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Staff Report to the Board of Trustees

Prepared 6/12/23

TITLE/NAME/SUMMARY

Liberty School Expansion

Petitioner: Ted Schulz, Assistant Director of Building & Grounds, Orland School District 135**Project Representative:** Steven McCleary, Engineering 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 a 56,483 square-foot elementary school located at 8801 151st Street. Approval of a Site Plan, Landscape Plan, and Building Elevations is also requested to construct Phase I improvements which includes a 5,469 square-foot building addition that accommodates 3 classrooms, 2 restrooms, and 2 offices. Phase II improvements include installation of parking lot islands, renovation of the dumpster enclosure, and additional landscaping to bring the site further into compliance with the Land Development Code.

PLAN COMMISSION SUMMARY

Present at the Plan Commission meeting were 6 Commissioners, members of staff, and representatives of the school, as well as three individuals who were all neighbors of the school. Primary concerns were traffic (especially parents queuing in 152nd Street and their 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 feasibility of extending 152nd Street south to Thistlewood Lane through the water pumping station & reservoir south the school.

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. Chairman Parisi moved to approve the staff recommendation as presented in the staff report to the Plan Commission for this case, seconded by Commissioner Paul. Vice Chairman Schussler moved to amend the motion to provide the number of parking spaces to remain unchanged at 84 and the petitioner to not be required to add parking islands in the parking lot, seconded by Commissioner Zomparelli. The amendment failed by a vote of 3 ayes, 3 nays, and 1 absent. However, this has been included as an alternate Committee of the Whole Recommended Action Motion.

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.*

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 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 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 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 "Updated Deferred Improvements Exhibit" dated June 12, 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 Motion

I move to approve the Committee of the Whole recommend action as presented in the Staff Report to the Board of Trustees regarding Case Number 2022-1019, also known as Liberty Intermediate School Expansion.

And

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