



Village of Oak Park

STAFF REPORT

TO: Plan Commission

REVIEW DATE: September 7, 2017

FROM: Village Staff

PREPARED BY: Craig Failor, Village Planner

P R O J E C T T I T L E

PC 17-03: Rush Oak Park Hospital. The Applicant is proposing to 1.) Amend Special Use Ordinance 1999-0-52 to allow for the expansion of their surface parking lot located west of Wenonah Avenue and north of Monroe Street and seeks approval to remove the residential buildings located at 533 and 535 Wenonah Avenue, 2.) Rezone 535 Wenonah Avenue from R-3 Single Family Residential to H-Hospital, and 3.) Vacate the remaining portion of a public alley abutting 535 Wenonah Avenue to the west.

A P P L I C A N T I N F O R M A T I O N

**APPLICANT &
PROPERTY OWNER**

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

CONTACT:

Lenny D. Asaro (Attorney)
Neal & Leroy, LLC
120 North LaSalle St., Suite 2600
Chicago, IL 60602

P R O P E R T Y I N F O R M A T I O N

EXISTING ZONING: H-Hospital District
EXISTING LAND USE: Healthcare / Hospital
PROPERTY/SPACE SIZE: 320,962 Square Feet
COMPREHENSIVE PLAN: 4. Land Use & Built Environment, 12. Economic Health & Vitality and 13. Environmental Sustainability

SURROUNDING ZONING AND LAND USES:

NORTH: MS-Madison Street District (Commercial/Retail)
SOUTH: H-Hospital District (Medical Office) /R-4 Single Family District
EAST: MS-Madison Street District (Commercial/Retail) /Planned Development
WEST: MS-Madison Street District (Parking Lot / Utilities) /Village of Forest Park

A n a l y s i s

Submittals

This report is based on the following documents, which were filed with the Community Planning and Development Department:

1. Petition for Special Use Permit Amendment, Rezoning, Partial Alley Vacation
2. Affidavit of Ownership
3. Affidavit of Notice
4. Project Summary
5. Legal Current Plat of Survey
6. List of Surrounding Property Owners
7. Location Map
8. Proposed Zoning Map
9. Response to the Standards
10. Proposed Revisions to Ordinance 1999-0-52
11. Plat of Vacation
12. Site Plan

Description

The Applicant is requesting three approvals:

1. To **amend special use Ordinance** 1999-0-52 to allow for the expansion of their existing surface parking lot located west of Wenonah Avenue and north of Monroe Street by removing the two remaining residential buildings located at 533 and 535 Wenonah Avenue. The Ordinance restricts the removal of 533 Wenonah in order to provide a buffer from the parking lot to 535 Wenonah.
2. **Rezone** 535 Wenonah Avenue lot from the R-3 Single Family Residential to the H-Hospital District. This property has been recently purchased by Rush Oak Park Hospital.
3. **Vacate** the remaining portion of a public alley abutting 535 Wenonah Avenue to the west. While the physical alley surface still exists north of 535 Wenonah Avenue, it has been vacated and is owned by Rush Oak Park Hospital.

R e q u e s t s

SPECIAL USE ORDINANCE AMENDMENT: In 1999 the Village Board approved a Special Use permit to allow the construction of a Medical Office building at 620 South Maple Avenue and ancillary surface parking lots. As part of that approval, the applicant requested the construction of surface parking lots on the 600 block of South Maple, 600 block of Wisconsin and the 500 block of Wenonah with the exception of 622 South Maple, 621 Wisconsin and 533 Wenonah (at this time 535 Wenonah was privately owned). The hospital also asked for the vacation of the public alley abutting the west side of the 500 block of Wenonah except for that portion abutting 535 Wenonah. The only property subject to the Special Use Ordinance 1999-0-552

amendment request is 533 Wenonah. This ordinance states that 533 Wenonah, which was (and is currently) owned by the hospital, shall be reserved in perpetuity for single family residential purposes “unless” a change is specifically approved by the President and Board of Trustees after a public hearing. The reason for this requirement was to ensure 533 Wenonah provides a residential building buffer between the privately owned 535 Wenonah and the hospital’s proposed surface parking lot. Recently, the hospital was able to acquire 535 Wenonah and wishes to expand the existing parking lot. With the sale of 535 Wenonah, the protection from the hospital’s surface parking lot is no longer necessary. In order for the restriction to be removed, Ordinance 1999-0-52 must be amended.

REZONING (MAP AMENDMENT): Under Ordinance 1999-0-52, the Village reclassified certain properties from Single Family residential zoning districts to Hospital zoning districts which allowed development of hospital-related surface parking lots and the Medical Office building. 535 Wenonah was not included in the rezoning request as it was privately owned at the time. Now that the hospital owns this property, they wish to rezone it to the H-Hospital zoning district in order to allow the expansion of their existing surface parking lot as allowed by-right within the H-Hospital zoning district.

These are the factors by which a rezoning (map amendment) must be approved;

1. The character of the neighborhood;
2. The extent to which property values are diminished by the particular zoning restrictions;
3. The extent to which the removal of the existing limitation would depreciate the value of other property in the area;
4. The suitability of the property for the zoned purposes;
5. The length of time, under the existing zoning, that the property has remained unimproved, considered in the context of land development in the area;
6. The existing uses and zoning of nearby property;
7. The relative gain to the public as compared to the hardship imposed on any individual property owner;
8. The extent to which the ordinance promotes the health, safety, morals or general welfare of the public; and
9. Where applicable, the goals, objectives and policies presented in the Comprehensive Plan.

ALLEY VACATION: As indicated above, the north/south alley that runs along the west side of the 500 block of Wenonah has been vacated except for that portion abutting 535 Wenonah. In addition to the vacation, the hospital is proposing to remove a portion of the alley abutting 535

Wenonah and the alley apron which accesses Monroe Street. This area will become parkway green space and incorporated into the proposed 20 foot deep landscape buffer.

Envision Oak Park - Comprehensive Plan

The proposed development mainly affects three recommendation chapters (touches on others) within the Comprehensive Plan. They are chapters 4. *Land Use & Built Environment*, 12. *Economic Health & Vitality*, and 13. *Environmental Sustainability*. The Comprehensive Plan establishes goals and objectives which set the standards for development. The Plan discusses the idea of strengthening commercial districts as well as the symbiotic relationship between economic development and the overall quality of the community. The hospital supports and strengthens the community and the commercial district nearby through employment, patronizing businesses and as an anchor for the corridor. The proposed development continues to fit the goals and objectives of the Comprehensive Plan. Sustainability is increasingly important in our society. The proposed development will be at a minimum LEED Certified (although they will not register the development with the USGBC—Green Building Council) which takes into account the goals and objectives our community aims to achieve with each new development. The application provides a checklist of proposed LEED initiatives anticipated for the new buildings and grounds, such as Water Efficiency, Energy, Material Usage, Indoor Air and Material Quality. The Comprehensive Plan is guided by Five Guiding Principles; Diversity, Urban Sustainability, Respect for Oak Park's History and Legacy, Collaboration and Cooperation, and Thriving Neighborhoods. The proposed development touches on each of these principles which help in the advancement of Oak Park's vision as defined by the Village citizens.

Compatibility with Surrounding Land Uses

The existing surface parking lot west of Wenonah Avenue within the H Hospital District is abutting health care-related uses such as the retirement community to the north and hospital-related uses to the west. Directly west is their existing multi-level parking garage. To the east of the existing surface parking lot a twenty (20) foot deep landscaped buffer exists. If the applications are approved, this buffer will be extended south to Monroe and will wrap around the south side of the proposed parking lot expansion abutting Monroe Street. The Monroe Street alley entrance will be removed and incorporated into the landscaped buffer area.

Recommendation

Staff is in support of these applications based on the above-referenced information. The Plan Commission shall vote on each item separately.

End of Report.

- c. Applicant
 Plan Commission
 Jacob Karaca; Klein, Thorpe & Jenkins / Plan Commission Attorney
 Tammie Grossman, Development Customer Services Director
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