

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

WHEREAS, on October 13, 2016, pursuant to notice, the Plan Commission of the Village of Arlington Heights, in Petition Number 16-020, conducted a public hearing on a request for a special use permit to allow a middle school and variations from Chapter 28 of the Arlington Heights Municipal Code for the property located at 1430 North Belmont Avenue, 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 middle 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 middle school is hereby granted for the property legally described as:

Lots 23, 25 and the North 3 acres of Lot 27 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 half of the Southwest quarter thereof, and the South 4 acres of the East half of the Southeast quarter thereof), according to the plat of said addition, recorded October 19, 1906, in book 92 of plats, page 42, as document number 3941663, in Cook County, Illinois.

P.I.N. 03-20-303-006-0000

and commonly known as 1430 N. Belmont Avenue, Arlington Heights, Illinois. This approval shall be in substantial conformance with the following plans:

The following plans, have been prepared by STR Partners, LLC:

Site Plan, dated October 7, 2016, consisting of one sheet;
Existing First Floor Plan, dated August 1, 2016 consisting of one sheet;
Existing Second Floor Plan, dated August 1, 2016, consisting of one sheet;
Proposed First Floor Plan, dated September 19, 2016, consisting of one sheet;
Proposed Second Floor Plan, dated September 19, 2016, consisting of one sheet;
Existing Building Elevations, dated August 1, 2016, consisting of one sheet;
Proposed Building Elevations, dated August 1, 2016, consisting of one sheet;
Color Rendering, dated August 1, 2016, consisting of one sheet;

The following plans dated July 25, 2016 with revisions through October 6, 2016, have been prepared by Eriksson Engineering Associates, Ltd.:

Cover Sheet, consisting of sheet C0.0;
Site Work Notes, consisting of sheet C0.2;
Site Demolition Plan, consisting of sheet C1.1;
Preliminary Site Geometry Plan, consisting of sheet C2.1;
Site Utility Plan, consisting of sheet C3.1;
Grading and Paving Plan, consisting of sheet C4.1;
Soil Erosion and Sediment Control Plan, consisting of sheet C5.1;
Site Work Details, consisting of sheets C6.1, C6.2, C6.3 and C6.4;
Alternate 2, consisting of sheet C7.1;
Landscape Plan, consisting of sheet L1.1;
Landscape Plan Alternate 2, consisting of sheet L1.1a;
Landscape Details, consisting of sheet L1.2;
Tree Preservation Plan, consisting of sheet L1.3;
Tree Preservation Plan Alternate 2, consisting of sheet L1.3a;
Project Disturbance, consisting of sheet CX1.1;
Autoturn Exhibit – Fire Lane, consisting of sheet CX2.1;
Autoturn Exhibit – School Bus, consisting of sheet CX2.2;
Watershed Exhibit, consisting of sheet CX3.1,

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 11.4-4, Scheduling of Parking Requirements – Community Service Uses, to allow a reduction in the minimum number of on-site parking spaces from 314 parking spaces to 141 parking spaces.

2. A variation from Section 5.1-3.6a, Required Minimum Yards, to allow a reduction in the minimum front yard setback along Thomas Avenue from 25 feet to 22.55 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 yard setback from 40 feet to 21.25 feet, for the existing building.

4. A variation from Section 5.1-3.9, Maximum Height, to allow an increase in the maximum building height for the existing building and proposed gym, from 25 feet to 33 feet and 8 inches.

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. Final engineering plans must be reviewed and approved. The plans must be in compliance with all stormwater management regulations as determined by the Engineering Department. The plans shall include a photometric plan to be submitted for review and approval by the Engineering Department and a signage plan for the southern parking lot to be submitted for review and approval by the Engineering Department.

2. A three foot tall hedge shall be added along the southern side of the new parking lot.

3. If Alternate 2 is constructed, replacement trees, in accordance with Chapter 28, Section 6.15-6.4, shall be incorporated for the six trees that will be removed.

4. The Petitioner shall add additional landscaping in close proximity to the southern entrance.

5. Either the School District shall enter into a maintenance agreement that assigns future maintenance on the Restrictor Structure A to the School District or the School District shall propose an alternate screening system on this restrictor which is acceptable to the Public Works Department.

6. The Petitioner shall comply with all applicable Federal, State, and Village codes, regulations and policies.

SECTION FOUR: To the extent required, the Director of Building of the Village of Arlington Heights is hereby directed to issue permits, 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 17th day of October, 2016.

ATTEST:

Village President

Village Clerk