



Application for Public Hearing SPECIAL USE PERMITS

YOU MUST PROVIDE THE FOLLOWING INFORMATION: IF ADDITIONAL SPACE IS NEEDED, ATTACH EXTRA PAGES TO THE PETITION.

Name of Business (If applicable): Housing Forward

Address/Location of Property in Question: 38 N. Austin Blvd, Oak Park, IL 60302

Property Identification Number(s)(PIN): 16-08-323-026

Name of Property Owner(s): Archdiocese of Chicago

Address of Property Owner(s): 835 N. Rush St., Chicago, IL 60611-2030

E-Mail of Property Owner(s): frcarl@stgilesparish.org Phone: 708-383-8644

If Land Trust, name(s) of all beneficial owners: (A Certificate of Trust must be filed.) _____

Name of Applicant(s): Housing Forward, Lynda Schueler, Chief Executive Officer

Applicant's Address: 1851 S 9th Ave. Maywood IL 60153

Applicant's Phone Number: (708) 338-1724 E-Mail lschueler@housingforward.org

Other: _____

Project Contact: (if Different than Applicant) Attn: Kenna MacKinnon, St. Giles Parish

Contact's Address: 1034 N. Columbian, Oak Park, IL 60302

Contact's Phone Number: 312-282-3063 E-Mail kenna.mackinnon@icloud.com

Other: _____

Property Interest of Applicant: Owner Legal Representative Contract Purchaser Other

(If Other - Describe): Lessee

Existing Zoning: I Institutional

Describe Proposal: See Attached

Size of Parcel (from Plat of Survey): _____ Square Feet

| Adjacent: | Zoning Districts | Land Uses |
|---------------|-------------------------|--------------------------------------------------------------------------------|
| To the North: | <u>Institutional</u> | Church _____ |
| To the South: | <u>Institutional</u> | Parking lot & School _____ |
| To the East: | Residential, Chicago | Residential _____ |
| To the West: | Multifamily Residential | Property owned by Archdiocese and occupied by a non-profit residential program |

How the property in question is currently improved?

Residential Non-Residential Mixed Use OTHER: Religious Institution

Describe Improvement: Two-story building with office and residential spaces _____

Is the property in question currently in violation of the Zoning Ordinance? ____ Yes No

If Yes, how? _____

Is the property in question presently subject to a Special Use Permit? ____ Yes No

If Yes, how? _____

If Yes, please provide relevant Ordinance No.'s _____

Is the subject property located within any Historic District? Yes ____ No

If Yes: Frank Lloyd Wright Ridgeland/Oak Park Gunderson

From what Section(s) of the Zoning Ordinance are you requesting approval / relief?

Article: 2 - Definitions and Rules of Measurement Section: 2.3 Definitions _____

Article: 8 Uses _____ Section: Table 8-1 _____

Article: 8 Uses _____ Section: 8.4 Principal Use Standards _____

Explain why, in your opinion, the grant of this request will be in harmony with the neighborhood and not contrary to the intent and purpose of the Zoning Ordinance or Comprehensive Plan;

St. Catherine St Lucy Parish has been an institution serving the community out of the rectory with a variety of ministries for over 80 years. The Community Service Center designation will allow for additional service organizations to provide similar services meeting the needs of the community. The services will complement the school and Church immediately adjacent to the building, with office uses during the workday and an emergency overnight residence for individuals who are unhoused on a short-term basis. Housing Forward has operated a temporary shelter in the building which has been in harmony with the neighborhood for 18 months.

St. Catherine-St. Lucy is seeking to partner with Housing Forward to renovate and repurpose the former rectory into an emergency shelter for 40 homeless individuals, office space for approximately 10 Housing Forward staff, as well as provide space for social service outreach by the Neighborhood Bridge to respond to the needs of the families at SCSL School as well as other catholic and private schools in the Austin community.

PROJECT SUMMARY:

The rectory is currently configured for residential and communal living. On the first floor, we propose maintaining the office spaces for the use of the parish in the eastern half of the building. The space to the west, including the kitchen, will be used by Housing Forward staff for offices and food preparation for their clients.

The lower level will be renovated to provide a large meeting room for community meetings such as adult education and other mission-based outreach activities.

We propose updating the second floor spaces to an emergency shelter, utilizing the bedroom and bathrooms that were designed for individual living spaces and converting them to communal living for individuals on a nightly basis. Housing Forward has been operating a temporary emergency shelter according to this model in a portion of this space for over a year. The clients arrive to the building after 7pm, receive meals and access to showers and a place to sleep, leaving the building by 7am the next day.

Housing Forward will hold a five-year lease for the space they are utilizing in the rectory with the Archdiocese of Chicago.

Like Maguire Hall, the gym and community center just south of the rectory which was renovated in 2021, the rectory was built in the early '60's. It consists of three floors (including a basement) comprising 11,775 square feet. This does not include the 1,210 square foot 4 car garage and passageway to the church.

The Neighborhood Bridge, a newly formed Not for Profit, will be managing the coordination of outreach efforts from the renovated space. The search for its first Executive Director is underway, with several qualified candidates and an anticipated hire by summer 2024. The rectory renovation and operation of the social services center will be coordinated by both Neighborhood Bridge and Housing Forward and will not be the financial responsibility of the Oak Park Catholic parishes.

E. Approval Standards

The listing of a use as a special use within a zoning district does not constitute an assurance or presumption that such special use will be approved. Rather, each special use must be evaluated on an individual basis, in relation to all applicable standards of this Ordinance. Such evaluation will determine whether approval of the special use is appropriate at the particular location and in the particular manner proposed. The recommendation of the Zoning Board of Appeals and decision of the Village Board must make findings to support each of the following conclusions:

1. The establishment, maintenance, and operation of the proposed special use will not have a substantial or unduly adverse impact on the neighborhood or endanger the public health, safety, or welfare.
2. The proposed special use is compatible with the general land use of adjacent properties and other property within the immediate vicinity.
3. The special use in the specific location proposed is consistent with the spirit and intent of this Ordinance, adopted land use policies and the Comprehensive Plan.
4. The special use meets the requirements for such classification in this Ordinance.

I (we) certify that all the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my (our) knowledge and belief.

I (we) consent to the entry in or upon the premises described in this application by any authorized official of the Village of Oak Park for the purpose of securing information, posting, maintaining and removing such notices as may be required by law.

Lyndy Schneider

(Printed Name) Applicant

Lyndy Schneider

(Signature) Applicant

6.26.24

Date

Rev. Carl Morello

(Printed Name) Owner

Rev. Carl Morello

(Signature) Owner

6/26/24

Date

Owner's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS

26 DAY OF June, 2024

Abigail Magallanes

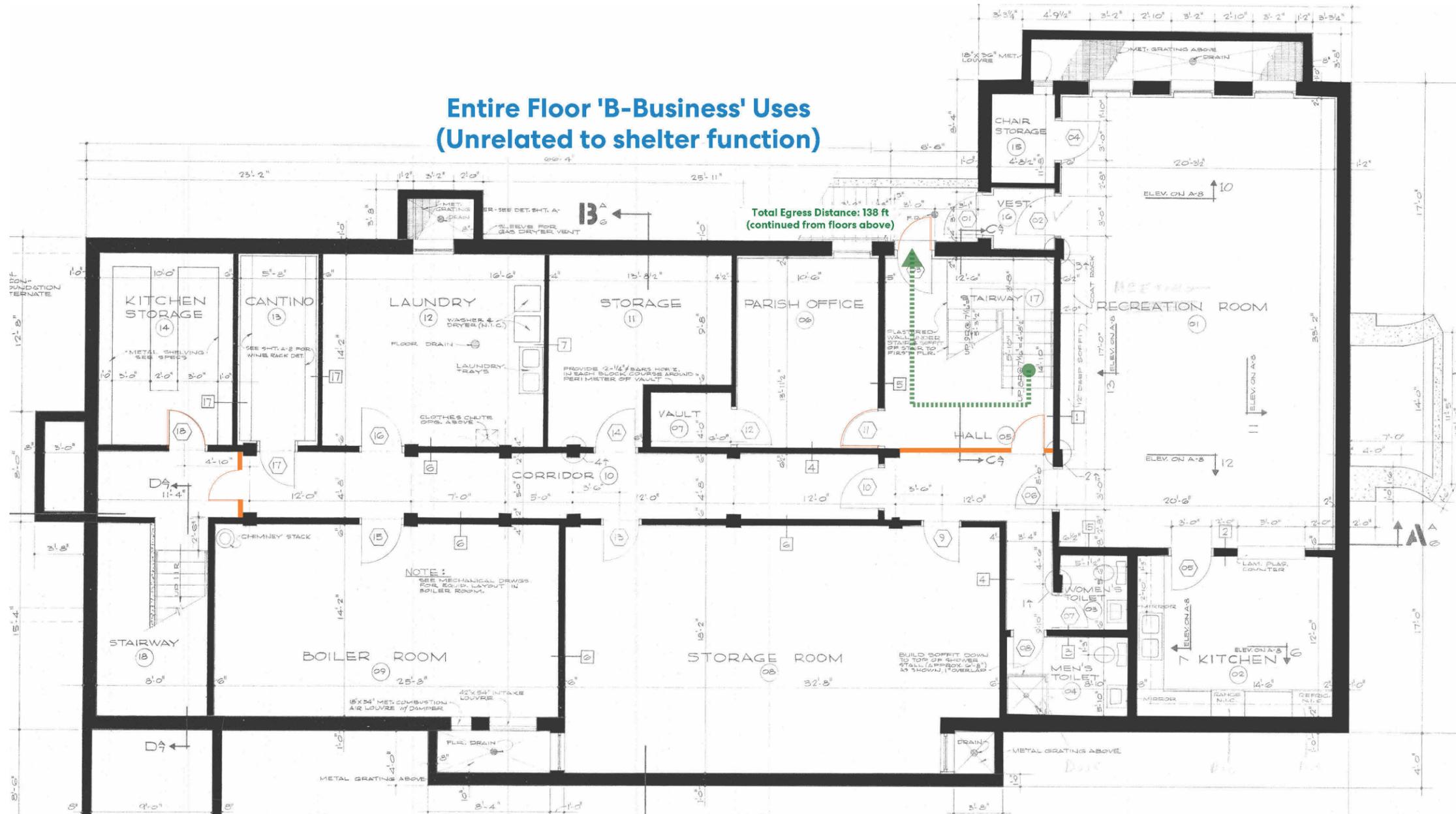
(Notary Public)





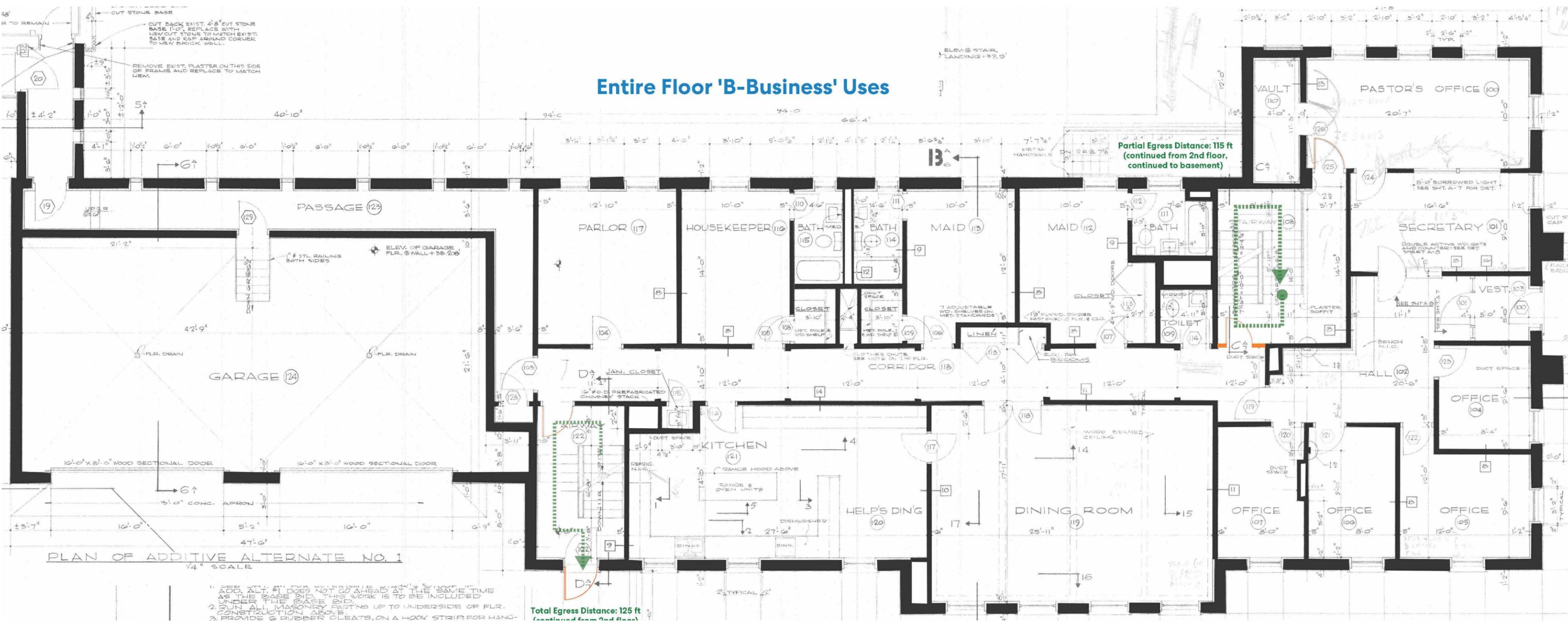


Entire Floor 'B-Business' Uses
(Unrelated to shelter function)



Basement Level

DRAFT



Entire Floor 'B-Business' Uses

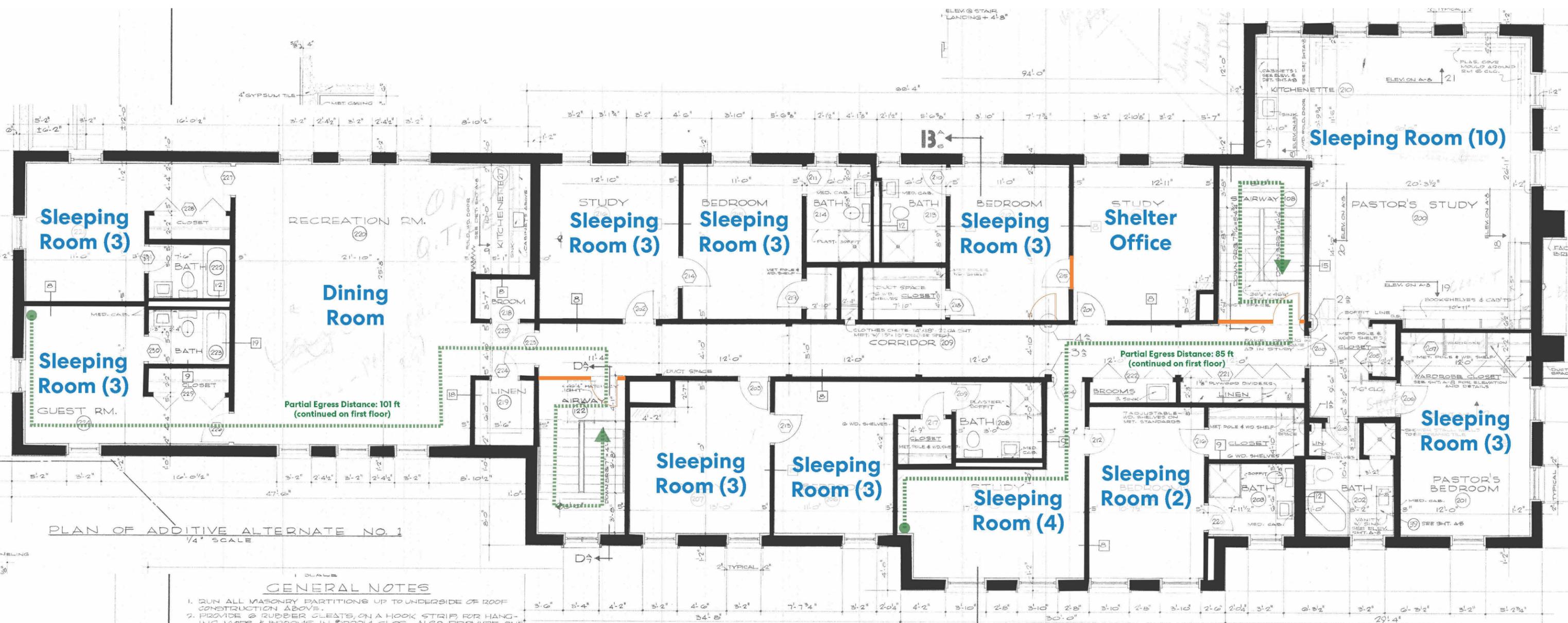
Partial Egress Distance: 115 ft
(continued from 2nd floor,
continued to basement)

Total Egress Distance: 125 ft
(continued from 2nd floor)

First Level

DRAFT





PLAN OF ADDITIVE ALTERNATE NO. 1
1/4" SCALE

GENERAL NOTES

1. RUN ALL MASONRY PARTITIONS UP TO UNDERSIDE OF ROOF CONSTRUCTION ABOVE.
2. PROVIDE 2 RUBBER CLEATS, ON A HOOK STRIP, FOR HANGING MAPS & BROOMS IN BROOM CLOSET. ALSO PROVIDE...

Second Level

DRAFT



Affidavit of Ownership

COUNTY OF COOK)
) SS

STATE OF ILLINOIS)

I, Fr. Carl Morello CARL MORELLO under oath, state that I am
(Print Name)

the sole owner of the property

an owner of the property

an authorized officer for the owner of the property

Commonly described as:

38 North Austin Blvd,
Oak Park, IL 60302 _____

and that such property is owned by Archdiocese of Chicago 6/28/24 as of this date.
(Print Name / Company)

Rev. Carl Morello
(Signature)

SUBSCRIBED AND SWORN TO BEFORE ME THIS

28 DAY OF JUNE, 2024

John G. Bruun
(Notary Public)

