



Village of Oak Park

STAFF REPORT

TO: Plan Commission

REVIEW DATE: September 20, 2018

FROM: Village Staff

PREPARED BY: Craig Failor, Village Planner

PROJECT TITLE

PC 18-08: Zoning Ordinance Text Amendment – Design Standards for Single Family Residences. The Village is proposing amendments to Article 4 (Residential Districts) and Article 7 (Design Standards) of the Oak Park Zoning Ordinance.

APPLICANT INFORMATION

APPLICANT
Village of Oak Park
123 Madison Street
Oak Park, IL 60302

Analysis

Description

After a two and half year process to update and revise the Village's Zoning Ordinance, the Village Board reviewed and approved the recommended document in September 2017 with a few items to be remanded to the Plan Commission for further consideration. One of those is the subject of this staff report – *design standards for single family residences*. The previous and current Zoning Ordinance requires design standards for new multiple family and non-residential developments. The direction to the Plan Commission was to look at possible design standards that would improve contextual design relative to infill development and additions.

This process was requested by the Village Board based on concerns raised regarding recent construction of single family buildings / additions that were not in keeping with the context of the building style, neighborhood and block.

Plan Commission Preparation

The Plan Commission's working sessions began in May 2018. These sessions included design standards review from multiple similar communities, discussions with the Village's architectural design consultant, the public and staff. Individually, commissioners toured select neighborhoods within the Village to gain a better perspective of the issues and looked for better solutions. The Plan Commission also reviewed current design standards within the Village's historic preservation district regulations.

Since the Community Design Commission (CDC) is currently required by the Zoning Ordinance to hear design standard appeals from building permit applicants for multiple family and commercial applications, the Plan Commission felt it important the CDC review the proposed single family design standards. If these are approved, appeals of staff's design review on new single family additions and new single family building permits will go before the CDC. In general, the CDC supports the Plan Commission's efforts. See attached memorandum from the Community Design Commission chair.

Z o n i n g O r d i n a n c e

Specific amendments to the Zoning Ordinance text are as follows:

Article 4 ("Residential Districts").

- Section 4.4 ("General Standards of Applicability"), Subsection A ("Design Standards") of the Oak Park Zoning Ordinance, by adding, "*Detached single-family and...*" to the text,

Article 7 ("Design Standards").

- Section 7.1 (Purpose), by adding "...*Commercial and Residential...*" in the text.
- Section 7.2 ("Applicability"), Subsection A, by adding "*5. New Construction and substantial enlargements and /or alterations of detached single-family dwellings*".
- Section 7.3 ("Design Review") Subsection C., by adding a reference to Sections 7.5 and 7.6.
- Add a new Section "*7.5 Building Design Standards –Single-Family Residential Dwellings*" with mandatory design standards for single-family detached residential dwelling units and with discretionary review considerations.
- Change the numbering of current Section 7.5 to "*7.6 (Energy Efficient Construction)*", of the Oak Park Zoning Ordinance.

Recommendation

At the conclusion of the working sessions and after the Community Design Commission's review, the Plan Commission directed staff to prepare a draft ordinance revision for public hearing regarding the proposed addition of single family residential design standards.

The proposed design standards consist of regulation and guidance in order to achieve a better design; one that is more contextual and fitting for the building style, neighborhood and block. The design standards provide a mechanism to help ensure compatibility without diminishing creativity. Staff supports the proposed design standard provisions.

End of Report.

- c. Plan Commission
 Greg Smith; Klein, Thorpe & Jenkins / Plan Commission Attorney
 Tammie Grossman, Development Customer Services Director
 Michael Bruce, Zoning Administrator
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