





Memorandum

TO: Kevin J. Jackson, Village Manager 

FROM: Tammie Grossman, Development Customer Services Director 
Craig Failor, Village Planner, DCS

FOR: Village President and Board of Trustees

DATE: February 9, 2023

SUBJECT: Accessory Dwelling Unit Update

Background

This memorandum is a review of where the Village is currently regarding the incorporation of Accessory Dwelling Units (ADU) as a permitted use in residential zoning districts. With the 2017 update of the Zoning Ordinance, the Village allowed Coach Houses (dwelling units over a garage) as a permitted use on any zoning lot that contains a single-family residence. At that time, the zoning ordinance had restrictions on lot size, number of units on a lot, design, height and location. In early 2020, during a Village Board goal setting session, the concept of constructing an accessory dwelling unit within an existing home, specifically within a larger estate-type residence, was discussed and became a Village Board goal. While there are many housing options in the Village, there are few affordable and adaptable options within single-family residential areas. A number of accessory dwelling unit types have become standard throughout the country.

At their January 10, 2022 meeting the Village Board approved an amendment to the Zoning Ordinance Article 9. *Site Development Standards*, Section 9.3(B) *Accessory Dwelling Units* which allowed an expansion of ADU housing types to include, in addition to detached coach houses; detached ground-floor units, an attached addition with separate entrance, an interior attic or basement conversion with separate entrance. At that meeting it was requested that staff track ADU development and provide updates.

Progress Report

The Village Board asked that staff collect data on the following items relative to ADU development; (1.) Type of ADU, (2.) Square footage, (3.) Utilities/Waste Management (new water or sewer, etc.), (4.) Tax Structure Changes, and, (5.) if the unit will be used for Short Term Rental. A spreadsheet is attached for review. At this early stage, tax information has not changed. Based on the list provided, only coach houses have been the housing type developed. Most include a residential unit above a garage, some have a non-dwelling use on

the second floor. These few are/will be used as home office or recreational space. Each of the latter units can be converted to residential units in the future, per the zoning regulations. According to the Oak Park tax assessor Ali El Safar, coach houses will not change the tax classification of a single-family residential property. Additions and/or attic and basement conversions with separate entrances will change the tax classification from a single-family to a 2-6-unit tax classification.

Please contact Tammie Grossman, Development Customer Services Director, with any questions at tgrossman@oak-park.us or 708/358-5422.

Cc: Lisa Shelley, Deputy Village Manager
Ahmad Zayyad, Deputy Village Manager
Christina M. Waters, Village Clerk
All Department Directors

Accessory Dwelling Unit Track

Year	Address	Type	Sq. Foot	Short-Term	Utilities	Tax Class 2021	Tax Class 2022	Permit #
2022	228 Forest Ave.	CH/ bdrm	980	No Request	To Main House	SF 2-06	No Info	PRRCA202200271
2022	634 Carpenter Ave.	CH/ bdrm	735	No Request	To Main House	SF 2-03	No Info	No Permit Submitted Yet
2022	142 S. Scoville Ave.	CH-No Res	728	No Request	To Main House	SF 2-06	No Info	PRRCN202202404
2022	1123 N. Marion St.	CH/ bdrm	1090	No Request	To Main House	SF 2-06	No Info	PRADT202201340
2022	135 N. Taylor Ave.	CH-No Res	800	No Request	To Main House	SF 2-05	No Info	PRACS202202575
2022	509 Fair Oaks Ave.	CH/ bdrm	500	No Request	To Main House	SF 2-06	No Info	PRADT2023000239
2022	514 Linden Ave.	CH/ bdrm	1000	No Request	To Main House	SF 2-06	No Info	PRACS202202497
2022	519 S. Scoville Ave.	CH-No Res	600	No Request	To Main House	SF 2-05	No Info	PRACS202202133
2022	134 S. Taylor Ave.	CH/ bdrm	820	No Request	To Main House	SF 2-05	No Info	PRRCN202202543
2022	714 N. Grove Ave.	CH/ bdrm	560	No Request	To Main House	SF 2-05	No Info	No Permit Submitted Yet
2022	539 S. Oak Park Ave.	CH-No Res	1012	No Request	To Main House	SF 2-04	No Info	PRRCA202204665
2023	204 S. Scoville Ave.	CH-No Res	450	No Request	To Main House	SF 2-06	No Info	Unit ZRP Review
						CLASS KEY		
	No dwelling unit above - home office or recreational use.							
						2 -01 = Residential Garage		
						2 -00 thru 2 -10 = SF		
						2-11 = 2-6 Units		

Potential Conversion

Potential Conversion

Potential Conversion

Potential Conversion

Potential Conversion