



TEXT AMENDMENT AND SPECIAL USE PROPOSAL TO EXPAND OAK PARK FRIENDS SCHOOL TO EXISTING BUILDING LOCATED AT 6300 WEST ROOSEVELT ROAD

CLIENT:

Oak Park Friends School
1192 South Cuyler Avenue
Oak Park, IL 60304

BUILDING OWNER:

The 6300 West Roosevelt Road Partnership,
an Illinois Limited Partnership
20 Burton Hills Boulevard, Ste. 200
Nashville, TN 37215

DATE:

JULY 12, 2019

ARCHITECT:

1172 South Harvey Avenue
Oak Park, Illinois 60304
office 708 434 5414
studio-integra.com
architecture
planning - design

STUDIO INTEGRA



Application for ZONING ORDINANCE TEXT AMENDMENT

YOU MUST PROVIDE THE FOLLOWING INFORMATION: IF ADDITIONAL SPACE IS NEEDED, ATTACH EXTRA PAGES TO THE PETITION.

Name of Applicant(s): Talley Hann, Jessica Flannery, Chloe Cunningham - Oak Park Friends School

Address of Applicant(s): 1192 S Cuyler Ave, Oak Park IL 60304

E-Mail of Applicant(s): info@opfs.org Phone: 708-247-5772

Precise Wording of Text Amendment:

We propose a text amendment to allow an Educational facility-Primary or Secondary as a permitted use in the RR-District as it had been previously. The following sections would need to be amended.

1. Section 8.3 (Table 8-1: USE MATRIX) by adding an "S" for special use in the RR District for an educational facility-Primary or Secondary use.

From what Section(s) of the Zoning Ordinance are you requesting an amendment?

Article: _____ Section: _____

Article: _____ Section: _____

Article: 8 Section: Table 8-1 Use Matrix

Explain why, in your opinion, the grant of this request will be in harmony with the neighborhood and not contrary to the intent and purpose of the Zoning Ordinance or Comprehensive Plan;

The applicant currently owns and operates a successful school in the RR district. The school is currently at capacity with a waiting list and wishes to expand it in place by purchasing the adjacent property rather than move its entire operation to another location. The previous Zoning Ordinance allowed Educational Facilities on Roosevelt Road as a Special Use. Alcuin school is an example of a new facility approved by the Village in the RR district under the previous Zoning Ordinance and is currently under construction. Educational Facilities have been and remain consistent with the spirit and intent of the ordinance and adopted land use policies and comprehensive plan.

Existing parking is located at the rear of the building, the existing building is a one-story shopfront with windows facing Roosevelt and Highland Avenue, and the school use is pedestrian-friendly. All of these are consistent with the form-based aims of the RR-P Pedestrian-Oriented District.

We have included a letter of explanation herewith this application for your consideration.

I (we) certify that all the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my (our) knowledge and belief.

I (we) consent to the entry in or upon the premises described in this application by any authorized official of the Village of Oak Park for the purpose of securing information, posting, maintaining and removing such notices as may be required by law.

Talley Hann

(Printed Name) Applicant

Talley Hann

(Signature) Applicant

6/20/19

Date

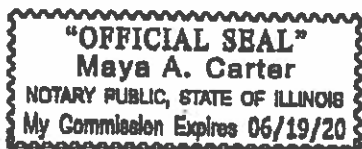
Applicant's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS

20 DAY OF June 2019

Maya A. Carter

(Notary Public)



Updated September 2017



Oak Park Friends School

The village to all who walk through our doors

June 18, 2019

Village of Oak Park Plan Commission

123 Madison Street

Oak Park, Illinois 60302

Re: 6300 West Roosevelt Road. – Proposed Text Amendment to Oak Park Zoning Ordinance

Dear Plan Commissioners:

Oak Park Friends School is an existing pre-school educational facility currently operating out of the building located at 6312 West Roosevelt Road. It provides pre-school education and infant daycare, after school services and summer camp for primary school-aged children for numerous families residing in the Village of Oak Park especially in the South-East Oak Park area.

The school is currently at capacity and OPFS would like to expand into the adjacent property to the East at 6300 West Roosevelt Road. Both properties are located in the "RR Roosevelt Road Form Based District (Pedestrian Oriented)". The existing 6300 West Roosevelt Road building is a one-story shopfront building currently being used for medical office use. The school would require changing the use of the building in order to expand into it. However, the current Village of Oak Park Zoning Ordinance does not allow schools/educational facilities - primary or secondary, in the RR district. As such we are applying for a text amendment to the zoning ordinance for your consideration. The purpose of the proposed text amendment is to allow an Educational Facility- Primary or Secondary as a permitted use in the RR-District.

We are submitting our application herewith. Please feel free to contact us should you require any further information.

Sincerely,



Talley WT Hann

1192 South Cuyler Ave
Oak Park, IL 60304
Phone/Text: 708-247-5772
info@opfs.org
www.opfs.org

EXHIBIT A - TEXT AMENDMENT SUMMARY LETTER
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Oak Park

Application for Public Hearing SPECIAL USE PERMITS

YOU MUST PROVIDE THE FOLLOWING INFORMATION: IF ADDITIONAL SPACE IS NEEDED, ATTACH EXTRA PAGES TO THE PETITION.

Name of Business (If applicable): Oak Park Friends School

Address/Location of Property in Question: 6300 Roosevelt Road, Oak Park, IL

Property Identification Number(s)(PIN): 16-17-325-(046,042,048,041,040)-0000

Name of Property Owner(s): The 6300 West Roosevelt Partnership, an Illinois limited partnership

Address of Property Owner(s): 20 Burton Hills, Blvd Suite 200, Nashville, TN 37215

E-Mail of Property Owner(s): wesley.weeks@tenethealth.com Phone: 615-665-6235

If Land Trust, name(s) of all beneficial owners: (A Certificate of Trust must be filed.) _____

Name of Applicant(s): Oak Park Friends School

Applicant's Address: 1192 S Cuyler Ave, Oak Park, IL 60304

Applicant's Phone Number: Office 708-247-5772 E-Mail info@opfs.org

Other: _____

Project Contact: (If Different than Applicant) _____

Contact's Address: _____

Contact's Phone Number: Office _____ E-Mail _____

Other: _____

Property Interest of Applicant: _____ Owner _____ Legal Representative ☒ Contract Purchaser _____ Other _____

(If Other - Describe): Prospective buyer of subject property

Existing Zoning: RR-P

Describe Proposal: A special use permit is requested to allow the applicant to use the existing one-story shopfront building and site located at 6300 West Roosevelt Rd. to be used as an Educational Facility – Primary or Secondary in the RR district. An application for a zoning text amendment has also been submitted by this applicant to reinstate "Educational Facility – Primary or Secondary" as an allowable Special Use in the RR district.

Size of Parcel (from Plat of Survey): _____ Square Feet

Adjacent: Zoning Districts

To the North: R-1 Single Family

To the South: NA

To the East: RR-P

To the West: RR-P

Land Uses

Single family residences (across alley)

Village of Berwyn is on South side of Roosevelt Rd. (commercial use)

Fair Share Grocery Store

Oak Park Friends School (Educational Facility)

How the property in question is currently improved?

☐ Residential ☒ Non-Residential ☐ Mixed Use ☐ OTHER: _____

Describe Improvement: Medical Office use

Is the property in question currently in violation of the Zoning Ordinance? _____ Yes X No

If Yes, how? _____

Is the property in question presently subject to a Special Use Permit? _____ Yes X No

If Yes, how? _____

If Yes, please provide relevant Ordinance No.'s _____

Is the subject property located within any Historic District? _____ Yes X No

If Yes: ☐ Frank Lloyd Wright ☐ Ridgeland/Oak Park ☐ Gunderson

From what Section(s) of the Zoning Ordinance are you requesting approval / relief?

Article: _____ Section: _____

Article: _____ Section: _____

Article: 8 Section: Table 8-1 Use Matrix

Explain why, in your opinion, the grant of this request will be in harmony with the neighborhood and not contrary to the intent and purpose of the Zoning Ordinance or Comprehensive Plan;

The applicant currently owns and operates a successful school in the RR district, and simply wishes to expand it. The previous Zoning Ordinance allowed Educational Facilities on Roosevelt Road as a Special Use. Alcuin school is an example of a new facility approved by the Village in the RR district under the previous Zoning Ordinance. Educational Facilities have been and remain consistent with the spirit and intent of the ordinance and adopted land use policies and comprehensive plan.

The existing parking location, building type, and pedestrian-friendly use are all consistent with the form-based aims of the RR-P Pedestrian-Oriented District. Existing parking is located at the rear of the building, the existing building is a one-story shopfront with windows facing Roosevelt and Highland Avenue, and the school will be attractive to pedestrians.

I (we) certify that all the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my (our) knowledge and belief.

I (we) consent to the entry in or upon the premises described in this application by any authorized official of the Village of Oak Park for the purpose of securing information, posting, maintaining and removing such notices as may be required by law.

Talley Hann
(Printed Name) Applicant

Talley Hann
(Signature) Applicant

06/17/2019

Date

The 6300 West Roosevelt Partnership
By: MacNeal Management Services, Inc.

Its: General Partner

(Printed Name) Owner

By: Wesley G. Weeks
Name: Wesley G. Weeks
Title: Assistant Secretary

6/25/2019

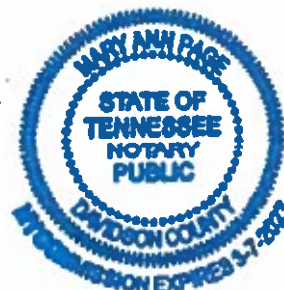
Date

Owner's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS

25 DAY OF June, 2019

Mary Ann Page
(Notary Public)





TAB#2
6300 Roosevelt Rd -
Property Owner letter
6-25-19

June 25, 2019

To Whom It May Concern,

The 6300 West Roosevelt Partnership, an Illinois Limited Partnership, current owns the Property located at 6300 West Roosevelt Road in Oak Park, Illinois ("Property"). Oak Park Friends School has informed us that they would like to request a Special Use Permit for the Property to be used as an Educational Facility (primary or secondary) in connection with a potential sale to Oak Park Friends School. We do not object to the zoning application to be filed for the Special Use Permit at 6300 Roosevelt.

Sincerely,

The 6300 West Roosevelt Partnership,
an Illinois Limited Partnership

By: MacNeal Management Services, Inc.
Its General Partner

A handwritten signature in blue ink, appearing to read "Wesley Weeks", written over a horizontal line.

Name: Wesley Weeks
Assistant Secretary



Oak Park Friends School

The village to all who walk through our doors

TAB#3
6300 Roosevelt Rd -
Special Use Standards

June 20, 2019

Re: 6300 West Roosevelt Road

Project Brief:

Oak Park Friends School (OPFS) is currently located at 6312 W. Roosevelt Road. OPFS wishes to expand their school into the immediately adjacent existing building located at 6300 W. Roosevelt Road. To do so, OPFS plans to purchase the property from the current owner, but only if they are able to use it as an Educational Facility. Accordingly, they are simultaneously applying for a Zoning Ordinance Text Amendment and a Special Use Permit which would allow them to use the existing building at 6300 W. Roosevelt Road as an Educational Facility.

The application for the Zoning Text Amendment is being made to reinstate Educational Facilities as an allowable use in the Roosevelt Road zoning district, as a Special Use. The application for the Special Use Permit is being made to allow them to utilize the existing building at 6300 W. Roosevelt Road for expanding their school.

Special Use Permit Approval Criteria:

1. 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.

There are multiple benefits for allowing the subject property's use to be changed from Office to Educational Facility.

A.) A school is a benefit for the public good. Oak Park Friends School currently has a waiting list of approximately 200 children, which is a testament to both the need for the service they provide in the area and the applicant's ability to provide that service.

B.) Commercial development in the Roosevelt Road district is vital to the area's success and an active school would revitalize the corner site. Vehicular traffic to and from the site has been adequately addressed in the applicant's proposal and is not anticipated to have a significant adverse impact on the neighborhood.

C.) The building is currently owned by an entity located out of state. The applicant intends to own and operate the facility which will benefit the community, and the general appearance and upkeep of the building and site.

D.) OPFS is owned by Oak Park residents and in addition to serving Oak Park families, also employs additional residents. The expansion will support OPFS's efforts and continued ability to invest in Oak Park.

1192 South Cuyler Ave
Oak Park, IL 60304
Phone/Text: 708-247-5772
info@opfs.org
www.opfs.org



Oak Park Friends School

The village to all who walk through our doors

2. The proposed special use is compatible with the general land use of adjacent properties and other property within the immediate vicinity.

The current use of the subject property is Office and the building is half occupied. Switching to a school use would allow the building to transition to a fully occupied, owner-occupied facility. The adjacent properties include the existing OPFS school immediately to the west, Fair Share Finer Foods to the east and residential properties to the north. Across the street, on the block to the west there are AMCI Oak Park Medical Center offices, Bull Sharpening, a couple of salons, and Pete's Red Hots. The proposed special use will not significantly alter the existing one-story shopfront-type building which is generally consistent with the neighborhood. The existing property does have a drop-off area on Roosevelt Road and Highland Avenue which is unique to the area but is not inconsistent with the automobile traffic currently existing along Roosevelt Road, or the parking lots located at nearby properties including Pete's Red Hots and Fair Share Finer Foods.

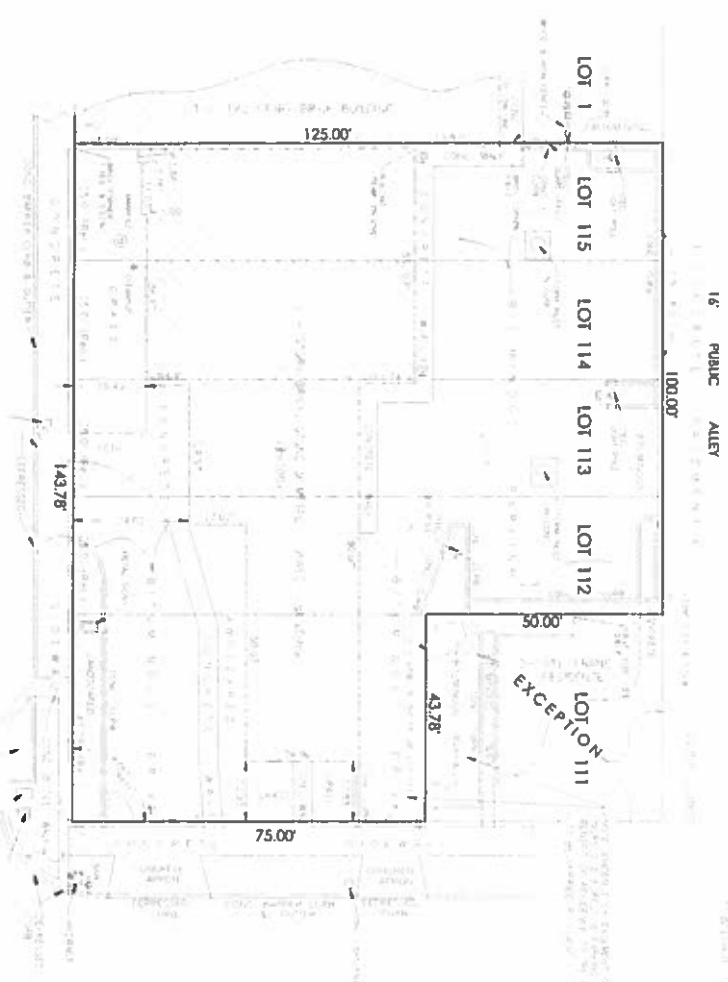
3. The special use in the specific location proposed is consistent with the spirit and intent of this Ordinance, adopted land use policies and the Comprehensive Plan.

Prior to September 18, 2017, the Oak Park zoning ordinance allowed Educational Facilities on Roosevelt Road as a Special Use. In the current zoning ordinance, however, Educational Facilities have been removed from the matrix of allowable uses (Table 8-1). Educational Facilities are consistent with the spirit and intent of the ordinance and adopted land use policies and comprehensive plan, especially given that Day Care use is still allowed, and provided they are subject to review as a Special Use. Another school (Alcuin) is currently under construction further west on Roosevelt Road. Existing parking is located at the rear of the building, the existing building is a one-story shopfront with windows facing Roosevelt and Highland Avenue, and the school will be attractive to pedestrians. All of these are consistent with the form-based aims of the RR-P Pedestrian-Oriented District.

4. The special use meets the requirements for such classification in this Ordinance.

The proposed use, "Educational Facilities" at 6300 W. Roosevelt Road, meets the requirements of the Ordinance as a Special Use within the RR-P Pedestrian-oriented district in terms of form and impact on the neighborhood. The existing building form (one-story shopfront) is allowable in RR-P and is not intended to be changed, the impact of the proposed use upon neighboring land is considered positive, and the public need for the "Educational Facility" use has been demonstrated by OPFS's current occupancy and waitlist.

PLAT OF SURVEY

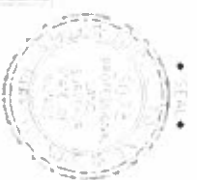


S. HIGHLAND AVENUE
(66.0' R.O.W.)

ROOSEVELT ROAD
(44.0' R.O.W.)

CUSTOMER ADDRESS	6300 S. ROOSEVELT RD.
OWNER	PROFESSIONAL LAND SERVICES, L.L.C.
PREPARED BY	DAVID L. HARRIS, L.S.
DATE	08/09/2014
PROJECT NO.	143.78'

PROFESSIONAL LAND SERVICES, L.L.C.
RESIDENTIAL • COMMERCIAL • INDUSTRIAL • CONSTRUCTION • CORPUS • ALTA • MARSHAL • ENVIRONMENTAL



THIS PLAT OF SURVEY WAS PREPARED BY THE SURVEYOR AND THE SURVEYOR'S OFFICE HAS REVIEWED THE PLAT AND FOUND IT TO BE A TRUE AND CORRECT REPRESENTATION OF THE SURVEY. THE SURVEYOR'S OFFICE HAS REVIEWED THE PLAT AND FOUND IT TO BE A TRUE AND CORRECT REPRESENTATION OF THE SURVEY.

TAB 4
6300 Roosevelt Rd -
Plat of Survey

SCALE: 1" = 30'

ASSUMED
MERIDIAN

LEGEND



Oak Park Friends School

The village to all who walk through our doors

Oak Park Friends School - Drop off and pick up plan for 6300 Roosevelt Rd.

06-13-19

1. We will instruct all parents that if picking up a child under 5 to please enter through the 6300 Roosevelt entrance.
2. We will ask all parents picking up school age children to pick up through the Cuyler door (closer to their classrooms)
3. If a family has multiple kids we will ask them to pick up through the 6300 Roosevelt door.

Please find language we will use to direct parents on parking and drop-off/pick up procedures below:

When dropping off and picking up we encourage all families to use the following parking areas:

- Highland Ave
- Roosevelt Road
- Parking spaces in the rear of the building

Please enter through the rear or front door of 6300 Roosevelt using the pin code.

When leaving campus, please turn south and take Roosevelt Road or Highland Ave. to get home. Please avoid Cuyler Ave.

The only families using the Cuyler entrance should be families with children in the after school program.

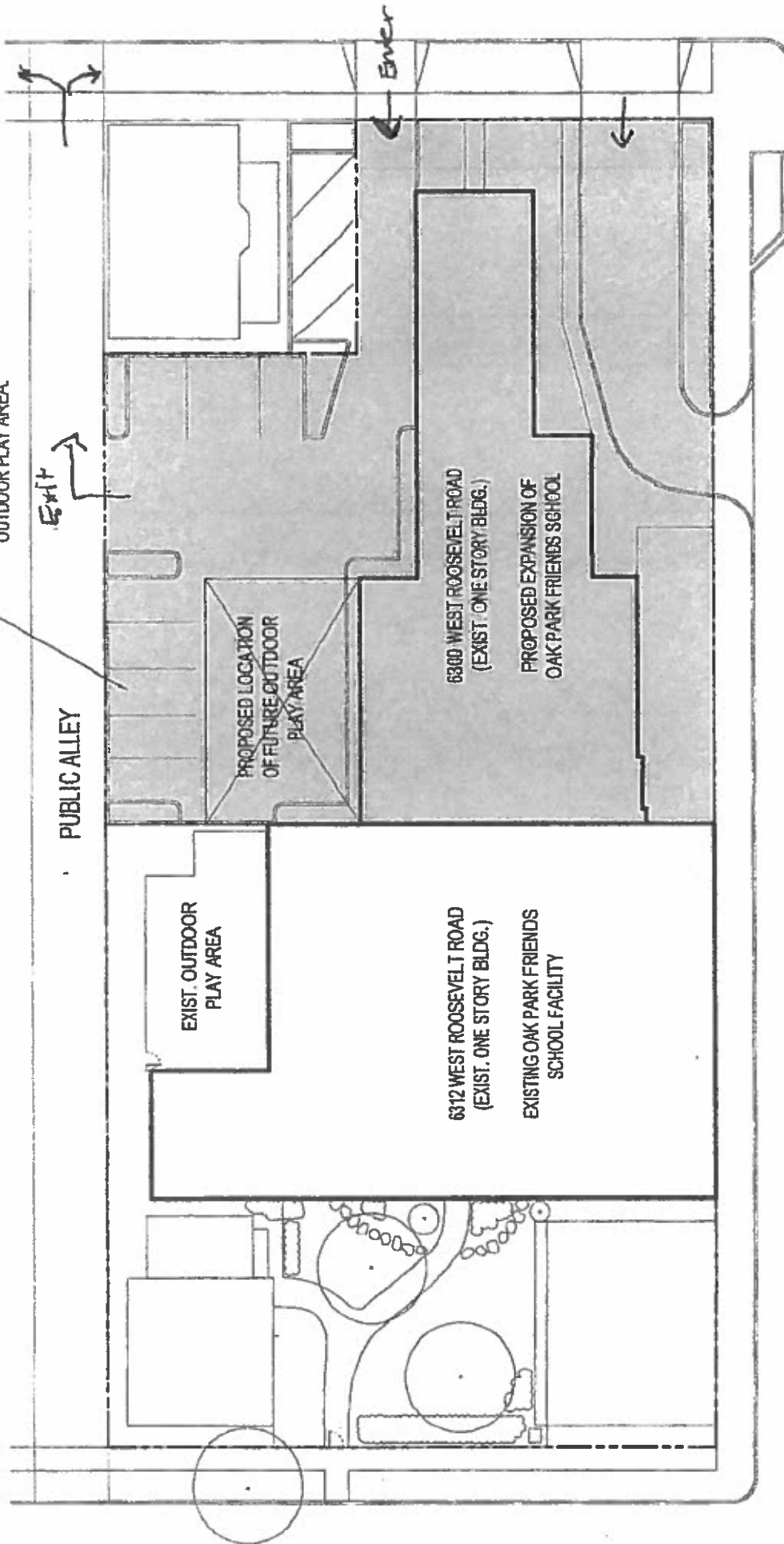
There will be 8 parking spaces on the north portion of the property. Oak Park Friends School anticipates using three spaces for staff use and five spaces for visitor use. The ingress and egress for the parking lot is from Highland Avenue.

Although the project meets the Village of Oak Parks' requirements for pick-up and drop-off, we are working with the Village to secure two additional on-street parking spaces on Roosevelt Road for use by the school during pick up and drop off hours of operation.

Currently OPFS serves 110 families. We anticipate adding 67 spots in addition to our current 88 spots. Extrapolating from these number we expect our current family count to increase to 194 families that we will serve at the most.

Referencing the attached traffic study done on our current facility, we anticipate that 15% of our families will walk, and that 64 to 70% will drive. So that means that about 29 families will walk on a consistent basis, and that 124 to 136 will drive.

PROPOSE TO MODIFY ACCESS TO 5
PARKING SPACES DIRECTLY OFF OF
PUBLIC ALLEY TO ACCOMMODATE
OUTDOOR PLAY AREA



EXISTING SITE PLANS

SCALE: 1" = 20'-0"

ROOSEVELT ROAD

STUDIO INTEGRA LTD.

06-18-19

ASK-01



Oak Park Friends School

TAB#6
6300 Roosevelt Rd -
OPFS Traffic Study-
Current Facility

Traffic Study- Completed April/May 2019

Drop-off and Pick up for OPFS *The village to all who walk through our doors*

The following are 4 week trailing averages for the site at 1192 S Cuyler Ave. Our entrance is on Cuyler and we have provided pictures of both Roosevelt and Cuyler Avenues during our peak drop off and pick up times. Those times are from 7 to 9 AM and 4 to 6 PM. Because we do rolling drop offs and pick ups, there is no one time of density. For instance, we do have kids who are dropped off even after 9, and are picked up even before 4. Therefore, the times we have provided are the highest density...most notable you will see that 730 to 830 AM and 5 to 6 PM are the densest pick up times.

	7 to 730	730 to 8	8 to 830	830 to 9	4 to 430	430 to 5	5 to 530	530 to 6
M	7	23	27	9.7	5.2.	8.6	28	42
T	6.7	23.6	27.1	7.5	2.7	8.9	20.6	62.3
W	8.3	20.4	34.3	6.7	6.3	9.5	25.6	42.2
TH	9.3	23.8	28.5	8.8	1.9	13.5	21.6	44.4
F	5.3	22	20.9	12.4	5.2	9.7	26.2	33.1

The other thing to note is that OPFS is committed to being affordable to families with multiple children. Therefore, we aim to keep the family for as long as we can. This can result with children being here for the first 11 years of their lives. We have over 45% of pickups and drop offs involved more than one child. The numbers above are the counts of children being picked up during that time frame. Therefore, you can assume that the numbers are much lower as a parent would more than likely picking up more than one child.



Oak Park Friends School

The village to all who walk through our doors

Transportation to and from OPFS

%	Drop Off			Pick Up		
	Walk	Bike	Drive	Walk	Bike	Drive
Always and Usually	15.04	0.00	64.60	14.16	0.88	75.22
Rarely and Never	73.45	96.46	24.78	74.00	92.92	10.62

We took a survey of our families. 113 people completed the survey above. As you can see, in the morning about 15% walk on a consistent basis, and 64% drive. On the same side, 14% walk for pick up and 75% drive. The pictures below show what the traffic pattern/parking look like during our peak times in the morning and evening.

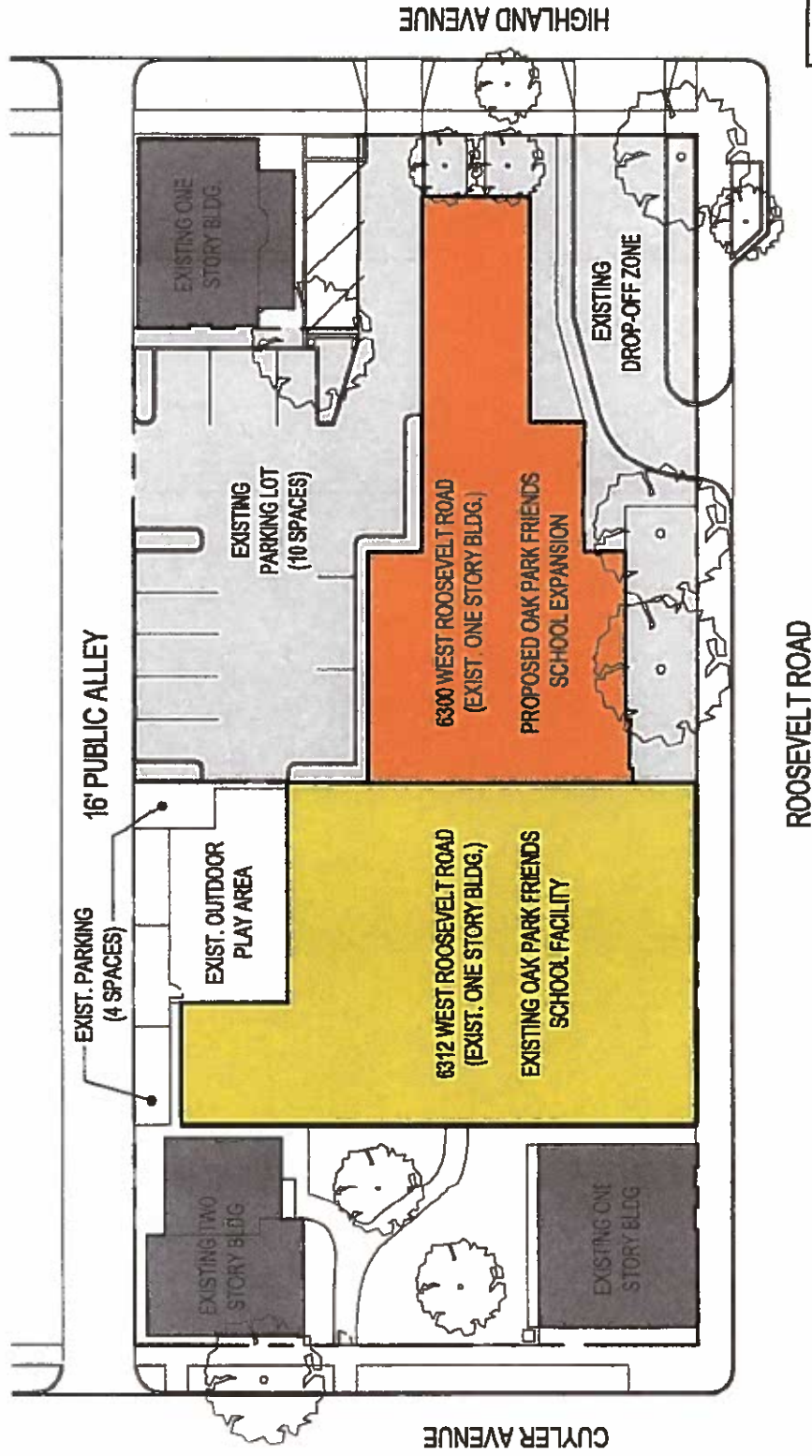
There are 2 things to note as well, we share the street parking with the doctor's office to the west of us. We also have a dedicated loading zone for 2 cars directly in front of the Cuyler entrance to OPFS.



Imagery ©2015 Google, Map data ©2015 Google 20 ft

 1192 S. Cuyler Ave. Oak Park, IL 60304 office 708.434.5111 studio@oia.org	drawing title: Location Map		scale: NTS
	project: Oak Park Friends School Expansion 6300 West Roosevelt Rd. Oak Park, Illinois	TAB#7 6300 Roosevelt Rd - LOCATION MAP	date: 06.24.19 drawing #: 7

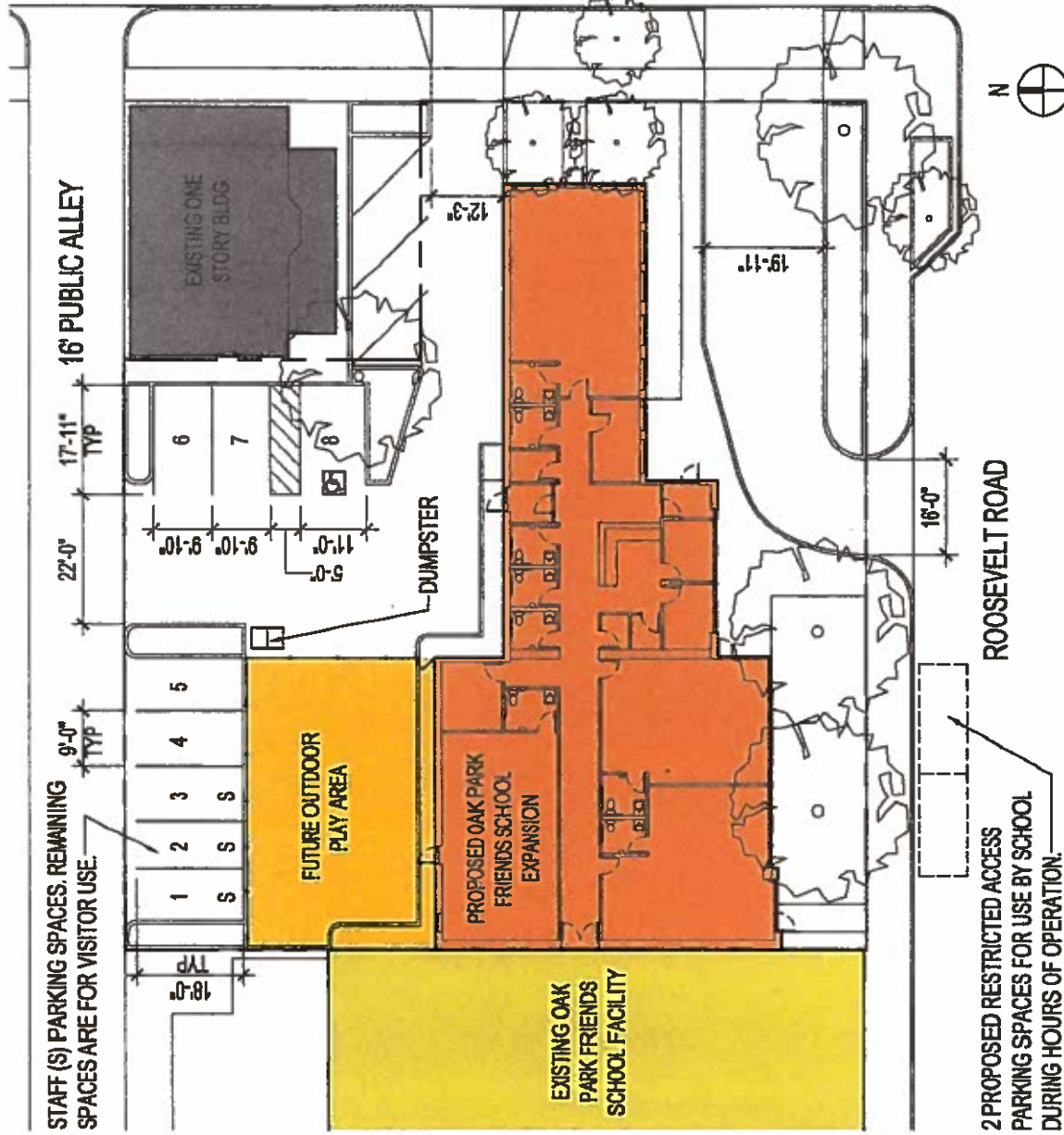
STUDIO INTEGRA



TAB#8
6300 Roosevelt Rd -
EXISTING SITE PLAN



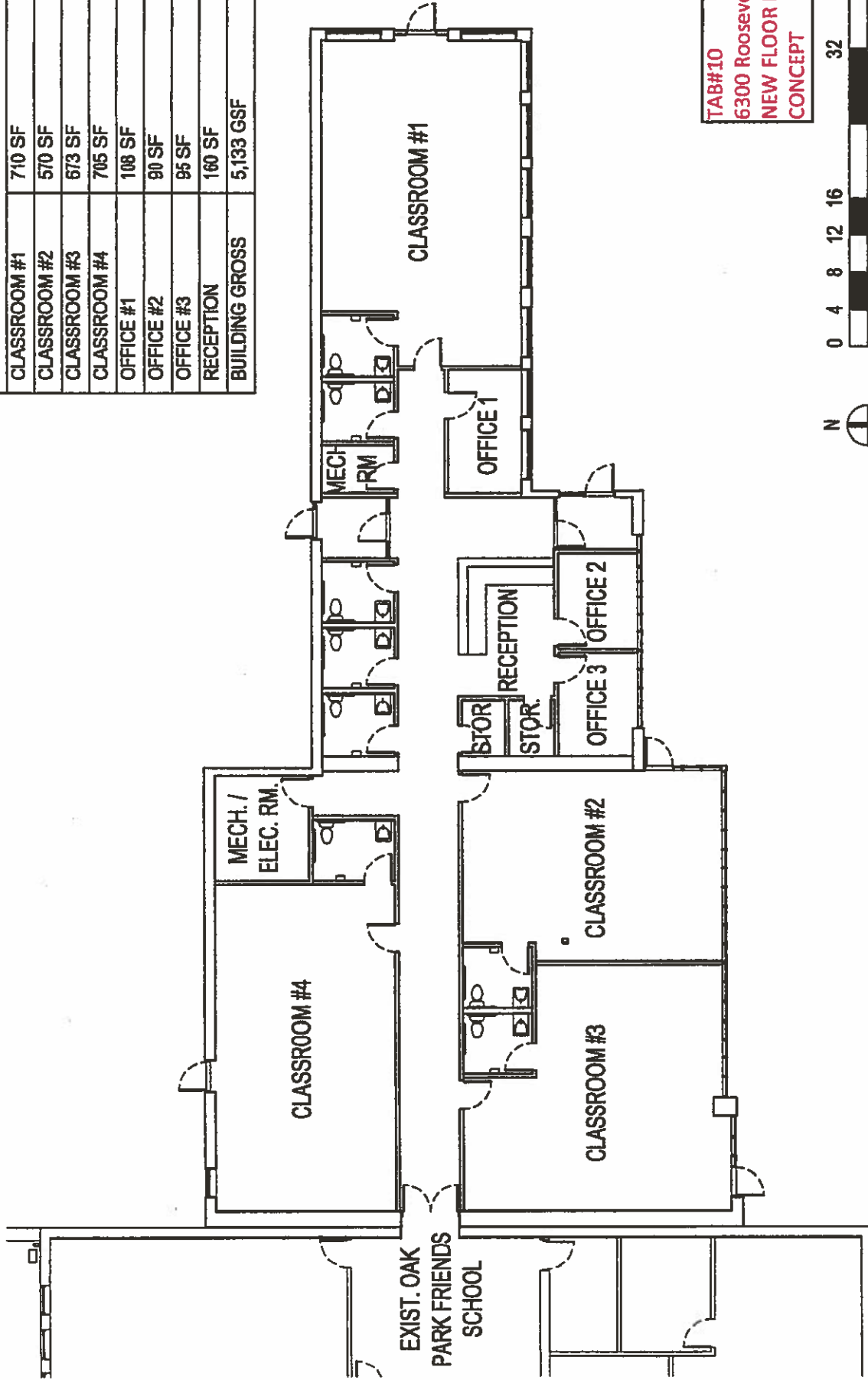
STUDIO INTEGRA 1172 S. May Ave. Oak Park, IL 60454 Office: 708.424.365 studio@integra.com	drawing title: Existing Site Plan		scale: 1"=40'-0"
	project:	Oak Park Friends School Expansion 6300 West Roosevelt Rd. Oak Park, Illinois	date: 07.12.19 drawing #: 8



TAB#9
6300 Roosevelt Rd -
NEW SITE PLAN
CONCEPT

scale: 1"=30'-0"	drawing title: New Site Plan Concept	STUDIO INTEGRA 1192 S. Cuyler Ave. Oak Park, IL 60304 office 708.434.5414 studio@studio-integra.com
date: 07.12.19	project: Oak Park Friends School Expansion	Oak Park Friends School
drawing #: 9	6300 West Roosevelt Rd. Oak Park, Illinois	

BUILDING SQUARE FOOTAGE SUMMARY	
CLASSROOM #1	710 SF
CLASSROOM #2	570 SF
CLASSROOM #3	673 SF
CLASSROOM #4	705 SF
OFFICE #1	108 SF
OFFICE #2	90 SF
OFFICE #3	95 SF
RECEPTION	160 SF
BUILDING GROSS	5,133 GSF



TAB#10
6300 Roosevelt Rd -
NEW FLOOR PLAN
CONCEPT



STUDIO INTEGRAL 1171 S. Harvey Ave. Oak Park, IL 60304 Phone: 708.434.5411 studio-integral.com	drawing title: New Floor Plan Concept	scale: 1"=18'-0" date: 06.24.19 drawing #: 10
	project: Oak Park Friends School Expansion 6300 West Roosevelt Rd. Oak Park, Illinois	



ROOSEVELT FACADE - OVERALL

TAB#11
6300 Roosevelt Rd -
BLDG EXTERIOR
PHOTOS




ROOSEVELT FACADE - PARTIAL LOOKING EAST



ROOSEVELT FACADE - PARTIAL LOOKING WEST



ROOSEVELT FACADE - SOUTHWEST CORNER

STUDIO INTEGRA 1172 S. Harvey Ave. Oak Park, IL 60304 office 708.434.6414 studio-integra.com	 Oak Park Friends School 1192 S. Cuyler Ave. Oak Park, IL 60304	drawing title: Bldg. Exterior Photos	scale: NTS
		project: Oak Park Friends School Expansion 6300 West Roosevelt Rd. Oak Park, Illinois	date: 08.24.19
			drawing #: 11



NORTH AND EAST FACADES - LOOKING WEST



NORTH FACADE - LOOKING EAST

TAB#12
6300 Roosevelt Rd -
BLDG EXTERIOR
PHOTOS



NORTH FACADE - LOOKING WEST

STUDIO INTEGRA

1172 S. Harley Ave.
 Oak Park, IL 60304
 office: 708.431.5114
 studio-integra.com



1192 S. Cuyler Ave.
 Oak Park, IL 60304

drawing title: **Bldg. Exterior Photos**

project:

Oak Park Friends
School Expansion
 6300 West Roosevelt Rd.
 Oak Park, Illinois

scale: **NTS**

date: **06.24.19**

drawing #:

12