

REZONING REQUEST:

The Petitioner, in alignment with Staff's direction, is requesting that the parcel be rezoned to HS (Health Services district). The subject property is currently zoned OCI (Office/Commercial/Institutional District). This change would be in keeping with the intent of the HS district as it will be a complementary use to the adjacent Edward-Elmhurst Hospital campus, which is currently zoned HS.

The amendment promotes the public health, safety, comfort, convenience and general welfare and complies with the policies and official land use plan and other official plans of the City

The rezoning of the subject property was recommended by Staff at the Concept Meeting in February 2022.

The trend of development in the area of the subject property is consistent with the requested amendment.

This change would be in keeping with the intent of the HS district as it will be a complementary use to the adjacent Edward-Elmhurst Hospital campus, which is currently zoned HS. The new medical office building will be a complementary use to the adjacent Edward Hospital campus, which is currently zoned HS. Changing the zoning of the subject property to group these together would be in keeping with the intent of the HS district zoning definition.

The requested zoning classification permits uses which are more suitable than the uses permitted under the existing zoning classification.

See comment above about complementary use to Edward Hospital. Additionally, the OCI district is intended "to act as a transitional zone between intensive business areas and residential neighborhoods". This property borders an assisted living facility to the west, but otherwise is not adjacent to any residential neighborhoods.

The subject property has not been utilized under the existing zoning classification for a substantial period of time.

The subject property has been operating as a medical office building to date, but it has been a separate entity from the surrounding medical campus. As mentioned above, the new facility will be complementary to the Edward Hospital campus and should be reclassified as part of the same HS district.

The amendment, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property.

The zoning requirements between OCI and HS district are largely similar in areas which affect the building size and placement, such as yard setback requirements, height, and floor-area ratio. The change in zoning will not make a substantial change to the proposed subject property and will not have a detriment to adjacent properties.