



Village of Oak Park

STAFF REPORT

TO: Plan Commission

REVIEW DATE: March 1, 2018

FROM: Village Staff

PREPARED BY: Craig Failor, Village Planner

P R O J E C T T I T L E

PC 18-03/4: Zoning Ordinance Text Amendment – Physical Therapy Clinic. 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 “Physical Therapy Clinic” 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 a 1,840 square foot Physical Therapy Clinic to be established within the HS – Harrison Street District at 207 Harrison Street.

A P P L I C A N T I N F O R M A T I O N

APPLICANT Erik Stegemann as agent for Centre Physical Therapy, LLC,
939 W. North Avenue, Suite 750,
Chicago, Illinois 60642

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

A n a l y s i s

Description

The Applicant has two requests; **1.** The first request is to amend the Zoning Ordinance to allow a *Physical Therapy Clinic* as a special use in the HS-Harrison Street Zoning District. **2.** The second request is for special use approval of a *Physical Therapy Clinic* to be located at 207 Harrison Street (just west of Lombard Avenue).

The subject building and several other properties were recently purchased by an investment group (Owner) who is in the process of revitalizing the Lombard Avenue and Harrison Street area. The property subject to the request for special use is within this area.

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 “*Physical Therapy Clinic*” 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 a 1,840 square foot Physical Therapy Clinic to be established within the HS – Harrison Street District at 207 Harrison Street.

The Plan Commission and Village Board must make findings to support each of the following 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 physical therapy clinic business will become a destination and would enhance the vibrancy of the district where clinic patrons 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 7AM to 7PM. Staff supports this land use as a special use verses 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
