



consultants in planning, zoning, economic development,
urban design & landscape architecture

DATE: December 20, 2016
TO: Village of Oak Park
FROM: Arista Strungys
SUBJECT: Nonconformities

The following language should be added to the nonconformities section to address dwellings located in non-residential districts.

New Section: 15.2.G

G. Single-Family and Two-Family Dwelling Exemption

A nonconforming single-family and two-family dwelling use in a non-residential district is allowed to continue and must comply with the standards of the R-7 District. A nonconforming single-family and two-family dwelling may be expanded but must meet the standards of the R-7 District. The provisions of item E above regarding discontinuance or abandonment do not apply to such nonconforming single-family and two-family dwellings.

Additional Language: 15.3.E.2

2. If a nonconforming single-family or two-family structure is destroyed or damaged by an act of God, regardless of the percent of damage, it may be rebuilt to its original condition before such casualty or loss. A building permit must be obtained for such rebuilding, restoration, repair, or reconstruction within one year of the date of damage or destruction. In the event that the building permit is not obtained within one year, then the structure cannot be restored unless it conforms to all regulations of the district in which it is located. This provision also applies to any nonconforming single-family and two-family dwelling use in a non-residential district.