

ORDINANCE

AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO OPERATE A PHYSICAL THERAPY CLINIC IN THE HS-HARRISON STREET ZONING DISTRICT AT 207 HARRISON STREET

WHEREAS, on or about January 17, 2018 the Petitioner, Centre Physical Therapy, LLC (“Petitioner”), submitted an application with the Village of Oak Park (“Village”) for a special use permit to operate a physical therapy clinic in the HS-Harrison Street Zoning District at 207 Harrison Street (“Property”) as more fully set forth in the application; and

WHEREAS, on March 1, 2018, the Plan Commission opened a public hearing on the application; and

WHEREAS, notice of the public hearing was published in the *Wednesday Journal* on January 17, 2018; and

WHEREAS, on March 1, 2018, the public hearing was completed and the Plan Commission adopted its Findings of Fact and Recommendation, attached hereto and incorporated herein as Exhibit 1, recommending to the Village Board of Trustees (“Board”) that the special use permit be granted by a vote of five (5) in favor, zero (0) against; and

WHEREAS, the Board has reviewed the Findings of Fact and Recommendation of the Plan Commission and finds that the application satisfies the standards set forth in the Oak Park Zoning Ordinance related to a special use permit for a physical therapy clinic, but only subject to the conditions set forth in this Ordinance.

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

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

Section 2. Adoption of Findings of Fact and Recommendations. The Findings of Fact and Recommendations of the Plan Commission, together with all reports and exhibits submitted at the public hearing, are hereby incorporated by reference herein and are approved, subject to the conditions set forth herein.

Section 3. Special Use Permit Granted. The application of the Petitioner for a special use permit to operate a physical therapy clinic at the Property is approved in accordance with the application on file with the Village, subject to the terms and conditions set forth in the Plan Commission’s Findings of Fact and Recommendation and this Ordinance.

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

Section 5. No Authorization of Work. This Ordinance does not authorize the commencement of any work at the Property. Except as otherwise specifically provided in writing in advance by the Village, no work of any kind shall be commenced on 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 6. Violation of Conditions. Any violation of (i) any term of condition set forth in this Ordinance or (ii) any applicable code, ordinance, or regulation of the Village shall be grounds for the immediate rescission by the Board of Trustees of the approvals granted pursuant to this Ordinance.

Section 7. Severability and Repeal of Inconsistent Ordinances. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall 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 7. Effective Date. This Ordinance shall be in full force and effect after its approval, passage and publication as provided by law.

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ADOPTED this 19th day of March, 2018, pursuant to a roll call vote at follows:

Voting	Aye	Nay	Abstain	Absent
President Abu-Taleb				
Trustee Andrews				
Trustee Boutet				
Trustee Button				
Trustee Moroney				
Trustee Taglia				
Trustee Tucker				

APPROVED this 19th day of March, 2018.

Anan Abu-Taleb, Village President

ATTEST

Vicki Scaman, Village Clerk

Published in pamphlet form this 19th day of March, 2018.

Vicki Scaman, Village Clerk

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

PETITIONER – CENTRE PHYSICAL THERAPY, LLC

By:
Its:

Date: _____, 2018