



Agenda Item Summary

File #: ORD 17-265, **Version:** 1

Submitted By

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Reviewed By

LKS

Agenda Item Title

(*)Concur with the Plan Commission's Recommendation and Adopt an Ordinance Granting a Zoning Map Amendment for the Property Located at 533 Wenonah Avenue, Including the Abutting Vacated Alley, from R -3 Single Family District to H-Hospital District

Overview

Rush Oak Park Hospital is requesting the zoning of 535 Wenonah Avenue (a property recently purchase by the hospital) from single family residential to hospital zoning to allow for the expansion of their existing ancillary surface parking lot. (Companion Agenda Items are ORD 17-264; Amendment to Special Use Ordinance 1999-O -52 & ORD 17-266; Vacation of remaining portion of the north-south public alley behind 535 Wenonah Avenue)

Recommendation

The Plan Commission unanimously recommends approval of this application.

Staff Recommendation

Staff supports the Plan Commission's recommendation.

Fiscal Impact

N/A.

Background

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 Avenue, 600 block of Wisconsin Avenue and the 500 block of Wenonah Avenue with the exception of those parcels owned by the Hospital and located at 622 South Maple Avenue, 621 Wisconsin Avenue and 533 Wenonah Avenue. 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 (which was privately owned at the time). Ordinance 1999-O-52 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 Avenue remains as a residential building buffer between the privately owned 535 Wenonah Avenue 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 by razing both houses at 533 and 535 Wenonah Avenue. With the sale of 535 Wenonah Avenue to Rush Oak Park Hospital, the protection from the hospital's surface parking lot is no longer necessary. In order for the restriction to be removed, Ordinance 1999-O-52 must be amended. Please note: The parking lot extension will maintain the existing 20 foot wide landscape buffer along Wenonah Avenue and the Hospital will provide a 20 foot wide landscape buffer along Monroe Avenue between the sidewalk (ROW) and parking lot's edge. The current alley access drive from Monroe Avenue will be removed and replaced with green parkway.

Under Ordinance 1999-O-52, the Village reclassified certain properties from Single Family residential zoning districts to Hospital zoning districts which allowed the development of hospital-related surface parking lots and the medical office building at 620 South Maple Avenue. The property located at 535 Wenonah Avenue 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 for an expansion of their existing surface parking lot as allowed by-right within the H-Hospital zoning district. The expansion of the surface parking lot would require the razing of 533 and 535 Wenonah Avenue.

Alternatives

Approve the application as recommended by the Plan Commission.
Deny the application.

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. There was no public comment.

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