

MINUTES
MEETING OF THE OAK PARK PLAN COMMISSION
VILLAGE HALL- ROOM 201
November 7, 2019
7:00 p.m.

A recording of this meeting is available on the Village of Oak Park Website: <https://www.oak-park.us/your-government/citizen-commissions/commission-tv>

PRESENT: Chair David Mann; Commissioners Nick Bridge, Lawrence Brozek, Jeff Clark, Jeff Foster, Paul May and Iris Sims.

EXCUSED: Commissioner Joseph Flowers

ALSO PRESENT: Craig Failor, Village Planner, Gregory Smith, Plan Commission Attorney

Roll Call

Chair Mann called the meeting to order at 7:02 p.m. Roll was called. A quorum was present.

Non-Agenda Public Participation - None

Approval of Minutes

October 3, 2019 – Approved as submitted- Commissioner Foster made the motion to approve; Second by Commissioner Sims.

Public Hearings

PC 2019-07: Special Use Amendment - Major Modification; Rush Oak Park Hospital -520 S. Maple Avenue; The Applicant is proposing to Amend Special Use Ordinance ORD 17-264 to allow for the construction of a 713 space parking garage located at the northwest corner of Wenonah Avenue and Monroe Street.

Street Vacation: The Applicant is proposing to vacate a portion of Monroe Street between Wisconsin Avenue and Wenonah Avenue.

The applicant, Mr. Robert Spadoni, Rush Oak Park Hospital Vice President, presented the application to the Plan Commission. Mr. Spadoni reviewed the purpose and need for the proposed parking garage and street vacation. He indicated due to a current and anticipated increase in on-site patients and a desire to relieve on-street parking congestion the parking garage was necessary. He discussed the traffic route and reason for installing an emergency only gate system at Wenonah Avenue. He discussed their proposal for removing and offer landscaping from around the existing parking lot to the adjacent neighbors and what was proposed for the new parking garage.

Village Planner Failor reviewed the staff report and stated that Mr. Bill McKenna, Village Engineer was available for questions by the Plan Commission regarding his memorandum relative to traffic and public improvements in the area.

Engineer McKenna provided an overview of his memorandum to the Plan Commission. The Plan Commission asked questions regarding timing of the reports as they were prepared during the Madison Street restriping process and what impact traffic may have on the surrounding area, especially with the potential partial vacation of Monroe Street.

The Plan Commission asked if the Hospital has a master plan for their campus. The Applicant indicated they did not have a formal master plan, but provided some insight into other possible changes, such as additional floors over the new emergency room wing. The Plan Commission discussed a possible connection between the existing parking garage and new and the disposition of utilities in between and they questioned the need for a parking garage at the proposed location. They inquired about the design of the garage, solar array installations, landscaping, community conversations and access. The Applicant indicated they would talk with the neighbors if it was a recommendation by the Plan Commission.

Cross Examination

Eighteen residents submitted forms to cross examine the Applicant. Only the following residents posed questions; Robert Frueh, Anne Frueh, David Burna and David Osta. The others ceded their time and questions to the aforementioned residents. Their questions pertained to residential alley access off of Monroe, security in the existing garage, on-street parking, hospital parking needs, inconsistent public testimony regarding parking needs, loss of property values due to limited alley access off of Monroe, wanting compensation for loss of property values, the need for a master plan, the need for access from Monroe into their alley for better vehicular maneuverability for oversized vehicles and recreational trailers, and the need for additional / relative impact studies.

Public Testimony

Fourteen residents provided public testimony. They were: Paul Kressin, Sean Murray, Teresa Heit-Murray, Ann Frueh, David Osta, Trina Sandschafer, Lori Coughran, Rachel Hahs, David Burna, Todd Gorrell, Marcy Gorrell, John Dagnon, Elizabeth Winans, and Frank Pospisil. Their testimony included comments on environmental impacts, neighborhood impacts, landscaping impacts, needing consistency in reporting parking needs for the hospital, access and parking of large trucks, needing a master plan, showing other options for parking garage, not appropriate in a residential neighborhood, height an issue, maintain same setbacks as surface lot, aesthetics need improvements, increase green space, impacts to designated on-street parking permit areas, impacts of Monroe vacation and hospital needs to be a better neighbor.

After public testimony, the Applicant asked the Plan Commission for a continuance of the hearing until February 6, 2020 so they could meet with the residents and regroup with their consultants.

The Plan Commission offered some suggestions to the Applicant for their next meeting in February. The Commission asked the Applicant to ensure interior lighting in the garage was well screened from the residential areas. They should go above and beyond what is in the downtown Oak Park area since they are adjacent residential uses. They should look at a possible connection between the existing garage and a new, so access can be directly to Wisconsin and not to Monroe. The Hospital should consider a garage on the surface parking lot facing Harlem Avenue. They need to develop a Master Plan. The Hospital should look at the use of the alley to the north of the subject site for increased access. The Hospital should provide proof of their actual parking demands.

Commissioner Sims made a motion to continue the special use hearing until February 6, 2020. The Motion was seconded by Commissioner Bridge.

Roll Call Vote:

Motion by Commissioner Sims–yes
Seconded by Commissioner Bridge- yes
Commissioner Clark – yes
Commissioner Foster - yes

Commissioner Brozek – yes
Commissioner May – yes
Chair Mann – yes

Commissioner Sims made a motion to continue the street vacation hearing until February 6, 2020.
The Motion was seconded by Commissioner Brozek.

Roll Call Vote:

Motion by Commissioner Sims–yes
Seconded by Commissioner Brozek – yes
Commissioner Clark – yes
Commissioner Foster - yes
Commissioner Bridge – yes
Commissioner May – yes
Chair Mann – yes

Other Business

None

Adjournment

Commissioner May moved to adjourn, seconded by Commissioner Clark. The meeting adjourned at 9:53p.m.

Prepared by: Craig Failor, Village Planner / Staff Liaison