

Exhibit A

March 20, 2024

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

**Re: Application of SDOP Corp. for Consideration
of a Special Use Permit to Permit Light
Standards Taller than Otherwise Allowed at
501 Lake Street, Oak Park, Illinois – PC 24-03**

Dear President and Board of Trustees:

In January of 2024, SDOP Corp., 110 North Wacker Drive, Suite 4000, Chicago, Illinois 60606 (“**Applicant**”), submitted an application for consideration of a special use permit with the Plan Commission (“**Commission**”). The Applicant is the owner of the property commonly known as the Shops of Downtown Oak Park, which is located at 401-435 North Harlem Avenue, 1128-1165 Westgate Street, and 1137-1147 Lake Street (collectively, the “**Property**”). The Applicant requested that the Commission consider approval of text amendments in a related docket, PC24-02, which if approved would allow for a parking lot as a principal use in the DT Downtown Zoning District upon approval of a special use permit. In this docket, PC 24-03, the Applicant requests that if the text amendments are approved, that the Village also issue a special use permit to allow a principal parking lot at the Property which is located in the DT Downtown Zoning District.

Notice and Hearing.

On February 21, 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 March 20, 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 Maple Street, east of Harlem Avenue and north of North Boulevard. The Property is located in the DT Downtown Zoning District ("**DT District**") and is improved as two freestanding, multi-tenant retail buildings ("**Retail Buildings**") with accessory surface parking lots.

2. To the north of the Property is a commercial building for office/retail, zoned in the DT District, to the south of the Property is the CTA train station, medical office, and residential area, zoned in the DT District, to the east of the Property are mixed use buildings with retail and residential, zoned in the DT District, and to the west of the Property is a retail shopping center in the Village of River Forest.

The Applicant.

3. The Applicant owns the Property.

Requested Approval – Special Use Permit.

4. The Property has two accessory surface parking lots ("**Existing Parking Lots**").

5. The Applicant explained that many people who are not customers of the Retail Buildings improperly park their vehicles in the Existing Parking Lots (“**Unauthorized Parking**”).

6. The Applicant proposed the installation and use of an automated, camera-based parking access control system that would allow non-customers of the Retail Buildings to pay to park in the Existing Parking Lots (“**Parking Control System**”).

7. The Parking Control System would reduce Unauthorized Parking by charging the owners of vehicles who are not customers of the Retail Buildings, while allowing customers of the Retail Buildings to park their vehicles in the Existing Parking Lots free of charge.

8. The Applicant asks the Village to grant it a special use permit to construct and operate the Parking Control System (“**Special Use**”).

9. The Commission heard testimony regarding the Applicant’s request for a Special Use to install the Parking Control System on the Property at the Existing Parking Lots.

Standards.

10. 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.

11. The Commission finds that allowing the Parking Control System at the Property as a Special Use satisfies the standards in Subsection 14.2(E).

12. Specifically, the Commission finds that allowing the Parking Control System to be installed at the Existing Parking Lots pursuant to a special use permit would benefit the Downtown District as the Parking Control System is expected to increase parking opportunities for patrons of the greater DT District, decrease the amount of Unauthorized Parking, and provide an alternative to garage parking and limited on-street parking for patrons utilizing the greater DT District area.

13. 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 statutes 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 with the following condition: that the special use be limited to operation of the "Sphere" Parking Control System proposed in the application, or a substantially similar parking control system.

This report adopted by a 6 to 2 vote of the Plan Commission, sitting as a Zoning Commission, this 20th day of March, 2024.