

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
PROJECT: Dryden Elementary School
LOCATION: 722 S. Dryden Place

- **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.

Dryden 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 full day kindergarten.

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.

- **A Variation is requested from Chapter 28, Section 10.4-4, Schools, Elementary Off-Street Parking, to allow 61 parking stalls where 67 are required by code.**

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 spaces are an existing condition. The character is unchanged.

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 5.1-3.6, to allow a 25.3' 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 gym extension has the same roofline as the existing gym.

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 gymnasium extension is needed for increased enrollment.

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

The gym extension has the same roofline as 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 5.1-3.3a, to allow a 22.1' front yard setback for the existing building where a minimum 24.1' setback is required.**

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

Only the existing building requires this variation. The proposed addition is within the front yard setback.

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 setback is an existing condition. 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.

As this is an existing condition this does not change the 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. This setback is an existing condition.

- **A Variation is requested from Chapter 28, Section 5.1-3.3b, to allow a 10.7' side yard setback (north) for the existing building where a minimum 72.7' setback is required.**

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

Only the existing building requires this variation. The proposed addition is within side yard setbacks.

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 setback is an existing condition. 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.

As this is an existing condition this does not change the 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. This setback is an existing condition.

- **A Variation is requested from Chapter 28, Section 5.1-3.3d, to allow a 28.5' rear yard setback for the existing building and addition where a minimum 30' setback is required.**

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 north wall of the proposed addition is a continuation of the plane of the existing wall. The continuation is to blend with the existing building to maintain the essential character.

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 setback is an existing condition. The proposed addition wall essentially follows the existing wall. The variation allows the school district to continue use of their currently full facility and expand with a compatible extension.

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

As this is an existing condition this does not change the 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. This setback is an existing condition and the proposed addition will essentially follow the existing wall.

- **A Variation is requested from Chapter 28, Section 5.1-3.5a, to allow 40.5% building lot coverage where building lot coverage is restricted to 35%.**

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

Materials and wall heights blend with the existing building to maintain the essential character. The front of the addition is set back further from the street than the existing building, the back of the addition is a continuation of the existing wall and the side yard adjacent to the addition is in compliance and has a generous open space.

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 and expand with a compatible extension.

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

Material and wall heights blend with the existing building and it is in compliance with setbacks except where an existing rear (west) wall is a continuation of the existing wall.

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 addition is necessary to support full day kindergarten and anticipated future enrollment.

- **A Variation is requested from Chapter 28, Section 6.5-2, to allow a sport court outside of a rear yard.**

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 exterior sport courts are in this side yard. Proposed sport courts are a replacement. They are replaced further to the south as the addition extends south.

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 and expand with a compatible extension.

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

The sport courts are 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 sport courts support outdoor play.

- **A Variation is requested from Chapter 28, Section 6.15-1.2b to omit the required landscape island (including a shade tree) at the south side of the eastern most parking spaces within the North 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 is being improved with a landscape island including a 4" caliper tree at the west side of the northern most parking row. We request a variation for the required landscape island (including a shade tree) at the North lot only at the south side of the eastern most two parking stalls.

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 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.