

WRITTEN JUSTIFICATION

SPECIAL USE AND VARIATION

PETITIONER NAME: Don Hansen, STR Partners LLC Architects
OWNER: Arlington Heights School District 25 (Contact: Ryan Schulz)
DATE: ~~November 21, 2022~~ Revised January 6, 2023
Revised January 18, 2023
Revised January 18, 2023
PROJECT: Westgate Elementary School
LOCATION: 500 S. Dwyer Ave.

- **An amendment to the Special Use Permit for a Public Elementary School in the R-3, One-Family Dwelling District, is requested to allow an addition to the existing school.**

That said special use is deemed necessary for the public convenience at this location.

Westgate Elementary School provides education to school-age children of the surrounding area and is of benefit to the community. An addition will allow the school to accommodate students now housed in modular trailer classrooms as well as increased enrollment.

That such case will not, under any circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.

The school is regularly inspected for health/life safety in accordance with Illinois State Board of Education requirements. Proposed additions will comply with current building, life safety and ADA accessibility codes.

That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.

The use will not change with the addition. Elementary Schools are a permitted Special Use in an R-3 Use District per Chapter 28, 5.5-1 Permitted Use Table.

- **An amendment to the Comprehensive Plan is requested to reclassify the Single-Family Detached portion of the site into the Schools classification.**

The reclassification will align the entire site with the future land use.

- **A Variation is requested from Chapter 28, Section 5.1-3.6, Schools, to allow a 27-foot tall building where building height is limited to 25 feet.**

The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.

The new gym is of a similar height to the existing gym and is over 150 ft. from the property line.

The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.

The proposed larger gymnasium is need for increased enrollment.

The proposed variation is in harmony with the spirit and intent of this Chapter.

The new gym is of a similar height to the existing gym.

The variance requested is the minimum variance necessary to allow reasonable use of the property.

The height is necessary for athletic activities.

- **A Variation is requested from Chapter 28, Section 6.5-2, to allow an accessory structure (play equipment) in an exterior side yard where accessory structures are restricted to rear yards only.**

The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.

Existing play equipment is in this side yard. Proposed play equipment is a replacement.

The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.

The variation allows the school district to continue use of their currently full facility.

The proposed variation is in harmony with the spirit and intent of this Chapter.

The play equipment is a replacement of existing and in the same side yard.

The variance requested is the minimum variance necessary to allow reasonable use of the property.

Use of existing facilities is essential to continued school operations and sound financial planning. The play equipment supports outdoor play.

- **A Variation is requested from Chapter 28, Section 6.15-1.2b to omit the required landscape islands at each end of the two central rows of parking within the South parking lot, but only if permeable pavers are used for these two parking rows.**

The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.

The parking lot is a replacement and the character will be improved with permeable pavers being installed at the two central rows of parking.

The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.

Use of existing facilities, including parking similar to existing, is necessary for school operations.

The proposed variation is in harmony with the spirit and intent of this Chapter.

Maintaining the same parking areas will not change this aspect of the use of the property.

The variance requested is the minimum variance necessary to allow reasonable use of the property.

Use of existing facilities is essential to continued school operations and sound financial planning. Maintaining a similar parking count to existing will allow the school to continue use of the property.

- **A Variation is requested from Chapter 28, Section 6.15-1.2b to omit the requirement for interim landscape islands within parking rows containing more than 20 parking stalls, with the West parking lot.**

The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.

The parking lot is a replacement and the character will be improved with compliance with the landscape island requirement at ends of the parking lot, but we seek a variance for the internal landscape islands.

The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.

Use of existing facilities, including parking similar to existing, is necessary for school operations.

The proposed variation is in harmony with the spirit and intent of this Chapter.

Maintaining the same parking areas will not change this aspect of the use of the property.

The variance requested is the minimum variance necessary to allow reasonable use of the property.

Use of existing facilities is essential to continued school operations and sound financial planning. Maintaining a similar parking count to existing will allow the school to continue use of the property.

- **A Variation is requested from Chapter 28, Section 6.15-1.2a.2 to omit the requirement for a 6' tall landscape screen along the western side of the South parking lot.**

The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.

Existing screening conditions will stay in place.

The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.

Use of existing facilities is necessary for school operations.

The proposed variation is in harmony with the spirit and intent of this Chapter.

Existing conditions will stay in place.

The variance requested is the minimum variance necessary to allow reasonable use of the property.

Use of existing facilities is essential to continued school operations and sound financial planning.