



# Memorandum

**To:** Charles Witherington-Perkins, Director of Planning and Community Development  
**CC:** Randy Recklaus, Village Manager  
**From:** Sam Hubbard, Development Planner  
**Date:** 6/1/2022  
**Re:** Proceed at Own Risk Request – Forest View Educational Center, 2121 S. Goebbert Road

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Attached is a “Proceed At Own Risk” request to allow School District 214 to proceed with improvements to the Forest View Educational Center located at 2121 S. Goebbert Road, including an interior remodel and construction of a 5,640 square foot building addition to be used as a staff training facility. This approval would allow District 214 to proceed with construction while they finalize zoning entitlements for the subject property. It should be noted that all building permits for school buildings are issued by the Illinois State Board of Education (ISBE). Also included within this transmittal is a site plan and floor plan for the subject property.

## **Project Background:**

The District has already been approved for construction by the Illinois State Board of Education. Furthermore, they have received a letter from the Metropolitan Water Reclamation District (MWRD) that confirms no new stormwater detention is needed for the proposed improvements. However, all school facilities are required to obtain a Special Use Permit and the subject property has never been granted this zoning approval. In May of 2021, the Village made District 214 aware that the Forest View campus had never received a Special Use Permit, and because the building addition triggers the requirement for this zoning entitlement, the District has initiated the Special Use Permit approval process.

On May 25<sup>th</sup> of this year, the petitioner appeared before the Conceptual Plan Review Committee to present their concept, which received positive feedback from the commissioners. However, completion of the zoning entitlement process is not expected to come for several months and the District would like to begin construction at this time in order to complete a significant portion of the work prior to student return in the fall.

## **Recommendation:**

It is recommended that the Village Board approve the “Proceed At Own Risk” authorization to allow construction of the proposed improvements prior to finalization of the Village zoning entitlement process. This approval shall be subject to the following conditions:

1. That the Petitioner understands that they are proceeding at their own risk, since final zoning approval has not yet been granted by the Village.
2. The Petitioner shall submit a complete Plan Commission application in a timely fashion and diligently proceed through the zoning entitlement process until completion.