

# 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.

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- **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.

*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.