



Applicants:

Oak Park River Forest High School—Dist. 200
201 North Scoville Avenue, Oak Park, IL 60302

Meeting Date: August 3, 2023

Case: PC 23-03

Owner:

Oak Park River Forest High School—Dist. 200
201 North Scoville Avenue, Oak Park, IL 60302

Planned Development



OPRF High School Addition A Non-Residential Planned Development

The Applicant seeks approval of a Planned Development for a four-story building addition of 170,935 square feet of space replacing 104,025 square feet with new athletic and theater related uses. The applicant has requested three allowances from the Zoning Ordinance; height, setbacks and illumination. The allowances are discussed later in this report.

Property Information

Existing Zoning:	I Institutional Zoning District
Existing Land Use:	School District 200 owned building and property
Property Size:	877,893 Square Feet
Comprehensive Plan:	<i>Envision Oak Park chapters;</i> 4. Land Use & Built Environment, 8. Education, and 13. Environmental Sustainability.
Business District Plan:	N/A.
Surrounding Zoning and Land Use:	NORTH: R-2 Single-Family Zoning District (Single Family Residences) SOUTH: O—Open Space Zoning District (South Athletic Field) EAST: R-2 Single Family Zoning District (Single Family Residences) WEST: I Institutional Zoning District / R-2 Single Family Zoning District (Athletic Fields and Single Family Residences)

Analysis

Submittal: This report is based on the documents that have been identified in the submitted proposal, which was filed with the Development Customer Services Department in July 2023. The applicant has met with the Executive Director of the Oak Park Area Arts Council regarding proposed public art as required of this application. The Applicant identifies their public benefits relative to improvements—sidewalk and parkway improvements, etc. within the application. The applicant has also held a neighborhood meeting on June 29, 2023 prior to submitting the application as required by the Zoning Ordinance. The Applicant has also submitted their architectural plans for Wight and Co. review. The review memorandum is included in the packet of information for Plan Commission review. Wight Co. has no concerns regarding the applicant's design.

Description: The proposed development is located within the I-Institutional Zoning District at the northwest corner of Lake Street and Scoville Avenue. The development proposal consists of a four-story building addition faced with brick and stone at a height of 62 feet, ten (10) feet taller than the existing portion of the building to be demolished, with a setback from the Scoville Avenue property line a distance of eight (8) feet—three (3) inches, the existing setback of the portion to be demolished. The new addition will replace a 104,025 square foot portion of the school building. The Applicant is proposing the addition achieve, at a minimum, LEED Silver certification—possibly Gold, installation of a green roof accommodating PV arrays, and potentially a geothermal well to be installed in 2025. Please see their LEED checklist for more sustainable initiatives.

Compliance with the Zoning Ordinance

Planned Development

One of the principal objectives of the Zoning Ordinance is to provide for a compatible arrangement of uses of land and buildings that is consistent with the requirements and welfare of the Village. To accomplish this objective, most uses are classified as permitted or special uses in one or more of the districts established by the Zoning Ordinance. However, it is recognized that there are certain uses that, because of their scope, location or specific characteristics, give rise to a need for a more comprehensive consideration of their impact, both with regard to the neighboring land and the Village in general. Such uses fall within the provisions of the Planned Development section of the Zoning Ordinance and shall only be permitted if authorized as a Planned Development.

It is the purpose of Planned Developments to enable the granting of certain allowances or modifications from the basic provisions of the Zoning Ordinance to achieve attractive and timely development in furtherance of the Village's goals and objectives as stated in the Comprehensive Plan. Site-development allowances (i.e., any zoning relief, including any deviation from the Zoning Ordinance provisions for the underlying zoning district) may be approved provided the applicant specifically identifies each site-development allowance and how it would be compatible with surrounding development.

The Oak Park Zoning Ordinance states that Planned Developments should generally be limited to those uses or combination of uses currently permitted in the underlying zoning district. However, an applicant may petition for consideration of a use or combination of uses not specifically allowed in the underlying zoning district, if the Village Board finds that the conditions, procedures and standards are met and that such use or combination of uses is shown to be beneficial to the Village. The reason this project is seeking Planned Development approval is that the Zoning Ordinance requires those properties or buildings that are over 20,000 square feet in size to seek Planned Development approval when allowances are requested. Even though School Districts are under State jurisdiction, they are still subject to all municipal zoning regulations.

TABLE 1

	<i>Allowance Type</i>	Zoning Ordinance	Proposed Request	<i>Need for allowance</i>
1	Height	45 Feet	62 Feet	17 Feet
2	Setbacks	15 Feet	8 Feet—3 Inches	6 Feet—9 Inches
3	Illumination	1 Footcandle	4.9 Footcandles	3.9 Footcandles

The Table above details the requested allowances for the proposed development. The proposed development is meeting all other regulations of the Zoning Ordinance.

Allowances

TABLE 1 and the following text details the requested allowances:

1. HEIGHT: Section 6.2 (c), Table 6-2: I District Dimensional Standards, states that the maximum building height is 45 feet. The Applicant is requesting to construct a 62 foot tall building requiring an allowance request for 17 feet. The existing building portion to be demolished is currently at a height of 52 feet. The new addition will be just 10 feet taller than the existing. The height of the proposed building fits within the height of the surrounding area and is consistent with the overall campus.

2. SETBACKS: Section 6.2 (c), Table 6-2: I District Dimensional Standards, states that a minimum front yard setback should be 15 feet. The proposed addition will be eight (8) feet—three (3) inches located at the same setback as the existing building portion to be demolished. In this case, however, the proposed addition will expand further north than that portion of building to be demolished, thereby requiring a setback allowance. The new addition will extend approximately 34 feet—6 inches further north than

the northernmost limit of the existing building portion to be demolished.

3. ILLUMINATION: Section 9.2 (B) 1 Maximum Lighting Regulations, states that the maximum allowable footcandle at any lot line is one footcandle. Per the illumination plan, the Applicant is proposing illumination greater than 1 footcandle along the proposed new addition in order to provide better lighting for safety and security of the students and building. The lighting system will be dark-sky compliant and will not project any glare onto the residential properties across Scoville Avenue. The illumination plan indicates that the footcandle measured at the back of curb along Scoville Avenue is less than 1 footcandle.

Please Note: While this should not be used as a determining factor, preliminary discussions between the Village and School District have taken place regarding the potential transfer of right-of-way along Scoville Avenue located between the school district property line and back of village curb, similar to what occurred along Linden Avenue recently. If this is to happen, then the setback and illumination allowances would become conforming. If and until that occurs, the proposed allowances are necessary.

Compliance with the Envision Oak Park Comprehensive Plan

The proposed development mainly affects three recommendation chapters (touches on others) within the Comprehensive Plan. They are chapters 4.Land Use & Built Environment, 8. Education, and 13. Environmental Sustainability.

The Comprehensive Plan establishes goals and objectives which set the standards for development. The Plan discusses the idea of strengthening districts as well as the overall quality of the community. It discusses establishing and strengthening community services in the neighborhoods, such as schools and parks among others. It is important to keep these strong and attractive. Oak Park schools are a hub for social interaction, serve as an anchor for the community values, and play an important role in economic development. Quality schools and education impacts the physical environment as a driver for new investment and an enhancement to local property values.

Sustainability is increasingly becoming more important in our community. The proposed development will be at a minimum LEED Silver Certified which takes into account the goals and objectives our community aims to achieve with each new development. The Applicant is also looking to focus on a green roof, PV array installation and a geothermal field. A LEED checklist has been provided with their application.

The Comprehensive Plan is driven by Five Guiding Principles; Diversity, Urban Sustainability, Respect for Oak Park's History and Legacy, Collaboration and Cooperation, and Thriving Neighborhoods. The proposed development touches on each of these principles which helps in the advancement of Oak Park's vision as defined by the Village citizens.

From a land use perspective, the proposal meets the intent of the Comprehensive Plan's goals and objectives.

STAFF RECOMMENDATION: Staff is in support of the proposed planned development application for the reasons mentioned and discussed throughout this report.

Considerations for specific conditional approval in addition to standard conditions:

1. Public Art shall be finalized prior to certificate of Zoning Compliance/Occupancy.
2. The final logistics plan shall be reviewed and approved by the Village Engineer prior to any construction activity.
3. Any resident or school-related parking modifications, due to pending construction, shall be approved by the Parking and Mobility Manager prior to any construction activity.
4. Any tree removal mitigation plans on school-owned property of significant trees, as defined by the Village's Zoning Ordinance, shall be reviewed and approved by the Zoning Administrator prior to removal of such trees.

End of Report

Copies:

Plan Commission Attorney

Village Trustee—Plan Commission Liaison

Development Customer Services Director

Project Review Team