

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT
FOR A PUBLIC ELEMENTARY SCHOOL AND
VARIATIONS FROM CHAPTER 28 OF THE
ARLINGTON HEIGHTS MUNICIPAL CODE**

WHEREAS, the Plan Commission of the Village of Arlington Heights, in Petition Number 15-015, pursuant to notice, on September 9, 2015, conducted a public hearing on a request for a special use permit for a public elementary school and variations from Chapter 28 of the Arlington Heights Municipal Code for the property located at 303 East Olive Street, Arlington Heights, Illinois, which property is located in a R-3 One Family Dwelling District; and

WHEREAS, the President and Board of Trustees have considered the report and recommendation of the Plan Commission and have determined that authorizing and granting the request, subject to certain conditions hereinafter described, would be in the best interests of the Village of Arlington Heights; and

WHEREAS, the President and Board of Trustees hereby find that the public elementary school in that location is desirable for the public convenience and that such facility is compatible with other uses in the vicinity of the site,

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS:

SECTION ONE: That a special use permit for a public elementary school is hereby granted for the property legally described as:

The East ½ of Lot 31 (except the North 33 feet, and except the East 33 feet thereof) in Allison's Addition to Arlington Heights, being a subdivision of the Southwest quarter of Section 20, Township 42 North, Range 11, East of the Third Principal Meridian (except the West ½ of the Southwest ¼ thereof, and the South 4 acres of the East half of the Southwest ¼ thereof) according to the Plat of the said addition recorded October 9, 1906, in Book 92 of Plats, Page 42, as Document Number 3941663, in Cook County, Illinois.

P.I.N. 03-20-306-039-0000

and commonly known as 303 East Olive Street, Arlington Heights, Illinois. This approval shall be in substantial conformance with the following plans:

The following plans dated July 27, 2015, have been prepared by STR Partners, LLC:

Subject Property Map, consisting of one sheet;
1st Floor Plan, consisting of one sheet;
New Addition Exterior Elevations, consisting of one sheet;
Exterior Elevations, consisting of one sheet;

The following plans dated June 6, 2015 with revisions through September 8, 2015, have been prepared by Eriksson Engineering Associates, Ltd.:

Cover Sheet, consisting of sheet C-0.0;
Existing Conditions, consisting of sheet C-0.1;
General Notes, consisting of sheet C-0.1;
Site Demolition Plan, consisting of sheets C-1.1 and C-1.2;
Site Geometry Plan, consisting of sheets C-2.1 and C-2.2;
Site Utility Plan, consisting of sheets C-3.1 and C-3.2;
Grading and Paving Plan, consisting of sheets C-4.1 and C-4.2;
Soil Erosion and Sediment Control Plan, consisting of sheets C-5.1 and C-5.2;
Site Details, consisting of sheet C-6.1;
Autoturn Exhibit, consisting of sheets CX-7.1 and CX-8.1;
Project Disturbance, consisting of sheet CX-7.2;
Tree Preservation Plan, consisting of sheets TP100 and TP200;
Landscape Plan, consisting of sheets L100 and L200;

Existing Parking Lot Exhibit, consisting of one sheet;
Proposed Parking Lot Exhibit-Option A, consisting of one sheet;
Proposed Parking Lot Exhibit-Option B, consisting of one sheet;

copies of which are on file with the Village Clerk and available for public inspection.

SECTION TWO: That the following variations from Chapter 28 of the Arlington Heights Municipal Code are hereby granted:

1. A variation from Section 11.4, Scheduling of Parking Requirements, to allow a reduction in the minimum number of parking spaces from 167 parking spaces to 49 parking spaces.

2. A variation from Section 5.1-3.6, Required Minimum Yards, to allow a reduction in the minimum side yard setback from 16.5 feet to 16 feet, for the existing building.

3. A variation from Section 5.1-3.6, Required Minimum Yards, to allow a reduction in the minimum exterior side setback from 16.5 feet to 12 feet, for the existing building.

SECTION THREE: That the special use permit and variations from Chapter 28 of the Arlington Heights Municipal Code granted by this Ordinance are subject to the following conditions, to which the Petitioner has agreed:

1. The quantity of the landscaping located along the south property line adjacent to the classroom addition and gymnasium addition shall be doubled.
2. Within 60 to 90 days after the approval of this Ordinance, the Petitioner shall provide a revised landscape plan addressing the Design Commission's and Staff's comments. The revised plan shall be subject to review and approval by Staff after discussion with the neighboring property owners.
3. Prior to the issuance of a building permit, the Petitioner shall provide revised civil and storm water plans that verify the changes agreed to by the Petitioner.
4. The Petitioner shall comply with all applicable Federal, State, and Village codes, regulations and policies.

SECTION FOUR: That the Director of Building of the Village of Arlington Heights is hereby directed to issue permits for the alteration of the facility, herein approved, upon proper application and after compliance with all applicable ordinances of the Village of Arlington Heights.

SECTION FIVE: This Ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law and shall be recorded by the Village Clerk in the Office of the Recorder of Cook County, Illinois.

AYES:

NAYS:

PASSED AND APPROVED this 5th day of October, 2015.

Village President

ATTEST:

Village Clerk