

Attachment A

August 2, 2017

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

Re: Application of Denise Szymczyk for a Text Amendment to Section 3.9.8 for the Roosevelt Road Form-Based Zoning Overlay District, Subsection M ("Permitted Uses") to Add Second-Hand Stores on the Ground Floor of Mixed-used Shopfronts as a Permitted Use (Calendar No. 03-17-Z)

Dear Village President and Board of Trustees:

On May 4, 2017, Denise Szymczyk (the "Applicant") filed an application (Calendar No. 03-17-Z) for a text amendment to the Village Zoning Ordinance to amend Section 3.9.8(M)(3) to add second-hand stores on the ground floor of mixed-used shopfronts as a permitted use in the Roosevelt Road Form-Based Zoning Overlay District ("RROD"). The Village Board referred this application to the Zoning Board of Appeals ("ZBA") at its July 17, 2017 meeting, pursuant to the authority conferred by Section 2.2.5 of the Village Zoning Ordinance, for the ZBA to hold the required public hearing and to make a recommendation to the Village Board.

A public hearing was held on the application in the Council Chambers of the Oak Park Village Hall, 123 Madison Street, Oak Park, Illinois on August 2, 2017 at 7:00 p.m. The notice and time and place of said public hearing was duly published on July 19, 2017, in the *Wednesday Journal*, a newspaper of general circulation in the Village. A sign notifying all passers-by of these proceedings was posted at the Subject Property.

This 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 and recommendations to the President and Board of Trustees, pursuant to Section 2.2.2 (E) of the Village Zoning Ordinance:

The Application.

1. The Applicant has applied for a Zoning Ordinance text amendment to add second-hand stores on the ground floor of mixed-use shopfronts as a permitted use in the Roosevelt Road Form-Based Zoning Overlay District.

2. If the text amendment were to be granted, the Applicant would then operate Grateful Threads Resale Emporium (“Grateful Thread”), a second-hand store, on the ground floor of a mixed-use shopfront at 6900 Roosevelt Road that has been vacant for three years.

3. According to the Applicant, the addition of Grateful Treads to Roosevelt Road will add value to the surrounding neighborhood, bring a new type of customer to the neighborhood and help to reduce the global carbon footprint by repurposing and upcycling clothing, jewelry and artwork.

Current Zoning Ordinance Provisions.

4. Section 9.156 of the Zoning Ordinance defines second-hand stores as, “a retail establishment engaging in the sale of previously used merchandise, such as clothing, household furnishings or appliances, or sports and recreational equipment.”

5. Pursuant to Section 3.9.8 for the Roosevelt Road Form-Based Zoning Overlay District, Subsection M (“Permitted Uses”), second-hand stores are prohibited in all buildings located in the RROD.

6. Second-hand stores are generally allowed in the Village’s B-1/B-2 General Business Districts and C-Commercial Districts.

7. Roosevelt Road is comprised of B-1/B2 and C-Commercial zoning. Thus, second-hand stores would be allowed on Roosevelt Road but for the RROD restrictions.

Project Review Team.

8. The Village's Project Review Team ("Team") met to review the Applicant's Proposal. The team consists of staff members from various Village departments.

9. The team is in support of this application due to the fact that the second-hand stores would be allowed in the subject district, but for the RROD restrictions.

Findings.

10. The evidence indicates that the properties in the Roosevelt Road Form-based Zoning Overlay District would not be substantially affected by the proposed text amendment, in that the scope of second-hand store uses would be limited to only the ground floor of mixed-use shopfronts.

11. There was no evidence to indicate that adoption of the text amendment would diminish the values of properties in the RROD.

12. The proposed text amendment would promote the health, safety, morals or general welfare of the public by ensuring an adaptive reuse of existing structures.

13. Pursuant to said findings, the ZBA recommends that the application be granted.

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 6 - 0, that a text amendment be granted to amend Section 3.9.8 for the Roosevelt Road Form-Based Zoning Overlay District, Subsection M ("Permitted Uses") of the Village Zoning Ordinance, to add second-hand stores on the ground floor of a mixed-use shopfronts as a permitted use.

This report adopted by a 6 to 0 vote of this Zoning Board of Appeals, this 2nd Day of August, 2017.