

3.9.8 ROOSEVELT ROAD FORM-BASED ZONING OVERLAY DISTRICT

A. PURPOSE, BOUNDARIES, AND RELATIONSHIP TO OTHER ZONING DISTRICTS

1. **PURPOSE**

The Roosevelt Road form-based zoning district classifications are intended to promote a more pedestrian-oriented development pattern along Roosevelt Road while also recognizing that the street is a heavily traveled thoroughfare. In many cases, the standards for building form and design are intended to maximize pedestrian comfort and safety. In other circumstances, the intention is to balance the need for a building form that promotes pedestrian shopping and traffic with the need to accommodate high volumes of vehicle traffic and the significant demand for parking associated with certain businesses located along the Roosevelt Road corridor.

2. **BOUNDARIES**

The boundaries of the Roosevelt Road Form-Based Zoning Overlay District shall be as depicted on the official “Zoning Map” as provided in Section 3.3 of the Zoning Ordinance. The district shall include all business and commercial zoned properties that are adjacent to or front on Roosevelt Road. The Overlay District is divided into three form-based zone boundaries as follows: *Pedestrian-Oriented*; Home Avenue to Oak Park Avenue and Ridgeland Avenue to Lombard Avenue; *Auto-Oriented*; Harlem Avenue to Wisconsin Avenue; and *Transitional*; Wisconsin Avenue to Home Avenue, Oak Park Avenue to Ridgeland Avenue and Lombard Avenue to Austin Boulevard.

3. **RELATIONSHIP TO OTHER ZONING DISTRICTS**

The regulations of the Roosevelt Road Form-Based Zoning Overlay District shall supplement those of the underlying zoning districts that apply to properties within the Roosevelt Road Form-Based Zoning Overlay District. In the case of any conflict or overlap with the underlying zoning district and/or the Perimeter Overlay District, the regulations and standards of this section shall take precedence.

B. DISTRICTS ESTABLISHED

The form-based district classifications are listed below.

Map Symbol	District Name
RR-P	Pedestrian-Oriented district
RR-T	Transitional district
RR-A	Auto-Oriented district

C. DISTRICT DESCRIPTIONS

1. **ROOSEVELT ROAD PEDESTRIAN-ORIENTED DISTRICT**

The RR-P, Pedestrian-Oriented district is intended to preserve, protect and enhance existing pedestrian shopping areas located along Roosevelt Road. These areas are characterized by buildings built out to or near the sidewalk and buildings with street-facing entries and display or shop windows that enhance the pedestrian environment.

Parking, when provided, is located at the rear of buildings or is enclosed within the building.

2. **ROOSEVELT ROAD TRANSITIONAL DISTRICT**

The RR-T, Transitional district is intended to encourage pedestrian-oriented development and design along Roosevelt Road while recognizing that many of these transitional areas have been significantly altered to accommodate vehicle parking, driveways, and other auto-oriented site features. These areas are characterized by some buildings that are built out to or near the sidewalk and others that are set back. Parking in these areas is sometimes located at the rear of buildings; other times between the building and the sidewalk. The RR-T district is intended to promote a building design and a level of site planning that is pedestrian friendly and accessible while still allowing for adequate parking.

3. **ROOSEVELT ROAD AUTO-ORIENTED DISTRICT**

The RR-A, Auto-Oriented district is intended to accommodate a wide variety of businesses that typically generate significant amounts of vehicle traffic. This district is intended to accommodate more auto-oriented building forms. However, new buildings must make accommodations to pedestrians. New building should enhance pedestrian safety and comfort. The regulations establish standards for building placement, landscaping, lighting, curb-cuts, and other site design elements. New buildings within this district must avoid the old pattern of locating parking between the building and the sidewalk.

D. DEFINED TERMS

1. Blank wall area means any portion of an exterior wall facing Roosevelt Road or a side street that does not contain doors or windows; columns, pilasters or other articulation representing a projection or recess of at least six inches; or a significant change in building materials or texture of building materials consistent with Section 3.9.8 K 4. The blank wall area is measured horizontally along the building façade.
2. Build-to-line means that line parallel to the street right-of-way that new buildings must be constructed to. The proportion of the building that must be constructed to the “build-to-line” is established by the frontage requirements of Section 3.9.8 H.
3. Ground floor means the story closest to and above grade along the street. When a residential use occupies the ground floor, the finished floor elevation will be 30 to 60 inches above the adjacent sidewalk elevation.
4. Street frontage means that portion of the building that abuts the required or allowed setback line (i.e. the “build-to” line). The street frontage requirement is expressed as a percentage of lot width.
5. Transparency means the total area of clear glass within windows and doors and is typically expressed as a percentage of the total facade by story.

E. BUILDING AND DEVELOPMENT TYPES

The following building and development types are allowed in the Roosevelt Road districts subject to the limitations of Section 3.9.8 M:

Table 1: Permitted Building Types by District

District	Single-Story Shopfront	Mixed-use Shopfront	General Commercial	Multi-dwelling	Townhouse	Civic Building	Open Space/Parking
RR-P	P	P	P	S	S	S	--
RR-T	P	P	P	S	S	S	S
RR-A	P	P	P	S	S	S	S

1. DESCRIPTION OF BUILDING AND DEVELOPMENT TYPES

a. SINGLE-STORY SHOPFRONT

Single-story shopfront buildings are intended for single-story retail shops and business and personal services. The design of ground-floor retail space should be flexible enough to accommodate a wide range of retail, entertainment and business service uses. These shopfronts must be built out near the sidewalk so that shops are readily accessible to pedestrians. Primary entrances should be prominent and street facing. Large windows should be provided to encourage interaction between pedestrians and shops located along the corridor.

Figure 1: Single-Story Shopfront



b. MIXED-USE SHOPFRONT

Mixed-use shopfront buildings allow for ground-floor retail and upper-story residential or office uses. The ground-floor space should be flexible enough to accommodate all types of retail, restaurant, office or entertainment uses. Buildings should be built out to the street with no on-site surface parking between the building and the street. Mixed use building types are the preferred building type because the combination of retail space with living or working space above should add to vitality and activity to the street.

Figure 2: Mixed-Use Shopfront



c. GENERAL COMMERCIAL BUILDING

General commercial buildings accommodate a wide variety of commercial uses typically incorporating ground floor retail with upper story office or light industrial uses. Upper stories should be designed for office, research and development activities, or light industrial activities. Any new commercial building should be built out to or near the sidewalk. No on-site parking should be located between the building and the street. Primary entrances should face the street.

Figure 3: General Commercial Building



d. MULTI-DWELLING

Multi-dwelling buildings contain 3 or more residential dwelling units in a single structure. These buildings typically have dwelling units that share a common entrance. This building type must be pulled up to the street. There is no on-site parking between the building and the street but parking may be incorporated into the building's interior. Multi-dwelling building types are not appropriate for the key pedestrian shopping districts where ground-floor retail is most desirable.

Figure 4: Multi-Dwelling



e. TOWNHOUSE

A townhouse building is a building that contains 3 or more attached dwelling units where the individual units share common side walls. Townhouses are more than one story in height and each unit has its own external entrance. There is no on-site surface parking between the building and the street. All access to parking must be

from existing alleys or from side streets and no garages are permitted to face Roosevelt Road. Townhouse building types are not appropriate for key pedestrian shopping districts where ground floor retail is most desirable.

Figure 5: Townhouse Building



f. CIVIC BUILDING

The civic building type includes all types of public/civic type buildings including libraries, schools, colleges, hospitals and medical centers, recreation facilities, community centers, and religious assembly uses. Civic buildings may be sited with open spaces that enhance the building's prominence or appearance. Unlike other buildings it may be appropriate for civic buildings to have more significant setbacks. However, on-site parking lots are not allowed between the civic building and the street.

Figure 6: Civic Building



g. OPEN SPACE AND PARKING

This development type includes public parks and open spaces and it includes private and commercial parking lots. Parks and open spaces are intended to serve neighborhood or community needs. Private or commercial parking are intended to serve the needs of individual businesses or the needs of several businesses.

F. BUILDING HEIGHTS

1. Building height limits are established to ensure reasonable, predictable limits on maximum building height. Additional building height is allowed for mixed-use buildings as a way of encouraging mixed-use developments.
2. All measurement of building heights will be consistent with the rules established in Article 7.2.3 of the Village of Oak Park zoning ordinance
3. Maximum building height limits are established for the RR districts including: (1) a maximum height for single-use buildings and single-use buildings with underground parking; and (2) a maximum height for mixed-use buildings and mixed-use buildings with underground parking. The height limits are expressed in stories and in feet as provided in the table below:

Table 2: Permitted Building Heights

District	Maximum Building Height			
	Single-Use Buildings	Single-Use Buildings w/ Underground Parking*	Mixed-Use Building	Mixed Use Building w/Underground Parking*
RR-P	3 stories; not to exceed 40 feet	4 stories; not to exceed 50 feet	4 stories; not to exceed 50 feet	5 stories not to exceed 60 feet
RR-T	3 stories; not to exceed 40 feet	4 stories; not to exceed 50 feet	5 stories; not to exceed 60 feet	6 stores not to exceed 70 feet
RR-A	2 stories; not to exceed 30 feet	3 stories; not to exceed 40 feet	3 stories not to exceed 40 feet	4 stories not to exceed 50 feet

**To qualify for the added height associated with buildings incorporating underground parking at least one entire floor of parking (i.e., a floor that matches the footprint of building’s ground floor level) or at least 50% of the required parking must be located underground. Parking levels that are only partially below grade will not qualify for the added building height.*

4. The minimum ground-floor height (measured from the floor to the top of the ceiling joists) must be 13 feet for any building designed to accommodate non-residential uses at ground level.
5. Any above-grade parking floor is counted as a single story for the purpose of measuring building height.

G. DENSITY

Maximum allowable residential densities are expressed in terms of a required amount of land area per dwelling unit. These standards vary on the basis of the district and building types.

Table 3: Density By Building Type and District

District	Building Type						
	Single-Story Shopfront	Mixed-Use Shopfront	General Commercial	Multi-Dwelling	Townhouse	Civic Building	Open Space/ Parking
RR-P	NA	1,000	NA	1,000	1,200	NA	NA
RR-T	NA	750	NA	1,000	1,200	NA	NA

District	Building Type						
RR-A	NA	1,000	NA	1,000	1,200	NA	NA

H. BUILDING PLACEMENT

This section establishes minimum and maximum setbacks. Consistent with this section, a portion of all new buildings must come out to the build-to line adjacent to the setback line. New buildings must have a frontage that is built out to the front setback line consistent with this section. The facade elevations of new buildings must comply with the transparency requirements of this section.

1. FRONT SETBACKS

New buildings must provide a small setback along Roosevelt Road in order to accommodate pedestrian traffic and enhance pedestrian safety.

Table 4: Setback Requirements*

Building Placement	Standard (in feet) (min/max feet)
Front Setback Area RR-P, RR-T, and RR-A	
Roosevelt Road	2.5/10
Side Street Setback	0/5
Civic Building Types: Roosevelt Road	2.5/20
Civic Building Types: Side Street	0/15
Non-accessory Open Space and Parking: Roosevelt Road	10/no maximum
Non-accessory Open Space and Parking: Side Street or Alley	10/no maximum
Accessory Parking: Roosevelt Road	7/no max
Accessory Parking: Side Street or Alley	5/no max

**Where the municipal code establishes some minimum setback at corners for the purposes traffic safety or the maintenance of sight lines for vehicular traffic, the setbacks of this Section shall be adjusted to accommodate those setbacks.*

2. FRONT SETBACKS IN EXCESS OF 2.5 FEET

The front setback area abutting Roosevelt Road is limited to 2.5 feet (except as specifically provided for civic building types and accessory and non-accessory parking) except that this setback may be increased to up to 10 feet to accommodate sidewalk cafes, plazas, or similar open spaces. In addition, a setback up to 10 feet may be provided as a front yard for any townhouse or multi-family residential development.

3. SIDE AND REAR SETBACKS

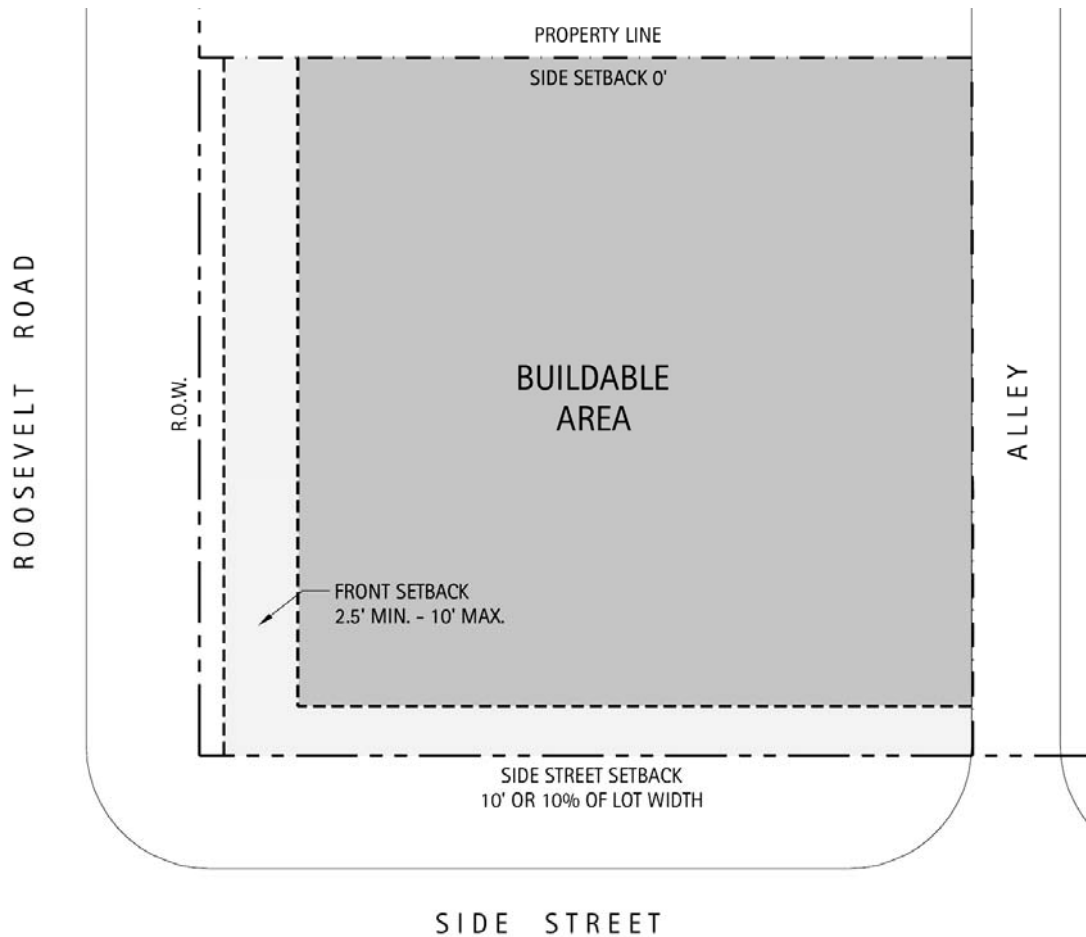
Specific building or development types must provide setbacks consistent with this section. Where the requirements of this Section conflict with any safety standard established by a building or fire code, the most restrictive requirement will apply.

Table 5: Side and Rear Setback Requirements

Building or Development Type	Side	Rear
Single-Story Shopfront	0	0
Mixed-Use Building Type	0	20' for all floors containing residential dwellings
General Commercial	0	0
Multi-dwelling	10 feet or 10% of the lot width for lots abutting side streets whichever is less	20' for all floors containing residential dwellings (not enclosed garages)
Townhouse	5 feet for interior lot lines and 10 feet or 10% of the lot width for lots abutting side streets whichever is	20' for all floors containing residential dwellings (not enclosed garages)

Building or Development Type	Side	Rear
	less	
Civic Building	10	20
Open Space/ Parking	0/10 feet for parking	0/10 feet for parking

Figure 7: Building Placement



I. PARKING PLACEMENT

1. FRONT SETBACKS; PARKING LOCATED ADJACENT TO BUILDINGS

Within RR-T and RR-A districts where parking may be located adjacent to the building but not between the building and the front lot line, a minimum front setback of 7 feet is required for any such parking. (See Figure 8) The 7-foot setback will be landscaped consistent with the landscaping requirements of the underlying zoning regulations.

Figure 8: Parking Setback in RR-T and RR-Districts



2. **SIDE AND REAR SETBACKS; PARKING LOCATED ADJACENT TO A BUILDING**
Where parking is located at the rear of a building but adjacent to a side street or alley there must be a 5-foot landscape setback between the parking and public right-of-way. (See Figure 9) Landscaping must be installed consistent with the underlying zoning regulations.

Figure 9: Side Setback for Parking



J. STREET FRONTAGE STANDARDS

1. MID-BLOCK LOCATIONS

New buildings must be built out to the front setback line and must occupy a certain percentage of the lot's frontage consistent with the table below. Where buildings are constructed on corner lots they must meet the minimum street frontage requirements for both streets consistent with Section 3.9.8 J 2. Buildings will be considered to have complied with this section if the building faces the street and the building occupies the required amount of the street frontage as defined by the minimum and/or maximum setback line.

Table 6: Percent of Street Frontage Occupied by Building

Building Placement	Standard (Pct)
% of Street Frontage Occupied by Building	
RR-P: Roosevelt Road	80%
RR-T: Roosevelt Road	60%
RR-A: Roosevelt Road	50%

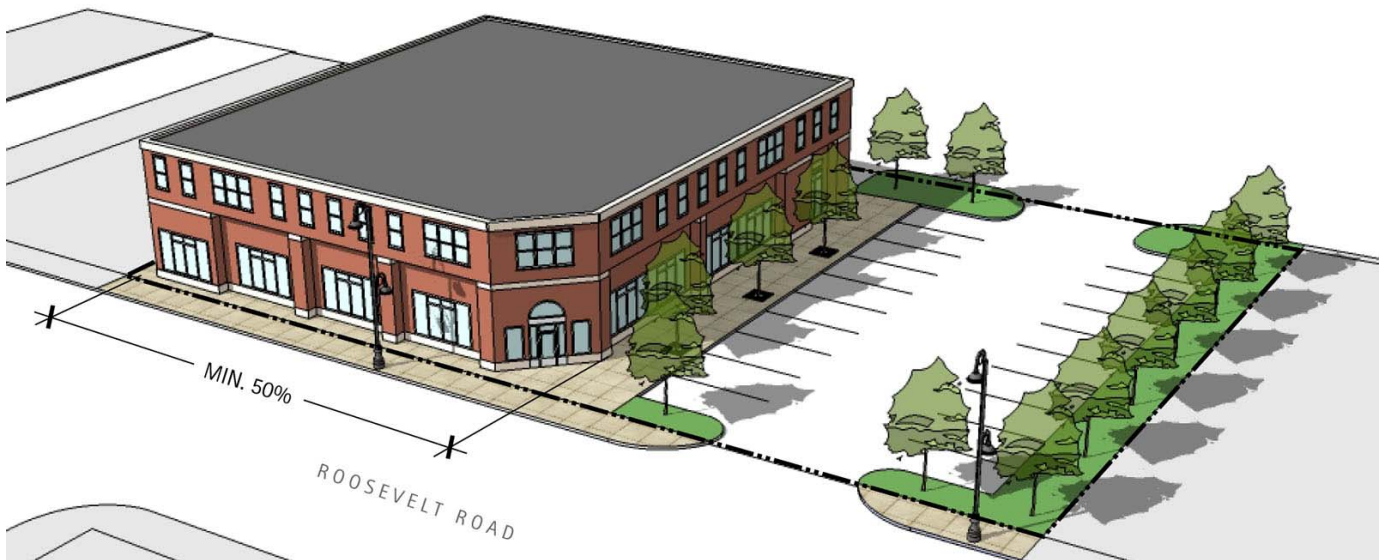
Figure 10: Building with 80% Street Frontage within Pedestrian District



Figure 11: Building with 60% Street Frontage within Transitional District



Figure 12: Building with 50% Street Frontage within Auto-Dominated District



2. CORNER LOCATIONS

Buildings must occupy a substantial portion of two street frontages at corner locations. This section establishes standards for the amount of frontage a building must occupy based on whether the area is designated as a “pedestrian”, “transitional”, or “auto-oriented” district.

3. STREET FRONTAGE STANDARD: CORNER LOTS-PEDESTRIAN DISTRICTS

Buildings constructed on lots abutting two streets must be built out to the corner and occupy a certain percentage of the two street frontages consistent with the requirements

of this section. Buildings that are built out to the “build-to” lines at corner locations are allowed greater flexibility in terms of the Roosevelt Road street frontage requirements consistent with the table below. (See Figure 13, Figure 14, and Figure 15)

Table 7: Street Frontage Options: Pedestrian Districts

Building Placement for Corner Lots	Standard
% of Street Frontage Occupied by Building	
RR-P Options	
Option A	
Roosevelt Road	80%
Side Street	30%
Option B	
Roosevelt Road	70%
Side Street	40%
Option C	
Roosevelt Road	60%
Side Street	50%

Figure 13: 80/30 Frontage Illustration (Option 1: Within Pedestrian Districts)



Figure 14: 70/40 Frontage Illustration (Option 2: Within Pedestrian Districts)



Figure 15: 60/50 Frontage Illustration (Option 3: Within Pedestrian Districts)



- 4. STREET FRONTAGE STANDARDS: CORNER LOTS-TRANSITIONAL DISTRICTS**
Buildings constructed on lots abutting two streets must be built out to the corner and must occupy a certain percentage of the street frontage consistent with the requirements of this section. Buildings that are built out to the build-to lines at corner locations are allowed greater flexibility in terms of the Roosevelt Road street frontage requirements consistent with the table below. (See Figure 16 and Figure 17)

Table 8: Street Frontage Options: Transitional Districts

Building Placement for Corner Lots	Standard
% of Street Frontage Occupied by Building	
RR-T Options	
Option A	
Roosevelt Road	60%
Side Street	30%
Option B	
Roosevelt Road	50%
Side Street	40%

Figure 16: 60/30 Frontage Illustration (Within Transitional District)



Figure 17: 50/40 Frontage Illustration (Within Transitional District)



5. **STREET FRONTAGE STANDARDS: CORNER LOTS-AUTO-DOMINATED DISTRICTS**
Buildings constructed on lots abutting two streets must be built out to the corner and must occupy a certain percentage of the street frontage consistent with the requirements of this section. (See Figure 18)

Table 9: Street Frontage Requirement: Auto-Dominated Districts

Building Placement for Corner Lots	Standard
% of Street Frontage Occupied by Building	
RR-A	
Roosevelt Road	50%
Side Street	30%

Figure 18: 50/30 Frontage Illustration (Within Auto-Dominated Districts)



K. BUILDING FAÇADE ELEMENTS

Building facade elements must be consistent with the requirements of this section. The requirements of this section do not apply to any civic building type or to any open space or parking development type.

1. TRANSPARENCY AND ENTRY REQUIREMENTS

Table 10: Required Facade Elements

Building Façade Elements	Standard
RR-P District	
Transparency: Roosevelt Road	60%; 30% for multi-dwelling and townhouse building types
Transparency: Side Street	30%; 20% for multi-dwelling and townhouse building types
RR-T and RR-A Districts	
Transparency: Roosevelt Road	50%; 25% for multi-dwelling and townhouse building types
Transparency: Side Street	20%; 15% for multi-dwelling and townhouse building types
RR-P, RR-T, and RR-A Districts	
Building Entry facing Roosevelt Road:	Required; See Section 1K.3
Building Entry facing any side street	Allowed
Entrance Spacing: Roosevelt Road (max linear ft.)	100 feet; Requirement does not apply to multi-dwelling or civic building types
Blank Wall: Roosevelt Road (max linear ft.)	30 feet

Building Façade Elements	Standard
Blank Wall: Side Street (max linear ft.)	None

Figure 19: 50% to 60% Transparency and Entrance Doors Adjacent or within 15 feet of the Build-to-line
(Transparency measurements between 4 feet and 10 feet above grade.)



2. LIMITATIONS ON BLANK WALLS

No blank, uninterrupted wall will extend more than the length of 30 feet or more when fronting on Roosevelt Road or other public street. Blank walls will be avoided by the addition of windows, piers, building recesses, pilasters, arches, columns or significant changes in the texture or pattern of masonry work on the building face. Changes in building facades will occur at regular intervals (i.e. every 25 to 30 feet) in order to match the historical pattern of small storefronts.

3. BUILDING ENTRANCES

- a. In the RR-P district a public entrance must abut the “build-to” line and must front Roosevelt Road. Within the RR-T and RR-A districts a public entrance must abut the “build-to” line or must be located at one of the building’s corners abutting the “build-to” line along the Roosevelt Road right-of-way. Entryways will be considered to abut the “build to” line even when they include minor recesses or insets necessary for safety and public access. Additional entrances facing side streets or parking areas are permitted.
- b. On corner lots, the public entrance is encouraged to be located at the building corner abutting the two public streets.
- c. In any district, all building types that do not provide on-site parking are required to locate the public entrance abutting the “build-to” line abutting Roosevelt Road.

- d. The maximum entrance separation requirements apply to each separate building and do not apply to adjacent buildings.
- e. A minimum of 50% of the public entrance facing Roosevelt Road must be transparent.

4. **BUILDING MATERIAL STANDARDS**

Quality and durable materials are required for all new commercial, mixed-use, or multi-family (three units or more) construction and to the rehabilitation of existing buildings where the rehabilitation costs exceed 150% of the building's assessed value.

a. **ACCEPTABLE BUILDING MATERIALS**

The building materials used should be characteristic of the older commercial storefronts located along Roosevelt Road. For any facade visible from a public right-of-way, the following materials are deemed acceptable: brick, ceramic tile, terra cotta, glass, stone or cast stone, metal, aluminum, steel, wood, fiber cement material or cement plaster (stucco), or architectural finished concrete.

b. **UNACCEPTABLE BUILDING MATERIALS**

Certain building materials are considered unacceptable because they are not characteristic of older storefronts in the area. The following are considered unacceptable on any building elevation that is visible from a public right of way: aluminum sidings, metal industrial type siding, vinyl siding, asphalt siding, and E.I.F.S (synthetic stucco), cedar shakes, concrete masonry units, or plywood siding.

c. **REVIEW AND APPROVAL OF BUILDING MATERIALS**

The Village Planner will be responsible for determining compliance with the building material standards. If the Village Planner denies an application for failure to comply with the requirements of this Section, an appeal of this denial may be taken to the Village of Oak Park Appearance Commission.

L. **BUILDING FEATURES AND ACCESSORY STRUCTURES**

The following standards apply to building types in the Roosevelt Road Corridor. These criteria and standards are intended to enhance the appearance of buildings along the corridor.

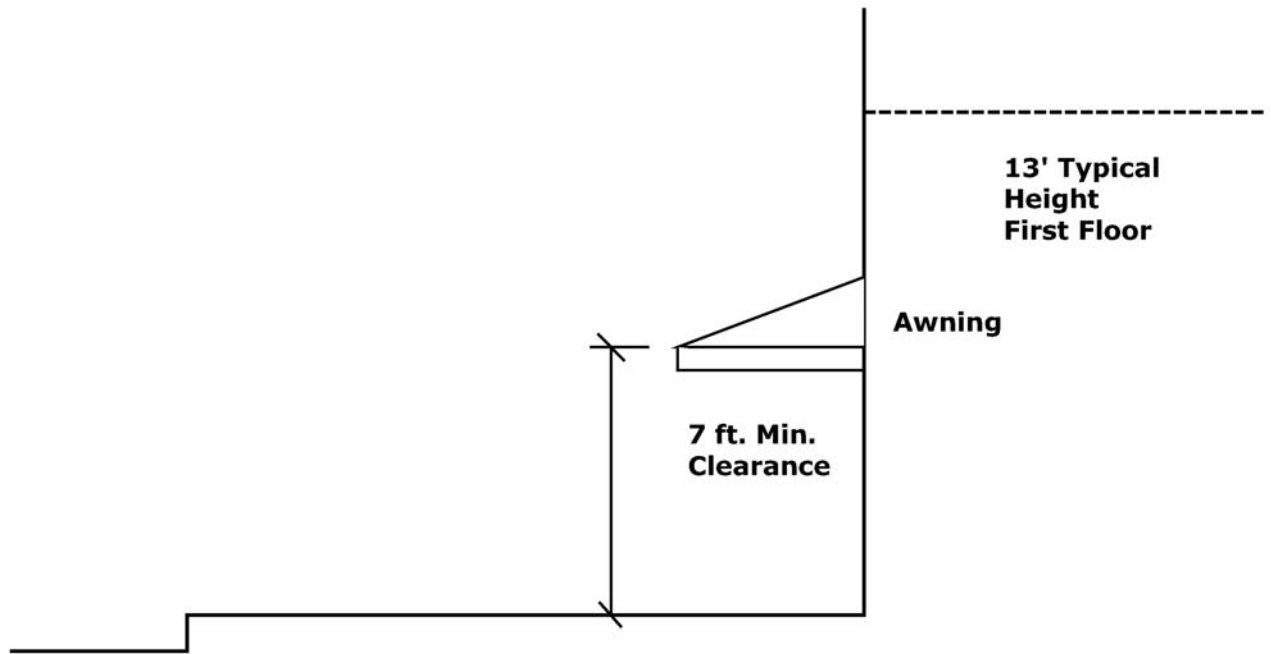
1. **SIGNS**

- a. All signs must comply with the standards and requirements of the Corridor Commercial Sign Overlay District as provide in Chapter 7, Article 7 of the Village of Oak Park municipal code.

2. **AWNINGS**

- a. Awnings are permitted on single-story shopfronts, mixed-use shopfronts, general commercial buildings, and civic development types.
- b. A ground floor awning must be a minimum of 7 feet clear height above the sidewalk.
- c. Awnings may not be internally illuminated.

Figure 20: Projecting Awnings Must Allow Clearance for Pedestrians



3. CANOPIES

- a.** Canopies are permitted on single-story shopfronts, mixed-use shopfronts, general commercial buildings, and civic development types.
- b.** Canopies will provide shelter for entryways and may extend from the entrance of the structure to within 18 inches of the curb line.
- c.** Canopies may not be internally illuminated.

4. BALCONIES

- a.** Balconies are permitted only on the upper stories of mixed-use shopfronts, general commercial buildings, multi-dwelling buildings, townhouses and civic building types.
- b.** Balconies must be inset and may not project beyond the exterior building walls.

5. STOOPS

- a.** Stoops are permitted on any townhouse development type.
- b.** A stoop may be no more than 5 feet in depth (including steps) and no more than six feet in width.

not exceed 6 feet in height and must be opaque, with a setback of 3 feet from the front walkway for the installation of vegetation (shrubs).

- c. Fences must be wrought-iron or other durable material but may not include chain-link or sheet metal. Walls must be masonry preferably decorative brick or stone and not any concrete materials or CMU.

M. USES

1. GENERAL

No certificate of zoning compliance may be issued for a use in an RR-P, RR-T, and RR-A district that is not allowed by this section. Existing nonconforming uses may be continued in accordance with the Village of Oak Park zoning ordinance (See Article 5--nonconforming use regulations).

2. USES AND BUILDING FORM

The Roosevelt Road form-based code is intended to allow a wide variety of retail, business service, commercial and personal service uses within certain building forms that are characteristic of the corridor. Business and commercial uses will be considered permitted unless identified as a special use, prohibited use, or restricted use consistent with the table Section 3.9.8 M 3. Other development types including townhouses, multi-family residential, civic buildings, and open space or parking developments will be considered permitted or special uses consistent with Section 3.9.8 E of this ordinance.

3. SPECIAL, PROHIBITED OR RESTRICTED USES

The Table below identifies land uses that are special land uses, prohibited uses, or restricted uses for the development types authorized by the Roosevelt Road form-based code. This Table identifies uses that are restricted or that are subject to special use approval requirements or special standards.

Table 11: Development Type and Permitted Uses

Category	Development Type								Other Regulations
	One Story Shopfront	Mixed-Use Shopfront		Commercial	Multi-Dwelling	Townhouse	Civic	Open Space/ Parking	
	Ground floor	Upper floor							
P= Permitted Use; S= Special Use; - = Not Allowed									
Residential									
Single-family living	-	-	-	-	-	S	-	-	Development type special use
Multi-family living	-	-	P	-	S	-	-	-	Development type special use
Group living	-	-	P	-	S	-	-	-	Development type special use
Senior Housing and Assisted Living	-	-	S	-	S	S	S	-	Development type special use
Civic									
Colleges	S	S	S	S	-	-	S	-	Development type special use
Community center	-	-	-	-	-	-	S	-	Development type special use
Libraries	S	S	S	S	-	-	S	-	Development type special use
Day Care	S	S	S	S	-	-	S	-	Development type special use
Hospital	S	S	S	S	-	-	S	-	Development type special use
Postal Service	S	S	S	S	-	-	S	-	Development type special use
Public Safety Services	S	S	S	S	-	-	S	-	Development type special use
Religious Assembly	-	-	-	-	-	-	S	-	Development type special use
Medical Services	S	S	S	S	-	-	S	-	Development type special use
Retail									
Bar	S	S	-	S	-	-	-	-	
Restaurant w/bar	P	P	-	P	-	-	-	-	
Specific Types of Retail Sales or Services									
--Beauty supply	P	P	-	P	-	-	-	-	minimum 500 foot separation
--Currency Exchange	-	-	-	-	-	-	-	-	
--Pawn Shop	-	-	-	-	-	-	-	-	
--Payday loan	-	-	-	-	-	-	-	-	
--Second-hand store	-	-	-	-	-	-	-	-	
Drive-through businesses (e.g., restaurant, drug store, or bank)	S	S	-	S	-	-	-	-	
Vehicle Sales or Rental	S	S	-	S	-	-	-	-	
Commercial Amusement and Personal Service									
Commercial amusement	S	S		S					

Category	Development Type								Other Regulations
	One-Story Shopfront	Mixed-Use Shopfront		Commercial	Multi-Dwelling	Townhouse	Civic	Open Space/ Parking	
	Ground floor	Upper floor							
Health Clubs and Indoor Recreation	S	S	S	S					
Specific Types of Personal Services									
--Animal care	-	-	-	-	-	-	-	-	
--Beauty salon, barbershop, nail salon	P	P	P	P	-	-	-	-	minimum 500 foot separation
--Medical and Dental Clinics and Labs	S	S	S	S	-	-	-	-	
Catering	P	P	P	P	-	-	-	-	Special use if over 3,000 sq. ft.
Employment Agency	-	-	-	-	-	-	-	-	
Commerce									
Banquet Halls	S	S	S	S	-	-	-	-	
Commercial parking	-	-	-	-	-	-	-	P	
Lodging: hotels/motels	S	S	S	S	-	-	-	-	
Self-service storage	-	-	P	-	-	-	-	-	
Fabrication									
Car Wash	S	-	-	S	-	-	-	-	
Light industrial	-	-	-	-	-	-	-	-	
Research and development	-	-	-	-	-	-	-	-	
Vehicle repair	S	-	-	S	-	-	-	-	
Vehicle service	S	-	-	S	-	-	-	-	
Towers: TV, radio, wireless facilities	S	-	-	S	-	-	-	S	
Utility buildings and facilities	S	S	-	S	-	-	-	-	

4. **USE DEFINITIONS**

The land uses identified in the table are defined in a manner that is consistent with the Village of Oak Park zoning ordinance. Words that are not defined in the zoning ordinance have the meaning given in the latest edition of the Merriam Webster Collegiate Dictionary. Where there is an inconsistency in the terms used in this ordinance and those terms used in the zoning ordinance, the Zoning Officer will be responsible for making a determination based on the most similar term of most similar land use.

N. PARKING REGULATIONS

1. **PARKING AS ACCESSORY OR PRINCIPAL USE**

- a. All off-street parking must be provided on-site except where a commercial parking lot or structure is constructed or in the circumstance of shared or joint use parking as provided in this section.
- b. The construction of accessory or commercial parking is subject to requirements for permits, setbacks, landscaping and other standards as provided in this code.

2. **MINIMUM REQUIRED PARKING**

- a. The minimum requirements for parking are those established by the Village of Oak Park zoning ordinance. All new development will demonstrate compliance with required parking ratios, handicapped parking requirements, and parking lot design requirement of Article 6, Section 6.2 of the Oak Park zoning ordinance.

3. **SHARED PARKING**

a. **DESCRIPTION**

Shared parking represents an arrangement in which two or more nonresidential uses with different peak parking demand (hours of operation) use the same off-street parking spaces to meet their off-street parking requirements.

b. **AUTHORIZATION AND CRITERIA**

- 1.) The Zoning Officer in consultation with the municipal engineer is authorized to approve an adjustment to the parking requirements allowing shared parking arrangements for nonresidential uses with different hours of operation.
- 2.) The Zoning Officer in consultation with the municipal engineer may permit up to 100% of the parking required for a specific daytime use to be supplied by the off-street parking spaces provided for a specific nighttime or Sunday use and vice-versa.
- 3.) In order to approve the administrative adjustment for shared parking, the Zoning Officer must find, based on competent evidence provided by the applicant, that there is no substantial conflict in the principle operating hours of the uses for which the sharing of parking is proposed.

c. **USES WITH PRIMARILY DAYTIME HOURS OF OPERATION**

For the purposes of this section, the following uses are considered daytime uses:

- 1.) Office uses;
- 2.) Retail uses,
- 3.) Industrial uses; and
- 4.) Other similar primarily daytime uses, when authorized by the Zoning Officer.

d. **USES WITH PRIMARILY EVENING OR WEEKEND HOURS**

- 1.) Auditoriums accessory to schools;
- 2.) Religious assembly facilities;
- 3.) Entertainment uses;
- 4.) Sit down restaurants but not including fast-food or take-out restaurants; and

- 5.) Other similar primarily nighttime or Sunday uses, when authorized by the Zoning Officer.

e. LOCATION OF SHARED PARKING FACILITY

A use for which an application is being made for shared parking must be located within 600 feet walking distance of the shared parking, measured from the entrance of the use to the nearest parking space within the shared parking lot.

f. AGREEMENT

An agreement providing for the shared use of parking, executed by the parties involved, must be filed with the Zoning Officer, in a form approved by the Zoning Officer in consultation with the municipal attorney. Each such agreement must state that the agreement cannot be amended except upon at least 30 days prior notice to the Village. Shared parking privileges will continue in effect only as long as the agreement, binding on all parties, remains in force. Agreements must guarantee long-term availability of the parking, commensurate with the use served by the parking. If the shared parking agreement is no longer in effect, then parking must be provided as otherwise required by this chapter.

The agreement must provide for the installation of signs indicating which businesses are sharing parking spaces. The signs should make clear the availability and accessibility of shared parking for specific businesses at specific times.

4. COOPERATIVE PARKING

a. DESCRIPTION

Cooperative parking represents an arrangement in which two or more commercial uses provide their required off-street parking in the same parking lot, thereby reducing the number of individual parking lots and the number of curb cuts required to serve such lots. Reduced off-street parking requirements are available as an incentive for providing cooperative parking. Approval of an administrative adjustment is required.

b. AUTHORIZATION

The Zoning Officer in consultation with the municipal engineer is authorized to approve an adjustment to the parking requirements allowing a reduction in the number of off-street parking spaces required when multiple commercial uses provide their off-street parking in the same parking lot, as follows:

- 1.) Up to a 20% reduction may be approved when 4 or more commercial uses are involved;
- 2.) Up to a 15% reduction may be approved when 3 commercial uses are involved; and
- 3.) Up to a 10% reduction may be approved when 2 commercial uses are involved.

c. LOCATION OF COOPERATIVE PARKING FACILITY

A use for which an application is being made for cooperative parking must be located within 600 feet walking distance of the cooperative parking, measured

from the entrance of the use to the nearest parking space within the cooperative parking lot.

d. AGREEMENT

An agreement providing for cooperative use of parking must be filed with the Zoning Officer, in a form approved by the Zoning Officer. Each such agreement must state that the agreement cannot be amended except upon at least 30 days prior notice to the {city, town, or village} Cooperative parking privileges will continue in effect only as long as the agreement remains in force. Agreements must guarantee long-term availability of the parking, commensurate with the use served by the parking. If the cooperative parking agreement is no longer in force, then the parking must be provided as otherwise required by the parking requirements of Article 6, Section 6.2 of the Village of Oak Park zoning ordinance.

An agreement regarding cooperative parking must provide for the installation of signs indicating which businesses have a common or cooperative parking arrangement. These signs should make clear the availability and accessibility of cooperative parking.

O. STREETScape AMENITIES

1. APPLICABILITY

Street tree planting is required for all development. Streetscape amenities are required for any development type authorized in Section 3.9.8 E that exceeds 2 stories.

2. STREET TREES

a. Any streetscape improvements required by this section must be located and installed consistent with the Roosevelt Road Streetscape Master Plan.

b. A minimum of one street tree is required for every 40 feet of public or private street frontage. However, no street trees are required where such installation would reduce the width of any sidewalk clearance to less than 5 feet in a manner inconsistent with federal and state requirements for access for persons with disabilities.

c. Street trees must be installed within the parkway of the subject property. The trees need not be placed at even 40-foot intervals; however, they should be installed as close to 40 feet as possible along the street frontage, allowing for utilities and intersection visibility requirements.

d. The tree species planted must be canopy trees to provide shade and visual relief with a clearance of 9 feet over sidewalk. Ornamental trees may also be planted where the use of canopy trees would conflict with the visibility of traffic signals. The final design of street tree plantings involving ornamental trees is subject to site plan review.

3. EXCEPTIONS

Existing trees may be counted as fulfilling the requirements of this section upon approval of the Zoning Officer. Deciduous trees with a diameter at breast height of 4 inches or larger and evergreen trees measuring 5 feet or more in height may be counted.

4. **GENERAL LANDSCAPING**

- a. Any area between the build-to line and the building must be brought to finish grade and sodden in grass or covered with approved ground cover plants. Sidewalks and approved driveways may be located within this area.
- b. All areas not covered by buildings, paved area or other acceptable improvements must be finish-graded and landscaped with turf grass or other approved ground cover plants.

5. **STREETSCAPE REQUIREMENTS**

The following amenities are required of any development type authorized in Section 3.9.8 E that exceeds 2 stories in height. The design and location of facilities consistent with this Section must be approved by the Zoning Officer in consultation with the relevant municipal agencies.

- a. Benches at the rate of one per 200 feet of frontage along Roosevelt Road.
- b. Trash receptacles at one per 200 feet of frontage along Roosevelt Road.
- c. Bicycle parking at the rate of one bike rack with at least 5 parking spaces per 200 feet of frontage along Roosevelt Road.

P. SITE DEVELOPMENT REGULATIONS

1. **OUTDOOR LIGHTING STANDARDS**

The outdoor lighting standards of this section are intended to protect the public health and general welfare by controlling the adverse impacts of glare and light trespass associated with poorly shielded or inappropriately directed lighting fixtures.

a. **APPLICABILITY**

Unless otherwise expressly exempted, the regulations of this section apply to all outdoor lighting installed after {INSERT EFFECTIVE DATE} on private property within the RR-P, RR-T, and RR-A districts.

b. **EXEMPTIONS**

The following are expressly exempt from the outdoor lighting regulations of this article:

- 1.) security lights controlled and activated by motion sensor devices for a duration of 15 minutes or less;
- 2.) outdoor lights on lots occupied by residential buildings containing fewer than 4 dwelling units;
- 3.) temporary holiday light displays;
- 4.) municipal street lighting systems;
- 5.) lighting of official government flags;
- 6.) lights associated with public parks and recreation facilities; and

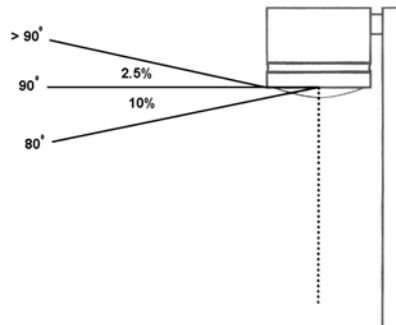
- 7.) construction and emergency lighting used by construction workers or police, firefighting, or medical personnel, provided the lighting is temporary and is discontinued immediately upon completion of the construction work or abatement of the emergency requiring the lighting.

c. GENERAL REGULATIONS AND STANDARDS

- 1.) Flashing, revolving, or intermittent exterior lighting visible from any lot line or street is prohibited.
- 2.) High intensity light beams, such as outdoor searchlights, lasers or strobe lights are prohibited.

d. FIXTURES AND SHIELDING

- 1.) All outdoor light sources that produce more than 4,050 lumens must be at least partially shielded. For the purposes of this provision, “partially-shielded” or “semi-cutoff” means an outdoor light fixture shielded so that no more than 2.5% of the light emitted directly from the lamp or indirectly from the fixture is projected at angles above a horizontal plane extending from the bottom of the fixture.



Commentary: The lumen output of a lighting fixture is specified by the manufacturer. Some typical examples of fixtures that produce 4,050 lumens are 200 Watt standard incandescent, 150 Watt Tungsten-Halogen (quartz), 50 Watt High Pressure Sodium, 50 Watt Cool White Fluorescent, and 30 Watt Low Pressure Sodium.

- 2.) Light fixtures mounted under gas station canopies must be completely recessed into the canopy with flat lenses that are translucent and completely flush with the bottom surface (ceiling) of the canopy.

e. SPILLOVER LIGHT

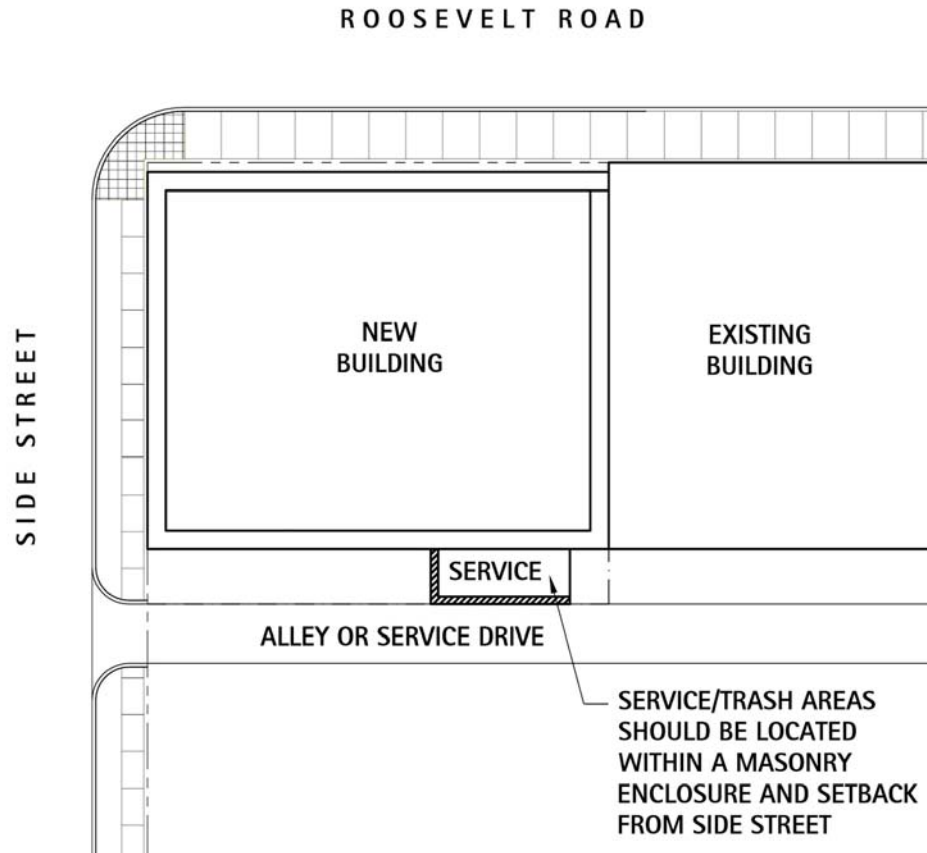
Spillover light onto residential-zoned property may not exceed 2 lux, measured at grade along the lot line.

2. SCREENING OF GARBAGE DUMPSTERS AND TRASH BINS

- a. The dumpster, trash bin, and screening provisions of this subsection apply to all development types where such dumpster and trash bins are stored outside the building. They apply to new construction and when any exterior remodeling, addition, or construction is done to a permitted development type.
- b. All outdoor garbage dumpsters and trash bins must be screened on 4 sides, 3 of which are by a permanent 6-foot tall opaque masonry wall of material and color

to match the primary structure. Door and gate appurtenances must be opaque, hang square and be plumb at all times. Dumpsters and trash bins must be located behind the front building line and located at or near the rear property line. The opening of any trash enclosure may not be oriented toward Roosevelt Road. On corner lots, dumpsters must be located behind the front building line and setback a minimum of 20 feet from any side street right-of-way.

Figure 22: Dumpster and Trash Bin Enclosure/Screening Example



3. **SCREENING OF LOADING DOCKS AND HIGH ACTIVITY AREAS**
All loading docks; commercial facilities with drive-thru services; automotive repair and service; car washes; and other similar high activity uses associated with any development type that is adjacent to a residential zoning district must be completely screened by a 6-foot high masonry wall and must not be visible from adjacent property or street right-of-way.
4. **SCREENING OF VEHICLE AND EQUIPMENT STORAGE AREAS ACCESSORY TO MOTOR VEHICLE SALES AND SERVICE**
 - a. Motor vehicle parking areas where damaged vehicles are awaiting repair or sale or operable vehicles are stored for return to customers such parking areas must be screened from view of all public rights-of-way and all R-zoned property. Such parking areas are not permitted in required setbacks.
 - b. Screening must be opaque and a minimum of 6 feet in height, and may be in the form of walls, fences, berms, or landscaping. Such vehicle storage areas must not be visible from adjoining streets or properties.

- c. No automobiles may be parked, stored, or stacked higher than the screening fence or wall. Where landscaping or berms are used for screening, a landscape plan is required. All screening must be installed before using any such area for vehicle storage purposes.
- d. All vehicle parking areas in existence Adoption Date, that do not comply with the requirements of this section will have until {Insert Specific Date} to comply with these screening requirements of this section.

5. **SCREENING OF UTILITY AND HVAC EQUIPMENT**

All utility and HVAC installations located outside of the right-of-way must be screened. All utility installations within the right-of-way must be screened by the utility company. All mechanical and HVAC equipment located on a roof-top must be screened from the view of adjoining rights-of-way and of adjoining properties. All utility installations installed after completion of the development must be screened by the utility company. Utility equipment must be screened by dense shrubbery at a minimum of 30 inches in height and planted at 36 inches on center. Such shrubbery must be planted far enough away from the units so as to provide a clear area on two sides of the unit for maintenance purposes.

6. **SCREENING OF ACCESSORY STORAGE**

Any development type that involves the storage of materials, products, or equipment outside of a fully-enclosed building must be completely (100%) screened from public view and must not be visible from abutting properties or any street right-of-way.

Q. ADMINISTRATION

Editor's Note: Existing ordinances must be reviewed to evaluate all review and approval procedures, ranging from zoning and building permit approvals and text amendments, rezonings and appeals of development decisions.

1. **PERMITS REQUIRED**

All permits or zoning certifications required by the underlying zoning shall be applicable to developments within the Roosevelt Road Corridor. Nothing in this form-based code will be interpreted to exempt any development from building and zoning permits normally required.

2. **SITE PLAN REVIEW**

All developments are subject to site plan review approval from the building official in accordance with this Section before the issuance of a building permit. The building official may grant approval of a site plan consistent with the Roosevelt Road Corridor form-based code prior to the issuance of a building permit.

3. **SITE PLAN REVIEW SUBMISSIONS**

The following site plan elements are required in addition to any requirements of the Village Oak Park zoning ordinance.

- a. Plat of Survey
- b. Illustration of the adjoining street right-of-way.
- c. Description of the development type and building type proposed.

- d. Identification of any pedestrian amenities (e.g. sidewalk widening, sidewalk cafe.)
- e. Location of all setback lines.
- f. Building elevations demonstrating compliance with the building façade requirements.
- g. Location and specification of required landscaping.
- h. Location and specifications of site lighting, outdoor storage and display, and signs.

4. **SITE PLAN APPROVAL**

The zoning officer must make a determination that the site plan is consistent with the terms and conditions of this form-based code.

5. **SITE PLAN MODIFICATIONS AND WAIVERS**

The zoning officer may authorize minor modifications to approved site plans and waive the requirement of site plan approval for minor construction or building rehabilitation or for the modification of improvements of existing parking lots, fences, light or similar improvements provided that:

- a. The basic relationship of the development to the street and to adjacent properties are not significantly affected;
- b. The proposed improvements or building modifications do not result in development that conflicts or increasingly conflicts with the requirements of this form-based code.
- c. The building modifications or site improvements do not change or alter the fundamental character of the existing development.

6. **DESIGN REVIEW**

Design review is required consistent with Article 6, Section 6.10 of the Oak Park zoning ordinance. Applicants for zoning approvals must demonstrate compliance with the requirements of Article 6, Section 6.10 and the requirements of the Roosevelt Road form-based ordinance. Where there is a conflict between the requirements of the form-based code and the design review standards, the stricter standards will apply.

R. SUMMARY TABLE

A summary of standards for each building/development type is shown below—specific requirements for each development type are found on the following pages. If there is a conflict between this summary chart and the more specific regulations that follow the more specific regulations apply.

Table 12: Form Standards by Building Type

	Single-Story Shopfront	Mixed-use Shopfront	General Commercial	Multi-dwelling	Townhouse	Civic Building	Open Space/ Parking (Non-Accessory)
Front Setback (feet)							
Roosevelt Road (min/max)	2.5/10	2.5/10	2.5/10	2.5/10	2.5/10	2.5/20	10/None
Side Street (min/max)	0/5	0/5	0/5	0/5	0/5	0/15	10' parking/None
Required Street Frontage (pct)							
RR-P district							
—Roosevelt Road	80	80	80	N.A.	N.A.	None	None
RR-T district							
—Roosevelt Road	60	60	60	60	60	None	None
RR-A district							
—Roosevelt Road	50	50	50	50	50	None	None
Required Street Frontage for Corner Lots							
RR-P and RR-T Districts	See Section 1J.2	See Section 1J.2	See Section 1J.2	N.A.	N.A.	None	None
RR-A District	50 front; 30 side	50 front; 30 side	50 front; 30 side	50 front; 30 side	50 front; 30 side	None	None
Minimum Parking Setback (ft.)							
Roosevelt Road	7	7	7	7	7	7	10
Side Street	5	5	5	5	5	5	10
Side Setback (feet)							
Abutting side street	0	0	0	10 feet or 10% of lot width	10 feet or 10% of lot width	10	10
Abutting interior lot	0	0	0	0	5	10	10
Rear Setback (feet)							
All Districts	0	20 above ground level	0	20	20	20	10
Ground Floor Transparency (pct.)							
RR-P District							
—Roosevelt Road	60	60	60	25	25	None	None
—Side Street	30	30	30	15	15	None	None
RR-T and RR-A District							
—Roosevelt Road	50	50	50	25	25	None	None
—Side Street	20	20	20	15	15	None	None
Front Entrance							
Roosevelt Road	Req'd	Req'd	Req'd	Req'd	Req'd	None	None
Max. entrance spacing (lineal feet)	100	100	None	None	None	None	None
Side street entrance	Allowed	Allowed	Allowed	Allowed	Allowed	Allowed	None
Maximum Blank Wall Area							
Roosevelt Road (lineal feet)	20	20	30	30	30	None	

	Single-Story Shopfront	Mixed-use Shopfront	General Commercial	Multi-dwelling	Townhouse	Civic Building	Open Space/ Parking (Non-Accessory)
Side Street(lineal feet)	None	None	None	None	None	None	
Density (sq ft/unit)							
Lot area per dwelling	NA	750	NA	1,000	1,200	NA	