

ORDINANCE

AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO OPERATE A MEDICAL CLINIC AT 6142 ROOSEVELT ROAD

WHEREAS, on January 28, 2026 an application for a special use permit was filed by Virtual Health 78 & Wellness Center ("**Petitioner**") requesting the issuance of a special use permit to operate a medical clinic at the property commonly known as 6142 Roosevelt Road, Oak Park, Illinois ("**Property**"); and

WHEREAS, at a meeting held on April 1, 2026, the Zoning Board of Appeals held a public hearing on the Petitioner's application for the special use permit; and

WHEREAS, notice of the public hearing was duly published in the *Wednesday Journal* on March 11, 2026; and

WHEREAS, the Zoning Board of Appeals recommended that the special use permit for the medical clinic pursuant to Sections 5.4(K) and 8.3 of the Village Zoning Ordinance be granted for the Property by a vote of five in favor and zero against; and

WHEREAS, the Zoning Board of Appeals adopted its written Findings of Fact and Recommendation on the application at its meeting of April 1, 2026, which is attached hereto and incorporated herein as Attachment A; and

WHEREAS, the President and Board of Trustees have received the Findings of Fact and Recommendation of the Zoning Board of Appeals with respect to the application for the special use permit at the Property; and

WHEREAS, the President and Board of Trustees have determined that the granting of the special use permit for the uses set forth in the Petitioner's application is in the best interests of the Village subject to the terms and conditions set forth in the Findings of Fact and Recommendation of the Zoning Board of Appeals and this Ordinance.

NOW THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Oak Park, Cook County, Illinois, in the exercise of their home rule powers, as follows:

Section 1. Recitals Incorporated. The above recitals are incorporated herein by reference as though fully set forth.

Section 2. Adoption of Findings of Fact and Recommendation. The Findings of Fact and Recommendation of the Zoning Board of Appeals attached hereto as Attachment A are adopted by the President and Board of Trustees and incorporated herein.

Section 3. Special Use Permit Granted. The application of the Petitioner for special use permit in a RR Roosevelt Road Form-Based Zoning District to operate a medical clinic at the Property is granted, subject to the terms and conditions set forth in the Zoning Board of Appeals' Findings of Fact and Recommendation.

Section 4. Execution of Ordinance. As a condition of the special use permit granted herein, this Ordinance must be executed by the Petitioner to signify its agreement to the terms hereof.

Section 5. Violation of Conditions. Any violation of (i) any term of conditions set forth in this Ordinance or (ii) any applicable code, ordinance, or regulation of the Village is grounds for the immediate rescission by the Board of Trustees of the approvals granted pursuant to this Ordinance.

Section 6. No Authorization of Work. This Ordinance does not authorize the commencement of any work on the Property. Except as otherwise specifically provided in writing in advance by the Village, no work of any kind may be commenced at the Property until all conditions of this Ordinance precedent to such work have been fulfilled and after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law.

Section 7. Severability and Repeal of Inconsistent Ordinances. If any section, paragraph, clause or provision of this Ordinance is held invalid, the invalidity thereof will not affect any of the other provisions of this Ordinance. All ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 8. Effective Date. This Ordinance will be in full force and effect after its approval, passage and publication as provided by law.

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ADOPTED this 21st day of April 2026, pursuant to a roll call vote at follows:

Voting	Aye	Nay	Abstain	Absent
President Scaman				
Trustee Eder				
Trustee Enyia				
Trustee Leving Jacobson				
Trustee Straw				
Trustee Taglia				
Trustee Wesley				

APPROVED this 21st day of April, 2026.

Vicki Scaman, Village President

ATTEST

Christina M. Waters, Village Clerk

Published in pamphlet form this 21st day of April, 2026.

Christina M. Waters, Village Clerk

ACKNOWLEDGEMENT AND AGREEMENT BY THE PETITIONER TO THE CONDITIONS OF THIS ORDINANCE:

**PETITIONER – VIRTUAL HEALTH 78 &
WELLNESS CENTER**

Tatanisha Funches

Date: _____, 2026