



# 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): Mosaic Counseling and Wellness, LLC

Address/Location of Property in Question: 213-215 Harrison Street, Oak Park IL 60305

Property Identification Number(s)(PIN): 16-17-302-014-0000

Name of Property Owner(s): Harrison Street Ventures, LLC

Address of Property Owner(s): 15 Forest Lane, South Barrington, IL 60010

E-Mail of Property Owner(s): harrisonstventures@gmail.com Phone: 312 543-1250

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

Name of Applicant(s): Jeff Bergren for Mosaic Counseling and Wellness LLC, LLC

Applicant's Address: ): 1590 W Algonquin Road, #149, Hoffman Estates, IL 60192

Applicant's Phone Number: Office 847 331-5564 E-Mail j.bergren@comcast.net

Other: \_\_\_\_\_

Project Contact: (if Different than Applicant) \_\_\_\_\_

Contact's Address: \_\_\_\_\_

Contact's Phone Number: Office \_\_\_\_\_ E-Mail \_\_\_\_\_

Other: \_\_\_\_\_

Property Interest of Applicant: Owner  Legal Representative  Contract Purchaser  Other

(If Other - Describe): \_\_\_\_\_

Existing Zoning: HS - B1/B2 Describe Proposal: We are proposing to open a "state of the art" Outpatient

Behavioral Health Center" at 215 Harrison Street. Mosaic Counseling and Wellness will deliver high quality outpatient

behavioral therapy services to the neighborhoods adjacent to the Arts District and the greater Oak Park Community.

\_\_\_\_\_  
\_\_\_\_\_



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.

Jeffrey Bergren  
(Printed Name) Applicant

[Signature]  
(Signature) Applicant

4/1/21  
Date

RAMONA NAVITSKY  
(Printed Name) Owner

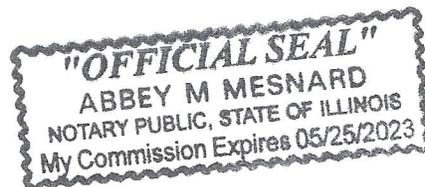
[Signature]  
(Signature) Owner

4/1/21  
Date

**Owner's Signature must be notarized**

SUBSCRIBED AND SWORN TO BEFORE ME THIS  
1st DAY OF Apr., 2021

[Signature]  
(Notary Public)



## Attachment A

### Special Use Standards - Zoning Ordinance - Article 14.2 (E)

**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.**

Mosaic Counseling and Wellness will operate the business within the regulations pertaining to proper use of a behavioral health clinic in accordance with State and Local laws. Mosaic will not have any 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.**

The special use proposed for 213-15 Harrison and Mosaic Counseling and Wellness is compatible with the general land use of the adjacent properties and other property within the immediate vicinity. The clinic is a destination business with our patients receiving treatments from 9am to 9pm.

**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.**

The Harrison Street district currently functions as a neighborhood commercial district, providing area residents with convenient retail and services that are needed on a regular basis. Mosaic Counseling and Wellness would be complementary to other business types, such as food uses, small retail shops, and fitness, by providing regular traffic that is comprised of local repeat customers. Residents would benefit by having convenient access to a service that is in demand and is beneficial to area businesses by generating regular, repeat customer traffic. The Comprehensive Plan supports a diverse business community and strong neighborhood commercial districts that serve residents.

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

We believe that this change is consistent with the general regulations and overall structure of the ordinance. Behavioral Health Centers are permitted or special uses in all other commercial areas of Oak Park except the HS District. To the extent we are aware, the amendment would not create additional non-conformities. In fact, there are multiple existing Medical/Dental clinics on Harrison Street that are currently nonconforming because this is not permitted in the district.

## Attachment B

### **Vision Statement**

As a long time Oak Park resident and avid supporter of the arts district, we have a unique perspective on both what is congruent with the look and feel of the arts district community and how a high quality counseling center within our own community can increase timely, compassionate and culturally appropriate access to care. As clinicians, we are aware that despite the strides we have made in decreasing stigma and increasing access to care, families continue to struggle to find access to high quality counseling -both psychiatry (medication management) and therapy (individual, family, couples therapy) under the same roof. Many counseling centers have long waiting lists and/or are unable to accept new clients. We believe this convenient and coordinated care is best practice and trauma informed. Families should be able to access care within their own community as well as welcoming new clients into our arts district.

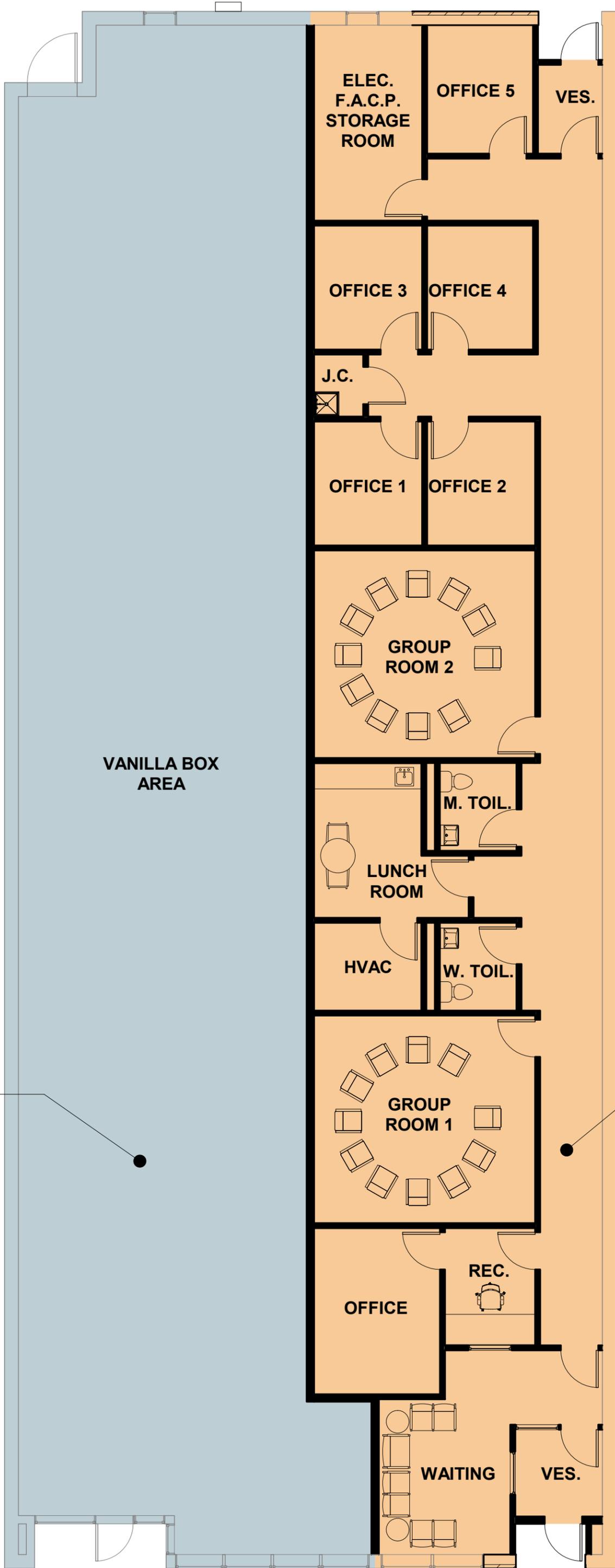
We believe that Creative Arts Therapy (Dance/ Movement Therapy, Art Therapy and Music Therapy) are an essential part of providing compassionate, integrated, and holistic care. We have a long history of providing and promoting healing through the creative arts. A high-quality counseling center, nestled within the arts district will create foot traffic and simultaneously promote a feeling of sanctuary for clients as they pursue their mental wellness within an environment which is already seen as both vibrant and healing.

### **Parking Considerations**

As an outpatient treatment center, we anticipate individuals arriving and departing for hourly appointments. This schedule will result in a steady flow of people into the district throughout the day without a material impact on the available parking.

### **Signage**

We anticipate requesting modest signage that will meet the current signage standards for the district.



VANILLA BOX AREA

NEW VANILLA BOX SUITE AREA: 3,090 S.F.

NEW OUTPATIENT BEHAVIORAL OFFICE SUITE AREA: 2,980 S.F.



**UNITED SURVEY SERVICE, LLC**  
 CONSTRUCTION AND LAND SURVEYORS  
 2100 N. 15th AVENUE, SUITE C, MELROSE PARK, IL 60160  
 TEL.: (847) 299-1010 FAX: (847) 299-5887  
 E-MAIL: USURVEY@USANS.DCS.COM

**PLAT OF SURVEY**

**PARCEL 1:** ALL OF LOT 1 AND THE NORTH 24.75 FEET OF LOT 2 IN BLOCK 1 IN WEST HARRISON STREET SUBDIVISION OF THE NORTH 12 OF THE NORTHWEST 14 OF THE SOUTHWEST 14 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.  
 KNOWN AS: 201 - 241 W. HARRISON STREET, OAK PARK, ILLINOIS  
 PERMANENT INDEX NUMBER: 18-17-302-030-0000

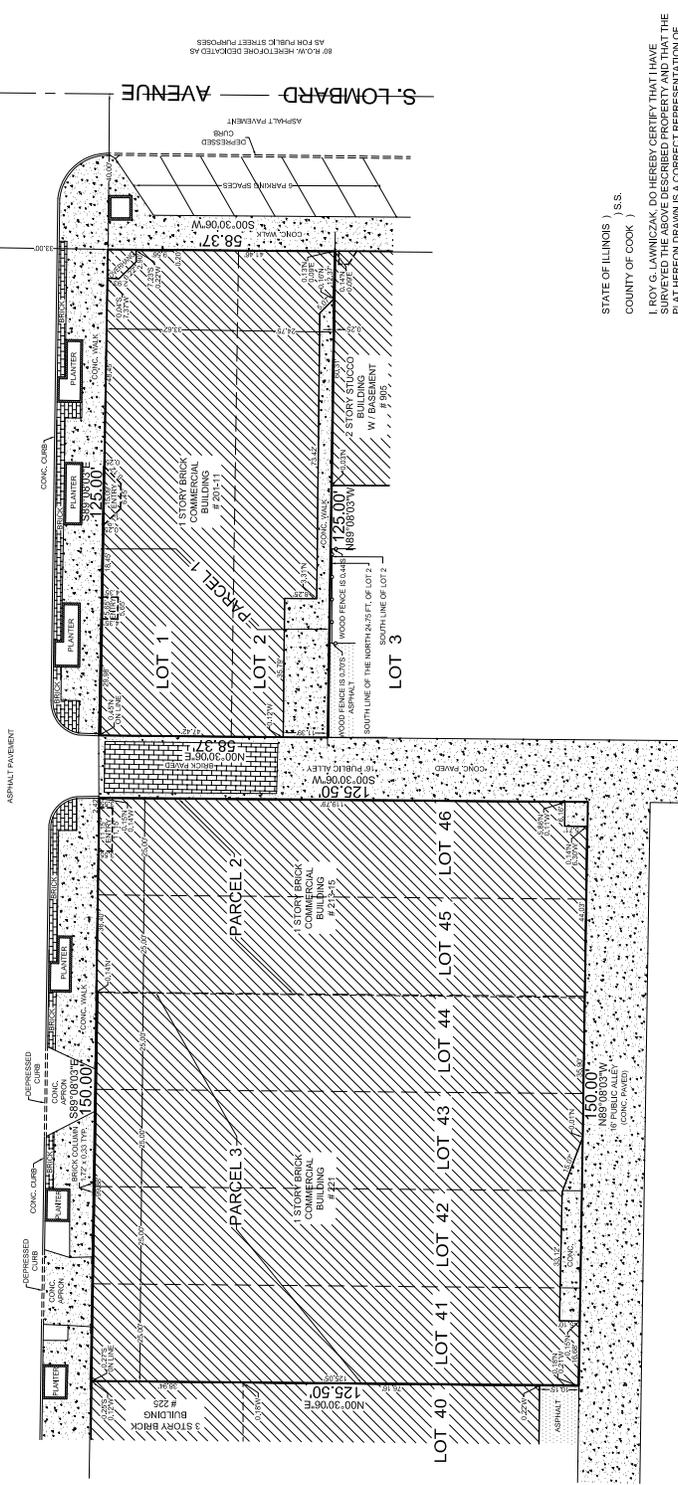
**PARCEL 2:** PARCELS 2 AND 46 IN BLOCK 1 IN WEST HARRISON STREET SUBDIVISION OF THE NORTH 12 OF THE NORTHWEST 14 OF THE SOUTHWEST 14 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.  
 KNOWN AS: 213 - 245 W. HARRISON STREET, OAK PARK, ILLINOIS  
 PERMANENT INDEX NUMBER: 18-17-302-014-0000

**PARCEL 3:** LOTS 42, 43 AND 44 IN BLOCK 1 IN WEST HARRISON STREET SUBDIVISION OF THE NORTH 12 OF THE NORTHWEST 14 OF THE SOUTHWEST 14 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.  
 PROPERTY ADDRESS: 247 W. HARRISON STREET, OAK PARK, ILLINOIS  
 PERMANENT INDEX NUMBERS: 18-17-302-012-0000 & 18-17-302-013-0000

W. HARRISON STREET

STREET

S. LOMBARD AVENUE



STATE OF ILLINOIS )  
 COUNTY OF COOK )  
 I, ROY G. LAMNIZAK, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.  
 THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT.

MELROSE PARK, ILLINOIS, SEPTEMBER 1, A.D. 2015  
 BY: *Roy G. Lamnizak*  
 ROY G. LAMNIZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2260  
 LICENSE EXPIRES: NOVEMBER 30, 2016  
 PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004676  
 LICENSE EXPIRES: APRIL 30, 2017



ORDERED BY: J. DAVID BALLINGER	DATE: SEPTEMBER 1, 2015	REVISION
SCALE: 1" = 15'	FILE NO.:	
2015 - 22677		

## **Attachment C**

### **Requested Addendum to 215 Harrison St Special Use Permit Application made by Mosaic Counseling and Wellness, LLC**

#### **Anticipated client flow throughout the day**

The counseling office that is proposed at 215 Harrison St by Mosaic Counseling and Wellness will operate in a similar fashion to most outpatient offices. We anticipate a steady flow of clients that will arrive for prescheduled appointments throughout the day and early evening. Each visit will last for approximately one hour, and then be replaced by a new client arriving at the office. We would anticipate 1-4 clients present in the space at any particular time of day.

Our use will be beneficial to the other area businesses as we will be drawing a steady “turnover” of clients to the district throughout the day. From a parking perspective, with a limited time appointment, clients will be moving in and out of available spots rather than occupying a particular location for an extended period.

#### **Anticipated use of space within the building**

Mosaic counseling center will be operated as a traditional outpatient program with clients being seen throughout the day, typically in one-hour increments. Appointments that are scheduled with one or two clients will typically occur in an individual office. Larger family conferences will be moved to a group room to accommodate all family members.

Eventually we will look to offer limited small group programming. These activities would be scheduled in the early evening and would consist of a group with 4-8 clients. It is not our intent to have more than one group occurring at the same time. Our primary business model is to provide treatment through individual appointments with limited instances of small group therapy to supplement that care.

Our intent with the initial design of the space is to get a good balance of different size rooms to best accommodate our daily usage and optimize the space available.