



# 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 ~~February 06, 2023~~  
Revised February 16, 2023  
PROJECT: Greenbrier Elementary School  
LOCATION: 2330 N. Verde Drive

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- **An amendment to the Special Use Permit Ordinance #17-035 is requested to allow a building addition.**

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

Greenbrier 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 is requested to the variation granted in Ordinance #17-035 that allowed 75 parking spaces where 84 spaces are required by code, to now allow 75 spaces where 86 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 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 existing parking will allow the school to continue use of the property.

**A variation is requested from Chapter 28, Section 6.6-5.1, to allow eaves projecting 3.5' into a front yard setback where code restricts this distance to 2.5'.**

*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 eave is an extension of the existing eave. The new eave extends the same distance of the existing eave to maintain the existing 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 extension of the eave is to match existing.

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

Maintaining the eave extension will blend with the current building.

*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 eave extension is to maintain the character of the existing building.