



Application for Public Hearing SPECIAL USE PERMITS

YOU MUST PROVIDE THE FOLLOWING INFORMATION: IF ADDITIONAL SPACE IS NEEDED, ATTACH EXTRA PAGES TO THE PETITION.

Name of Business (if applicable): EXCEL DRIVING SCHOOL

Address/Location of Property in Question: 103 N. OAK PARK AVENUE #103C, OAK PARK, IL 60301

Property Identification Number(s)/PIN: 16-07-129-036-1002

Name of Property Owner(s): Nora Curtin

Address of Property Owner(s): 25074 Willow Creek Dr

E-Mail of Property Owner(s): nora@novasshoes.com Phone: 7083691394

If Land Trust, name(s) of all beneficial owners: (A Certificate of Trust must be filed.) _____

Name of Applicant(s): EXCEL DRIVING SCHOOL

Applicant's Address: 412 W. 5TH AVENUE, NAPERVILLE, IL 60563

Applicant's Phone Number: Office 630-983-9235 E-Mail RSHALLWANI@EXCELDRIVING SCHOOL.COM

Other: _____

Project Contact: (if Different than Applicant) REY SHALLWANI

Contact's Address: 412 W. 5TH AVENUE, NAPERVILLE, IL 60563

Contact's Phone Number: Office 630-841-8934 E-Mail RSHALLWANI@EXCELDRIVING SCHOOL.COM

Other: _____

Property Interest of Applicant: Owner Legal Representative Contract Purchaser Other

(If Other - Describe): _____

Existing Zoning: DT-2 Describe Proposal: SPACE WILL BE USED FOR

A DRIVING SCHOOL CLASSROOM FOR NEARBY HIGH

SCHOOL STUDENTS.

Size of Parcel (from Plat of Survey): 1250 Square Feet

Adjacent:	Zoning Districts	Land Uses
To the North:	<u>DT-2</u>	<u>COMMERCIAL</u>
To the South:	<u>DT-2</u>	<u>COMMERCIAL</u>
To the East:	<u>DT-2</u>	<u>COMMERCIAL</u>
To the West:	<u>DT-2</u>	<u>COMMERCIAL</u>

How the property in question is currently improved?

Residential Non-Residential Mixed Use OTHER: VACANT

Describe Improvement: _____

Is the property in question currently in violation of the Zoning Ordinance? ___ Yes X No

If Yes, how? _____

Is the property in question presently subject to a Special Use Permit? ___ Yes X No

If Yes, how? _____

If Yes, please provide relevant Ordinance No.'s _____

Is the subject property located within any Historic District? X Yes ___ No

If Yes: Frank Lloyd Wright Ridgeland/Oak Park Gunderson

From what Section(s) of the Zoning Ordinance are you requesting approval / relief?

Article: 8 Section: 8.3 USE RESTRICTIONS

Article: _____ Section: _____

Article: _____ Section: _____

Explain why, in your opinion, the grant of this request will be in harmony with the neighborhood and not contrary to the intent and purpose of the Zoning Ordinance or Comprehensive Plan;

SEE ATTACHED

I (we) certify that all the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my (our) knowledge and belief.

I (we) consent to the entry in or upon the premises described in this application by any authorized official of the Village of Oak Park for the purpose of securing information, posting, maintaining and removing such notices as may be required by law.

REY SHALLWANI
(Printed Name) Applicant

[Signature]
(Signature) Applicant

8/12/2020
Date

Noraductin
(Printed Name) Owner

[Signature]
(Signature) Owner

8/13/2020
Date

Owner's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS
13th DAY OF August, 2020

[Signature]
(Notary Public)

OFFICIAL SEAL
KAREN A. JACKSON
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 8-01-2023

Explain why, in your opinion, the grant of this request will be in harmony with the neighborhood and not in contrary to the intent and purpose of the Zoning Ordinance or Comprehensive Plan;

Excel driving school has a 30 year track record as a family run business. We have 7 locations through the suburbs and growing. The parents of our Oak Park/River Forest students currently drive 30 minutes or more to some of our other locations, and have begged us to open a location closer to home. This is how my search began, which led me to 103 N Oak Park Ave.

We pride ourselves on creating a safe environment of learning, and we have utilized online courses during the current pandemic. I look forward to resuming in-person classes once it is safe to do so, because our students enjoy the collaborative process of learning. In such uncertain times for so many small businesses, we have been fortunate to continue working, expanding and hiring. Our business model has been resilient, and we are extremely thankful. Not everyone has been as fortunate. So please consider our credibility and financial stability to bring a successful business with additional patrons to the area.

Bruce, Michael

From: Rey Shallwani <rshallwani@exceldrivingschool.com>
Sent: Tuesday, August 25, 2020 3:13 PM
To: Bruce, Michael
Cc: Failor, Craig; Nora Brennan; Lauren Vula
Subject: RE: Public Hearing

Hi Mike,

Below you'll find the responses to the questions you needed clarification on regarding the special permit application.

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.

AGREED. It would be quite the opposite. The space would be used as a classroom for driver's education that provides lessons in safety and rules of the road, so there would be no health, safety or welfare issues. The students who take these classes would be from the local neighborhood/schools. These classes are typically two hours in length, and held one to three days a week. Enrollment typically ranges from 8-15 students per class, based on the time of the year. Rarely would driving lessons originate or end at the facility, as students are typically picked up from their homes, so no added traffic or parking would be brought to the downtown Oak Park area. Excel's instructor also keep their vehicles at their homes, so there would be no need for parking vehicles in the downtown area. Note: Classes are currently held virtually, which means no students would be coming into the classroom for the foreseeable future (until Phase 5 is reached).

2. The proposed special use is compatible with the general land use of adjacent properties and other property within the immediate vicinity.

AGREED. Similar to the Taekwondo studio on the same block, it will foster a safe learning environment for Students. Our students and parents also patronize the local restaurants and businesses before and after classes. Adjacent businesses have benefited largely from our rotation of families, particularly the restaurants.

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.

In Objective 4.3.1., where it states "Promote a mix of local commercial land uses throughout the community that support and respond to the needs of nearby residents", and in Objective 4.3.2., where it states "Encourage a diversified mix of business to maintain a healthy and stable local economy". We would be doing exactly that, by bringing more options to the community for driver's education. Students attending the local public and private schools are forced to either 1) take the program through the high school and wait to get their license until three months past their 16th birthday, or 2) take the course outside of Oak Park. We have many students attending classes with us in our Western Springs office, and parents have asked us to open a location closer to home. We are also a 35 year old business, and a staple in the communities we are in. Students and families will also be patrons to the surrounding businesses and restaurants. Adjacent businesses have benefited in our other locations from our rotation of students and parents during class sessions. The recession did not have an impact on us, as all students need to learn to drive, so we would have a strong presence and you would not see our property sit empty.

4. The special use meets the requirements for such classification in this Ordinance. The proposed use is listed as requiring a special use permit to operate. There are no additional requirements beyond being granted a special use permit.

Please feel free to reach out if there is any more information you need from me.

Thanks!

Rey



rey shallwani managing director

excel driving school

p: 630.841.8934

e: rshallwani@exceldrivingschool.com

a: 412 west 5th avenue, naperville, il 60563

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