



WRITTEN JUSTIFICATION

SPECIAL USE AND VARIATION

PETITIONER NAME: Don Hansen, STR Partners LLC Architects
OWNER: Arlington Heights School District 25 (Contact: Ryan Schulz)
DATE: August 17, 2023
PROJECT: Patton Elementary School Gym Addition
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. A gym addition will allow the school to improve physical education space.

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

The variation will align with the current use.

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 use of existing property in its current use is necessary for school operations.

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

The variation will continue the use of the property for education of school-age children of the surrounding area to benefit the community.

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..

- **A Variation is requested to waive the requirement for a full traffic and parking study.**

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

Student and staff counts will not increase with the gymnasium addition and will not impact traffic parking.

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 gym addition will allow use of the existing building with improved physical education space.

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

Parking and traffic needs will not change with the gym addition as student and staff counts will not increase.

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

The gym addition will provide improved physical education space for students without impacting traffic and parking.