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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 60005

RECEIVED

JUL 27 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Re: **Plan Commission Application
Olive-Mary Stitt Elementary School**
303 E. Olive Street
Arlington Heights, IL 60004

STR Project #15037

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.

The following is requested:

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.

Olive-Mary Stitt 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 and asphalt and pour-in-place rubber playground spaces will be located south of the existing parking lot. There is limited lawn area around the building itself as the building encompasses most of the property at the west. To the east of the parking lot and open field and playground spaces are a detention area as well as

park for community use. Adequate open field and playground spaces for recreational use, as well as a park for community use, could not be provided with expanded asphalt parking.

The plight of the owner is due to unique circumstances.

In order to provide adequate outdoor spaces, including a park for community use, on the site there is no area for expansion of the parking lot.

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

The existing parking supply of 81 spaces meets the existing and projected parking needs of the school during the day for staff and visitors without impacting on-street parking. 50 parking spaces are provided on-site and an additional 32 parking spaces are provided off-site through an agreement with the Orchard Evangelical Free Church. Parking counts were conducted by Eriksson Engineering Associates, Ltd. on Wednesday, May 27, 2015, after the morning arrival period which found 63 vehicles parked on-site including staff and visitors. No additional staff member will be added with the addition to the school building.

A Variation is requested from Chapter 28, Section 5.1-3.6, Required Minimum Yards, from the requirement for the Side Yard width of 10% of lot width at 29'-8 7/8" to 21'-1 5/8"

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

The gymnasium is to be added to the southeast of the existing building. Adding to the west is not feasible due to underground utilities. The location at the southeast also provides adjacencies to the school's Commons.

The plight of the owner is due to unique circumstances.

Providing additional educational space, including a larger gymnasium, is needed for increased enrollment.

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

The addition will be further from the south property line than the existing building. There is a set-back of 16'-7 3/4" from the south wall of the existing building to the property line.

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