Attachment A

February 11, 2026

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

Re: Application of Jennie Hull on behalf of Beyond Hunger seeking a Special Use Permit for a warehouse and distribution facility (food pantry) to be located at 6209 North Avenue, Oak Park (Calendar No. 03-26-Z)

Dear Village President and Board of Trustees:

On January 13, 2026, Jennie Hull on behalf of Beyond Hunger (the "Applicant") filed an application (Calendar No. 03-26-Z) pursuant to Section 8.3 (Table 8-1: Use Matrix) of the Village of Oak Park Zoning Ordinance ("Zoning Ordinance") seeking a special use permit for a warehouse and distribution facility (food pantry) to be located at 6209 North Avenue, Oak Park, Illinois ("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 February 11, 2026 at 7:00 p.m. The notice and time and place of the public hearing was duly published on January 21, 2026, 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 Zoning Board of Appeals ("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 Zoning Ordinance:

1. The Applicant seeks a special use permit pursuant to Section 8.3 (Table 8.1: Use Matrix) of the Zoning Ordinance to operate a warehouse and distribution facility (food pantry) to be located at 6209 North Avenue, Oak Park, Illinois.

The Subject Property.

2. The Subject Property is a single parcel with a land area of approximately 35,979 square feet located along North Avenue between north Harvey Avenue and north Lombard Avenue in the NA North Avenue Zoning District at 6209 North Avenue.

3. There is an existing 14,198 square foot structure at the east end of the property that was most recently used as a health club/gym. The building is currently vacant.

4. The Applicant proposes to modify the existing building and use the site as a new headquarters for Beyond Hunger, a nonprofit hunger relief organization (the "Proposal"). The building would house uses such as office space, community kitchen, classroom, staging area for home deliveries, community market and a food warehouse and storage facility.

The Applicant.

5. The Applicant is the prospective purchaser of the Subject Property.

6. The Applicant submitted evidence that the warehouse and distribution facility

(food pantry) would allow for the successful development of the Subject Property.

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 permit.

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. Applicant for Special Use Permit;
b. Narrative/Summary;
c. Proposed Site Plan;
d. Plat of Survey;
e. Proposed Floor Plans;
f. Responses to the Standards for Receiving a Special Use, as conveyed in Section 14.2(E) pursuant to the Zoning Ordinance; and
g. Testimony in favor of application from Judith Alexander.

Compatibility with Surrounding Uses.

9. The character of the neighborhood within the NA North Avenue Zoning District is intended for commercial uses of various scales, including larger auto-oriented retail, individual storefronts, and retail centers, while improving the pedestrian environment along the corridor. retail, service and office within a pedestrian-oriented shopping district. The district also encourages high density residential and mixed-use development.

10. More specifically, the warehouse and distribution facility would feature a loading area to the rear of the building for food deliveries, drive-through food pick up events and a community market that functions like a small grocery store.

11. The proposed warehouse and distribution facility (food pantry) would be a necessary addition to the neighborhood and would be compatible with the surrounding land uses.

Project Review Team.

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

13. The Team makes the following recommendation that the Applicant work with Parking and Mobility Services staff to develop parking restrictions plan for on-street spaces adjacent to the building on North Lombard.

The Need for Zoning Relief.

14. An Applicant cannot operate a warehouse and distribution facility (food pantry) in the NA North Avenue Zoning District without a special use permit. *Zoning Ordinance*, Section 8.3 (Table 8.1: Use Matrix).

The Special Use Approval Standards.

15. A special use permit may be granted only if evidence is presented to meet the following approval standards 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 in consistent with the spirit and intent of this [the Zoning] Ordinance, adopted land use policies and the Comprehensive Plan; and

4. The special use meets the requirements for such classification in this [the Zoning] Ordinance.

16. The evidence shows that the proposed warehouse and distribution facility (food pantry) is suitable within the NA North Avenue Zoning District and is compatible with the surrounding neighborhood.

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

18. 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 set forth in 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 5 - 0, that the special use permit be granted, pursuant to Section 8.3 (Table 8.1: Use Matrix) of the Zoning Ordinance for a warehouse and distribution facility (food pantry) operated by the Applicant to be located at 6209 North Avenue, Oak Park, Illinois with the following condition:

1. The Applicant work with Parking and Mobility Services staff to develop a parking restrictions plan for on-street spaces adjacent to the building on North Lombard

This report adopted by a 5 to 0 vote of this Zoning Board of Appeals, this 11th day of February, 2026.