



Application for ZONING ORDINANCE TEXT AMENDMENT

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

Name of Applicant(s): Jeffrey Bergren

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

E-Mail of Applicant(s): j.bergren@comcast.net Phone: 847 331-5564

Precise Wording of Text Amendment: The applicant requests that Outpatient Behavioral Therapy be added as a "Special Use" listed in the Use Matrix Table 8-1 within the HS District.

From what Section(s) of the Zoning Ordinance are you requesting an amendment?

Article: 8 Section: 3(Table 8-1)

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;

Mosaic Counseling and Wellness will provide outpatient behavioral health therapy services to the neighborhood adjacent to the Arts District and the greater Oak Park community. Mosaic provides high quality, evidence-based counseling services delivered by psychiatrists, counselors, and therapists. Both owners have worked in community based behavioral health for over 30 years and have the experience to create and deliver a first-class program.

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. Medical/Dental Clinics currently exist in the district and are 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. Permitting Medical/Dental Clinics benefits residents by providing 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. Additionally, we believe that this change will enhance the vision of a strong arts culture in Oak Park as outlined in the plan.

We believe that this change is consistent with the general regulations and overall structure of the ordinance.

Medical/Dental Clinics are permitted or special uses in all other commercial area of Oak Park except for the HS District. To the extent we are aware; this amendment would not create additional non-conformities. In fact, there are multiple existing Medical/Dental Clinics on Harrison Street that are currently non-conforming because this use is not permitted in the district.

The program will occupy a building on Harrison Street that has been vacant for 15-20 years despite ongoing attempts by the current owners to lease the space, most recently as a brew pub, restaurant, and event space. With new ownership that includes a community involved, long time Oak Park Resident, we intend to operate a thriving business and to be an active participant within the 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.

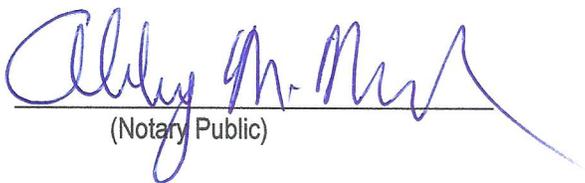
I (we) consent to the entry in or upon the premises described in this application by any authorized official of the Village of Oak Park for the purpose of securing information, posting, maintaining and removing such notices as may be required by law.

Jeffrey Bergren
(Printed Name) Applicant

 (Signature) Applicant 4/1/21 Date

Applicant's Signature must be notarized

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


(Notary Public)



Approval Standards for Text Amendments

a. The extent to which the proposed amendment promotes the public health, safety, and welfare of the Village.

- Permitting a Behavioral Health Center benefits residents by providing convenient access to a service that is in demand and is beneficial to area businesses by generating regular, repeat customer traffic.

b. The relative gain to the public, as compared to the hardship imposed upon the applicant.

- 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. Medical/Dental Clinics currently exist in the district and are 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. Our projected customers for the first six months of operation are between 40-80 patients a week. As our clinic grows, we are projecting hiring 8-10 employees over the next 12 months.

c. The consistency of the proposed amendment with the Comprehensive Plan and any adopted land use policies.

- The Comprehensive Plan supports a diverse business community and strong neighborhood commercial districts that serve residents. Additionally, we believe this addition further enhances the vision of a strong arts culture in Oak Park as outlined in the plan.

d. The consistency of the proposed amendment with the intent and general regulations of 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 for the HS District. The change maintains Behavioral Health Centers as a special use and provides the opportunity for clinics to open however limits a proliferation of similar business.

e. Whether the proposed amendment corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy.

- The proposed amendment maintains the requirements and does not change policy for the District.

f. The extent to which the proposed amendment creates nonconformities.

- To the extent we are aware, this amendment would not create additional non-conformities. In fact, there are multiple existing Medical/Dental Clinics (none offering Behavioral Health) on Harrison Street that are currently non-conforming because this use is not permitted in the district.

g. The extent to which the proposed amendment is consistent with the overall structure and organization of this Ordinance.

- We believe the proposed amendment is consistent with the overall structure and organization of this Ordinance.