



Agenda Item Summary

File #: MOT 19-112, **Version:** 1

Submitted By

Tammie Grossman, Development Customer Services Director

Reviewed By

lks

Agenda Item Title

A Motion to Refer an Application by Rush Oak Park Hospital for Major Modifications to a Special Use Permit for the Property Located at 520 S. Maple Avenue Granted Pursuant to Village Special Use Permit Ordinance Numbers 1999-O-52 and 17-164 to the Plan Commission for Public Hearing

Overview

Rush Oak Park Hospital is seeking major modifications of its approved special use permit to allow the construction of a six level private parking garage with approximately 700 parking spaces replacing an existing surface parking lot. This request is subject to Section 14.2(F)(3) of the Oak Park Zoning Ordinance relative to the process for reviewing major modifications to an approved special use permit. This application will be referred to the Plan Commission as the previous amendment was heard by the Plan Commission and it will allow for a timely review.

Recommendation

Approve the motion to refer the application to the Plan Commission for public hearing. Staff Supports the Motion.

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, 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-O-552 previous 2017 amendment request was 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. The hospital was able to acquire 535 Wenonah and proposed 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. The Amendment was 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 restricted the removal of 533 Wenonah which was there to provide a buffer from the parking lot to 535 Wenonah. The Hospital was approved to expand their parking lot. The amendment to these ordinances would allow the surface parking lot to be changed to a parking structure.

Alternatives

The Board could choose to not refer the request to the Plan Commission and instead the Board could hold the public hearing.

Previous Board Action

The Village Board approved Rush Oak Park Hospital's original Special Use Application in 1999 for the construction of a medical office building, and an amendment in 2017 for the expansion of a surface parking lot.

Citizen Advisory Commission Action

N/A.

Anticipated Future Actions/Commitments

This matter will return to the Village Board for final approval with recommendations from the Plan Commission after the Public Hearing process is complete.

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.