



## Agenda Item Summary

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**File #:** MOT 19-62, **Version:** 1

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### **Submitted By**

Tammie Grossman, Development Customer Services Director

### **Reviewed By**

LKS

### **Agenda Item Title**

**A Motion to Refer an Application by Fenwick High School, Inc. for Major Modifications to a Planned Development Located at 505 Washington Boulevard Granted Pursuant to Village Special Use Permit Ordinance Number 19-16 to the Plan Commission for Public Hearing**

### **Overview**

Fenwick High School is seeking major modifications of its approved planned development to allow a reduction in the number of approved garage parking spaces (350) by approximately 26 spaces and for minimal exterior design changes to the south facade. This request is subject to Section 14.5(J)(3)(c) of the Oak Park Zoning Ordinance relative to the process for reviewing major modifications to an approved planned development.

### **Recommendation**

Approve the motion to refer the application to the Plan Commission for public hearing.

### **Staff Recommendation**

Staff Supports the Motion.

### **Fiscal Impact**

N/A.

### **Background**

Fenwick High School is a permitted use within the I-Institutional Zoning District and is located south of Washington Boulevard, west of South Scoville Avenue, east of East Avenue and north of Madison Street. In 2018, Fenwick submitted a planned development application for the proposed parking garage which included two allowances; 1.) reduced building setback from Scoville Avenue and, 2.) increased building height. The Plan Commission held a public hearing and adopted a findings of fact report with conditions for Village Board consideration. In March 2019, upon the Plan Commission's positive recommendation, the Village Board approved a five-story, 350 space parking garage structure on Fenwick's campus. This structure, which will be clad with a similar stone application as found on the original school along Washington Boulevard, will be constructed on their current surface parking lot located on the east side of the site abutting Scoville Avenue. The Village Board also approved a vacation of the east-west alley abutting the site to the south of the proposed garage location between East Avenue and Scoville Avenue.

After approval, Fenwick began developing more detailed building construction plans. During that process, it was found that the cost of the proposed garage was considerably more than originally anticipated. In order to reduce costs, Fenwick is proposing to remove the parking spaces (approximately 26) from the lower / below-grade level of the garage. These spaces will be relocated to a surface parking lot on-site as they consider future plans for the remainder of the campus.

The Village's 2017 Zoning Ordinance introduced new procedures for modifying approved planned development ordinances. Section 14.5(J) Modifications To Approve Planned Developments, lists three review/approval process categories: Administrative, Minor & Major. Each process category has limitations on what, how much and by whom a change can be approved. The modifications Fenwick is proposing mainly falls under the Major Modification category. This category requires a public hearing. The public hearing can either be held by the Village Board or if referred by the Village Board, the Plan Commission. Since the Plan Commission held the original public hearing on this application, staff supports a referral to the Plan Commission for the public hearing. This item will return to the Village Board for consideration.

### **Alternatives**

The Board could choose to not refer the request to the Plan Commission and instead the Board could hold the public hearing.

### **Previous Board Action**

The Village Board approved Fenwick High School's Planned Development application for the construction of a five story-six floor, 350 parking space garage and public alley vacation on March 4, 2019.

### **Citizen Advisory Commission Action**

N/A.

### **Anticipated Future Actions/Commitments**

This matter will return to the Village Board for final approval with recommendations from the Plan Commission after the Public Hearing process is complete.

### **Intergovernmental Cooperation Opportunities**

Zoning and land use matters are unique to Village government within the corporate limits of Oak Park and therefore, intergovernmental cooperation opportunities do not exist.