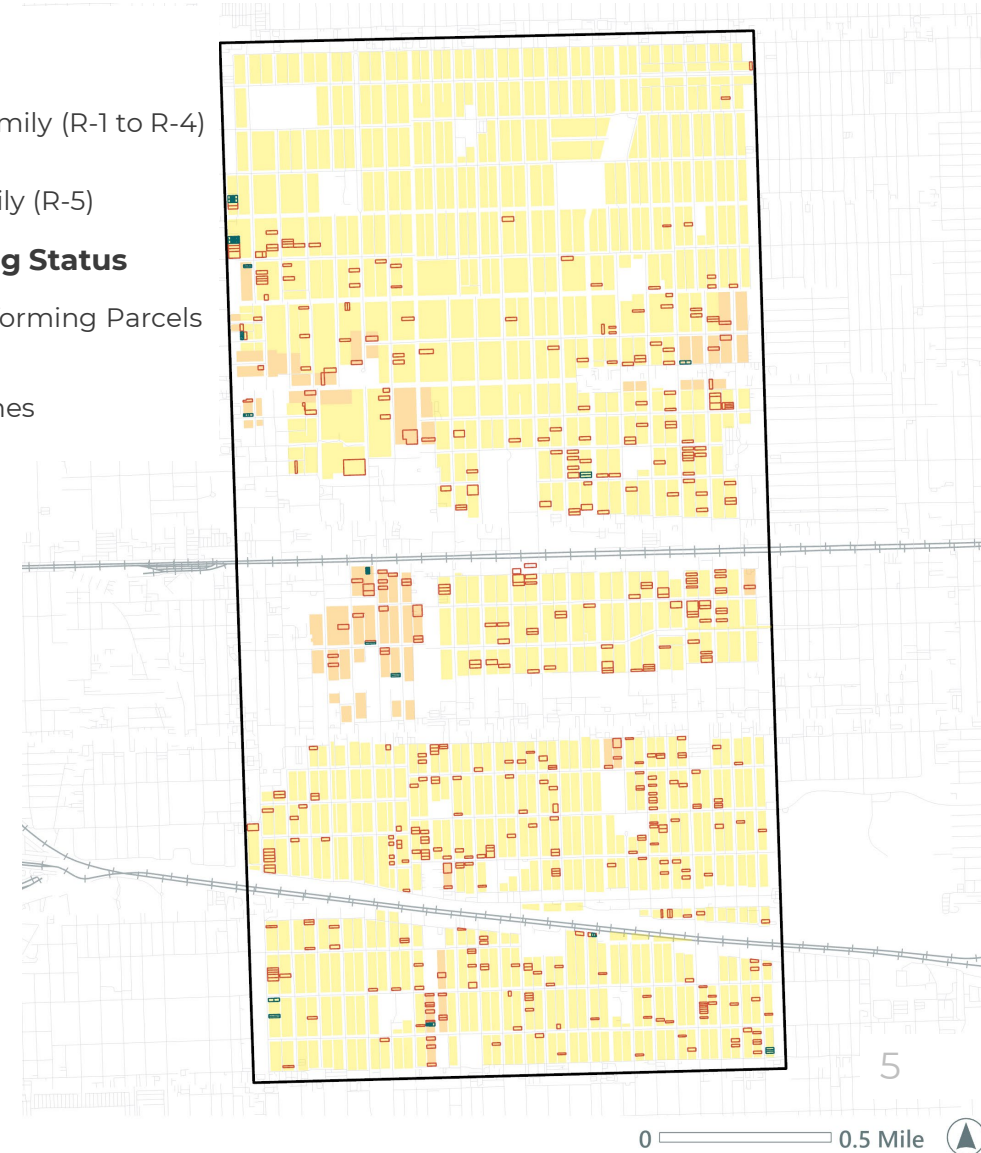
Single-Family (R-1 to R-4)

Two-Family (R-5)

Non-Conforming Status

Non-Conforming Parcels

Townhomes



NON-CONFORMING RESIDENTIAL PARCELS

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About 519 residential parcels have more units than allowed by zoning. Among these non-conforming parcels:

87% are zoned single-family

81% are multifamily buildings with 2-6 units

Zoning

Single-Family (R-1 to R-4)

Two-Family (R-5)

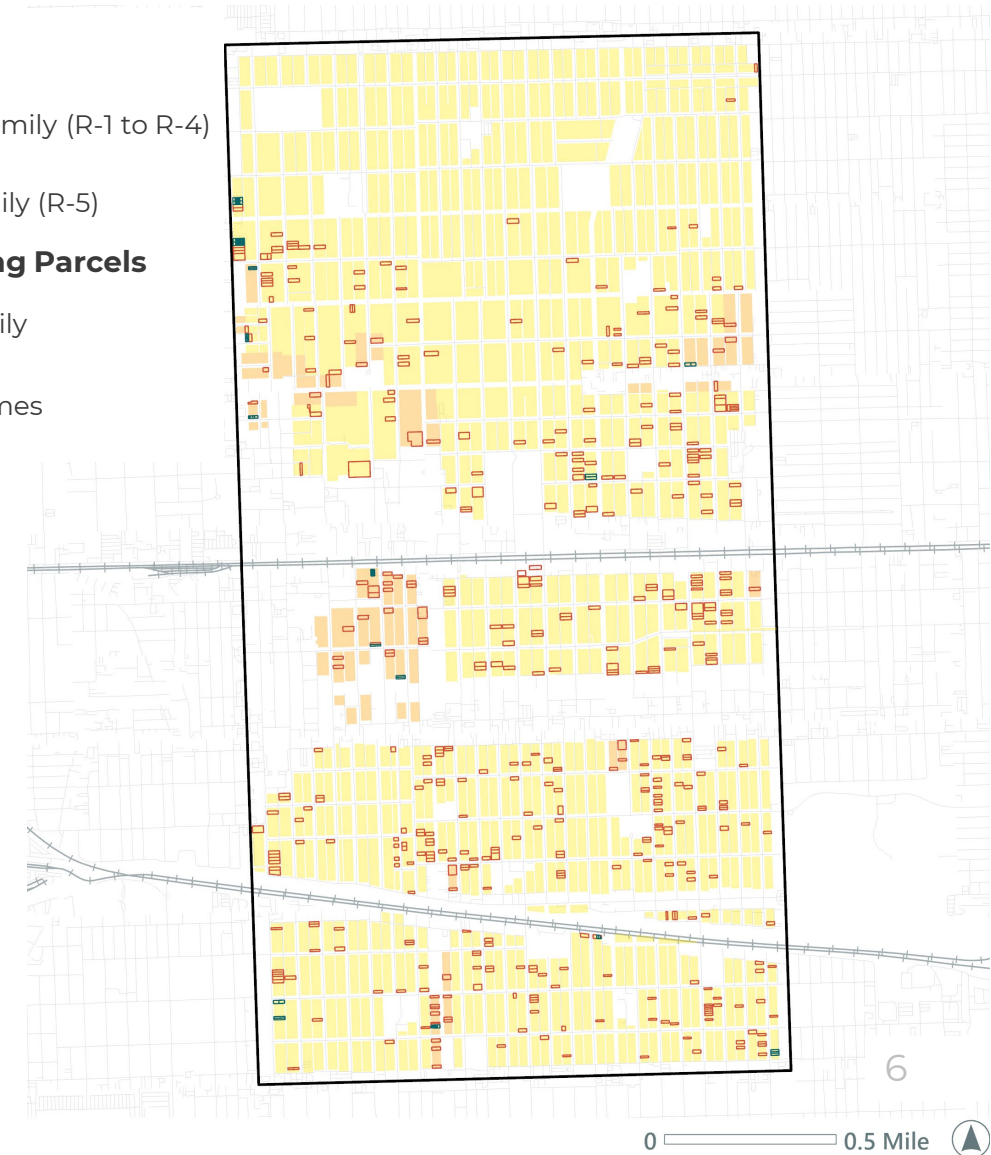
Non-Conforming Parcels

Multifamily

Townhomes

Non-Conforming Parcels by Residential Typology

Residential Typology	Total Parcels in Oak Park	Non-Conforming Parcels	Non-Conforming Parcel Percentage
Single-Family Detached	9,638	0	0%
Multifamily, 2-6 units	1,112	421	38%
Multifamily, 7+ units	517	40	8%
Townhomes	670	58	9%
Total	11,937	519	4%



NON-CONFORMING RESIDENTIAL UNITS

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These non-conforming parcels account for about **1,765 units**.

Estimated Housing Units on Non-Conforming Parcels under Current Zoning

Residential Typology	Non-Conforming Parcels	Non-Conforming Units
Multifamily, 2-6 units	421	1,058
Multifamily, 7+ units	40	649
Townhomes	58	58
Total	519	1,765

Source: Cook County Assessor, Esri, Opticos, SB Friedman

Zoning

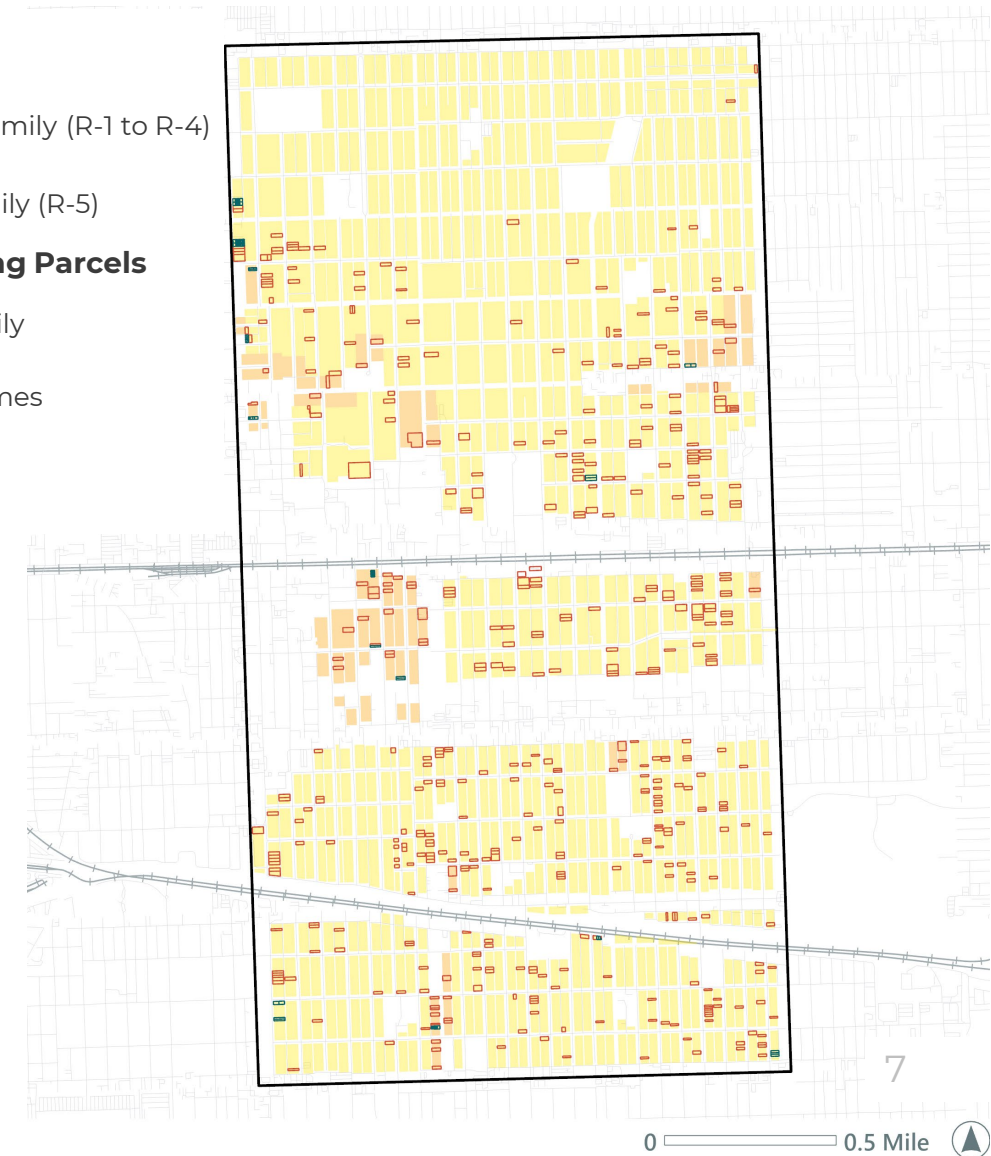
Single-Family (R-1 to R-4)

Two-Family (R-5)

Non-Conforming Parcels

Multifamily

Townhomes



FUTURE ZONING

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Potential zoning changes would create two new zones in areas currently zoned R-1 through R-5, allowing:

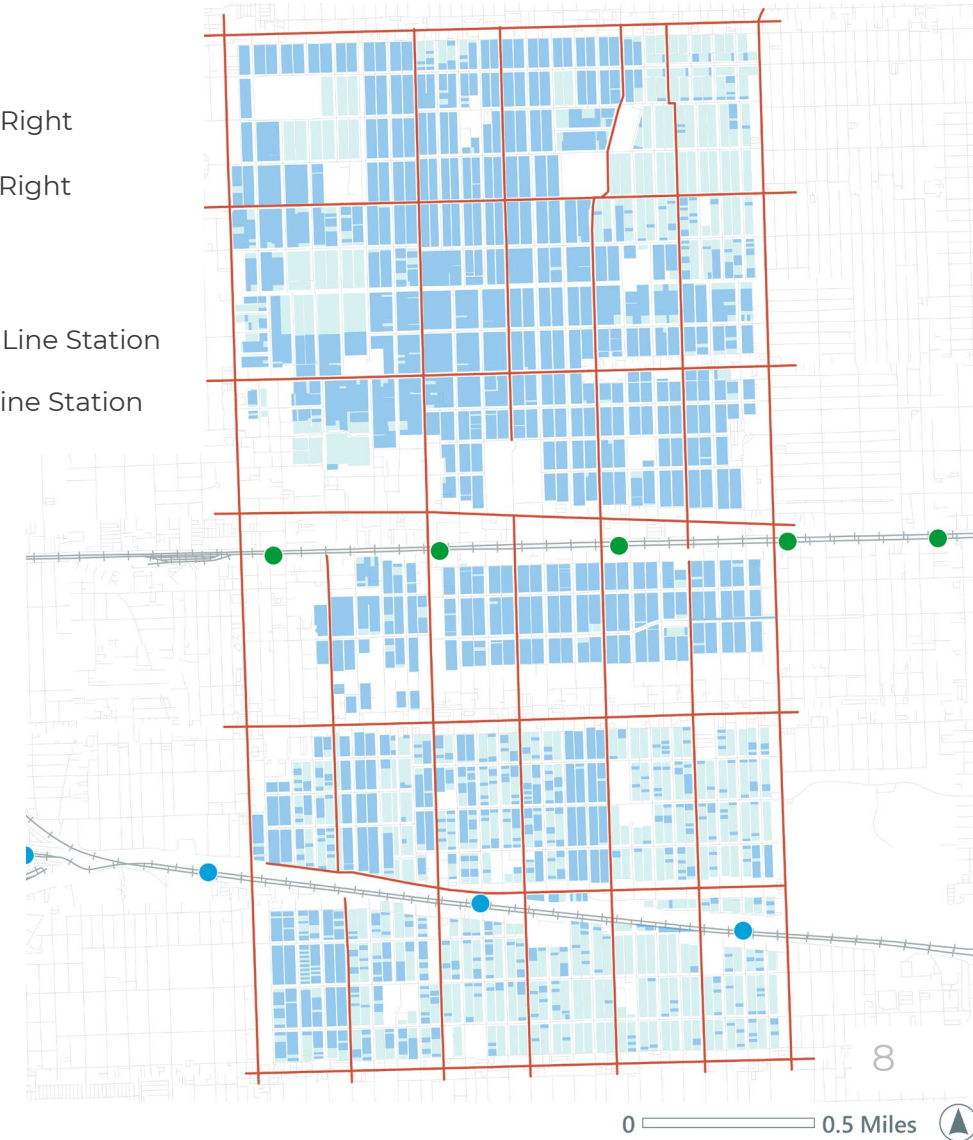
- **6 units by right:** Lots over 5,000 SF and nearby transit stations (1/4 mile) or corridors (1/8 mile)
- **4 units by right:** Lots under 5,000 SF or further from transit and corridors

Zoning

- 4 Units by Right
- 6 Units by Right

Transportation

- Corridors
- CTA Green Line Station
- CTA Blue Line Station



NEWLY CONFORMING PARCELS AND UNITS

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- The potential zoning changes could make **an estimated 415 parcels (1,029 housing units) newly conforming.**

Newly Conforming Parcels and Units Under Future Zoning

Residential Typology	Parcels	Units
Multifamily, 2-6 units	415	1,029
Multifamily, 7+ units	0	0
Townhomes	0	0
Total	415	1,029

Note: ADUs would count toward unit total under potential zoning scheme. Assessor data does not consistently identify parcels with ADUs. Therefore, this analysis does not consider how the presence of ADUs impacts parcel status.

Source: Cook County Assessor, Esri, Opticos, SB Friedman

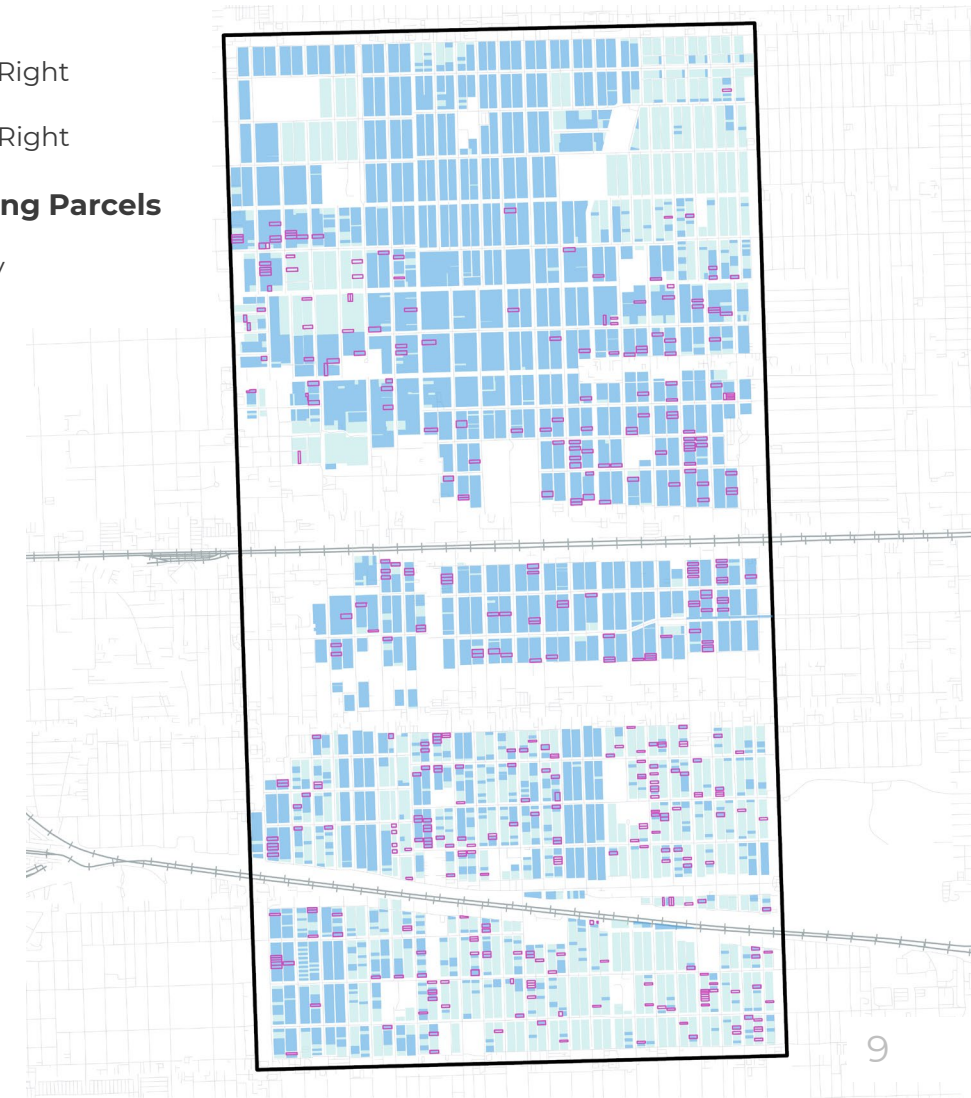
Zoning

4 Units by Right

6 Units by Right

Newly Conforming Parcels

Multifamily

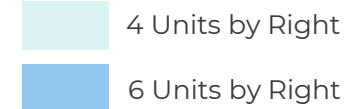


NON-CONFORMING PARCELS AND UNITS

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- An estimated **104 parcels would remain non-conforming** after the proposed zoning changes.
- An estimated **736 units would remain non-conforming.**

Zoning

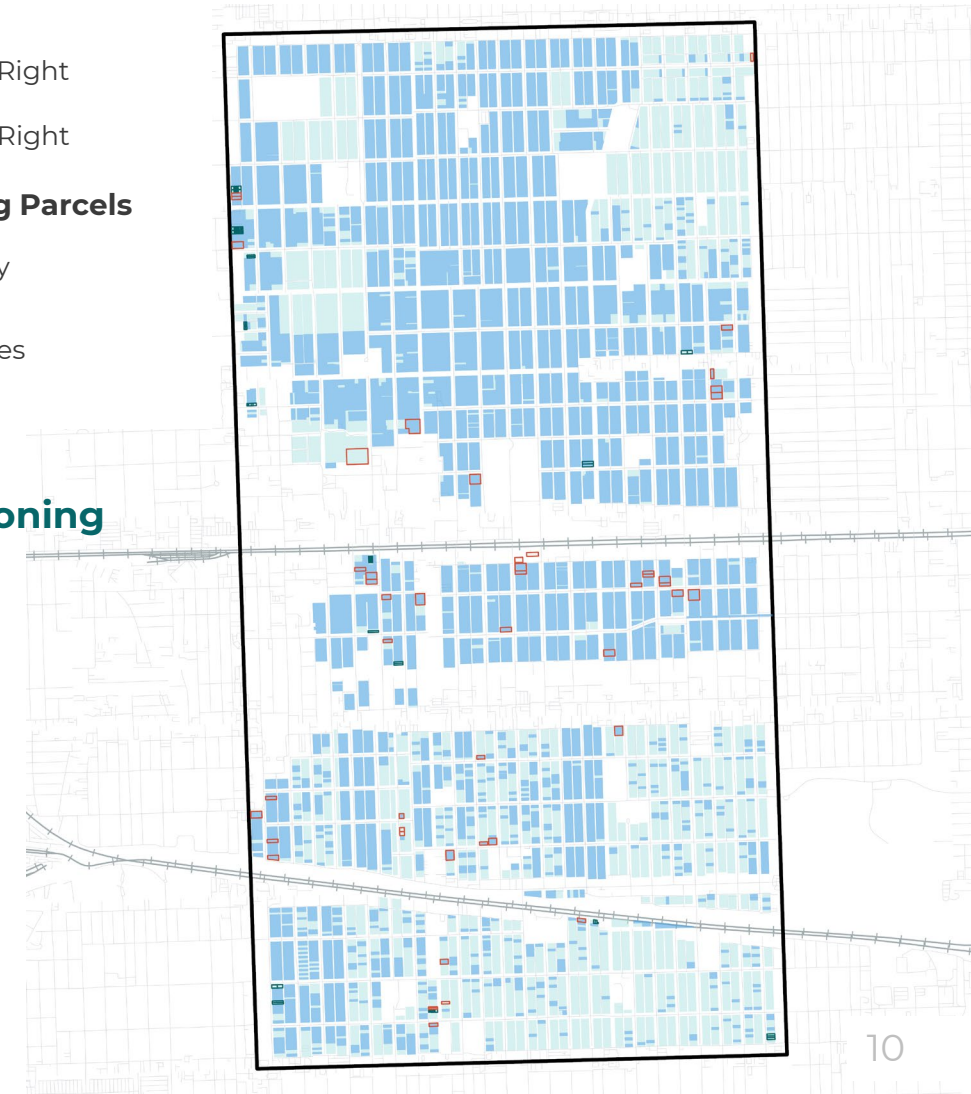


Non-Conforming Parcels



Non-Conforming Parcels and Units by Residential Typology Under Future Zoning

Residential Typology	Total Parcels in Oak Park	Non- Conforming Parcels	Non- Conforming Parcel Percentage	Non- Conforming Units
Single-Family Detached	9,638	0	0%	0
Multifamily, 2-6 units	1,112	6	0.5%	29
Multifamily, 7+ units	517	40	8%	649
Townhomes	670	58	9%	58
Total	11,937	104	1%	736



NON-CONFORMING BUILDING EXAMPLES

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1133 S Oak Park Ave
5 Units



812 Carpenter Ave
6 Units



304 S Kenilworth Ave
8 Units



228 Pleasant St
18 Units

Non-Conforming in a Four-Unit by Right Zone

Non-Conforming in a Six-Unit by Right Zone

SUMMARY: ZONING CHANGE IMPACTS

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Future Zoning Impact on Non-Conforming Parcels

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CONSIDERATIONS

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- This non-conforming use analysis is based on Cook County 2025 parcel data. Non-conforming status was determined based on unit counts and building types and does not account for bulk, height, or other standards.
- Cook County parcel data does not account for housing units that may be created or removed through unpermitted conversions or de-conversions.
- ADUs would be included in the unit count in the proposed future zoning. Given that the Cook County data does not consistently identify ADUs, this analysis does not account for ADUs.
- Townhomes were considered a non-conforming use in both existing R-1 through R-5 areas and in the future zoning codes. Townhomes may be permitted by special use in both existing and future zoning.
- Additional visual spot checks may be needed to verify non-conforming parcels.

LIMITATIONS

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Our deliverable is based on estimates, assumptions and other information developed from research, knowledge of the industry, and meetings during which we obtained certain information. The sources of information and bases of the estimates and assumptions are stated in the deliverable. While sources used are ones which we deem reliable, no guarantee can be made as to their accuracy.

The terms of this engagement are such that we have no obligation to revise the deliverable to reflect events or conditions which occur subsequent to the date of the deliverable. These events or conditions include without limitation governmental actions, development, and changes in public data sources. We are available to discuss the necessity for revision in view of changes in the economic or market factors affecting the proposed project.

Our deliverable is intended for your information for planning purposes and should not be relied upon for any other purposes.

We acknowledge that our deliverable may become a public document within the meaning of the freedom of information acts of the various governmental entities.