



# Village of Oak Park

## **STAFF REPORT**

**TO:** Zoning Board of Appeals

**REVIEW DATE:** April 1st, 2026

**FROM:** Project Review Team

**PREPARED BY:** Bob Bernhart, Zoning Administrator

### **P R O J E C T T I T L E**

**CALENDAR NUMBER:** 11-26-Z

The Zoning Board of Appeals (“ZBA”) will conduct a public hearing on an application filed by the Applicant, Tatanisha Funches (Virtual Health 78 & Wellness Center), seeking a special use permit for a medical clinic, pursuant to Section 8.3 (Table 8-1: Use Matrix) and Section 5.4(K) (Table 5-12: RR District Use Restrictions by Building Type) of the Oak Park Zoning Ordinance at the property located at 6142 Roosevelt Road, Oak Park, Illinois, Property Index Number 16-17-328-031-0000 (“Subject Property”), in the RR Roosevelt Road Form-Based District.

### **A P P L I C A N T I N F O R M A T I O N**

**APPLICANT:** Tatanisha Funches (Virtual Health 78 & Wellness Center)  
6142 Roosevelt Road  
Oak Park, IL 60304

**PROPERTY OWNER:** Jack Strand  
140 S Grove Ave  
Oak Park, IL 60302

### **P R O P E R T Y I N F O R M A T I O N**

**EXISTING ZONING:** RR Roosevelt Road Form-Based District  
**EXISTING LAND USE:** Multi-tenant Commercial/Office  
**PROPERTY SIZE:** Approximately 3,127 square feet  
**COMPREHENSIVE PLAN/FLU:** Corridor Commercial/Mixed Use

#### **SURROUNDING ZONING AND LAND USES:**

**NORTH:** Public Alley followed by R-4 Single-Family Residential District (Residential)  
**SOUTH:** Town of Cicero (Slots/Video Poker Establishment)  
**EAST:** RR Roosevelt Road Form-Based District (Sign Company)  
**WEST:** S Lombard Ave followed by RR Roosevelt Road Form-Based District (DHL)

## Analysis

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### Submittals

This report is based on the following documents which were filed with the Development Services Department:

1. Application for Special Use Permit;
2. Narrative and Additional Details;
3. Photos of Interior Space
4. Aerial/Site Map; and
5. Responses to the Special Use Standards pursuant to Section 14.2 (E).

### Description

The Subject Property, which is functionally connected with the adjacent parcel to the west (6144 Roosevelt Road), is located near the northeast intersection of Roosevelt Road and S Lombard Ave in the RR Roosevelt Road Form-Based District. The property has several commercial tenants, and a pharmacy was recently operating from the front space at 6144 Roosevelt Road.

The Applicant, a nurse practitioner, seeks special use approval to open a medical clinic for primary care, telehealth, and weight-loss wellness services in one office suite in the building. They would provide routine outpatient services by appointment only, with a limited daily patient volume. They plan to complete minor interior improvements; the space is two connected rooms, with one being used for office/administrative work and the other for seeing patients.

### **Image of Subject Property:**



### **Compliance with the Zoning Ordinance**

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The Applicant seeks a special use permit, pursuant to Section 8.3 (Table 8-1: Use Matrix) and Section 5.4(K) (Table 5-12: RR District Use Restrictions by Building Type) of the Zoning Ordinance of the Village of Oak Park, which requires a special use permit for medical/dental clinics in the RR Roosevelt Road Form-Based District.

After the hearing, the Zoning Board of Appeals shall transmit to the Village Board a written report of its

findings as to compliance of the special use approval standards listed in Section 14.2 (E) (Approval Standards) and give its recommendation to either approve, approve with condition(s) or deny the special use.

### Special Use:

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 an approval of the special use is appropriate at the particular location and 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.

The Applicant has responded to the approval standards within their application.

## **C o m p a t i b i l i t y   w i t h   S u r r o u n d i n g   L a n d   U s e s**

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.

The Subject Property is located within the Roosevelt Road Transitional (RR-T) form-based zone. 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.

The adjacent land uses are predominantly commercial, with residential development to the north that is buffered by an alley. The building has historically hosted medical uses such as a pharmacy, and the proposed space for the clinic is within an existing small suite. Given the limited volume of patients and general scope of the proposed use, as well as the availability of public parking directly west of the building, the proposed use should be compatible with the surrounding area.

## **General Information**

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### Project Review Team

The Project Review Team (PRT) consists of representatives from various departments and divisions within the Village government. Staff discussed the application and no concerns were raised. A walkthrough with the applicant, Zoning Administrator, and Chief Building Official was suggested and subsequently completed, with the Chief Building Official identifying minor improvements that would be necessary within the building.

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*End of Report.*

- c. Applicant  
Zoning Board of Appeals members  
Rasheda Jackson, Zoning Board of Appeals Attorney  
Mike Bruce, Village Planner