



SHAPE OAK PARK

MORE HOUSING CHOICE • MORE COMMUNITY

AGENDA

- **Project Overview**
- **Engagement Summary**
- **Addressing Regulations**

Village of Oak Park

Craig Failor
Development Services Director

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Village Planner

Consultant Team

Opticos Design

All Together

Sightline Planning & Zoning

PROJECT OVERVIEW

PROJECT OVERVIEW | GOALS

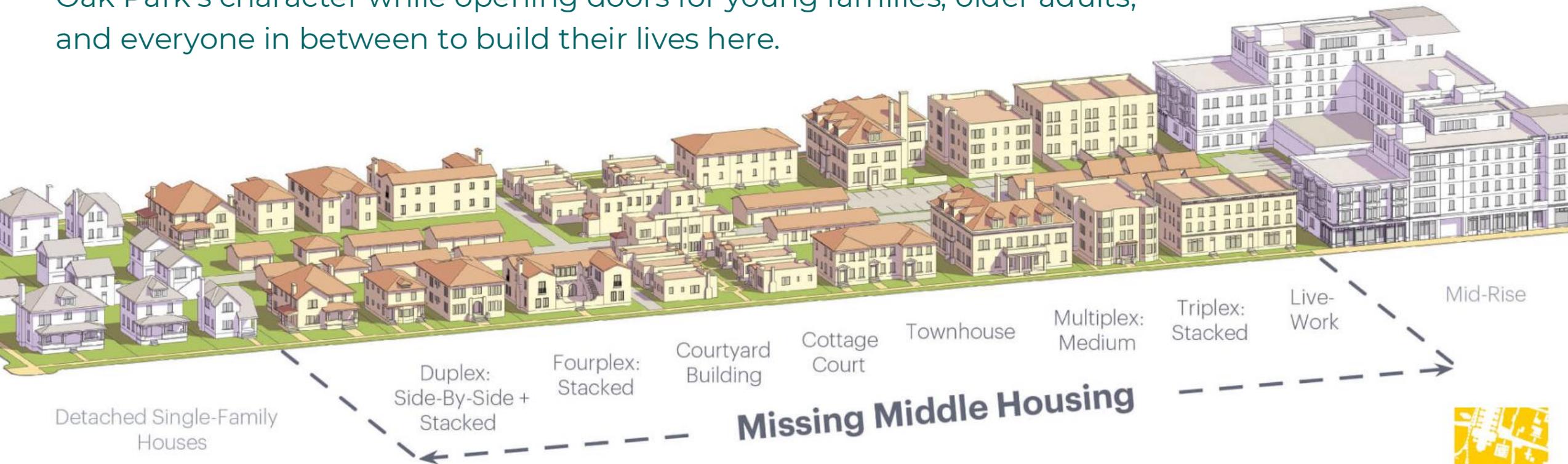
- Implement the Village's Strategic Vision for Housing Plan
- Update the Zoning Ordinance and Map to align with Oak Park's values of equity, inclusion, affordability, economic vitality, sustainability, and historic preservation
- Support Middle Housing, review residential zoning on commercial corridors, 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



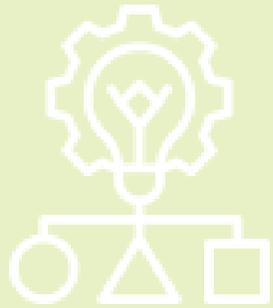
PROJECT OVERVIEW | FOCUS

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

This isn't about dramatic change—it's about thoughtful additions that honor Oak Park's character while opening doors for young families, older adults, and everyone in between to build their lives here.



PROJECT OVERVIEW | TIMELINE



Project
Kick-off

SEP 2025 – OCT 2025



Review &
Analysis

OCT 2025 – DEC 2025



Refining
the Code

DEC 2025 – APR 2026



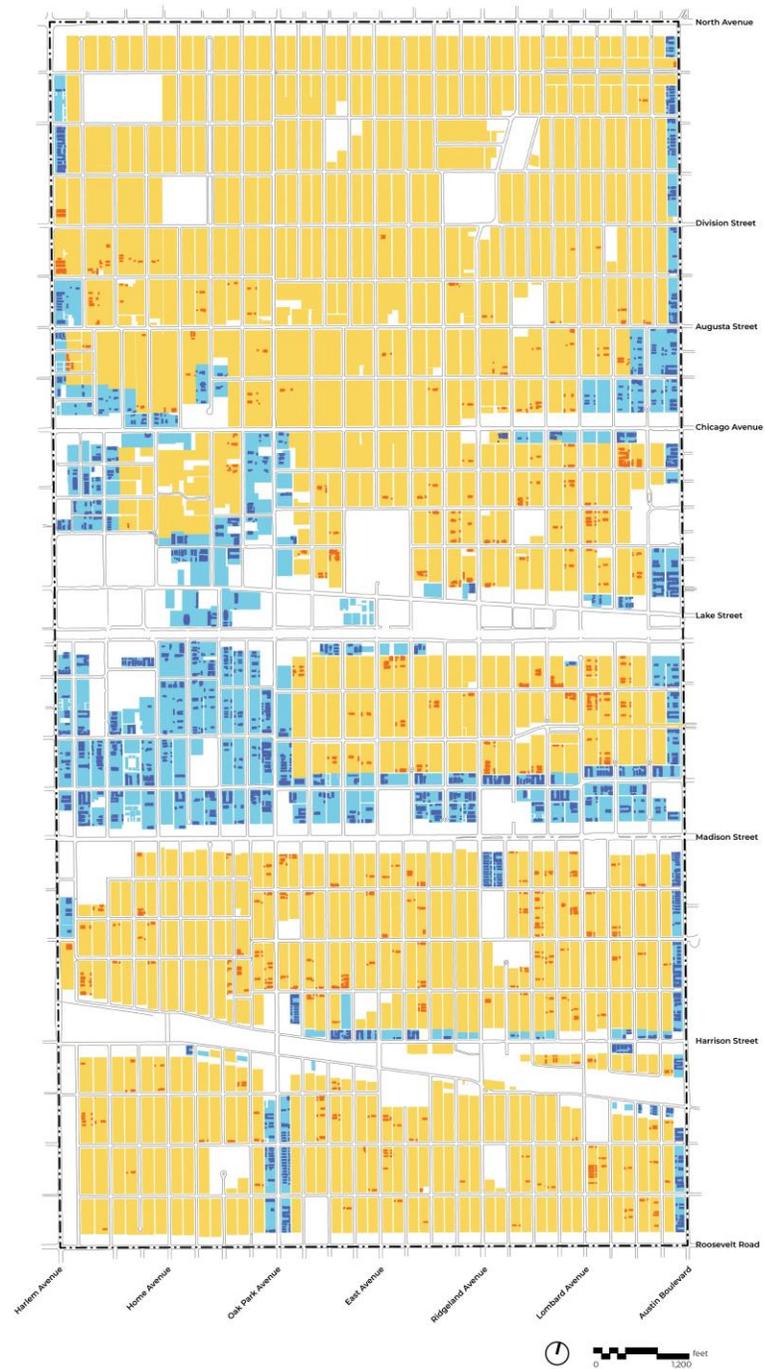
Adoption
Process

APR 2026 – MAY 2026

← **ENGAGEMENT & COMMUNICATIONS** →

LEGACY OF MIDDLE HOUSING IN OAK PARK

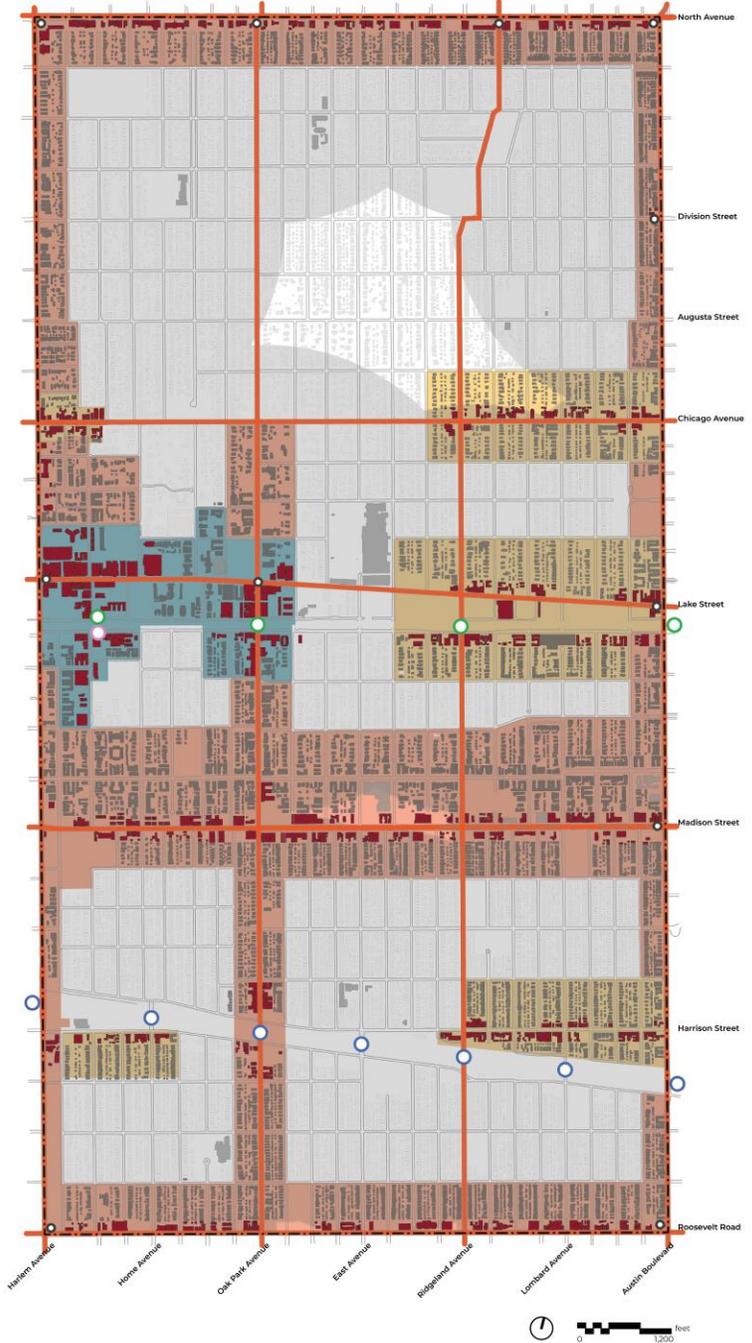
Middle housing exists throughout Oak Park despite current zoning standards preventing it from being built in most of the community today.



- Existing Single-family Zones (R1-R4)**
Approximately 86% of Oak Park's total buildable area is made up of these zones where single-family housing is the lone allowable residential type.
- Existing Middle Housing (R1-R4)**
A variety of middle-housing types can be found throughout existing single-family zones across Oak Park, even though they would not be permitted under current zoning standards.
- Existing Multi-family Zones (R5-R7)**
Areas that allow higher-intensity housing are primarily located around the downtown, adjacent to primary corridors, and along the community's edges.
- Existing Middle Housing (R5-R7)**
Scattered throughout the multi-family zones, this further demonstrates that middle housing has been—and can continue to be—integrated within a wide range of place types.

PLACE TYPES & TRANSIT

Influencing the character and intensity of buildings across neighborhoods

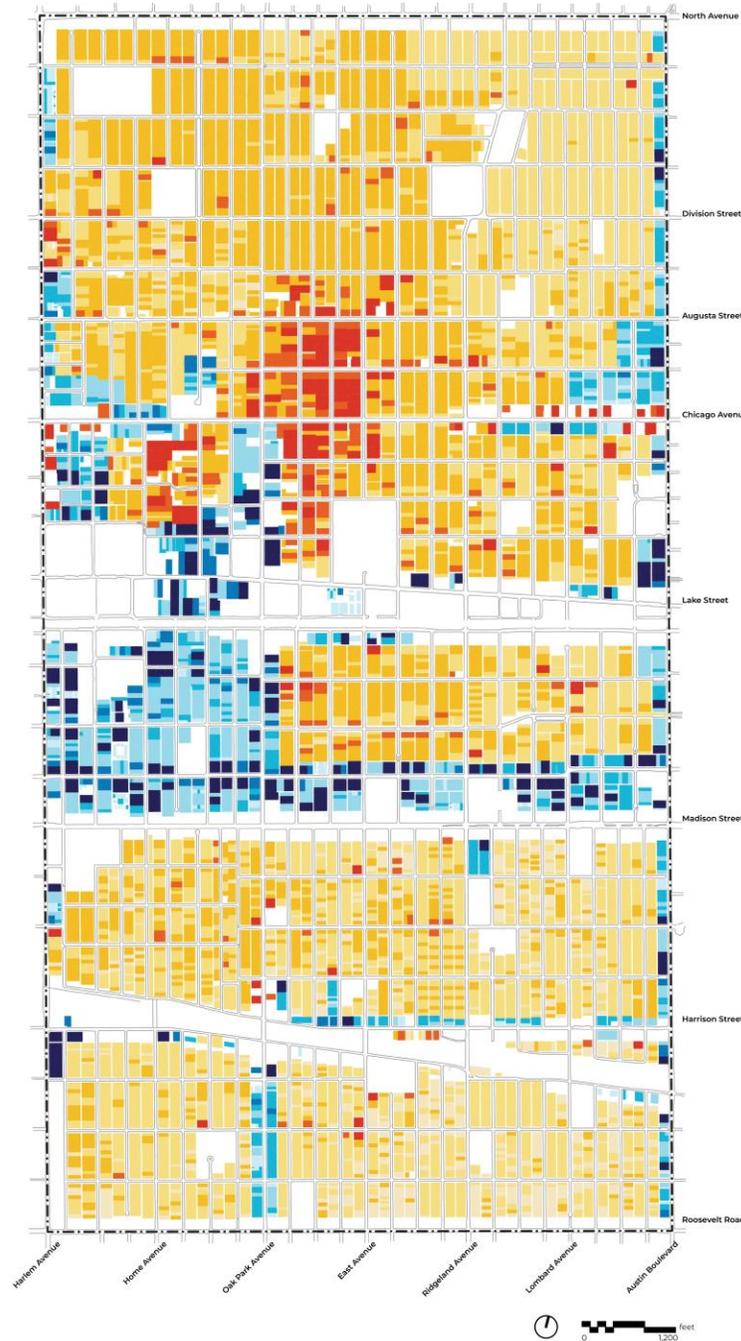


PLACE TYPES

- Downtown**
The highest intensity center distinguished by compact blocks, high walkability, and a mix of commercial, civic, entertainment and residential uses.
- Corridors**
Major thoroughfares that may include a variety of business and residential types. Corridors typically form an "edge" between neighborhoods.
- Neighborhood Centers**
A group of businesses that form a node that is distinct from, but harmonious with, surrounding residential blocks.
- Mixed-use & Commercial Buildings**
Buildings with active frontages play a key role in shaping the character of the place types where they occur.
- Neighborhood Fabric**
Residential, civic, and institutional buildings comprise the remainder of the community's built environment and play an important role in defining neighborhood identity.
- Transit Stations & Services**
Centered around train (Metra & El) and bus stops, these areas reduce the reliance on cars by making it easier to walk, bike or take transit to access housing, shops and jobs.
- Areas Affected by the People Over Parking Act**
The Illinois People Over Parking Act legislation will prohibit municipalities from requiring car parking for residential and commercial uses in areas served by transit. This can impact the makeup of new buildings and the housing they contain. As shown, the vast majority of Oak Park will be impacted except for small pockets.

IMPACT OF LOT SIZES

The size of Oak Park lots informs zoning, housing types & building standards.



Lot Widths in Single-family Zones (R1-R4)

Larger lot widths within single-family zoning districts correspond to the presence of estate-scale residential homes. While such lots occur intermittently in other parts of the community, their distribution is predominantly clustered in an area northeast of the downtown areas.

- 100'
- 70'-99'
- 50'-69'
- 30'-49'
- 29' and less

Lot Widths in Multi-family Zones (R5-R7)

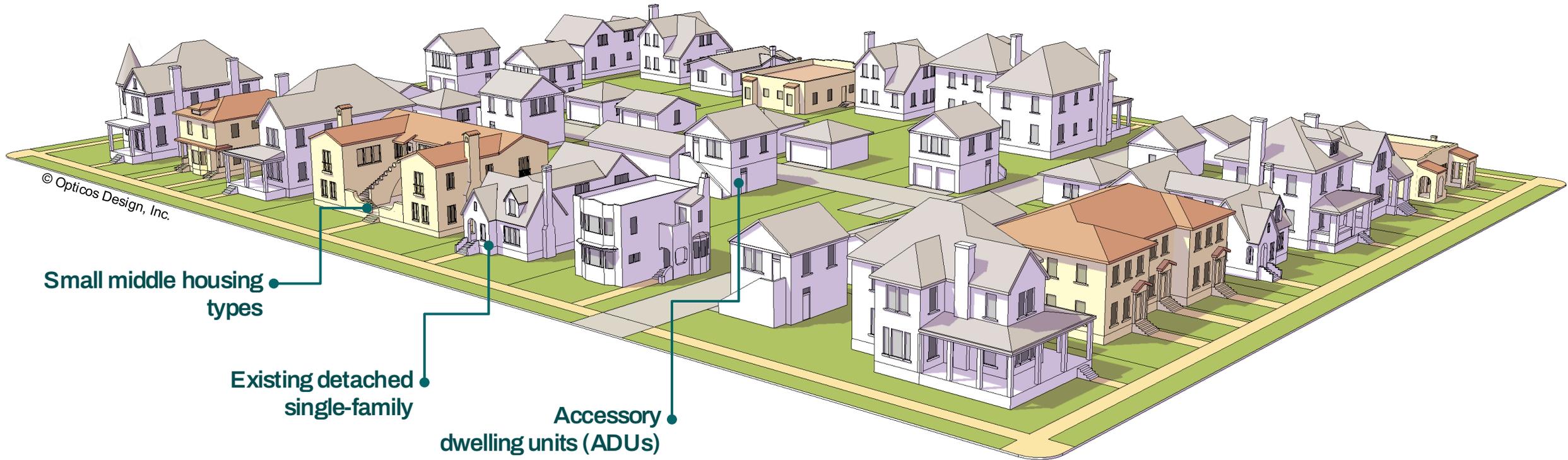
Larger lot widths are concentrated around the downtown area and along Madison and Washington Streets. These lots can support higher-intensity residential buildings that reinforce nearby commercial uses and community activity.

- 100'+
- 70-99'
- 50-69'
- 30-49'
- Less than 29'



WHERE DOES MISSING MIDDLE HOUSING FIT?

Blends into existing neighborhoods



WHERE DOES MISSING MIDDLE HOUSING FIT?

Higher capacity along corridors



WHERE DOES MISSING MIDDLE HOUSING FIT?

Transition between single-family homes and mixed-use corridors





COMMUNITY FEEDBACK

ENGAGEMENT OPPORTUNITIES

Various sizes and styles of engagement opportunities are available to the community to gather diverse voices & perspectives.



**PROJECT
WEBSITE**



**COMMUNITY
SURVEYS**



**POP-UP
EVENTS**



**STEERING
COMMITTEE**



**EDUCATIONAL
CAMPAIGNS**



**CITYWIDE
WORKSHOPS**



**STAKEHOLDE
R
DISCUSSIONS**



**TRUSTEE
CONVERSATIONS**



**PUBLIC
HEARINGS**

ENGAGEMENT HIGHLIGHTS

Project Website

2.5k
Visitors

Focus Groups

65 Participants
Across 10 Meetings

Survey

215 Completed
Responses

Steering Committee

12 Members

Plan Commission,
Zoning Board of Appeals,
Housing Programs,
Historic Preservation,
Community Relations,
Aging, Realtors,
Builders/Developers

Workshops

90+
Participants

@ CRC
@ MAIN LIBRARY

Pop-ups

320+ Participants

@ SATURDAY WITH SANTA
@ WINTERFEST
@ HOME FOR THE HOLIDAYS

WE WANT MORE BOOKS!*



***BUT WE NEED MORE MISSING MIDDLE HOUSING.**

Amelia brought #booktok to life when she opened a bookstore in Oak Park. She hosts writing workshops and donates books to local schools, but she's struggling to attract new patrons. Updating Oak Park zoning to allow for more missing middle housing would bring more foot traffic and customers her way.

WE WANT MORE DEBORAHS!*

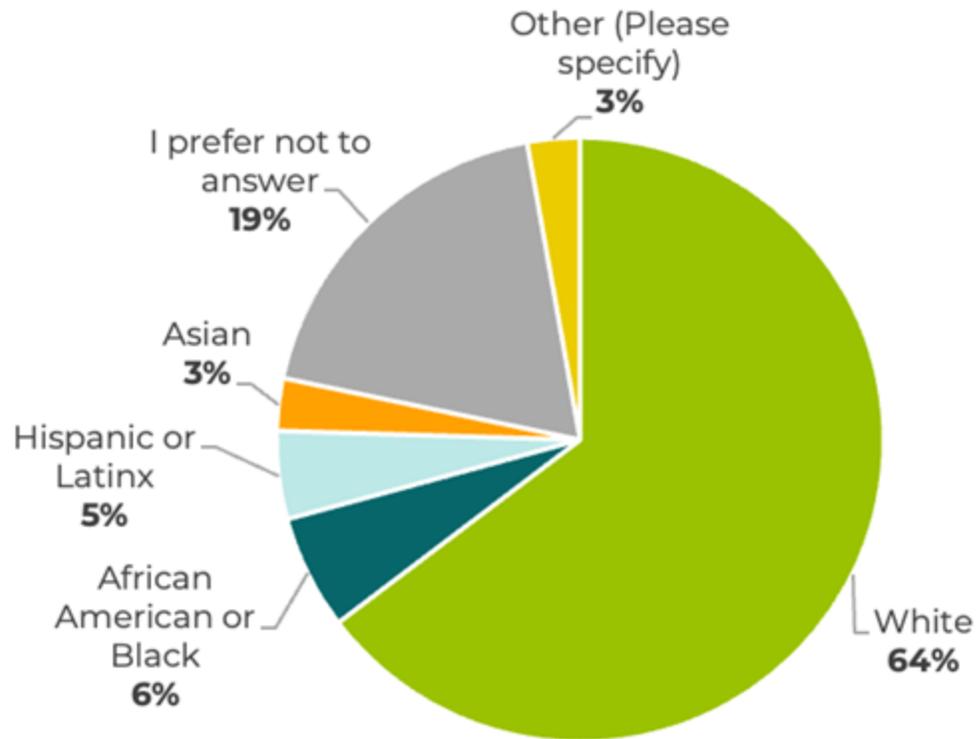


***BUT WE NEED MORE MISSING MIDDLE HOUSING.**

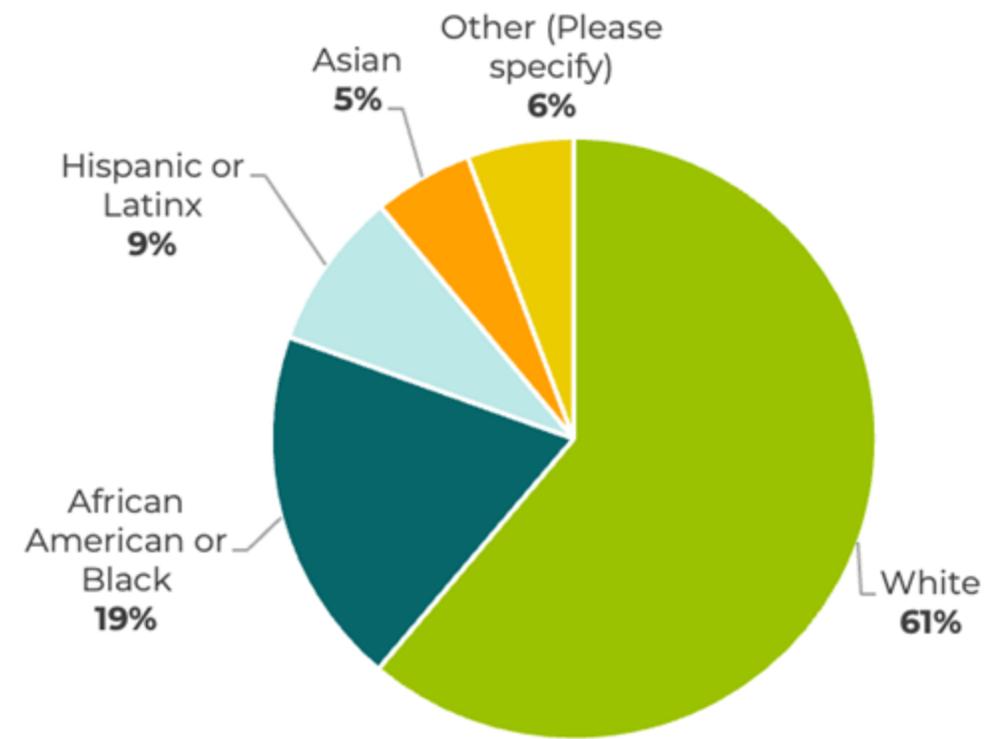
She's an empty-nester who loves to visit her kids and wants to downsize to a more manageable and affordable home. Updating Oak Park zoning to allow for more missing middle housing would help neighbors like Deborah find the perfect place.

ENGAGEMENT | Survey #1 (Demographics)

Race/Ethnicity: Survey Respondents



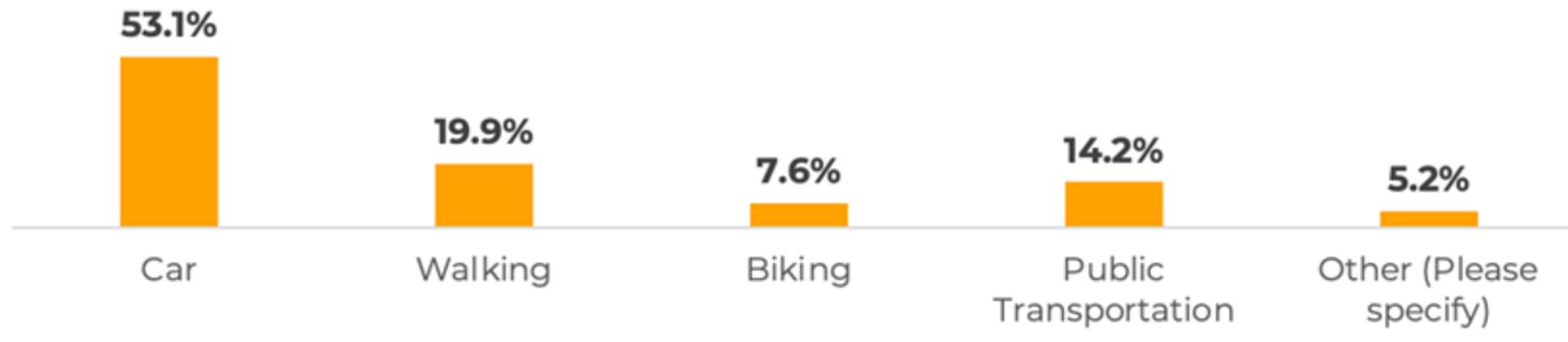
Race/Ethnicity: Oak Park Population



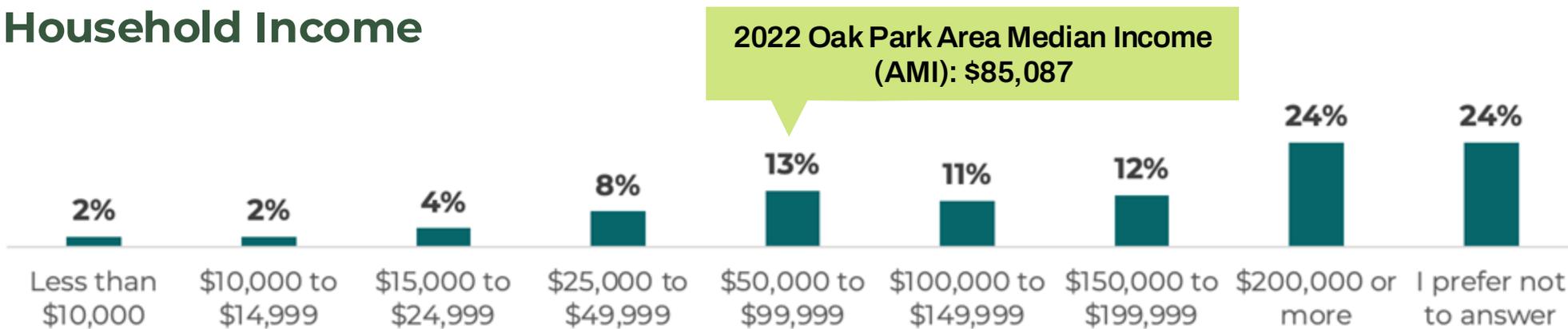
Source: 2019-2023 American Community Survey
5-year estimates

ENGAGEMENT | Survey #1 (Demographics)

Primary or Preferred Mode of Transportation



Household Income

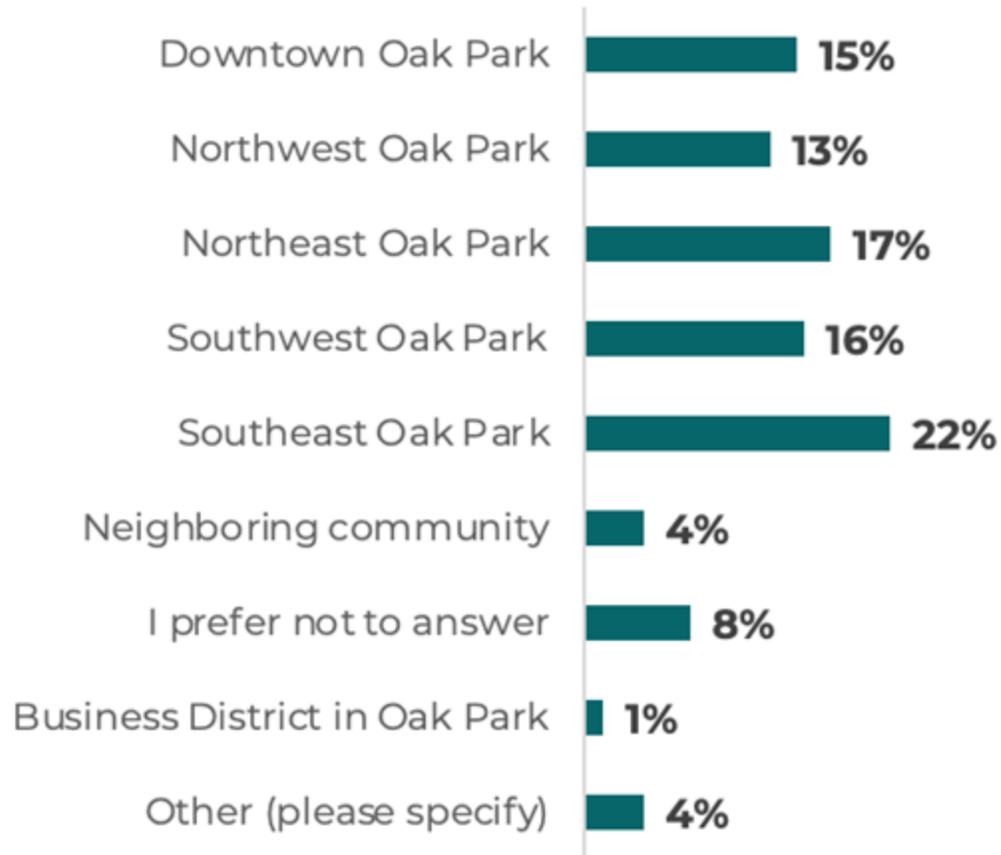


What a household earning AMI can afford: **\$293,521**

Median sale price of a single-family home: **\$525,063**

ENGAGEMENT | Survey #1 (Demographics)

Which Location Best Describes Where You Reside?



If you selected Business District in Oak Park, please specify:

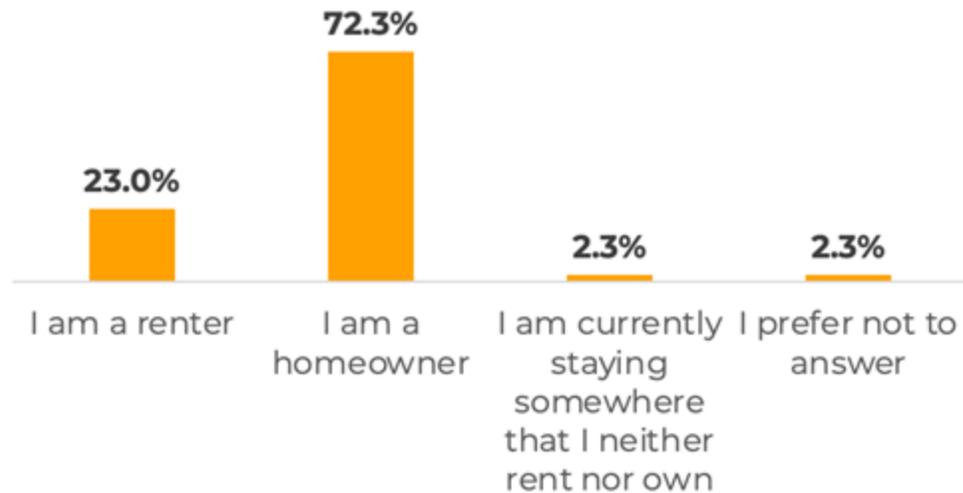
“Marion & Lake”

**“Harrison Arts District
(Highland and Van Buren)”**

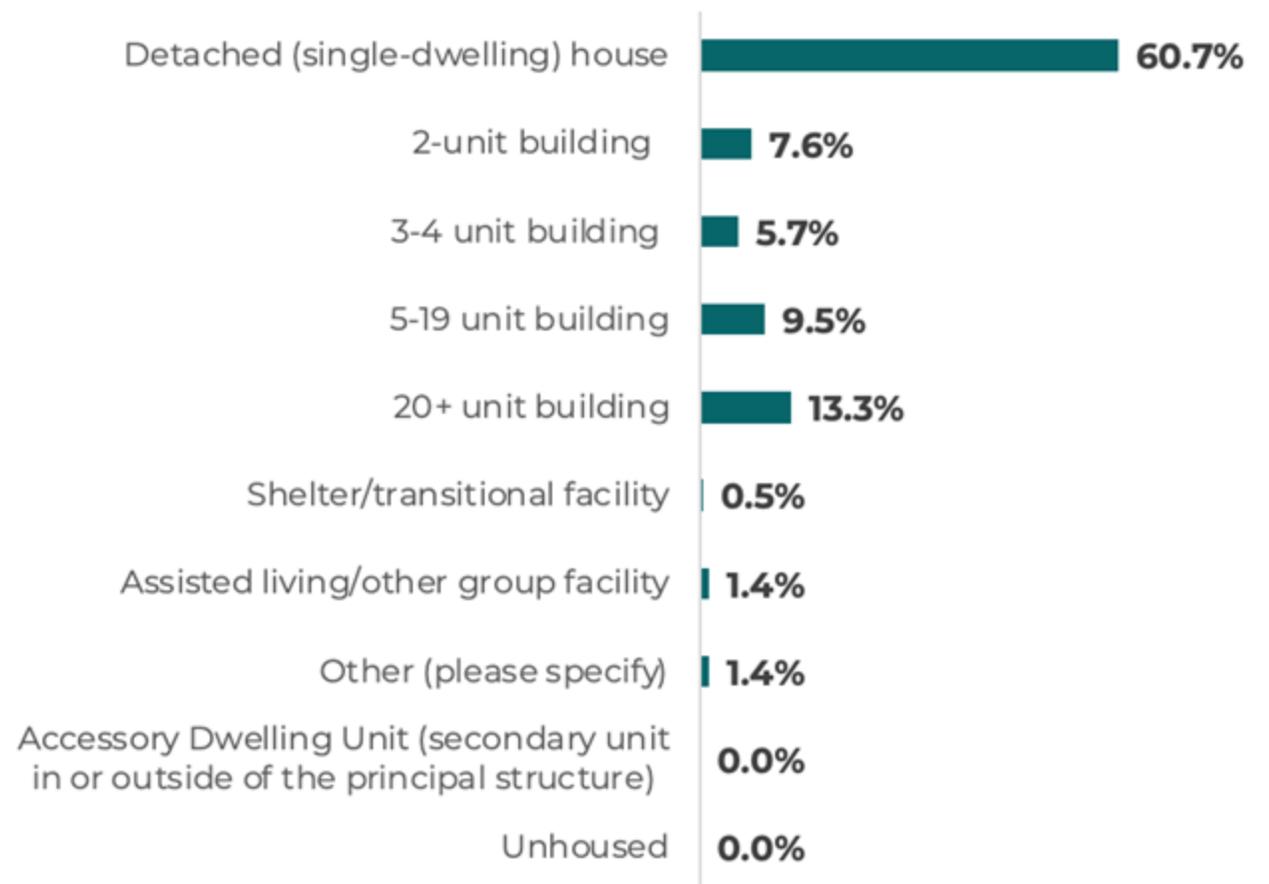
“Pleasant District”

ENGAGEMENT | Survey #1 (Demographics)

Current Residential Status

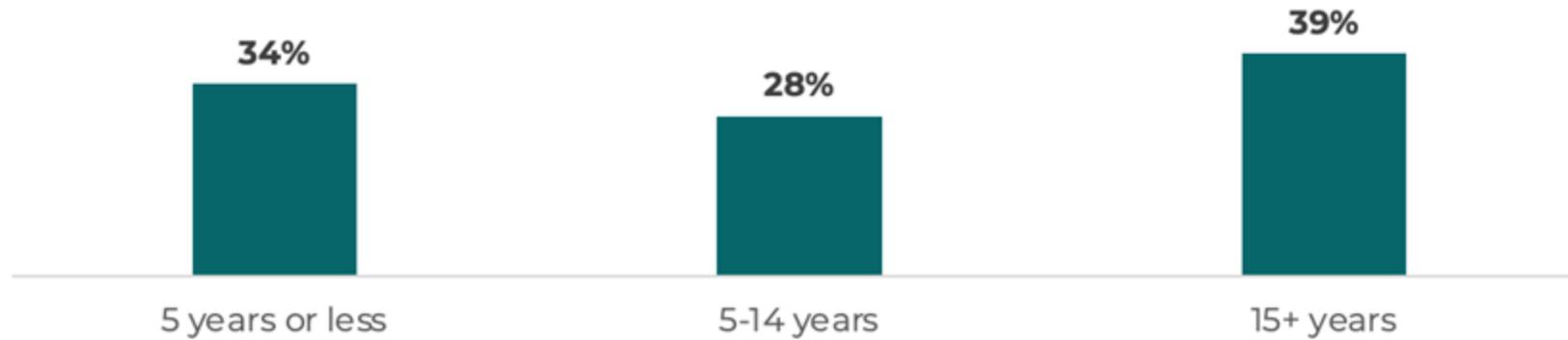


Dwelling Type

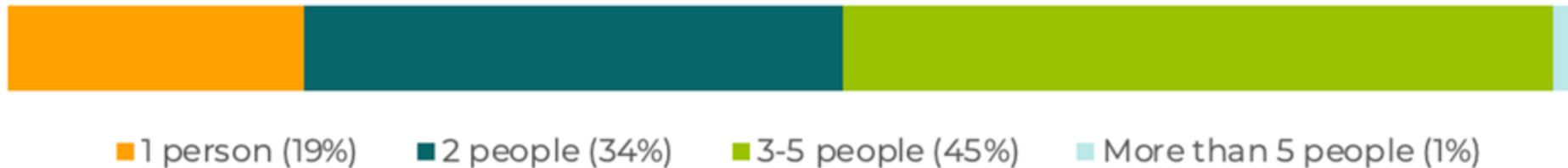


ENGAGEMENT | Survey #1 (Demographics)

Years of Residence



Number of People Living in Your Residence



ADDRESSING REGULATIONS

BARRIER 1 | USE RESTRICTIONS

- 5 of 8 residential districts only allow single-family homes
- Middle housing types are prohibited in most districts
- Not defined: Triplexes, fourplexes.
- R-6 and R-7 jump from duplexes to large multi-family of any size.

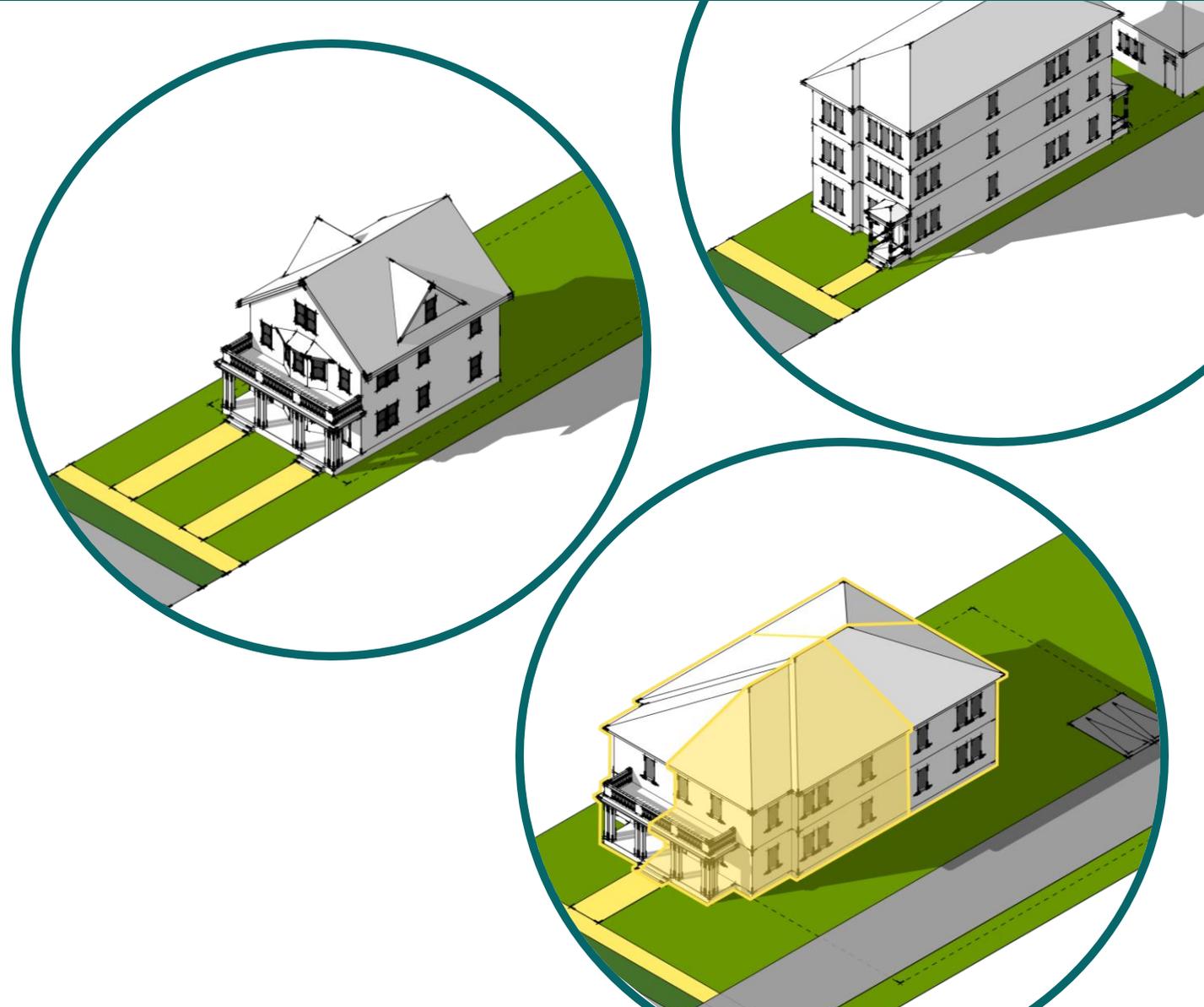
Table 8-1
Use Matrix

Use	R-1	R-2	R-3 -50 & -35	R-4	R-5	R-6	R-7	DT	HS	GC	MS	NA	NC	RR
Residential														
Community Residence	P	P	P	P	P	P	P							
Children's Home							S							
Dwelling – Single-Fam.	P	P	P	P	P	P	P							
Dwelling – Two-Fam.					P	P	P							
Dwelling – Townhouse						P	P			S	S	S	S	S
Dwelling – Multi-Fam.						P	P		S	P	S	P	P	S
Dwelling – Above Ground Floor								P	P	P	P	P	P	P
Live/Work Dwelling									P		S	P	P	S
Res. Care Facility							S	S		S		S		S
Retreat House					S	S	S							

BARRIER 2 | DEVELOPMENT STANDARDS

BULK, HEIGHT & LOT AREA

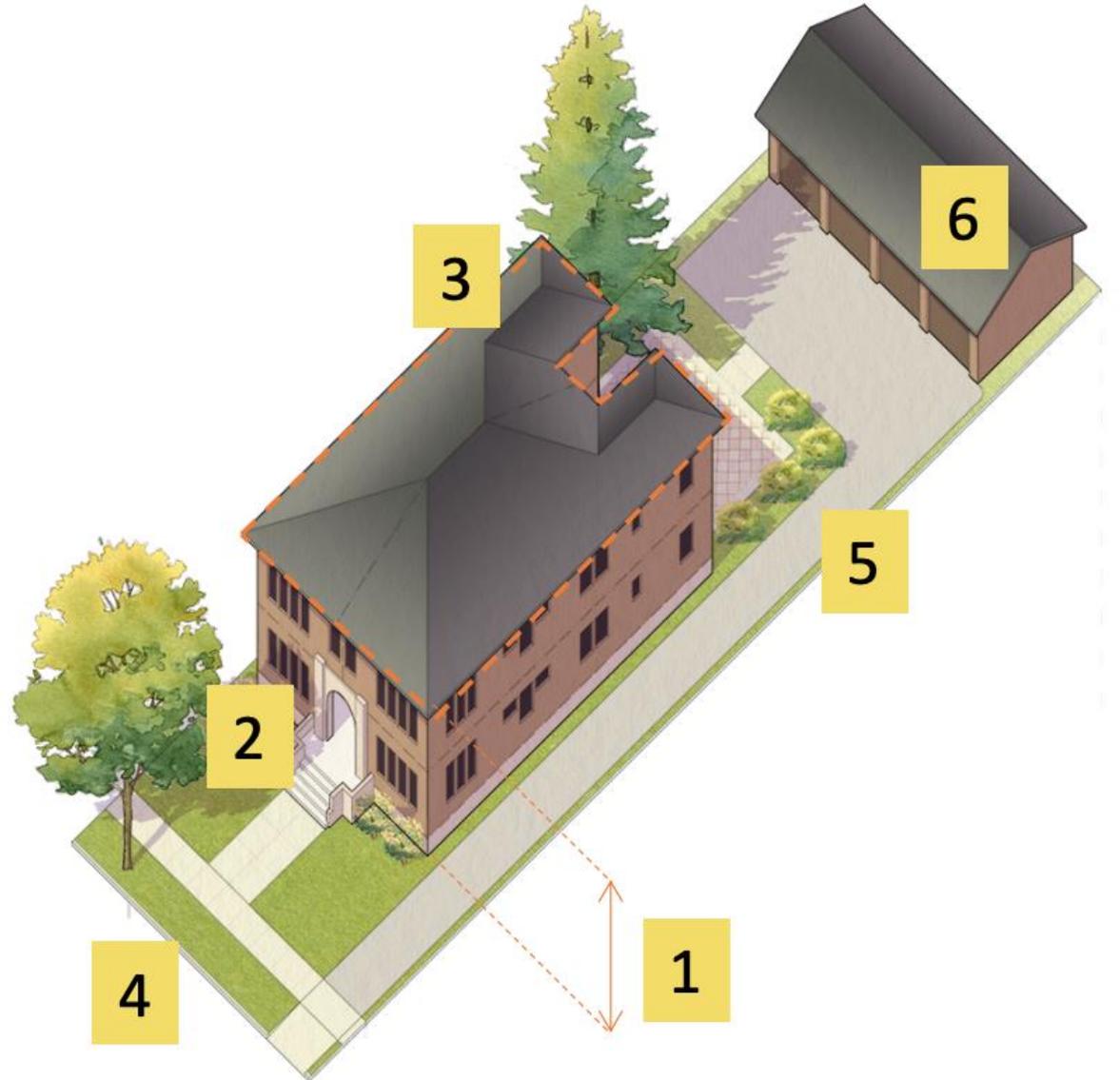
Requires consolidation of multiple lots for middle housing, but most Middle housing fits in the allowed building envelope today.



BARRIER 3 | DESIGN STANDARDS

SUBJECTIVE & UNCLEAR

Exclusionary and fuzzy language that leaves uncertainty and adds cost.



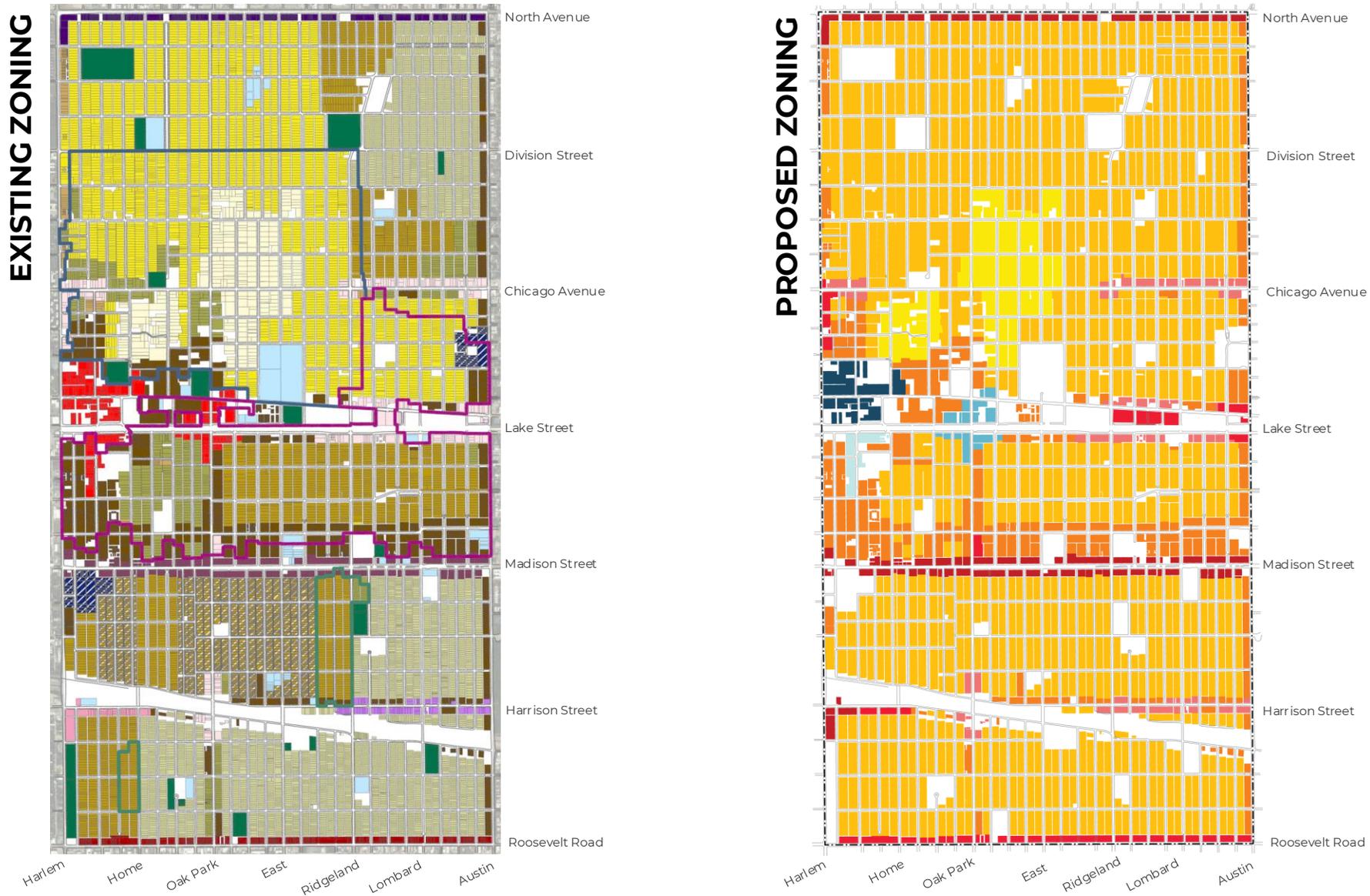
BARRIER 4 | ACCESSORY DWELLING UNITS

ADUs ARE LIMITED BY KEY STANDARDS

Must be owner-occupied
and only allowed on
single-family lots.



ZONING | PROPOSED



NOTE: These maps & associated frameworks will be updated based on ongoing feedback from the community and Village Staff.

- 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