

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 Amendments to the Village of Oak Park Zoning Ordinance to Allow the Establishment of a Principal Parking Lot in the Downtown Zoning District – PC 24-02

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 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 to allow the establishment of a parking lot as a principal use in the Downtown Zoning District as set forth in **EXHIBIT A** attached hereto and made a part hereof (together, the “**Amendments**”).

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.

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 owns property commonly known as the Shops of Downtown Oak Park, which is located at 401-435 N. Harlem Avenue, 1128-1165 Westgate Street, and 1137-1147 Lake Street in the Village of Oak Park, Illinois (collectively, “**Property**”).

2. The Property is located within the DT Downtown Zoning District (“**Downtown District**”) and includes two accessory parking lots.

3. The Applicant’s proposed Amendments allow a parking lot as a principal use in the Downtown District as a special use.

4. Specifically, the Applicant’s proposed Amendments seek an amendment to Article 2 (“Definitions & Rules of Measurement”), Section 2.3 (“Definitions”), by adding a definition for “Parking Lot (Principal)” and amending the definition of “Parking Lot”, amending Article 8 (“Uses”) to add “Parking Lot (Principal)” as a special use in the DT District, and amending Section 8.3 (“Use Restrictions”), subsection A. (“DT Districts”) 1., by adding a new subsection “k. Parking lot (principal) is allowed at grade level within the first 50 feet of any street lot line, except the street lot lines of Lake Street and Oak Park Avenue.”

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

6. The Commission heard testimony regarding the proposed Amendments.

7. The Zoning Ordinance currently does not allow for parking lots as principal uses.

8. The Zoning Ordinance only allows parking lots as accessory to a principal use.

9. Testimony established that there is a need to allow parking lots as principal uses and to amend the Zoning Ordinance to distinguish between parking lots as principal uses and parking lots as accessory uses.

Standards.

10. 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.

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

12. The Commission finds that the Amendments allow for a reasonable use of property in the Downtown District and would support creation of additional parking opportunities for persons patronizing the greater Downtown District.

13. 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, and will further the future development goals of the Village.

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 2 vote of the Plan Commission, sitting as a Zoning Commission, this 20th day of March, 2024.

EXHIBIT A
AMENDMENTS

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

(attached)