Oak Park

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): Erik Stegemann

Address of Applicant(s): 939 W North Avenue, Suite 750 Chicago, IL 60642

E-Mail of Applicant(s): erik@CloudNineRealtyGroup.com   **Phone**: 312-533-9454

Precise Wording of Text Amendment:

The applicant requests that Physical 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;

- 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 do not believe that this change threatens 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 areas 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.

- Centre Physical Therapy Clinic will provide physical therapy services so clients can get back to their normal lives before their surgery or injury. Over the last twenty years Catherine Stegemann has built a reputation with the top orthopedic surgeons (and their patients) as being the best physical therapist to get their patients fully recovered. The plan is to have 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.

Erik Stegemann
(Printed Name) Applicant

_Erik Steg_____   _2-3-18_
(Signature) Applicant   Date

Applicant's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS

_3RD_ DAY OF _FEBRUARY_ , _2018_

(signature)
(Notary Public)

> "OFFICIAL SEAL"
> OLIVIA RICCHIO
> NOTARY PUBLIC, STATE OF ILLINOIS
> My Commission Expires 12/17/2019

Updated September 2017

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 Physical Therapy Clinic 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 10-13 employees over the next 24-36 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 do not believe that this change threatens 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. Physical Therapy clinics are permitted or special uses in all other commercial areas of Oak Park except for the HS District. The change maintains Physical Therapy clinics 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 doesn't 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 Physical Therapy) 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.