

June 1, 2023

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

**Re: Application of the Village of Oak Park for
Consideration of Amendments to the Village of
Oak Park Zoning Ordinance Regarding Adaptive
Reuse Permits – PC 23-01**

Dear President and Board of Trustees:

In February of 2023, the Village of Oak Park, 123 Madison Street, Oak Park, Illinois 60302 (“**Applicant**”), submitted an application for consideration amendments to the Village of Oak Park Zoning Ordinance (“**Zoning Ordinance**”) with the Plan Commission (“**Commission**”). The Applicant requested that the Commission consider whether to amend the Zoning Ordinance with regard to adaptive reuse permits as set forth in **EXHIBIT A** attached hereto and made a part hereof (together, the “**Amendments**”).

Notice and Hearing.

On February 15, 2023, 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 2, 2023 and June 1, 2023 at which time and place a quorum of the members of the Commission was present.

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

FINDINGS OF FACT

1. The Applicant asked the Commission to review whether it is appropriate to make the Amendments to the Zoning Ordinance.

2. The Zoning Ordinance was adopted in its current form in September of 2017 and it has been amended several times since then.

3. The Commission heard testimony regarding the proposed Amendments.

4. Adaptive reuse permits are not included in the Zoning Ordinance, and there is a need to allow for creative and flexible modifications and changes in use of certain properties in the Village.

Standards.

5. The following are standards for approval of text amendments in Subsection 14.1(E)(2) of the Zoning Ordinance:

a. The extent to which the proposed amendment promotes the public health, safety, and welfare of the Village.

b. The relative gain to the public, as compared to the hardship imposed upon the applicant.

c. The consistency of the proposed amendment with the Comprehensive Plan and any adopted land use policies.

d. The consistency of the proposed amendment with the intent and general regulations of this Ordinance.

e. Whether the proposed amendment corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy.

f. The extent to which the proposed amendment creates nonconformities.

g. The extent to which the proposed amendment is consistent with the overall structure and organization of this Ordinance.

6. The Commission finds that the Amendments satisfy the standards in Subsection 14.1(E)(2), and that approval of the requested Amendments is appropriate.

7. Specifically, the Commission finds that making the Amendments to the Zoning Ordinance will promote the public health, safety, and welfare, will make the regulations in the Zoning Ordinance more closely aligned with the intent of the Zoning Ordinance and

Comprehensive Plan of the Village of Oak Park, and will further the land planning goals of the Village of Oak Park.

8. There is a need in the Village to allow for creative and flexible changes to uses of certain types of structures to encourage the preservation of those structures.

9. The Amendments would support preservation of structures in the Village in a reasonable manner.

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 GRANTED, and that the Amendments be made to the Zoning Ordinance be approved.

This report adopted by a 6 to 0 vote with 2 abstentions of the Plan Commission, sitting as a Zoning Commission, this 1st day of June, 2023.

EXHIBIT A

AMENDMENTS

The Amendments to the Zoning Ordinance are in the attached documents, with additions underlined and deletions struck through.

(attached)