

Attachment A

April 1, 2026

Village President and Board of Trustees
Village of Oak Park
123 Madison Street
Oak Park, Illinois 60302

Re: Application of Virtual Health 78 & Wellness Center for a Special Use Permit for a Medical Clinic to be located at 6142 Roosevelt Road (Calendar No. 11-26-Z)

Dear Village President and Board of Trustees:

On January 28, 2026, Virtual Health 78 & Wellness Center (the "Applicant") filed an application (Calendar No. 11-26-Z) 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 Village of Oak Park Zoning Ordinance ("Zoning Ordinance") requesting the issuance of a special use permit for a medical clinic to be located in the RR Roosevelt Road Form-Based District at 6142 Roosevelt Road, Oak Park, Illinois 60304 ("Subject Property").

A public hearing was held on the application by the Village of Oak Park's ("Village") Zoning Board of Appeals ("ZBA") in the Council Chambers of the Oak Park Village Hall, 123 Madison Street, Oak Park, Illinois on April 1, 2026 at 7:00 p.m. The notice and time and place of the public hearing was duly published on March 11, 2026, in the *Wednesday Journal*, a newspaper of general circulation in the Village. Notice was also posted at the Subject Property and notices were mailed by the Applicant to owners of record within 300 feet of the Subject Property, advising them of the application and the public hearing to be held.

FINDINGS OF FACT

The ZBA, having fully heard and considered the testimony of all those present at the hearing who wished to testify and being fully advised in the premises, makes the following findings pursuant to Section 14.2(C)(2), 14.2(D)(1) and 14.2(E) of the Village Zoning Ordinance:

1. The Applicant seeks a special use permit pursuant to Section 8.3 (Table 8-1: Use Matrix)) and Section 5.4 (Table 5-12:RR District Dimensional and Design Standards), Subsection K (“Uses”), Table 5-12 (“RR District Use Restrictions by Building Type”) of the Zoning Ordinance for a medical clinic in the RR Roosevelt Road Form-Based District.

The Subject Property.

2. The Subject Property is a two-story building connected to the adjacent parcel to the west (6144 Roosevelt Road) and is located near the northeast intersection of Roosevelt Road and Lombard Avenue in the RR Roosevelt Road Form-Based District.

3. The Applicant proposes to operate a medical clinic for primary care, telehealth and weight-loss wellness services in one office suite in the building at the property located at 6142 Roosevelt Road, Oak Park, Illinois 60304 (“Subject Property”).

The Applicant.

4. Jack Strand is the owner of the Subject Property and has consented to the filing of the Application.

5. The Applicant submitted evidence that the medical clinic would allow for the successful change of use of the interior suite at the Subject Property.

6. The Applicant will make minor interior improvements to the two spaces in the

suite, with one room being used for office/administrative work and the other room as an examination room.

7. The Applicant presented evidence that it is ready to move forward with the change of use of the suite at the Subject Property upon the Village's approval of the special use.

8. The ZBA considered the following documents which were submitted into evidence at the time of the Public Hearing, and made part of the Record:

- a. Application for Special Use Permit;
- b. Narrative and Additional Details;
- c. Responses to the Approval Standards for Receiving a Special Use, as conveyed in Section 14.2 (E);
- d. Photos of Interior Space; and
- e. Aerial/Site Map.

Compatibility with Surrounding Uses.

9. A special use permit is required for a medical/dental clinic in the RR Roosevelt Road Form-Based District.

10. The RR Roosevelt Road Form-Based 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.

11. Currently, there are other commercial uses in the neighboring area, with residential development to the north.

12. The building has historically hosted medical uses such as a pharmacy, and the proposed space for the clinic is within an existing small suite.

13. The proposed medical clinic would be compatible with surrounding land uses and is an appropriate use for this property in the RR Roosevelt Road Form-Based District.

Project Review Team.

14. The Village’s Internal Project Review Team (“Team”) met to review the Applicant’s Proposal. The team consists of staff members from various Village departments.

15. The Team supports the special use application subject to minor improvements that would be necessary before occupying the building.

The Need for Zoning Relief.

16. An applicant cannot operate a medical clinic in the RR Roosevelt Road Form-Based District without a special use permit. *Zoning Ordinance*, Section 8.3 (Table 8-1: Use Matrix).

17. In addition, a medical use located in a two-story building in the RR Roosevelt Form-Based District also requires a special use permit. *Zoning Ordinance*, Section 5.4 (Table 5-12: RR District Use Restriction by Building Type).

The Special Use Standards.

18. A special use permit may be granted only if the following factors are met pursuant to Section 14.2 (E) of the Zoning Ordinance:

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; and
4. The special use meets the requirement for such classification in this [the Zoning] Ordinance.

19. The evidence shows that the proposed medical clinic is suitable within the RR Roosevelt Road Form-Based District and is compatible with the surrounding neighborhood.

20. The evidence shows that the proposed medical clinic will not have an impact on

traffic patterns, pedestrian traffic or area parking.

21. The evidence shows that the proposed medical clinic will provide a service that is in the interest of public convenience and will contribute to the general welfare of the community.

22. Section 8.3 (Table 8-1: Use Matrix) of the Zoning Ordinance requires a special use permit to operate a medical/dental clinic located in the RR Roosevelt Road Form-Based District.

23. Section 5.4 (Table 5-12: RR District Use Restrictions by Building Type) of the Zoning Ordinance requires a special use permit to operate a medical clinic use located in a two-story building in the RR Roosevelt Form-Based District.

24. The Applicant has provided reasonable assurances that its Proposal will be completed in a timely manner and shall comply with Village building code requirements.

25. The evidence shows that the issuance of a special use permit for the Subject Property is in the best interest of the Village of Oak Park and the Applicant has met the standards pursuant to Section 14.2 (E) of the Zoning Ordinance for the permit.

RECOMMENDATION

Pursuant to the authority vested in it by the statutes of the State of Illinois and the ordinances of the Village of Oak Park, the Zoning Board of Appeals, hereby recommends to the President and Board of Trustees pursuant to a vote of 5 - 0, that the special use permit be granted pursuant to Section 8.3 (Table 8-1: Use Matrix) of the Zoning Ordinance and pursuant to a vote of 5 - 0, that a special use permit be granted pursuant to Section 5.4(K) (Table 5-12: RR District Use Restrictions by Building Type) for a medical clinic to be located at 6142 Roosevelt Road, Oak Park, Illinois.

This report adopted by a 5 to 0 vote of this Zoning Board of Appeals, this 1st day of April, 2026.