

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT  
FOR AN ELEMENTARY SCHOOL BUILDING ADDITION  
AND VARIATIONS FROM CHAPTER 28 OF THE  
ARLINGTON HEIGHTS MUNICIPAL CODE**

WHEREAS, on May 26, 2021, pursuant to notice, the Plan Commission of the Village of Arlington Heights, in Petition Number 21-005, conducted a public hearing on a request for a special use permit to allow an elementary school building addition within an R-3 One Family Dwelling District and variations from Chapter 28 of the Arlington Heights Municipal Code for the property located at 201 S Evanston Ave, Arlington Heights, Illinois; and

WHEREAS, the President and Board of Trustees have considered the report and recommendation of the Plan Commission and have determined that authorizing and granting the request, subject to certain conditions hereinafter described, would be in the best interests of the Village of Arlington Heights; and

WHEREAS, the President and Board of Trustees hereby find that an elementary school building addition in that location is desirable for the public convenience and that such facility is compatible with other uses in the vicinity of the site,

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS:

SECTION ONE: That a special use permit to allow an elementary school building addition in an R-3 One-Family Dwelling District, is hereby granted for the property legally described as:

A Tract of Land described as follows: Commencing at a point on the East line of the West Half (1/2) of the Northeast Quarter (1/4) of Section 33, Township 42 North, Range 11 East of the Third Principal Meridian, In Cook County, Illinois, Fifty (50) feet South of the North line of the Northeast Quarter (1/4) of said Section 33, measured along the said East line of the West Half (1/2) of the Northeast Quarter (1/4) of said Section 33; thence Westerly on a line parallel to the

North line of the Northeast Quarter (1/4) of said Section 33, a distance of 296.94 feet; thence Southerly in a straight line a distance of 528.07 feet to a point 296.94 feet West of the East line of the West Half (1/2) of the Northeast Quarter (1/4) of said Section 33 measured along a line parallel to the North line of the Northeast Quarter (1/4) of said Section 33, thence, Easterly along a line parallel to the North line of the Northeast Quarter (1/4) of said Section 33, a distance of 296.97 feet to the East line of the West Half (1/2) of the Northeast Quarter (1/4) of said Section 33; thence Northerly along the East line of the West Half (1/2) of the Northeast Quarter (1/4) of said Section 33 to the Point of Beginning; being the Land described as "Public School Land" in Stoltzners Greenview Estates, Fourth Addition, being A Subdivision of the East Half (1/2) of the East Three Quarters (3/4) of the Northwest Quarter (1/4) of the North East Quarter (1/4) of Section 33, Township 42 North, Range 11, East of the Third Principal Meridian.

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ALSO:

Lot Twenty-seven (27) and Lot Twenty-eight (28) in Stoltzner's Greenview Estates Fourth Addition, being a Subdivision of part of the East Half of the East Three-quarters of the North West Quarter of the North East Quarter of Section Thirty-three (33) Township Forty-two (42) North, Range Eleven (11), East of the Third Principal Meridian, according to plat thereof registered in the office of the Registrar of Titles of Cook County, Illinois, on October 7, 1959, as Document number 1890125

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and commonly known as 201 S Evanston Ave, Arlington Heights, Illinois. This approval shall be in substantial conformance with the following plans:

The following plans with revisions through March 26, 2021, have been prepared by Wold Architects and Engineers:

**Overall Site Plan**, consisting of one sheet;  
**Overall Floor Plan-Ground Floor**, consisting of one sheet;  
**Overall Floor Plan-Upper Floor**, consisting of one sheet;  
**Enlarged Floor Plan-Ground Floor**, consisting of one sheet;  
**Enlarged Floor Plan-Upper Floor**, consisting of one sheet;  
**Exterior Elevations-Enlarged Addition Elev.**, consisting of one sheet;  
**West Elevation**, consisting of one sheet;  
**Building Section, North/South Section**, consisting of one sheet;  
**Landscape Plan-Enlarged Plan and Details**, consisting of one sheet;

The following plans dated February 21, 2020 with revisions through March 26, 2021, have been prepared by Merit Corp. Group, LLC.:

**Cover Sheet**, consisting of sheet C1.000;  
**Existing Conditions Plan**, consisting of sheet C2.000;

**Soil Erosion Control Plan**, consisting of sheet C3.000;  
**Erosions Control Notes & Details**, consisting of sheet C3.001;  
**Demolition Plan**, consisting of sheet C4.000;  
**Geometric Plan**, consisting of sheet C5.000;  
**Grading Plan**, consisting of sheet C6.000;  
**Storm Sewer Plan**, consisting of sheet C7.000;  
**Utility Plan**, consisting of sheet C8.000;  
**Standard Constructions Notes**, consisting of sheet C9.000;  
**Standard Constructions Details**, consisting of sheets C10.000, C11.000 and C12.000;  
**MWRD Exhibit**, consisting of sheet C13.000;  
**Autoturn**, dated April 21, 2020 with revisions through March 26, 2021 and consisting of one sheet,

copies of which are on file with the Village Clerk and available for public inspection.

SECTION TWO: That the following variations from Chapter 28 of the Arlington Heights Municipal Code are hereby granted:

1. A variation from Section 10.4-4, Schedule of Parking Requirements-Community Service Uses, to allow a reduction in the required number of parking spaces from 81 spaces to 75 spaces.
2. A variation from 6.15-1.2b, New Landscaping Requirements, to allow certain parking rows to terminate without the Code required landscape island including a shade tree on each end.
3. A variation from Section 10.8-4, Schedule of Bicycle Parking Requirements-Community Service Uses, to allow a reduction in the required number of bicycle parking spaces from 8 spaces to 0 spaces.
4. A variation from Section 5.1-3.5, Maximum Height, to allow an increase in the maximum allowable building height from 25 feet to 30.5 feet.
5. A variation from Section 6.5-2, Accessory Structures, to allow an accessory structure (shed) in a side yard where accessory structures are only allowed within a rear yard.

SECTION THREE: That the Special Use Permit and Variations from Chapter 28 of the Arlington Heights Municipal Code granted by this Ordinance are subject to the following conditions, to which the Petitioner has agreed:

1. That the variation from Section 28-6.15-1.2b granted in SECTION TWO of this Ordinance, shall only apply to the western portion of the end islands on each side of the central parking row within the eastern parking lot. Said landscape islands shall be allowed to be less than the full width of a parking stall as well as omit their required shade trees.
2. The Petitioner shall incorporate additional landscape screening around the transformer for a more complete and layered screen, for review and approval by the Village.

3. The Petitioner must preserve and maintain the three trees located along the east elevation of the proposed addition, as depicted in the North East Elevation rendering for “Option A” prepared by Wold Architects and Engineers.

4. The Petitioner shall comply with all Federal, State, and Village Codes, Regulations and Policies.

SECTION FOUR: The Director of Building and Life Safety is hereby directed to issue permits, upon proper application and after compliance with all applicable ordinances of the Village of Arlington Heights.

SECTION FIVE: This Ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law and shall be recorded by the Village Clerk in the Office of the Cook County Clerk, Illinois.

AYES:

NAYS:

PASSED AND APPROVED this 21<sup>st</sup> day of June, 2021.

ATTEST:

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Village President

\_\_\_\_\_  
Village Clerk