



**For Immediate Release:** 11.06.06

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### **More Restrictive Residential Zoning to be Considered**

With the goal of preserving neighborhood character, the Village Board is considering reclassifying areas of the community zoned multiple-family residential to reduce the chances of single and two-family-style homes being torn down and possibly replaced with larger apartment or condominium developments.

Just how zoning reclassifications could affect property owners within the area under review will be discussed at a Plan Commission hearing scheduled for 7 p.m., Thurs., Nov. 16, in Village Hall, 123 Madison Street. Public comment will be accepted at the meeting, but only individuals who file an *Interested Party Appearance Form* with the Office of the Village Clerk by 5 p.m. the business day preceding the hearing date may cross examine witnesses. The form is available at Village Hall and at [www.oak-park.us](http://www.oak-park.us).

More than 900 properties are within the R-6 and R-7 zones under review, but the Plan Commission will initially look at blocks encompassing about 120 properties. The Village has seven residential zoning designations, with R-1 single-family being the most restrictive and R-7 multiple-family the least. Areas to be considered during this first round include the following:

- Clinton Avenue – 400 block, east side
- Cuyler Avenue – north 400 block, east side
- Grove Avenue – south 100 block, both sides
- Grove Avenue – south 400 block, both sides
- Grove Avenue – south 1100 block, east side
- Euclid Avenue – south 1100 block, west side
- Harvey Avenue – north 400 block, west side
- Kenilworth Avenue – south 900 block, both sides
- Kenilworth Avenue – south 100 block, east side
- Lombard Avenue – north 400 block, east side
- Maple Avenue – north 400 block, both sides
- Marion Street – north 400 block, both sides
- Superior Street – 1000 and 1100 blocks, both sides
- Taylor Avenue – north 400 block, west side

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Residential Zoning  
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The Village also is considering a Zoning Ordinance text amendment to allow a nonconforming residential building to be reconstructed if destroyed or damaged by fire, accident or "act of God." Under this provision, if the cost of restoration to the condition before the occurrence exceeds 50 percent of the cost of replacement of the entire structure, any building that becomes nonconforming due to the rezoning process would be allowed to rebuild.

For more information on the multiple-family residential zoning review or redevelopment in the Village, call 358.5418 or email [planning@oak-park.us](mailto:planning@oak-park.us).

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