



Agenda Item Summary

File #: ORD 19-67, **Version:** 1

Submitted By

David Mann, Plan Commission Chair thru Tammie Grossman, Development Customer Services Director

Reviewed By

LKS

Agenda Item Title

Concur with the Plan Commission and Adopt an Ordinance Amending Article 2 ("Definitions and Rules of Measurement"), Article 9 ("Site Development Standards"), Article 10 ("Off Street Parking & Loading"), and Article 15 ("Nonconformities") of the Oak Park Zoning Ordinance

Overview

Village staff is recommending minor changes to the following four (4) Articles of the Oak Park Zoning Ordinance: 1.) Article 2 ("Definitions and Rules of Measurement"); 2.) Article 9 ("Site Development Standards"); 3.) Article 10 ("Off Street Parking & Loading"); and 4.) Article 15 ("Nonconformities").

Recommendation

Support the Plan Commission's Recommendations.

Staff Recommendation

Staff supports the Plan Commission's recommendation on these Zoning Ordinance text amendments.

Fiscal Impact

N/A.

Background

Through staff's regular use and review of the Village's Zoning Ordinance we discovered minor areas for improvement that, if adjusted, would provide greater clarity to both staff and the public. Village staff has, therefore, recommended minor changes to Article 2 ("Definitions and Rules of Measurement"); Article 9 ("Site Development Standards"); Article 10 ("Off Street Parking & Loading"); and Article 15 ("Nonconformities"). A summary of the minor changes can be found in the attached Findings of Fact report.

Alternatives

Deny the text amendment(s).

Modify the text amendment(s).

Remand the text amendment(s) to the Plan Commission with further instruction.

Previous Board Action

The Village Board on June 17, 2019 referred a list of Zoning Ordinance text amendments to the Plan

Commission. Referrals of Zoning Ordinance text amendments by the Village Board are not required by Ordinance. A referral request was put forth by Trustees Taglia and Tucker due to The North Avenue Distirct organization requesting the Board consider a Zoning Ordinance text amendment regarding nonconforming uses. Staff had identified additional minor text amendment changes for consideration and included them with the North Avenue District request.

Citizen Advisory Commission Action

The Plan Commission reviewed these text amendments at their meeting of August 1, 2019 and has indicated their unanimous support for the Zoning Ordinance text amendment as presented with this exception; The Plan Commission modified the proposed language relative to measuring the height of residential dormers in Article 2 (“Definitions and Rules of Measurement”) in order to make the regulation easier to understand while still meeting the design standards intent.

Anticipated Future Actions/Commitments

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Intergovernmental Cooperation Opportunities

Zoning and land use matters are unique to Village government within the corporate limits of Oak Park and therefore, intergovernmental cooperation opportunities do not exist.