



Application for Public Hearing SPECIAL USE PERMITS

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

Name of Business (If applicable): Centre Physical Therapy, LLC

Address/Location of Property in Question: 207 Harrison Street Oak Park IL 60305

Property Identification Number(s)(PIN): 16-17-302-030-0000

Name of Property Owner(s): Harrison Street Ventures, LLC

Address of Property Owner(s): 15 Forest Lane, South Barrington, IL 60010

E-Mail of Property Owner(s): harrisonstventures@gmail.com Phone: 312-543-1250

If Land Trust, name(s) of all beneficial owners: (A Certificate of Trust must be filed.) _____

Name of Applicant(s): Erik Stegemann for Centre Physical Therapy, LLC

Applicant's Address: 939 W North Avenue Suite 750 Chicago IL 60642

Applicant's Phone Number: Office _____ E-Mail erik@CloudNineRealtyGroup.com

Other: 312-533-9454 (mobile)

Project Contact: (if Different than Applicant) _____

Contact's Address: _____

Contact's Phone Number: Office _____ E-Mail _____

Other: _____

Property Interest of Applicant: ☐ Owner ☐ Legal Representative ☐ Contract Purchaser ☒ Other

(If Other - Describe): Tenant

Existing Zoning: HS - B1/B2 Describe Proposal: _____

We are proposing to open a "state of the art" Physical Therapy clinic at 207 Harrison Street. Centre Physical Therapy Clinic will provided physical therapy services so clients can get back to their desired functional levels following their surgery or injury.

Size of Parcel (from Plat of Survey): 7,296.26 Square Feet

(actual square footage of 207 is 1,840)

(207 is part of a larger parcel which includes 201 Harrison & 211 Harrison)

Adjacent:	Zoning Districts	Land Uses
To the North:	HS	Commercial / Residential
To the South:		Single Family
To the East:	HS	Restaurant/ Commercial
To the West:	HS	Commercial

How the property in question is currently improved?

☐ Residential
 ☒ Non-Residential
 ☐ Mixed Use
 ☐ OTHER: _____

Describe Improvement: _____

Is the property in question currently in violation of the Zoning Ordinance? ____ Yes ____ ☒ No

If Yes, how? _____

Is the property in question presently subject to a Special Use Permit? ____ Yes ____ ☒ No

If Yes, how? _____

If Yes, please provide relevant Ordinance No.'s _____

Is the subject property located within any Historic District? ____ Yes ____ ☒ No

If Yes: ☐ Frank Lloyd Wright ☐ Ridgeland/Oak Park ☐ Gunderson

From what Section(s) of the Zoning Ordinance are you requesting approval / relief?

Article: 8 Section: ~~2 (Table 8-1)~~ 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;

Please See Attachment "A"

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


 (Signature) Applicant

01/04/2018

Date

Mona NAVITSKY, as agent
(Printed Name) Owner

Mona Navitsky 1/12/18
(Signature) Owner Date

Owner's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS

12th DAY OF January, 2018

Susan M. Krcik
(Notary Public)



Attachment "A"

Special Use Standards - Zoning Ordinance - Article 14.2 (E)

1. 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.

Centre Physical Therapy clinic will operate the business within the regulations pertaining to proper use of a physical therapy clinic in accordance to State and Local laws. Centre PT Clinic will not have any substantial or unduly adverse impact on the neighborhood or endanger the public health, safety or welfare.

2. The proposed special use is compatible with the general land use of adjacent properties and other property within the immediate vicinity.

The special use proposed for 207 Harrison and Centre Physical Therapy is compatible with the general land use of the adjacent properties and other property within the immediate vicinity. The clinic is a destination business with our patients receiving treatments from 7am to 7pm.

3. 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.

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. Centre Physical Therapy would be 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. Residents would benefit by having 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.

4. The special use meets the requirements for such classification in 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 the HS District. To the extent we are aware, the amendment would not create additional non-conformities. In fact there are multiple existing Medical/Dental clinics on Harrison Street that are currently nonconforming because this is not permitted in the district.