

To: Village of Oak Park
From: Camiros
Date: April 6, 2016
Re: Notes on Zoning Ordinance Revision

General

- » Because of time constraints, only Article 2 contains illustrations to demonstrate how illustrations will be added to other Articles of the Ordinance.
- » Certain references to the Municipal Code need to be confirmed with Village staff and will be filled in on subsequent drafts.
- » Certain key policy items, questions, or revisions are included as notes in red font.

Article 1: Title

- » Maintains the same general provisions as the current Ordinance, introducing the Zoning Ordinance and its purpose
- » Clarifies the transition rules from moving from the current Ordinance to the subsequent adoption of the new draft. These include specific regulations on existing uses moving from special to permitted and vice versa, references to nonconformity rules, that previous variations remain in effect, that previously granted special uses and building permits that have not yet commenced remain in effect until they expire, and how pending applications are processed.

Article 2: Definitions and Rules of Measurement

- » All terms are defined in this Article, including the uses of Article 8. At the end of the definitions sections, a general list of terms that have not been carried over from the current Ordinance are listed.
- » All measurement methodologies are included in this Article. We have tried to maintain current measurement methodologies.

Article 3: Zoning Districts

- » Introduces the zoning district structure, the Official Zoning Map, and exemptions for public utilities. No substantial revisions.

Article 4: Residential Districts

- » The majority of residential district standards have not been significantly changed; in some cases, they have been simplified but remain substantively the same.
- » A new impervious surface requirement has been added (this is the inverse of the current open space requirement).
- » The R-3 District has been split into two districts: R-3-50 and R-3-35. This is to address that area of the current R-3 District that was highlighted within the Technical Review Memo that showed clusters of lots smaller than 5,000 square feet. The distinction between these two is based on lot size; the same uses are allowed in both.



Article 5: Commercial Districts

- » This is a major restructuring of the Commercial Districts. As described in the Technical Review Memorandum, we have created new districts based on the commercial areas in the Village. Please see the accompanying “bubble” map that indicates their anticipated locations.
- » The Perimeter Overlay District has been eliminated and replaced primarily by the new GC Gateway Commercial District.
- » The Downtown has been divided into three sub-districts: the Core, the Hemmingway District, the Pleasant District.
- » The Roosevelt Road Overlay District has been converted into a base district. We have tried to maintain the standards currently in place. We have kept all the standards for Roosevelt Road together in this section.

Article 6: Special Purpose Districts

- » The P Public District has been renamed the PL Land Use District to better reflect its intent.
- » The OS District is new and is intended for parks.
- » The H District is essentially the same except the FAR has been eliminated and standard lot size of 10,000sf used in place of a “square footage per bed” requirement.

Article 7: Design Standards

- » This is a new Article in the Ordinance. It integrates the design standards drafted by the Village.
- » The design review process is contained in this section, with review by Village staff (appeals of staff decisions are heard by the Community Design Commission).

Article 8: Uses

- » The use structure has been completely revised, using the generic use approach. (All uses are defined in Article 2.)
- » There are a series of use restrictions that have been carried over for the Downtown, Oak Park Avenue + I-290, Madison Street, and Roosevelt Road.
- » The RR District has been converted to a base district, so uses have been added to it.
- » All use standards have been compiled into this Article, with new standards added for more impactful uses.
- » There is an entire series of temporary use standards. (Please note, a new temporary use permit has been added in Article 14.)

Article 9: Site Development Standards

- » Exterior lighting standards have been expanded. For outdoor recreation fields, the lighting height permissions and all conditions have been grandfathered in and are allowed to be repaired and replaced. For new lighting, the limitations for height are the height of the district, with a taller height allowed by special use.
- » A comprehensive set of accessory structures and uses have been added, along with a permitted encroachment table.
- » The new standards that create a distinction between a required setback and the actual yard have clarified where accessory structures may be located.
- » The home occupation standards have been updated.
- » New environmental performance standards have been added to control noise, glare, odor, etc.

Article 10: Off-Street Parking

- » The grandfathering of existing parking conditions is spelled out in the Ordinance (carried over from the earlier Madison Street District amendment).
- » Parking maximums have been added to the non-residential districts and for multi-family dwellings within a half-mile of a train station.
- » Design standards for parking facilities have been enhanced with additional standards such as parking structure design, electric charging stations, and the allowance for wheel strips in place of full driveways for single-family dwellings.
- » Bicycle parking requirements have been added to the parking requirements, both in terms of required short-term and long-term bike spaces. Design of such parking facilities for bikes is also included.
- » Required parking ratios have remained similar to those required now, predominately one space per 500sf GFA.
- » Additional exemptions and flexibilities to required parking have been added including an exemption of businesses 2,500sf or less in gross floor area, a 25% reduction in required parking when within a half-mile of transit, and a new shared parking provision.

Article 11: Landscape

- » The landscape requirements drafted as part of the Madison Street District have been made applicable throughout the Village.

Article 12: Ordinance Administrators

- » This Article summarizes the powers of the various boards, commissions, and officials.

Article 13: Application Procedures

- » This Article summarizes the general application, notice, and public hearing requirements.
- » One set of notice requirements applicable to all applications has been created, as opposed to listed separately for each application.

Article 14: Zoning Approvals

- » Applications now go directly to the body conducting the hearing, rather than referred by the Village Board.
- » Sixty day timeframes between steps have been added to increase predictability.
- » The special use provisions include a statement that allows the Plan Commission to conduct the public hearing when the Zoning Board of Appeals schedule does not allow for timely review.
- » New permissions for modifications of approved special uses have been added at the administrative, minor, and major levels.
- » A new administrative variation process has been added for minor variations. Thresholds are established where the Zoning Administrator may approve a variation; the decision is appealed to the Zoning Board of Appeals.
- » Planned development:
 - Planned development is no longer major and minor – it is one process. It is applicable as follows: Planned development is allowed in all districts with the exception of the R-1 through R-5 Districts, where it is prohibited. In addition, any development of 20,000 square feet or more in gross floor area that required relief from zoning regulations is required to go through the planned development process.
 - LEED certification is no longer required; however, buildings and sites must provide evidence that they meet the minimum standards for environmental sustainability established by LEED or equivalent.
 - Developers of planned developments are required to provide public benefits, which include a providing a compensating benefit, a Village improvement, and public art. Each is defined in the Ordinance.
 - The planned development process mimics that of the special use, with the exception that the Plan Commission holds the hearing.
 - New permissions for modifications of approved PD have been added at the administrative, minor, and major levels.
- » A new temporary use permit has been added.

Article 15: Nonconformities

- » Nonconformities are divided into the following categories, each with specific controls: use, structure, lot, or site element.
- » Where a single-family or two-family dwelling is deemed nonconforming because of encroachment into a required setback, the structure may be enlarged or extended horizontally or vertically along the same plane as defined by its existing perimeter walls, so long as the resulting structure does not violate any other district regulation.
- » If two or more lots of record have contiguous frontage in common ownership and one or more of the lots does not meet the requirements for lot area or width as established by this Ordinance, the lots involved are considered to be a single zoning lot for the purposes of this Ordinance. Such lots may not be built upon separately and cannot be divided per this Ordinance.
- » A nonconforming site element is a site development element, such as landscape or lighting, that has been made nonconforming. This is a new category.

Article 16: Enforcement

- » Enforcement provisions reference means of fines and enforcement allowed by the State of Illinois.