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SPECIAL USE AND VARIATIONS

Petitioner Name: Don Hansen, STR Partners LLC, Architects
Date: August 2, 2016 **Revised September 16, 2016** (revisions underlined)
Project: Thomas Middle School Additions and Renovations
Location: 1430 N. Belmont Ave., Arlington Heights, IL 60004

We are seeking Special Use Permitting, a Parking Variation, a Height Variation, and Setback Variations. Please note the existing building is non-conforming with the front yard setback on E. Thomas Ave. and the side yard setback on N. Belmont Ave., but the proposed addition complies with the required setbacks. Our justifications for Special Use Permitting, a Parking Variation, a Height Variation and Setback Variations are as follows:

- **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.

Thomas Middle School provides education to school-age children of the surrounding area 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 314 spaces (two per each of 135 employees plus one per each of 44 classrooms) to allow 140 spaces.**

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

The building, parking areas, a loading area and sidewalks make up the north part of the site. Open field space is provided at the south part of the site. The open field space is necessary to maintain for the use of physical education classes and community sports. Use of existing facilities is essential to continued school operations and sound financial planning.

The plight of the owner is due to unique circumstances.

Physical education includes outdoor activities. Use of existing facilities, including outdoor spaces, is necessary for school operations.

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

The planned parking supply of 141 spaces meets the existing and projected parking needs of the school during the day for staff and visitors without impacting on-street parking. Additional parking spaces are also provided off-site through an agreement with the Orchard Evangelical Free Church.

- **A Variation is requested from Chapter 28, Section 5.1-3.9, Maximum Height, from the requirement of 25-ft. to allow 33'-8".**

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

A variation is requested to allow a height of 33'-8", the height of the existing building at the current gymnasium location. The new gymnasium will be approximately the same 33'-8" height, and not exceeding the 33'-8" height. This height is necessary to provide the clearances needed for sport activities. Note that the clearance below ceiling and structural elements for volleyball is 23'-0" minimum per the National Federation of State High School Association standards. It is necessary to add to the facility to accommodate the school's increased enrollment. Use of existing facilities is essential to sound financial planning and school operations.

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The proposed larger gymnasium is needed for increased enrollment. The proposed addition is no higher than the existing facility. Continued use of the existing facility and the proposed addition is necessary to provide education to the surrounding community.

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

The proposed gymnasium will be no taller than the existing building. Additionally the proposed gymnasium will face open field space.

- **A Variation is requested from Chapter 28, Section 5.1-3.6, Required Minimum Yards, from the requirement of a 25 ft. front yard setback to allow 22.25 ft. for the existing building.**

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

The setback of the existing building is less than required. Use of the existing facility is necessary to accommodate the student population as much as possible within existing facilities. Use of existing facilities is essential to sound financial planning and school operations.

The plight of the owner is due to unique circumstances.

The setback is an existing condition. This variation allows the school district to continue use of their current full facility.

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

Only the existing building requires the variation. The proposed addition will be within the required setbacks.

- **A Variation is requested from Chapter 28, Section 5.1-3.6, Required Minimum Yards, from the requirement of a 40 ft. side yard setback to allow 40 ft. for the existing building.**

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