

## ORDINANCE

### **ORDINANCE AMENDING ARTICLE 4 (“RESIDENTIAL DISTRICTS”), SECTION 4.4 (“GENERAL STANDARDS OF APPLICABILITY”) AND ARTICLE 7 (“DESIGN STANDARDS”) OF THE OAK PARK ZONING ORDINANCE REGARDING DESIGN STANDARDS FOR DETACHED SINGLE FAMILY RESIDENTIAL DWELLINGS**

**WHEREAS**, on September 20, 2018, the Village of Oak Park Plan Commission (“Plan Commission”) began a public hearing on the application of the Petitioner, the Village of Oak Park (“Village”), for text amendments to Article 4 (“Residential Districts”), Section 4.4 (“General Standards of Applicability”), and Article 7 (“Design Standards”) of the Oak Park Zoning Ordinance regarding design standards for detached single family residential dwellings; and

**WHEREAS**, notice of the public hearing was published in the *Wednesday Journal* on September 5, 2018; and

**WHEREAS**, the Plan Commission recommended that the text amendment reflected in this Ordinance be granted by a vote of seven (7) in favor and zero (0) against upon the close of the public hearing held on November 1, 2018, as reflected in the minutes of the public hearing, incorporated herein by reference as though fully set forth; and

**WHEREAS**, the Plan Commission adopted its Findings of Fact and Recommendation on November 1, 2018, which is adopted by the President and Board of Trustees of the Village and incorporated herein as though fully set forth; and

**WHEREAS**, the President and Board of Trustees of the Village have considered the Plan Commission’s Findings of Fact and Recommendation and have determined that it is appropriate to adopt the text amendments as provided in this Ordinance.

**NOW THEREFORE, BE IT ORDAINED** by the President and Board of Trustees of the Village of Oak Park, Cook County, Illinois, in the exercise of their home rule powers, as follows:

**Section 1. Recitals Incorporated.** The above recitals are incorporated herein by reference as though fully set forth.

**Section 2. Zoning Ordinance Amended.** Article 4 (“Residential Districts”), Section 4.4 (“General Standards of Applicability”) of the Oak Park Zoning Ordinance is amended to add the underlined language to read as follows:

#### 4.4 GENERAL STANDARDS OF APPLICABILITY

A. Design Standards

Detached single-family and multi-family dwellings, as well as any non-residential development within the residential districts, must meet the design standards of Article 7.

B. Site Development Standards

See Article 9 for additional on-site development standards and requirements, such as exterior lighting, accessory structures and uses, fences and walls, and permitted encroachments.

C. Off-Street Parking and Loading

See Article 10 for off-street parking and loading standards and requirements.

D. Landscape

See Article 11 for landscape, buffering, and screening standards and requirements.

**Section 3. Zoning Ordinance Amended.** Article 7 (“Design Standards”) of the Oak Park Zoning Ordinance is amended to delete the overstricken language and add the underlined language to read as follows:

#### ARTICLE 7. DESIGN STANDARDS

##### 7.1 PURPOSE

##### 7.2 APPLICABILITY

##### 7.3 DESIGN REVIEW

##### 7.4 BUILDING DESIGN STANDARDS - NON RESIDENTIAL, MIXED USE AND MULTI-FAMILY

##### 7.5 ~~ENERGY EFFICIENT CONSTRUCTION~~ BUILDING DESIGN STANDARDS – SINGLE FAMILY DETACHED RESIDENTIAL DWELLINGS

##### 7.6 ENERGY EFFICIENT CONSTRUCTION

##### 7.1 PURPOSE

The intent of these design standards is to promote architectural innovation and creativity in the design of commercial and residential buildings and sites, to promote design of buildings with visual interest that complement the streetscape, to maintain compatibility with surrounding developments, and to enhance the pedestrian-oriented character and overall visual image of the Village. The purpose of this Article is to advance the interest of public health, safety, and welfare as related to the exterior of buildings by:

A. Stabilizing or improving property values.

B. Promoting civic beautification.

- C. Protecting property rights and values by balancing the rights of landowners to use and improve their land with the corresponding rights of abutting and neighboring landowners to enjoy their property.
- D. Promoting environmentally sustainable development.
- E. Promoting the development of an economically sound and stable Village.
- F. Integrate new development harmoniously into the existing built environment.

## 7.2 APPLICABILITY

A. The design standards of this Article apply in the following instances. (Item B below assists in determining applicability.) Design review for compliance with these standards is required as identified in Section 7.3.

- 1. New construction of non-residential and mixed-use development, and multi-family dwellings of three or more units.
- 2. Substantial enlargement and/or alteration of non-residential and mixed-use developments, and multi-family dwellings of three or more units.
- 3. Planned developments.
- 4. New construction and substantial enlargement and/or alteration of any development within the RR District. However, the design standards of Article 5 for the RR District supersede any design standards in this Article that may conflict.
- 5. New construction and substantial enlargements and/or alterations of detached single family dwellings.

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## 7.3 DESIGN REVIEW

A. Initiation

Development identified in Section 7.2.A is subject to design review per the procedure in item D below, with the following exceptions:

- 1. Planned developments are reviewed for compliance with these design standards during the planned development process. No additional design review process is required.

**2.** In the historic districts, when a Certificate of Appropriateness is required, no additional design review per this Article is required. If no Certificate of Appropriateness is required, then design review is required.

**3.** Development subject to any other review process including, but not limited to, those conducted by the Historic Preservation Commission, Plan Commission, or Community Design Commission, that includes review of building design are reviewed for compliance in those processes. Confirmation that additional design review is not required will be verified by the Zoning Administrator.

**B. Procedure**

**1. Pre-Application Conference**

Applicants, prior to submitting a formal application for a building permit, may request, at their option, a pre-application conference with the Zoning Administrator. The purpose of the conference is to help the applicant understand the applicable design standards by which the application will be evaluated.

**2. Process**

**a.** Any building permit that requires design review will be submitted to the Department of Development Customer Services, who will determine if it meets or does not meet the applicable design standards.

**b.** A denial requires written findings as to how the proposed development does not meet the design standards.

**c.** A denial may be appealed to the Community Design Commission and the applicant must submit a written statement explaining the reason for an appeal. All appeals must be filed within 14 days of the issuance of the Department of Development Customer Services denial.

**d.** The Community Design Commission will review the appeal at its next regularly scheduled meeting. The denial may be modified, reversed, or affirmed by the Commission. The Community Design Commission decision may be appealed to the circuit court.

**C. Review Considerations**

In addition to the applicable standards of Sections 7.4, 7.5 and 7.6, design review applications must consider the following and demonstrate that these were considered:

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## **7.4 BUILDING DESIGN STANDARDS – NON RESIDENTIAL, MIXED USE AND MULTI-FAMILY**

The following design standards apply to non-residential, mixed-use, and multi-family (3 or more units) developments.

### **A. Building Facade Standards**

**1.** 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 categories:

- a.** Change in plane
- b.** Change in texture or masonry pattern
- c.** Windows
- d.** An equivalent element that subdivides the wall into smaller sections

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## **7.5 ~~ENERGY EFFICIENT CONSTRUCTION~~ BUILDING DESIGN STANDARDS – SINGLE FAMILY DETACHED RESIDENTIAL DWELLINGS**

~~All development is required to follow all standards and codes adopted by the Village for energy efficient buildings and site design. Further, the Village encourages following the standards promulgated by organizations such as LEED (U. S. Green Building Council) and SITES Sustainable Sites Initiative (administered by Green Business Certification Inc. (GBCI)), and other sustainability ratings systems acceptable to the Village.~~

The following design standards apply to single-family detached residential dwelling units.

The intent of these design standards is to promote architectural innovation and creativity in the design of single-family residential buildings while promoting visual interest that complement the streetscape, maintains compatibility with surrounding developments, and enhances the pedestrian-oriented character and overall visual image of the Village. Buildings that are compatible with existing buildings contribute to a sense of place and adds to the character of the neighborhood.

### **A. Design Standards**

**1.** An addition to an existing building shall be compatible with the scale and massing of the existing building, as well as with the scale and massing of other buildings on the block if visible from a public street. If constructing a larger addition than

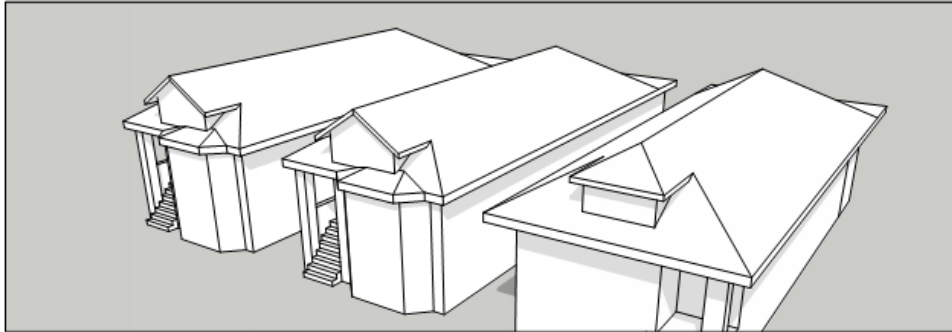
adjacent buildings, break the building's massing by dividing its height or width to conform to adjacent buildings.

**2.** Dormers shall be designed to reflect the style, proportion and materials of the roof on the original building. Dormers shall be smaller in scale particularly those located at the front of the building and should not extend to or above the ridge line of the roof.

Dormers: These illustrations apply to Standard A.2.

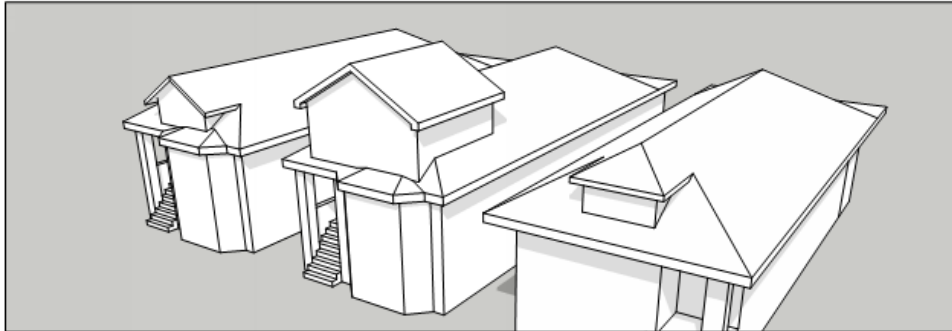
#### EXISTING

Three existing one-story homes with commonly found dormer styles.



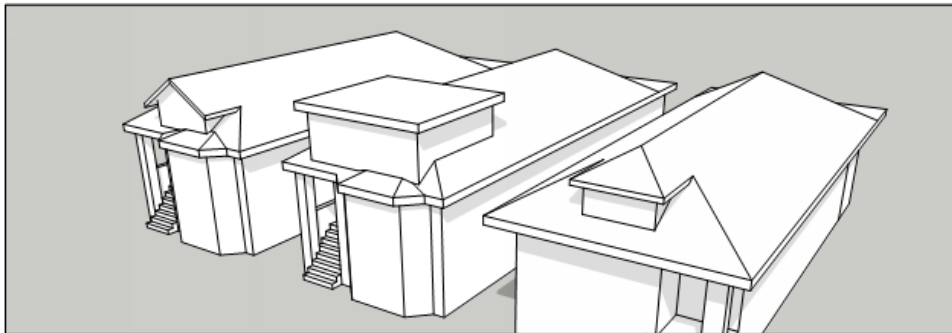
#### NOT ACCEPTABLE - Example A

The dormer on the center home is not compatible with the proportion of the original home or the adjacent homes.



#### NOT ACCEPTABLE - Example B

The dormer on the center home is not compatible with the style and proportion of the original home or the adjacent homes.



**3.** Exterior wall materials used on an addition to an existing building shall be consistent with the style and character of the building.

## **B. Review Considerations**

**1. A new residential building should be compatible with the overall scale and mass of other buildings on the block. If constructing a larger building than adjacent buildings, break the building's massing by dividing its height or width to conform to adjacent buildings.**

**Scale and Massing:** These drawings of a row of single family homes focuses on unacceptable and acceptable massing solutions for the center residence. These comments apply to both a vertical expansion of an existing home as well as a new infill home. Other solutions may also be acceptable.

Specifically these illustrations apply to Standard A.1 and Review Considerations B.1 and B.2.

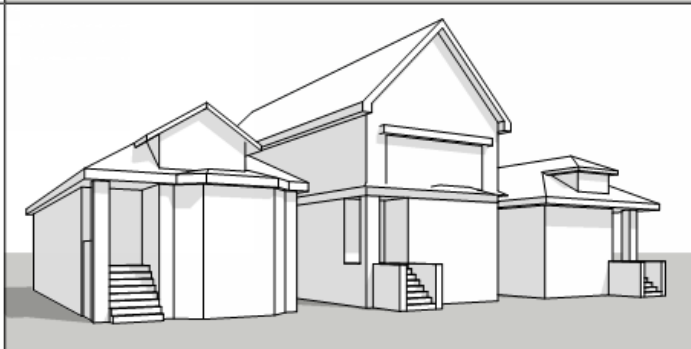
### **EXISTING**

Three existing one-story homes.



### **NOT ACCEPTABLE**

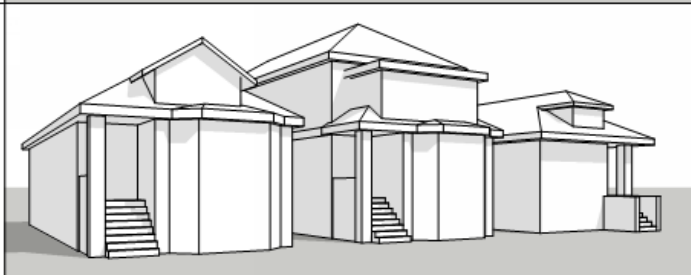
The center home is too tall and out of scale with the adjacent homes. The roof pitch is dramatically steeper than the original structure and different from the adjacent homes.



### **ACCEPTABLE**

#### **Example A**

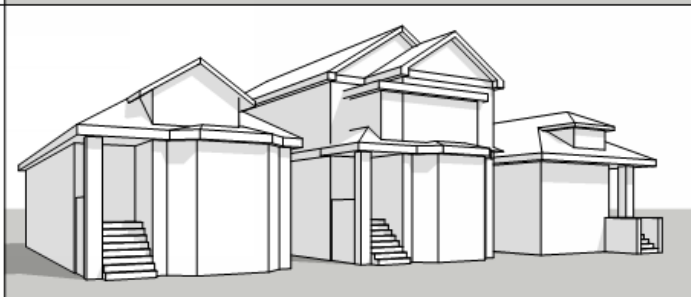
The center home's 2nd story has been pushed back and the roof pitch and style is compatible with the original home's style.



### **ACCEPTABLE**

#### **Example B**

The center home's 2nd story mass has been broken up and divided which helps with the compatibility of scaling with the adjacent homes.



**2. Upper-story additions can dramatically change the appearance of the building and, therefore change the character of the neighborhood.**

- a.** Unless the proposed addition conforms to the heights and massing of the adjacent buildings, a second-story addition should be placed toward the rear of the building.
- b.** Large additions should be broken down into smaller, varied components that relate to the scale and massing of the original building.
- c.** Upper story additions are acceptable in areas where one-story homes predominate, but they should be designed to minimize the appearance of mass of the second story and should match the original style of the house.
- 3.** New or reconfigured roof construction or replacement roof should conform to the predominant heights of roofs of nearby buildings (this does not include reroofing).
- a.** New construction or replacement should maintain a compatible roof form and roof line with adjacent buildings.
- b.** Roof additions should match the pitch of the original roof.
- c.** A roof addition should match the design and materials of the original building.
- 4.** Windows in an addition should be sympathetic with the style, scale, and materials of the original building.

Windows: These illustrations apply to Consideration B.4.

#### WINDOWS - Example A

The Not Acceptable addition windows in this example do not match the original home because the trim size is visibly smaller, the window type is different, and the proportion of the amount of window to overall addition wall is dramatically different than the original first floor assemblage.

The Acceptable example uses similar sizes and style of window and trim choices.

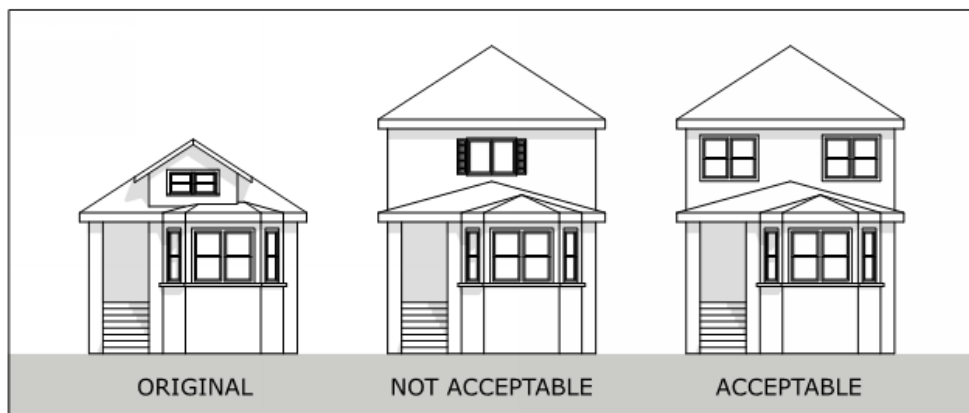




## WINDOWS - Example B

The Not Acceptable addition windows in this example do not match the original home for similar reasons as listed in Example A. Additionally the use of shutters, not found on the original home, is not a compatible design feature.

The Acceptable example uses similar sizes and style of window and trim choices.



5. When adding on to any structure, consideration should be given to all design features of the existing structure such as; trim styles, banding details, special brick details, size of clapboard, color palettes of materials, textures of materials such as stucco, shingle type and color, window styles, color details and proportions, etc. and to replicate such design features or provide a solution that can be commonly viewed as compatible.

## **7.6 ENERGY EFFICIENT CONSTRUCTION**

All development is required to follow all standards and codes adopted by the Village for energy efficient buildings and site design. Further, the Village encourages following the standards promulgated by organizations such as LEED (U. S. Green Building Council) and SITES Sustainable Sites Initiative (administered by Green Business Certification Inc. (GBCI)), and other sustainability ratings systems acceptable to the Village.

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**Section 4. Severability and Repeal of Inconsistent Ordinances.** If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance. All ordinances in conflict herewith are hereby repealed to the extent of such conflict.

**Section 5. Effective Date.** This Ordinance shall be in full force and effect after its approval, passage and publication as provided by law.

**ADOPTED** this 28<sup>th</sup> day of January, 2019, pursuant to a roll call vote at follows:

Voting	Aye	Nay	Abstain	Absent
President Abu-Taleb				
Trustee Andrews				
Trustee Button				
Trustee Boutet				
Trustee Moroney				
Trustee Taglia				
Trustee Tucker				

**APPROVED** this 28<sup>th</sup> day of January, 2019.

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Anan Abu-Taleb, Village President

**ATTEST**

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Vicki Scaman, Village Clerk

Published in pamphlet form this 28<sup>th</sup> day of January, 2019.

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Vicki Scaman, Village Clerk