



Agenda Item Summary

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Submitted By

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Reviewed By

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Agenda Item Title

Concur with the Plan Commission's Recommendation and Adopt an Ordinance Amending Article 8 ("Uses"), Section 8.3 ("Use Restrictions"), Table 8-1 ("Use Matrix") of the Oak Park Zoning Ordinance by Adding Physical Therapy Clinics as a Special Use in the HS-Harrison Street Zoning District

Overview

The request is to amend the Zoning Ordinance to allow a use not listed within the HS - Harrison Street Zoning District as a permitted Special Use. A companion application for Special Use approval has been submitted and will be reviewed under a separate agenda item.

Recommendation

The Plan Commission recommends approval of this request.

Staff Recommendation

Staff supports the Plan Commission's recommendation to amend the Zoning Ordinance. Staff agrees this land use will support the retail and arts-related businesses in this district as a special use.

Fiscal Impact

N/A.

Background

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.

Alternatives

- Support the application and allow this use as a special use in the HS District.
- Do not support the application.

Previous Board Action

N/A.

Citizen Advisory Commission Action

The Plan Commission held a public hearing on March 1, 2018. The Plan Commission received an email from the Oak Park Arts District and a letter from the Oak Park Economic Development Corporation in support of the proposed business. There were no objectors to either application. The Plan Commission questioned how the use would benefit the arts district. The applicant responded that their business would compliment existing uses in this district such as yoga studios, pilaties, and gyms by reinforcing the benefits of body maintenance. The applicant stated that their intention is to bring the arts into their space with wall displays of local artists and programming district events. The Plan Commission also approved the Findings of Fact report at this meeting with a unanimous vote.

Anticipated Future Actions/Commitments

N/A.

Intergovernmental Cooperation Opportunities

Zoning and land use matters are unique to Village government within the corporate limits of Oak Park and therefore, intergovernmental cooperation opportunities do not exist.

Performance Management (MAP) Alignment

A Governance Priority established for the Development Customer Services Department is Land Use Regulations.