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Staff Report to the Plan Commission

Prepared 5/12/23

TITLE/NAME/SUMMARY

Liberty School Expansion - Development Petition for a Special Use Permit for a school and a planned development

Project:

Liberty School Expansion - 2022-1019

Petitioner: Ted Schulz, Orland School District 135

Project Representative: Steven McCleary, raSmith, Inc.

Purpose: The petitioner seeks the approval of a Special Use Permit for a school and a planned development to build expansion of the building footprint by 5,469 square feet and to make alterations to the site plan of the subject property.

Requested Actions: Approval of a Special Use Permit for a school and a planned development

Address: 8801 151st Street

P.I.N.: 27-15-201-020

Parcel Size: 19.4 acres

Building Size: 56,494 square feet (existing)

BACKGROUND

Liberty school opened in 1976 and serves students in grades 3-5. Since schools were not required to adhere to the Land Development Code (LDC) at the time of original construction, any site characteristics that do not comply with the LDC's present criteria are regarded as legal non-conforming. The proposed improvements will bring the existing school closer to compliance with the LDC.

The LDC classifies schools as a special use, which is the reason the permit is currently being requested. Jerling Junior High, at 8851 151st Street, is the other structure on this parcel, is not currently being considered for renovations, but a special use permit is being asked for a planned development to be in compliance with the LDC because the two buildings share the parcel.

FINDINGS OF FACT

COMPREHENSIVE PLAN

Planning District	Silver Lake South Planning District
Planning Land Use Designation	Community & Institutional

The Comprehensive Plan defines the project area as Community & Institutional land use within the Silver Lake South Planning District. Students in this area are well-served by pedestrian and auto connectivity from the existing neighborhoods as well as the neighborhoods north of 151st Street along 88th Avenue. A multi-use pathway runs around the perimeter of the schools through the Water Pumping Station & Reservoir. Busses access the school through the circle drive on the north and cars access the site through 152nd Street on the east. The school property contains sprawling open space ideal for recreation and outdoor activities.

ZONING DISTRICT

Existing	R-3 Residential
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ADJACENT PROPERTIES

	Zoning District	Land Use
North	R-3	Single Family Residential (Silver Lake West)
East	R-3	Single Family Residential (Orland Terrace)
South	R-3	Government (Water Pumping Station & Reservoir)
West	R-3	Single Family Residential (Village Square of Orland)

LAND USE CLASSIFICATION

Existing	School
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SITE PLAN

The proposed 5,469 square-foot expansion contains 3 classrooms, 2 restrooms, and 2 offices. Exterior improvements include foundation plantings and a new internal sidewalk connection to the circle drive. Parking lot improvements include a new dumpster enclosure meeting LDC requirements, parking lot landscape islands, and a new crosswalk. Parking lot improvements will be phased and completed after the Village water main project is completed on the property.

BUILDING HEIGHT

Maximum	30' max.
Proposed	15' 3"

BUILDING SETBACKS

	Required	Provided
Front (North)	25' minimum	75' (Jerling)
Side (West)	25' minimum	40' (Jerling)
Side (East)	15' minimum	94'
Rear (South)	30' minimum	199'

LOT COVERAGE

	Maximum	Proposed
Impervious (%)	70%	49.85%

Vehicle Parking

PARKING SPACES

	Existing	Proposed
Total Provided	84	77

The LDC requires 1.5 parking spaces per classroom. This site is legal-nonconforming with the Off-Street Parking & Loading Requirements; however, the number of parking spaces proposed is a reduction in the non-conformity of the site, bringing it closer to compliance.

Pedestrian and Bicycle Mobility

Incorporation of crosswalks will enhance safety measures for pedestrians navigating the site, consistent with other site improvements. The petitioner is also proposing new bicycle racks (9 bicycle parking spaces) to comply with LDC requirements and to facilitate bicycle access to the site.

Signage

A review of proposed signage will be conducted after Board of Trustees approval. Proposed signage will need to comply with the provisions of the LDC.

Lighting

Newly proposed lighting will comply with the provisions of the LDC and will be reviewed before final engineering approval.

ELEVATIONS

The petitioner proposes to maintain the majority of the existing building façade materials while expanding the northern portion of the building by 5,469 square feet. The existing building exterior will remain the same, while the proposed expansion is designed to match the existing building style.

LANDSCAPE PLAN

The preliminary landscaping plans, reviewed by Staff, are compliant with the LDC. Landscape requirements appear to be met and will be confirmed during final review.

ENGINEERING

Stormwater Management

The preliminary engineering plans, reviewed by Staff, are compliant with the LDC.

Utilities

The sanitary and water connections to this project will be connected to existing utilities on site.

STAFF RECOMMENDED ACTION

Regarding Case Number 2022-1019, also known as Liberty Intermediate School Expansion, Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated May 12, 2023;

And

Staff recommends that the Plan Commission approve a special use permit for a planned development and a school, subject to the following conditions:

1. The development will be in substantial conformance with the approved site plan dated [insert date], approved building elevations dated [insert date], and approved landscape plan dated [insert date].
2. The Engineering Programs and Services Department must approve final engineering and final landscape plans prior to the commencement of site improvements.
3. A traffic and parking control/management plan must be approved by the Director of Engineering prior to occupancy of the building addition.
4. A new dumpster enclosure meeting Land Development Code requirements must be installed prior to occupancy of the building addition.
5. A letter shall be provided by the school district allowing Village access to the site to maintain existing and proposed utilities prior to the hearing of this case before the Board of Trustees.
6. A Plat of Easement granting utility access must be recorded no later than 6 months after water main project is completed on the subject property.
7. Parking lot and other site improvements as noted on attached Deferred Improvements Exhibit dated March 28, 2023, meeting all Land Development Code requirements be

completed no later than 6 months after water main project is completed on the subject property.

Recommended Action/Motion

Regarding Case Number 2022-1019, also known as Liberty Intermediate School Expansion, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case [with the following amendments (if necessary)].