



Agenda Item Summary

File #: ORD 19-65, **Version:** 1

Submitted By

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Reviewed By

LKS

Agenda Item Title

Concur with the Plan Commission and Adopt an Ordinance Amending Article 8 ("Uses"), Section 8.3 ("Use Restrictions"), Table 8-1 ("Use Matrix") of the Oak Park Zoning Ordinance Establishing an Educational Facility - Primary or Secondary as a Special Use in the RR - Roosevelt Road Zoning District

Overview

The Applicant, Oak Park Friends School located at 1192 South Cuyler Avenue, is requesting to amend the Zoning Ordinance to include an Educational Facility as a listed special use in the RR - Roosevelt Road zoning district to allow for an expansion of their existing school into 6300 Roosevelt Road. The current facility is a grandfathered use within the RR Roosevelt Road zoning district. This is a companion agenda item to Ord 19-66.

Recommendation

Support the Plan Commission's recommendation to add this as a Zoning Ordinance text amendment as a special use within the RR - Roosevelt Road zoning district.

Staff Recommendation

Staff supports the Plan Commission's recommendation.

Fiscal Impact

N/A.

Background

The Oak Park Friends School at 1192 South Cuyler Avenue was established under the previous Zoning Ordinance and has existed and thrived at its current location for many years. During the Zoning Ordinance revision process in 2017 this use was removed as an allowed use in business and commercial districts. Under the former Zoning Ordinance, any school that wished to operate in a non-residential district was required to meet the R7- Multiple Family zoning district bulk requirement (lot size, setbacks, lot coverage, etc.). It was known that multiple variances were being requested each time a school sought to operate within non-residential districts. The R7 requirements were looked at as being a deterrent for schools in non-residential districts. The current Zoning Ordinance allows schools in all residential districts as permitted uses and does not allow them at all in non-residential districts. In this particular case, the existing school has been established for several years and wishes to expand. They have already established that their use is

appropriate with minimal impact to this area and the expansion would continue in that manner. By allowing this use as a special use verses a permitted use, the public will have the opportunity to provide comment on whether or not a school use in their area is of issue. Keep in mind that this text amendment is only for the RR -Roosevelt Road zoning district and does not affect any other non-residential zoning district.

Alternatives

Deny the Application.

Modify the Application.

Previous Board Action

N/A.

Citizen Advisory Commission Action

The Plan Commission reviewed this application at their meeting of August 1, 2019 and has indicated their unanimous support for the Zoning Ordinance text amendment. The Plan Commission discussed the age and number of the children who would be attending. The Plan Commission received one letter of support from a neighbor who lives on Cuyler Avenue near the school.

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.