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Staff Report to the Committee of the Whole

Prepared 5/31/23

TITLE/NAME/SUMMARY

Orland Junior High & High Point Elementary School Expansions

Petitioner: Ted Schulz, Assistant Director of Building & Grounds, Orland School District 135

Project Representative: Steven McCleary, Engineer Consultant, raSmith Inc.

Purpose: The petitioner seeks approval of a Special Use Permit for a school and a planned development to continue the existing land use of Orland Junior High & High Point Elementary schools located at 14825 and 14855 West Avenue. Approval of a Site Plan, Landscape Plan, and Building Elevations is also requested to construct expansions on Orland Junior High by 2,207 square feet and High Point Elementary footprint by 15,630 square feet and to make alterations to the site plan of the subject property. Phase II improvements include parkway trees, parking lot landscape islands, a new garbage enclosure, and landscape upgrades on site.

PLAN COMMISSION SUMMARY

Present at the Plan Commission meeting were 6 Commissioners, members of staff, and representatives of the school, as well as one individual who raised concerns about traffic and construction contributing to a negative impact on the neighborhood. In addition to addressing the public's comments, the Plan Commissioners raised questions and made comments about the rationale behind the five schools selected for additions, traffic enforcement, and the high number of students who are picked up/dropped off to school.

The Plan Commissioners discussed the adequacy of the parking on the site. In the Centennial School case, Commissioner Schussler expressed worry that the parking lot landscaping islands would take away much-needed on-site parking and amended condition #7 to remove the parking lot islands from the deferred items plan. This has been included as an alternate motion below. The Plan Commission recommended by a vote of 6 ayes and 1 absent to approve the staff recommended action, subject to conditions. *Please review the Staff Report to the Plan Commission and meeting minutes for more information.*

PLAN COMMISSION MOTION

Regarding Case Number 2022-1018, also known as Orland Junior High and High Point Elementary Expansions, 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 with modifications, 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 either 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 prior to the start of the 2025-2026 school year.
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 by December 1, 2025.

Staff further recommends a modification from the Land Development Code to allow for a building height increase of 2' 4" beyond the R-3 Residential District maximum height.

COMMITTEE OF THE WHOLE RECOMMENDED ACTION

I move to recommend to the Village Board approval of 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 either 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 prior to the start of the 2025-2026 school year.
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 by December 1, 2025.

And

I move to recommend to the Village Board approve a modification from the Land Development Code to allow for a building height increase of 2' 4" beyond the R-3 Residential District maximum height.

Motion #1 (with parking lot amendments):

I move to recommend to the Village Board to approve the Plan Commission Recommended Action as presented in the Staff Report to the Plan Commission regarding Case Number 2022-1018, also known as Orland Junior High and High Point Elementary Expansions, with the following amendments:

1. Provide a minimum of 161 parking spaces.
2. Remove parking lot landscape islands from the Deferred Improvements Exhibit.

Motion #2 (without parking lot amendments):

I move to recommend to the Village Board to approve the Plan Commission Recommended Action as presented in the Staff Report to the Plan Commission