

August 1, 2019

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

**Re: Application of Oak Park Friends School for  
Consideration of an Amendment to the  
Allowable Uses in the RR Roosevelt Road  
Zoning District to Allow a Primary or  
Secondary Educational Facility as a Special  
Use – PC 19-02**

Dear President and Board of Trustees:

In July of 2019, Oak Park Friends School, of 1192 S. Cuyler Avenue, Oak Park, Illinois 60304 ("Applicant"), submitted an application for consideration of an amendment to the Village of Oak Park Zoning Ordinance ("Zoning Ordinance") with the Plan Commission ("Commission"). The Applicant is the contract purchaser of 6300 Roosevelt Road, Oak Park, Illinois ("Subject Property"). The Applicant requested that the Commission consider whether to amend the Zoning Ordinance to allow a primary or secondary educational facility as a special use in the RR Roosevelt Road Zoning District.

Notice and Hearing.

On July 17, 2019, 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 August 1, 2019, 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 is Oak Park Friends School.
2. In its application, the Applicant asked the Commission to consider whether it is appropriate to amend the allowable uses in the RR Roosevelt Road Zoning District to allow for primary or secondary educational facilities to be added as a special use, in Section 8.3, Table 8-1 of the Zoning Ordinance.
3. The Applicant has also requested, in a separate, but related application, PC 19-03, being heard by the Commission at the same time, that a special use permit be granted for the Applicant's operation of a primary or secondary educational facility at the Subject Property, if the text amendment requested in the application is granted.
4. The Zoning Ordinance does not permit primary or secondary education facilities in the RR Roosevelt Road Zoning District.
5. The Commission heard testimony regarding the proposed addition of primary or secondary educational facilities as a special use in the RR Roosevelt Road Zoning District.
6. The purpose of the RR Roosevelt Road Zoning District is, per Subsection 5.1(G) of the Zoning Ordinance:

The RR Roosevelt Road Zoning 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. In many cases, the standards for building form and design are intended to maximize pedestrian comfort and safety. In other circumstances, the intention is to balance the need for a building form that promotes pedestrian shopping and traffic with the need to accommodate high volumes of vehicle traffic and the significant demand for parking

associated with certain businesses located along the Roosevelt Road corridor.

7. A primary or secondary educational facility is defined in Section 2.3 of the Zoning Ordinance as:

A public, private, or parochial facility that offers instruction at the preschool, elementary, junior high, and/or high school levels.

Standards.

8. 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.

9. The Commission finds that that allowing primary or secondary educational facilities as a special use in the RR Roosevelt Road Zoning District satisfies the standards in Subsection 14.1(E)(2), and that approval of the requested text amendment is appropriate.

10. Specifically, the Commission finds that adding primary or secondary education facilities as a special use in the RR Roosevelt Road Zoning District, will allow for the operation of a compatible use that will act as a destination and enhance the vibrancy of the RR Roosevelt Road Zoning District.

### **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 primary or secondary educational facilities be added as a special use (“S”) in the RR Roosevelt Road Zoning District in Section 8.3, Table 8-1 of the Zoning Ordinance, under the “Public/Institutional” heading in Section 8.3, Table 8-1 of the Zoning Ordinance.

This report adopted by a 6 to 0 vote of  
the Plan Commission, sitting as a Zoning  
Commission, this 1st day of August, 2019.