



STR PARTNERS LLC
350 WEST ONTARIO STREET
SUITE 200
CHICAGO IL 60654
T 312.464.1444
F 312.464.0785
www.strpartners.com

July 27, 2015

Ms. Latika Bhide, AICP, LEED Green Associate
Development Planner
Department of Planning and Community Development
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60004

RECEIVED

JUL 27 2015

Re: **Plan Commission Application
Ivy Hill Elementary School**
2211 N. Burke Drive
Arlington Heights, IL 60005

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

STR Project #15036

Dear Ms. Bhide,

Enclosed is the Plan Commission application and supporting materials for the proposed addition at Ivy Hill Elementary School in Arlington Heights School District 25.

A Special Use Permit is requested for a Public Elementary School in the R-3, One-Family Dwelling District.

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

Ivy Hill Elementary School provides education to school-age children of the surrounding neighborhood and is of benefit to the community.

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.

Elementary Schools are a permitted Special Use in an R-3 Use District per Chapter 28, 5.5-1 Permitted Use Table.

A Variation is requested from Chapter 28, Section 11.4-4, Schools, Elementary Off Street Parking, from the requirement for 173 spaces (two per each of 69 employees plus one per each of 35 classrooms) to allow 72 spaces.

The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulation zone.

Open field space is limited the north area of the site east of the north parking lot. Adequate open field space for recreational use could not be provided with expanded asphalt parking.

The plight of the owner is due to unique circumstances.

In order to provide adequate open field and asphalt and pour-in-place playground areas on the site there is no area for expansion of the parking lots.

The variation, if granted, will not alter the essential character of the locality.

The existing parking supply of 72 spaces meets the existing and projected parking needs of the school during the day for staff and visitors without impacting on-street parking. Parking counts were conducted by Eriksson Engineering Associates, Ltd. on Wednesday, May 27, 2015, after the morning arrival period which found 55 vehicles parked on-site including staff and visitors. Just one additional staff member will be added with the addition to the school building.

Thank you for your review. Please contact me at 312-242-4168 or don@strpartners.com with any questions.

Sincerely,



Don Hansen
Senior Project Manager