



Agenda Item Summary

File #: MOT 17-177, **Version:** 1

Submitted By

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Reviewed By

LKS

Agenda Item Title

A Motion to Refer to the Plan Commission for Public Hearing a Special Use Planned Development Application for an Emergency Room Building with Allowances for Lot Coverage/Landscaping and Setbacks Located at 520 South Maple Avenue as Required Pursuant to Section 2.2.3(C) of the Village Zoning Ordinance and a Referral to the Transportation Commission for its Review of Proposed Traffic Modifications to Maple Avenue associated with the Proposed Planned Development

Overview

This is the referral of a Planned Development application to the Plan Commission to allow the property owner the ability to construct the proposed emergency room hospital addition in the H- Hospital District replacing a two story multiple purpose building located at the southeast corner of Madison Street and Maple Avenue.

Staff Recommendation

Approve a motion to refer the Planned Development application to the Transportation Commission for the reasons stated below and to the Plan Commission to start the public hearing process and develop a recommendation at their next available meeting.

Fiscal Impact

N/A.

Background

The planned development application presented by Rush Oak Park Hospital has been reviewed by staff prior to the submittal for referral for public hearing. The applicant has met all the requirements for submittal of a planned development application including a neighborhood meeting with the surrounding property owners as mandated in the planned development regulations. The applicant is requesting allowances for setbacks and lot coverage/landscaping from the Zoning Ordinance.

The plan development application presented by Rush Oak Park Hospital includes relocating the existing emergency room to the corner of Maple Avenue and Madison Street which creates potential impacts to the Village's transportation system, specifically to the local street network south of the hospital complex as well as on Madison Street. The plan development application also includes the removal of on-street resident overnight permit parking on Maple Avenue south of Madison Street in the areas related to the new emergency room.

The plan development application should also be referred to the Transportation Commission to provide comments to the Plan Commission on potential impacts to the transportation system resulting from the proposed new emergency room including modifications to existing traffic diverters and a potential cul-de-sac, potential turning restrictions on Madison Street, and the removal of on-street resident overnight permit parking on Maple Avenue south of Madison Street in the areas related to the new emergency room.

Alternatives

There is no alternate to referring an application to a hearing body if the application is deemed complete as the applicant is allowed due process; however the Village Board may refer this application to the Zoning Board of Appeals or any other elected or appointed commission for public hearing. The Village Board also has the ability to comment on the application. Historically the Village Board has limited their comments to height, density, and land use which kept the conversation limited and timely. All comments will be forwarded to the hearing body for consideration.

Previous Board Action

N/A.

Citizen Advisory Commission Action

N/A.

Anticipated Future Actions/Commitments

The Plan Commission (or selected hearing body) will make a recommendation and forward it along with their findings of fact report to the Village Board for final action.

Intergovernmental Cooperation Opportunities

Zoning and land use matters are unique to Village government within the corporate limits of Oak Park and therefore, intergovernmental cooperation opportunities do not exist.

Performance Management (MAP) Alignment

A Governance Priority established for the Development Customer Services Department -Planning Division is Land Use Regulations.