



# Village of Oak Park

## STAFF REPORT

TO: Plan Commission

REVIEW DATE: August 1, 2019

FROM: Village Staff

PREPARED BY: Craig Failor, Village Planner

### PROJECT TITLE

**PC 19-02: Zoning Ordinance Text Amendment – Educational Facility.** The Applicant has requested a text amendment to Article 8 (“Uses”), Section 8.3 (“Use Restrictions”), Table 8-1: (“Use Matrix”) of the Oak Park Zoning Ordinance, by adding “*Educational Facility – Primary or Secondary*” to the list as a Special Use (“S”) within the RR – Roosevelt Road Zoning District.

**PC 19-03: Special Use Application – Oak Park Friends School.** As a companion application, the Applicant is requesting approval of a Special Use permit for an “*Educational Facility – Primary or Secondary*” on the property located at 6300 Roosevelt Road provided the Zoning Ordinance Text Amendment is approved.

### APPLICANT INFORMATION

APPLICANT(S) Talley Hann, Jessica Flannery, Chloe Cunningham  
Oak Park Friends School  
1192 South Cuyler Avenue  
Oak Park, Illinois 60304

OWNER: The 6300 West Roosevelt Partnership  
20 Burton Hills Boulevard, Suite 200  
Nashville, TN 37215

### Analysis

#### Description

The Applicants are requesting to amend the Zoning Ordinance to include an *Educational Facility – Primary or Secondary* as a listed special use in the RR – Roosevelt Road Zoning District and are requesting approval of a Special Use Permit for an *Educational Facility – Primary or Secondary* use at 6300 Roosevelt Road. This vacant property was formerly a doctor office and is directly abutting the existing Oak Park Friends School building. This one story building would become an expansion of the existing school use at 1192 South Cuyler Avenue.

The proposed use includes an alteration of the property at 6300 Roosevelt Road into four (4) new classrooms, office and storage space and a reception area. The renovation will also include the construction of a connection between the building at 6300 Roosevelt Road and their existing building at 1192 South Cuyler Avenue.

The applicants have provided information relative to the planned renovations, site design, drop off / pick up plans. Their traffic pattern information was gathered in April and May of this year. There will be two separate traffic patterns relative to drop-off / pick-up routes associated with the entire school. The current plan in place for 1192 South Cuyler Avenue will remain as is. The 6300 Roosevelt Road site will utilize a new and separate traffic pattern dispersing more evenly any vehicles in the area. This will help ease or prevent any potential traffic congestion concerns with the school pick-up and drop-off. Village engineering and traffic safety staffs have reviewed these plans and found no concerns regarding the dual traffic pattern / pick-up and drop-off plan. Also available are several on-street parking spaces abutting the property between Cuyler Avenue and Highland Avenue along Roosevelt Road.

The current land uses within this area include single-family residential directly across the alley to the north and multiple family at the NEC of the subject property facing Highland Avenue with accessory parking along its south edge, a parking lot for a grocery store is located across Highland Avenue to the east, a mixed use building (commercial and residential) is located across Roosevelt Road to the south in Berwyn, and on the far side of 1192 South Cuyler Avenue is a medical office use across Cuyler Avenue to the west. Of note, Washington Irving Elementary School located on Cuyler Avenue is about a block and a half northwest of the subject property.

## Z o n i n g   O r d i n a n c e

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Article 8 (“Uses”), Table 8-1 (“Use Matrix”) to add *Educational Facility – Primary and Secondary* as a special use “S” in the RR-Roosevelt Road zoning district.

1. The Plan Commission and Village Board must consider the following standards when determining appropriateness of the proposed Zoning Ordinance **Text Amendment**.
  - a. The extent to which the proposed amendment promotes the public health, safety, and welfare of the Village.
  - b. The relative gain to the public, as compared to the hardship imposed upon the applicant.
  - c. The consistency of the proposed amendment with the Comprehensive Plan and any adopted land use policies.
  - d. The consistency of the proposed amendment with the intent and general regulations of this Ordinance.
  - e. Whether the proposed amendment corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy.
  - f. The extent to which the proposed amendment creates nonconformities.
  - g. The extent to which the proposed amendment is consistent with the overall structure and organization of this Ordinance.

2. The Plan Commission and Village Board must make findings to support each of the following standards when determining appropriateness of the proposed **Special Use permit**.

- a. The establishment, maintenance, and operation of the proposed special use will not have a substantial or unduly adverse impact on the neighborhood or endanger the public health, safety, or welfare.
- b. The proposed special use is compatible with the general land use of adjacent properties and other property within the immediate vicinity.
- c. The special use in the specific location proposed is consistent with the spirit and intent of this Ordinance, adopted land use policies and the Comprehensive Plan.
- d. The special use meets the requirements for such classification in this Ordinance.

### Recommendation

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Staff supports both requests.

The Oak Park Friends School at 1192 South Cuyler Avenue was established under the previous Zoning Ordinance and has existed and thrived at its current location for many years. Staff believes an expansion of the school in this location is appropriate. With the dual traffic patterns / pick-up and drop-off locations and the fact they are exceeding parking requirements; the expanded use would not have an adverse impact to the residential neighborhood. In fact, schools are permitted uses within residential zoning districts. It is probable that the school will bring additional patrons to nearby businesses in this commercial area.

#### NOTE:

- Each request should be considered separately and a recommendation made for each application.
- Both of these requests will go to the Village Board for final approval.

#### *End of Report.*

- c. Plan Commission  
Greg Smith; Klein, Thorpe & Jenkins / Plan Commission Attorney  
Tammie Grossman, Development Customer Services Director  
Michael Bruce, Zoning Administrator