

August 1, 2024

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

Re: Application of Housing Forward for Consideration of a Special Use Permit to Permit A Community Service Center within the Institutional Zoning District for the property located at 38 North Austin Boulevard, Oak Park, Illinois – PC 24-06

Dear President and Board of Trustees:

In June of 2024, Housing Forward, 1851 South 9th Avenue, Maywood, Illinois 60153 (“**Applicant**”), submitted an application for consideration of a special use permit with the Plan Commission (“**Commission**”). The Applicant is the lessee of the property that was the former site of the St. Catherine/St. Lucy Rectory, which is located at 38 North Austin Boulevard, Oak Park, Illinois (“**Property**”), which is located in the I-Institutional Zoning District (“**Institutional District**”). The Applicant requested that the Commission consider approval of text amendments in a related docket, PC24-05, which if approved would allow for a Community Service Center as a principal use in the Institutional District upon approval of a special use permit. In this docket, PC 24-06, the Applicant requests that if the text amendments are approved, that the Village also issue a special use permit to allow a Community Service Center at the Property which is located in the Institutional District.

Notice and Hearing.

On July 17, 2024, legal notice of the public hearing was published in *The Wednesday Journal*, a newspaper of general circulation within the Village of Oak Park.

Pursuant to legal notice, the Commission conducted a public hearing on the application on August 1, 2024, at which time and place a quorum of the members of the Commission was

present. A notice of the public hearing was posted at the Property and certified letters were also mailed by the Applicant to taxpayers of record for property within 300' of the Property, advising them of the proposal and the public hearing to be held.

Having heard and considered the testimony and evidence at the public hearing, the Commission makes the following findings of fact:

FINDINGS OF FACT

Property.

1. The Property is located on the west side of Austin Boulevard, south of Washington Boulevard and east of South Humphrey Avenue. The Property is located in the Institutional District and is improved with a two-story building with office and residential spaces.

2. To the north of the Property is a church, zoned in the Institutional District, to the south of the Property is a parking lot and school, zoned in the Institutional District, to the east of the Property is residential property in Chicago, zoned in a residential district, and to the west of the Property is property owned by the Archdiocese and is occupied by a non-profit residential program, zoned in the Multifamily Residential District.

The Applicant.

3. The Applicant leases the Property from the Archdiocese of Chicago.

Requested Approval – Special Use Permit.

4. The Property is improved with a two-story building that includes office and residential spaces.

5. The Applicant explained that the St. Catherine/St. Lucy rectory has served the community with a variety of ministries for over 80 years.

6. The Applicant proposes to use the Property as an emergency shelter for unhoused individuals, that will include spaces for offices and social service outreach programs to respond to the needs of the families at St. Catherine/St. Lucy School as well as other catholic and private schools in the community ("**Community Service Center**").

7. The Applicant asks the Village to grant it a special use permit to operate the Community Service Center (“**Special Use**”).

8. The Commission heard testimony regarding the Applicant’s request for a Special Use to permit the Community Service Center at the Property.

Standards.

9. The following are standards for approval of a special use permit, in Subsection 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.

4. The special use meets the requirements for such classification in this Ordinance.

10. The Commission finds that that allowing the Community Service Center at the Property as a Special Use satisfies the standards in Subsection 14.2(E) so long as the conditions are met.

11. Specifically, the Commission finds that allowing the Community Service Center to be permitted at the Property pursuant to a special use permit would benefit the Institutional District as the Community Service Center is expected to benefit the community by providing additional social and medical services to individuals in need.

12. The Commission finds that allowing the Special Use at the Property is appropriate and is consistent with the spirit and intent of the Zoning Ordinance.

RECOMMENDATION

Pursuant to the authority vested in it by the statues of the State of Illinois and the ordinances of the Village of Oak Park, and based on the above findings, the testimony and the evidence presented at the public hearing, this Commission, sitting as a Zoning Commission, hereby recommends to the Village President and Board of Trustees that the application be APPROVED as submitted.

1.

This report adopted by a 5 to 0 vote of the Plan Commission, sitting as a Zoning Commission, this 1st day of August, 2024.