



Agenda Item Summary

File #: ORD 17-263, **Version:** 1

Submitted By

Tammie Grossman, Development Customer Services Director

Reviewed By

LKS

Agenda Item Title

(*)Concur with the Plan Commission's Recommendation and Adopt an Ordinance Granting a Special Use Permit for a Major Planned Development for an Emergency Room Facility Located at 520 South Maple Avenue

Overview

Rush Oak Park Hospital is requesting approval of a Special Use (Planned Development) for the construction of a new emergency facility including an emergency room with supporting uses. The Transportation Commission held a meeting on the potential impacts to adjacent roadways on July 31, 2017. The Plan Commission held a public hearing on this application and have submitted their recommendation and conditions which incorporate the Transportation Commission's recommendations. Staff is in support of the Plan Commission's recommendation.

Recommendation

The Plan Commission recommends with unanimous approval this application subject to conditions as outlined in their Findings of Fact report attached hereto.

Staff Recommendation

Staff supports the Plan Commission's recommendation.

Fiscal Impact

N/A.

Background

The proposed development site is located within the H Hospital District, at the southeast corner of Madison Street and Maple Avenue where the existing medical building was recently demolished. The development proposal consists of a building with glass, stone and brick including an aluminum awning system along Madison Street and Maple Avenue at an approximate overall height of 34 feet. The development will be constructed on privately owned property, with the emergency entrance canopy slightly over the sidewalk and drive aisle within the right-of-way. The Applicant's request for approval is accompanied by two (2) allowances to the regulations of the (former) Zoning Ordinance. These allowances are for: setbacks along Madison Street and Maple Avenue (required 20 feet to 0 feet) and lot coverage.

In addition to staff review, the proposed public right of way improvements adjacent to the application on

Maple Avenue and Madison Street were reviewed by the Transportation Commission who provided recommendations to the Plan Commission. The architectural design was reviewed by Wight and Company.

Alternatives

Approve the application as recommended, deny the application, or approve the application with modified conditions

Previous Board Action

The Village Board referred this application to the Plan Commission for public hearing at their July 17, 2017 regular meeting.

Citizen Advisory Commission Action

The Plan Commission opened the public hearing on August 3, 2017 then promptly continued it to September 7, 2017 due to a full Plan Commission agenda. The Plan Commission held the continued public hearing on September 7, 2017 where they heard testimony from two residents; both in support. However, one voiced their concern regarding the configuration of Maple Avenue relative to the existing deverter verse the proposed cul-de-sac. This resident, who lives near the subject site, indicated that he and his neighbors were in favor of the cul-de-sac option being proposed. The Hospital representatives indicated that they would support the installation of the cul-de-sac both physically and financially.

The Plan Commission after a lengthy discussion regarding traffic issues relative to Maple Avenue and Madison Street and circulation in and around the subject site recommends approval with conditions as outlined in the Conditions section of the attached Findings of Fact report.

Anticipated Future Actions/Commitments

N/A.

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 for the Development Customer Services Department is Land Use Regulations.