

SOURCE DOCUMENTS
TABLE OF CONTENTS

<u>TAB #</u>	<u>DESCRIPTION</u>
1.	1999 Ordinance re Medical Office Building et al.
2.	November 16, 2016 Plan Comm. Minutes
3.	December 1, 2016 Plan Comm. Minutes
4.	January 5, 2017 Plan Comm. Minutes
5.	2017 Aerial Photo of ROPH Campus and Neighborhood
6.	April 24, 2017 Summary of Community Meeting Re: ROPH ER PUD and Special Use Amendment
7.	November 7, 2019 Plan Comm. Minutes
8.	ROPH June 16, 2020 Application for Zoning Ordinance Map Amendment (excerpt) on Maple Ave.
9.	February 20, 2020 ROPH Strategic Plan
10.	February 20, 2020 Plan Comm. Minutes
11.	March 5, 2020 Plan Comm. Minutes
12.	January 7, 2021 Staff Report re: Zoning Map Amendment
13.	February 1, 2021 Board of Trustee Meeting Minutes
14.	September 15, 2021 Memo by Mr. Failor
15.	March 24, 2022 Emails between Ms. Grossman, Mr. Osta & Others
16.	Linda Searl Curriculum Vitae
17.	January 13, 2023 Village Response to FOIA

09184814

9758/0131 33 001 Page 1 of 38
1999-12-21 14:45:39
Cook County Recorder 99.00



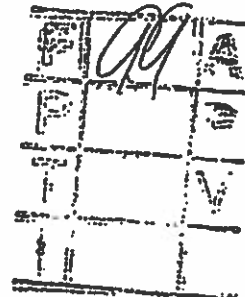
09184814

VILLAGE OF OAK PARK ZONING ORDINANCE GRANTING A SPECIAL USE
PERMIT (OAK PARK HOSPITAL) ADOPTED BY THE PRESIDENT AND BOARD
OF TRUSTEES OF THE VILLAGE OF OAK PARK ON DECEMBER 2, 1999.

Village of Oak Park
123 Madison Street
Oak Park, Illinois 60302
(708) 383-6400

DELIVER TO BOX 321

Box 321
DEC 21 1999
COPIES 6



09184814

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, Sandra Sokol,

Village Clerk of the Village of Oak Park, in the County of Cook and State of Illinois do hereby certify that the annexed and foregoing is a true and correct copy of that certain Ordinance now on file in my office entitled ORDINANCE AMENDING THE OAK PARK ZONING ORDINANCE AND GRANTING A SPECIAL USE PERMIT (OAK PARK HOSPITAL)

which said Ordinance was passed by the Board of Trustees of the Village of Oak Park at a session held on the 2nd day of December A.D. 1999, and approved by the President of the Village of Oak Park on the 2nd day of December, 1999.

I further certify that the vote on the question of the passage of the said Ordinance by the Board of Trustees of the Village of Oak Park was taken by ayes and nays and recorded in the Journal of the Proceedings of the Board of Trustees of the Village of Oak Park and that the result of said vote was as follows, to-wit:

Ayes - - - Trustees: Ebner, Hodge-West, Kostopulos, Kuner, Trapani and Turner
and President Furlong
Nays - - - None
Absent - - - None

I do further certify that the Original Ordinance, of which the foregoing is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed the seal of said Village of Oak Park this 17th day of December; A.D. 1999.

Sandra Sokol
Village Clerk, Village of Oak Park

**ORDINANCE AMENDING
THE OAK PARK ZONING ORDINANCE
AND GRANTING A SPECIAL USE PERMIT
(OAK PARK HOSPITAL)**

BE IT ORDAINED by the President and Board of Trustees of the Village of Oak Park, County of Cook, State of Illinois, in accordance with the Home Rule Powers granted to it under Article VII, Section 6 of the Constitution of the State of Illinois (1970), as amended, as follows:

SECTION 1: That the Oak Park Plan Commission, acting as the hearing body in accordance with the Zoning Ordinance, has considered a petition for rezoning of certain property and issuance of a special use permit pursuant to notice duly published and pursuant to a public hearing held in accordance with said notice.

SECTION 2: That the Plan Commission delivered to the President and Board of Trustees, for the Board's consideration, written Findings of Fact and its Recommendations adopted by the Plan Commission on November 17, 1999 and which are attached hereto as Exhibit A. (hereinafter sometimes referred to as "Plan Commission Report")

SECTION 3: That except as modified in Section 4 of this Ordinance, the President and Board of Trustees hereby adopt the Findings of Fact and Recommendations of the Plan Commission, as set forth in Exhibit A attached hereto and made a part hereof.

SECTION 4: That the President and Board of Trustees modify the following in the Plan Commission Report: 1) That Paragraph 8c of the Findings of Fact is amended by replacing the word "east" with the word "west" as the last word in the Paragraph. 2) That Paragraph 1 of the RECOMMENDATIONS set forth on page 21 of the Plan Commission Report is amended to include the property identified by street address as 620 South Maple.

3) That the term "condition 3" set forth on Line 2 of Recommendation 2 of the RECOMMENDATIONS set forth on page 21 of the Plan Commission's Report is hereby amended to read "condition 4" and 4) that the conditions set forth as part of Recommendation 3 in the Plan Commission Report are hereby amended by changing condition "r" to condition "bb" and by adding conditions "r" through "aa" as follows:

- r) That the Applicants shall develop and implement a Transportation Demand Management Plan ("TDM Plan") for the hospital and new medical office building. The purpose of the TDM Plan is to reduce automobile traffic to and from the hospital and new medical office building through the use of car pooling, flextime, free bus passes and other means. The Applicant shall submit this Plan to the Village Engineer for his/her review and required approval.
- s) Parking in the parking structure shall be marked and reserved for hospital/medical office building employees. The Applicant shall give visitors and patients a priority with regard to the use of the surface lots.
- t) The Applicant shall prepare an updated, comprehensive landscaping and lighting plan in a timely manner and shall present same to the Oak Park Community Design Commission for its review and recommendation to the President and Board of Trustees for final approval by the Board. The Applicants shall abide by the approved plan.
- u) In the event zoning relief is granted to permit the removal of parking from the Wenonah Avenue site to the Harlem Avenue site, the vacant land parcels shall remain as open space and although the zoning will be "H" Hospital, the buildings

remaining on the Wenonah site shall be subject to the "R-3" Single Family zoning requirements of the Oak Park Zoning Ordinance and shall continue to provide a buffer between the hospital and the residential neighborhood to strengthen the neighborhood, preserve open space and protect the existing housing.

If, however, the owners of 75% of the property along the East side of the 500 block of South Wenonah and the Applicants present the Village with a joint written request that the Village consider and approve a proposal for the residential development of all or a portion of the Applicant-owned property along the West side of the 500 block of South Wenonah, including the possible sale by the Applicant of the green space and/or the existing houses owned by the Applicant along the West side of the 500 block of South Wenonah for new residential development and/or continued residential use, the Village will consider and may approve such a proposal without further zoning hearings. No such action may be taken by the Applicants, however, without the joint participation of the requisite number of property owners in the request to the Village and the express written approval of the President and Board of Trustees.

- v) That prior to the demolition of any buildings, the Applicant shall file a certificate from a licensed pest control agency with the Village of Oak Park Health Department and Code Administration that the area is pest free.
- w) That the Applicant shall present a demolition, construction management and mitigation plan to the Village Engineer for his/her approval, which plan calls for the monitoring of same by the Village Engineer.

- x) That in cooperation with area residents, the Applicant shall establish a neighborhood advisory committee composed of not less than five members, including two area residents, one representative of Partners '99, one representative of Oak Park Hospital, and one representative of the Village of Oak Park to meet monthly during construction to discuss items of common concern.
- y) That the Applicant shall pay for the signal preemption at the Madison and Wisconsin signal.
- z) That the Applicant shall work with the Village and area residents to assess opportunities for traffic calming on residential streets near the Hospital.
- aa) That in the event of a conflict between any term or provision contained in conditions "a" through "q" recommended by the Plan Commission and adopted by the President and Board of Trustees and the term or provision set forth in conditions "r" through "z" established by the President and Board of Trustees, the terms and provisions of conditions "r" through "z" shall prevail.
- bb) That in the event the Applicants or their successors fail to comply with one or more of the foregoing conditions and restrictions after 30 days written notice to do so by the Village or its agents, the President and Board of Trustees may thereafter revoke or limit this special use permit; provided, however, that the Applicants or their successors shall be deemed to have complied if they promptly commence a cure and diligently pursue that cure to completion but such cure is not reasonably susceptible to completion within such 30-day period.

SECTION 5: That the Oak Park Zoning Ordinance is amended by changing the

zoning classification of the property identified by the street addresses 618 S. Maple, 620 S. Maple, 622 S. Maple, 613 S. Wisconsin, 617 S. Wisconsin, and 621 S. Wisconsin and legally described as follows:

Lots 4, 5, and 6 in Block 6 and Lots 4, 5, and 6 in Block 7 in W. J. Wilson's Addition to Oak Park, a Subdivision of part of Lot 1 in B. F. Jarvis' Subdivision in Section 18, Township 39 North, Range 13, East of the Third Principal Meridian (except the West 1/2 of the Southwest 1/4) in Cook County, Illinois.

and the property identified by the street addresses 513 S. Wenonah, 517 S. Wenonah, 521 S. Wenonah, 525 S. Wenonah, 529 S. Wenonah, and 533 S. Wenonah and legally described as follows:

Lots 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, and the North 22 feet of Lot 22 in Block 2 in the Subdivision of Block 2 in Wallen and Probst's Addition to Oak Park, a Subdivision of part of Lot 1 in B. F. Jarvis' Subdivision in Section 18, Township 39 North, Range 13, East of the Third Principal Meridian (except the West 1/2 of the Southwest 1/4) in Cook County, Illinois.

from "R-3" Single Family to "H" Hospital and that the zoning map of the Village of Oak Park be amended accordingly.

SECTION 6: That a special use permit be granted to Oak Park Hospital, Partners '99 and their respective successors and assigns, under the provisions of Section 21.2-15 of the Zoning Ordinance to allow construction of an approximately 139,800 square foot medical office building and accessory surface parking lots and the maintenance of designated buffer zones on the Subject Properties legally described on Exhibit B attached hereto and made a part hereof, SUBJECT TO the conditions set forth in the Plan Commission's Recommendation #3 contained in the Plan Commission's Report, attached hereto as Exhibit A, as modified by Section 4 of this Ordinance.

SECTION 7: The Village Clerk is hereby authorized and directed to record this Ordinance, at the Applicants expense, with the Cook County Recorder of Deeds.

THIS ORDINANCE shall be in full force and effect from and after its adoption. The Village Clerk is directed to publish this ordinance in pamphlet form.

ADOPTED this 2nd day of December, 1999, pursuant to a roll call vote as follows:

AYES: Trustees Ebner, Hodge-West, Kostopulos, Kuner, Trapani and Turner and President Furlong

NAYS: None

ABSENT: None

APPROVED by me this 2nd day of December, 1999.

Barbara Furlong
Barbara Furlong
Village President

ATTEST:

Sandra Sokol
Sandra Sokol
Village Clerk

by:

I. Rosmarie Shaw
I. Rosmarie Shaw,, Deputy Village Clerk

Published by me in pamphlet form this 3rd day of December, 1999.

Sandra Sokol
Sandra Sokol
Village Clerk

by: I. Rosmarie Shaw
I. Rosmarie Shaw
Deputy Village Clerk

09184814

November 17, 1999

President and Board of Trustees
Village of Oak Park
123 Madison Street
Oak Park, Illinois 60302

Re: Petition of Oak Park Hospital and Partners '99
for Rezoning, Special Use Permit,
Alley Vacation and Related Relief

Dear Ladies and Gentlemen:

The Petition and Notice. On July 6, 1999, the President and Board of Trustees of the Village of Oak Park referred to the Plan Commission, sitting as a Zoning Commission (hereinafter sometimes referred to as the "Commission"), for public hearing and recommendation, a Petition by Oak Park Hospital, Partners '99 (a joint venture of Healthcare Development Partners L.L.C. and Field Partners L.L.C.) (hereinafter sometimes referred to as "the Applicants"), and Gus Psychogios for rezoning, special use permit, alley vacation and related relief.

On July 14, 1999, legal notice was published in the Wednesday Journal, a newspaper of general circulation in the Village of Oak Park. Letters were also mailed by the Secretary of the Plan Commission to Village water service users in the neighborhood advising them of the proposal and the public hearing to be held.

Pursuant to the legal notice, this Plan Commission commenced the public hearing on the petition on July 29, 1999 at 7:30 p.m. and continued the matter for further hearing

Exhibit A

on August 19, 1999; September 2, 1999; September 16, 1999; September 23, 1999; September 30, 1999; October 14, 1999; October 28, 1999; November 11, 1999; and November 17, 1999. A quorum of members of the Plan Commission was present on each of these dates, and any members who voted on this report have either read the transcript or listened to the tape recording of any of the sessions for which they were absent.

Having heard and considered the testimony and evidence at the public hearing, the Commission makes the following findings of fact:

FINDINGS OF FACT

The Applicants.

1. That Oak Park Hospital is a 216-bed, not-for-profit healthcare facility located at 520 S. Maple, Oak Park, Illinois. It is a Catholic institution founded by the Sisters of Misericordia; sponsorship of the hospital was transferred to the Wheaton Franciscan Sisters in 1986. The Hospital is a member of the Rush System for Health and since 1997 Rush-Presbyterian-St. Luke's Medical Center has managed the hospital's operations. There are currently 349 active members of the hospital medical staff. Oak Park Hospital was the first hospital built in Oak Park and has served the healthcare needs of area residents at or near its present location since 1906.

2. That Oak Park Hospital is the owner of the properties which are the subject of this request, with the exception of 613 Wisconsin, which is owned by Gus Psychogios.

3. That Partners '99 is a limited liability company whose sole purpose is to develop and own the properties which are the subject of this request. Partners '99 is a joint venture between two partnerships - Field Partners and Healthcare Development Partners, both of whom have had extensive real estate development experience.

The Subject Properties.

09184814

4. That following is a list of the properties which are the subject of this request (collectively sometimes referred to as the "Subject Properties"), their current and requested zoning classifications and their current uses:

<u>Street Address</u>	<u>Current Zoning Classification</u>	<u>Requested Zoning Classification</u>	<u>Current Use</u>
618 S. Maple	R-3	H	SFD
620 S. Maple	R-3	H	SFD
622 S. Maple	R-3	H	SFD
613 S. Wisconsin	R-3	H	SFD
617 S. Wisconsin	R-3	H	2-Flat
621 S. Wisconsin	R-3	H	Vacant
513 S. Wenonah	R-3	H	Vacant
517 S. Wenonah	R-3	H	2-Flat
521 S. Wenonah	R-3	H	Vacant
525 S. Wenonah	R-3	H	Vacant
529 S. Wenonah	R-3	H	SFD
533 S. Wenonah	R-3	H	SFD

Note:

R-3 stands for "R-3" Single Family District

H stands for "H" Hospital District

SFD stands for single-family dwelling

Each of the lots on Maple and Wisconsin are roughly 50' x 170'. The lots on Wenonah are approximately 36' x 125'. Some addresses are double lots.

5. That Partners '99 has contracts to purchase all of the properties, subject to

obtaining the requested zoning relief.

The Requested Zoning and Alley Vacation Relief.

6. That the Applicants have requested that the Subject Properties be rezoned "H" Hospital District.

7. That the Applicants have requested that a special use permit be granted to allow construction of an approximately 139,800 square foot medical office building and accessory surface parking lots on the Subject Properties, with the exception of 622 S. Maple, 621 S. Wisconsin and 533 S. Wenonah, which would be used as homes or as offices for Oak Park Hospital. There are currently homes at 622 S. Maple and 533 S. Wenonah. The Applicants propose to move the existing home at 617 S. Wisconsin, or another home as engineering analyses provide, to the vacant lot at 621 S. Wisconsin or to build a new home at 621 S. Wisconsin with a garage, if the requested zoning relief is granted.

8. That the Applicants propose that all or portions of the following alleys be vacated:

- a) That part of the east/west alley adjacent to the hospital parking lot on the north and 618 S. Maple on the south;
- b) That part of the north/south alley adjacent to 618 and 620 S. Maple on the west and 613 and 617 S. Wisconsin on the east; and
- c) That part of the north/south alley adjacent to 513 to and including 529 Wenonah on the east and land improved with the hospital parking structures on the east.

The Applicants are requesting that the vacated portions of the above alleys be zoned "H" Hospital District.

Existing Zoning and Surrounding Uses.

9. That Oak Park Hospital is located in approximately the center of a roughly

six block area bounded by Madison Street, a primary arterial street on the north; Wenonah, a local residential street on the east; Adams, a local residential street on the south; and Harlem Avenue, a primary arterial street and state highway (Illinois Route 43) on the west.

- a) That the main Oak Park Hospital building is an eight-story structure constructed in the 1960's which adjoins the original six-story hospital building. The hospital entrance is approximately 140 feet north of the intersection of Maple Avenue and Monroe.
- b) That north of the main hospital building are ancillary hospital uses which extend to Madison Street.
- c) That east of the main hospital building is the four-level hospital parking structure followed by single-family dwellings which face Wenonah. There are single-family dwellings south on Wenonah and there are single-family dwellings south of the parking structure along Wisconsin.
- d) That east and north of the main hospital building (and directly north of the parking structure and the single-family dwellings on Wenonah), is a commercial strip of mostly one-story stores, although a three story commercial/three-story multi-family building is located at the southeast corner of Madison and Wisconsin.
- e) That south of the main hospital building is a 128 space surface parking lot followed by one and two family dwellings along Maple and Wisconsin.
- f) That west of the main hospital building are a landscaped vacant parcel, single-family home and the hospital power plant.
- g) That northwest of the main hospital building there are stores along Madison Street.

A copy of the Zoning Map for the roughly six block area is attached as an exhibit; this area contains "C" Commercial, "H" Hospital, "R-7" Multiple-Family and "R-3" Single Family Zone Districts.

Oak Park Hospital's Current Utilization and Healthcare Trends.

- 10. That the evidence indicated that Oak Park Hospital, which has 216 beds, is

currently under-utilized. The president of the hospital testified that the current daily (patient) occupancy of the hospital is about 80 patients, which peaks at about 110 patients a day during the winter months.

11. That the evidence indicated that in the health care industry, there has been a shift from inpatient delivery of care (staying in the hospital for over 24 hours) to outpatient delivery of care (staying in the hospital for less than 24 hours). Predictions from the American Hospital Association are that by the year 2007:

- a) 88% of all health care will be delivered in the outpatient setting;
- b) 90% of all surgical procedures will be in the outpatient setting; and
- c) 85% of all inpatient admissions will come through outpatient referrals.

12. That if Oak Park Hospital is to remain competitive for scarce health care resources, excellent doctors and patients, it must significantly increase its outpatient hospital space, space where people can interact with physicians in close proximity to the hospital.

13. That Oak Park Hospital seeks to increase its outpatient functions in a cost-efficient manner, without duplication of diagnostic and treatment facilities.

The Proposed Medical Office Building.

14. That the Applicants propose to significantly increase the outpatient functions at the hospital campus, and thereby keep Oak Park Hospital viable, by the construction of a 139,800 square foot, five-story office building 225 feet long by 125 feet wide. This building would house approximately 50 physician practices and would also contain an MRI unit. The hospital currently is periodically renting an MRI unit which is housed in a truck trailer. This practice would be eliminated if the proposed building is approved.

15. That the Applicants originally proposed siting the 125' x 225' medical office building on a north-south axis, parallel to Maple Avenue and approximately 80 feet south of the eight-story main hospital. By a unanimous consensus, this Commission rejected siting the proposed building in this way. At the suggestion of this Commission, the Applicants submitted an alternate site plan in which the medical office building is rotated 90 degrees, thereby running on an east-west axis perpendicular to Maple Avenue, as do the residential uses in the area. Thus, the "short" side of the building is parallel to Maple Avenue (a north/south street). This orientation allowed a greater buffer for the residential uses to the south and provided greater access to light and air for the residential uses to the east. This site plan, drawn by the HLM Design and dated 9/27/99 is attached as an exhibit. The Applicants testified that the new building could not cost effectively be sited immediately next to the existing hospital, because there is a linear accelerator (radiology) vault located just south of the main hospital.

The Community's Plan for This Area

16. That the Village's Comprehensive Plan, adopted in 1990 and currently in effect, shows the area bounded by Madison Street on the north, Wenonah on the east, Adams on the south, and Harlem on the west as a Hospital/medical complex development Area. This is the same roughly six-block area which is described in paragraph 9 and shown on the Zoning Map exhibit. As a development area, the plan identifies this area as "most appropriate for future development," 1990 Comprehensive Plan, page 67. (The 1979 Comprehensive Plan also identified this roughly six-block area as a Hospital Medical Complex development area, 1979 Comprehensive Plan, pages 51, 54).

17. That the 1990 Comprehensive Plan states, in part, under Economic

Development Policy number 5 entitled "Retain and increase local employment opportunities":

The five largest employers in Oak Park are non-profit entities, including the Village government and the two school districts. The two largest are the West Suburban Hospital Medical Center and Oak Park Hospital, which anchor the community's health-service industry. That industry serves a wide market and attracts other basic activities such as extended-care facilities, doctors offices, nursing homes and related functions. The economic and professional vitality of health-related facilities is important to the village because it increases the tax base by providing jobs, brings potential spending power into the community, and enhances the village's image. Some expansion of the two hospital complexes may be necessary, which is discussed at policy number six.

1990 Comprehensive Plan, p. 67.

18. That Economic Development policy number six of the 1990 Comprehensive Plan is entitled "Encourage new development and expansion in an orderly manner." The discussion under this policy indicates that because Oak Park is a virtually built-up community with little vacant land available for new development, the Comprehensive Plan does not predict which properties will become available for development, redevelopment or expansion. Instead, the Plan describes only general areas in which new construction or expansion would be most appropriate, (see 1990 Comprehensive Plan, p. 67). The Plan goes on to discuss a development category entitled "Hospital/medical complex development areas":

Oak Park's two hospitals are, of course, major contributors to the village, both socially and economically. The health-services industry is a constantly changing one, and some expansion of the hospital campuses may be necessary. The Development Map sets precise boundaries that limit the scope of expansion during the life of this plan. Those boundaries are larger than the current "H" Hospital zoning district. To extend beyond this zoning district into the larger area designated on the Development Map, the hospital would have to obtain a rezoning, which requires a public hearing and approval by the President and Board of Trustees.

Before granting such a rezoning, the following requirements should be considered:

- The proposal is in accord with a written hospital master plan on file with the Village
- A cost-benefit analysis is prepared demonstrating the probable effects on the tax base, employment opportunities and the delivery of health services
- The proposal will be compatible with the surrounding area, and will be adequately landscaped and screened to maintain the adjacent residential environment;
- The proposal is considered in terms of the goals and objectives and policies of this comprehensive plan

1990 Comprehensive Plan, p. 71.

The Rezoning Request.

19. That there is some confusion about whether the hospital had a "master plan on file with the village" prior to the hearing. There was no written master plan produced which was on file with the Village prior to the hearing. The hospital produced hand drawn architectural plans entitled master plan and dated 1973. It also produced a three-dimensional model of a master plan dated 1980. In any event, the hospital has now filed with the Village two alternate site plans for this project, which are attached as exhibits and which consist of single sheets drawn by HLM Design dated 9/27/99 and 10/28/99 respectively. The hospital has designated these site plans as its current master plan. The president of the hospital testified that the hospital currently has no expansion plans not shown in these site plans.

20. That an analysis of the costs and benefits of the project, the compatibility of the project with surrounding uses, and the goals, objectives and policies of the

Comprehensive Plan were considered by the Commission in its consideration of nine factors which must be considered in a request for rezoning pursuant to Section 24-7-4 of the Zoning Ordinance. These factors are:

- a) The character of the neighborhood. As noted in paragraph 9 (existing uses), the character of the neighborhood is mixed; there are commercial, hospital, single-family and multi-family uses in the area. The main hospital building and parking lot located at 520 S. Maple, a block south of Madison and a block east of Harlem, is partially bordered by residential uses. The hospital has defined this area since 1906.
- b) The extent to which property values are diminished by the particular zoning restrictions; and
- c) The extent to which the removal of the existing limitation would depreciate the value of other property in the area.

The values of the homes in the area of the hospital have since 1906 reflected the presence of the hospital and its related parking and traffic. These homes have been located in a hospital/medical development area for more than twenty years. All properties for which rezoning is sought are owned by the hospital or are under contract. These properties, now used as homes, are more valuable to the hospital as part of its proposed redevelopment plan. Rezoning these properties from "R-3" to "H" will result in different homes bordering a larger "H" district than presently exists. The evidence is inconclusive regarding the extent to which these newly bordering homes or other property in the area would be depreciated due to the proposed

rezoning.

- d) The suitability of the property for the zoned purpose. Because the Subject Properties are adjacent to the hospital campus and are part of the hospital/medical complex development area, they are suitable for "H" zoning.
- e) The length of time under the existing zoning that the property has remained unimproved, considered in the context of land development in the area. Although there are a few vacant parcels among the Subject Properties, this factor is largely inapplicable.
- f) The existing uses and zoning of nearby property. This factor is discussed in paragraph 9 above. The proposed rezoning is generally consistent with other zoning in the area.
- g) The relative gain to the public as compared to the hardship imposed on the individual property owners. The proposed rezoning will allow the hospital to increase the utilization of existing facilities, increase market share and remain viable. Because Oak Park Hospital is the second largest employer in the Village and owns a large medical complex in the Village, the Village has a substantial interest in the health and well-being of Oak Park Hospital. As noted in the 1990 and 1979 Comprehensive Plans, the hospital may have need to expand. The hardship to the residential neighbors is real. The proposed project will increase traffic congestion and noise, affect neighborhood aesthetics and decrease neighborhood housing stock. Some hospital-owned homes will be demolished. However, on balance, the gain to

the public in affording the hospital an opportunity to be viable and competitive in the industry outweighs the hardship to the individual property owners.

- h) The extent to which the ordinance promotes the health, safety, morals or general welfare of the public. The rezoning will likely result in significant real estate tax revenues for the Village, as discussed below in the "Special Use" section of this report (see paragraph 23). Helping to keep Oak Park Hospital alive and well by the proposed rezoning significantly promotes the health, safety, morals or general welfare of the public.
- i) Where applicable, the goals, objectives and policies presented in the Comprehensive Plan. Portions of the Comprehensive Plan are addressed above. The proposed rezoning furthers the following goals, objectives, policies from Chapter V ("Economic Development") of the 1990 Comprehensive Plan:
- | | |
|--------------|---|
| Goal 1: | To expand the Village's tax base in order to maintain a high level of services, programs and facilities |
| Objective A: | To maximize the potential for establishing tax-generating commercial development and redevelopment |
| Objective B: | To stimulate increased private investment in Oak Park. |
| Goal 2: | To encourage broad range of convenient retail and service facilities to serve Oak Park residents and others |
| Objective A: | To encourage existing businesses to remain and expand, and to attract new businesses that improve the mix of retail and service establishments. |
| Objective B: | To attract a larger proportion of retail purchases from within Oak Park's market area. |

Policies: Retain and increase local employment opportunities.
 Encourage new development and expansion in an
 orderly manner.

The Special Use Request - Standards.

21. That assuming the requested rezoning is granted, the Applicants have requested that a special use permit be granted pursuant to Section 21.2-15 of the Zoning Ordinance to allow construction of the medical office building and accessory parking. Section 21.2-15 allows as a special use medical offices and uses accessory to a principal medical service use located on a lot in an "H" District other than the lot on which such principal use is located.

22. That Section 24.8-4 of the Zoning Ordinance sets forth six standards which must be met before a special use is granted. These standards are:

- a) The proposed building or use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of the public convenience and will contribute to the general welfare of the neighborhood or community;
- b) The proposed building or use will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, utility facilities and other matters affecting the public health, safety and general welfare;
- c) The proposed building or use will be designed, arranged and operated so as to permit the development and use of neighboring property in accordance with the applicable district regulations;
- d) The proposed building or use complies with the more specific standards and criteria established for the particular building or use in question by Articles 21 and 22 of this Zoning Ordinance;
- e) The proposed building or use has been considered in relation to the goals and objectives of the Comprehensive Plan of the Village of Oak Park; and

- f) There shall be reasonable assurance that the proposed buildings or use will be completed and maintained in a timely manner, if authorized.

23. That as conditioned below, the proposed building or use at the particular location requested is desirable to provide a service or a facility which is in the best interest of the public convenience and will contribute to the general welfare of the community with improved access to high quality primary care physicians and specialists who locate in the new building. The additional physicians and specialists in the medical office building immediately adjacent to the hospital will provide the hospital with the opportunity to flourish in today's competitive health care market by better utilizing its existing diagnostic and treatment facilities for outpatient services and by expanding the types and quality of outpatient and other health care services. The presence of an attractive new development in the existing hospital campus will enhance the delivery of medical services and the stature of the hospital. With roughly fifty physician practices in the new building, there will be significant employment opportunities created. Finally, the medical office building, which will be privately owned by a for-profit venture, will generate real estate tax revenues of approximately \$800,000 - \$1.1 million per year.

24. That as conditioned below, the proposed building or use will not have a substantial or undue adverse impact upon the adjacent property, the character of the neighborhood, traffic conditions, utility facilities and other matters affecting the public health, safety and general welfare.

- a) That as conditioned below, the proposed building or use will not have a substantial or undue adverse effect upon adjacent property.

1) Oak Park Hospital is the landmark in this neighborhood and has

been so for the past ninety years. The original hospital building was six stories high; the 1960s addition, which now occupies the main hospital, is eight stories high. The eight-story hospital building is visible from nearly every residential yard in the roughly six-block area comprising the Comprehensive Plan's Hospital/medical complex development area. Many residential neighbors complained about the bulk and five-story height of the proposed medical office building at its proposed location on Maple Avenue, yet the proposed new building will be substantially shorter than the main hospital building and slightly shorter than the original hospital building, with which it will be physically connected by a covered walkway. For reasons of cost, the new building could not be sited immediately next to the existing hospital, because there is a linear accelerator (radiology) vault located just south of the main hospital.

2) By its conditions below, this Commission is requiring significant buffers from the adjoining residential areas. Homes, owned by the hospital, will be retained at 622 S. Maple, 621 Wisconsin and 533 S. Wenonah to provide additional buffering to nearby residential uses. Significant plantings, berming and other landscaping provide additional buffering.

3) The Commission readopts its findings in paragraph 20(b) and (c) in further support of its finding that, as conditioned below, the proposed special use will not have a substantial or undue adverse

effect upon adjacent property.

- b) That as conditioned below, the proposed building or use will not have a substantial or undue adverse effect upon the character of the neighborhood. In support of this finding, the Commission readopts its findings in paragraphs 9, 20(a) and 24(a)(1), (2) and (3).
- c) That as conditioned below, the proposed building or use will not have a substantial or undue adverse effect upon traffic conditions.
- 1) The Commission has imposed conditions regarding a traffic signal at the intersection of Wisconsin and Madison, a "no left turn" sign at the east/west alley south of Madison Street on Wenonah for northbound traffic, a "do not enter" sign in the east/west alley between Wenonah and Wisconsin (approximately 40' from Wenonah), and a possible traffic diverter on Maple between Adams and Monroe.
 - 2) As for parking, under Village Code, 118 parking spaces are required for the hospital and 282 spaces for the proposed medical office building (total of 400 spaces). These requirements are significantly below industry standards, which would suggest 500 parking spaces for the hospital and 343 spaces for the proposed medical office building (total of 843 spaces). The hospital currently provides 520 spaces on its campus, which can be increased to 548 by restriping the parking structure. The site plan dated 9/27/99 provides an additional 106 parking spaces (total of 654 spaces.) Partners '99 may lease from the hospital whatever additional spaces it needs to

meet the 282 spaces required by the Village Code.

Second Alternate Site Plan dated 10/28/99

3) In the course of these proceedings, a number of residential neighbors suggested that the Applicants should use the roughly 170' x 207' landscaped vacant parcel owned by the hospital at the northwest corner of Maple and Monroe for a surface parking lot, rather than the proposed lot on Wenonah. The Applicants have agreed to apply for rezoning and a special use to use the Maple/Monroe parcel for a 97 space surface parking lot pursuant to a site plan dated 10/28/99 which is attached. If the rezoning and special use for the 97 space Maple/Monroe parking lot is granted, the Applicants stated that they would not develop the Wenonah parcel with hospital uses and would maintain the parcel as residential and/or green space until otherwise directed by the President and Board of Trustees.

- d) That as conditioned below, the proposed building or use will not have a substantial or undue adverse effect upon utility facilities and other matters affecting the public health, safety and welfare. There is no evidence or testimony that the proposed special use would have a substantial or undue adverse effect upon utility facilities. The proposed special use will help Oak Park Hospital, the Village's second largest employer, to remain competitive in its industry and allow it to offer new employment opportunities. The proposed special use will

improve access to high quality health care and increase the Village's tax base.

25. That as conditioned below, the proposed building or use will be designed, arranged and operated so as to permit the development and use of neighboring property in accordance with the applicable district regulations. The hospital has co-existed with its neighbors, both residential and commercial, for over ninety years. The proposed medical office building will be buffered by certain landscaping, some hospital owned houses and other setbacks as shown on the attached site plans. ✓

26. That the proposed building or use complies with the more specific standards and criteria established for the particular building or use in question by Article 21 of the Zoning Ordinance.

27. That the proposed building or use has been considered in relation to the goals and objectives of the Comprehensive Plan of the Village of Oak Park. In support of this finding, the Commission readopts the findings set forth in paragraphs 16 through 18, and 20(i).

28. That as conditioned below, there were reasonable assurances that the proposed building or use will be completed and maintained in a timely manner, if authorized. The Applicants testified that Rush-Presbyterian-St Lukes Medical Center has a 19-year master lease for the entire medical office building which requires full payment of rent from the time the building is constructed or a certificate of occupancy is issued, whether or not it is fully rented. The Applicants testified that the lease includes three, five-year options for Rush to extend the master lease. Rush is the largest academic medical center in Chicago and has over \$700 million in annual revenues. Rush has non-binding

letters of intent from various physician practices for roughly half the office space. A representative of Partners '99 stated that Partners '99 has agreed in its lease with Rush that Partners '99 will not sell the building for the majority of the term of the lease. The evidence indicated that Partners' 99, the developer, is able to construct and complete the project.

The Alley Vacation Requests.

29. That State Statute requires that the corporate authorities (President and Board of Trustees) determine whether the public interest will be subserved by vacating any street or alley or part thereof within their jurisdiction.

30. That Oak Park Hospital is the owner of the properties adjoining all of the alleys or portions of alleys which it proposes for vacation (see paragraph 8 for a description of the proposed alleys).

31. That the vacation of these alleys or portions thereof is necessary or desirable for the development of the proposed medical office building and accessory parking.

32. That the Applicants are requesting that the vacated alleys or portions thereof be zoned "H" Hospital District.

33. That the public interest will be subserved by vacating the proposed alleys or portions thereof. Certain conditions to the alley vacations are set forth below.

Additional Findings.

34. That in the roughly fifty-five hours of testimony and deliberations over ten nights that the Commission has met to hear and consider the Applicants' proposal, the Commission has heard from the Applicants, proponents, objectors, and those who simply wished to testify on the matter. All parties were given a fair opportunity to present

testimony and evidence, ask questions and on November 17, 1999, cross-examine witnesses.

35. That the Applicants' proposal generated controversy, particularly among many residential neighbors in the area, some of whom formed an entity with the acronym R.U.S.H. (Residents United to Save our Homes). The R.U.S.H. group and others who objected have probably provided this Commission with more pages of exhibits than did the Applicants. Frequently the objectors would raise questions about the proposal which members of the Commission would directly ask the Applicants. The objectors were given at least equal (and ample) time to present their views. Both those in favor and those opposed to the application made excellent presentations.

36. That as the Village's Plan Commission, this body often returns to the Comprehensive Plan for the guidance which it may offer. The 1990 Comprehensive Plan states at pages 4 - 5:

Governmental decisions often involve trade-offs between competing interests. The village presents the comprehensive plan to all elected and appointed village bodies to help them make those difficult choices between competing interests and to serve as a guide for decision making. For example, bodies that hear applications for rezonings, variations, or special-use permits should evaluate them not only in terms of specific zoning ordinance standards, but also in terms of how well the proposed action would help attain the goals and objectives of this plan and fulfill its policies.

37. That as set forth in the above findings, this Commission has reviewed not only the Comprehensive Plan, but the specific Zoning Ordinance requirements that pertain to the pending application.

38. That it is in the best interests of the Village of Oak Park that the Subject Properties be rezoned from "R-3" Single-Family to "H" Hospital.

39. That as conditioned below, it is in the best interest of the Village of Oak

Park that a special use be granted for the construction of a medical office building and accessory parking at or near Oak Park Hospital.

RECOMMENDATIONS

Pursuant to the authority vested in it by the statutes of the State of Illinois and the ordinances of the Village of Oak Park, and based on the above findings, the testimony and the evidence presented at the public hearing, this Plan Commission sitting as a Zoning Commission, hereby recommends to the President and Board of Trustees:

- 1) That the Zoning Ordinance and Map of the Village of Oak Park be amended by changing the zoning classification of the below vacated alley or portions thereof and the properties commonly known as 618 S. Maple, 622 S. Maple, 613 Wisconsin, 617 Wisconsin, 621 Wisconsin, 513 S. Wenonah, 517 S. Wenonah, 521 S. Wenonah, 525 S. Wenonah, 529 S. Wenonah, and 533 S. Wenonah, Oak Park, Illinois (collectively the "Subject Properties") from "R-3" Single-Family Zone District to "H" Hospital Zone District.
- 2) That the rezoning described in condition 1 be effectuated before the alley vacation described in condition 3, so that pursuant to Section 4.2-3 of the Zoning Ordinance, said alleys or portions thereof will become zoned "H" Hospital District.
- 3) That a special-use permit be granted to Oak Park Hospital, Partners '99, and their respective successors and assigns, under the provisions of Section 21.2-15 of the Zoning Ordinance to allow construction of an approximately 139,800 square foot medical office building and accessory surface parking lots on the Subject Properties, with the

exception of 622 S. Maple, 621 Wisconsin and 533 S. Wenonah, SUBJECT TO the following conditions and restrictions:

- a) That except as modified below, the Applicants shall develop the project in substantial conformity with the attached site plan drawn by HLM Design dated 9/27/99 and the renderings and elevations which the Applicants submitted into evidence as Exhibits 1 and 2.
- b) The Applicants shall maintain the three hospital-owned houses on the lots commonly known as 622 S. Maple Avenue, 621 Wisconsin Avenue, and 533 S. Wenonah Avenue, as shown on the 9/27/99 Site Plan, in perpetuity for single family residential purposes, unless only a change thereof is specifically approved by the President and Board of Trustees after a public hearing thereon. The Applicants shall move a selected dwelling based on engineering analyses to the vacant lot at 621 S. Wisconsin or build a new dwelling compatible with other houses in the neighborhood and construct a two car garage at 621 S. Wisconsin. The Applicants must maintain the houses in good condition and repair.
- c) That as set forth in finding 23(c)(3), the Applicants have agreed to apply for zoning relief to permit the 97 space parking lot at Maple/Monroe. In the event such relief is granted, the number of parking spaces in the Wenonah Street parking lot shall be reduced one for one.
- d) That as set forth in finding 23(c)(3), the Applicants have agreed to apply for zoning relief to permit the 97 space parking lot at Maple/Monroe. Prior to the hearing on that zoning relief, the Applicants shall notify the water service users within two blocks of the Wenonah lot and request input, particularly from those residents near the Wenonah lot, on whether the home at 529 S. Wenonah should be retained, or whether it should be demolished in favor of more green space, if the special use permit for the Maple/Monroe lot is granted.
- e) That as set forth in finding 23(c)(3), the Applicants have agreed to apply for zoning relief to permit the 97 space parking lot at Maple/Monroe. In the event the Village grants such relief, the Wenonah lot shall be configured in substantial conformity with the 10/28/99 site plan, or as otherwise modified by the Village Board without further hearings.
- f) That the Applicants shall install landscaping in the parkways of

Wenonah Avenue and Wisconsin Avenue as directed and approved by the Village staff.

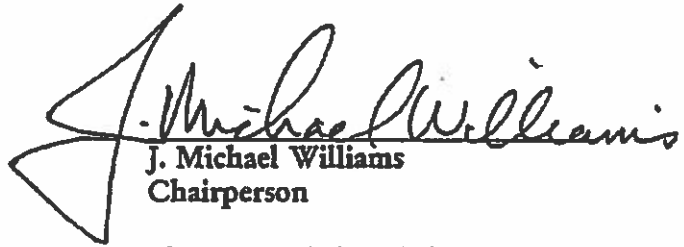
- g) That the project shall be constructed and maintained in substantial conformity with a revised landscape plan which the Applicants are finalizing and which they will present to the President and Board of Trustees in November, 1999 for their review and approval.
- h) That the project shall be constructed and maintained in substantial conformity with a revised lighting plan which the Applicants are finalizing and which they will present to the President and Board of Trustees in November, 1999 for their review and approval.
- i) That the Applicants shall construct the exterior of the medical office building with face brick and limestone as indicated in the renderings.
- j) That the Applicants, their successors, and assigns shall not seek an exemption from real estate taxes on the Subject Properties for so long as this special use permit is in effect.
- k) That during the term of this special use, the Applicants shall provide a local telephone number which interested parties may call to obtain answers to questions about the project and its construction and operation. Such telephone number shall be staffed during normal business hours, Monday through Friday except legal holidays, by a person with authority to address and remedy routine problems regarding traffic, noise, maintenance, and landscaping. With regard to problems of a more serious nature, such person shall report to the chief operating officer of the hospital and shall facilitate and expedite timely decision-making by the Applicants with respect to the concerns of neighbors.
- l) That the Applicants shall re-stripe the parking spaces in the existing parking garage in a manner approved by the Village Engineer to provide the maximum number of spaces. In addition, Partners '99 shall enter into a lease with Oak Park Hospital for a 20-year term for not less than 29 parking spaces in the parking garage. The lease shall provide that all hospital employees shall park their vehicles in the parking garage.
- m) That the Applicants shall engineer and pay for a traffic signal at the intersection of Wisconsin/Madison which must be interconnected with the existing traffic signal at Home Avenue.
- n) That the Applicants shall pay for a "no left turn" sign which the

Village will post at the east/west alley south of Madison Street on Wenonah Avenue for northbound traffic.

- o) That the Applicants shall pay for a "do not enter" sign which the Village will post in the east/west alley between Wenonah and Wisconsin approximately 40' from Wenonah.
 - p) That the Applicants shall post \$50,000 in an interest bearing escrow for five years following completion of the project with the Village of Oak Park for construction of a possible traffic diverter on Maple between Adams and Monroe. In the event that traffic volumes on Adams between Wisconsin and Maple and/or Maple Avenue between Adams and Jackson exceed 1,500 vehicles per day as determined by the Village's Department of Public Works, the Village shall apply the escrow for construction of the traffic diverter on Maple between Adams and Monroe. Any funds not disbursed shall be returned to the Applicants with any accrued interest at the end of the five year term.
 - q) That the Applicants shall pay all costs associated with all off-site traffic improvements including signs, diverters, cul-de-sacs, striping and other traffic, water or sewer improvements attributable to this project as determined by the Village Engineer.
 - r) That in the event the Applicants or their successors fail to comply with one or more of the foregoing conditions and restrictions after 30 days written notice to do so by the Village or its agents, the President and Board of Trustees may thereafter revoke or limit this special use permit; provided, however, that the Applicants or their successors shall be deemed to have complied if they promptly commence a cure and diligently pursue that cure to completion but such cure is not reasonably susceptible to completion within such 30-day period.
- 4) That the following alleys or portions thereof be vacated:
- a) That part of the east/west alley adjacent to the hospital parking lot on the north and 618 S. Maple on the south;
 - b) That part of the north/south alley adjacent to 618 and 620 on the west and 613 and 617 Wisconsin on the east; and
 - c) That part of the north/south alley adjacent to 513 to and including 529 Wenonah on the east and land improved with the hospital parking structure on the west.

09184814

SUBJECT TO the Applicants and President and Board of Trustees negotiating just and adequate compensation for the vacated alleys. In the event that the Applicants apply for and are granted a special use for a parking lot at Maple/Monroe, the north/south alley between Wenonah on the east and the hospital parking structure on the west should not be vacated.



J. Michael Williams
Chairperson

Plan Commission sitting
as a Zoning Commission

This report adopted by a 5 to 4
vote of the Plan Commission sitting
as a Zoning Commission this 17th day
of November, 1999.

09184814

LEGEND

R-3' SINGLE FAMILY



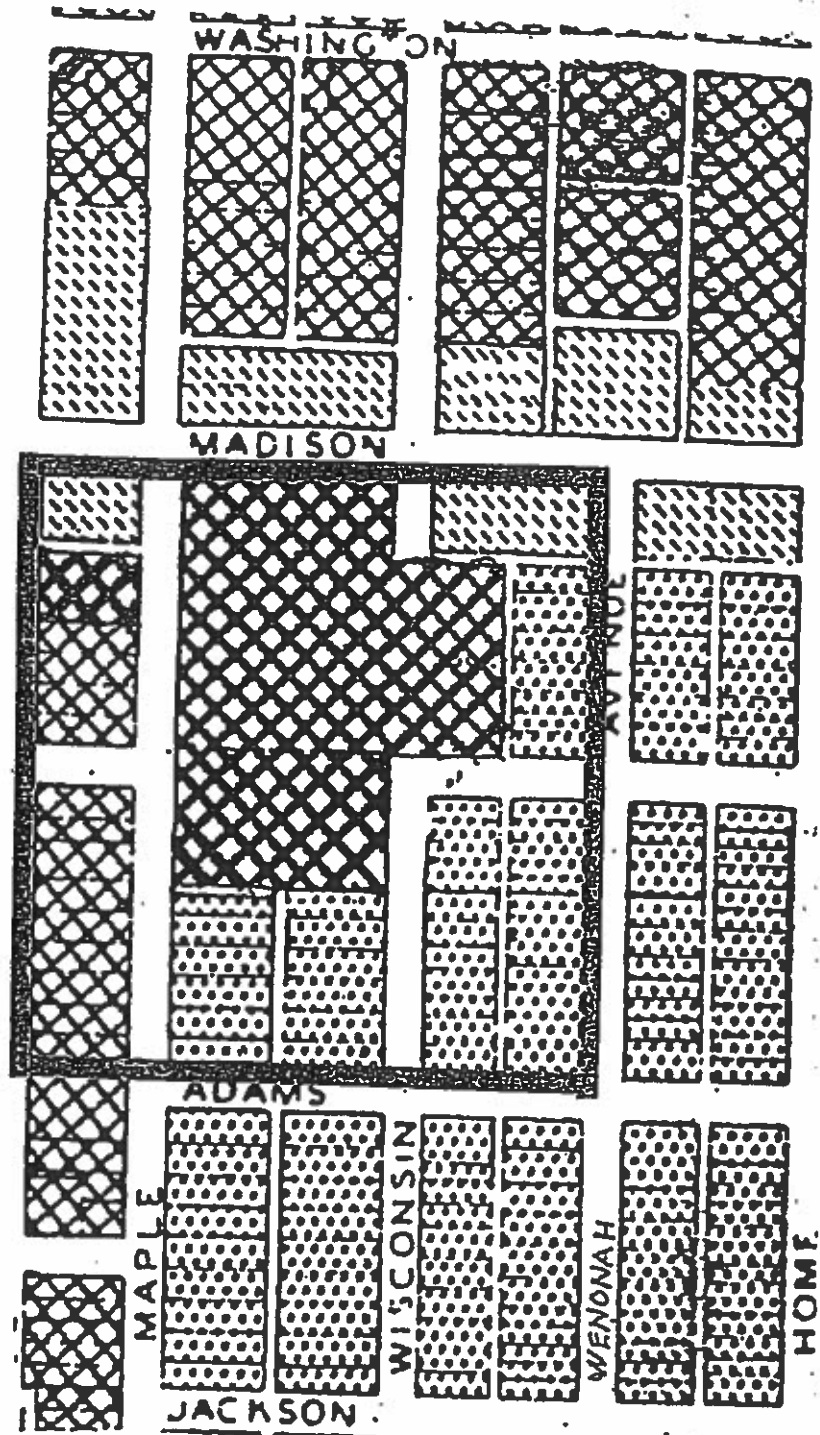
R-7' MULTIPLE FAMILY



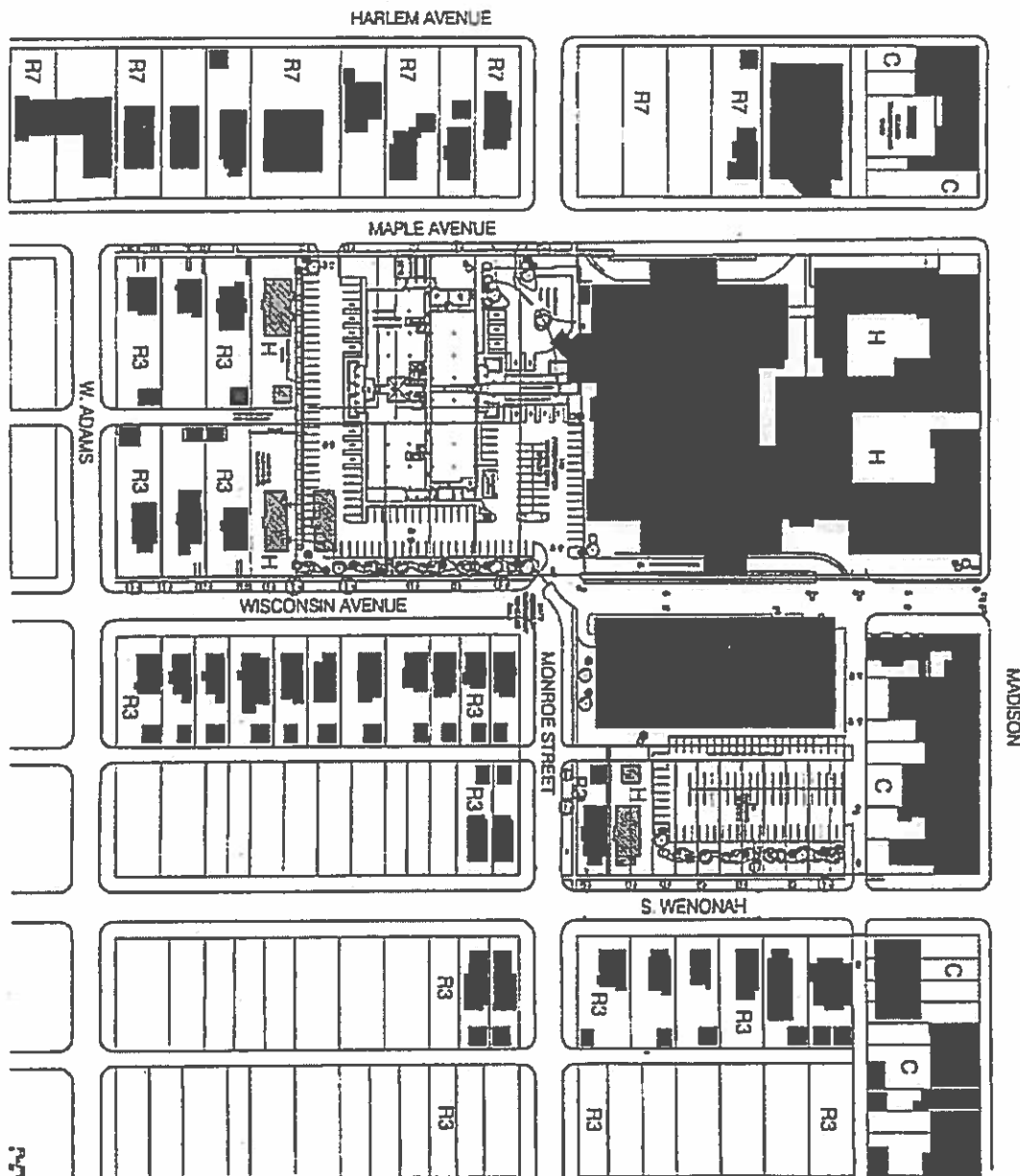
H' HOSPITAL



C COMMERCIAL



09184814

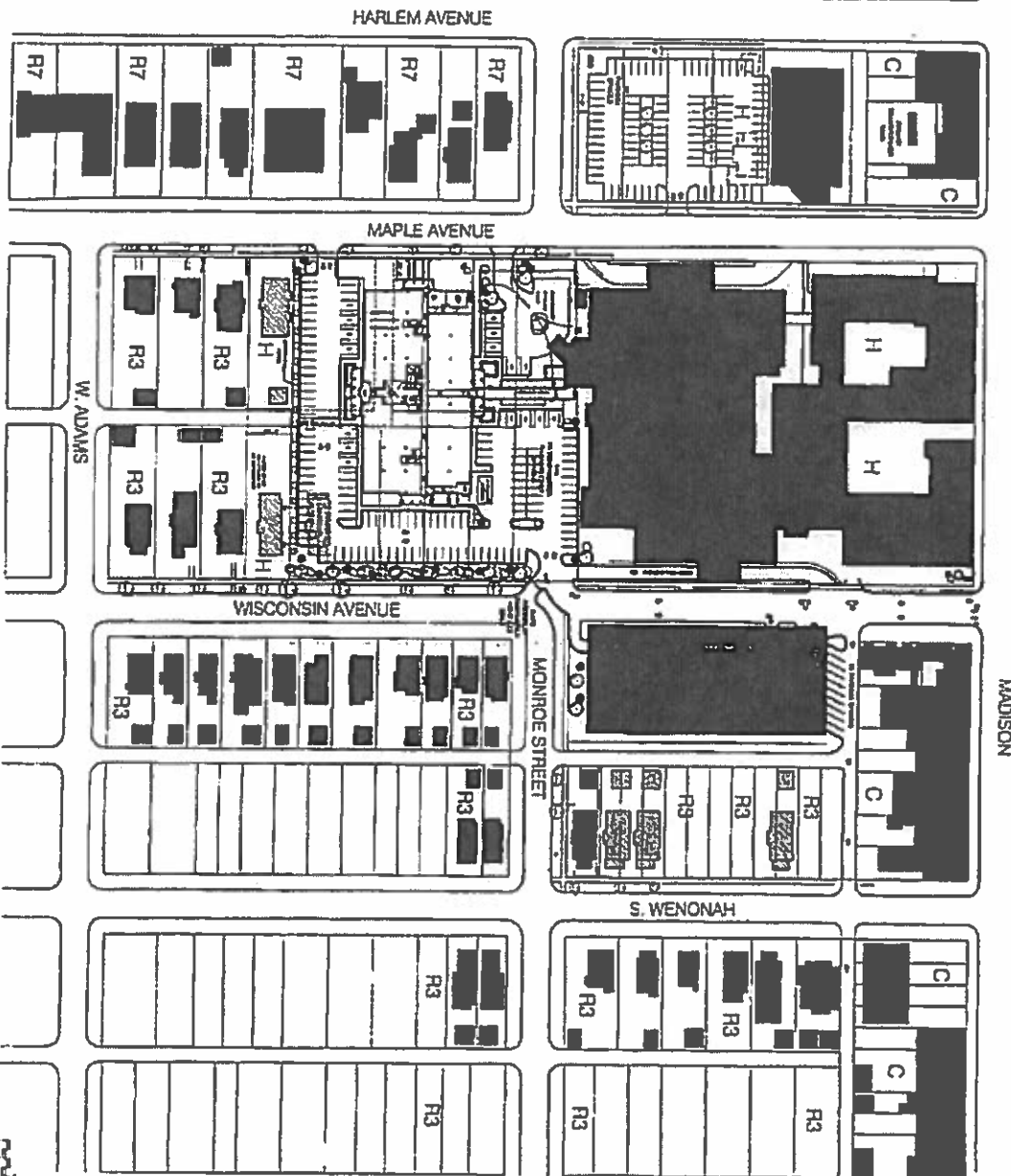


Oak Park Medical Office Building, Oak Park, IL
SITE PLAN



10/27/89-000000

09154514



Oak Park Medical Office Building, Oak Park, IL
PLAN COMMISSION FINAL SITE PLAN

Legal Description of Property for Special Use Permit

Lots 4, 5, and 6 in Block 6 and Lots 4, 5, and 6 in Block 7 in W.J. Wilson's Addition to Oak Park, a Subdivision of part of Lot 1 in B.F. Jarvis' Subdivision in Section 18, Township 39 North, Range 13, East of the Third Principal Meridian (except the West 1/2 of the Southwest 1/4) in Cook County, Illinois.

P.I.N. 16-18-110-006-0000
 16-18-110-007-0000
 16-18-110-015-0000
 16-18-110-016-0000
 16-18-110-017-0000
 16-18-110-022-0000

Common Addresses:

618 South Maple Avenue, Oak Park, Illinois 60304
620 South Maple Avenue, Oak Park, Illinois 60304
622 South Maple Avenue, Oak Park, Illinois 60304
613 South Wisconsin Avenue, Oak Park, Illinois 60304
617 South Wisconsin Avenue, Oak Park, Illinois 60304
621 South Wisconsin Avenue, Oak Park, Illinois 60304

and

Lots 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, and the North 22 feet of Lot 22 in Block 2 in the Subdivision of Block 2 in Wallen and Probst's Addition to Oak Park, a Subdivision of part of Lot 1 in B.F. Jarvis' Subdivision in Section 18, Township 39 North, Range 13, East of the Third Principal Meridian (except the West 1/2 of the Southwest 1/4) in Cook County, Illinois.

P.I.N. 16-18-102-017-0000
 16-18-102-018-0000
 16-18-102-019-0000
 16-18-102-020-0000
 16-18-102-021-0000
 16-18-102-022-0000

Common Addresses:

513 South Wenonah Avenue, Oak Park, Illinois 60304
517 South Wenonah Avenue, Oak Park, Illinois 60304
521 South Wenonah Avenue, Oak Park, Illinois 60304
525 South Wenonah Avenue, Oak Park, Illinois 60304
529 South Wenonah Avenue, Oak Park, Illinois 60304
533 South Wenonah Avenue, Oak Park, Illinois 60304

and

09184814

Northwest Corner of Lot 12 to the Northeast Corner of Lot 35, and lying North of the Westerly extension of the North line of the South 3 feet of Lot 22 aforesaid all in Block 2 in the Subdivision of Blocks 1 to 9, inclusive in Wallen and Probst's Addition to Oak Park, being a Subdivision of Section 18, Township 39 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois.

and

That part of the North and South 18 foot public alley lying between the East line of Block 6 in W.J. Wilson's Addition to Oak Park, being a Subdivision in Section 18, Township 39 North, Range 13, East of the Third Principal Meridian and the West line of Block 7 in said W.J. Wilson's Addition to Oak Park, lying South of the Easterly extension of the North line of the South 11.50 feet of Lot 3 in said Block 6, and lying North of a line drawn from the Southeast Corner of Lot 5 in said Block 6 to the Southwest Corner of Lot 5 in said Block 7 all in W.J. Wilson's Addition to Oak Park, being a Subdivision in Section 18, Township 39 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois.

and

The South 11.50 feet of Lot 3 and the North 8.50 feet of Lot 4 in Block 6 in W.J. Wilson's Addition to Oak Park, being a Subdivision in Section 18, Township 39 North, Range 13, East of the Third Principal Meridian dedicated for a 20 foot public alley per document no. 20202115 in Cook County, Illinois.

MINUTES
SPECIAL MEETING OF THE OAK PARK PLAN COMMISSION
VILLAGE HALL- COUNCIL CHAMBER
November 16, 2016
7:00 p.m.



PRESENT: Chair David Mann; Commissioners Lawrence Brozek (arrived 7:15 p.m), Jeremy Burton, Mark Gartland, Doug Gilbert, JoBeth Halpin and Kristin Nordman

EXCUSED: Commissioner Greg Marsey

ALSO PRESENT: Craig Failor, Village Planner; Michael Bruce, Zoning Administrator; Greg Smith, Attorney
Arista Strungys and Chris Jennette, Camiros Ltd., Zoning Consultants

Roll Call

Chair Mann called the meeting to order at 7:00 p.m. Roll was called. A quorum was present.

Non-Agenda Public Comment

None.

Approval of Minutes

None.

Public Hearing(s)

A public hearing shall be held by the Plan Commission to consider the application of the Village of Oak Park for a comprehensive update of the Oak Park Zoning Ordinance and Map.

Chair Mann reviewed the procedure for the public hearing. He noted that staff had provided to him all of the public outreach on the zoning rewrite process including: a project website, social media outreach, 30 key person interviews, interviews with governmental agencies, business associations and neighborhood groups, one-on-one meetings with business groups, letters to over 300 property owners who would be impacted by changes to the code, 13 public meetings through the Plan Commission and four public meetings at large by the consultants. Chair Mann said the importance of the rewrite was clear and welcomed comments from the public tonight.

Ms. Arista Strungys, the village's zoning consultant from Camiros, Ltd. gave a presentation on the rewrite process so far. Mr. Chris Jennette reviewed the district structure in the document. He noted an error on the presentation map that the Frank Lloyd Wright Home & Studio was included in the Institutional District; it should be in the residential district and will be corrected. Ms. Strungys briefly reviewed the design standards and uses table. She highlighted some of the areas where the code was clarified, like coach houses and parking requirements. She reviewed the clarifications in the administration section. She noted the changes in the planned development section.

Mr. Failor went over a list of items received from public comments that staff suggested should receive more attention or discussion:

- Hospital District (Article 6): setbacks, height and FAR
- Add Children's Home to code and use matrix (article 8)
- Add Tour House use matrix (article 8)
- Coach House discussion
- Application completeness process and timing of it (less than 15 days)
- Planned Development Optional option

- Rezoning of properties on North Kenilworth, just south of Post Office
- Live/Work Units if the work portion goes away
- Map Issues: including North Boulevard
- North Avenue issues

Chair Mann moved to public testimony. Attorney Greg Smith swore in those wishing to testify.

Ms. Simone Boutet, a resident and former Assistant Village Attorney. She said use variations were eliminated because it was said they were illegal and in her opinion that was wrong. She said the state code authorized it and said two Illinois Supreme Court cases where use variations came before the court, those cases ruled on whether the municipality was correct in denying the variance, not on the legality of the variance itself. She said in the past, people would come forward to ask for relief from the Transit Related Retail Overlay Districts and those requests were often granted. She said walling off the possibility of a use variance was boxing the village in and it would create hardship for property owners. She said she would also counsel getting a legal opinion on compensating benefits as part of the planned development process.

Ms. Judith Alexander, Chair of The North Avenue District and a resident. She thanked consultants and commissioners for addressing some of her previously discussed concerns including: special use classifications on non-restaurants that serve alcohol and small manufacturers of alcoholic beverages; and prohibiting pawn shops and payday loan stores. She said some of the recommendations that were not accepted contribute to the vacancies along North Avenue: the maximum height restriction should be raised from 45 feet to 65 feet. She said a higher height would attract more development and would not be out of scale, the south side of the street would not cast shadows and their organization was open to setback requirements from neighboring residential properties. She said the consultants had suggested a compromise of 55 feet and she hoped the commission would consider that. She said they hoped townhomes would be permitted rather than as special use. She asked to reclassify day care centers from special use to by-right. She said these businesses were done very well along North Avenue. She asked that strip malls become special use. She suggested a flooding reduction proposal that would decrease impermeable surfaces and decrease flooding in the northeast part of Oak Park and urged commissioners to consider asking the board for a cost-sharing program on this.

Mr. Eric Davis, 1112 N. Lombard Avenue and speaking as a member of The North Avenue District. He asked commissioners to reconsider raising the height allowance along North Avenue and thanked everyone on the job done so far.

Mr. Chris Wyatt, of 322 N. Humphrey Avenue. He said his property was adjacent of the parking garage of West Suburban Hospital. He asked commissioners to consider lowering the maximum height allowed in the Hospital District because if the garage was torn down and a 10 story building was built in its place he would live in shadow most of the year.

Ms. Cindy Gray Schneider thanked everyone for the zoning code revision. She said creating residential streets that have a character similar to the original character of Oak Park was important. She was concerned about the lot coverage and setbacks and wondered about the methodology regarding these.

Ms. Jennifer Misiak, a resident of the 100 N. Humphrey Avenue block and adjacent to the West Suburban Hospital campus. She said staff had shared documents regarding neighbor concerns in the Hospital District area and would like further discussion regarding this. She said they were concerned about size and scale in this district and looking for relief on height and setbacks. She said the village needed to respect the residential aspect of their neighborhood.

Mr. David Thomas, 320 N. Taylor Avenue and shares the alley with West Suburban Hospital. He said he'd like guidance available for any potential future building so that the impact wouldn't change the

character of the neighborhood. He said current zoning would allow for a new building that would cast a dark shadow on the whole neighborhood.

Ms. Cathy Schornstein a resident of the 300 N Taylor Avenue block. She said there have been many changes in the neighborhood and many changes to the hospital in terms of ownership. She supported having a starting place set so that if something was built it wouldn't change the character of the neighborhood, either through setbacks or through a tiered system, something that wasn't a monolith.

Ms. Tatiana Weinstein said she was concerned about a shadow cast on her home. She was concerned about the height and would like something in place now before a future building was developed.

Ms. Misiak briefed commissioners regarding the 2006 West Suburban ER expansion. She said a 10 year master plan was supposed to be on record with the village. She said there were plans for the parking lot and requested the master plan be included in the zoning ordinance.

Chair Mann closed public testimony. Chair Mann asked for commissioner deliberations and suggested starting with hospitals first and moving chapter by chapter.

Chair Mann asked about the 10 year master plan from West Suburban Hospital. Mr. Failor said there was a plan developed and was on file with the Village, it was approved in 2008 and would expire in 2018. It would be up to the Village Board to ask for an extension of the plan. He said there were three exterior changes noted in the plan- demolishing the nursing school; adding two floors to the parking structure; and an option to add a second floor to the emergency room. He said they have not done any of these items and there was no indication that they were planning to do these before 2018. Chair Mann clarified the master plan was not recorded in the zoning ordinance. Mr. Failor agreed. Staff had asked Camiros to propose some changes to the setbacks and heights in the district and showed commissioners drawings of the modifications. The current proposed ordinance has a rear yard setback to 30 feet, Camiros has suggested 30 foot setback with a 50 foot height requirement in the first fifty feet and a 125 foot height requirement overall.

Mr. Failor noted that the hospitals would need to be informed of any potential changes to the height and setback requirements before the Plan Commission could vote on the changes. Commissioner Halpin asked for clarification on the setbacks. Mr. Failor clarified the setback requirements would be adjacent to residential so it could be a side and rear yard. Commissioner Gilbert said this was a starting point and wondered if there was a way to develop a planned development process for going above a certain height to ensure the character of the neighborhood. Mr. Failor said if there was relief requested in height or setbacks, it would be appropriate to use the planned development process; if the suggestion was all large development in the district should go through the planned development process then further discussion was necessary. Commissioner Gilbert suggested if a height was above 50 feet it would be a planned development. Mr. Failor said then the code should establish 50 feet as the height limit for the district so that the relief would then move it to a planned development. Commissioner Halpin clarified the current height and setbacks in the district: currently it is 125 feet with 20 feet setbacks adjacent to residential with an alley, 30 feet without an alley.

Chair Mann said he wasn't sure these suggestions quite addressed the comments of neighbors regarding protecting the character of the neighborhood as there were a lot of comments on light and shadow. He suggested more study on the light and shadow and adding conversations with the hospitals and pick up the discussion after this has occurred. Commissioner Gilbert suggested a side yard setback be established as well. He asked if Rush Oak Park Hospital neighbors had similar concerns. Mr. Failor said they have not heard from residents near Rush. Chair Mann asked for a shadow study and suggested commissioners try to visit the areas to visualize the requirements.

Chair Mann moved to Articles 1-3 and asked for comments. Chair Mann suggested defining the roof type to clarify height measurement. Commissioners agreed.

Chair Mann called for a break. The meeting resumed at 8:48 p.m.

Mr. Failor said they would like to add Children's Home into the definitions in Article 2. He read through the definition to the commissioners. Commissioners agreed. Chair Mann asked how "temporary" was defined in terms of time. Ms. Strungys said it was only used in temporary uses, which have time limits assigned in them through permits.

Chair Mann asked for comments for Articles 4-6. Commissioner Brozek asked about adding in affordable housing. Mr. Failor said some municipalities have inclusionary zoning in their code but Oak Park does not; however, the planned development process has it listed as one of the compensating benefits. Ms. Strungys said some communities add inclusionary housing as a separate ordinance as discussion was necessary on what was affordable, etc. Mr. Failor said the Board would be discussing inclusionary housing next year.

Mr. Bruce addressed Ms. Gray Schneider's comments on front yard setbacks in the residential districts. He suggested clarifying the wording so that the setbacks match the neighboring properties should a new property be developed. Commissioners agreed and discussion ensued about how to clarify the wording. Commissioners suggested removing "whichever is greater" on the front yard setback requirement.

Chair Mann said on page 5-4 there were some inconsistencies in building height maximums in the DT district and planned developments have been approved that go beyond the height allowances. He said he was concerned that certain parcels off of Lake Street could be developed up to a height of 125 feet by right and now would be a good time to try to clean up the code. Mr. Failor said most of the downtown buildings went through the planned development process because the developer asked for relief. Chair Mann said he was concerned about the area along Forest Avenue, south of Lake Street. Mr. Failor said if the height would be changed then the Downtown Oak Park Business District should be notified. Commissioner Gartland agreed, but said further discussion was warranted with the district. Commissioner Gilbert said it may be a complicated discussion that would require more time. Chair Mann suggested cleaning up the tail properties and looking at it at another time.

Chair Mann moved to North Avenue. Mr. Failor said the commission had discussed prior that the village would be conducting a North Avenue plan and suggested talking with those impacted by a proposed height increase before doing an amendment to the zoning code. Commissioners agreed a public process that further discusses this change would be more appropriate so that residents could weigh in. Commissioners said permitting townhomes should be part of the North Avenue discussion as well. Commissioner Gilbert said as there were impacts to neighbors with traffic and drop-offs on daycares centers, he suggested keeping it as a special use was appropriate. Commissioners agreed. Commissioners asked Ms. Alexander for clarification on the strip mall issues. Ms. Alexander said there were a lot of vacancies in the North Avenue strip malls and they would like to make North Avenue a more walkable environment. For those reasons they would like strip malls to be a special use. She reiterated that town homes would be appropriate for North Avenue. Staff clarified that strip malls were restricted on Roosevelt and Madison due to parking restrictions on the street. Commissioners agreed that given a North Avenue plan was forthcoming these issues should be addressed in a comprehensive way rather than piecemeal. Commissioner Burton said the permeable surface flood control plan needed data; Chair Mann agreed and said it may be more of a village infrastructure issue rather than a zoning issue. Mr. Failor suggested the Village Engineer should weigh in on soil types and other contributing factors.

Chair Mann asked for comments on Article 6. Commissioner Gartland asked if the Park District had provided input. Mr. Failor said it had and the school districts were also interviewed initially and all were provided the draft for comments. No comments have been submitted thus far.

Chair Mann asked for comments on Article 7-8. Mr. Failor said Tour House and Children's Home should be added to the matrix. Commissioners moved to the row houses on North Kenilworth, which was proposed to be rezoned R-7 as the area east and west were residential. Mr. Failor said two residents contacted him regarding this- one believed keeping the zoning commercial would result in a better resale value and the other currently has an office in place. Mr. Failor noted offices were allowed as part of home-based occupations and a current office would be grandfathered in. Chair Mann said he agreed with the rezoning as it would be odd to have a tiny commercial district in a residential area. Commissioner Gilbert agreed.

Chair Mann moved to use variations and asked for a legal opinion. Ms. Strungys said the removal of the 50 feet requirement of retail use along Oak Park Avenue was based on dimensional restrictions and thus variances granted were based on dimensional variances, not use variances, as the uses requested were allowed in the district. Ms. Strungys said they would not want to create any loophole that allowed people to bring in uses that were prohibited in districts. Mr. Failor said the Village Attorney could provide a legal opinion if further information was necessary. Commissioners agreed that would be helpful.

Mr. Failor asked about live/work buildings: should the work portion go away, would the residential be permitted on the ground floor. Commissioner Gilbert said it could become a loophole for residential in an area where they wouldn't want residential on the first floor. Ms. Strungys said wherever live/work was allowed, residential on the ground floor was allowed as well. She said many live/work spaces have commercial in the front and residences behind. Mr. Failor suggested clarifying that the front space would have to remain commercial. Commissioner Burton agreed.

Chair Mann asked for comments on Articles 9-11. Mr. Failor asked commissioners about coach houses. Commissioner Halpin said she was concerned coach homes could be turned into AirBnBs and they could change an area of a district. Chair Mann said with the large size of the lots required it would allow people the creativity to stay in Oak Park as taxes rise. Commissioner Gilbert noted an extra family on a large lot would not create a density issue and there were positive benefits like in-law living or other family situations. Commissioner Halpin agreed. Commissioners agreed coach houses could be beneficial.

Chair Mann asked for comments on Articles 12-14. Commissioners discussed the timing of the complete application process of zoning applications as a suggestion came in to make this shorter. Staff said 15 days would give a buffer should it be a busy time although many applications were processed in a shorter time frame. Attorney Smith suggested clarification on the noticing requirements as days were defined as business days. Staff agreed. Attorney Smith also noted recent court decisions have expedited school-based zoning application requirements. Staff said they will review. Ms. Boutet suggested the legal opinion on variations would differ based on if it was done through the Zoning Board of Appeals or the Village Board as the Zoning Board would be held to a stricter standard. Commissioners discussed variations and the village bodies that hear each variance. Ms. Strungys suggested if a use would like to go into a district where it wasn't allowed a thoughtful consideration should occur through the text amendment process. Commissioners agreed.

Other Business

Mr. Failor said a planned development application was coming to the Plan Commission. He polled commissioners on a special meeting date. December 15, 2016 will be the date for the special meeting.

Adjournment

Commissioner Gilbert moved to continue the public hearing on the proposed zoning code to December 1, 2016. Commissioner Brozek seconded. A voice vote was taken and the motion was approved unanimously.

Commissioner Burton moved to adjourn. Commissioner Halpin seconded. The meeting adjourned at 10:08 p.m.

Angela Schell,
Recording Secretary

MINUTES
MEETING OF THE OAK PARK PLAN COMMISSION
VILLAGE HALL- COUNCIL CHAMBER
December 1, 2016
7:00 p.m.



PRESENT: Chair David Mann; Commissioners Jeremy Burton, Mark Gartland, Doug Gilbert and Paul May

EXCUSED: Commissioners Lawrence Brozek, JoBeth Halpin, Greg Marsey and Kristin Nordman

ALSO PRESENT: Craig Failor, Village Planner; Michael Bruce, Zoning Administrator; Rasheda Jackson, Assistant Village Attorney; Jacob Karaca, Plan Commission Attorney; Arista Strungys, Camiros Ltd., Zoning Consultant

Roll Call

Chair Mann called the meeting to order at 7:03 p.m. He welcomed new Commissioner May. Roll was called. A quorum was present.

Non-Agenda Public Comment

None.

Approval of Minutes

None.

Public Hearing(s)

A public hearing shall be held by the Plan Commission to consider the application of the Village of Oak Park for a comprehensive update of the Oak Park Zoning Ordinance and Map. Continued from November 16, 2016.

Chair Mann noted this was a continuance of the public hearing and they would be reviewing articles 14-16. He asked staff for an update on the hospital district discussion. Mr. Failor said they were reaching out to both hospitals to have a discussion about possible zoning changes. After those meetings, staff would bring back the information as well as graphics from Camiros to the Plan Commission for discussion and a recommendation.

Mr. Failor noted that at the last meeting, commissioners had asked for a legal opinion on use variations and the Assistant Village Attorney, Ms. Rasheda Jackson, has provided a memorandum for review. Mr. Failor provided comments that have come in from neighbors of West Suburban Hospital as well. Mr. Failor noted there was some misinformation from a resident regarding the changes to the zoning code in the hospital district. He reached out to clarify. Commissioner Burton noted the current code allows for a 20 foot setback with a 125 foot height. The proposed changes would keep the height and change the setback to 30 feet from the residential property line. He said the letters from residents have mostly requested a 50 foot height limit with a 50 foot setback.

Attorney Karaca asked Commissioner May about reviewing the information from the prior meeting. Commissioner May said he was present at the last meeting and observed the discussion.

Mr. Failor noted an error in Chapter 13 regarding publishing zoning interpretations. He said staff recommended striking. Commissioners agreed.

Chair Mann moved to article 14. He noted the section on planned developments gave the village board a lengthy timeframe to act on decisions from the Plan Commission. He said it could be burdensome for applicants. Attorney Karaca said it could create problems restricting the time due to the nature of board meeting schedules. A short discussion ensued about the duration of planned development applications. Mr. Failor said typically it takes about 20-26 weeks to get through the whole process. Attorney Karaca suggested including a remand to the hearing body in this section. Ms. Strungys agreed.

Chair Mann said in article 14, the procedure for planned developments should include design review. Mr. Failor said they would include that in the Planned Development packet. Chair Mann said Commissioner Brozek provided some comments to him; he asked how the Village determines financial and technical capacity for a development in section 14-12. Attorney Karaca said in the past it was part of the application process and provided by the applicant. Mr. Failor said the Village Board also has the ability to ask for a developer's pro forma as well. Chair Mann said the current procedure didn't allow for a real analysis. Mr. Failor said because some financial information was proprietary, in the past, the Plan Commission has gone into executive session to review the pro forma. Chair Mann asked if there was expertise on staff to review the information. Mr. Failor said in the past, the Plan Commission has relied on the expertise of the former Oak Park Development Corporation and could use the Oak Park Economic Development Corporation if necessary.

Chair Mann provided commissioners with a list of recommendations for the submittal requirements under section 14-12: providing neighboring addresses to staff to confirm; an executive summary of the environmental study; combining some sections into the application rather than as separate sections; titling sections for consistency; and moving up some sections to get a better sense of the overall project with construction and project schedules at the end. He said there was a requirement of a geothermal life cycle energy analysis but there was no requirement to put it into a project; he suggested striking and having an energy analysis that wasn't just about geothermal. Mr. Failor said the Environment and Energy Commission (EEC) asked for the Plan Commission to include this when the planned development process was rewritten to encourage geothermal. Chair Mann suggested going back to the EEC to strengthen this section. Commissioner Gilbert said as it was so specific and a general statement might be adequate. He agreed it should be stricken. Commissioner May concurred. Chair Mann suggested combining the parking and traffic study. Commissioner Gilbert suggested having drawings higher up in the application. Mr. Failor said he could work on a reorder and present it next time. Chair Mann said the fee would not be needed in the binders, only staff would need to confirm this. Mr. Failor clarified that staff could exclude items from the commissioner binder but provide it to a commissioner who wishes more information. Attorney Karaca noted if a submittal requirement was not provided to commissioners, staff should note that it has been submitted for the record. Mr. Failor agreed, noting he could put that information into the staff report.

Commissioner Burton asked about hyperlinks in the Zoning Ordinance. Mr. Failor said that was difficult for editing should the code be updated. Ms. Strungys said pdf versions were the easiest and best system for updating and searching.

Chair Mann corrected article 14-15, adding "up to 10 percent". Consultants agreed. A time period was also added. Commissioners discussed the parking reduction for planned development modifications. They agreed to language noting "10% or ten spaces, whichever is less" on the modifications.

Chair Mann moved to article 15. There were no comments.

Chair Mann moved to article 16. There were no comments.

Chair Mann had commissioners review the use variance memo from the Assistant Village Attorney. Ms. Jackson said she reviewed the history of use variances and said the term was archaic; the variances were actually 'use-related' variances and dealt with dimensional variances. She said the memo outlined how in the past, the village would do a text amendment to the code should a use that was not allowed in a particular district be permitted.

Commissioner Gilbert moved to continue the public hearing on the proposed zoning code to January 5, 2016. Commissioner May seconded. A voice vote was taken and the motion was approved unanimously.

Other Business

Mr. Failor said the next Plan Commission meeting would be December 15, 2016 for a planned development public hearing. He said Rush Oak Park hospital was planning a new emergency room and that would come to the commission as a public hearing next year.

Adjournment

Commissioner Burton moved to adjourn. Commissioner Gilbert seconded. The meeting adjourned at 8:10 p.m.

Angela Schell,
Recording Secretary

MINUTES
MEETING OF THE OAK PARK PLAN COMMISSION
VILLAGE HALL- COUNCIL CHAMBER
January 5, 2017
7:00 p.m.

4

PRESENT: Chair David Mann; Commissioners Lawrence Brozek, Jeremy Burton, Mark Gartland (arrived at 7:04pm), Doug Gilbert, JoBeth Halpin, Greg Marsey, Paul May and Kristin Nordman

EXCUSED: None

ALSO PRESENT: Craig Failor, Village Planner; Jacob Karaca, Plan Commission Attorney
Arista Strungys, Camiros Ltd., Zoning Consultant

Roll Call

Chair Mann called the meeting to order at 7:03 p.m. Roll was called. A quorum was present.

Non-Agenda Public Comment

None.

Approval of Minutes

Commissioner Burton noted a correction on page one. Commissioner Burton moved to approve the minutes from December 1, 2016. Commissioner May seconded. A voice vote was taken and the minutes were approved unanimously with the change.

Public Hearing(s)

A public hearing shall be held by the Plan Commission to consider the application of the Village of Oak Park for a comprehensive update of the Oak Park Zoning Ordinance and Map. Continued from December 1, 2016.

Chair Mann noted this was a continuance of the public hearing.

Mr. Failor referred commissioners to a memo from Camiros, the zoning consultant, regarding nonconforming properties of single family and two family dwellings located in commercial and business districts; the memo outlined the requirements for those nonconformities as this was missing in the draft prior to this memo. He said another issue the zoning administrator requested be reviewed was the R4 and R3-35 regulations for side yard setbacks. Ms. Strungys suggested a simpler proportional standard, "five feet or 10 percent of lot width, whichever is less". She said this would protect the larger lots from building out too much. Attorney Karaca said this issue came up in a Zoning Board of Appeals hearing yesterday on a lot that was 25 feet wide but had a five foot side yard setback requirement. Staff asked commissioners for comments or questions on these two items. Chair Mann said they sounded logical and fair.

Mr. Failor said the last item up for discussion was the Hospital District dimensional standards. He said staff had conversations with both hospitals and they had come to an agreement on modifying their height and setbacks. Attorney Karaca clarified the hospitals agreed to not object to changes in the zoning code language. Mr. Failor agreed. Mr. Failor said Rush Oak Park hospital was agreeable to a height restriction east of Wisconsin Avenue "extended" from the 125 feet requirement downsized to 80 feet and a 50 foot setback where property abuts the rear yards of adjacent residential properties. Mr. Failor said West Suburban Hospital was agreeable to reducing the height and setback west of Humphrey Avenue "extended" to a 50 foot height maximum and a 50 foot setback from the rear property lines of abutting

residential. Mr. Failor noted on either side of the streets the zoning would remain the same as the current zoning requirements.

Commissioner Marsey asked about shadow studies for Rush Oak Park hospital. Ms. Strungys said shadow studies were only prepared for West Suburban. Mr. Failor noted most of the shadows from the Rush property would fall on its own property, not in residential areas. Chair Mann said Rush Oak Park abuts residential on the south only. Mr. Failor said there was residential west of Wisconsin Avenue with only two lots abutting a rear or side yard to the south.

Chair Mann opened public comment and asked that comments be limited to the new information presented tonight. Attorney Karaca swore in those wishing to speak.

Ms. Jennifer Misiak, 167 N. Humphrey Ave., said she sent a letter this afternoon and wanted to present another 150 signatures from the neighborhood requesting setbacks of 50 feet and height restrictions of 50 feet next to all residential properties. She said they were also requesting a planned development or other residential standards be put in place that would protect the residential feel of the neighborhood. She provided commissioners copies of images of the West Suburban campus. She said this was a neighborhood of single family homes. She noted in the picture of the Austin façade there was a 14 story tower in the far distance and it showed how massive it was and it was not abutting residential homes. She said neighbors would prefer if anything get rebuilt it would be the nursing college on Erie. She said as the code was written she was concerned about parking and traffic guidelines if there wasn't a public hearing.

Mr. Harold Hering, 422 N. Humphrey Ave., said he has concerns regarding the setback and allowable height. He said he's in opposition to blindly developing and building in residential neighborhoods without looking at the impact to the neighborhood. He said he has volunteered at the Frank Lloyd Wright Home and Trust and it pained him to see some of the development that has occurred in Oak Park as there was a lack of thought and foresight to allow developments to be built without real consideration of issues like aesthetics and height.

Mr. Chris Wyatt, 322 N. Humphrey Ave., said in the shadow analysis his property was the one in shadow almost all of the time. He read aloud the email he sent prior, saying he would like to have the restrictions west of Humphrey be applied to north of Erie Court as well.

Mr. Matt Amenio, 325 N. Humphrey Ave., was a new property owner in the area. He said he would like commissioners to consider pushing the height south and east more towards Austin as there were more multifamily and commercial properties. He said the 125 feet allowance posed a problem to homes near it and affected property values long term. He said he finds it alarming that the village wanted him to keep the historic nature of his home but the zoning affected the character of the entire historic neighborhood.

Chair Mann closed public testimony.

Chair Mann asked commissioners for comments. Commissioner Gilbert addressed the resident's issue on parking requirements and noted parking was covered in section 10 and the hospital would have to meet the requirements or ask for a variance or possibly a planned development. Commissioner Gilbert asked if any new land was included in the hospital zoning. Ms. Strungys said no new land was added.

Chair Mann asked about the historic district overlapping with the hospital district. Mr. Failor said most of it was in the historic district except for the parking garage. Chair Mann noted that the Historic Preservation Commission would review development. Commissioner Gilbert agreed. Commissioner Marsey said this would partially address neighbor concerns regarding development oversight. Chair Mann asked about planned development requirements. Mr. Failor said currently it was 10,000 square feet of

land or building and asking for relief from the zoning code would put it into a planned development. In the new code, it would be 20,000 square feet building and asking for relief.

Commissioner Marsey said the real issue was height and shadow. Ms. Strungys noted the shadow study shows the maximum buildout allowed. Commissioners discussed the shadow study. Commissioner Marsey asked if a way to mitigate homes in perpetual shadow would be to reduce the 125 foot height area to 50 feet. Mr. Failor noted in December there wouldn't be relief but in other scenarios it would provide some relief. Chair Mann noted other hours were not included on the shadow study. Chair Mann noted the current code allowed for 125 feet height on the entire lot. Commissioner May asked about the height of the current parking structure. Mr. Failor said about 35 feet tall. Commissioner Gartland asked about community concerns that had come up back with the emergency room development. Mr. Failor said there was a lot of discussion about vehicular traffic, screening the drop off area, restrictions on sirens on Humphrey Ave., a restrictor on Humphrey so traffic can't go south, an interior bay for ambulances, an historic home was removed and a buffer was placed along the street. Commissioner Burton recalled windows were redone to reduce light spillover.

Chair Mann asked staff if there was discussion regarding continuing the 50 foot height restriction along the top of the parking garage abutting the residential properties to the north. Mr. Failor said in discussion with West Suburban Hospital, they reported no plans to do any building on the site, but if they were to do anything they would add floors to the garage. Mr. Failor noted this was with the current hospital owner and ownership always can change. Commissioner Marsey said neighbors to the garage area would like some procedural protection and suggested restricting the height to give neighbors protection and chance for public hearing. Commissioners discussed variance and planned development procedures. Commissioner Halpin said the area to the north was problematic and suggested keeping a 50 foot height maximum on the north end to give relief to neighbors. Commissioner Burton asked about parking maximums and suggested this would trigger a variance. Ms. Strungys said the code had parking maximums in parking lots but not structures.

Commissioner Brozek suggested commissioners should consider the scale of the surrounding area and would it be correct to have 125 feet tall buildings next to a residential area. Commissioner Gilbert noted the height allowance has been 125 feet tall in the current code for many years. Commissioner Halpin said the height should be restricted. Chair Mann asked about the hospital discussion and restricting the garage. Mr. Failor said the hospital indicated they would object to the height of the garage being restricted. Commissioner Burton asked about the likelihood of a development coming through without asking for relief. Mr. Failor said it has been very rare in the past, in fact, Rush Oak Park hospital will be asking for relief with their new Emergency Room development.

Commissioner Marsey suggested the two options were going back to West Suburban Hospital and asking for more downzoning or looking at the current proposal, which included some downzoning; he agreed with Commissioner Halpin and suggested reducing the height of the garage. Chair Mann asked about the hospital master plan that expires in 2018. Mr. Failor said the master plan allowed for possibly adding a floor to the Emergency Room and adding two floors to the garage. Chair Mann noted there was a high probability the hospital would object to more downzoning. Attorney Karaca said new language would need to be drafted and sent to the hospitals to review. Commissioner May reviewed the shadow study and said the shadow relief would be very minimal if the height was reduced. He said other resident issues, like scale, may be legitimate, but the shadow would be impacted very little.

Commissioner Gilbert said the South and Harlem development allowed a 12 story building adjacent to a residential area. Commissioners debated scaling back the garage portion based on future development. Ms. Strungys said commissioners shouldn't try to predict what development was to come, the zoning should be looked at holistically and traditionally, hospital districts were high use areas. Chair Mann said the hospital was a viable business to Oak Park and they would want to keep it in Oak Park. Commissioner

Halpin said the density at the north end was high and would like to provide relief to neighbors. She moved to add a 50 feet height restriction to the north end of the property between Humphrey Avenue and Austin Boulevard; about a third of the parking garage property. There was no second. Commissioner Burton moved to keep the changes as presented in Camiros' memo. Commissioner Gilbert seconded. A roll call vote was taken:

Burton -- yes
Gilbert - yes
Halpin - no
Nordman - yes
Brozek - no
Gartland - yes
May - yes
Marsey - no
Mann - yes
The motion passed 6-3.

Chair Mann asked for a motion on the entire zoning code revisions discussed in the entire public hearing.

Commissioner Halpin noted she did not watch the tape of a prior meeting and would abstain.

Commissioner Nordman noted she did not watch the tape of a prior meeting and would abstain.

Commissioner Gilbert moved to accept the new zoning ordinance with revisions made during the hearing process including the items discussed tonight and at previous meetings and to direct council to prepare findings of fact. Commissioner Brozek seconded. A roll call vote was taken:

Gilbert - yes
Brozek - yes
Halpin - abstain
Nordman - abstain
Gartland - yes
Burton - yes
May - yes
Marsey - yes
Mann - yes
The motion passed 7-0 with two abstentions.

Staff noted the findings of fact would be back to the commission at the February 2, 2017 regular Plan Commission meeting. Chair Mann asked about next steps. Ms. Strungys said the changes would be made and an adoption draft for board review would be posted online. Chair Mann urged commissioners to review it once it was posted. Chair Mann closed the public hearing.

Commissioner Gartland asked how the hospital vote would be incorporated into the findings of fact. Mr. Failor noted the hospital vote was a poll not a final vote on the hearing. Commissioner Marsey said the board should be notified that the hospital discussion took place. Mr. Failor said Camiros would give a presentation on the major changes and this would be a part of it. Commissioner Burton suggested a memo of major issues. Mr. Failor agreed.

Other Business

Mr. Failor said the next Plan Commission meeting would be January 19, 2017 for the continuance of the planned development public hearing for 717 South Boulevard. Mr. Failor said Rush Oak Park hospital

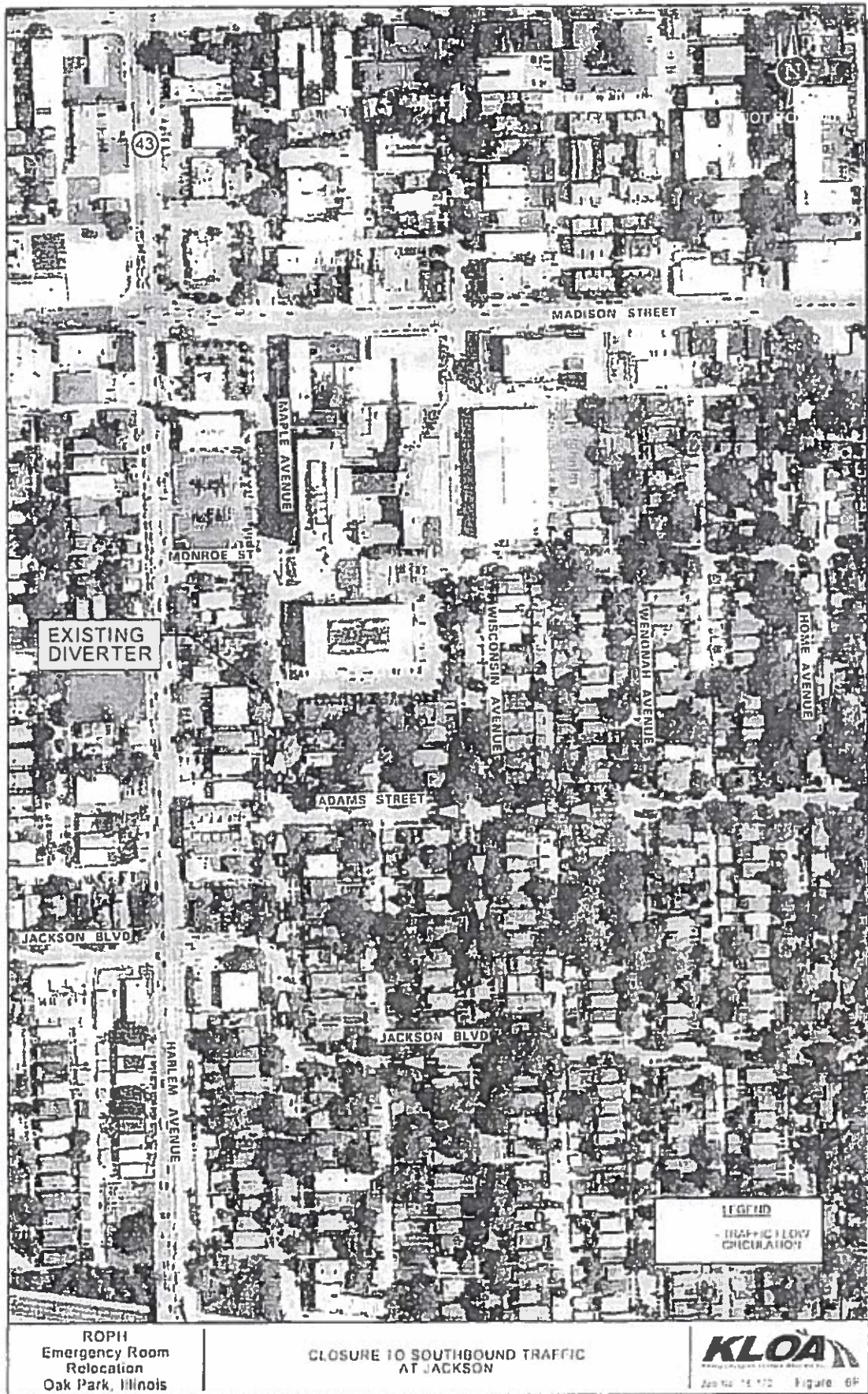
will be coming before them for their emergency room expansion and also an amendment to its special use. This would be likely in March or April.

Adjournment

Commissioner Burton moved to adjourn. Commissioner Halpin seconded. Commissioners congratulated Camiros and staff on the zoning rewrite process. The meeting adjourned at 8:39 p.m.

Angela Schell,
Recording Secretary

5



ROPH
Emergency Room
Relocation
Oak Park, Illinois

CLOSURE TO SOUTHBOUND TRAFFIC
AT JACKSON

KLOA
Klein, Loefer, & Associates, Inc.
JAN 14 1972 Figure 6F

Proposed Planned Development New Emergency Department
Location: Rush Oak Park Hospital, Centennial Room, 520 S. Maple Ave., Oak Park
Date and Time: Monday, April 24, 2017 5:30 -7:00 pm

Summary of Community Meeting

- **Michael Bassett and Sandra Kaufmann(625 S. Maple)**
 - They asked if Maple would still be a one-way street in part.
 - Mr. Spadoni said a cul-de-sac will be built, which is a result of the community's comments at the November 2016 meeting.
 - Ms. Kaufman responded that implementation of the cul-de-sac will make a huge difference on quality of life.
 - Mr. Bassett asked about the timeline for demolition. Deanna Goodman of Walsh said they had already started the interior demolition and hoped to start in June or July for the demolition of the main building.
- **Michael Weik (626 S. Maple)**
 - He is very happy about the creation of a cul-de-sac and wanted to know if the Village was supportive of the cul-de-sac when the architects met with the Village Engineer and Dept. of Public Works.
 - He mentioned that when the Village previously decided to build a bump-out on Maple Street, it created a lot of problems and a dangerous condition, especially with children having to cross the street to get to the bus stop, because people were disregarding the "Do Not Enter" sign.
 - Mr. Weik asked if the Village had seen the latest drawings with the cul-de-sac and wanted to be assured that Rush's formal PD application will include the cul-de-sac. He mentioned that he has spoken to other neighbors and their support of the project is conditional upon the cul-de-sac.
 - Mr. Weik asked about the timeline for the Wenonah project, and Mr. Spadoni stated he did not know because Rush still needed to get funding for it.
 - He also asked about the flow of traffic for ambulances, to which Mr. Mikos replied that all truck traffic is off Madison St.
 - Mr. Weik then inquired as to how the existing ED space will be used. Mr. Spadoni said Rush is still looking into that.
 - He asked for a copy of the final PD application that is submitted to the Village.
- **Trina Sandschafer (532 S. Wenonah)**
 - She wants to ensure that the existing setbacks will be maintained.
 - She noticed that the power point slide entitled "New ED Addition" shows the parking lot expansion going right up to the sidewalk. Mr. Mikos and Mr. Spadoni stated this was an error that will be corrected and that the parking lot expansion will not go all the way to the sidewalk.

- **Jim Ritter (601 Wenonah)**
 - He asked about noise from the construction and what hours/days will construction occur.
 - Ms. Goodman and Angela Tasic stated that Rush will be monitoring the project for noise and per Village requirements, construction can only occur between 7 am and 8 pm. The worst part of the noise will be during the sheeting phase which will last 6-8 weeks but not all at once. Ms. Goodman said there will be no construction on Sundays, but it will be going on during some Saturdays.
 - Ms. Tasic brought up that Rush has to be very conscious of the noise levels because of hospital lab equipment that must be calibrated.
 - Mr. Ritter asked Mr. Spadoni what future plans Rush had for expansion into the residential neighborhood and if there were plans for Rush to purchase more property.
 - Mr. Spadoni stated that the idea for future expansion would be to build up not expand the footprint. The new ED will be built with a foundation that will allow for vertical expansion.
- **Paul Kressin (520 Wenonah)**
 - Mr. Kressin said that several years ago when Rush was building their parking garage, he had to call the police because there was construction going on at 10:30 p.m. Ms. Goodman said that shouldn't happen here, and a special permit is required for any noise after 8 p.m.
- **Julie Herwitt (505 Elgin, Forest Park)**
 - She asked about Mr. Spadoni's comment that by the time the new ED is completed, Rush will be at capacity (42,000 patients) and his prediction for growth in the next 5 years.
 - Mr. Spadoni stressed that there will be room for expansion in the new ED but regulations won't allow it until Rush can show actual volume and need. He predicts 3-4% growth but that will also depend on the status of government policy on healthcare and insurance.

Location:
Rush Oak Park Hospital
Centennial Room
520 S. Maple Ave.,
Oak Park

Proposed Planned Development
New Emergency Department

Date and Time:
Monday, April 24, 2017
5:30 - 7:00 pm

Name	Address	Phone	Email
1 Bob Bennett	630 S Maple Ave	773-411-5002	benentrob@gmail.com
2 Chuck Meedyk	641 S. Maple, Unit H	708-476-5430	chuckmeedyk@earthlink.net
3 Michael J. Weik	626 S. Maple	708-903-0116	mweik@smithwerkprod.com
4 Michael Bassett	625 S. Maple	708-358-1917	caratt13@mac.com
5 Sandra Kaufmann	625 S. Maple	708-655-5241	sandra.kaufmann13@gmail.com
6 Jake Dickens	629 Wisconsin	708-763-3112	jfdickens@netescape.net
7 Trina Sandbacher	532 Wenonah	773-706-4684	tsandbacher@hotmail.com
8 Paul Kressin	530 Wenonah	708-848-9688	paul@kressin.com
9 Jim Ritter	601 Wenonah	708-216-2445	JRITTER2601@SBG101396.net
10 Julie Herwitz	505 Elgin Forest	708-209-1139	Julie@Herwitz.org
11 Tom Rudnik	509 Elgin Forest	708-209-1157	Jeffrudnik@SBGglobal.net
12 Angela Tomic	1550 S. Blue Island	773-941-3030	angela_tomic@rush.edu
13 Harold Brack	829 Oakwood	312-904-3718	hbrack@walsgroup.com
14 Michael J. Davies	8946 Cottage Grove Ave. Hillside	630-426-0288	michael.davies@walsgroup.com
15 Deanna Goodman	2621 N. Hidden Ave. Chicago	312-656-2388	dgoodman@walsgroup.com
16 Tom Adams	632 S. Maple Oak Park	708-848-3276	tdadams@earthlink.net
17 Robert Adams	708 S. Maple O.P.	708-386-6160	inbox2016@ameritech.net
18 Robert Adams	708 S. Maple O.P.	708-386-6160	inbox2016@ameritech.net
19			
20			

Approved December 5, 2019

MINUTES
MEETING OF THE OAK PARK PLAN COMMISSION
VILLAGE HALL- ROOM 201
November 7, 2019
7:00 p.m.

A recording of this meeting is available on the Village of Oak Park Website: <https://www.oak-park.us/your-government/citizen-commissions/commission-tv>

PRESENT: Chair David Mann; Commissioners Nick Bridge, Lawrence Brozek, Jeff Clark, Jeff Foster, Paul May and Iris Sims.

EXCUSED: Commissioner Joseph Flowers

ALSO PRESENT: Craig Failor, Village Planner, Gregory Smith, Plan Commission Attorney

Roll Call

Chair Mann called the meeting to order at 7:02 p.m. Roll was called. A quorum was present.

Non-Agenda Public Participation - None

Approval of Minutes

October 3, 2019 – Approved as submitted- Commissioner Foster made the motion to approve; Second by Commissioner Sims.

Public Hearings

PC 2019-07: Special Use Amendment - Major Modification; Rush Oak Park Hospital -520 S. Maple Avenue; The Applicant is proposing to Amend Special Use Ordinance ORD 17-264 to allow for the construction of a 713 space parking garage located at the northwest corner of Wenonah Avenue and Monroe Street.

Street Vacation: The Applicant is proposing to vacate a portion of Monroe Street between Wisconsin Avenue and Wenonah Avenue.

The applicant, Mr. Robert Spadoni, Rush Oak Park Hospital Vice President, presented the application to the Plan Commission. Mr. Spadoni reviewed the purpose and need for the proposed parking garage and street vacation. He indicated due to a current and anticipated increase in on-site patients and a desire to relieve on-street parking congestion the parking garage was necessary. He discussed the traffic route and reason for installing an emergency only gate system at Wenonah Avenue. He discussed their proposal for removing and offer landscaping from around the existing parking lot to the adjacent neighbors and what was proposed for the new parking garage.

Village Planner Failor reviewed the staff report and stated that Mr. Bill McKenna, Village Engineer was available for questions by the Plan Commission regarding his memorandum relative to traffic and public improvements in the area.

Engineer McKenna provided an overview of his memorandum to the Plan Commission. The Plan Commission asked questions regarding timing of the reports as they were prepared during the Madison Street restriping process and what impact traffic may have on the surrounding area, especially with the potential partial vacation of Monroe Street.

The Plan Commission asked if the Hospital has a master plan for their campus. The Applicant indicated they did not have a formal master plan, but provided some insight into other possible changes, such as additional floors over the new emergency room wing. The Plan Commission discussed a possible connection between the existing parking garage and new and the disposition of utilities in between and they questioned the need for a parking garage at the proposed location. They inquired about the design of the garage, solar array installations, landscaping, community conversations and access. The Applicant indicated they would talk with the neighbors if it was a recommendation by the Plan Commission.

Cross Examination

Eighteen residents submitted forms to cross examine the Applicant. Only the following residents posed questions; Robert Frueh, Anne Frueh, David Burna and David Osta. The others ceded their time and questions to the aforementioned residents. Their questions pertained to residential alley access off of Monroe, security in the existing garage, on-street parking, hospital parking needs, inconsistent public testimony regarding parking needs, loss of property values due to limited alley access off of Monroe, wanting compensation for loss of property values, the need for a master plan, the need for access from Monroe into their alley for better vehicular maneuverability for oversized vehicles and recreational trailers, and the need for additional / relative impact studies.

Public Testimony

Fourteen residents provided public testimony. They were: Paul Kressin, Sean Murray, Teresa Helt-Murray, Ann Frueh, David Osta, Trina Sandschafer, Lori Coughran, Rachel Hahs, David Burna, Todd Gorrell, Marcy Gorrell, John Dagnon, Elizabeth Winans, and Frank Pospisil. Their testimony included comments on environmental impacts, neighborhood impacts, landscaping impacts, needing consistency in reporting parking needs for the hospital, access and parking of large trucks, needing a master plan, showing other options for parking garage, not appropriate in a residential neighborhood, height an issue, maintain same setbacks as surface lot, aesthetics need improvements, increase green space, impacts to designated on-street parking permit areas, impacts of Monroe vacation and hospital needs to be a better neighbor.

After public testimony, the Applicant asked the Plan Commission for a continuance of the hearing until February 6, 2020 so they could meet with the residents and regroup with their consultants.

The Plan Commission offered some suggestions to the Applicant for their next meeting in February. The Commission asked the Applicant to ensure interior lighting in the garage was well screened from the residential areas. They should go above and beyond what is in the downtown Oak Park area since they are adjacent residential uses. They should look at a possible connection between the existing garage and a new, so access can be directly to Wisconsin and not to Monroe. The Hospital should consider a garage on the surface parking lot facing Harlem Avenue. They need to develop a Master Plan. The Hospital should look at the use of the alley to the north of the subject site for increased access. The Hospital should provide proof of their actual parking demands.

Commissioner Sims made a motion to continue the special use hearing until February 6, 2020. The Motion was seconded by Commissioner Bridge.

Roll Call Vote:

Motion by Commissioner Sims - yes
Seconded by Commissioner Bridge - yes
Commissioner Clark - yes
Commissioner Foster - yes

Approved December 5, 2019

Commissioner Brozek – yes
Commissioner May – yes
Chair Mann – yes

Commissioner Sims made a motion to continue the street vacation hearing until February 6, 2020.
The Motion was seconded by Commissioner Brozek.

Roll Call Vote:

Motion by Commissioner Sims – yes
Seconded by Commissioner Brozek – yes
Commissioner Clark – yes
Commissioner Foster – yes
Commissioner Bridge – yes
Commissioner May – yes
Chair Mann – yes

Other Business
None

Adjournment
Commissioner May moved to adjourn, seconded by Commissioner Clark. The meeting adjourned at 9:53p.m.

Prepared by: Craig Failor, Village Planner / Staff Liaison



Application for ZONING ORDINANCE MAP AMENDMENT

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

Name of Property Owner(s): Rush Oak Park Hospital

Address of Property Owner(s): 601-603, 605, 609, 613-615 South Maple Avenue, Oak Park, Illinois 60304

E-Mail of Property Owner(s): robert_spadoni@rush.edu Phone: 1(708)660-6660

Name of Applicant(s) (if different from the Property Owner): Rush Oak Park Hospital

Address of Applicant(s): 520 South Maple Avenue, Oak Park, Illinois 60304

E-Mail of Applicant(s): robert_spadoni@rush.edu Phone: 1(708)660-6660

Existing Zoning District: ☐R-1 ☐R-2 ☐R-3(50) ☐R-3(35) ☐R-4 ☐R-5 ☐R-6 ☒R-7
☐DT (1 - 2 - 3) ☐GC ☐HS ☐MS ☐NA ☐NC ☐RR
☐H ☐OS ☐I

Proposed Zoning District: ☐R-1 ☐R-2 ☐R-3(50) ☐R-3(35) ☐R-4 ☐R-5 ☐R-6 ☐R-7
☐DT (1 - 2 - 3) ☐GC ☐HS ☐MS ☐NA ☐NC ☐RR
☒H ☐OS ☐I

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;

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.

Robert S. Spadoni
(Printed Name) Applicant

Robert S. Spadoni 6/16/2020
(Signature) Applicant Date

Push Oak Park Hospital
(Printed Name) Owner

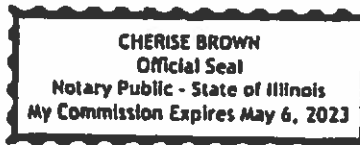
Robert S. Spadoni 6/16/2020
(Signature) Owner Date

Owner's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS

16th DAY OF June, 2020

[Signature]
(Notary Public)



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.

- 1) The character of the neighborhood is comprised of the hospital and related facilities and single family residential uses and after the zoning the change, the character will remain the same;
- 2) Property values will remain stable after the zoning changes;
- 3) Like the Applicant-owned property (i.e. existing hospital off-street parking lot) which is adjacent to and north of the subject property, the subject property's size, location and physical characteristics are suitable for the H-Hospital zoning classification;
- 4) The existing uses and zoning of the nearby property, in particular the hospital property to the north and east, are compatible with the proposed zoning classification and use of the subject property (i.e. hospital off-street parking);
- 5) The public, in particular the public who own and use adjacent properties, will benefit from the controlled development and incorporation of the subject property into the existing hospital off-street parking lot; and
- 6) The applicable zoning ordinance promotes the health, safety, morals and general welfare of the public by controlling land uses and managing the process by which zoning classification are changed.



ⓂRUSH

Excellence is just the beginning.

Rush University System for Health

Rush Oak Park Hospital

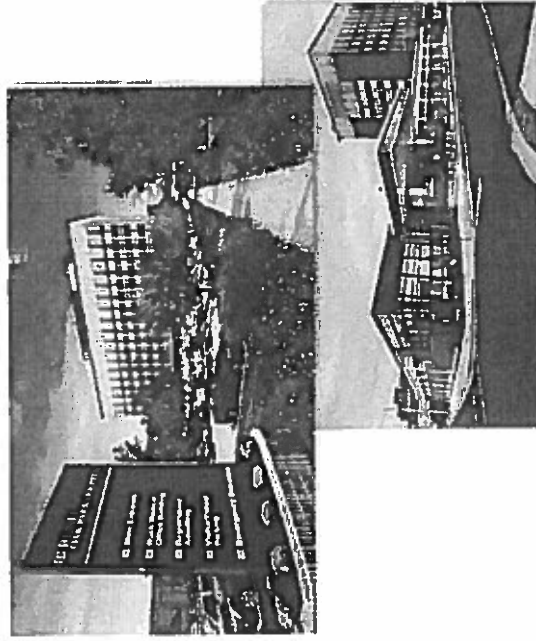
ROPH Strategic Plan

Feb 20, 2020



Overview of Rush Oak Park Hospital (ROPH)

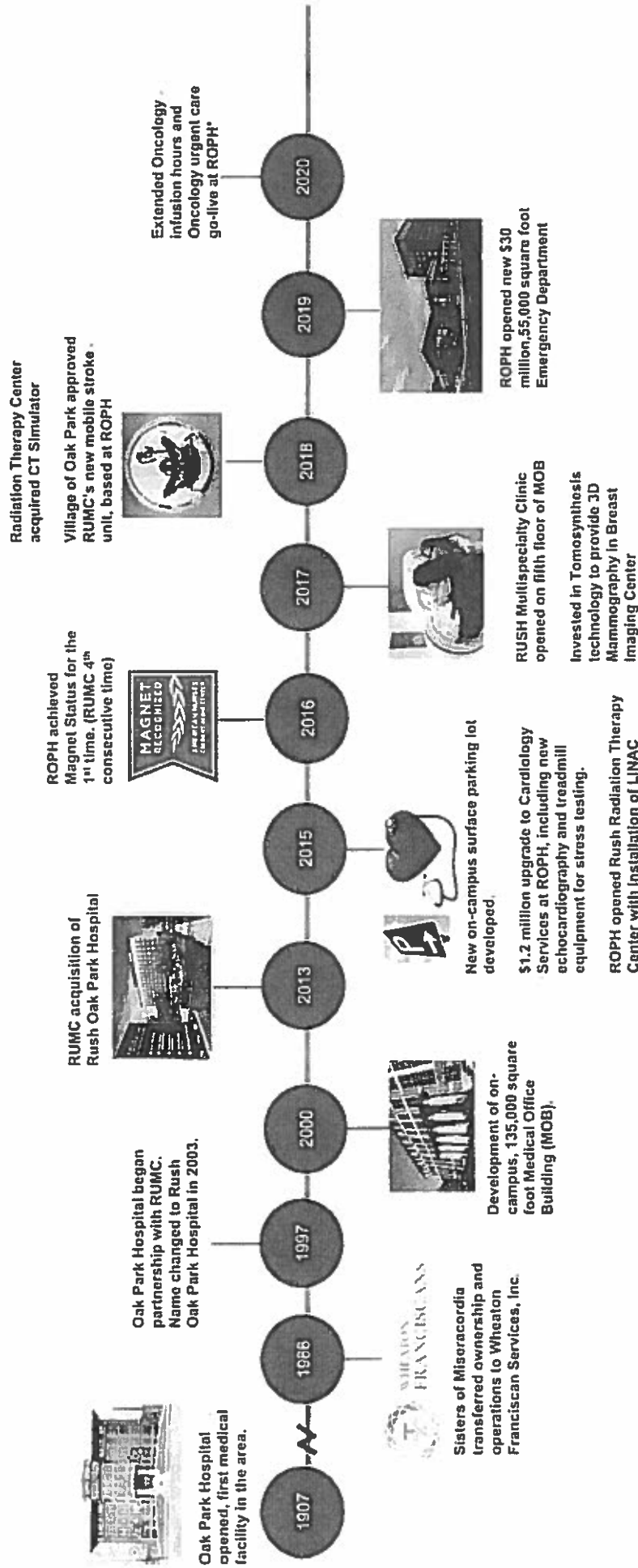
Rush Oak Park Hospital has been providing exceptional health care in the community for more than a century. As a foundational location within Rush University System for Health, ROPH combines the convenience and personal touch of a community hospital with the technology and expertise of a major academic health system.



Clinical strengths at ROPH include a broad range of services:

- Breast Imaging Center: State-of-the-art 3D screening, evaluation, treatment and support.
- Cancer care: Expert team of specialists from Rush University Medical Center Division of Hematology and Oncology.
- Cardiology (heart and vascular care): Comprehensive diagnostic and therapeutic services.
- Diabetes and endocrine care: Joint Commission Gold Seal of Approval for inpatient diabetes care.
- Emergency Department: Staffed with a board-certified physician 24 hours a day, seven days a week.
- Orthopedics and rehabilitation: Same-day surgery suite; on-site outpatient rehab services.
- Pulmonary rehabilitation: Certified by the American Association of Cardiovascular and Pulmonary Rehabilitation.
- Radiation Therapy Center: Staffed by radiation oncologists from Rush University Medical Center, offering advanced technology close to home.
- Skilled Care Unit: Ideal environment for stabilized patients who need an extra measure of care.
- Wound Care Center: Healing wounds under the care of specialists for 20 years.
- Laboratory services: Accredited by the College of American Pathology.
- Primary Stroke Center: Joint Commission Primary Stroke Certification; telemedicine stroke technology.

Rush Oak Park Hospital: Timeline



*Part of the current strategic plan, which is ongoing, and subject to change.

Rush Oak Park Hospital: Honors



ROPH is 5 star CMS-rated
Also, skilled nursing unit is 5 star-rated
(CMS nursing home ratings)



2019 Get With The Guidelines-Stroke Gold Plus Award
& Honor Roll Elite Plus Achievement Award, for ROPH
from American Heart Assoc./American Stroke Assoc.



Leader in LGBTQ Healthcare Equality 2019
(sixth consecutive year for ROPH,
eleventh for RUMC)



U.S. News & World Report ranked
ROPH as "High Performing" in
heart failure in 2018 and 2019.



2018 Patient Safety Excellence Award from
Healthgrades, among the top 10% of all short-term
acute care hospitals using 13 patient safety indicators
reported for Medicare patients.



ROPH received its 7th consecutive
Leapfrog "A" Grade for Patient
Safety (awarded twice annually)



MAGNET recognized at
ROPH and RUMC



Beacon Award for Excellence
(Gold-Level) for ROPH ICU in 2018,
a three year award from the American
Association of Critical-Care Nurses.

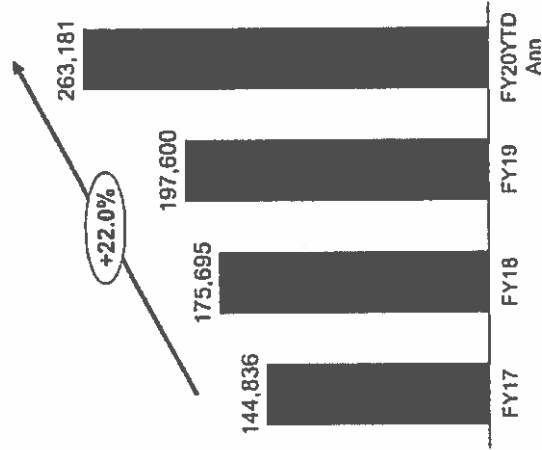


CHIME/HIMSS Healthcare's Most Wired 2019:
Level 9 (RUMC & ROPH), highest level of certification

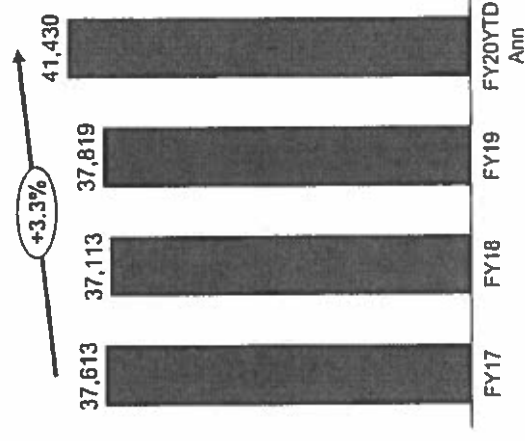


ROPH Visits

Outpatient Visits at ROPH*



Emergency Room Visits

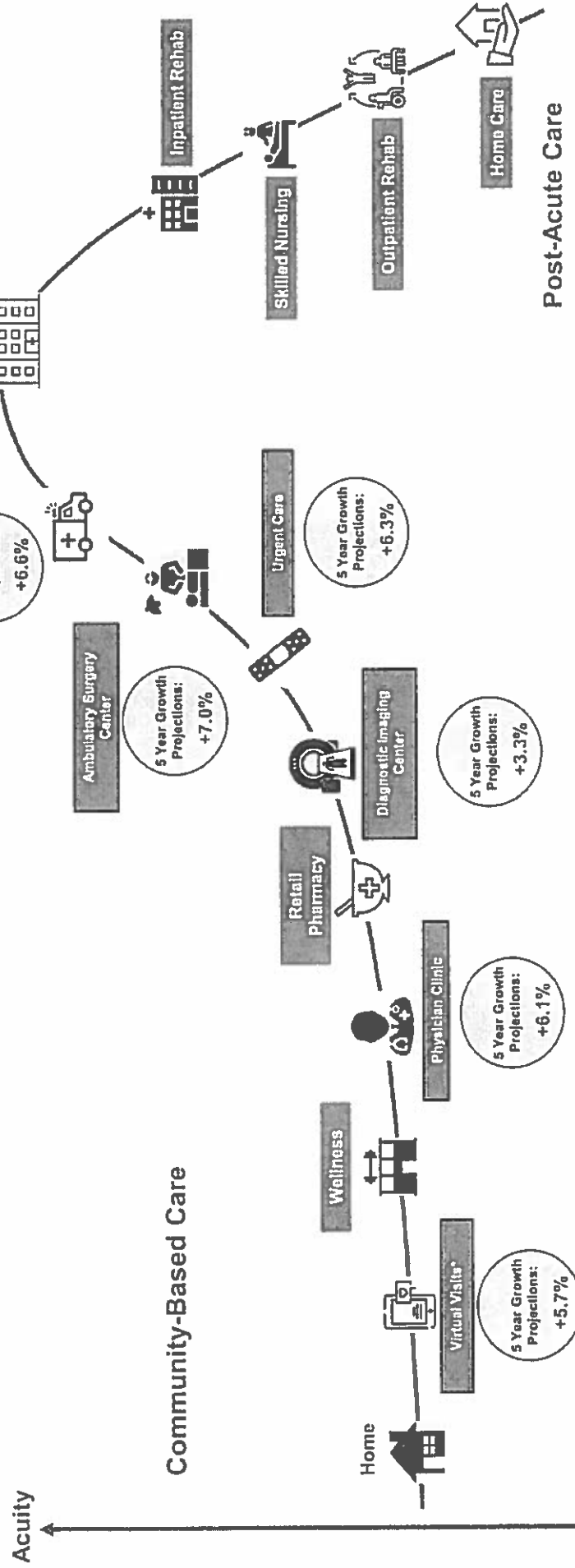


*Does not include Private Providers in the MOB; Includes ROPPG On-Campus Practices (CDEC, Family Medicine, Adult Medicine, Anchor), RUMG Practices at ROPH, and non-ER Outpatient Hospital visits

Consumer Needs Journey Framework

Strategic Growth is imperative to RUSH – we want a disciplined approach to enhance access across distributed portfolio of services across multiple venues, including digital and virtual engagement opportunities.

Oak Park Market (2018-2023): Growth Projections

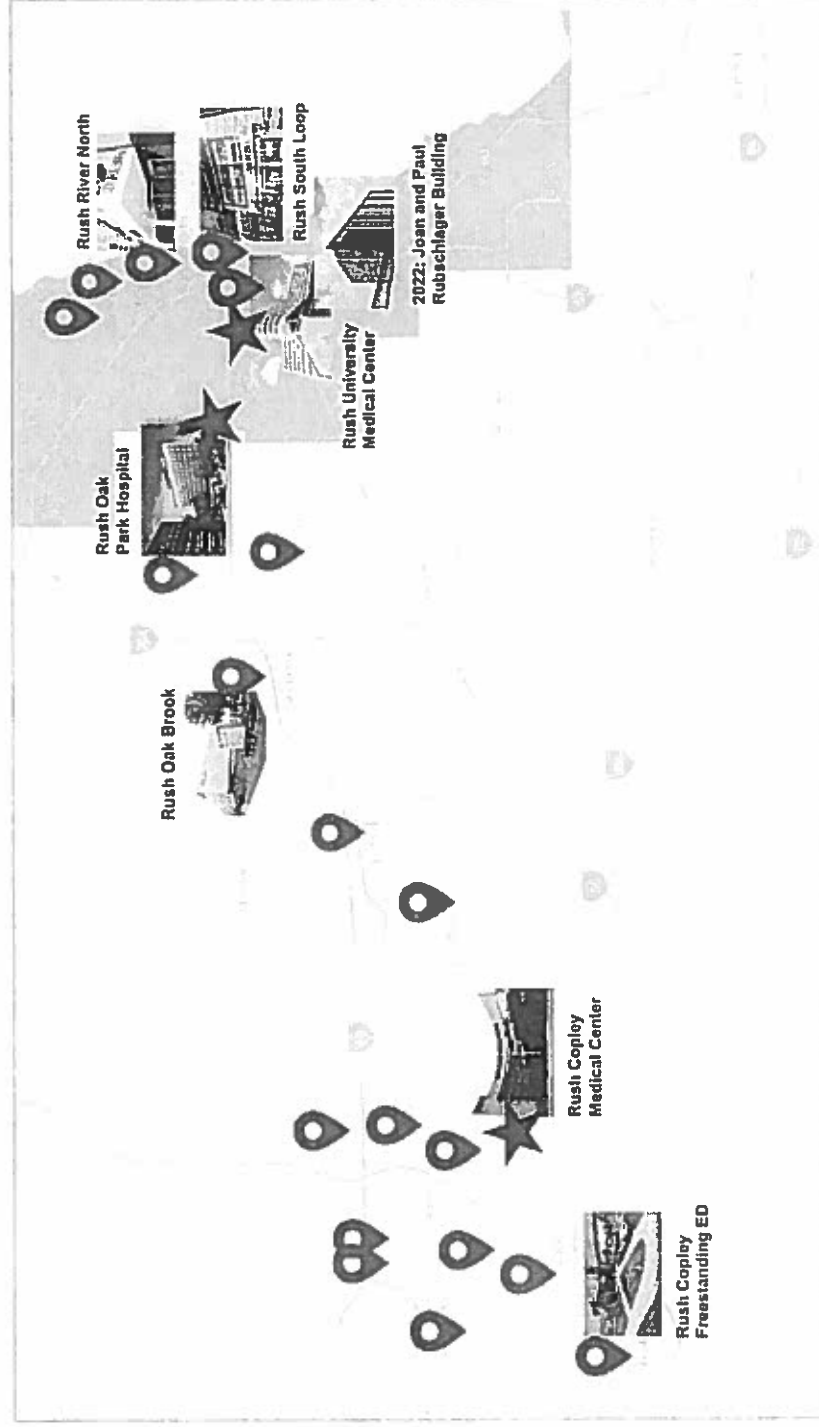


ROPH Site Plan



① RUSH

RUSH: Care Locations



MINUTES
SPECIAL MEETING OF THE OAK PARK PLAN COMMISSION
VILLAGE HALL- ROOM 101
February 20, 2020
7:00 p.m.

10

A recording of this meeting is available on the Village of Oak Park Website: <https://www.oak-park.us/your-government/citizen-commissions/commission-tv>

PRESENT: Chair David Mann, Commissioners; Jeff Clark, Jeff Foster, Lawrence Brozek, Iris Sims and Nick Bridge.

EXCUSED: Commissioners Paul May, Joseph Flowers and Tom Gallagher

ALSO PRESENT: Craig Failor - Village Planner, Gregory Smith - Plan Commission Attorney, Byron Kutz - Assistant Village Engineer

Roll Call - Chair Mann called the meeting to order at 7:02 p.m. Roll was called. A quorum was present.

Non-Agenda Public Participation - None

Approval of Minutes - January 23, 2020 and February 6, 2020

Public Hearings -

PC 2019-07: Special Use Amendment - Major Modification; Rush Oak Park Hospital -520 S. Maple Avenue; The Applicant is proposing to Amend Special Use Ordinance ORD 17-264 to allow for the construction of a 713 space parking garage located at the northwest corner of Wenonah Avenue and Monroe Street. **Street Vacation:** The Applicant is proposing to vacate a portion of Monroe Street between Wisconsin Avenue and Wenonah Avenue. This item was continued from the February 6, 2020 meeting.

Village Planner Failor indicated the applicant has submitted revisions to their application as requested by the Plan Commission. Planner Failor read into the record a statement from Wight and Co. (the village's architectural consultant) regarding their architectural design review indicating their support. Planner Failor indicated that Byron Kutz, Assistant Village Engineer was available for questions.

The applicant, Robert Spadoni - VP of Operations for Rush Oak Park Hospital, presented the application revisions and introduced their consultant team. Mr. Javier Milan with KLOA provided an overview of the reasons a parking garage was not preferred on the hospital's surface parking lots abutting Harlem Avenue. He indicated access to the site would not be ideal as no traffic control would be allowed at the Harlem and Monroe intersection or at the Maple and Madison intersection. He further stated that additional traffic counts were added to the current traffic analysis, but more study based on the road diet is necessary.

Mr. Spadoni reviewed their strategic plan for the hospital and detailed their current and future campus plan. He indicated additional property was purchased at Monroe and Maple for a possible valet parking lot.

The applicant's architect reviewed the revised architectural drawings and presented brick samples to the commission for review.

The Plan Commission asked questions regarding setbacks, Maple Avenue access, possible cut-through between Maple Avenue and Wisconsin Avenue for parking traffic, level of service for the Madison and Wisconsin intersection, the condition of the existing garage, the proposed valet parking lot development site, and the timing of the traffic control light at Wisconsin and Madison. It was stated that the hospital should meet with the neighbors on a regular basis regarding any development proposals.

There was no cross examination.

Public Testimony

Trina Sandshafer stated that the neighbors appreciated all the meetings with the hospital and village. She stated that her neighbor group has formally dropped their opposition to the project but ongoing communication is necessary.

Anne Furth commended the hospital for their working with the neighbors, but feels the application does not meet the Special Use standards.

David Osta wanted to make sure the Plan Commission enforce their statements at the previous meetings and hold the hospital accountable for the to do list the Plan Commission provided.

Carlos Munoz stated the Plan Commission should consider the parking lots along Harlem for the parking structure.

David Burna indicated that the Village has a bigger issue and that master planning should be a requirement for organization such as the hospital and others of their size.

The Plan Commission resumed questions and made comments.

The Plan Commission asked about the height of the current parking garage, which is 46 feet tall. They talked about removing a floor of parking or placing one level below grade. A discussion of the traffic control warrants along Harlem Avenue was discussed and the idea of creating a travel lane through the campus to Wisconsin Avenue should be considered. It was stated the proposal was not creating traffic or parking, but solving a neighborhood issue by bringing cars out of the neighborhood to one location. It was also stated that "what-ifs" should not be discussed. The discussion continued about the need for parking spaces and if 700 was the right number.

The applicant was asked by the Commission Chair if they would consider lowering the height of the proposed garage by one level either by removing a level or constructing one level underground. The applicant supported this request. When asked if they would support delaying the application while they studied the use of the Harlem lots, the applicant indicated that it would not be an option for them to consider any more than they already have.

Commissioner Clark made a motion to approve the application with conditions regarding , lowering the garage by a level (10' 8"), the applicant hold quarterly meeting with the neighbors throughout construction plus one year thereafter, incorporate the recommendations in the applicants traffic analysis, place a \$50,000 bond with the Village relative to potential infrastructure improvements to the east-west alley north of the subject site, and update their traffic report with information about the road diet impacts. The motion was seconded by Commissioner Bridge.

Roll Call Vote:

Motion by Commissioner Clark -yes

Seconded by Commissioner Bridge - yes

Commissioner Sims - yes

Commissioner Brozek - No

Commissioner Foster - No

Chair Mann - yes

The motion did not pass with a 4-2 vote. These items (special use and vacation) will be placed on the March 5, 2020 agenda for a revote which can include the commissioners who were absent from this hearing.

The Plan Commission stated that the Village should consider requiring master planning for all larger organization, such as the Rush Oak Park Hospital, prior to any development considerations.

Adjournment

The meeting was adjourned at 9:07 p.m. - Motioned by Commissioner Brozek, Seconded by Commissioner Foster.

Prepared by: Craig Failor, Village Planner / Staff Liaison

MINUTES
MEETING OF THE OAK PARK PLAN COMMISSION
VILLAGE HALL- ROOM 201
March 5, 2020
7:00 p.m.

A recording of this meeting is available on the Village of Oak Park Website: <https://www.oak-park.us/your-government/citizen-commissions/commission-tv>

PRESENT: Chair David Mann, Commissioners; Jeff Clark, Jeff Foster, Lawrence Brozek, Iris Sims, Paul May, Tom Gallagher and Nick Bridge.

EXCUSED: Commissioner Joseph Flowers

ALSO PRESENT: Craig Failor - Village Planner, Gregory Smith - Plan Commission Attorney, Bill McKenna - Village Engineer and Rich Van Zeyl, Wight & Co. - Village Architectural Design Review Consultant

Roll Call - Chair Mann called the meeting to order at 7:02 p.m. Roll was called. A quorum was present.

Non-Agenda Public Participation - None

Approval of Minutes -February 20, 2020

Public Hearings -

PC 2019-07: Special Use Amendment - Major Modification; Rush Oak Park Hospital -520 S. Maple Avenue; The Applicant is proposing to Amend Special Use Ordinance ORD 17-264 to allow for the construction of a 713 space parking garage located at the northwest corner of Wenonah Avenue and Monroe Street. **Street Vacation:** The Applicant is proposing to vacate a portion of Monroe Street between Wisconsin Avenue and Wenonah Avenue. This item was continued from the February 6, 2020 meeting.

Attorney Smith provided an overview of the procedure and process for the Plan Commission to take a revote on the Rush Oak Park applications originally voted on at the February 20, 2020 meeting.

Commissioner Gallagher made a motion to recommend approval of the special use application with stated conditions regarding lowering the garage by a level (10' 8"), the applicant hold quarterly meeting with the neighbors throughout construction plus one year thereafter, incorporate the recommendations in the applicants traffic analysis, place a \$50,000 bond with the Village relative to potential infrastructure improvements to the east-west alley north of the subject site, and update their traffic report with information about the road diet impacts. The motion was seconded by Commissioner Brozek.

Roll Call Vote: 7-1

Motion by Commissioner Gallagher -yes

Seconded by Commissioner Brozek - yes

Commissioner Sims - yes

Commissioner Bridge -yes

Commissioner Foster - no

Commissioner May - yes

Commissioner Clark - yes
Chair Mann - yes

Commissioner Brozek made a motion to recommend approval of the vacation application and authorize the Plan Commission Chair to sign the plat of vacation. The motion was seconded by Commissioner Sims.

Roll Call Vote: 8-0
Motion by Commissioner Brozek -yes
Seconded by Commissioner Sims - yes
Commissioner Gallagher - yes
Commissioner Bridge -yes
Commissioner Foster - yes
Commissioner May - yes
Commissioner Clark - yes
Chair Mann - yes

Commissioner Brozek made a motion to approve the findings of fact report for the special use application. The motion was seconded by Commissioner Sims.

Roll Call Vote: 7-1
Motion by Commissioner Brozek -yes
Seconded by Commissioner Sims - yes
Commissioner Gallagher - yes
Commissioner Bridge -yes
Commissioner Foster - no
Commissioner May - yes
Commissioner Clark - yes
Chair Mann - yes

Commissioner Brozek made a motion to approve the findings of fact for the vacation application. The motion was seconded by Commissioner Gallagher.

Roll Call Vote: 8-0
Motion by Commissioner Brozek -yes
Seconded by Commissioner Gallagher - yes
Commissioner Sims - yes
Commissioner Bridge -yes
Commissioner Foster - yes
Commissioner May - yes
Commissioner Clark - yes
Chair Mann - yes

PC 2019-08: 435-451 Madison Street: Planned Development – Residential Development; The Applicant seeks approval of a Planned Development to allow for the construction of a 48 unit apartment building with 48 first floor parking spaces within the MS-Madison Street zoning district at 5-stories tall. The Applicant is requesting zoning relief for the following; 1.) Increase in density from 24 allowed dwelling units to a not-to-exceed unit count of 48 dwelling units, 2.) Increase in height from an allowed 50 feet to a not-to-exceed height of 63 feet, 3.) A reduction in the rear yard setback from a required 25 feet to a not-to-exceed distance of 8 feet, 4.) A reduction in side yard landscape area width from 7 feet to a width of 3 feet, and 5.) A reduction in the required number of on-site load areas to zero (0).

Planner Failor stated on the record the list of information provided the plan commission and posted on the website. He also indicated design consultant Van Zeyl, and village engineer McKenna were in attendance and available for questions.

Applicant, Tom Meador with Michigan Avenue Real Estate Group provided a brief overview of the changes and enhancements made to the project.

Architect, Jay Keller with Space Architects, provided an overview of architectural changes to the building including massing and design changes including material selections. He also spoke to the proposed public art for the building façade.

Architect, Meredith Vlahakis provided a brief overview of the landscaping modifications.

Parking and Traffic Engineer, Bill Grieve with Gewalt Hamilton, provided an overview of the updated traffic and parking analyses. He indicated additional information was added, such as counts on a Saturday and changes based on moving the driveway from Gunderson to Madison Street.

Viktor Jakovljevic with Vivify Construction discussed the alley closure relative to timing for foundation and façade work.

John Schiess with JCSA Chicago provided an update on the Tracy Cross study.

Developer Tom Meador concluded the presentation with an overview of the financial component, compensating benefits and thanked village staff for their professionalism throughout the process.

Village Design Consultant Van Zeyl provided an overview of his memorandum. Mr. Van Zeyl stated that they support the revised architecture, but noted the massing and height did not change which still needed to be considered.

Village Engineer McKenna provided an overview of his memorandum. Mr. McKenna stated that staff did not support the drive relocation to Madison Street and stated the reasons for staff's concerns which included conflicts with pedestrians and bicyclists, as well as vehicular traffic. He also indicated that there would be sight line issues and too many curb cuts already exist in this block of Madison.

CROSS EXAMINATION

Stephen Legatzke. Mr. Legatzke was concerned with size and safety. He questioned the solar panel height, garage entrance door setback, height of the building, meetings with residents, net benefits, values of nearby homes, and whether or not there would be construction cranes.

Tina Birnbaum. Ms. Birnbaum was concerned with the garage. She questioned the clear site line, installation of garage door indicators (strobes & flashing lights), the loading area, bike parking, and garage layout.

Stanley Birnbaum. Mr. Birnbaum questioned deliveries, south side step back, alley closure, and the donation for affordable housing.

Adam Korchek. Mr. Korchek questioned the scale of the renderings, why more wasn't considered for the south wall, economics, appreciating/depreciating property values and context to the neighborhood.

PUBLIC TESTIMONY

Tim Kelley. Mr. Kelly stated he supported the driveway on Madison Street.

Steve Legatzke. Mr. Legatzke stated the development was too big, too dense, had safety issues, site issues, and more work was needed on shrinking the building.

Justin Brown. Mr. Brown provided handouts. He stated that the development should be reduced as it was too big, too tall and was an optical illusion.

Anna Johnson. Ms. Johnson compared this development to the applicant's Evanston development, discussed compensating benefits, allowances, not meeting the standards, not meeting the purpose and intent, and variances making the developer a profit.

Jeorg Albreiht. Mr. Albreiht was concerned with lot coverage and provided a comparison with historical regulations. He felt the lot was too covered and was impacting light and ventilation for the building itself and surrounding properties.

Rick Kuner. Mr. Kuner provided a PowerPoint presentation and discussed the Envision Oak Park recommendations regarding the Gunderson district. He discussed standards, submarkets, livable streets, rights of street dwellers, utility poles in the alley, architecture relative to the Gunderson district, burden of proof for the developer, and zoning reliance.

Jim Polaski. Mr. Polaski stated the development was a "block" of building no matter what the façade looked like.

Maribeth Stein. Ms. Stein indicated the proposed development did not compliment the historic district and was concerned about the affordable housing donation.

Michael Papierniak. Mr. Papierniak was concerned about safety and economics.

Stanley Birnbaum. Mr. Birnbaum stated his concern about zoning codes, variances, and economic feasibility.

Tina Birnbaum. Ms. Birnbaum was concered about the village breaking their social contract relative to zoning regulations.

Amy Korchek. Ms. Korchek was concerned about personal issues and how disruptive new apartment neighbors would be. She was concerned for her children's safety and dog walkers in her neighborhood. She was also concerned about property values diminishing and disruptive construction activities.

Elisabeth Loentz. Ms. Loentz was concerned about contextual relationships and privacy. She also quoted the Comprehensive Plan on various items.

Dan Figatner. Mr. Figatner wanted to see retail at this location, enforce union labor, enforce zoning regulations and redesign the site.

Romina Tonucci. Ms. Tonucci stated the development was still too big, not contextual and they didn't listen to the community.

John Duffy. Mr. Duffy stated the development didn't match Oak Park values. There was no racial or financial equity in this development. Support affordable housing units not money for affordable housing units.

Judy Fitchett. Ms. Fitchett stated the building would be a visual and audio intrusion into the neighborhood. There was no place for dogs to go outside, so they will end up in their yards. She was also concerned about visitors parking on their street.

Jeffrey Harris. Mr. Harris was concerned about the south side setback and that the Zoning Ordinance should be changed regarding the definition of front yard.

Gretchen Savoy. Ms. Savoy stated there will be a lot of dogs relieving themselves on the neighbor's lawns.

Adam Korcheck. Mr. Korcheck provided a short presentation and was concerned that he would have difficulties pulling into his driveway from the north down the existing 8 foot wide alley if the proposed building were to be built right up to the east lot line. He stated that the whole development was out of balance.

The applicant provided a brief rebuttal. Mr. Schiess corrected the public in that the setback from the south property line was 7 feet not 3 feet and the top floor was 16 feet from the south lot line. He also stated that if the height increased it would be a change in construct type and be more costly. Mr. Meador stated that a four story building was not economically feasible and the compensating benefits guidance from the EDC was good. He was not willing to increase the setbacks either.

DELIBERATION

The Plan Commission deliberated on this application. Statements were made about height, setbacks, proximity to an historic district, massing, architecture, precedence, retail, design, alternatives, south side buffer, and density.

Mr. John Lynch was asked to make a statement. He talked about his involvement in the application and advice as well as economics of the project.

The Plan Commission asked the developer if he would be willing to provide more distance from the south property line. Mr. Meadow could not support this request and stated he wished to move forward regardless of how the Plan Commission votes.

The plan commission indicated their main concerns were the set back from the south property line and height of the building. Additional concerns were regarding the density and the need for more compensating benefits.

Commissioner Brozek made a motion to recommend approval of the planned development application. The motion was seconded by Commissioner Clark.

Roll Call Vote: 0-7-1

Motion by Commissioner Brozek - no

Seconded by Commissioner Clark - no

Commissioner Gallagher - Abstain. Commissioner Gallagher stated he had past experience with the developer and with this application.

Commissioner Bridge - no

Commissioner Foster - no

Commissioner May - no

Commissioner Sims - no

Chair Mann - no

Adjournment

The meeting was adjourned at 10:45 p.m. – Motioned by Commissioner Bridge, Seconded by Commissioner Brozek.

Prepared by: Craig Failor, Village Planner / Staff Liaison



Village of Oak Park

STAFF REPORT

TO: Plan Commission

REVIEW DATE: January 7, 2021

FROM: Village Staff

PREPARED BY: Craig Failor, Village Planner

PROJECT TITLE

PC 20-03: Zoning Map Amendment – 601-615 South Maple Avenue, R-7 (Multi-Family) to H (Hospital). The Applicant / Owner is proposing a map amendment to reclassification the subject property from the R-7 Multiple Family Zoning District to the H – Hospital Zoning District to allow for a hospital-related use on the subject property.

APPLICANT INFORMATION

APPLICANT &
PROPERTY OWNER

Rush Oak Park Hospital, an Illinois Corporation
520 South Maple Avenue
Oak Park, IL 60304

CONTACT:

Robert S. Spadoni, JD, FACHE
520 South Maple Avenue
Oak Park, IL 60304

PROPERTY INFORMATION

EXISTING ZONING: R-7 Multiple Family
EXISTING LAND USE: Residential
COMPREHENSIVE PLAN: Land Use & Built Environment

SURROUNDING ZONING AND LAND USES:

NORTH: H-Hospital District (Parking Lot)
SOUTH: R-7 Multiple Family District (Residential)
EAST: H-Hospital District (Medical Office and Parking Lot)
WEST: Harlem Avenue ROW / Village of Forest Park

A n a l y s i s

Description

The property in question contains multiple mixed-residential buildings from 601 through 615 South Maple Avenue. The properties are all owned by Rush Oak Park Hospital. The inclusion of these parcels, which are located north of the existing cul-de-sac on Maple Avenue, will "square off" the campus at its southwest corner. With the cul-de-sac in place and the inclusion of these properties, it becomes a logical demarcation of the hospital campus and vehicular circulation patterns from the residential uses to the south of the cul-de-sac and hospital uses to the north of cul-de-sac.

The Comprehensive Plan acknowledges hospital property in this area however at the time of the plan adoption, the cul-de-sac was not in place. As stated, this is a logical demarcation between the two land uses. This hospital property ownership expansion shows a need and a willingness by the hospital to expand services within our community.

Z o n i n g O r d i n a n c e

While the Plan Commission must only vote to approve or deny a map amendment request (no conditions), they must consider the following standards as established in Article 14, Section 14.1 (E) of the Oak Park Zoning Ordinance – the approval of which is based on a balancing of these standards;

Approval Standards for Map Amendments

- a. The compatibility with the zoning of nearby property.
- b. The compatibility with established neighborhood character.
- c. The extent to which property values of the subject property are diminished by the existing zoning.
- d. The extent to which the proposed amendment promotes the public health, safety, and welfare of the Village.
- e. The relative gain to the public, as compared to the hardship imposed upon the applicant.
- f. The suitability of the property for the purposes for which it is presently zoned, i.e. the feasibility of developing the property in question for one or more of the uses permitted under the existing zoning classification.
- g. The length of time that the property in question has been unimproved, as presently zoned, considered in the context of development in the area where the property is located.
- h. The consistency of the proposed amendment with the Comprehensive Plan and any adopted land use policies.
- i. The extent to which the proposed amendment creates nonconformities.
- j. The trend of development, if any, in the general area of the property in question.

Recommendation

Staff supports the proposed map amendment (rezoning) as the subject properties are an appropriate transitional area between the residential properties to the south and hospital use to the north.

End of Report.

- c. Plan Commission
Greg Smith; Klein, Thorpe & Jenkins / Plan Commission Attorney
Tammie Grossman, Development Customer Services Director
Michael Bruce, Zoning Administrator



Village of Oak Park

123 Madison Street
Oak Park, Illinois 60302
www.oak-park.us

Meeting Minutes

President and Board of Trustees

Monday, February 1, 2021

5:30 PM

Remote Meeting

I. Call to Order

Village President Abu-Taleb called the meeting to order at 5:32 P.M. He authorized a statement be read providing that the meeting is being held remotely due to COVID-19 restrictions and guidelines and that it is not prudent to have people present at the Village Board's regular meeting location due to public health concerns related to that pandemic.

II. Roll Call

Present: 6 - Village President Abu-Taleb, Village Trustee Andrews, Village Trustee Boutet, Village Trustee Buchanan, Village Trustee Moroney, and Village Trustee Taglia
Absent: 1 - Village Trustee Walker-Peddakotla

III. Agenda Approval

It was moved by Village Trustee Boutet, seconded by Village Trustee Andrews, that this be approved. The motion was approved. The roll call on the vote was as follows:

AYES: 6 - Village President Abu-Taleb, Village Trustee Andrews, Village Trustee Boutet, Village Trustee Buchanan, Village Trustee Moroney, and Village Trustee Taglia

NAYS: 0

ABSENT: 1 - Village Trustee Walker-Peddakotla

IV. Minutes

A. MOT 21-23 Motion to Approve Minutes from Regular Remote Meeting of January 19, 2021 of the Village Board.

It was moved by Village Trustee Buchanan, seconded by Village Trustee Moroney, that this Motion be approved. The motion was approved. The roll call on the vote was as follows:

AYES: 6 - Village President Abu-Taleb, Village Trustee Andrews, Village Trustee Boutet, Village Trustee Buchanan, Village Trustee Moroney, and Village Trustee Taglia

NAYS: 0

ABSENT: 1 - Village Trustee Walker-Peddakotla

V. Non-Agenda Public Comment

There was no Non-agenda Public Comment.

VI. Village Manager Reports

Village Manager Cara Pavlicek expressed gratitude to the Public Works employees for addressing the snow over the weekend.

VII. Village Board Committees

There were no Village Board Committee appointments.

VIII. Consent Agenda

Approval of the Consent Agenda

It was moved to approve the items under the Consent Agenda. The motion was approved. The roll call on the vote was as follows:

AYES: 6 - Village President Abu-Taleb, Village Trustee Andrews, Village Trustee Boutet, Village Trustee Buchanan, Village Trustee Moroney, and Village Trustee Taglia

NAYS: 0

ABSENT: 1 - Village Trustee Walker-Peddakolla

- B. ORD 21-1** Concur with the Zoning Board of Appeals' Recommendation and Adopt an Ordinance Granting a Special Use Permit to Operate a Drive-Through Facility located at 400-406 Madison Street
This Ordinance was adopted.
- C. ORD 21-2** Concur with the Zoning Board of Appeals' Recommendation and Adopt an Ordinance Granting a Special Use Permit to Operate a Contractor Shop at 248 Madison Street.
This Ordinance was adopted.
- D. ORD 21-3** Concur with the Plan Commission's Recommendation and Adopt an Ordinance Granting a Special Use Permit for a Major Planned Development Containing a Five Story Multiple-Family Residential Building Consisting of 28 Dwelling Units and Parking on the Ground Floor at the Property Located at 261 Washington Boulevard.
This Ordinance was adopted.
- E. ORD 21-4** Concur with the Historic Preservation Commission and Adopt an Ordinance Amending Chapter 7 ("Buildings"), Article 9 ("Historic Preservation"), Section 7-9-8 ("Designation of Historic Landmarks and Interior Historic Landmarks") of the Oak Park Village Code to Designate the Exterior of the Building Located at 609 Linden Avenue as an Historic Landmark
This Ordinance was adopted.

- G. **ORD 21-6** An Ordinance Extending the Temporary Suspension of Water Service Disconnections for Accounts More Than Thirty Days Past Due After Statement Date
This Ordinance was adopted.
- H. **ORD 21-9** An Ordinance Amending the Fiscal Year 2021 Annual Budget
This Ordinance was adopted.
- I. **RES 21-10** A Resolution Approving an Independent Contractor Agreement with South West Industries, Inc. d/b/a Anderson Elevator Co. to Provide Elevator Maintenance and Repair Services for a Three-Year Period in an Amount Not to Exceed \$39,000.00 in Fiscal Year 2021 and Authorizing its Execution
This Resolution was adopted.
- J. **ORD 21-14** An Ordinance Temporarily Waiving and Suspending the Late Payment Penalty for Delinquent Water Charges to Provide Emergency Assistance Due to the Outbreak of COVID-19 Disease
This Ordinance was adopted.
- K. **RES 21-7** A Resolution Approving an Independent Contractor Agreement with Cerniglia Co. for Village Wide Emergency Water and Sewer Repair Services in 2021 in an Amount Not to Exceed \$40,000.00 and Authorizing its Execution
This Resolution was adopted.
- L. **RES 21-9** A Resolution Approving an Independent Contractor Agreement with Gino's Heating & Plumbing Inc. for Village Wide Emergency Water and Sewer Repair Services in 2021 in an Amount Not to Exceed \$40,000.00 and Authorizing its Execution
This Resolution was adopted.
- M. **RES 21-8** A Resolution Approving an Independent Contractor Agreement with IHC Construction Companies, L.L.C. for Village Wide Emergency Water and Sewer Repair Services in 2021 in an Amount Not to Exceed \$40,000.00 and Authorizing its Execution
This Resolution was adopted.
- N. **RES 21-11** A Resolution Approving an Independent Contractor Agreement with Aramark Uniform and Career Apparel, LLC to Provide Floor Mat Services for a Three-Year Period for a Total Amount Not to Exceed \$45,349.59 and Authorizing its Execution
This Resolution was adopted.

- O. RES 21-12 A Resolution Approving the Renewal of an Independent Contractor Agreement with Oak Brook Mechanical Services, Inc. to Provide Emergency Repairs and Planned Maintenance for Heating, Ventilation and Air Conditioning (HVAC) Work for an Amount Not to Exceed \$30,000.00 and Authorizing its Execution
This Resolution was adopted.
- P. RES 21-13 A Resolution Approving a Sublease Agreement Between Oak Park Land II, LLC and the Village of Oak Park for Village Parking Lots 13, 59 and 96 and Authorizing its Execution
This Resolution was adopted.
- Q. RES 21-14 A Resolution Approving the Renewal of a Dumping of Excavated Materials Price Agreement with Waste Management of Illinois, Inc. in an Amount Not to Exceed \$95,000.00 in Fiscal Year 2021 and Authorizing its Execution
This Resolution was adopted.
- R. RES 21-17 A Resolution Approving an Amendment to a Contract with Swallow Construction Corporation for Project 20-9 Water Main Valve Replacements, to Change the Not To Exceed Amount from \$108,969 to \$115,878 and Authorizing its Execution
This Resolution was adopted.
- S. RES 21-22 A Resolution Approving Expenditures For Annual Credit/Debit Card Merchant Processing Services with Chase Paymentech in an Amount Not to Exceed \$55,000 for Fiscal Year 2021
This Resolution was adopted.
- T. RES 21-23 A Resolution Approving a Professional Services Agreement with TranSystems Corporation for Construction Engineering for the Oak Park Avenue Improvement Projects in an Amount Not To Exceed \$999,102 and Authorizing its Execution
This Resolution was adopted.
- U. RES 21-24 A Resolution Approving a Parking Lot License Agreement with the Harrison Street Bible Church and Authorizing Its Execution.
This Resolution was adopted.
- V. RES 21-55 A Resolution Approving the Renewal of a Professional Services Agreement Between the Village of Oak Park and VistaNational Insurance Group, Inc. through December 31, 2021 in an Amount Not to Exceed \$39,000 for Broker Services for Village Employee Benefits and Authorizing its Execution
This Resolution was adopted.

- W. RES 21-30 A Resolution Approving a Parking Lot License Agreement with Calvary Memorial Church of Oak Park, Illinois and Authorizing Its Execution
This Resolution was adopted.
- X. RES 21-29 A Resolution Approving the Renewal of a Professional Services Agreement with Thompson Elevator Inspection Service, Incorporated for Fiscal Year 2021 for Elevator Inspections and Plan Review Services in an Amount Not to Exceed \$50,000 and Authorizing its Execution.
This Resolution was adopted.
- Y. RES 21-31 A Resolution Approving an Amendment to the Renewal of an Independent Contractor Agreement with South West Industries, Inc. d/b/a Anderson Elevator Co. to Change the Not to Exceed Amount from \$28,155.00 to \$45,155 for Elevator Maintenance, Repair and Testing Services in 2020 and Authorizing its Execution
This Resolution was adopted.
- Z. RES 21-41 A Resolution Approving a First Amendment to the Commercial Lease with the Oak Park Partnership Limited Partnership to Extend the Lease for a Construction Field Office for the Lake Street and Oak Park Avenue Improvement Projects at 100 Forest in an Amount not to Exceed \$13,750 and Authorizing its Execution
This Resolution was adopted.
- AA. RES 21-46 A Resolution Authorizing the Release of the Draft Program Year 2019 Consolidated Annual Performance and Evaluation Report (CAPER) for a Comment Period and Approval Thereafter
This Resolution was adopted.
- AB. RES 21-47 A Resolution Approving an Amendment to the Grant Agreement with the Cook County Department Of Public Health for a Lead Poisoning Prevention Program Grant in the Amount of \$80,000 and Authorizing its Execution
This Resolution was adopted.
- AC. RES 21-51 A Resolution Approving an Amendment to a Contract with Cerniglia Co. for Project 19-17 Water and Sewer Main Improvements, to Change the Not To Exceed Amount from \$1,482,683 to \$1,557,852 and Authorizing its Execution
This Resolution was adopted.
- AD. RES 21-52 A Resolution Approving the Engagement of Attorneys/Law Firms for Legal Services to be Performed on Behalf of the Village of Oak Park for the 2021 Fiscal Year

This Resolution was adopted.

- AE. RES 21-53** A Resolution Authorizing the Submission of an Illinois Department of Transportation (IDOT) Sustained Traffic Enforcement Program (STEP) Grant Application that Focuses on High Visibility Traffic Enforcement During Specific Dates and Times of the Year, Primarily Around National Holidays
- This Resolution was adopted.

IX. Regular Agenda

- AF. ORD 21-10** Concur with the Plan Commission's Recommendation and Adopt an Ordinance Granting Major Modifications to Special Use Ordinance 17-264 for the Construction of a Private Parking Garage at the Property located at 520 South Maple Avenue

Mayor Abu-Taleb amended the motion to include the staff recommendation.

The Residents of the Center West Oak Park Neighborhood

Association: David Osta, Rachel Hahs, Michael Harrison, Amanda Osta, Joan Engels, Frank Pospisil, Rebecca Dalsley, Kristi Dahm, Sally Dayron, John Lamszus, Elizabeth "Elyse" Lamszus, Jim Ritter, Eduardo Sandoval, Sean Murray, Michael Willson, Taylor Hanson, Melissa Milonas, David Keeling, Dan Hickey, Leslie Archer, Eric Maxfield, Tara Humphrey, Erik Kelley, Christopher Hahs, Carl Dalsley, Marky Garabedian, Tatiana Abu Jaber, Kevin Cohen, ANNE FRUEH, Scott Stalcup, Marianne VanderSpek, Robert Frueh, Brian Herman, Maureen Spain, Joanne Libfeld, Xander Meadow, Anna Ritter, Jessica Kumar, Jane Sansell, Teresa Heit-Murray, Terra Schultz, Chris Brown, Matthew Kruse, Talia burke, Annalise Paul, Ellen Gorin, Hannah Gorin, Pamela Brookstein, Sarah Maxfield, Abbey Lewis, Timothy Gamble, Deborah Mercer, Elizabeth Winans, Kaitlyn Caddell, Gregg Raducha, Jen Packheiser submitted Public Comment OPPOSED to Item AF, AG, AH

Michael J. Weik and the Residents on the 600 Block of Maple: Bruno Graziano, Todd McEwan, Dan Kernan, Lisa Gasperich, Peter MacPherson, Michael & Patricia Weik, Scott and Ali Esser, Tom Adams submitted Public Comment OPPOSED to Ordinance 21-12

John and Elyse Lamszus: Mr. and Mrs. Lamszus submitted public comment OPPOSED to the proposed Wenonah Avenue Parking Garage.

Robert "Bob" Spadoni (CEO of Rush Oak Park) was asked by Mayor Abu-Taleb to share the ways Rush Oak Park has engaged the residents nearest to the hospital.

Development Customer Services Director Tammie Grossman provided an overview of the application amendment. The Applicant is requesting to replace the approved surface parking lot with a private parking garage consisting of six floors and 713 parking spaces.

The Board of Trustees, Village President Abu-Taleb, Village Manager Cara Pavlicek, Development Customer Services Director Tammie Grossman, Village Planner Craig Failor, Plan Commission Chair Iris Sims and Rush Oak Park CEO Robert Spadoni discussed the ordinance.

It was moved by Village Trustee Boutet, seconded by Village Trustee Andrews, that this Ordinance be adopted as amended. The motion was approved. The roll call on the vote was as follows:

AYES: 5 - Village President Abu-Taleb, Village Trustee Andrews, Village Trustee Boutet, Village Trustee Moroney, and Village Trustee Taglia

NAYS: 1 - Village Trustee Buchanan

ABSENT: 1 - Village Trustee Walker-Peddakotia

AG. ORD 21-11 Concur with the Plan Commission's Recommendation and Adopt an Ordinance Authorizing the Vacation of a Certain Portion of Monroe Street Located between Wisconsin Avenue and Wenonah Avenue in the Village of Oak Park, Cook County, Illinois

Development Customer Services Director Tammie Grossman and Plan Commission Chair Iris Sims provided an overview of the applicant's proposal to vacate a portion of Monroe Street and a small portion of Wisconsin Ave.

It was moved by Village Trustee Moroney, seconded by Village Trustee Boutet, that this Ordinance be adopted. The motion was approved. The roll call on the vote was as follows:

AYES: 6 - Village President Abu-Taleb, Village Trustee Andrews, Village Trustee Boutet, Village Trustee Buchanan, Village Trustee Moroney, and Village Trustee Taglia

NAYS: 0

ABSENT: 1 - Village Trustee Walker-Peddakotia

AH. ORD 21-12 Concur with the Plan Commission's Recommendation and Adopt an Ordinance Granting a Zoning Ordinance Map Amendment for the Properties Located at 601-615 Maple Avenue from the R-7 Multiple Family District to H Hospital District

Village Trustee Moroney provided comment in support of Rush Oak Park Hospital.

Village Trustee Boutet stated she supports the rezone.

It was moved by Village Trustee Moroney, seconded by Village Trustee Boutet,

that this Ordinance be adopted. The motion was approved. The roll call on the vote was as follows:

AYES: 6 - Village President Abu-Taleb, Village Trustee Andrews, Village Trustee Boutet, Village Trustee Buchanan, Village Trustee Moroney, and Village Trustee Taglia

NAYS: 0

ABSENT: 1 - Village Trustee Walker-Peddakotia

X. Regular Agenda for Items Pursuant to Village Code Chapter 3 Alcoholic Liquor Dealers or Related (President Pro-Tem Boutet)

This was approved.

F. ORD 21-5

An Ordinance Waiving and Suspending a Portion of the Alcoholic Liquor License Fee for any Non-Package Class C Liquor License Issued Pursuant to Chapter 3 ("Alcoholic Liquor Dealers") of the Oak Park Village Code to Provide Emergency Assistance due to the Outbreak of COVID-19 Disease

It was moved by Village Trustee Andrews, seconded by Village Trustee Taglia, that this Ordinance be adopted. The motion was approved. The roll call on the vote was as follows:

AYES: 6 - Village President Abu-Taleb, Village Trustee Andrews, Village Trustee Boutet, Village Trustee Buchanan, Village Trustee Moroney, and Village Trustee Taglia

NAYS: 0

ABSENT: 1 - Village Trustee Walker-Peddakotia

Call to Board and Clerk

Village Clerk Scaman: Clerk Scaman shared a Consent Agenda Public Comment from Mary Merz provided a Public Comment in SUPPORT of the development on the property at 408 Madison Street.

Village Trustee Boutet: Village Trustee Boutet said she is glad to see the plan for the property at 408 Madison Street. Trustee Boutet recalled a Board Goal to consider removing Single-Family zoning to allow for multi-generational living. She would like to see this brought to the Plan Commission and Village Board for consideration for the current Village Board to decide.

Village Trustee Andrews: Village Trustee Andrews encouraged people on Facebook to look at one of the Business Recovery Task Force projects "Pick Oak Park". The Facebook page can be found @PickOakPark.

Village Trustee Buchanan: No comment

Village Trustee Taglia: Village Trustee Taglia thanked the first responders over the weekend. Trustee Taglia heard sirens all weekend.

Village Trustee Moroney: No comment

Mayor Abu-Taleb: Mayor Abu-Taleb shared his appreciation for Trustee Moroney's comments regarding Rush Oak Park Hospital. He stated he is sorry that Village Trustee Moroney left the Village President Race. He expressed his appreciation for all of the work Trustee Moroney has done for the Village and said Trustee Moroney is a good public servant.

XI. Adjourn

It was moved by Village Trustee Andrews, seconded by Village Trustee Moroney, to adjourn. Meeting adjourned at 7:09 P.M., Monday February 2, 2021.

AYES: 6 - Village President Abu-Taleb, Village Trustee Andrews, Village Trustee Boutet, Village Trustee Buchanan, Village Trustee Moroney, and Village Trustee Taglia

NAYS: 0

ABSENT: 1 - Village Trustee Walker-Peddakotla

Respectfully Submitted,

Christina Waters
Deputy Village Clerk



MEMORANDUM

DATE: September 15, 2021
TO: Tammie Grossman, Development Customer Services Director
FROM: Craig Failor, Village Planner
RE: Hospital Zoning

This memorandum discusses two topics related to Hospital zoning; Height regulations and accessory structure regulations.

During the 2017 Zoning Ordinance revision process, staff approached both West Suburban and Rush Oak Park hospitals with a request for them to agree to a height reduction on hospital owned property that abutted residential neighborhoods. The height limit anywhere within a hospital zoning district for any structure was 125 feet. Staff approached both hospitals with a request to reduce the height limit in specified areas from 125 feet to 50 feet.

West Suburban Hospital property is an alley width (15 feet) away from residentially zoned property, while Rush Oak Park property, at that time, was a street width (66 feet) away from residentially zoned property. Both agreed to reduce their allowed height. West Suburban agreed to the 50-foot height limit for any buildings that would be located from the centerline of North Humphrey Avenue (extended) to the western most Hospital Zoning District property line. Rush Oak Park Hospital agree to lowering the height from 125 feet to 80 feet for any buildings that would be located from the centerline of Wisconsin Avenue (extended) to the eastern most Hospital Zoning District property line. This is the area of the newly proposed hospital garage.

Earlier this year, Rush Oak Park Hospital filed a rezoning request for their property located at Maple Street and Monroe abutting Harlem Avenue. The Village approved the rezoning in February. After the property was rezoned from Multiple Family to Hospital zoning, they applied for a building permit to construct a surface parking lot which met zoning ordinance regulations. Staff determined that the parking lot was accessory to the principal use and therefore would follow the accessory structure regulations found within the Zoning Ordinance.

It has been stated by neighbors of the Rush Oak Park Hospital that a parking lot should follow the setback regulations as indicated in the Hospital Zoning district as if it were a principal structure with substantial bulk and height. However, parking lots are not considered a principal structure.

First looking to the definition of a parking lot, which states that, "An open, hard-surfaced area, other than a street or public way, used for the storage of operable passenger motor vehicles, whether for compensation or at no charge. With the exception of Village-owned parking lots, all parking lots must be accessory to a principal use." Reviewing the list of principal uses in the zoning ordinance' use matrix, there is no mention of a parking lot being listed as a principal use. This led staff to consider the proposed parking lot to be an accessory structure and therefore it must follow the accessory structure regulations found in the Site Development Standard in the Zoning Ordinance which details required setbacks from lot lines. With every parking lot comes regulations for landscaping, which is intended to provide a visual and physical buffer from abutting land uses. In this case, the landscape buffer regulations increase the setback requirements to seven feet along the south lot line which is to be filled with landscape materials.



David Osta <davidosta@gmail.com>

Oak Park Hospital Neighbors meeting

Grossman, Tammie <tgrossman@oak-park.us> Thu, Mar 24, 2022 at 1:43 PM
To: David Osta <davidosta@gmail.com>
Cc: "Shelley, Lisa" <lshelley@oak-park.us>, President Scaman
<PresidentScaman@oak-park.us>, "sean@murray.cc" <sean@murray.cc>,
"jritter4141@gmail.com" <jritter4141@gmail.com>, "mweik@smithweiklaw.com"
<mweik@smithweiklaw.com>, "rachel.mw.hahs@gmail.com"
<rachel.mw.hahs@gmail.com>, "davidburna@gmail.com"
<davidburna@gmail.com>, "lamszus@gmail.com" <lamszus@gmail.com>,
"annefrueh@yahoo.com" <annefrueh@yahoo.com>, Trustee Buchanan
<trusteebuchanan@oak-park.us>

See below for answers.

Tammie Grossman

Director
Development Customer Services

Village of Oak Park

708-358-5422

708-380-2276 Mobile

www.oak-park.us

Development Customer Services

This message is confidential and is intended for the exclusive use of the individual or entity to whom it is addressed. This message may also be privileged or protected by work product laws and regulations. If you have received it by mistake, please resend this message to the sender and delete it from your system without copying it or disclosing its contents to anyone.

From: David Osta <davidosta@gmail.com>

Sent: Thursday, March 24, 2022 10:32 AM

To: Grossman, Tammie <tgrossman@oak-park.us>

Cc: Shelley, Lisa <lshelley@oak-park.us>; President Scaman <PresidentScaman@oak-park.us>; sean@murray.cc; jitter4141@gmail.com; mweik@smithweiklaw.com; rachel.mw.hahs@gmail.com; davidburna@gmail.com; lamszus@gmail.com; annefrueh@yahoo.com; Trustee Buchanan <trusteebuchanan@oak-park.us>

Subject: Re: Oak Park Hospital Neighbors meeting

WARNING- EXTERNAL EMAIL: If unknown sender, do not click links/attachments. Never give out your user ID or password.

Hi Ms. Grossman,

We are looking forward to meeting today at 4pm.

Below are questions that we plan to ask later today in case it is useful to have them in text. We will likely have others, but we hope this makes the meeting more productive.

Thanks,
David

Q: In reference to Planned Development vs. Special Use:

- What rules apply to Special Use Permits in regards to height and setbacks?
The same rules apply to both for height and setback. They are based on the underlying zoning regulations.

- What rules apply to Special Use Permits in regards to compensating benefits? None. Special uses are types of uses that are allowed in the zoning district they are listed in, but must meet the established standards before approval can happen. They must meet the height and setback requirements.

A:

Q: For Text Amendments, "Text amendments, the Plan Commission must recommend approval, approval with conditions, or denial of the application." Is the recommendation sent to the Village Board for a vote regardless of the type of recommendation (approval, approval with conditions, or denial)? yes

A: I believe this is the answer, "In the event the Plan Commission recommends that an amendment be denied, it may only be approved a favorable two-thirds vote of the Village Board." I believe that means 5 votes. Yes

Q: Why was the Rush proposed garage on Wenonah considered a Special Use?

A: Only because that property was previously subject to special use approval. The garage was a modification to the original special use ordinance. Otherwise it could have been built without any public input or hearing since the hospital was not asking for any zoning relief.

Q: Would it be possible to consider it a Planned Development instead of Special Use if Rush asked to build on that site again?

A: The request would only be a Planned Development if they were asking for relief from the underlying zoning code as it relates to height, setbacks or density. Otherwise, in this situation due to the previous special use application it would be a modification of that application.

Q: How are setbacks measured? Are setbacks measured from the street, sidewalk, or another place?

A: Measured from lot line to building.

Q. What was the basis for requesting the height reduction to 50' in Hospital zones in 2017?

A. The height reduction came about by concerns raised by residents near West Sub Hospital during the Zoning Ordinance revision process. No height concerns were raised by Oak Park Hospital neighbors at that time. However, the Village staff felt it fair to seek similar compliance with Oak Park Hospital as to what West Sub agreed to their reduction. Oak Park Hospital agreed to reduce the height from 125 feet to 80 feet on the subject parcel and general area east of Wisconsin.

Q. Did Village staff believe a reduction to 50' was consistent with the Zoning Code? Comprehensive Plan? Envision Oak Park (2014)?

A. We supported the request for West Sub due to the proximity of the residences along the shared alley.

Q: Was any analysis done before approaching West Suburban and ROPH about the height reduction? Written?

A. As stated above, the request was from the West Sub neighborhood group. Staff agreed and supported the request.

Q: Who from the Village Staff spoke with ROPH? Who did they speak with at ROPH?

A. It was in December 2016. The Village Planner believes he spoke with Village Manager and Bruce Elegant.

Q: What was the response?

A. They would only agree to 80 feet.

Q: What has been the basis for receiving comprehensive / facility plans from the hospitals as was the case for West Suburban in 2008-2018? It was said to be "on file". Where did it get filed and how was it used by Village staff or West Suburban in Village business?

A: The last time West Sub asked for any type of zoning relief was the construction of their emergency room facility in 2006 or 2007. We received the plan after that request was completed.

Q: Have hospitals informally shared facility plans with Village staff in the past? For example in 2015, then CEO Bruce Elegant said that Rush Oak Park Hospital, "is in the midst of writing a master facility plan for the hospital campus". Is there anything that prohibits the Village from requesting a master facility plan from the hospitals?

The Village cannot require Rush OP to complete a master facility plan or require them to do so in anyway. If they do voluntarily complete such a plan the Village could request a copy of the plan.

[Quoted text hidden]

Linda Searl FAIA, Principal
Searl Lamaster Howe Architects

Experience:

Linda Searl has designed numerous projects of varied building types. Examples include university dormitories and gymnasiums, churches, townhouses and apartments, a theater, manufacturing plant additions and renovations, and office buildings. Ms. Searl has developed a reputation for producing quality projects even in limited budgets. Her firm was established in 1985. Prior to becoming Principal of her own firm she was an Associate Architect at Nagle Hartray and Associates. Her experience has given her the ingredients necessary to work with various clients and programs, and to develop a project that fits the clients' needs and creatively solves the given problem. She was appointed by Mayor Richard M. Daley as a member of the Chicago Plan Commission in 1997, became Vice Chair in 1999, and was appointed Chair in 2007, serving in that position through 2012. Since 2012 Linda has served on the Plan Commission as a member.

Professional Activities:

Linda Searl began her career as a Professor of Architecture at two universities teaching design and materials courses, and she has been a visiting lecturer at a number of universities. She has participated on juries for AIA Distinguished Building Awards in a number of other cities, served as Chair of the Design Committee of AIA Chicago, as a past president of Chicago Women in Architecture, and as President of the Chicago Chapter AIA in 1993. Her abilities as a leader carry through in her work with clients and in community efforts. She was elected to the AIA College of Fellows in 1995.

Registration:

Registered Architect in Illinois, Florida, Michigan
NCARB Registration

Professional Honors:

AIA Illinois, Gold Medal, 2019
Chicago Women in Architecture, Lifetime Achievement Award, 2019
AIA Chicago, Distinguished Building Award, 2014
AIA Chicago, Interior Architecture Award, 2014
Custom Home, Grand Design Award for Renovation, 2014
AIA Chicago Small Project, Honor Award, 2014
AIA California, Distinguished Building Award, 2012
Custom Home Design Award, 2007
Chicago AIA Distinguished Building Award 2007, Willow Residence
Best Plan Award 2006, Columbia College Master Plan
Custom Home Merit Award, 2005
AD 100, Architectural Digest Top 100 Architects and Designers, 2004
Custom Home Design Award, 2001

AIA Illinois, Excellence in Service Award, 1999
Chicago Chapter AIA Interiors Award, 1998
Illinois Masonry Institute, Silver Award, 1996
Builder's Choice Planning and Design Awards, 1994
City of Evanston Preservation Award, 1994
Chicago Chapter AIA Distinguished Service Award, 1993
Chicago Chapter AIA Distinguished Building Award, Honor Award, 1991
Chicago Chapter AIA, Divine Detail Award, 1991
Chicago Chapter AIA Interiors Award, 1990
Architectural Record Houses, 1991
Studio Row Design Competition Finalist, Affordable Housing for Artists, Oak Park, 1985

Academic Activities:

Bruce Goff Chair, Visiting Professor, University of Oklahoma, 2001
Assistant Professor, Washington University, Graduate Design Studio, 1995
University of Illinois at Chicago, Graduate Design Studio, 1994
Chicago Studio, Visiting Professor, University of Wisconsin, 1993
Adjunct Visiting Professor, University of Wisconsin - Milwaukee, 1985, 1986
Adjunct Visiting Professor, University of Illinois, Chicago, 1982
Associate Professor, Florida A & M, Tallahassee, Florida, 1976-1980
Assistant Professor, University of North Carolina at Charlotte, 1973-1976

Civic Activities

Member, Economics Club of Chicago
Member, The Chicago Network
Member, CREW, Chicago Real Estate Executive Women
Exhibition Chair and Board Member, Contemporary Arts Council
Past Chair, Chicago Design Consortium
Member, Chicago Architectural Club
Past chair and member, Chicago Plan Commission
Past Member, Steering Committee, Chicago Central Area Plan and Urban Design Task Force
Past Member and Chair, Graham Foundation Board
Past chair and member, Archeworks Board of Trustees
Resource Team Member, Mayors' Institute on City Design, Charleston, SC

Education:

Master of Arts in Architecture, University of Florida, Gainesville, Florida
Bachelor of Architecture, University of Florida, Gainesville, Florida

Visiting Lecturer and Speaking Engagements:

University of Illinois, Chicago

Washington University, St. Louis, Mo.
Pratt Institute, New York, NY
Notre Dame University, South Bend, IN
University of Wisconsin at Milwaukee
University of North Carolina, Charlotte, NC
Florida A&M University, Tallahassee, FL
Illinois Institute of Technology, Chicago, IL
ULI Chicago, Central Area Plan Chicago
American Planning Association Upper Midwest conference, Chicago, IL

American Institute of Architects Activities:

Member, AIA Fellows Jury, 2011-2013
Chair, AIA National Awards Task Group, 2009
Chair, AIA National Interior Award Jury, 2006
Vice President, National AIA Board of Directors, 2000
Member, National AIA Board of Directors, 1997-1999
Member, Architectural Record Advisory Committee, 1998-2002
National AIA EVP/CEO Search Committee, 1997
Regent, National AIA Foundation, 1997-1998
Member, National AIA Leadership Institute Advisory Group, 1996
National AIA EVP/CEO Search Committee, 1994
Member, National AIA Committee on Design, 1994 - present
President, AIA Chicago, 1993
Co-Chair, AIA Chicago 1993 Convention Committee
Member, National AIA 1993 Convention Committee
Board Member, AIA Chicago, 1987-1994
Member and Past Chair, AIA Chicago Design Committee
Member and Past Chair, AIA Chicago Publications Committee

Exhibitions:

Chicago Architecture Foundation: CWA's 40th Anniversary Exhibit: Women Building Change, 2015
Women in Architecture, The Art Institute, November, 1998, one of eight featured Chicago women architects.
"The Chicago Villa", The Chicago Athenaeum, January, 1994
"Women of Design", The Chicago Athenaeum, June, 1993
"Seventy-Five Chicago Architects", Arts Club of Chicago, January, 1992
Women in Architecture Exhibit, State of Illinois Building, January, 1991
Chicago Chapter AIA Awards Exhibit, "Valerio/Searl House", December, 1991
"Garden Pavilion", December, 1991; "Oriental Theater Remodeling", November, 1990
"Winter Gardens", C.P. Peacock, 700 N. Michigan, January, 1991
"And Many More", American Institute of Architects, Women in Architecture Exhibition, 1988-90
"Currents from Chicago: Recent Trends in Residential Architecture", The ArchiCenter, Chicago, 1986

"Houses from the Eighties: a Reinterpretation of the Post-War Dream House", The ArchiCenter, Chicago, 1986

Klein Gallery, Union Pier Partnership, Exhibition of Residences for Michigan Property, 1985. Project models were acquired by the Chicago Historical Society.

"Progress and Evolution, Chicago Women in Architecture", Exhibition and Catalogue, Chicago Historical Society, October 1984

Chicago Architectural Club Journal and Exhibitions, Volumes 6,7,8,9

Publications:

CS, February 2014

CHICAGO TRIBUNE, April 2009

CHICAGO SOCIAL, March 2008

i4DESIGN MAGAZINE, September 2007

FLORIDA HERALD TRIBUNE, September 2012

INTERIOR SERIES BY PANACHE PARTNERS, 2012

CHICAGO TRIBUNE, February 2011

CHICAGO HOME AND GARDEN, November/December 2010

CONSUMER REPORTS, August 2010

CONSUMER REPORTS HOME AND GARDEN BLOG, June 2010

THE GOOD STUFF GUIDE BLOG, July 2010

CHICAGO TRIBUNE, June 2010

CHICAGO ARCHITECT, May/June 2010

CHICAGO HOME IMPROVEMENT, February 2010

CS INTERIORS, Winter 2010

NUANCE, Volume1 Number 4, Fall 2009

21st CENTURY INTERIORS, January 2010

THE CHICAGO TRIBUNE.COM, September 2009

THE ARCHITECTS NEWSPAPER BLOG, September 2009

THE CHICAGO TRIBUNE.COM, September 2009

K+BB MAGAZINE, August 2009

NCARB, 2009 Volume 12, Issue 1

CHICAGO SUNTIMES, April 2009

CHICAGO SUNTIMES, June 2008

CHICAGO TRIBUNE MAGAZINE, May 2008

CHICAGO SOCIAL, March 2008

i4DESIGN MAGAZINE, November 2007

CHICAGO TRIBUNE MAGAZINE, November 2007

CHICAGO ARCHITECT, November/December 2007

CHICAGO TRIBUNE, October 2007

DREAM HOMES, September 2007

LAKESIDE LIVING, Linda Leigh Paul, July 2007

CANDID REFLECTIONS, MIDMARCH PRESS, March 2007

SPECTACULAR HOMES OF CHICAGO, August 2006

CRAIN'S CHICAGO BUSINESS, September 2006

MICHIGAN BLUE MAGAZINE, September 2006
CHICAGO LIFE MAGAZINE, Fall 2006
SHELTER MAGAZINE, May 2006
ARCHITECTURAL DIGEST, November 2005
CUSTOM HOME, September/October, 2005
CRAIN'S CHICAGO BUSINESS, October 2005
DESIGN AND ARCHITECTURE, June, 2005
ARCHITECTURAL DIGEST, October, 2002
CHICAGO MAGAZINE, Spring/Summer, 2002
CHICAGO MAGAZINE, March, 2000
STONE MAGAZINE, July, 1999
AIA CHICAGO, FOCUS NEWSLETTER, May, 1999
GARDEN, DECK & LANDSCAPE, Spring, 1999
INTERIORS & SOURCES, October, 1998
ARCHITECT, September/October, 1998
CHICAGO SUN-TIMES, January, 1999
TILE AND DECORATIVE, November, 1997
CHICAGO MAGAZINE, October, 1997
THE CHICAGO TRIBUNE, April 27, 1997
CRAINS CHICAGO BUSINESS, November, 1996
CHICAGO HOME AND GARDEN, Winter, 1996
ARCHITECTURE, June, 1996
HOME, March, 1996
BETTER HOMES AND GARDENS REMODELING IDEAS, Fall, 1995
HOME, February, 1995
BUILDER MAGAZINE, October, 1994
ARCHITECTURE, May, 1994
HOME MAGAZINE, December, 1993
TODAY'S CHICAGO WOMEN, July, 1993
THE CHICAGO TRIBUNE, Sunday Section WOMENEWS, June 20, 1993
CHICAGO MAGAZINE, February, 1993
RECORD HOUSES, April, 1991
INLAND ARCHITECT, January, 1991
ARCHITECTURAL DETAILING IN RESIDENTIAL INTERIORS, Staebler, Watson,
Guptill, 1990, pages 46-47, 64-65, 104-105
ARCHITECTURE, November 1989
HOME MAGAZINE, November, 1989
INTERIOR DESIGN, July, 1989
INLAND ARCHITECT, March/April, 1989
CHICAGO TIMES MAGAZINE, September, 1988
HOME MAGAZINE, November, 1988
HOME MAGAZINE, October, 1988
BETTER HOMES AND GARDENS REMODELING IDEAS, Summer 1988
INLAND ARCHITECT, January/February, 1986



17.

The Village of Oak Park
Village Hall
123 Madison Street
Oak Park, Illinois 60302

708.383.6400
foialaw@oak-park.us

01/13/2023

David Burna
608 Wisconsin Ave.
Oak Park, IL 60304

Re: FOIA Request
Date: 01/11/2023
Type: Other
No.: 23-00087
Email: davidburna@gmail.com

Dear Requester:

Thank you for writing to the Village of Oak Park ("Village") with your request for records pursuant to the Illinois Freedom of Information Act, 5 ILCS 140/1 et seq.

Public Records Requested:

All documents, data and communications to, from or between Rush Oak Park neighbors and the Village related to any proposed or approved zoning changes to the H Districts in 2016-2017.

The Village has no records related to your inquiry. If you have further questions or inquiries, please contact us at the email address below.

The only neighbor communications with the Village in 2016-2017 were those near West Suburban Hospital. Any public communications/comments can be found in the Village Board packet for the 2017 agenda item. A link to those electronically available materials is as follows:

<https://oak-park.legistar.com/MeetingDetail.aspx?ID=550359&GUID=1146A06F-00D-4D7D-A6FA-130015A716DF&Options=info|&Search=>

Sincerely,

Law
foialaw@oak-park.us