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# ORLAND PARK

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## Staff Report to the Plan Commission

Prepared 5/12/23

### TITLE/NAME/SUMMARY

Orland Junior High & High Point Elementary Expansion - Development Petition for a Special Use Permit for planned development and a school

**Project:**

Orland Junior High & High Point Elementary Expansion - 2022-1018

**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 planned development and a school in order to build 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.

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

**Address:** 14825 & 14855 West Avenue

**P.I.N.:** 27-09-400-003-0000

**Parcel Size:** 20.05 acres

**Existing Building Sizes:**

Orland Junior High: 79,393 square feet

High Point Elementary: 37,031 square feet

### BACKGROUND

Orland Junior High was built in 1966 and later expanded in 1970. High Point school was built in 1970 to relieve Park School from overcrowding. High Point School still contains one gymnasium, which is also shared as a lunchroom.

The LDC classifies schools as a special use, which is the reason the permit is currently being requested. A special use permit is being asked for a planned development to be in compliance with the LDC because the two schools share the same parcel of land.

### FINDINGS OF FACT

**COMPREHENSIVE PLAN**

<b>Planning District</b>	Orland Grove Planning District
<b>Planning Land Use Designation</b>	Community & Institutional

The Comprehensive Plan defines the project area as Community & Institutional land use within the Orland Grove Planning District. Students and in this area are well-served by the Humphrey Sports Complex as well as Doogan Park via multi-use pathways running through the school property. The renovations may encourage more students to walk or bike to school, which can help reduce traffic congestion and improve air quality in the area.

#### ZONING DISTRICT

<b>Existing</b>	R-3 Residential
<b>Proposed</b>	R-3 Residential

#### ADJACENT PROPERTIES

	<b>Zoning District</b>	<b>Land Use</b>
<b>North</b>	OL	Open Space
<b>East</b>	R-3	Open Space
<b>South</b>	R-3A	Single Family Residential
<b>West</b>	R-2 & R-3A	Single Family Residential

#### SITE PLAN

The proposed High Point Elementary expansion is 15,630 square feet consisting of a gymnasium, mechanical room, 2 bathrooms and 3 classrooms. The proposed Orland Junior High 2,207 square foot expansion contains a fitness center and storage. Exterior improvements include new landscape plantings, ADA access, parking lot landscape islands, a new dumpster enclosure, and new bicycle parking.

#### BUILDING HEIGHT

Maximum height	30'
Orland Junior High	22' 4"
High Point Elementary	32' 4" – <b>Modification Requested</b>

A modification has been requested to increase the maximum building height in the R-3 Residential Zoning District from 30' to 32'-4" for the High Point gymnasium. Staff supports this modification because the existing building is 32'-4" in height where the proposed expansion is located. The expansion is away from surrounding residential and will have minimal impact on the site.

#### LOT COVERAGE

<b>Maximum Impervious Surface</b>	<b>Maximum Impervious Surface</b>
70% (R-3)	40.85%

#### Vehicle Parking

#### PARKING SPACES

	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>
<b>Total Provided</b>	82.5	161	153

The LDC requires 1.5 parking spaces per classroom. This site is legal-nonconforming with the Off-Street Parking & Loading Requirements because the amount of parking proposed is a reduction in the non-conformity of the site, bringing it closer to compliance. The parking is necessary for evening and weekend use at the schools and baseball fields and will reduce on-street parking in the residential neighborhoods to the south. The site also contains several gymnasiums for assemblies where the parking count may be considered more reasonable for the use.

#### Pedestrian and Bicycle Mobility

The petitioner proposes 2 new sidewalk connections to the playground area and the Humphrey Bike Trail. The site already contains crosswalks that enhance safety measures for students who walk to school. The petitioner is also proposing new bicycle racks (18 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

Preliminary lighting complies with the provisions of the LDC. Lighting is approved during the final engineering review.

## **ELEVATIONS**

### High Point Elementary

The petitioner proposes to maintain most of the existing building façade materials while expanding the eastern portion of the building by 15,630 square feet. The new exterior will contain matching brick with metal composite panels. The secondary entrance to the site contains a yellow metal awning that matches the official High Point school colors.

### Orland Junior High

The petitioner proposes to expand the northern portion of the building by 2,007 square feet using matching brick with metal composite panels.

## **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. The representative plant list appears to meet diversity requirements for number of species; percentage of species will be evaluated at final review.

## **ENGINEERING PLAN**

### 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 utility lines.

## **STAFF RECOMMENDED ACTION**

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, 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.

Recommended Action/Motion

Regarding Case Number 2022-1018, also known as Orland Junior High and High Point Elementary Expansions, 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)].