

ARTICLE 5. COMMERCIAL DISTRICTS

- 5.1 PURPOSE STATEMENTS
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- 5.3 DIMENSIONAL STANDARDS
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5.1 PURPOSE STATEMENTS

A. DT Downtown Zoning District

The DT Downtown Zoning District is intended for the greater downtown area including the three sub-districts identified below. The DT District covers the most concentrated area of retail, service, and office within a pedestrian-oriented shopping district. The district also encourages the integration of residential, especially mixed-use development. The DT District is divided into three sub-districts, as follows and shown in Figure 5-1: Downtown Sub-Districts.

1. DT-1 Downtown Central Sub-District

The DT-1 Downtown Central Sub-District covers the most intensely developed portion of the Downtown, emphasizing an active, lively mixed-use environment with retail and entertainment located on the ground floor along the street, and a variety of uses above, including residential.

2. DT-2 Hemingway Sub-District

The DT-2 Hemingway Sub-District is intended to accommodate the vital, historic business community located in Downtown Oak Park, and characterized by an environment that is pedestrian-friendly, mid-rise in scale, and mixed-use in nature, providing a wide range of retail and service uses.

3. DT-3 Pleasant Sub-District

The DT-3 Pleasant Sub-District is located adjacent to the Downtown Central and is intended to accommodate the pedestrian-friendly, lower-intensity mix of small floor plate retail, personal service, and entertainment uses that support the vitality of the Downtown Central.

B. GC General Commercial District

The GC General Commercial District is intended to primarily address those areas of the Village that have a variety of commercial uses, including uses that may be more auto-oriented and heavier in nature. GC District standards are meant to allow more intensive uses with design and development controls that manage the impacts of those uses.

C. HS Harrison Street Zoning District

The HS Harrison Street Zoning District is intended to accommodate the Oak Park Arts District on Harrison Street spanning approximately nine blocks west from Austin Boulevard. The HS District addresses the area's unique blend of retail, studio/performance space, and service establishments, and reinforces the small-scale, walkable urban neighborhood character of the district.

D. MS Madison Street Zoning District

The MS Madison Street Zoning District is intended to focus the orientation of the Madison Street corridor to create an aesthetically appealing, vibrant mixed-use district that is pedestrian friendly and accommodates all Village residents and visitors to the community.

E. NA North Avenue Zoning District

The NA North Avenue Zoning District is intended to accommodate the North Avenue corridor. The NA District addresses commercial uses of various scales, including larger auto-oriented retail, individual storefronts, and retail centers, while improving the pedestrian environment along the corridor. Higher density residential and mixed-use development is also encouraged.

FIGURE 5-1: DOWNTOWN SUB-DISTRICTS



F. NC Neighborhood Commercial Zoning District

The NC Neighborhood Commercial Zoning District is intended for commercial uses that serve the local community. The NC District applies to clusters of commercial uses that are more pedestrian-oriented in character and located in close proximity to residential neighborhoods.

G. RR Roosevelt Road Form-Based District

The RR Roosevelt Road Zoning District is 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.

5.2 USES

Article 8 lists permitted and special principal uses and temporary uses for the commercial districts. Additional use restrictions for the RR Roosevelt Road Zoning District are found in Section 5.4 of this Article.

5.3 DIMENSIONAL STANDARDS

Table 5-1: Commercial Districts Dimensional Standards establishes the dimensional standards for the commercial districts. These regulations apply to all uses within each district unless a different standard is listed for a specific use. Standards for RR Roosevelt Road Zoning District are found in Section 5.4 of this Article.

Table 5-1: Commercial Districts Dimensional Standards			
Commercial Districts	DT	GC	HS
Bulk Standards			
Minimum Lot Area	Non-Residential & Mixed-Use: None Multi-Family: 750 sq. ft./du	Non-Residential: None Mixed-Use: 750 sq. ft./du Multi-Family: 1,000 sq. ft./du Townhouse: 5,000 sq. ft.	Non-Residential & Mixed-Use: None Multi-Family: 1,000 sq. ft./du
Minimum Building Height	20'	N/A	20'
Maximum Building Height	See Figure 5-2	45'	45'
Required Setbacks			
Street Setback	Build-to line of 0'	None required	Non-Residential & Mixed-Use: Build-to line of 0' Multi-Family: Build-to zone of 0' to 5'
Interior Side Setback	Non-Residential & Mixed-Use: Build-to line of 0' Multi-Family: None required	Non-Residential & Mixed-Use: Build-to zone of 0' to 10' Multi-Family & Townhouse: 5' minimum	Non-Residential & Mixed-Use: Build-to zone of 0' to 10' Multi-Family & Townhouse: 5' minimum
Rear Setback	None, unless abutting a residential district, then 15', as measured from the lot line of the adjoining lot to the rear, inclusive of any alley right-of-way	10' where an alley is present, measured from GC District lot line; If no alley, 15' measured from the property line of the adjoining lot to the rear	10' where an alley is present, measured from HS District lot line; If no alley, 15' measured from the property line of the adjoining lot to the rear

ARTICLE 8. USES

- 8.1 GENERAL USE PERMISSION
- 8.2 USE MATRIX
- 8.3 USE RESTRICTIONS
- 8.4 PRINCIPAL USE STANDARDS
- 8.5 TEMPORARY USE STANDARDS

8.1 GENERAL USE PERMISSION

No structure or land may be used or occupied except in conformity with the regulations for the zoning district in which it is located.

8.2 USE MATRIX

- A. Table 8-1: Use Matrix identifies principal and temporary uses allowed within each zoning district.
 - 1. P indicates that the use is permitted in the district.
 - 2. S indicates that the use is a special use in the district and requires a special use permit in accordance with Section 14.2.
 - 3. If a cell is blank, the use is not allowed in the district.
 - 4. In the case of temporary uses, a P indicates the temporary use is allowed in the district and requires approval of a temporary use permit in accordance with Section 14.9.
 - 5. Certain uses are further restricted by Section 8.3.
- B. All uses found within Table 8-1 are defined in Article 2.
 - 1. Certain uses are defined to be inclusive of many uses.
 - 2. When a use meets a specific definition, it is regulated as such and is not regulated as part of a more inclusive use category.
 - 3. A use that is not specifically allowed in a zoning district, does not fall within a use definition, or is interpreted as not part of a use definition, is prohibited.
- C. Additional use restrictions are found in Section 8.3 for the DT District, the MS District, and the RR District.

8.3 USE RESTRICTIONS

Certain use restrictions apply to the following districts and/or geographic areas.

A. DT District

The use restrictions of this section apply to the DT-1 and DT-2 Sub-Districts.

- 1. Only uses that are listed as permitted or special within the “retail” category of Table 8-1 for the DT District are allowed within the first 50 feet of the street lot line at grade level or on the ground floor of any building, with the following exceptions:
 - a. Personal service establishment is allowed at grade level or on the ground floor within the first 50 feet of the street lot line.
 - b. Live performance venue is allowed at ground level or on the ground floor within the first 50 feet of the street lot line.
 - c. Design studio with retail is allowed at ground level or on the ground floor within the first 50 feet of the street lot line.

d. Specialty food service is only allowed at grade level or on the ground floor if it maintains a retail and/or restaurant component.

e. This restriction also applies to temporary uses with the following exceptions: temporary pop-up business and temporary real estate sales office/model unit are permitted at ground level or on the ground floor within the first 50 feet of the street lot line

f. Work Lounge is allowed at grade level or on the ground floor within the first 50 feet of the street lot line.

g. Art and Fitness Studio is allowed at grade level or on the ground floor within the first 50 feet of the street lot line.

h. Health Club is allowed at grade level or on the ground floor within the first 50 feet of the street lot line.

i. Recreation, Indoor is allowed at grade level or on the ground floor within the first 50 feet of the street lot line.

j. Business Service Center is allowed at grade level or on the ground floor within the first 50 feet of the street lot line.

k. Parking lot (principal) is allowed at grade level within the first 50 feet of any street lot line, except the street lot lines of Lake Street and Oak Park Avenue.

2. Other uses allowed within the DT District in any other category are permitted at grade level or on the ground floor if they are located more than 50 feet from a street lot line.

3. No provision of this section eliminates the need for a special use permit if the use is listed as a special use in Table 8-1.

B. MS District

The use restrictions of this section apply to the MS District.

1. Townhouse and multi-family dwellings are prohibited between Clinton Avenue and East Avenue. Only dwellings above the ground floor are allowed in this area.

2. Drive-through facilities and gas stations are prohibited between Clinton Avenue and East Avenue.

C. RR District

Table 5-12 in Article 5 has additional use restrictions for the RR District.

OAK PARK ZONING MAP

Adopted March 6, 2023

LEGEND

- R-1 Single Family
- R-2 Single Family
- R-3-35 Single Family
- R-3-50 Single Family
- R-4 Single Family
- R-5 Two-Family
- R-6 Multi-Family
- R-7 Multi-Family
- NC Neighborhood Commercial
- GC General Commercial
- HS Harrison Street
- MS Madison Street
- NA North Avenue
- RR Roosevelt Road
- DT Downtown
- H Hospital
- OS Open Space
- I Institutional

HISTORIC DISTRICTS

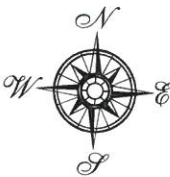
- Frank Lloyd Wright
- Gunderson
- Ridgeland - Oak Park

PLANNED DEVELOPMENTS

- 100 Forest Place 1984-O-30
- Euclid Place 1985-O-70
- Elmwood Avenue Townhomes 2000-O-42
- Madison Street Townhomes 2001-O-110, 2003-O-25
- Euclid Terrace 2001-O-14, 2002-O-15, 2003-O-22
- Maple Square Townhomes 2001-O-80
- Ridgeland Station Parcel B 2002-O-06, 2003-O-41
- Belmont Village 2003-O-42
- The Ridgeland 2003-O-26
- The Oak Park Opera Club 2004-O-56, 2007-O-13, 2007-O-14
- WhiteCo Residential 2005-O-14, 2008-O-11 [Oak Park Place]
- Clarence Square Townhomes 2005-O-43
- Madison Street Townhomes 2005-O-46
- Garden Grove Townhomes 2007-O-21
- The Home Avenue Townhomes 2007-O-42, 2013-O-26
- Walgreens Development 2009-O-51, 2013-O-07
- Lake and Forest Development 2010-O-14, 2010-O-91, 2012-O-44
- Grove Avenue Apartments 2011-O-26, 2012-O-17
- Residences of Maple Place 2014-O-32
- Oak Park Oasis 2014-O-83
- Oak Park Station ORD 15-135
- Lincoln Development ORD 16-028/029
- District House ORD 16-087
- Residences of South Boulevard ORD 17-147
- Rush Oak Park Hospital ORD 17-263
- Albion of Oak Park ORD 17-270
- Lexington Reserve Townhomes ORD 18-365
- Turano Bakery Office ORD 18-386 & ORD 23-13
- Community Builders, Inc. ORD 18-432
- Fenwick High School Garage ORD 19-16
- North Avenue Apartments ORD 19-98
- American House Senior Community ORD 20-010
- Madison Street Apartments ORD 20-049
- Lake Street Apartments ORD 20-0117
- Washington Boulevard Apartments ORD 21-03
- Pete's Fresh Market ORD 21-016
- Pleasant - Marion Apartments ORD 21-31
- Van Buren Apartments ORD 22 - 3
- Madison Common Cohousing ORD 22-75

TRANSPORTATION

- Streets
- I-290 (Expressway)
- Railroad
- CTA BLUE LINE
- CTA GREEN LINE



0 500 1,000 2,000 Feet

DISCLAIMER: This drawing is neither a legally recorded map nor a survey, and is not intended to be used as such. This drawing is a compilation of records, information and data located in various village, county, and state offices, and other sources, affecting the land area displayed and is to be used for reference purposes only. The Village of Oak Park shall not be responsible for any inaccuracies herein contained. If discrepancies are found, please contact the Oak Park Development Customer Services Department.