

February 2, 2017

President and Board of Trustees
Village of Oak Park
123 Madison Street
Oak Park, Illinois 60302

Re: Final Report of Plan Commission Sitting by Appointment as Zoning Commission, to President and Board of Trustees for Consideration of Adoption of a New Village Zoning Ordinance, Cal. No. PC-16-03.

Dear President and Board of Trustees:

On or about November 16, 2016, the Village Board officially referred this matter to the Plan Commission, appointing it as a Zoning Commission, to draft and consider changes to its tentative report, presented in various previous public workshops before the Plan Commission and identified in this Final Report, to consider adoption of a new Zoning Ordinance for the Village of Oak Park.

This matter was referred to the Plan Commission (the "Commission"), pursuant to the authority conferred by Sections 2.1.3(B) and 2.2.3(C) of the Village Zoning Ordinance of the Zoning Ordinance, and pursuant to Section 11-13-2 of the Illinois Municipal Code (65 ILCS 5/11-13-2) to draft a tentative report, hold the required public hearings, and draft this Final Report.

The first public meeting on the tentative zoning report was scheduled for April 14, 2016, at 7:00 p.m. at the Public Works building at 201 South Boulevard, Second Floor Conference Room, Oak Park, Illinois. The Plan Commission held the meeting at such time and place, at which a quorum of this Commission was present. Thereafter, the Plan

Commission continued consideration of the tentative zoning report to public workshops on the following dates, times and places:

- April 20, 2016, at 7:00 p.m., at 123 Madison Street, Council Chambers
- May 5, 2016, at 7:00 p.m., at 123 Madison Street, Council Chambers
- May 26, 2016, at 6:00 p.m., at 123 Madison Street, Council Chambers.

Additionally, Village Staff, together with Village consultant, Camiros, Ltd., held public open houses to discuss the proposed new zoning ordinance, on the following days:

- June 28, 2016
- June 30, 2016

The first public hearing to consider changes to the tentative report and to adopt this Final Report was scheduled for November 16, 2016, at 7:00 p.m., at 123 Madison Street, Council Chambers, Oak Park, Illinois. Notice of the time and place of this public hearing was published on October 26, 2016, in the “Wednesday Journal,” a newspaper of general circulation in the Village of Oak Park. Letters were also mailed to owners of record whose property was within proposed changed zoning districts, advising them of the proposal and the public hearing to be held. The Plan Commission held the hearing at such time and place, at which a quorum of this Commission was present. The public hearing was continued to the following dates and times:

- December 1, 2016, at 7:00 p.m., at 123 Madison Street, Council Chambers
- January 5, 2017, at 7:00 p.m., at 123 Madison Street, Council Chambers

Having heard and considered the consultant’s drafts, as amended throughout the workshop, open house, and Public Hearing processes, the testimony and evidence received at the public hearing, as continued, and public feedback from the public

workshop meetings and open houses, this Commission, sitting as the Zoning Commission by appointment, incorporates the final memorandum and map from Camiros, Ltd., dated January 6, 2017, as its Final Report to the President and Board of Trustees:

The Continuing Changes to the Tentative Report.

1. The Plan Commission hereby incorporates the various changes made to the tentative draft throughout the months of the continued public hearing, and which changes are incorporated into the final draft.

2. The final draft was prepared subsequent to the close of the final portion of the continued public hearing on January 5, 2017, and reflects all changes to the tentative report, discussed and approved by the Plan Commission.

3. The final draft, along with the accompanying proposed new zoning map, are hereby incorporated into this Final Report as *Exhibit 1* and *2*, respectively.

4. As such, *Exhibits 1* and *2* reflect and encompass the Plan Commission's entire final recommendation to the President and Board of Trustees for adoption as the new Village Zoning Ordinance.

5. The consultant's memorandum, attached as *Exhibit 3*, reflects the history of the changes made to the tentative draft of the new zoning ordinance as it went through the public workshop, open house, and public hearing processes.

6. All relevant documents to this process have been uploaded to the Village website at <https://oakparkzoning.com/>.

RECOMMENDATIONS

Based on the foregoing, the Plan Commission, sitting as the Zoning Commission by appointment, recommends by a vote of 7-0 on January 5, 2017, that the entire Village Zoning Ordinance be amended to read as the final draft here attached as *Exhibit 1*, and that the entire Village Zoning Map be replaced with the map here attached as *Exhibit 2*.

The form of this Final Report for a new Village Zoning Ordinance was adopted by a 7-0 vote of the Plan Commission this 2nd Day of February, 2017.