

Application for Text Amendment to ROPH H Zone

Re-Balancing the Needs of Our Neighborhood with Those of
Rush Oak Park Hospital

Envision Oak Park – Guiding Principles

Envision Oak Park is guided by five core values that establish the context for all objectives and recommendations included in the Plan. These values are paramount to achieving the vision of Oak Park as defined by its citizens, and should be applied to all actions undertaken in the community.



DIVERSITY
URBAN SUSTAINABILITY
RESPECT FOR OAK PARK'S HISTORY
AND LEGACY
COLLABORATION AND COOPERATION
THRIVING NEIGHBORHOODS

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COLLABORATION AND COOPERATION

All actions should support strong relationships between all governments, residents, institutions, businesses, not-for-profit organizations, neighboring communities, and local, regional and state agencies to ensure that resources, policies and programs respond in an efficient and transparent manner to issues within the Village and those that extend beyond its borders.

Envision Oak Park – Guiding Principles

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THRIVING NEIGHBORHOODS

All actions should support the **maintenance and enhancement of Oak Park's neighborhoods**. All portions of the community – neighborhoods, open spaces, institutions, and commercial areas – help define quality of life in Oak Park. However, the village's neighborhoods play a primary role in defining community character, supporting diversity and accessibility, and fostering an engaged and integrated citizenry.

Envision Oak Park – Land Use & Built Environment

- Creating Transitions Between Uses Objective 4.1.4.
 - **Ensure that residential areas have adequate buffering and/or screening from incompatible adjacent land uses.** The Land Use Plan identifies a land use arrangement that seeks to minimize land use conflicts, promoting appropriate buffers between residential areas and incompatible uses. In some instances; however, these land use arrangements are already well established. **Village government should review and amend zoning regulations as necessary to ensure that appropriate buffers and screening are provided that both preserve residential areas and allow for on-going non-residential activities to thrive.**

Zoning Ordinance Article 1: Purposes

- To secure adequate light, air, privacy, and convenience of access to property
- To protect the character and maintain the stability of the Village's residential and non-residential areas
 - Oak Park Zoning Ordinance, Article 1.2 (b) and (d)

Linda Searl



OUR WORK

ABOUT US

RECOGNITION

NEWS

CONTACT



L I N D A S E A R L , F A I A

Linda received both her Bachelor of Architecture and Master of Arts in Architecture from the University of Florida. Prior to becoming principal of her own firm in 1985, she was an Associate Architect at Nagle Hartray and Associates.

Her professional achievements include membership in Architectural Digest's AD100, a list of the world's top architects and designers. Linda's award-winning work has been published nationally in Architectural Record, Architecture, Chicago Magazine, and Interior Design to name a few. Exhibitions of her work have been held at the Art Institute of Chicago, Chicago Athenaeum, State of Illinois Building, Chicago

Architectural Club, Chicago Historical Society, and the Chicago Architecture Foundation.

Linda is NCARB certified, a Fellow of the American Institute of Architects, and a registered architect in Illinois, Florida, Michigan, and New York. Her professional activities include serving as a past President of Chicago Women in Architecture, President of the Chicago AIA Chapter, and Vice President and Regional Director of the National AIA. She has participated on juries for AIA Distinguished Building Awards in a number of other cities and nationally, and has served as Chair of the Design Committee of AIA Chicago.

Her community activities include serving as Chair of the Chicago Plan Commission from 2003 to 2012; she remains an active member of the Commission. Linda is a former member of the Steering Committee for

Linda Searl



Rachel Caskey



Dr. Caskey is a Professor of Medicine and Chief of the Division of Academic Internal Medicine. She is duo-board-certified in internal medicine and pediatrics and practices primary care for all ages. Dr. Caskey is a health services researcher, and her research focuses on improving health outcomes for women. Finally, Dr. Caskey has an appointment at UIC's school of public health in the division of maternal child health where she teaches and collaborates on health policy initiatives.

Rachel Caskey



RUSH today announced plans for a new \$70 million outpatient center at the former Sears site at North and Harlem avenues in Chicago on the border of Elmwood Park and Oak Park.

Zoning Ordinance Amendment Approval Standards

Approval Standard	Proposed Text Amendment
a. The extent to which the proposed amendment promotes the public health, safety, and welfare of the Village.	The amendment proposes a stepping down of ROPH hospital buildings into the adjacent residential neighborhood, promoting a transition space between commercial and residential properties. This in turn promotes a more harmonious co-existence among working spaces and residential living and recreational spaces and maintains adequate air and light for residences adjacent to the hospital campus, thus preserving the relative value of the campus and the adjacent residential properties.
b. The relative gain to the public, as compared to the hardship imposed upon the applicant.	The gain to the public is the promotion of a holistic approach to development in the Village that refrains from impairing the value of either the commercial property or the adjacent residential properties. The Applicants are residential property owners who would benefit from the amendment. Any impact to ROPH as the owner of the parcel subject to the proposed amendment is de minimis given the current decentralization of the delivery of healthcare services towards urgent care clinics, tele-health and other delivery systems that do not require dense commercial development.
c. The consistency of the proposed amendment with the Comprehensive Plan and any adopted land use policies.	The proposed amendment would serve the 1990 Comprehensive Plan's mandate to "protect the integrity of land uses in residential areas," by providing a gradual transition

Zoning Ordinance Amendment Approval Standards

Approval Standard	Proposed Text Amendment
	between the hospital <u>building</u> , the existing garage and the adjacent residential properties. This transition will preserve air and light to residences and reduce the wind tunnel and canyon effects created by tall buildings next to shorter residences.
d. The consistency of the proposed amendment with the intent and general regulations of this Ordinance.	<p>The proposed amendment promotes the purposes of the Ordinance in the following respects:</p> <ul style="list-style-type: none">• As set forth in a. above, the amendment fosters a holistic development approach that balances the needs of the differently-zoned districts that are adjacent to one another.• As set forth in b. above, the amendment secures light, air and privacy for the residential neighbors without affecting access to the ROPH campus or materially impacting ROPH'S ability to deliver healthcare services.

Zoning Ordinance Amendment Approval Standards

		<ul style="list-style-type: none">• As set forth in c. above, the amendment promotes the orderly development of commercial properties by establishing a graduated transition between commercial and residential neighbors and striking a balance between commercial and residential character that can come into conflict with one another if careful and thoughtful development is not undertaken. This balanced approach “support[s] the maintenance and enhancement of Oak Park’s neighborhoods.”• The amendment is carefully tailored to conserve the values of both the H- and the R-zoned property in the area and to protect the character and stability of the respective residential and commercial zones.
e.	Whether the proposed amendment corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy.	While it is not precisely an error, the ROPH and West Suburban Hospital H Districts have disparate height limitations. Adopting a 50’ height limit for ROPH would make uniform

Zoning Ordinance Amendment Approval Standards

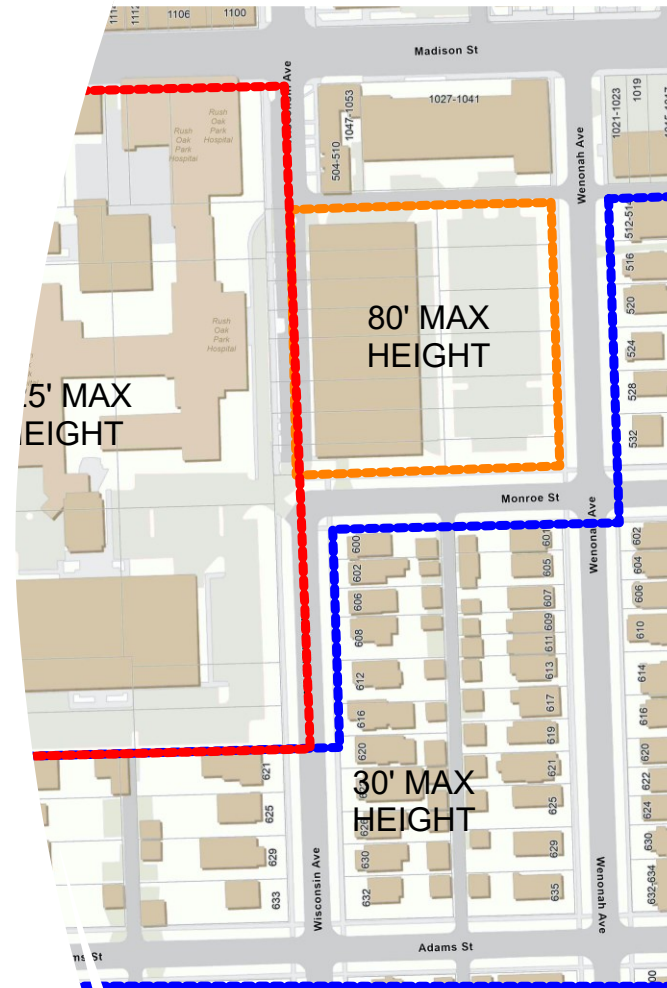
Approval Standard	Proposed Text Amendment
	the height limits for both H-Districts in the Village.
f. The extent to which the proposed amendment creates nonconformities.	It is the Applicants' understanding that the proposed amendment would not create additional non-conformities as the existing hospital and garage structures exceed the existing 80' height limitation.
g. The extent to which the proposed amendment is consistent with the overall structure and organization of this Ordinance.	The proposed amendment fits into the existing structure and organization of the Ordinance, requiring minimal text changes to the current H-District section.

Rush Oak Park Hospital - Setbacks & Height Exhibit

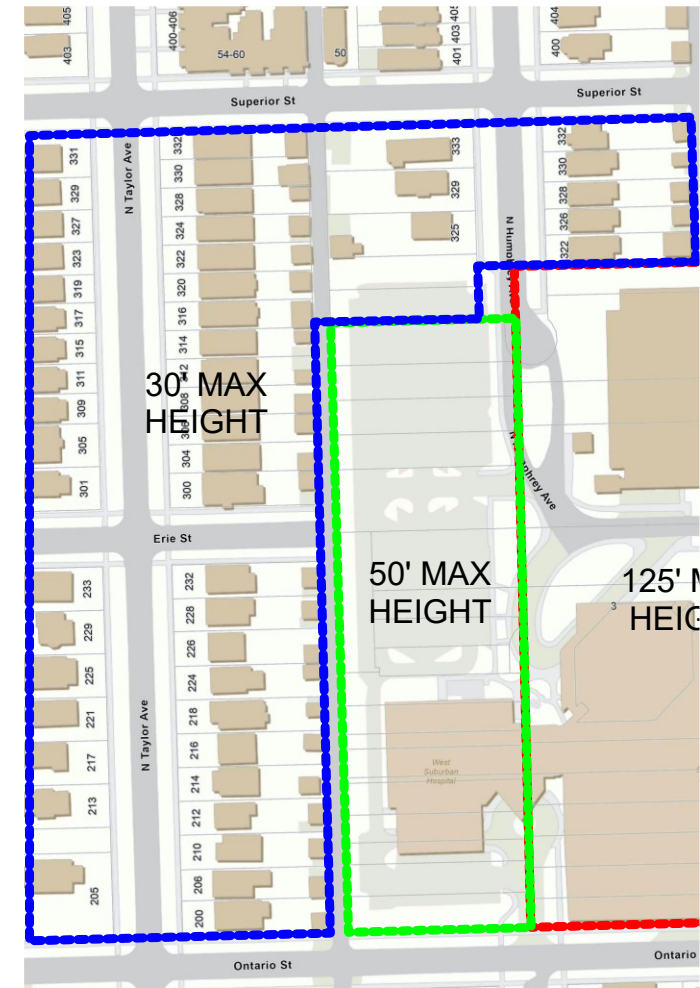
Rush vs West Suburban - Height Limits at Same Scale

Current state

Rush Oak Park Hospital - Setbacks & Heights



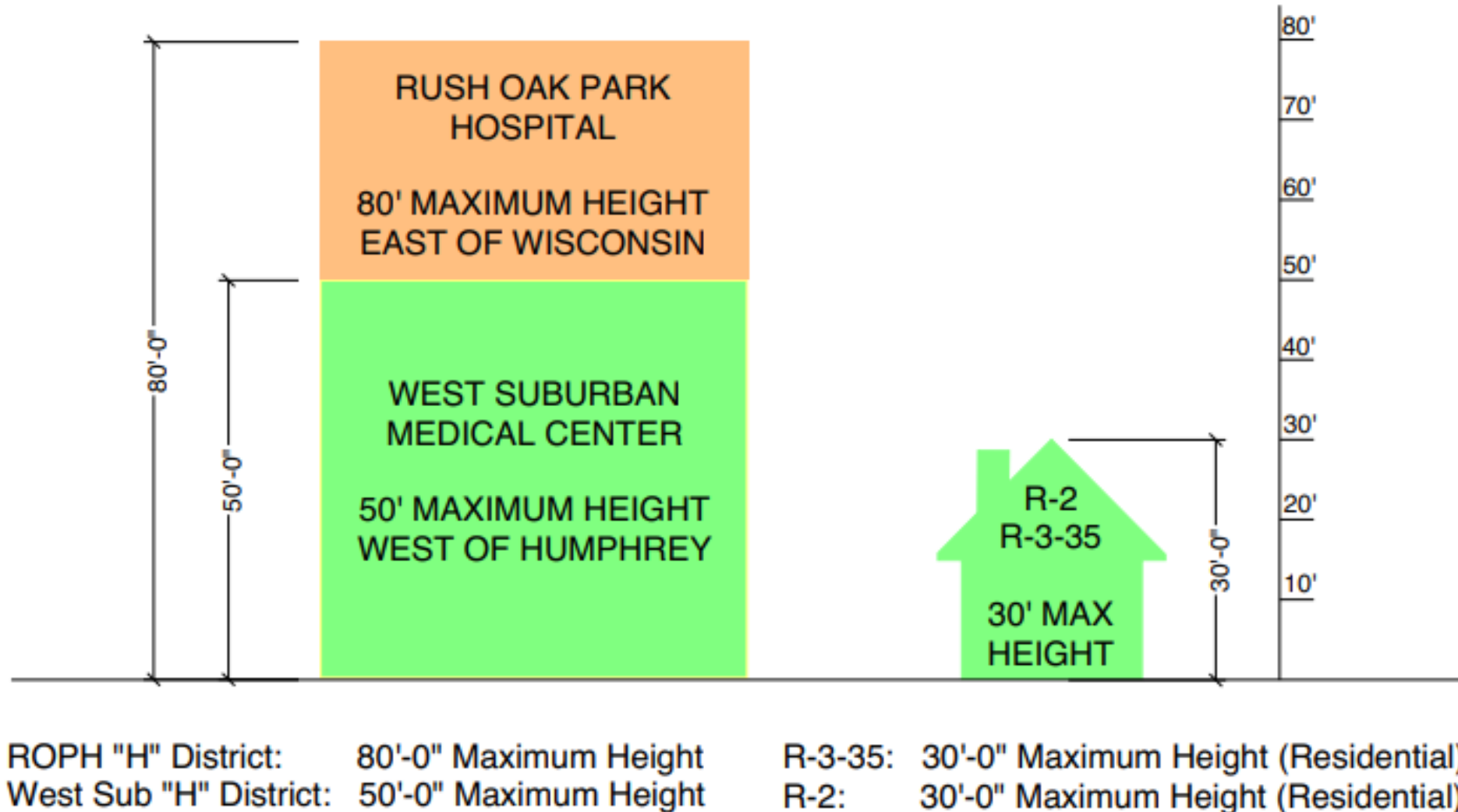
Rush Oak Park Hospital - Existing Height Limits



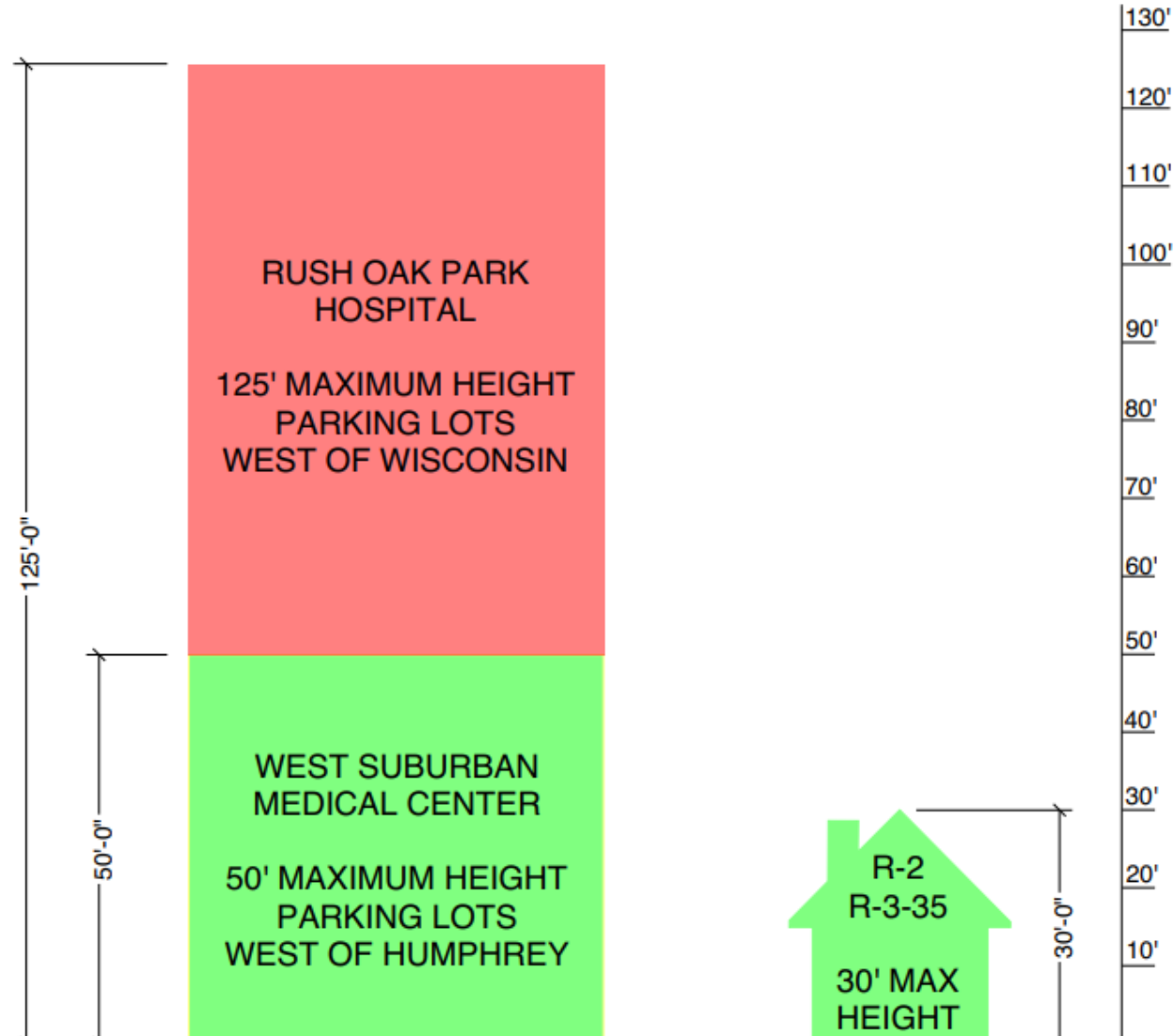
West Suburban Medical Center - Existing Height Limits

Rush Oak Park Hospital - Setbacks & Height Exhibit

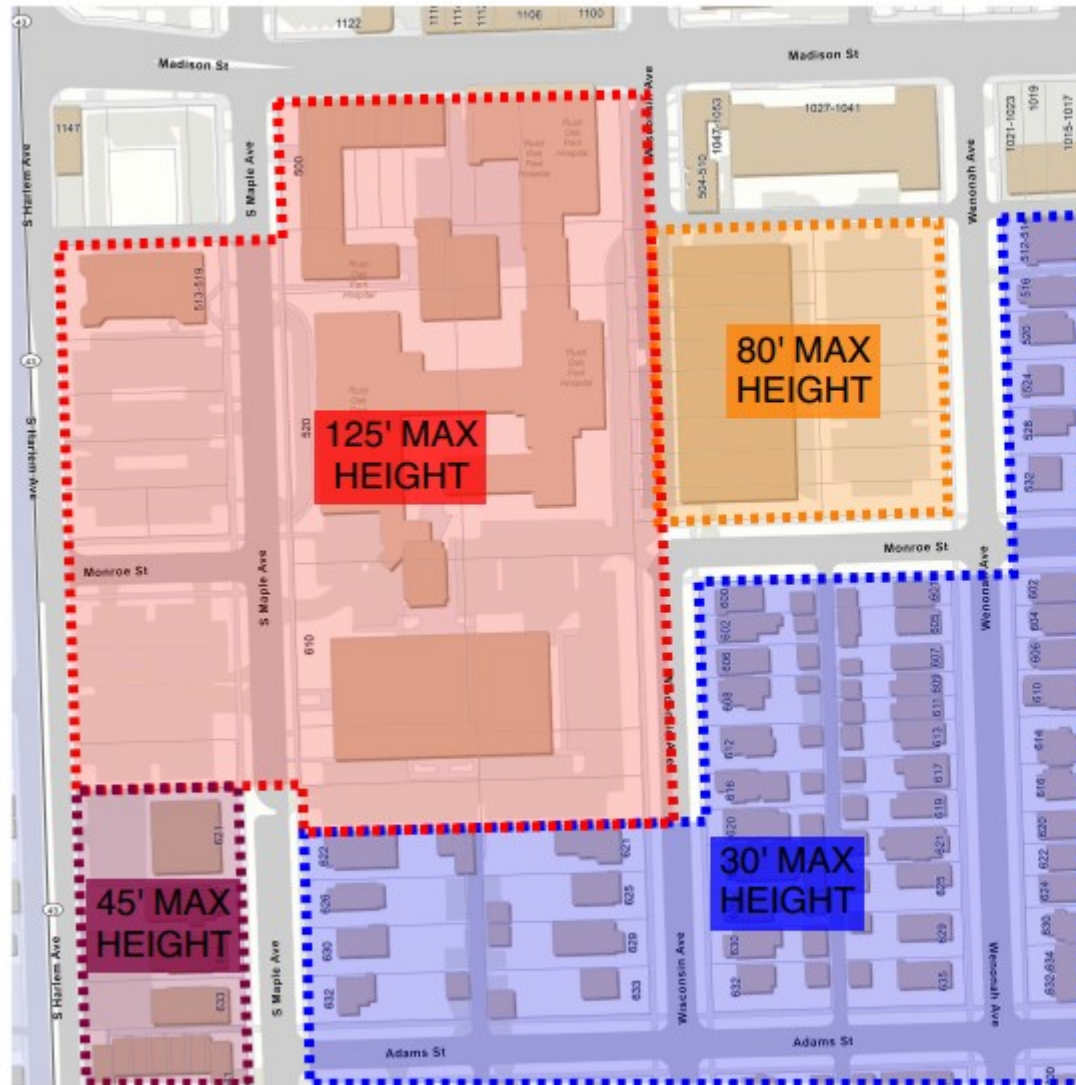
Rush vs West Suburban - Existing Height Limits at "Height Restricted Areas" (Zoning 6.3.C.2)



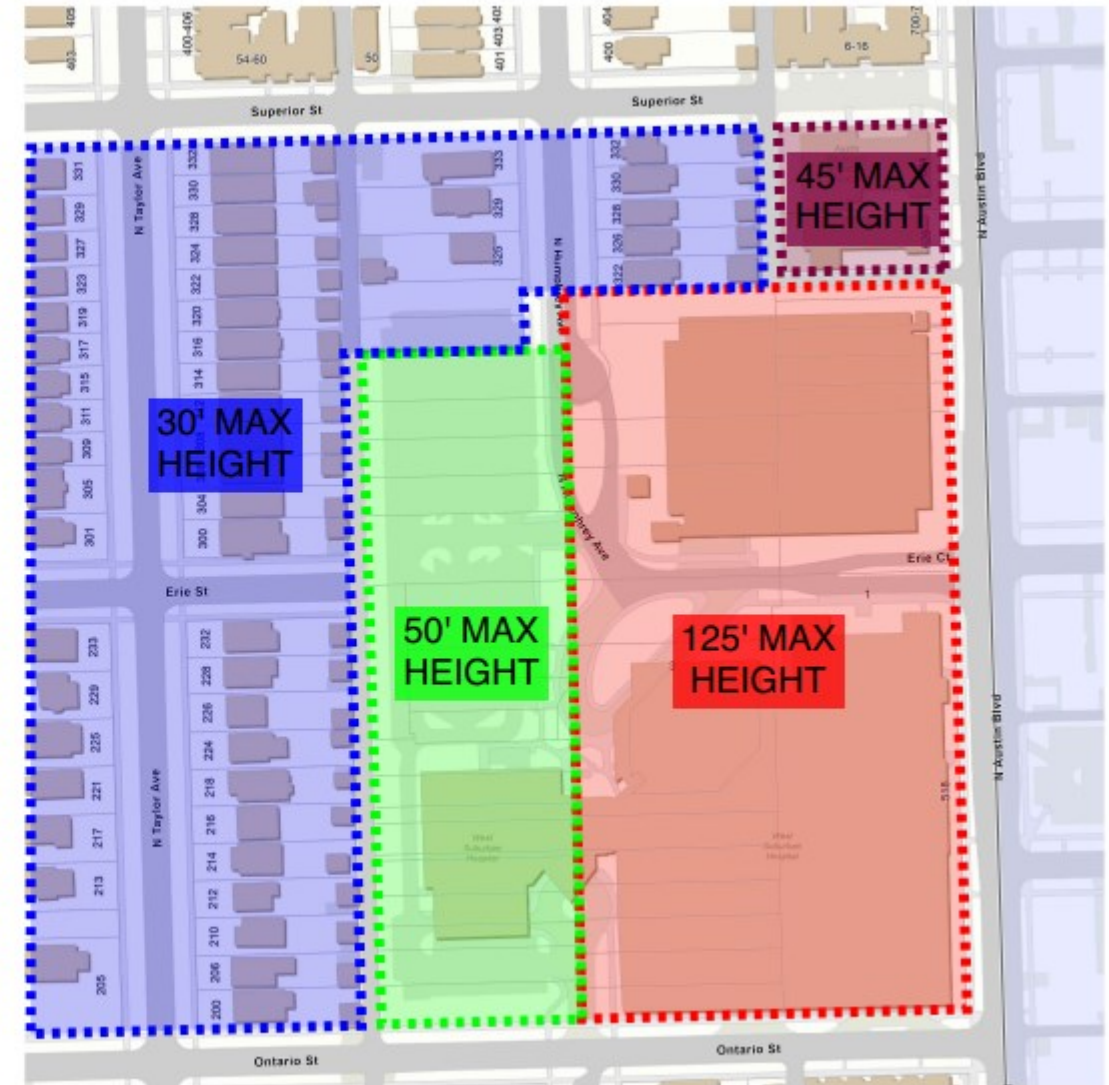
Rush vs West Suburban - Existing Height Limits at Parking Lots Next to Residential Properties



Rush vs West Suburban - Height Limits at Same Scale



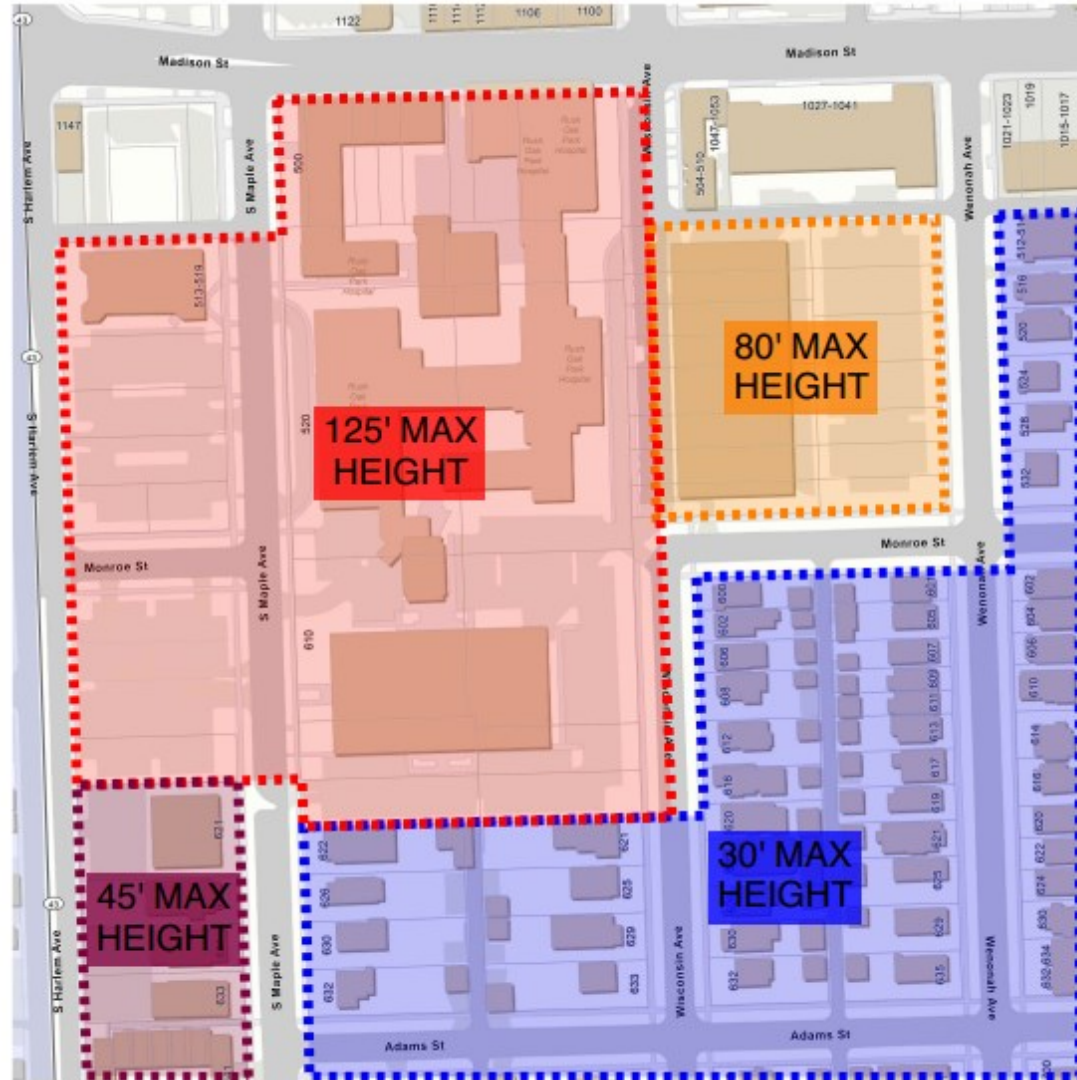
Rush Oak Park Hospital - Existing Height Limits



West Suburban Medical Center - Existing Height Limits

Rush Oak Park Hospital - Setbacks & Height Exhibit

Rush Oak Park Hospital - Existing vs Proposed Height Limits



Rush Oak Park Hospital - Setbacks & Height Exhibit

Rush vs West Suburban - Existing Setbacks at Same Scale



Rush Oak Park Hospital - Existing Setbacks at Parking Lots



West Suburban Medical Center - Existing Setbacks at Parking Lots

Current state

A.Photos



Plan Commission Findings of Fact Wenonah Garage Approval

12. At the end of the public hearing, the Applicant stated that it was willing to remove one floor from the top of the proposed garage to lower the height of the garage by ten feet eight inches (10' 8"), and the Commission's recommendation is based on this reduced height garage as part of the Amended Special Use Ordinance.

36. The Commission noted that while the Comprehensive Plan carefully lays out a vision for carefully planning land uses in the Village, the Zoning Ordinance does not include a requirement that the development of a significant area of land, such as the Subject Property, be pursuant to a Village-approved master plan for development.

Board of Trustees File - Feb 20 2020 Plan Commission Findings of Fact Re Wenonah
Garage Special Use Application

Plan Commission Findings of Fact: Wenonah Garage Approval

37. The Commission believes that the public's interest would be better served if development the Subject Property, and other property acquired by the Applicant in the vicinity of the Subject Property, were subject to a Village-approved master plan for development, to avoid a piecemeal development approval process that lacks an overall plan for development of the area in question.

38. As such, the Commission recommends that the Village President and Board of Trustees consider referring a text amendment to the Zoning Ordinance requiring owners of large areas of land in the Village to develop the land pursuant to a Village approved master plan of development.

Board of Trustees File - Feb 20 2020 Plan Commission Findings of Fact Re Wenonah
Garage Special Use Application

February 2021 Trustees Meeting: Wenonah Garage/Maple Parcel Re-Zone

Section 2. Adoption of Findings of Fact and Recommendations. The Findings of Fact and Recommendation of the Plan Commission, together with all reports and exhibits submitted at the public hearing, are hereby incorporated by reference herein and are adopted and approved, subject to the conditions set forth herein ***and the elimination of the first condition of the Plan Commission's recommendation that the parking garage be lowered by one (1) floor.***

Board of Trustees File – Ordinance Re Wenonah Garage Special Use Application

2017 H Zoning Ordinance Revisions

- Revisions first discussed: Nov 2016 Plan Commission Meeting
- ROPH Emergency Room, cul de sac and other neighborhood changes were taking place at around the same time, in which ROPH neighbors were heavily involved.

2017 H Zoning Ordinance Revisions

- "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."

2017 H Zoning Ordinance Revisions

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

A: "...the Village staff felt it fair to seek similar compliance with Oak Park Hospital as to what West Sub agreed to their reduction."

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.

---[Tammie Grossman /D. Osta email exchange, March 24, 2022](#)

Neighbors' Efforts to Dialogue with ROPH

- July 2021 – email exchanges between Mr. Osta and Dr. Rumoro introducing ourselves and asking to meet and discuss current state and concerns.
- August 2021 – email from Mr. Osta to Dr. Rumoro following up on meeting scheduling.
- Sept. 28, 2021 -- neighbors met with Dr. Rumoro in person to discuss our ideas regarding building heights and setbacks in order to find common ground.
- December 2021 – Dr. Rumoro reaches out about safety in Wenonah lot.
- January - March, 2022 – Mr. Osta asking about ROPH plans for expansion, Traffic Demand Management, ROPH intention to buy additional residential property, asking to meet.

Neighbors' Efforts to Dialogue with ROPH

- April 4 22 – Osta email to Rumoro sharing draft proposal re heights and setbacks.
- April 13 22 – neighbors met with Dr. Rumoro to discuss proposals.
- October 12 22 -- requested to meet prior to submitting our Text Amendment previously discussed Sept '21 and Apr '22; set a meeting for November 11
- October 14 22 -- filed text amendment
- November 10 22-- Dr. Rumoro cancelled our November 11 meeting on the advice of ROPH lawyers. We have heard nothing from ROPH in last seven months - except through their lawyers to our lawyer.

Plan Commission Meeting Nov 16 2016

- 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
- 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.

2022 FOIA Request



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

Staff Report – Maple Rezoning

Staff Report
PC 20-03: Map Amendment R-7 to H
January 7, 2021
Page 2

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 wiliness by the hospital to expand services within our community.

Plan Commission Meeting Nov 16 2016

- 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;
- 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.

Thank You