



OAK PARK

ZONING UPDATE

Zoning Ordinance
Village Board Presentation
Presented by Camiros

Zoning Ordinance

COMPARTMENTALIZATION

Introduction	Article 1. Title, Purpose, & Applicability Article 2. Definitions & Rules of Measurement Article 3. Zoning Districts
Districts	Article 4. Residential Districts Article 5. Commercial Districts Article 6. Special Purpose Districts
Design	Article 7. Design Standards
Uses	Article 8. Uses (Permitted & Temporary)
On-Site Development	Article 9. Development Standards Article 10. Off-Street Parking & Loading Article 11. Landscape & Screening
Administration	Article 12. Ordinance Administrators Article 13. Application Article 14. Zoning Approvals
Implementation	Article 15. Nonconformities Article 16. Enforcement

Definitions & Measurement

ARTICLE 2. DEFINITIONS & RULES OF MEASUREMENT

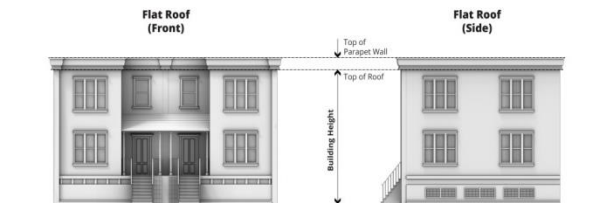
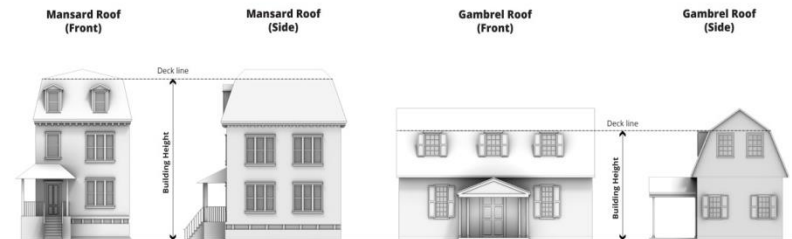
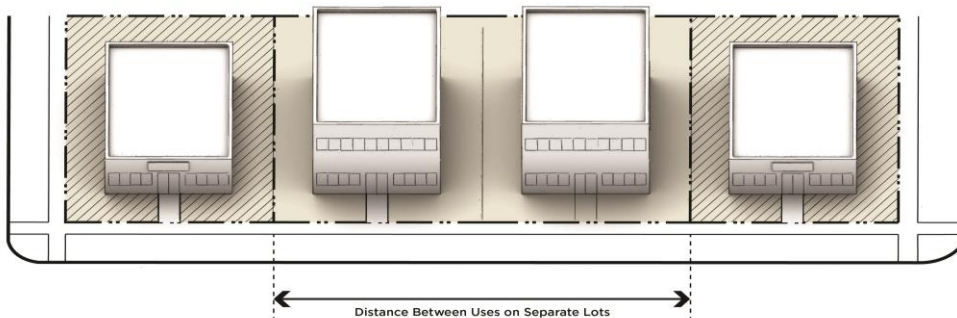
Part I. Definitions – General Terms

General terms

Use definitions from use matrix in Article 8

Part II. Rules of Measurement

Clarify dimensional measurements



Residential Districts

Residential district structure maintained

Select regulations refined

Eliminated lot coverage averaging & establish % for all districts

Lot coverage = principal building + accessory structures

Added maximum impervious surface percentage



Residential Districts

R-3 District split into R-3-50 and R-3-35

Distinction by lot area

Lot area: 5,000sf // 3,500sf

Lot width: 50' // 40'

R-3-35 Interior Side Yards:

*5' or 10% of lot width,
whichever is less*

R-4 District modification

R-4 Interior Side Yards:

*5' or 10% of lot width,
whichever is less*



Commercial Districts

New Commercial District Structure

Geography Specific Categories

DT Downtown District

HS Harrison Street District

MS Madison Street District

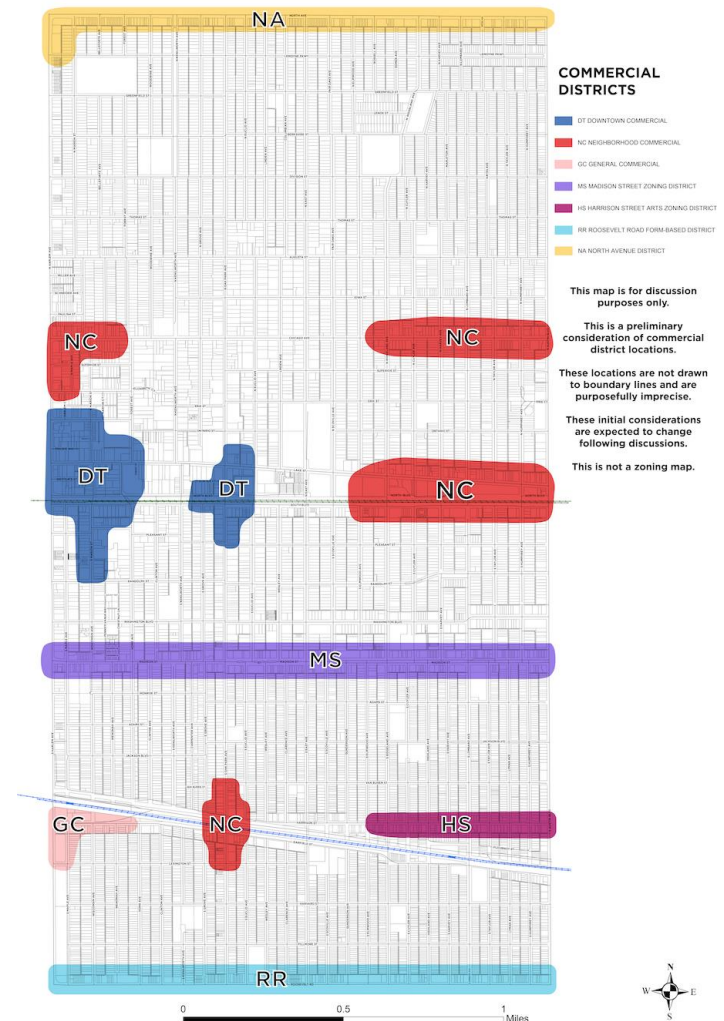
NA North Avenue District

RR Roosevelt Road Form-Based District

Commercial Categories

GC General Commercial District

NC Neighborhood Commercial



Commercial Districts

DT Downtown Sub-Districts

DT-1 Downtown Central

DT-2 Hemingway

DT-3 Pleasant



FIGURE 5-1: DOWNTOWN SUB-DISTRICTS



Commercial Districts

DT Downtown District Height Map

Light green: 45'

Green: 60'

Blue-Green: 80'

Blue: 125'

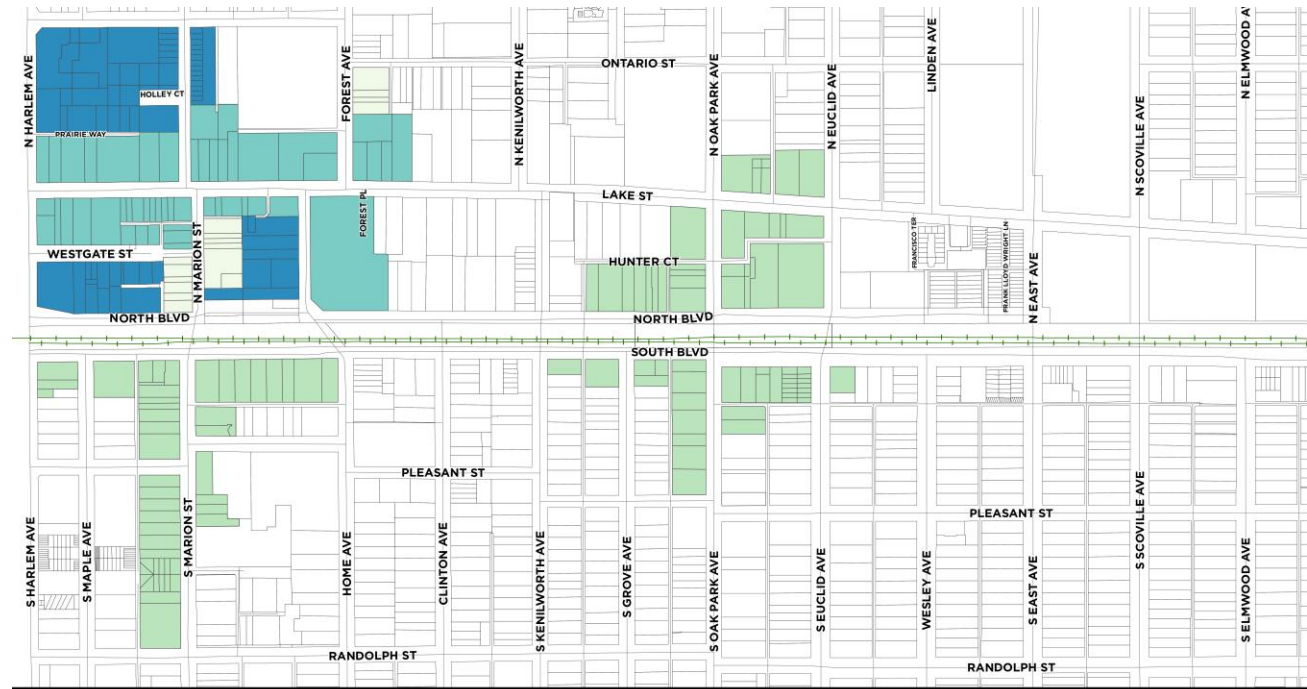


FIGURE 5-2: DT DISTRICT BUILDING HEIGHT MAXIMUMS



Commercial Districts

DT-1 and DT-2 Sub-Districts Uses

Only permitted or special uses within “retail” category allowed within first 50’ of street lot line at grade level/ground floor with additions

Specialty food service & design studio allowed if it has retail

Personal service establishment & live entertainment allowed

Temporary retail (pop-up) & temporary real estate office allowed



Commercial Districts

GC General Commercial District

Harlem & Garfield

Place for heavier commercial uses

HS Harrison Street District

Encourages arts-oriented uses

MS Madison Street District

Incorporates current amendment

Between Clinton Ave. & East Ave.:

Residential: Only dwellings above the ground floor allowed

Drive-through facilities prohibited

Gas stations prohibited



Commercial Districts

NA North Avenue District

Variety of commercial scales

NC Neighborhood Commercial

Eliminated use restrictions along Oak Park Avenue

RR Roosevelt Road Form-Based District

Current standards maintained because of agreement between communities

New illustrations

Specific use restrictions aligned with new use structure



Special Purpose Districts

New special purpose districts

OS Open Space District

Parks & playgrounds

I Institutional District

Government, educational (public & private), & cultural



Special Purpose Districts

Hospital District

Minimum lot area: 10,000sf

Eliminated “per bed” standard

FAR eliminated

Lot coverage eliminated

Setbacks control

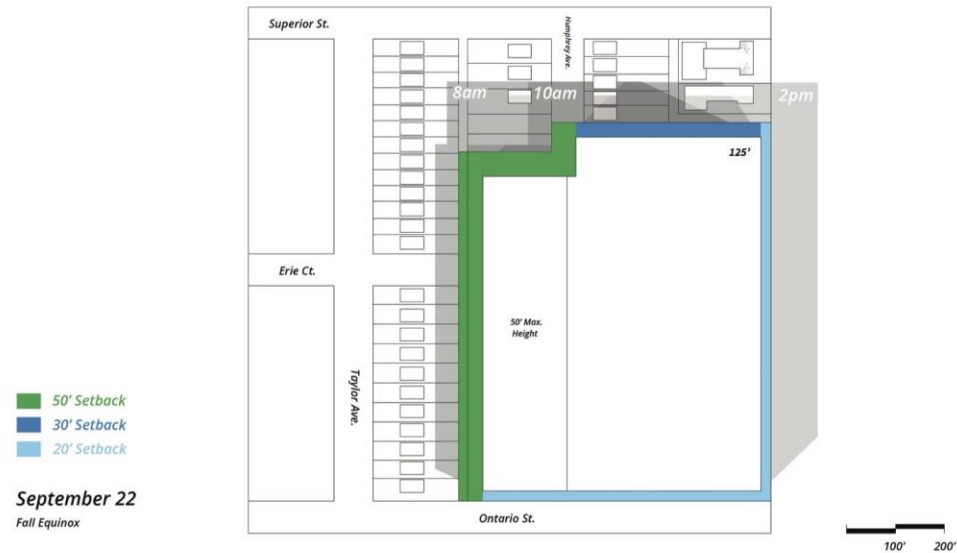
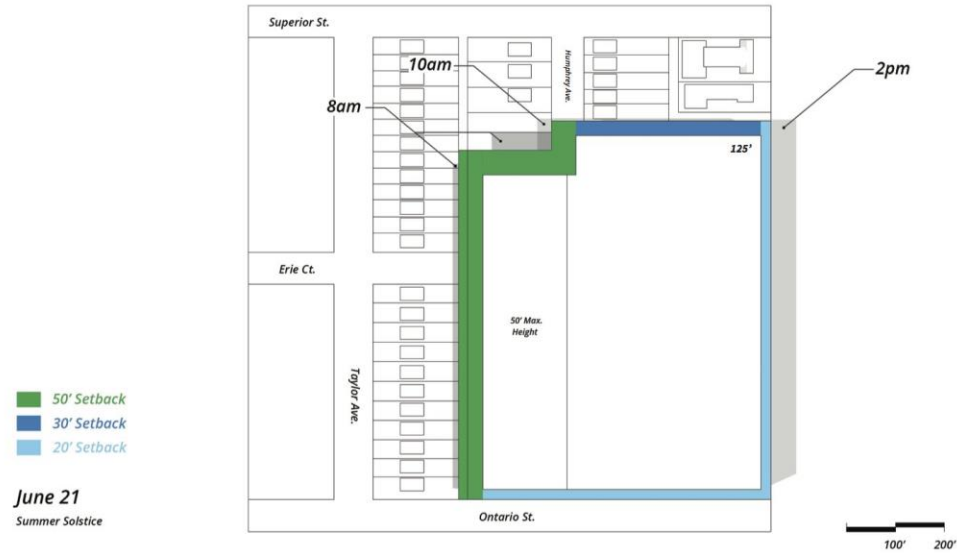
Height & Setback Changes

- ✓ 50' setback from any residential lot (rear & interior side)
- ✓ Rear yard simplified to 30' from H lot line
- ✓ West Suburban - From centerline of N Humphrey Avenue (extended) to the west H lot line: max. 50' height
- ✓ Rush - From centerline of Wisconsin Avenue (extended) to the east H lot line: max. 80' height

OAK PARK, ILLINOIS

SHADOW ANALYSIS - H DISTRICT HEIGHT - 50' Setback within Height Restricted Area

Building footprint represents maximum buildout at all lot lines abutting residential development.
Height is limited to 50' from North Humphrey Ave. (Extended) to western lot line.



OAK PARK ZONING UPDATE

DRAFT ZONING MAP

PLAN COMMISSION RECOMMENDED DRAFT - JAN. 2017

LEGEND

- R-1 Single Family
- R-2 Single Family
- R-3-35 Single Family
- R-3-50 Single Family
- R-4 Single Family
- R-5 Two Family
- R-6 Multi-Family
- R-7 Multi-Family
- NC Neighborhood Commercial
- OC General Commercial
- HS Harrison Street
- MS Madison Street
- NA North Avenue
- RR Roosevelt Street
- DT Downtown
- H Hospital
- OS Open Space
- I Institutional

HISTORIC DISTRICTS

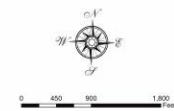
- Frank Lloyd Wright
- Gardenway
- Ridgeland - Oak Park

PLANNED DEVELOPMENTS

1. Euclid Place 1985-O-70
2. 100 Forest Place 1994-O-30
3. Elmwood Avenue Townhomes 2000-O-42
4. Madison Street Townhomes 2002-O-128, 2003-O-25
5. Euclid Terrace 2005-O-14, 2005-O-15, 2005-O-22
6. Maple Square Townhomes 2005-O-40
7. Ridgeland Station Parcel B 2002-O-56, 2003-O-41
8. Belmont Village 2003-O-42
9. The Ridgeland 2003-O-26
10. The Oak Park Open Club 2004-O-56, 2007-O-12, 2007-O-34
11. Melrose Residences 2005-O-16, 2008-O-11 (Oak Park Place)
12. Clarence Square Townhomes 2005-O-43
13. Madison Street Townhomes 2005-O-46
14. Garden Grove Townhomes 2007-O-21
15. The Square Avenue Townhomes 2007-O-42, 2013-O-36
16. Walgreens Development 2009-O-51, 2013-O-07
17. Madison Highlands 2009-O-89
18. Lakes and Forest Development 2009-O-14, 2010-O-15, 2012-O-44
19. Grove Avenue Apartments 2011-O-24, 2012-O-17
20. Residences of Maple Place 2014-O-32
21. Oak Park Oasis 2014-O-43
22. Oak Park Station DRD 15-135
23. Lincoln Development DRD 15-128/129
24. District House DRD 14-087

TRANSPORTATION

- Streets
- 1-890 (Expressways)
- Railroad
- CTA BLUE LINE
- CTA GREEN LINE



DISCLAIMER: This drawing is neither a legally recorded map nor a survey, and is not intended to be used as such. This drawing is a compilation of records, information and data located at various village, county, and state offices, and other sources, affecting the land and adjacent land to be used for reference purposes only. The City of Oak Park shall not be responsible for any inaccuracies herein contained. If discrepancies are found, please contact the Oak Park Development Committee Services Department.

District Design Standards

Incorporate design standards recommended by Village

Non-residential & mixed-use, and multi-family

Applicability:

New construction

*Substantial additions: 1,000sf or
20% of GFA or footprint*

Substantial alteration

Design standards:

Façade

Entry articulation

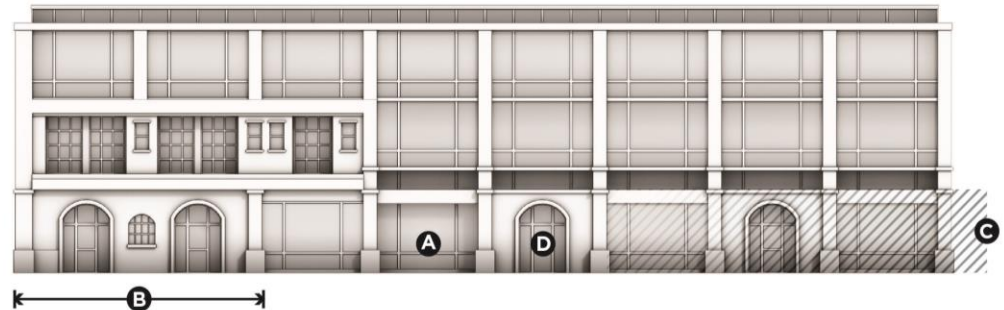
Building materials

Roofline

Auto-oriented standards

Architecture

Energy efficient



A A building wall that faces a street or connecting pedestrian walkway must not have a blank, uninterrupted length exceeding 30 feet for non-residential and mixed-use developments and 20 feet for multi-family developments without including at least two of the following: change in plane, change in texture or masonry pattern, windows, or an equivalent element that subdivides the wall into smaller sections.

B Building fronts must be similar in proportion to traditional commercial storefronts, typically between 25 and 40 feet wide. Buildings with more than 40 feet of street frontage must be broken into smaller sections through the use of changes in wall planes, materials, architectural elements, and similar features.

C All front building facades must include display windows at ground level to allow pedestrians to view goods and activities inside and encourage walking and browsing. Substantially opaque, frosted, etched, tinted, black, and reflective mirror glass are prohibited unless associated with signs. Storefront display windows must cover at least 60% of the ground floor building facades facing public rights-of-way, excluding alleys. The bottom sill height of any storefront display window must be no more than 24 inches from the ground.

D Each building must have clearly defined, prominent customer/residential entrance(s) that features no less than two of the following categories: canopies or awnings, porticos, recesses or projections, arcades, raised cornice parapets over the door, peaked roof forms, arches, glass, or architectural details such as tile work and moldings that are integrated into the building structure and design.

If in historic district, those standards control

Uses

Uses

- Divided by use category
- Defined in Article 2

	R-1	R-2	R-3 -50 & -35	R-4	R-5	R-6	R-7	DT ¹	HS	GC	MS ¹	NA	NC ¹	RR ¹	OS	PL	H	Use Standard § = Section
Community Residence – Large (7 or More Residents)	P	P	P	P	P	P	P											§8.4.E
Dwelling – Single-Family (Detached)	P	P	P	P	P	P	P											§8.4.E
Dwelling – Two-Family					P	P	P											
Dwelling – Townhouse						P	P			S	S	S	S	S				
Dwelling – Multi-Family						P	P		S	P	S	P	P	S				
Dwelling – Above the Ground Floor								P	P	P	P	P	P	P				
Live/Work Dwelling									P				P	S				
Residential Care Facility							S	S		S		S		S			P	§8.4.O
Retreat House					S	S	S											
Public/Institutional																		
Community Center								S	P	P	P	P	P	P	P	P		
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§8.4.D
Cultural Facility	P	P	P	P	P	P	P	S	P	P	P	P	P	S	P	P		
Educational Facility – Primary or Secondary	P	P	P	P	P	P	P									P		
Educational Facility – University								S		S	S	S		S		P		
Educational Facility – Vocational								S	S	P	S	P	S	S				
Government Office								P	P	P	P	P	P	S	P	P		
Park/Playground	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Place of Worship	P	P	P	P	P	P	P	P	P	P	P	P	P	S				§8.4.M
Public Safety Facility								P	P	P	P	P	P	S	P	P	P	
Public Works Facility																P		
Utility	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	S	
Retail																		
Art Gallery								P	P	P	P	P	P	P				
Auction House								S	P	P	S	P	P	P				
Brewpub								P	P	P	P	P	P	P				

Uses

TABLE 8-1: USE MATRIX																		
Use	R-1	R-2	R-3 -50 & -35	R-4	R-5	R-6	R-7	DT ¹	HS	GC	MS ¹	NA	NC ¹	RR ¹	OS	PL	H	Use Standard § = Section
Residential																		
Community Residence – Small (6 or Fewer Residents)	P	P	P	P	P	P	P											§8.4.E
Community Residence – Large (7 or More Residents)						S	S											§8.4.E
Dwelling – Single-Family (Detached)	P	P	P	P	P	P	P											
Dwelling – Two-Family					P	P	P											
Dwelling – Townhouse						P	P			S	S	S	S	S				
						P	P		S	P	S	P	P	S				
								P	P	P	P	P	P	P				
									P				P	S				
						S	S	S		S		S		S			P	§8.4.O
	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§8.4.D
General Facility	P	P	P	P	P	P	P	S	P	P	P	P	P	S	P	P		
Educational Facility – Primary or Secondary	P	P	P	P	P	P	P									P		
Educational Facility – University								S		S	S	S		S		P		
Educational Facility – Vocational								S	S	P	S	P	S	S				
Government Office								P	P	P	P	P	P	S	P	P		
Park/Playground	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Place of Worship	P	P	P	P	P	P	P	P	P	P	P	P	P	S				§8.4.M
Public Safety Facility								P	P	P	P	P	P	S	P	P	P	
Public Works Facility																P		
Utility	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	S	
Retail																		
Art Gallery								P	P	P	P	P	P	P				
Auction House								S	P	P	S	P	P	P				
Brewpub								P	P	P	P	P	P	P				

Permissions

Permitted = P

Special = S

Blank = Prohibited

Uses

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Dwelling – Multi-Family						P	P		S	P	S	P	P	S				
Dwelling – Above the Ground Floor								P	P	P	P	P	P	P				
Live/Work Dwelling									P				P	S				
Residential Care Facility							S	S		S		S		S			P	§8.4.O
					S	S	S											
								S	P	P	P	P	P	P	P	P		
	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§8.4.D
	P	P	P	P	P	P	P	S	P	P	P	P	P	S	P	P		
	P	P	P	P	P	P	P									P		
Educational Facility – University								S		S	S	S		S		P		
Educational Facility – Vocational								S	S	P	S	P	S	S				
Government Office								P	P	P	P	P	P	S	P	P		
Park/Playground	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Place of Worship	P	P	P	P	P	P	P	P	P	P	P	P	P	S				§8.4.M
Public Safety Facility								P	P	P	P	P	P	S	P	P	P	
Public Works Facility																P		
Utility	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	S	
Retail																		
Art Gallery								P	P	P	P	P	P	P				
Auction House								S	P	P	S	P	P	P				
Brewpub								P	P	P	P	P	P	P				

Locate Use

- 1) By use type
- 2) By district

Uses

TABLE 8-1: USE MATRIX																		
Use	R-1	R-2	R-3 -50 & -35	R-4	R-5	R-6	R-7	DT ¹	HS	GC	MS ¹	NA	NC ¹	RR ¹	OS	PL	H	Use Standard § = Section
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Dwelling – Single-Family (Detached)	P	P	P	P	P	P	P											
Dwelling – Two-Family					P	P	P											
Dwelling – Townhouse						P	P			S	S	S	S	S				
Dwelling – Multi-Family														S				
Dwelling – Above the Ground Floor														P				
Live/Work Dwelling														S				
Residential Care Facility														S			P	§8.4.O
Retreat House																		
Public/Institutional																		
Community Center								S	P	P	P	P	P	P	P	P		
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§8.4.D
Cultural Facility	P	P	P	P	P	P	P	S	P	P	P	P	P	S	P	P		
Educational Facility – Primary or Secondary	P	P	P	P	P	P	P									P		
Educational Facility – University								S		S	S	S		S		P		
Educational Facility – Vocational								S	S	P	S	P	S	S				
Government Office								P	P	P	P	P	P	S	P	P		
Park/Playground	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Place of Worship	P	P	P	P	P	P	P	P	P	P	P	P	P	S				§8.4.M
Public Safety Facility								P	P	P	P	P	P	S	P	P	P	
Public Works Facility																P		
Utility	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	S	
Retail																		
Art Gallery								P	P	P	P	P	P	P				
Auction House								S	P	P	S	P	P	P				
Brewpub								P	P	P	P	P	P	P				
Development Shop								P	P	P	P	P	P	P				

Use Standards
Certain uses have additional standards

Uses

Temporary Uses

Require temporary use permit

Use standards for each

Temporary Use	R-1	R-2	R-3 -50 & -35	R-4	R-5	R-6	R-7	DT ¹	HS	GC	MS ¹	NA	NC ¹	RR ¹	OS	I	H	Use Standard
Farmers' Market	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		§8.5.A
Real Estate Sales Office/Model Unit	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		§8.5.B
Temporary Contractor's Office and Contractor's Yard	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§8.5.C
Temporary Mobile Food Sales								P	P	P	P	P	P	P	P	P	P	§8.5.D
Temporary Pop-Up Business								P	P	P	P	P	P	P		P		§8.5.E
Temporary Outdoor Entertainment/Promotional Event	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		§8.5.F
Temporary Outdoor Sales	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P		§8.5.G
Temporary Outdoor Storage Container	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§8.5.H

Accessory Structures

Comprehensive List of Structures

Size, height, location

Reference to Municipal Code as applicable

General structures

Detached garages, carport, fences

General uses

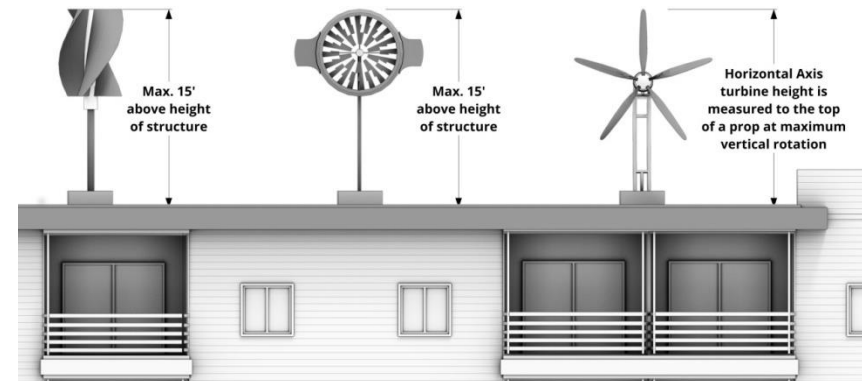
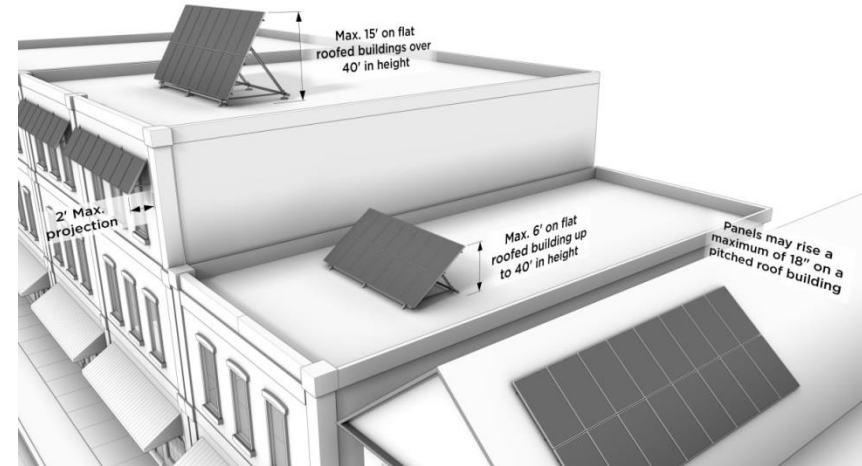
Storage, home occupations

Sustainability

Solar & wind (private), chickens, bees

Exterior lighting

Grandfathered existing recreational lighting



Accessory Structures

Unique Oak Park uses

Tour house, house museum

Coach house

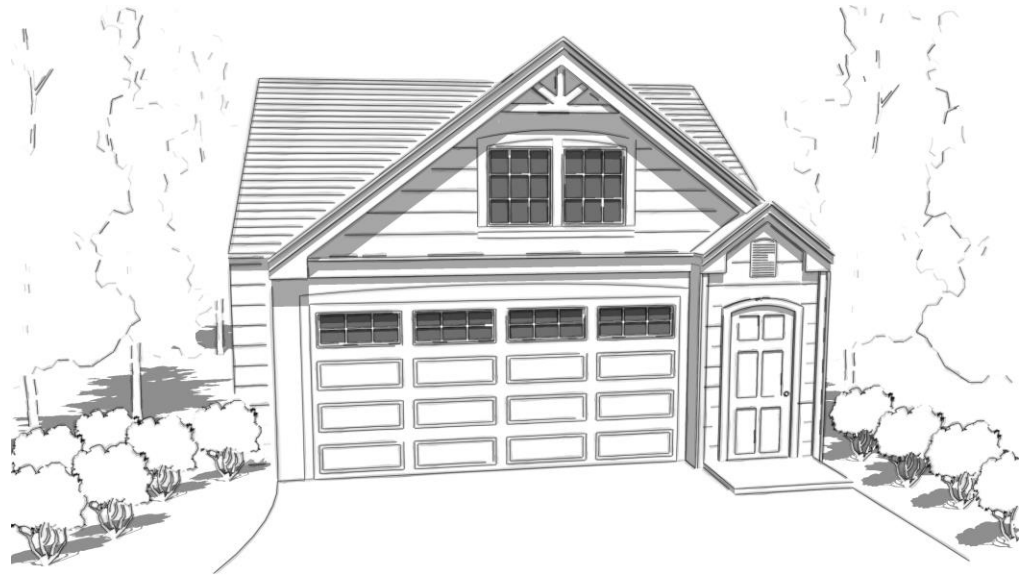
SF lots of 6,500sf or more

Only one per lot

One dwelling only in coach house

Must be in a detached garage on the upper floor – ground floor reserved for parking

No additional parking required



Permitted Encroachments

Table 9-1: Permitted Encroachments Into Required Setbacks Y= Permitted // N= Prohibited Max. = Maximum // Min. = Minimum				
	Front Setback	Corner Side Setback	Interior Side Setback	Rear Setback
Accessibility Ramp	Y	Y	Y	Y
Air Conditioner Window Unit <i>Max. projection of 18" from building wall</i> <i>No building permit required</i>	Y	Y	Y	Y
Arbor <i>No building permit required</i>	Y	Y	Y	Y
Awning or Sunshade (Residential Uses) <i>Max. of 18" into front, interior side, or corner side setback</i> <i>Max. of 5' into rear setback</i>	Y	Y	Y	Y
Balcony or Balustrade <i>Max. of 6' into front, interior side, or corner side setback</i> <i>Max. of 8' into rear setback</i> <i>Min. of 4' from any lot line</i> <i>Min. vertical clearance of 8'</i>	Y	Y	Y	Y
Bay Window <i>Max. of 5' into any setback</i>	Y	Y	Y	Y
Canopy: Building Entrance (Residential Uses) <i>Max. of 5' into any setback</i> <i>Max. 15' width or no more than 3' extension on either doorway side, whichever is less</i>	Y	Y	Y	Y
Chimney <i>Max. of 18" into setback</i>	Y	Y	Y	Y
Deck or Terrace <i>Max. of 5' into front, corner side, or interior side setback</i> <i>Max. of 8' into rear setback</i> <i>Prohibited in front yard</i> <i>Max. height of 5' above grade</i>	Y	Y	Y	Y
Dog House <i>Prohibited in front or corner side yard</i> <i>No building permit required</i>	N	N	N	Y
Eaves <i>Max. of 4' into setback</i> <i>Exterior Siding</i>	Y	Y	Y	Y

Environmental Performance Standards

Standards to address impacts of...

Noise

Glare & Heat

Vibration

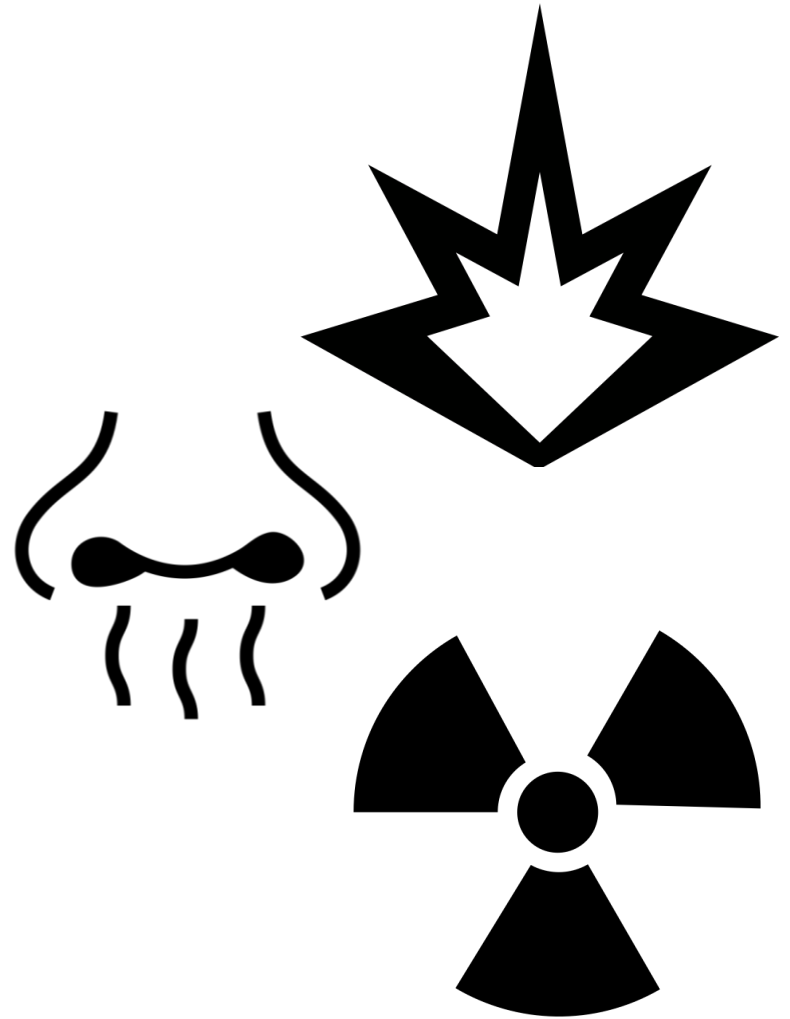
Dust & Air Pollution

Discharge and Disposal of Radioactive
& Hazardous Waste

Electromagnetic Interference

Odors

Fire & Explosion Hazards



Parking Standards

Required Parking

Required parking linked to use structure

Parking ratios only slightly modified

Generally: 1 space/500sf

Required bike parking included

Long-term vs. Short-term

Parking maximums

Non-residential districts: parking lots for commercial uses over 15,000sf in GFA limited to 120% of required minimum

Residential (multi-family & mixed-use): within ½ mile of transit limited to 1.5 spaces/dwelling unit

TABLE 10-2: OFF-STREET VEHICLE AND BICYCLE PARKING REQUIREMENTS

USE	MINIMUM REQUIRED VEHICLE SPACES	MINIMUM REQUIRED BICYCLE SPACES	
		REQUIRED TOTAL BICYCLE SPACES	% OF REQUIRED BICYCLE SPACES FOR LONG-TERM SPACES
Animal Care Facility	1 per 500sf GFA		
Art Gallery	1 per 500sf GFA	Over 5,000sf GFA: 1 per 1,500sf GFA	
Arts Studio	1 per 500sf GFA	Over 5,000sf GFA: 1 per 1,500sf GFA	
Bed and Breakfast	2 + 1 per guestroom		
Body Modification Establishment	1 per 500sf GFA		
Brew Pub	1 per 500sf GFA	Over 5,000sf GFA: 1 per 1,500sf GFA	
Broadcasting Facility	1 per 1,000sf GFA	Over 10,000sf GFA: 1 per 2,500sf GFA	
Car Wash	Non-Automated: 2 per bay Automated: 1 per bay		
Community Center	1 per 500sf GFA	1 per 2,500sf GFA	
Community Residence	1 per 2 rooms	1 per 4 rooms	
Contractor Shop	1 per 500sf GFA		
Craft Brew Lounge	1 per 500sf GFA	Over 5,000sf GFA: 1 per 1,500sf GFA	
Cultural Facility	1 per 500sf GFA	1 per 2,500sf GFA	
Currency Exchange	1 per 500sf GFA		
Day Care Center	1 per 1,000sf GFA		
Dwelling – Above the Ground Floor	1 per du	1 per 4 du	80%
Dwelling – Multi-Family	1 per du	1 per 4 du	80%
Dwelling – Single-Family (Detached)	2 per du		
Dwelling – Townhouse	2 per du		
Dwelling – Two-Family	2 per du		
Educational Facility – Primary or Secondary	1 per classroom	1 per 5 classrooms	
Educational Facility – University	1 per 3 students at maximum enrollment	1 per 10 students at maximum enrollment	30%
Educational Facility – Vocational	1 per 500sf GFA	1 per 2,500sf GFA	
Financial Institution	1 per 500sf GFA	1 per 5,000sf GFA	
Funeral Home	1 per 200sf GFA of public space		
Gas Station	2 per pump island + 1 per 500sf GFA of structure + 5 stacking spaces per car wash bay		
Government Office	1 per 500sf GFA	1 per 2,500sf GFA	30%
Greenhouse/Nursery	1 per 500sf GFA of indoor space + 1 per 1,000sf of outdoor space		
Heavy Retail and Rental	1 per 500sf GFA of indoor space + 1 per 1,000sf of outdoor display space		
Hospital	1 per 2.5 beds	1 per 10 beds	30%
Hotel/Motel	1.5 per room		
Industrial – Light	1 per 500sf GFA	Over 10,000sf GFA: 1 per 2,500sf GFA	
Industrial Design	1 per 500sf GFA	Over 5,000sf GFA: 1 per 1,500sf GFA	

Parking Standards

Parking Flexibilities, Exemptions, & Reductions

Commercial Districts:

Non-residential use of 2,500sf of GFA exempt

Count on-street spaces

DT-1 Sub-District:

Reduced floor area (twice the size of the lot) for calculation

Transit:

*Within ½ mile of trains 25% reduction for commercial & 1 space per du
for multi-family/mixed use*

Zoning Administrator – up to 25%:

*Transportation management program, off-peak work schedule,
carpool payments*

In-Lieu Parking

Shared Parking

Landscape

Landscape to address all aspects of site development

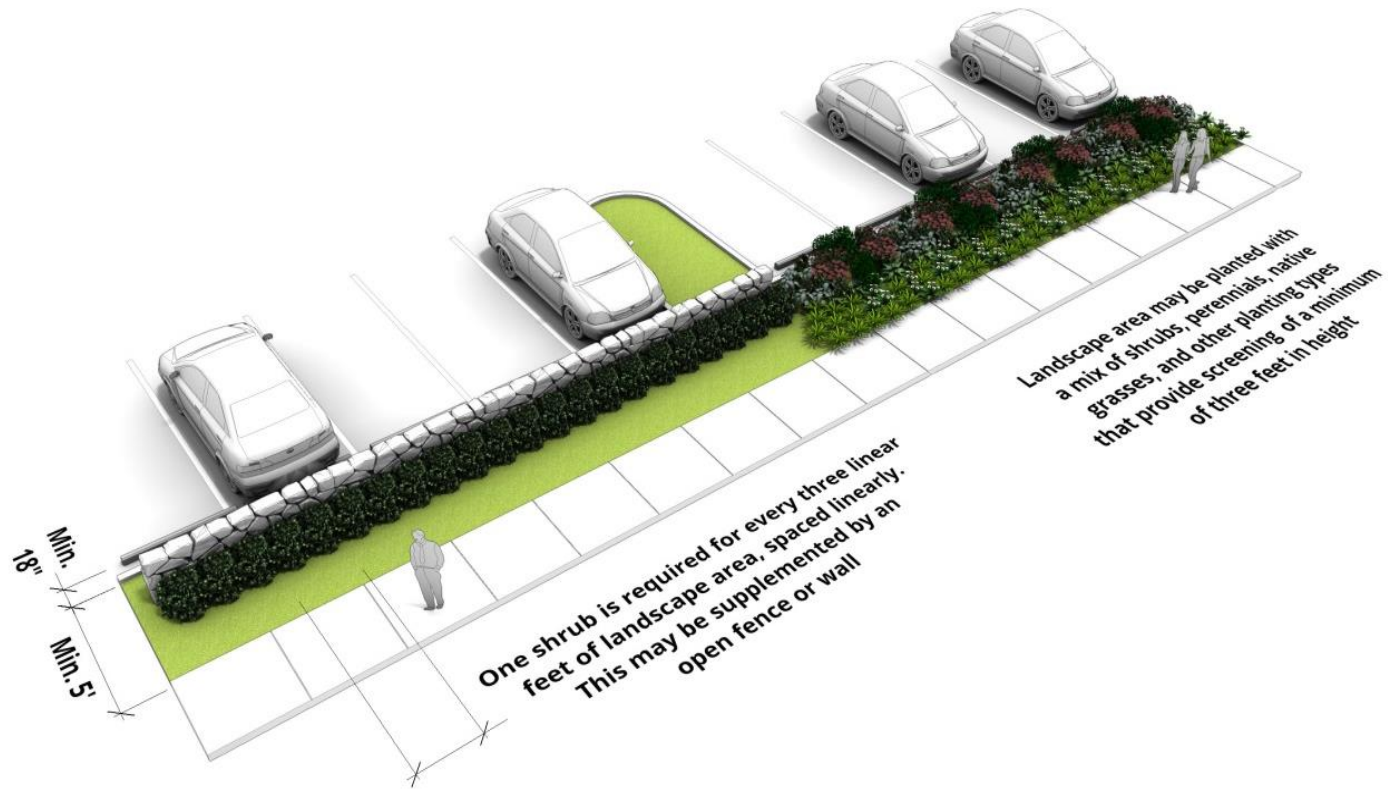
Based on standards established during Madison Street Zoning

- ✓ Perimeter of parking lots
- ✓ Interior of parking lot
- ✓ Rear and interior side buffer yards

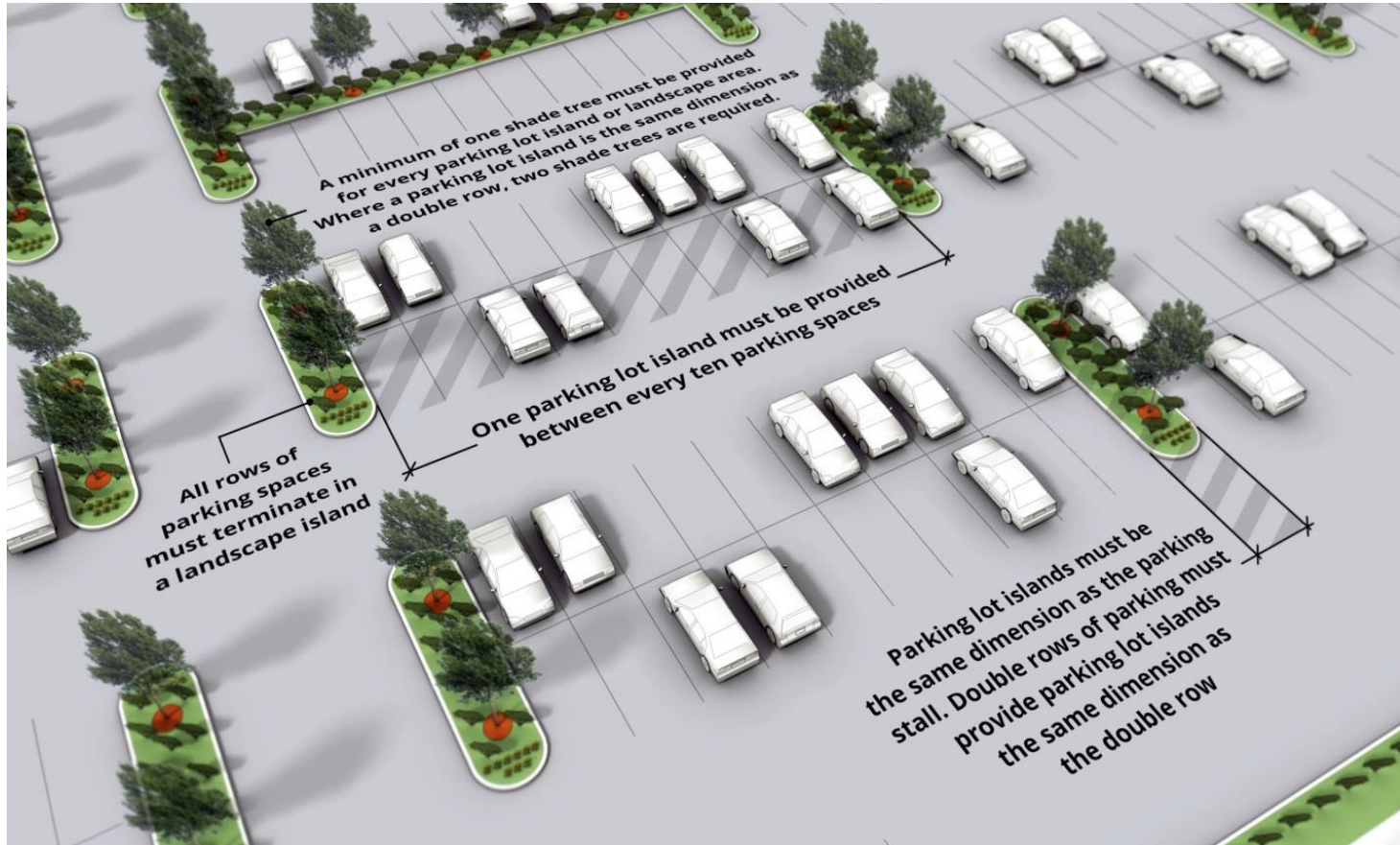
Tree conservation maintained

Design, installation, & maintenance standards to ensure proper implementation

Landscape

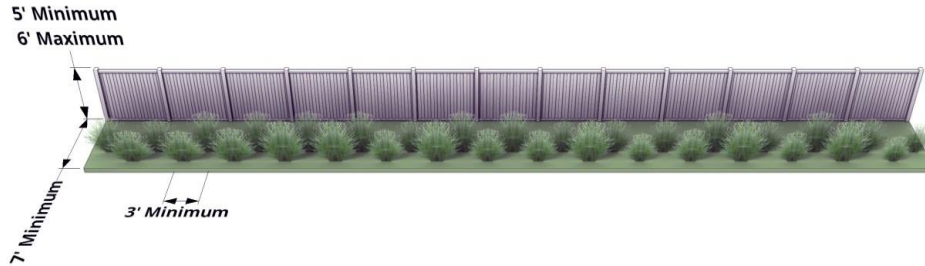


Landscape



Landscape

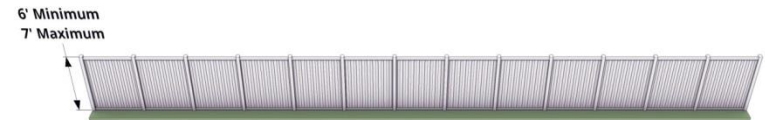
INTERIOR SIDE SETBACK BUFFER YARD



REAR SETBACK BUFFER YARD



More than 90' of lot depth



90' or less of lot depth

Administration

Ordinance Administrators

Village Board

Plan Commission

Zoning Board Of Appeals

Zoning Administrator

New position - Village Planner or his/her designee

Community Design Commission

Appeals of design review decisions

Historic Preservation Commission

Reference to review powers outside Ordinance

Administration

Application Process

Completeness review

Optional pre-application review

Notice type required

Public hearing

*Notice days are
calculated as
calendar days*

Table 13-1: Required Notice			
Zoning Application	Notice Type		
	Published	Mailed	Posted
Zoning Text Amendment	•		
Zoning Map Amendment	•	•	•
Special Use	•	•	•
Planned Development	•	•	•
Variation	•		•
Administrative Variation		•	
Zoning Appeals	•		

Administration

ZONING APPROVALS

- ✓ Zoning Text and Map Amendment
- ✓ Special Use
- ✓ Variation
- ✓ Administrative Variation
- ✓ Planned Development
- ✓ Zoning Interpretation
- ✓ Certificate Of Zoning Compliance
- ✓ Zoning Appeals
- ✓ Temporary Use Permit

Updated approval standards & timeframes for each application

Eliminated Village Board referral of initial application

Administration

Key Changes to Zoning Approvals

Special Use

Continue to allow Plan Commission to hear applications when ZBA schedule does not allow timely hearing

Clarify allowed modifications - admin, minor, major

Variation

Clarify that separation or distance requirements for uses (ex: only first 50' for retail) are dimensional variations

Administrative Variation

Zoning Administrator approves

10% for any dimensional standards

Reductions of off-street parking: 10% or 2 spaces, whichever is greater

Reduction in bike parking up to 30%

Temporary Use Permit

New permit approved by Zoning Administrator – for listed temporary uses

Administration

Key Changes to Zoning Approvals

Planned Development

No longer major and minor - one process

Prohibited in any circumstances in R-1 through R-5

Any development of 20,000sf or more in GFA that requires relief is a required PD

Any development of 10,000sf up to 20,000sf in GFA that requires relief has the option to use PD (applicant's option)

LEED certification not required, but must provide evidence they meet minimum standards

Required to provide 3 public benefits: a compensating benefit, a Village improvement, and public art

Process mimics a special use, with the exception that the Plan Commission always holds the hearing

Clarification of modifications of approved PD - admin, minor, major

Nonconformities

Address full variety of nonconforming situations

Nonconforming use

Discontinued or abandoned for one year, cannot continue

Any nonconforming SF in non-residential district subject to R7 standards

Nonconforming structure

Non-residential: 50% threshold

SF & 2F Residential & Detached Accessory to SF or 2F: May be rebuilt (1 yr)

Extension of nonconforming side or rear walls for single-family & two-family

Nonconforming lot of record

May be used for use allowed in district

Zoning lot and common ownership provision

Nonconforming site element

Landscape, lighting, etc.



OAK PARK
ZONING UPDATE

www.oakparkzoning.com