



February 27, 2018

To: Oak Park Village Board of Trustees
From: John Lynch, Executive Director, OPEDC
Re: Letter of Support – Centre Physical Therapy, LLC. Text Amendment and Special Use Request

The Oak Park Economic Development Corporation is providing this letter in support of the proposed text amendment and special use requested by Centre Physical Therapy, LLC.

OPEDC believes that physical therapy is an appropriate use in the Harrison Street Arts District. The commercial district currently includes various neighborhood service uses, including a number of health and wellness-based businesses. These businesses bring regular traffic to the street, are virtually nuisance free, and do not compete with evening parking demands.

Additionally, we support the Village staff's recommended approach to the text amendment and the addition of Physical Therapy Clinics within the HS District. We view this as a constructive way to help maintain the character of the district while also providing the opportunity for a business type that aligns with the existing tenant mix to seek relief.

207 Harrison is owned by Harrison Street Ventures, which recently purchased and is in the process of improving and re-occupying a long-underutilized portfolio of properties on Harrison Street. The two spaces adjacent to 207 Harrison are leased and will be occupied by food-based uses, a 4-unit townhome project will be breaking ground shortly across the street, and Nature Yoga Sanctuary is operating in 146 Harrison. Three remaining properties in the portfolio are for sale or lease.

We are pleased with the progress that has been made by Harrison Street Ventures to date and we view Centre Physical Therapy as another positive addition to the Arts District.

Thank you for your consideration.

Sincerely,

John Lynch
Executive Director
OPEDC

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