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DATE: January 3, 2017 – Updated January 5, 2017
TO: Village of Oak Park
FROM: Chris Jennette
SUBJECT: Hospital District Dimensional Standards Revisions

Table 6-3: H District Dimensional Standards should be revised to reflect the agreement reached between the Village of Oak Park and the two hospitals (West Suburban and Rush Oak Park) as follows:

Revised Section: 6.3.C

C. Dimensional Standards

1. Table 6-3: H District Dimensional Standards establishes the dimensional standards for the H District. These regulations apply to all uses within each district unless a different standard is listed for a specific use.
2. Additional height restrictions apply to the following geographic areas.
 - a. From the center line of N Humphrey Avenue (extended) to the west H District property line, buildings may not exceed 50 feet in height.
 - b. From the center line of Wisconsin Avenue (extended) to the east H District property line, buildings may not exceed 80 feet in height.

Table 6-3: H District Dimensional Standards	
District	H District
Bulk Standards	
Minimum Lot Area	10,000sf
Maximum Building Height	125', unless located within a height restricted area per Section 6.3.C.2
Maximum Lot Coverage	80%
Required Setbacks	
Minimum Front Setback	20'
Minimum Interior Side Setback	20', unless abutting a residential district then 30'; <u>If abutting a residentially zoned property, and located within a height restricted area per Section 6.3.C.2: 50' measured from the property line of the adjoining lot to the interior side</u>
Minimum Corner Side Setback	20'
Minimum Rear Setback	<u>30' measured from the property line of the adjoining lot to the rear;</u> <u>If abutting a residentially zoned property, and located within a height restricted area per Section 6.3.C.2: 50' measured from the property line of the adjoining lot to the rear</u>