

Attachment A

July 10, 2024

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

Re: Application of Journey's Community Center, Inc. d/b/a Journey's Community Center for a Special Use Permit for a Medical Clinic to be located at 6632-6634 Roosevelt Road (Calendar No. 12-24-Z)

Dear Village President and Board of Trustees:

On June 6, 2024, Journey's Community Center, Inc. d/b/a Journey's Community Center (the "Applicant") filed an application (Calendar No. 12-24-Z) pursuant to Section 8.3 (Table 8-1: Use Matrix) and Section 5.4 (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 to for a medical/dental clinic to be located in the RR Roosevelt Road Form-Based District at 6632-6634 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 July 10, 2024 at 7:00 p.m. The notice and time and place of the public hearing was duly published on June 12, 2024, 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 Article 5 (“Commercial Districts), 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 improved with a two-store mixed use shopfront and is located in the RR Roosevelt Road Form-Based District.

3. The Applicant proposes to operate a medical clinic which will include outpatient psychotherapy services and small group mental health workshops at the property located at 6632 Roosevelt Road, Oak Park, Illinois 60304 (“Subject Property”).

The Applicant.

4. The Applicant is the owner of the Subject Property.

5. The Applicant submitted evidence that the medical clinic would allow for the successful development of the Subject Property.

6. The Applicant will remodel the interior of the Subject Property to accommodate therapy sessions and workshops and corporate offices.

7. The Applicant presented evidence that it is ready to move forward with the development of 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. Project Summary;
- c. Responses to the Approval Standards for Receiving a Special Use, as conveyed in Section 14.2 (E);
- d. Drawings;
- e. Location Map;
- f. Map of Surrounding Properties; and
- g. Photographs of Surrounding Properties.

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 retail/commercial uses in the neighboring area, and the proposed clinic could promote foot traffic in the area and support neighboring businesses.

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

Project Review Team.

13. 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.

14. The Team supports the special use application subject to the maximum occupancy of the building shall conform the occupancy approved during the Village's permit process review.

The Need for Zoning Relief.

15. 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).

16. In addition, a medical/dental use located on the first floor and upper floor of a mixed-use shopfront 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.

17. 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.

18. 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.

19. The evidence shows that the proposed clinic will not have an impact on traffic patterns, pedestrian traffic or area parking.

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

21. 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.

22. 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/dental use located on the first floor and upper floor of a mixed-use shopfront in the RR Roosevelt Form-Based District.

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

24. 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 4 - 0, that the special use permit be granted pursuant to Section 8.3 (Table 8-1: Use Matrix) of the Zoning Ordinance for a medical clinic to be located at 6632-6634 Roosevelt Road, Oak Park, Illinois by the Applicant subject to the following conditions and restrictions:

1. The special use permit shall be limited to the Applicant and the use set forth herein, and any expansion in the use or change in the tenant, operator or use of the Subject Property will terminate the special use permit;
2. The maximum occupancy of the building shall follow what is approved during the permit process review; and
3. In the event that any of the conditions set forth herein shall not be fulfilled at any time in the future, said event shall be deemed a violation(s) of the Zoning Ordinance and the Zoning Administrator shall take appropriate action.

This report adopted by a 4 to 0 vote of this Zoning Board of Appeals, this 10th day of July, 2024.