

November 1, 2018

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

**Re: Application of the Village of Oak Park for
Consideration of an Amendment to Add
Design Standards for Single-Family
Residences – PC 18-08**

Dear President and Board of Trustees:

In September of 2017, the Village of Oak Park (“Applicant”), requested consideration of an amendment to the Village of Oak Park Zoning Ordinance (“Zoning Ordinance”) with the Plan Commission (“Commission”). The Applicant requested that the Commission consider whether to amend the Zoning Ordinance to add design standards for single-family residences.

Notice and Hearing.

On September 5, 2018, legal notice of a public hearing on the application was published in *The Wednesday Journal*, a newspaper of general circulation within the Village of Oak Park.

Pursuant to legal notice, the Commission conducted a public hearing on the application on October 4, 2018, at which time and place a quorum of the members of the Commission was present.

Having heard and considered the testimony and evidence at the public hearing, the Commission makes the following findings of fact:

FINDINGS OF FACT

1. The Applicant is the Village of Oak Park.
2. The Applicant asked the Commission to consider whether it is appropriate to add design standards for new construction, and substantial enlargements and/or alterations, of single-family residences to the Zoning Ordinance, in Article 4 and Article 7.
3. The Zoning Ordinance does not contain design standards for single-family residences, but does contain design standards for multiple family and non-residential developments.
4. Prior to the public hearing, (i) the Commission reviewed design standards from other similar communities, (ii) the Commission discussed design standards with the Village's architectural design consultant, the public and staff, (iii) individually, Commissioners toured select neighborhoods within the Village to gain a better perspective of the issues, (iv) the Commission reviewed current design standards within the Village's historic preservation district regulations, (v) drafted a proposed set of design standards for single-family residences, and (vi) the Village's Community Design Commission reviewed and provided the Commission comment on the proposed design standards.
5. At the public hearing, the Commission heard testimony regarding the proposed design standards for single-family residences, which are attached as Exhibit A and made a part hereof as though set forth herein.
6. The Commission considered the relative costs and benefits of the proposed design standards for single-family residences, and found that, on balance, the benefits

of the proposed design standards greatly outweigh any of the minimal costs associated with them.

Standards.

7. The following are standards for approval of text amendments in Subsection 14.1(E)(2) of the Zoning Ordinance:

- a. The extent to which the proposed amendment promotes the public health, safety, and welfare of the Village.
- b. The relative gain to the public, as compared to the hardship imposed upon the applicant.
- c. The consistency of the proposed amendment with the Comprehensive Plan and any adopted land use policies.
- d. The consistency of the proposed amendment with the intent and general regulations of this Ordinance.
- e. Whether the proposed amendment corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy.
- f. The extent to which the proposed amendment creates nonconformities.
- g. The extent to which the proposed amendment is consistent with the overall structure and organization of this Ordinance.

8. The Commission finds that that adopting proposed design standards for single-family residences satisfies the standards in Subsection 14.1(E)(2), and that approval of the requested text amendment is appropriate.

9. The Commission finds that the standards in Subsection 14.1(E)(2) are met because the proposed design standards consist of a mix of mandatory regulations and suggested guidance that will achieve a better design for single-family residences in the Village, one that is more contextual and fitting for the building style, neighborhood and

block and because the design standards provide a mechanism to help ensure compatibility of single-family residences without diminishing creativity.

RECOMMENDATION

Pursuant to the authority vested in it by the statutes of the State of Illinois and the ordinances of the Village of Oak Park, and based on the above findings, the testimony and the evidence presented at the public hearing, this Commission, sitting as a Zoning Commission, hereby recommends to the Village President and Board of Trustees that the application be GRANTED, and that the Zoning Ordinance be amended as set forth in Exhibit A.

This report adopted by a 7 to 0 vote of the Plan Commission, sitting as a Zoning Commission, this 1st day of November, 2018.

EXHIBIT A

DESIGN STANDARDS FOR SINGLE-FAMILY RESIDENCES

(attached)