



Applicant
 Fenwick High School
 505 Washington Boulevard
 Oak Park, IL 60302

Owner:
 Fenwick High School
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 Oak Park, IL 60302

Meeting Date: June 6, 2019

Case: PC 18-11

Planned Development Major Modification



Fenwick High School Parking Garage - A Non-Residential Planned Development

The Applicant seeks a major modification of their approved Planned Development application to reduce the number of parking spaces in the parking garage. The Applicant was approved by the Village Board on March 4, 2019 to construct a five (5) story (6 floor) - 350 space private parking garage within the I—Institutional Zoning District with the following allowances: 1.) Building setback (from required 15 feet to 9 feet) and 2.) Height (from required 50 feet to 62 feet). The Village Board also approved an alley vacation to the south of the proposed site. As part of this application, the Applicant is requesting some minor administrative changes to the east, west and south elevations.

Property Information

Existing Zoning:	I-Institutional Zoning District
Existing Land Use:	Surface Parking Lot—Formally two residential buildings. Approved for parking garage.
Property Size:	30,600 Square Feet
Comprehensive Plan:	<i>Envision Oak Park chapters;</i> 4. Land Use & Built Environment, 10. Transportation, Infrastructure & Communication Technologies.
Business District Plan:	Madison Street Corridor Plan
Surrounding Zoning and Land Use:	NORTH: I—Institutional and R7-Multiple Family District (School / Residential Dwellings) SOUTH: MS Madison Street District (Residential) EAST: R7—Multiple Family District (Residential) WEST: I—Institutional and R7-Multiple Family District (School / Residential Dwellings)

Zoning Ordinance Regulations—Changes to Planned Developments

Section 14.5(J); **Modifications To Approved Planned Developments.**

No adjustments may be made to the approved planned development, except upon application to the Village in accordance with the following.

1. *Administrative Modifications*

The Zoning Administrator may approve the following administrative modifications to an approved planned development when it is determined by the Zoning Administrator that such changes are in substantial conformance with the approved planned development. Any changes considered a minor or major modification, as defined in this section, cannot be approved as an administrative modification. No notice is required for an administrative modification. The Zoning Administrator may determine that any change, including those below these assigned thresholds, qualifies as a minor or major modification and must be processed as such. The decision of the Zoning Administrator may be appealed to the Plan Commission.

- a. Changes required during construction when related to final engineering issues such as topography, drainage, underground utilities, structural safety, or vehicular circulation.
- b. Changes in building location of no more than six inches that continue to meet the requirements of this Ordinance and any conditions of the approval.
- c. Changes in the location of walkways, vehicle circulation ways and parking areas of up to ten feet that continue to meet the requirements of this Ordinance and any conditions of the approval.
- d. Interior modifications that do not increase the total floor area or building footprint.
- e. Changes in building design, including building materials, that continue to meet the requirements of this Ordinance and any conditions of the approval.
- f. Modification of existing accessory structures or the addition of new accessory structures when in conformance with the requirements of this Ordinance.
- g. Modifications to the approved landscape plan that does not result in a reduction of the total amount of plant material required conforms with all landscape requirements.
- h. Modification of existing signs or the addition of new signs when in conformance with sign regulations.
- i. Altering any final grade.

2. *Minor Modifications*

The Plan Commission may approve the following minor modifications to an approved planned development when it is determined by the Plan Commission that such changes are in substantial conformance with the approved planned development. Any changes considered a major modification, as defined in this section, cannot be approved as a minor modification. No notice is required for a minor modification. When calculating percentages, all fractions are rounded up to the nearest whole number. The decision of the Plan Commission may be appealed to the Village Board. Where such modifications include a threshold of change, the Plan Commission may approve incremental modifications to an approved planned development until such modifications in aggregate exceed such threshold. Any modification that exceeds such threshold whether in a single request or in aggregate, such modification is a major modification.

- a. An increase or decrease in the number of dwelling units of up to 10%.
- b. A change in building height of up to 10%.
- c. An increase or decrease in building coverage up to 10%.
- d. A decrease in open space up to 10%.
- e. A change of in the location of walkways, vehicle circulation ways, and parking areas between 10 to 20 feet.

- f. A change in the location and arrangement of general land use categories within the development, or a change of up to 10% in the overall final approved land use mix in any phase.
 - g. A reduction in the number of parking spaces of 10% or ten spaces, whichever is less.
 - h. A change to the landscape plan that results in a reduction of plant material but does not violate the landscape requirements of this Ordinance.
3. *Major Modifications*
- a. The Village Board may approve any other changes to an approved planned development that do not qualify as an administrative or minor modification. In addition, any of the following are considered major modifications:
 - i. Any request for an extension of time of the approval.
 - ii. Changes to any conditions imposed as part of approval.
 - iii. Reductions or alterations in the approved public benefits.
 - iv. Any development that does not comply with zoning district regulations.
 - b. The Village Board may only approve changes if they find such changes are:
 - i. In substantial conformance with the approved planned development;
 - ii. Necessary for the continued successful functioning of the planned development;
 - iii. Responding to changes in conditions that have occurred since the planned development was approved; and/or
 - iv. Responding to changes in adopted Village land use policies.
 - c. The Village Board may hold a public hearing and approve such major modifications. Alternately, the Village Board may refer the request to the Plan Commission to hold a public hearing and make a recommendation. Upon receipt of the Plan Commission recommendation, the Village Board will make a decision.

All of the applicable regulations from the Zoning Ordinance have been underlined above.

1. *Administrative Modification:*

This section represents the aesthetic changes to the exterior of the approved parking garage. These can be reviewed and approved by staff, however, historically staff routinely brought these before the Plan Commission for review and consultation. Most recently, with the addition of an architectural review consultant, staff would seek their advise before making an administrative determination. In this case, since the applicant must return for other items to the Plan Commission, staff included these changes for PC review.

2. *Minor Modification:*

Under this section, the request for a decrease in the number of approved parking spaces up to 10% or 10 spaces, whichever is less, is under the purview of the Plan Commission without a public hearing. However, since the request is greater than 10% or 10 spaces, it moves to the Major Modification category, whereby a public hearing is required.

3. *Major Modification:*

This section requires a public hearing before the Board of Trustees or the Plan Commission, via a referral by the Board. This matter was referred by the Board at their May 20, 2019 meeting. Based on the mention in the Minor Modification section above, and the fact that the number of parking spaces was a condition of approval for the Planned Development, a public hearing is necessary. This application will return to the Board for final consideration.

Traffic / Parking

Attached to this report is a memorandum addendum dated May 24, 2019 prepared by KLOA, the applicant's traffic consultant, which addresses the proposed parking space modification. The memorandum concludes that, since the displaced parking spaces from the garage will be retained on-site, there will be no change to the impact for the surrounding street network than what was discussed at the Planned Development public hearing in January 2019.

In the future, the Applicant will either retain the displaced 23 parking spaces on-site as part of their final campus plan, or the 23 parking spaces or some portion thereof, will be added to the on-street permit parking spaces returning to the public streets.

Village Engineer, Bill McKenna reviewed the application and memorandum, and finds no concerns.

Parking Manager, Will Gillespie reviewed the memorandum and finds no concerns.

Garage Modifications—façade & floor

The façade modifications are very minor relative to the overall development (see attached elevation drawings). These changes are mainly due to the removal of the 23 below-grade parking spaces from the garage and the relocation of some mechanical equipment in the lower level. Building façade materials are remaining the same as approved. Included in the application is an explanation by the Applicant's architect of the proposed changes. These changes also call for the rearrangement of some of the handicap accessible parking spaces as well. They are still meeting the required number and the State Accessibility Code requirements.

End of Report

Staff is in support of the proposed modifications.

Copies:

Gregory Smith (KT&J) Plan Commission Attorney
Tammie Grossman, Development Customer Services Director
Village Trustee—Plan Commission Liaison