

MINUTES
FLOSSMOOR PLAN COMMISSION
REGULAR FEBRUARY MEETING
FEBRUARY 16, 2023

Chair Mitchell called the February 16, 2023 regular Meeting of the Plan Commission to order at 7:33PM.

1. ROLL CALL

PRESENT:

Chair Mitchell, Commissioners Maddox, Martin, Mathewson, Matthys, Nordman and Yast

ABSENT: None

ALSO PRESENT:

Scott Bugner, Zoning Administrator; Jim Glascott, WT Engineering; Ryan Kelly, DLA Architecture; Jim Patterson, HFHF; petitioners.

2. APPROVAL OF THE MINUTES OF THE MEETINGS OF JANUARY 19, 2023

Chair Mitchell asked for a motion to approve the minutes of the January 19, 2023 meeting as submitted.

Commissioner Martin motioned to approve the minutes of the January 19, 2023 meeting as submitted. Commissioner Matthys seconded the motion which passed by roll call vote.

AYES: Chair Mitchell, Commissioners Martin, Matthys, Nordman and Yast

NAYS: None

ABSTAIN: Commissioners Maddox and Mathewson

**3. PUBLIC HEARING OF A REQUEST FOR AN AMENDMENT TO A SPECIAL USE FOR AN ADDITION –
HOMEWOOD-FLOSSMOOR HIGH SCHOOL DISTRICT 233 (999 KEDZIE AVENUE)**

Chair Mitchell opened the public hearing and asked Mr. Bugner to summarize the petition. Mr. Bugner presented his staff report as follows:

“We have received a request for an amendment to a special use permit for an addition and renovations to the south campus building at Homewood-Flossmoor High School for a new science wing.

The subject property is a 96.7-acre campus of Homewood-Flossmoor High School. The property is improved with two primary structures being the “north” and “south” buildings as well as multiple accessory buildings, structures and uses. The property is zoned **P-Public Use** and the High School operates under a Special Use Permit.

District 233 is proposing an addition and renovations to the south campus building near the southeast corner of the south building adjacent to the softball field.

The proposed project will include the construction of a new 26,150 square foot science wing addition which will house additional science labs and class rooms and will be constructed to net-zero standards including geothermal heating and cooling, roof top solar panels with a partial green roof and other environmentally friendly and sustainable construction practices. Site improvements will include the demolition of approximately 49 existing standard and accessible parking spaces which will be replaced with a new parking lot with 50 standard parking spaces and 3 ADA accessible parking spaces. A new access drive will also be constructed with pedestrian walkways along the east side of the addition along with reconstruction of the existing asphalt path along the west side of the addition. Additional site improvements will include the re-routing and installation of new utilities such as storm sewer, sanitary sewer and water main.

The proposed addition and site improvements conform with all zoning regulations for site structure, parking and other regulations for the Public Use District.

Public Works Director John Brunke has reviewed the preliminary site development plans and did not have any comments or concerns at this time.

The Fire Department requests that the proposed fire hydrant location be moved into the island with the steamer port facing the parking lot aisle, and that the fire alarm and sprinkler drawings be submitted to the department for review as they proceed to the construction phase.”

Mr. Bugner added that the fire department had some additional requests for an additional Knox box to be installed and that a radio frequency signal strength evaluation be conducted during construction to ensure radio signals are sufficient in and out of the building during emergencies.

Chair Mitchell asked the petitioners to provide additional detail for the proposed addition and renovations.

Jim Patterson introduced himself as Director of Operations and Maintenance at Homewood-Flossmoor High School and advised that this is a project that the high school is very excited about and which has been in the works for several years. Mr. Patterson introduced DLA Architects and WT Engineering to speak about the specifics.

Jim Kelly with DLA Architects introduced himself as well as Jim Glascott with WT Engineering. Mr. Kelly provided an overview of the project and advised that the footprint of the building is approximately 26,000 square feet and that it would be a two-story building for a total of approximately 42,000 square feet. He advised that it would house about 15 science labs and that the goal for the project in general is to bring the science program up to date with current technologies and to also co-locate all of the programs bringing everything together in one location. Mr. Kelly provided an overview of the floor plan advising that there is a mix of science labs including physics labs, chemistry labs and biology labs. He advised that building would be a learning tool and so net zero made a lot of sense in the design process. He stated that essentially the building would generate as much energy as it consumes with the use of geothermal and photovoltaic solar energy and an enhanced building envelope making the building more environmentally friendly. Mr. Kelly provided some details of the elevation renderings showing the building design and finishes as well as landscaping. He advised that they had met with the fire department and assured that there would be access all the way around the building with at least an 18-foot lane on the west side and the proposed hydrant location would be moved. He asked if there were any questions before moving on to the site engineering.

Commissioner Matthys asked what they are planning to do with the existing labs that are in the B building. Mr. Kelly advised that a few of those classes have been renovated and would be general education class rooms. Commissioner Matthys asked about the student circulation coming from the north building and whether the students would enter the science wing and then out again to the B building. Commissioner Matthys asked if the building would enclose the court yard. Mr. Kelly advised that with the access way for the fire department would be an asphalt path with grass pavers on either side that are built to withstand the loading of fire trucks and their outriggers.

Commissioner Maddox asked the estimated length of construction. Mr. Patterson advised that they would like to put it out to bid in April and start construction over the summer with completion in September of 2024.

Commissioner Mathewson asked if the parking would be for students or faculty. Mr. Patterson advised that it would primarily for faculty use.

Commissioner Yast asked if the new parking lot would be able to accommodate the additional square footage of the building. Mr. Kelly advised that they added some additional spaces and that they believe that overall, they have sufficient parking for faculty.

Commissioner Mathewson asked if the high school was anticipating an increase in attendance. Mr. Patterson advised that the overall student and faculty are not anticipated to increase greatly but that the additional space will allow for larger class rooms and breakout spaces.

Jim Glascott reviewed some of the site engineering details and advised that the new parking lot would include 50 spaces with 3 ADA parking spaces, the fire access and walkway on the west side, rebuilding the driveway and providing walkway on the east side. He advised that stormwater is covered under an intergovernmental agreement between the Village of Flossmoor, MWRD and HFHS as part of the East Cherry Creek Branch restoration and that they are still under the threshold before they will have to start providing additional detention on the site. He advised that they are re-routing water main and sanitary sewer to avoid the foot print of the building. He advised that the landscaping is proposed that will generally match existing landscaping around the other areas of the school.

Commissioner Martin asked about the court yard and whether there was any type of roof or if it was open air space. Mr. Glascott advised that it was an open-air court yard. Commissioner Yast asked if the addition would be free-standing. Mr. Glascott advised the addition would be connected to G wing and there would be gap between the new building and E wing. Commissioner Martin asked if the students would have to go into inclement weather to go between buildings. Mr. Patterson advised that this has been standard practice for many years and that the students also walk between the north and south campus buildings to go to and from classes. Commissioner Mathewson noted that you can get to all of the south campus wings internally if necessary.

Commissioner Nordman asked if the fire department access path would be open all the time and if they expect students to use that for access. Mr. Kelly advised that wouldn't be typically for student access because it only leads to the faculty parking lot from the court yard. Commissioner Nordman asked if there has been any consideration about safety and security in that corridor. Mr. Kelly advised that camera locations are a consideration with every project and that this is no exception and it is a part of the low-voltage package.

Chair Mitchell asked what the impact of the project during construction would be on the softball field. Mr. Kelly advised that there would be some limited access to parking but the field would not be impacted and the softball season would not be impacted.

Chair Mitchell asked if there were any members of the public who wished to comment. Mr. Bugner advised that there were no members of the public present.

Commissioner Nordman asked when the geothermal would be completed and whether that would be part of the building plan. Mr. Kelly advised that it would be part of the building plan. Commissioner Nordman asked how deep the wells would be. Mr. Kelly advised that there would be 20 wells at 500 feet deep.

Chair Mitchell advised that unless there were no other comments he would ask for a motion to recommend approval of the petitioner's request.

Commissioner Mathewson motioned to recommend approval of an Amendment to the Special Use Permit as submitted. Commissioner Nordman seconded the motion which passed by roll call vote.

AYES: Chair Mitchell, Commissioners Maddox, Martin, Mathewson, Matthys, Nordman and Yast

NAYS: None

4. OTHER BUSINESS

None

5. STAFF REPORTS

None

6. ADJOURNMENT

Chair Mitchell asked for a motion to adjourn.

Commissioner Matthys motioned to adjourn the meeting. Commissioner Yast seconded the motion which passed by roll call vote.

AYES: Chair Mitchell, Commissioners Martin, Matthys, Nordman and Yast

NAYS: None