



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

Owner:
Fenwick High School
505 Washington Boulevard
Oak Park, IL 60302

Meeting Date: January 17, 2019

Case: PC 18-11

Planned Development



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

The Applicant seeks approval of a Planned Development for a five (5) story (6 floor) - 350 space private parking garage within the I—Institutional Zoning District with the following allowances: 1.) Building setback and 2.) Height. The Applicant is also requesting approval of a plat of vacation for an alley.

Property Information

Existing Zoning: I-Institutional Zoning District

Existing Land Use: Surface Parking Lot—Formally two residential buildings.

Property Size: 30,600 Square Feet

Comprehensive Plan: *Envision Oak Park chapters;*
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)

Analysis

Submittal: This report is based on the documents that have been identified in the submitted proposal binder, which was filed with the Development Customer Services Department in December 2018. NOTE: The full application is available on the Village's website (www.oak-park.us). Each required document is listed in each Tab of the binder, but only those tabs requested by the Plan Commission are included for your review.

Under Tab 1, the applicant has statements regarding garage security, public art, the alley vacation and the required neighborhood meeting.

Under Tab3.b, the applicant describes their sustainability option for the parking garage. They are proposing to use the *Parksmart* rating system. *Parksmart* is the world's only certification program that defines, measures and recognizes high-performing, sustainable garages. *Parksmart* complements LEED and other certifications and is administered by *Green Business Certification, Inc.* (GBCI). Points are awarded to parking structures for forward-thinking and sustainable practices in three categories: management, programs, and technology structure design.

Description: The subject site is within the I—Institutional Zoning District located south of Washington Boulevard, west of South Scoville Avenue. The proposed structure will be constructed on the existing surface parking lot, formally two residential multiple family buildings, exists. This proposal has been reviewed by Wight and Company (the Village's architectural design consultant) who worked with the architect during the process, the Madison Street Coalition who found that the proposal meets the intent of the Madison Street Corridor Plan and it has been vetted through staff's Project Review Team (a multiple disciplinary group consisting of representatives from the Fire, Police, engineering, planning, zoning, historic preservation, forestry, housing, parking, law, business, health and refuse/recycling). The Applicant's request for approval is accompanied by two (2) allowances and an alley vacation request. These allowances and vacation are detailed later in this report. The proposed structure will be clad with a similar stone application as found on the original school along Washington Boulevard. Acquisition of the alley will complete the property necessary for their future campus.

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.

While an educational institution use is allowed in the I-Institutional District, because of the zoning relief being sought and the fact that the gross floor area of the structures is over 20,000 square feet, the development falls under the Special Use—Planned Development requirement and regulations.

TABLE 1

	<i>Allowance Type</i>	<i>Zoning Ordinance</i>	<i>Proposed Request</i>	<i>Need for allowance</i>
1	Setback – Corner Side Yard	15 feet	9 Feet from Scoville ROW	6 Feet
2	Building Height	45 feet	62 feet	17 feet

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

TABLE 1 and the following text describes the requested allowances:

1. **SETBACK (CORNER SIDE YARD): Article 6; Institutional District, Section 6.2(C): Dimensional Standards, Table 6.2: Minimum Corner Side Setback** requires a 15 foot setback from the lot line. The proposed setback of nine (9) feet is consistent with the existing setback to the northern building addition. *Staff supports this request based on the garage's alignment with the existing building's setbacks and the installation of a new landscape buffer within the Scoville Avenue setback area.*

2. **BUILDING HEIGHT: Article 6: Institutional District; Section 6.2(C); Dimensional Standards; Table 6.2 Maximum Building Height** allows a building height for all structures to 45 feet. The Applicant is proposing a height of approximately 62 feet. This structure which is proposed at five (5) stories / six (6) levels of private parking would help to off-set the current demand for parking on various neighborhood streets in the immediate vicinity. The proposed structure will not be taller than the original school building to the north located at Washington and Scoville. *Staff supports this relief request as the height of the proposed building will not exceed the existing buildings on site and would help reduce the applicant's demand on on-street parking.*

One of the rationale for establishing planned development regulations is the ability to allow flexibility in developments that could foster creativity and provide enhancements of the built environment as well as provide compensating benefits to the community. Any relief sought in this regard must meet the standards set forth in the Zoning Ordinance and must be justified by those standards before consideration of the request can be determined. Each of the above-mentioned allowances work toward a better solution but must be weighed against the standards for special use-planned developments.

Compatibility with Surrounding Land Uses

The project site within the I-Institutional District is abutting residential uses to the south and commercial further across Madison Street; multiple-family residential to the east across Scoville Avenue, parking lot to the west with residential across East Avenue and school property adjacently north with residential across Washington Boulevard. The proposed use and massing are compatible and consistent with the surrounding land uses and current high school campus. The massing of the proposed garage structure is setback from Madison Street, East Avenue and Washington Boulevard. It will be closest to Scoville Avenue, but in line with existing buildings. The height of the proposed building at approximately 62 feet does not exceed existing building heights already established on campus. (See Tab 8.h). This land use and structure is appropriate in the location that is proposed.

Compliance with the Envision Oak Park Comprehensive Plan

The proposed development mainly affects two recommendation chapters (touches on others) within the Comprehensive Plan. They are chapters 4.) *Land Use & Built Environment* and 10.) *Transportation, Infrastructure and Communication Technologies*. The Comprehensive Plan establishes goals and objectives which set the standards for development. The Plan discusses the idea of strengthening the overall quality of the community. The proposed development fits the goals and objectives of the Comprehensive Plan.

Since sustainability is increasingly important in our society, the proposed structure will be utilizing the *Parksmart* rating system. Although the proposed structure will not achieve the minimum points necessary to be certified, the applicant has provided a list of those sustainable items that will be incorporated into the garage structure. They will have to provide proof via a third party verification that they have achieved those points as represented. The proposed development touches on each of Plan's key principles which help in the advancement of Oak Park's vision as defined. While the parking garage is not specifically identified, it does fit within the public land use category identified on the Future Land Use Plan. The proposed garage will also contribute to on-street parking relief within the immediate residential neighborhood. As the traffic report indicates, a higher demand on public street use will occur at peak times during dismissal and the start of the school day.

Compliance with the Madison Street Corridor Plan

In June 2006, the Village Board of Trustees adopted the Madison Street Corridor Plan. The purpose of the Plan is to assist in the revitalization of the corridor by envisioning a mix of uses, aesthetic improvements, gateway enhancements, and business retention and recruitment strategies for the corridor. The Plan contains five main components: Inventory Report and Opportunity Analysis, Vision Alternatives, Preferred Vision, Development and Implementation Strategy, and Development Guidelines. The Plan also contains three companion reports; Market Assessment, Architectural Historical Survey and Key Sites Report.

The Preferred Vision component of the Plan is the outcome of the public input, steering committee, and Village Board review process. This component incorporates three Character Districts with detailed nodes, and one Transportation Option, one Streetscape and Open Space option, and one Land Assembly Option.

In this particular case, the subject site is located within Segment 5; Ridgeland Avenue to Lombard Avenue which is designated as a Neighborhood-Oriented and Mixed Use Character District. This district is focused on existing uses, existing historic buildings and new land uses. According to the Plan, this area should focus on the reuse of historic buildings, good infill projects, sustainability and high quality design. The proposed construction meets the intent of this Plan.

Plat of Vacation

This alley vacation plat requires Plan Commission review. The applicant has included an application for the right-of-way vacation located in the last tab within the Planned Development binder. The plat also includes a utility and access easement to ensure the residents to the south can utilize the alley in the manner they are currently using the alley (i.e., garbage pick up, etc.).

Plan Commission approval can take the form of a motion authorizing the Plan Commission Chair to sign the Plat. Upon Plan Commission approval, the plat will be forwarded to the Village President and Board of Trustees for final approval and monetary determination.

Traffic

As of this writing, staff is seeking an amended traffic study to ensure proposed traffic movements from the site onto public streets is optimized. An amended study will be forthcoming.

End of Report

Staff is in support of the proposed development for the reasons mentioned and discussed throughout this report.

Copies:

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