



Agenda Item Summary

File #: ORD 19-59, **Version:** 1

Submitted By

David Mann, Plan Commission Chair and Tammie Grossman, Development Customer Services Director

Reviewed By

LKS

Agenda Item Title

Concur with the Plan Commission's Recommendation and Adopt an Ordinance Granting Major Modifications to the Planned Development Approved Pursuant to Ordinance 19-16 for Containing a Five-Story Private Parking Garage at the Property located at 505 Washington Boulevard

Overview

The applicant (Fenwick High School) was approved to construct a five-story private parking garage building for faculty, students and school events. The Applicant is requesting to reduce the approved number of parking spaces by 20 in the garage. Those spaces will be relocated to a surface lot on site.

Recommendation

The Plan Commission unanimously recommended approval of this application/modification as outlined in their Findings of Fact report attached hereto.

Staff Recommendation

Staff supports the Plan Commission's recommendation.

Fiscal Impact

N/A.

Background

The proposed development site is located within the I-Institutional Zoning District. The subject site is currently used as a temporary surface parking lot owned and operated by Fenwick High School. This site was formally the location of two multiple family dwelling unit buildings. Fenwick High School representatives originally held a neighborhood meeting on November 13, 2018 at Fenwick High School where notified neighbors reviewed plans and heard an overview of the proposal as well as future plans for the high school campus. The Applicant also received approval to vacate the public alley that bisected their campus east to west. The parking garage and various alley vacations are their first steps in realizing their vision toward renovation of the school campus. The Applicant found that, a relocation of the below grade parking would substantially reduce their cost to construct the parking garage. The Applicant is also sensitive to reducing on-street parking use and will be adding the relocated 20 parking spaces to their site and not request that they go back on the street at this time. The Applicant is also asking for some minor changes to the the garage façade as identified in the attachment.

Alternatives

Approve the Request as recommended.
Deny the Request.
Approve the Request with modifications.

Previous Board Action

The Village Board unanimously approved their Special Use - Planned Development application at their March 4, 2019 meeting. Ordinance 19-16 is attached.

Citizen Advisory Commission Action

The Plan Commission reviewed the application to modify Planned Development Ordinance 19-16. There was no public comment. The Applicant indicated that a substantial reduction in cost would be achieved if the lower level excavation was not necessary. By removing and relocating 20 parking spaces from the garage, they could achieve this cost savings. The Plan Commission was in support of this request in part due to the applicant's ability to retain the twenty parking spaces on site in a surface parking lot. The Plan Commission also supported their minor changes to the garage façade.

Anticipated Future Actions/Commitments

N/A.

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