

MINUTES
SPECIAL MEETING OF THE OAK PARK PLAN COMMISSION
VILLAGE HALL- ROOM 101
February 20, 2020
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; Jeff Clark, Jeff Foster, Lawrence Brozek, Iris Sims and Nick Bridge.

EXCUSED: Commissioners Paul May, Joseph Flowers and Tom Gallagher

ALSO PRESENT: Craig Failor - Village Planner, Gregory Smith – Plan Commission Attorney, Byron Kutz – Assistant Village Engineer

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 – January 23, 2020 and February 6, 2020

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. This item was continued from the February 6, 2020 meeting.

Village Planner Failor indicated the applicant has submitted revisions to their application as requested by the Plan Commission. Planner Failor read into the record a statement from Wight and Co. (the village’s architectural consultant) regarding their architectural design review indicating their support. Planner Failor indicated that Byron Kutz, Assistant Village Engineer was available for questions.

The applicant, Robert Spadoni – VP of Operations for Rush Oak Park Hospital, presented the application revisions and introduced their consultant team. Mr. Javier Milan with KLOA provided an overview of the reasons a parking garage was not preferred on the hospital’s surface parking lots abutting Harlem Avenue. He indicated access to the site would not be ideal as no traffic control would be allowed at the Harlem and Monroe intersection or at the Maple and Madison intersection. He further stated that additional traffic counts were added to the current traffic analysis, but more study based on the road diet is necessary.

Mr. Spadoni reviewed their strategic plan for the hospital and detailed their current and future campus plan. He indicated additional property was purchased at Monroe and Maple for a possible valet parking lot.

The applicant’s architect reviewed the revised architectural drawings and presented brick samples to the commission for review.

The Plan Commission asked questions regarding setbacks, Maple Avenue access, possible cut-through between Maple Avenue and Wisconsin Avenue for parking traffic, level of service for the Madison and Wisconsin intersection, the condition of the existing garage, the proposed valet parking lot development site, and the timing of the traffic control light at Wisconsin and Madison. It was stated that the hospital should meet with the neighbors on a regular basis regarding any development proposals.

There was no cross examination.

Public Testimony

Trina Sandshafer stated that the neighbors appreciated all the meetings with the hospital and village. She stated that her neighbor group has formally dropped their opposition to the project but ongoing communication is necessary.

Anne Furth commended the hospital for their working with the neighbors, but feels the application does not meet the Special Use standards.

David Osta wanted to make sure the Plan Commission enforce their statements at the previous meetings and hold the hospital accountable for the to do list the Plan Commission provided.

Carlos Munoz stated the Plan Commission should consider the parking lots along Harlem for the parking structure.

David Burna indicated that the Village has a bigger issue and that master planning should be a requirement for organization such as the hospital and others of their size.

The Plan Commission resumed questions and made comments.

The Plan Commission asked about the height of the current parking garage, which is 46 feet tall. They talked about removing a floor of parking or placing one level below grade. A discussion of the traffic control warrants along Harlem Avenue was discussed and the idea of creating a travel lane through the campus to Wisconsin Avenue should be considered. It was stated the proposal was not creating traffic or parking, but solving a neighborhood issue by bringing cars out of the neighborhood to one location. It was also stated that "what-ifs" should not be discussed. The discussion continued about the need for parking spaces and if 700 was the right number.

The applicant was asked by the Commission Chair if they would consider lowering the height of the proposed garage by one level either by removing a level or constructing one level underground. The applicant supported this request. When asked if they would support delaying the application while they studied the use of the Harlem lots, the applicant indicated that it would not be an option for them to consider any more than they already have.

Commissioner Clark made a motion to approve the application with conditions regarding , lowering the garage by a level (10' 8"), the applicant hold quarterly meeting with the neighbors throughout construction plus one year thereafter, incorporate the recommendations in the applicants traffic analysis, place a \$50,000 bond with the Village relative to potential infrastructure improvements to the east-west alley north of the subject site, and update their traffic report with information about the road diet impacts. The motion was seconded by Commissioner Bridge.

Roll Call Vote:

Motion by Commissioner Clark -yes
Seconded by Commissioner Bridge - yes
Commissioner Sims - yes
Commissioner Brozek - No
Commissioner Foster - No

Chair Mann - yes

The motion did not pass with a 4-2 vote. These items (special use and vacation) will be placed on the March 5, 2020 agenda for a revote which can include the commissioners who were absent from this hearing.

The Plan Commission stated that the Village should consider requiring master planning for all larger organization, such as the Rush Oak Park Hospital, prior to any development considerations.

Adjournment

The meeting was adjourned at 9:07 p.m. – Motioned by Commissioner Brozek, Seconded by Commissioner Foster.

Prepared by: Craig Failor, Village Planner / Staff Liaison