

# 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 20, 2023  
revised February 1, 2023  
PROJECT: Olive-Mary Stitt Elementary School  
LOCATION: 303 E. Olive St.

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- **An amendment to the Special Use Permit Ordinance #15-038 to allow a building addition.**

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

Olive-Mary Stitt 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.

- **An amendment to the variation granted in Ordinance #15-038 where 49 parking spaces were allowed where 76 spaces are required by code, to now allow 49 spaces where 79 spaces 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 to Chapter 28, Section 6.13-3a to allow a 4.5' tall fence where maximum fence heights are restricted to 3'.**

*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 fence will be screened by plantings for visual appeal.

*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 fence is a vehicle barrier type to provide protection to the school site at the intersection of Arlington Heights Road and Olive Street.

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

Plantings will screen the fence.

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

Providing a barrier fence will provide protection to the building.