

ORDINANCE

AN ORDINANCE AMENDING VILLAGE OF OAK PARK ORDINANCE NUMBER 1999-O-52 TITLED “ORDINANCE AMENDING THE OAK PARK ZONING ORDINANCE AND GRANTING A SPECIAL USE PERMIT (OAK PARK HOSPITAL)”

WHEREAS, Rush Oak Park Hospital (“Petitioner”) is the property owner of certain properties which are subject of Village of Oak Park Ordinance Number 1999-O-52; and

WHEREAS, the Applicant seeks certain amendments to Ordinance Number 1999-O-52 in order to expand its existing surface parking lot; and

WHEREAS, at a meeting held on September 7, 2017, the Plan Commission held a public hearing on the Petitioner’s application for the amendments; and

WHEREAS, notice of the public hearing was duly published in the *Wednesday Journal* on July 19, 2017; and

WHEREAS, the Plan Commission recommended that the amendments be adopted by a vote of nine (9) in favor and none (0) against; and

WHEREAS, the Plan Commission adopted its written Findings of Fact and Recommendation on the application at its meeting of September 21, 2017, which is attached hereto and incorporated herein; and

WHEREAS, the President and Board of Trustees have received the Plan Commission’s Findings of Fact and Recommendation with respect to the application and hereby adopt and approve said Findings of Fact and Recommendation; and

WHEREAS, the President and Board of Trustees have determined that the adoption of the amendments are in the best interests of the Village subject to the terms and conditions set forth in the Plan Commission’s Findings of Fact and Recommendation and this Ordinance.

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

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

Section 2. Amendment to Section 5 of Ordinance Number 1999-O-52. Section 5 of Ordinance Number 1999-O-52 is amended by deleting the overstricken language and adding the underlined language to read as follows:

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 535 S. Wenonah and legally described as follows:

Lots 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, and 23 ~~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 3. Amendment to Exhibit A ("Findings of Fact") of Ordinance Number 1999-O-52. Exhibit A ("Findings of Fact") of Ordinance Number 1999-O-52 is amended by adding the underlined language to read as follows:

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>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
<u>535 S. Wenonah</u>	<u>R-3</u>	<u>H</u>	<u>SFD</u>

* * * *

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 and 535 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.

Section 4. Amendment to Exhibit A ("Recommendations") of Ordinance Number 1999-O-52. Exhibit A ("Recommendations") of Ordinance Number 1999-O-52 is amended by adding the underlined language to read as follows:

RECOMENDATIONS

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, and 535 S. Wenonah, Oak Park, Illinois (collectively the "Subject Properties") from "R-3" Single-Family Zone District to "H" Hospital Zone District.

* * * *

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 S. Maple 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 and 535 Wenonah on the east and land improved with the hospital parking structures on the east.

Section 5. Amendment to Exhibit B ("Legal Description of Property for Special Use Permit") of Ordinance Number 1999-O-52. Exhibit B ("Legal Description of Property for Special Use Permit") of Ordinance Number 1999-O-52 is amended by deleting the overstricken language and adding the underlined language to read 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.

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, 22 and 23 ~~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. Jervis' 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
16-18-102-023-0000

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
535 South Wenonah Avenue, Oak Park, Illinois 60304

and

* * * *

Section 6. Severability and Repeal of Inconsistent Ordinances. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance. All ordinances in conflict herewith are hereby repealed to the extent of such conflict.

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Section 7. Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication as provided by law.

ADOPTED this 2nd day of October, 2017, pursuant to a roll call vote as follows:

Voting	Aye	Nay	Abstain	Absent
President Abu-Taleb				
Trustee Andrews				
Trustee Boutet				
Trustee Button				
Trustee Moroney				
Trustee Taglia				
Trustee Tucker				

APPROVED this 2nd day of October 2017

Anan Abu-Taleb, Village President

ATTEST

Vicki Scaman, Village Clerk

Published in pamphlet form this 2nd day of October, 2017.

Vicki Scaman, Village Clerk