

June 6, 2019

President and Board of Trustees
Village of Oak Park
123 Madison Street
Oak Park, Illinois 60302

**Re: Application of Fenwick High School for a
Modification to a Planned Development for
a Privately Owned Parking Garage at 505
Washington Boulevard – PC 18-11**

Dear Trustees:

History of Project.

On or about December 20, 2018, Fenwick High School, of 505 Washington Boulevard, Oak Park, Illinois 60302 (“Applicant”) filed an application for approval of a planned development at 505 Washington Boulevard, on property depicted in the application (“Subject Property”), in the I Institutional Zoning District, for a five (5) story, six (6) floor, three hundred fifty (350) space private parking garage.

On February 7, 2019, the Plan Commission (“Commission”) held a hearing on the application and voted to recommend the approval of the application to the President and Board of Trustees of the Village of Oak Park, with conditions.

On March 4, 2019, the President and Board of Trustees of the Village of Oak Park granted the application and issued a planned development to the Applicant, with conditions.

On May 6, 2019, the Applicant filed an application for approval of modifications to the planned development, requesting permission to (i) reduce the number of parking space within the garage by twenty (20) parking spaces, for a total of three hundred thirty (330) parking spaces, which twenty (20) parking spaces will be relocated to a surface parking lot on the Subject Property, and (ii) make minor exterior changes to the elevations of the garage, all pursuant to Section 14.5(J) of the Village of Oak Park Zoning Ordinance ("Zoning Ordinance").

On May 20, 2019, the President and Board of Trustees of the Village of Oak Park referred the application for modifications to the planned development to the Commission to hold a public hearing and make a recommendation.

The Application and Notice.

On May 22, 2019, legal notice of the public hearing was published in *The Wednesday Journal*, a newspaper of general circulation in the Village of Oak Park. A notice of the public hearing was posted at the Subject Property and letters were also mailed by the Applicant to property owners for property within three hundred feet (300') of the Subject Property, advising them of the proposal and the public hearing to be held.

Pursuant to legal notice, the Plan Commission ("Commission") conducted a public hearing on the application on June 6, 2019, at which time and place a quorum of the members of the Commission was present.

Having heard and considered the testimony and evidence at the public hearing, the Commission makes the following findings of fact:

FINDINGS OF FACT

The Subject Property.

1. The Subject Property is an approximately thirty thousand six hundred (30,600) square feet zoning lot located South of Washington Boulevard between East Avenue to the West and Scoville Avenue to the East, and is commonly known as 505 Washington Avenue. The Subject Property is located in the I Institutional Zoning District. The Subject Property is currently improved with a surface parking lot and formerly contained two (2) residential buildings.

2. The Subject Property is surrounded by the following uses: to the North, a private high school operated by the Applicant, which is zoned within the I Institutional Zoning District, and residential dwellings, which are zoned within the R7 Multiple-Family District; to the South, residential dwellings, which are zoned within the MS Madison Street Zoning District; to the East, residential dwellings, which are zoned within the R7 Multiple-Family District; to the West, a private high school operated by the Applicant, which is zoned within the I Institutional Zoning District, and residential dwellings, which are zoned within the R7 Multiple-Family District.

3. The Subject Property is within the boundaries of the Madison Street Corridor Plan, which the Village Board of Trustees approved in 2006.

4. The proposed development will be built at a cost of approximately Thirteen Million Dollars (\$13,000,000).

The Applicant.

5. The Applicant operates a private high school on property adjacent to, and in the vicinity of, the Subject Property.

The Project.

6. The Applicant proposes to build a five (5) story private parking garage, consisting of six (6) floors in total, with three hundred thirty (330) parking spaces, instead of three hundred fifty (350) parking spaces as originally proposed and approved in the planned development, to serve the private high school adjacent to the Subject Property.

7. The twenty (20) parking spaces proposed to be removed from the parking garage will be relocated to a surface parking lot on the Subject Property.

The Planned Development Modification Standards.

8. Section 14.5(J)(3)(b) of the Zoning Ordinance sets forth the following circumstances when major modifications to a planned development may be approved:

- i. If the changes are in substantial conformance with the approved planned development;
- ii. If the changes are necessary for the continued successful functioning of the planned development;
- iii. If the changes are responding to changes in conditions that have occurred since the planned development was approved; and/or
- iv. If the changes are responding to changes in adopted Village land use policies.

9. During the public hearing, the Commission heard testimony and considered evidence regarding the proposed modifications to the planned development.

10. The testimony and evidence established that the modifications requested by the Applicant are in substantial conformance with the approved planned development and that the changes are necessary for the Applicant to construct and operate the parking garage approved in the planned development.

11. The Commission finds that relocating twenty (20) parking spaces from the parking garage to spaces on a surface lot on the Subject Property is appropriate given the circumstances presented in the application, and that the exterior changes to the elevations of the garage are keeping in character with the design of the garage and the structures on the Subject Property.

12. The Commission finds that allowing the modifications to the planned development at the Subject Property requested by the Applicant, by reducing the number of parking spaces in the private parking garage from three hundred fifty (350) spaces to three hundred thirty (330) spaces, and allowing minor exterior changes to the elevations of the garage, satisfies the objectives and standards for major modifications to a planned development in Section 14.5(J) of the Zoning Ordinance, and that approval of the modifications to the planned development for the Subject Property is appropriate.

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RECOMMENDATION

Pursuant to the authority vested in it by the statutes of the State of Illinois and the ordinances of the Village of Oak Park, and based on the above findings, the testimony and the evidence presented at the public hearing, this Commission, sitting as a Zoning Commission, hereby recommends to the President and Board of Trustees that the modifications to the planned development requested by the Applicant be APPROVED, on the condition that the twenty (20) parking spaces removed from the parking garage be located instead on a surface lot on the Subject Property.

This report adopted by a 8 to 0 vote of the Plan Commission, sitting as a Zoning Commission, this 6th day of June, 2019.