



Village of Oak Park

STAFF REPORT

TO: Plan Commission

REVIEW DATE: May 6, 2021

FROM: Village Staff

PREPARED BY: Craig Failor, Village Planner

PROJECT TITLE

PC 21-04/05: Zoning Ordinance Text Amendment – Outpatient Behavioral Health. The Applicant has requested **(1)** a text amendment to Article 8 (“Uses”), Section 8.3 (“Use Restrictions”), Table 8-1: (“Use Matrix”) of the Oak Park Zoning Ordinance, by adding “Outpatient Behavior Health” to the list in the “Medical” category within the “Use” column as a Special Use (“S”) within the HS – Harrison Street District; and **(2)** a special use to allow an outpatient behavioral health use to be established within the HS – Harrison Street District at 213-215 Harrison Street.

APPLICANT INFORMATION

APPLICANT Jeffrey Bergren (Mosaic Counseling and Wellness, LLC)
1590 W. Algonquin Road, #149
Hoffman Estates, IL 60192

OWNER: Harrison Street Ventures, LLC,
15 Forest Lane,
South Barrington, IL 60010

Analysis

Description

The Applicant has two requests; **1.** The first request is to amend the Zoning Ordinance to allow a *Outpatient Behavioral Health* as a special use in the HS-Harrison Street Zoning District. **2.** The second request is for special use approval of a *outpatient behavioral health use* to be located at 213-215 Harrison Street (west of Lombard Avenue).

The subject building and several other properties were purchased by an investment group (see Owner) who has been in the process of revitalizing the Lombard Avenue and Harrison Street area. The property subject associated with this request for special use is within this area. After several attempts over the past few years to lease this space for various uses, the property owner has under contract the applicant.

Both of these requests will go to the Village Board for final approval. Each request should be considered separately and a recommendation shall be made for each application.

Z o n i n g O r d i n a n c e

1. Article 8 (“Uses”), Section 8.3 (“Use Restrictions”), Table 8-1: (“Use Matrix”) of the Oak Park Zoning Ordinance, by adding “*Outpatient Behavioral Health*” to the list in the “Medical” category within the “Use” column as a Special Use (“S”) within the HS – Harrison Street District.

The Plan Commission and Village Board must consider the following standards when determining appropriateness of the proposed Zoning Ordinance **text amendment**.

Standards for Text Amendments:

- 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.

2. Special use approval to allow an Outpatient Behavioral Health use to be established within the HS – Harrison Street District at 213-215 Harrison Street.

The Plan Commission and Village Board must make findings to support each of the following **Special Use** standards.

Standards for Special Uses:

- a. 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.
- b. The proposed special use is compatible with the general land use of adjacent properties and other property within the immediate vicinity.
- c. 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.
- d. The special use meets the requirements for such classification in this Ordinance.

Recommendation

Staff supports both requests. During the Zoning Ordinance amendment process a focus toward permitting arts-related businesses, restaurants and retail land uses was central for the Harrison Street zoning district. However, staff believes the proposed outpatient behavioral health use will become a destination and would enhance the vibrancy of the district where clinic patrons and family members can visit local restaurants and art galleries. This business would be open during general operating hours of the district. The applicant has indicated their clinic will be open from 9AM to 9PM. Staff supports this land use as a special use rather than as a permitted use because it is dissimilar enough from the arts-related focus of the district to garner additional consideration.

End of Report.

c. Plan Commission

Greg Smith; Klein, Thorpe & Jenkins / Plan Commission Attorney

Tammie Grossman, Development Customer Services Director

Michael Bruce, Zoning Administrator

-att – back up information
