

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

WHEREAS, the Plan Commission of the Village of Arlington Heights, in Petition Number 15-016, pursuant to notice, has on September 9, 2015, conducted a public hearing on a request for a special use permit for a public elementary school and a variation from Chapter 28 of the Arlington Heights Municipal Code for the property located at 2211 North Burke Drive, 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: The special use permit for a public elementary school is hereby granted for the property legally described as:

That part of the West $\frac{1}{2}$ of the Southeast $\frac{1}{4}$, except the North 195.00 feet thereof, of Section 17, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois

Beginning at a point being the intersection of the South line of the North 195.00 feet of the West $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of said Section 17 with the East line of the said West $\frac{1}{2}$ of the Southeast $\frac{1}{4}$; thence westward along the said South line of the North 195.00 feet; South 89 degrees 48 minutes 53 seconds West, a distance of 535.00 feet, thence South 00 degrees 11 minutes 07 seconds East, a distance of

125.00 feet to a point of curvature; thence southward along a curved line, convexed to the West of 1420.15 feet in radius for an arc length of 528.35 feet; thence North 57 degrees 12 minutes 35 seconds East, a distance of 24.52 feet to a point of curvature; thence eastward along a curved line, convexed to the North of 571.24 feet in radius, for an arc length of 322.14 feet to a point of tangency; thence North 89 degrees 31 minutes 14 seconds East, a distance of 115.09 feet to a point of the aforesaid East line of the West ½ of the Southeast ¼ of Section 17, thence northward along the said East line of the West ½ of the Southeast ¼, North 00 degrees 28 minutes 46 seconds West, a distance of 537.42 feet to the point of beginning, in Cook County, Illinois.

P.I.N. 03-17-400-006-0000

and commonly known as 2211 North Burke Drive, 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;
Composite First Floor Plan, consisting of one sheet;
Composite Second 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, have been prepared by Eriksson Engineering Associates, Ltd.:

Cover Sheet, consisting of sheet C-0.0;
Existing Conditions, consisting of sheets C-0.1 and C-0.2;
Notes and Legends, consisting of sheets C-0.1 and C-6.1;
Site Demolition Plan, consisting of sheet C-1.1;
Site Geometry Plan, consisting of sheet C-2.1;
Site Utility Plan, consisting of sheet C-3.1;
Grading and Paving Plan-Option 1, consisting of sheet C-4.1;
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 sheet CX-7.1;
Project Disturbance, consisting of sheet CX-7.2;
Tree Preservation Plan, consisting of sheet TP100;
Landscape Plan, consisting of sheet L100;

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 a variation from Chapter 28, Section 11.4, Scheduling of Parking Requirements, of the Arlington Heights Municipal Code, to allow a reduction in the minimum number of parking spaces from 173 parking spaces to 72 parking spaces is hereby granted.

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. Prior to the issuance of a building permit, the Petitioner shall provide revised civil, storm water and landscape plans that verify the changes agreed to by the Petitioner.
2. All lighting fixtures shall be mounted parallel with the ground and shining down. All illumination shall have no glare and all light bulbs or LEDs shall point to the ground.
3. 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

SPECUSE : Ivy Hill School