

## ORDINANCE

### **AN ORDINANCE AMENDING ARTICLE 6 (“SPECIAL PURPOSE DISTRICT”), SECTION 6.3 (“H HOSPITAL ZONING DISTRICT”) OF THE OAK PARK ZONING ORDINANCE REGARDING THE H-HOSPITAL ZONING DISTRICT REGULATIONS**

**WHEREAS**, on May 4, 2023 the Village of Oak Park Plan Commission (“Plan Commission”) held a public hearing on the application of the Petitioners Anne Frueh, Bruno Graziano, David Osta and Michael Weik (“Petitioners”), for text amendments to Article 6 (“Special Purpose Districts”), Section 6.3 (H Hospital Zoning District) of the Oak Park Zoning Ordinance by modifying portions of Section 6.3(C)(1) for the H District Dimensional Standards, Section 6.3(C)(2) for the H District Height Restrictions and Section 6.3(C)(2) – Table 6-3: H District Dimensional Standards; and

**WHEREAS**, notice of the public hearing was published in the *Wednesday Journal* on November 16, 2022; and

**WHEREAS**, the Plan Commission recommended that the text amendments reflected in this Ordinance be denied by a vote of seven (7) in favor of denial and two (2) against denial upon the close of the public hearing held on May 4, 2023 as reflected in the minutes of the public hearing, incorporated herein by reference as though fully set forth; and

**WHEREAS**, the Plan Commission adopted its Findings of Fact and Recommendation on May 4, 2023 which is adopted by the President and Board of Trustees of the Village and incorporated herein as though fully set forth; and

**WHEREAS**, the President and Board of Trustees of the Village have considered the Plan Commission’s Findings of Fact and Recommendation and have determined that it is appropriate to adopt the text amendments as provided in this Ordinance by a vote of two-thirds vote of the Village Board as set forth in Section 14.1(D)(2)(c) of the Oak Park Zoning Ordinance; and

**WHEREAS**, the Village Board finds that the application meets the standards for a Zoning Ordinance text amendment set forth in Section 14.1(E)(2) (“Approval Standards for Text Amendments”) of the Oak Park Zoning Ordinance and are approved; and

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

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

**Section 2. Zoning Ordinance Amended.** Article 6 (“Special Purpose District”), Section 6.3 (“H Hospital Zoning District”) of the Oak Park Zoning Ordinance is amended by adding the following underlined language and deleting the stricken language to read as follows:

**ARTICLE 6. SPECIAL PURPOSE DISTRICT**

\* \* \* \*

**6.3 H HOSPITAL ZONING DISTRICT**

**A. Purpose Statement**

The H Hospital Zoning District is intended to accommodate major health care facilities, and their expansion, located within the Village.

**B. Uses**

Article 8 lists permitted and special principal uses and temporary uses for the H District.

**C. Dimensional Standards**

1. Table 6-3: H District Dimensional Standards establishes the dimensional standards for the H District. These regulations apply to all uses within the ~~each district unless a different standard is listed for a specific use~~ H District.

2. Additional height restrictions apply to the following geographic areas.

a. From the centerline of N Humphrey Avenue (extended) to the west H District property line, buildings may not exceed 50 feet in height.

b. From the centerline of ~~Wisconsin~~ Harlem Avenue (extended), north of Monroe Street to the eastside of Maple Avenue, H District property line, buildings may not exceed 80 feet in height.

c. From the centerline of Wisconsin Avenue, to the east H District property line, buildings may not exceed 50 feet in height.

d. From the centerline of Harlem Avenue (extended), south of Monroe Street, to the centerline of Wisconsin Avenue, buildings may not exceed 50 feet in height.

Table 6-3: H District Dimensional Standards (ROPH)	
H District	
<b>Bulk Standards</b>	
Minimum Lot Area	10,000sf
Maximum Building Height	125', unless located within a height restricted area per Section 6.3. C.2

Table 6-3: H District Dimensional Standards (ROPH)			
		H District	
Maximum Lot Coverage		80%	
Required Setbacks			
Minimum Front Setback		20 30'	
Minimum	Interior	Side	Setback
		20 30', unless abutting a residential district then 30 50'; If abutting a residentially zoned property, <del>and located within a height restricted area per Section 6.3.C.2:</del> 50' measured from the property line of the adjoining lot to the interior side	
Minimum	Corner	Side	Setback
		20 30'	
Minimum Rear Setback		30' measured from the property line of the adjoining lot to the rear; If abutting a residentially zoned property, <del>and located within a height restricted area per Section 6.3.C.2:</del> 50' measured from the property line of the adjoining lot to the rear	

Table 6-3: H District Dimensional Standards (West Suburban Hospital)			
		H District	
Bulk Standards			
Minimum Lot Area		10,000sf	
Maximum Building Height		125', unless located within a height restricted area per Section 6.3.C.2	
Maximum Lot Coverage		80%	
Required Setbacks			
Minimum Front Setback		20'	
Minimum	Interior	Side	Setback
		20', unless abutting a residential district then 30'; If abutting a residentially zoned property, and located within a height restricted area per Section 6.3.C.2: 50' measured from the property line of the adjoining lot to the interior side	
Minimum	Corner	Side	Setback
		20'	
Minimum Rear Setback		30' measured from the property line of the adjoining lot to the rear; If abutting a residentially zoned property, and located within a height restricted area per Section 6.3.C.2: 50' measured from the property line of the adjoining lot to the rear	

D. General Standards of Applicability

1. Site Development Standards

See Article 9 for additional on-site development standards and requirements, such as exterior lighting, accessory structures and uses, fences and walls, and permitted encroachments.

2. Off-Street Parking and Loading

See Article 10 for off-street parking and loading standards and requirements.

3. Landscape

See Article 11 for landscape, buffering, and screening standards and requirements.

**Section 3. 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 4. Effective Date.** This Ordinance shall be in full force and effect after its approval, passage and publication as provided by law.

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]**

**ADOPTED** this 5<sup>th</sup> day of June 2023, pursuant to a roll call vote as follows:

Voting	Aye	Nay	Abstain	Absent
President Scaman				
Trustee Buchanan				
Trustee Enyia				
Trustee Parakkat				
Trustee Robinson				
Trustee Straw				
Trustee Wesley				

**APPROVED** this 5<sup>th</sup> day of June 2023.

\_\_\_\_\_  
Vicki Scaman, Village President

**ATTEST**

\_\_\_\_\_  
Christina M. Waters, Village Clerk

Published in pamphlet form this 5<sup>th</sup> day of June, 2023.

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Christina M. Waters, Village Clerk