

WRITTEN JUSTIFICATION

SPECIAL USE AND VARIATION

PETITIONER NAME: Don Hansen, STR Partners LLC Architects

OWNER: Arlington Heights School District 25 (Contact: Ryan

Schulz)

DATE: December 05, 2022 Revised January 20, 2023

Revised February 01, 2023

PROJECT: Patton Elementary School

LOCATION: 1616 N. Patton Ave.

 An amendment to the Special Use Permit Ordinance #90-087 is requested to allow a building addition.

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

Patton 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.

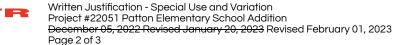
The school is regularly inspected for health/life safety in accordance with Illinois State Board of Education requirements. Proposed additions will comply with current building, life safety and ADA accessibility codes.

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.

 A Land Use Variation is requested to allow a public elementary school within the P-L District.

The variation will align the site with its current use.



 An amendment to the Comprehensive Plan is requested to reclassify the subject property from Parks to Schools.

The variation will align the site with its current use.

 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.

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, 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 existing parking, 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 parking similar 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, within the North 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 interim landscape islands.



Written Justification - Special Use and Variation Project #22051 Patton Elementary School Addition December 05, 2022 Revised January 20, 2023 Revised February 01, 2023 Page 3 of 3

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.