

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 a Special Use Ordinance  
to Allow a Primary Educational Facility as a  
Special Use at 6300 Roosevelt Road, Oak  
Park, Illinois – PC 19-03**

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 a special use 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 approval of a special use ordinance to allow a primary educational facility at the Subject Property, which is located 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. A notice of the public hearing was posted at the Subject Property and certified letters were also mailed by the Applicant to taxpayers of record

for property within three hundred feet (300') of the Subject Property, advising them of the proposal and the public hearing to be held.

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

### FINDINGS OF FACT

#### The Subject Property.

1. The Subject Property is located on the north side of Roosevelt Road, east of Cuyler Avenue and west of Highland Avenue. The Subject Property is located in the RR Roosevelt Road Zoning District.

2. The Subject Property is surrounded by properties zoned as follows, with the following uses: to the north, in the R-4 Single Family Zoning District, residential dwellings; to the south, in the Berwyn C-2 Traditional Mixed-Use Zoning District, commercial/retail properties at ground level, with residential dwellings above; to the east, in the RR Roosevelt Road Zoning District, a grocery store; and to the west, in the RR Roosevelt Road Zoning District, a primary educational facility operated by the Applicant.

#### The Applicant.

3. The Applicant is Oak Park Friends School.

#### Requested Approval – Special Use Ordinance.

4. In its application, the Applicant asked for a special use ordinance for a primary educational facility at the Subject Property.

5. The Applicant has also requested, in a separate, but related application, PC 19-02, being heard by the Commission at the same time, that a text amendment to the

Village of Oak Park Zoning Ordinance (“Zoning Ordinance”) be made to allow for primary or secondary educational facilities as special uses in the RR Roosevelt Road Zoning District.

6. The Applicant’s request for a special use ordinance in the instant application is conditioned on the text amendment requested by the Applicant in PC 19-02 being granted. Put another way, if the text amendment requested by the Applicant in PC 19-02 is not granted, the special use ordinance requested in the instant application may not be granted.

7. The Commission heard testimony regarding the expanded primary educational facility proposed to be operated by the Applicant at the Subject Property.

8. The Applicant currently operates a primary educational facility west of, and adjacent to, the Subject Property.

9. The Applicant proposes to expand its current primary educational facility to the Subject Property, by rehabilitating the Subject Property with four (4) new classrooms, office and storage space, a reception area and a new physical connection between the Applicant’s existing primary educational facility and the Subject Property.

10. 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.

Comprehensive Plan.

11. The Subject Property is governed by the Envision Oak Park Comprehensive Plan (“Comprehensive Plan”).

12. The Comprehensive Plan was adopted by the Village President and Board of Trustees in September of 2014 after an extensive public input process.

13. The application primarily affects two (2) Chapters within the Comprehensive Plan: Chapter 4, “Land Use & Built Environment,” Chapter 12 and “Economic Health & Vitality.”

14. The Comprehensive Plan establishes goals and objectives which set the standards for development, and it discusses the idea of strengthening commercial districts in the Village as well as the symbiotic relationship between economic development and the overall quality of the community.

15. Chapter 4 of the Comprehensive Plan sets out the Village’s goals regarding land use and the built environment. The Village’s goals in these areas are to strengthen and protect the character, integrity and cohesion of the Village and its neighborhoods (goal 4.1), enhance the architectural integrity of the Village through both preservation and innovation (goal 4.2), diversify the economy and strengthen the tax base through land use and development (goal 4.3) and seek innovative and creative solutions to provide redevelopment opportunities and to recapture open space at a variety of scales (goal 4.4).

16. The proposed work lounge on the Subject Property supports and strengthens the economy of the Village and the RR Roosevelt Road Zoning District through additional employment and drawing in patrons who will patronize businesses in the

area. The primary educational facility would further the goals set forth in Chapter 4 of the Comprehensive Plan.

Standards.

17. The following are standards for approval of a special use ordinance, in Subsection 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.

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

18. The Commission finds that that allowing a primary or secondary educational facility at the Subject Property as a special use satisfies the standards in Subsection 14.2(E), and that approval of the requested special use permit is appropriate.

19. Specifically, the Commission finds that allowing a primary or secondary educational facility to operate at the Subject Property pursuant to a special use ordinance will allow for the operation of a business that will be a destination, and that will enhance the vibrancy of the RR Roosevelt Road Zoning District that will attract patrons to the Zoning District.

20. The Commission finds that a primary or secondary educational facility at the Subject Property is appropriate and consistent with the spirit and intent of the Zoning Ordinance and the Comprehensive Plan.

### **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 a special use ordinance be granted for the Subject Property to allow the Applicant to operate the primary educational facility set forth in the application, on the condition that the Applicant install a “Right Turn Only” sign on the Subject Property at the Roosevelt Road driveway.

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