



Agenda Item Summary

File #: MOT 19-58, **Version:** 1

Submitted By

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Reviewed By

LKS

Agenda Item Title

A Motion to Refer Proposed Text Amendments to the Village of Oak Park Zoning Ordinance to the Plan Commission for Public Hearing and Recommendation

Overview

These amendments are based on staff's review of the Zoning Ordinance since its adoption and includes a request from The North Avenue District regarding nonconforming uses.

Recommendation

Refer this matter to the Plan Commission.

Staff Recommendation

Staff recommends referring this matter to the Plan Commission for review and public hearing.

Fiscal Impact

N/A.

Background

The current Zoning Ordinance was (re)adopted in 2017 following an extensive multiple-year review and public hearing process. Upon the Board's approval of the Zoning Ordinance in 2017, they directed staff to return to the Plan Commission for their review and recommendation on a few regulations to the Zoning Ordinance; such as detached accessory building setbacks, design standards, and community residences. These revisions have all been reviewed by the Plan Commission and approved by the Village Board.

It is common practice for municipalities to evaluate and/or amended Zoning Ordinances from time to time. Periodically staff finds that certain regulations are either not working as intended or are confusing and need additional clarification. Zoning Ordinance text modifications can be in the form of adding, strengthening, lessening or eliminating regulations, depending on the need.

Attached is a list of various proposed Zoning Ordinance text amendments, including reasons for the need for additional review and consideration.

The current Zoning Ordinance has been revised five times since its adoption by either Board direction or

application:

- Approved Mar. 19, 2018; Physical Therapy Clinic Special Use HS District,
- Approved Apr. 16, 2018; Side Yard Setback for Detached Accessory Structures,
- Approved Sept. 4, 2018; Community Residences,
- Approved Dec. 3, 2018; Work Lounges, and
- Approved Jan. 28, 2019; Single Family Home Design Standards.

The Current Zoning Ordinance is attached to this agenda item and a link is here also:

[<https://www.oak-park.us/sites/default/files/zoning/2019-02-11-oak-park-zoning-ordinance-revised.pdf>](https://www.oak-park.us/sites/default/files/zoning/2019-02-11-oak-park-zoning-ordinance-revised.pdf)

Alternatives

Do not refer this matter to the Plan Commission. Keep the Zoning Ordinance text as written.
Refer this matter to the Plan Commission with a modified request.

Previous Board Action

The Village Board adopted the current Zoning Ordinance on September 18, 2017. The Zoning Ordinance has been revised five times since its adoption, March 19, 2018, April 16, 2018, September 4, 2018, December 3, 2018, and January 28, 2019.

Citizen Advisory Commission Action

N/A.

Anticipated Future Actions/Commitments

This item will return to the Village Board for consideration with a recommendation from the Plan Commission following the public hearing process.

Intergovernmental Cooperation Opportunities

N/A