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Staff Report to the Board of Trustees

Prepared 6/12/23

TITLE/NAME/SUMMARY

Centennial School Expansion

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 zoning map amendment, a plat of consolidation, and Special Use Permit for a school to continue the existing land use of a 50,513 square-foot elementary school located at 14101 Creek Crossing Drive. Approval of a Site Plan, Landscape Plan, and Building Elevations is also requested to construct Phase I improvements which includes a 7,896 square-foot building addition that accommodates 4 classrooms with restrooms, a gross motor room, and an office area. Phase II improvements include installation of new sidewalk connections, parking lot islands, renovation of the dumpster enclosure, and additional landscaping to bring the site further into compliance with the Land Development Code.

Please review the Staff Report to the COTW, Plan Commission, and meeting minutes for more information.

PLAN COMMISSION SUMMARY

Six Commissioners, members of staff, school officials, and citizens who were school neighbors attended the May 16, 2023 Plan Commission meeting. Concerns regarding the school expansion and rezoning were expressed by members of the public. The primary issues were traffic management, the construction timeline, lot consolidation, and the future of the property, which is proposed to be rezoned R-3 Residential, and why the rezoning is necessary at this time.

In addition to responding to public comments, the Plan Commissioners discussed the adequacy of the parking on the site, the reasoning behind the five schools chosen for expansions, and traffic enforcement. 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. The Plan Commission recommended approval of the staff recommendation, subject to the updated conditions, by a vote of 5 ayes, 1 no, and 1 absent.

COMMITTEE OF THE WHOLE SUMMARY

The Committee of the Whole accepted the Plan Commission recommended and added a condition to modify the Deferred Site Improvements Exhibit for Liberty School to maintain not less than the current number of parking spaces, and to remove islands and/or landscaping to achieve this number of parking spaces. Total landscaping requirements can be met at other locations on site.

COMMITTEE OF THE WHOLE RECOMMENDED ACTION

I move to approve a zoning map amendment for 14101 Creek Crossing Drive from E-1 Estate Residential to R-3 Residential district immediately upon lot consolidation.

And

I move to approve a plat of subdivision, with the condition that the petitioner submits a Mylar Record of this Plat of Consolidation to the Village for approval, execution, and recording.

And

I move to approve a special use permit for a planned development and a school, subject to the following conditions and amendments:

1. The development will be in substantial conformance with the approved site plan dated May 11, 2023 approved building elevations dated December 29, 2022, and approved landscape plan dated May 11, 2023.
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 recording of the plat of easement prior to Board of Trustees meeting for this case number.
6. A Plat of Easement granting utility access must be recorded prior to the start of the 2023-2024 school year.
7. Parking lot and other site improvements as noted on attached Updated Deferred Improvements Exhibit dated June 12, 2023, meeting all Land Development Code requirements be completed by December 1, 2024.

Recommended Motion

I move to approve the Committee of the Whole recommend action as presenting in the Staff Report to the Board of Trustees regarding Case Number 2022-1020, also known as Centennial School Expansion.

And

I move to adopt an ordinance entitled: [insert ordinance title]