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Staff Report to the Committee of the Whole

Prepared 5/30/23

TITLE/NAME/SUMMARY

Centennial Elementary School - Renovations

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.

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.

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

COMMITTEE OF THE WHOLE RECOMMENDED ACTION

I move to recommend to the Village Board approval of 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 recommend to the Village Board approval of 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 recommend to the Village Board approval of a special use permit for a school, subject to the following conditions and amendments:

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 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 Deferred Improvements Exhibit dated March 28, 2023, meeting all Land Development Code requirements be completed by December 1, 2024.

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 Pan Commission regarding Case Number 2022-1020, also known as Centennial School Expansion, with the following amendments:

1. Provide a minimum of 86 parking spaces.
2. Remove parking lot landscape islands from the Deferred Improvements Exhibit.

-OR-

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 Pan Commission regarding Case Number 2022-1020, also known as Centennial School Expansion.