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## WRITTEN JUSTIFICATION SPECIAL USE AMENDMENT & VARIATIONS

Petitioner Name: Don Hansen, STR Partners LLC, Architects  
Date: ~~December 1, 2016~~ **Revised January 9, 2017**  
Project: Windsor Elementary School Addition and Renovations  
Location: 1315 E. Miner St., Arlington Heights, IL 60004

- **An amendment to the Special Use Permit for a Public Elementary School in the R-3, One-Family Dwelling District, is requested to allow an addition to the existing school.**

*That said special use is deemed necessary for the public convenience at this location.*

Windsor Elementary School provides education to school-age children of the surrounding area and is of benefit to the community. An addition will allow the school to accommodate students now housed in modular trailer classrooms as well as increased enrollment.

*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.*

The use will not change with the addition. 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 5.1-3.8, Total Lot Maximum Impervious Surface Coverage of 50% to allow Impervious Surface Coverage of 50.11%.**

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

Use of existing facilities is essential to continued school operations and sound financial planning. An addition to the building, which will increase impervious surface coverage, will allow the school to accommodate students now housed in modular trailer classrooms as well as increased enrollment.

*The plight of the owner is due to unique circumstances.*

Use of existing facilities, including an addition to accommodate students now housed in modular trailer classrooms as well as increased enrollment, is necessary for school operations.

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

The addition will be at the south and west sides of the existing building mostly facing open space on District 25 property. The essential character of the building facing the street frontage is mostly unchanged.

- **A Variation is requested from Chapter 28, Section 11.4-4, Schools, Elementary Off Street Parking, from the requirement for 218 spaces (two per each of 93 employees plus one per each of 32 classrooms) to allow 90 spaces. The 90 spaces include 4 accessible spaces.**

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

Use of existing facilities is essential to continued school operations and sound financial planning. Maintaining a similar parking count to existing will allow the school to continue use of the property.

*The plight of the owner is due to unique circumstances.*

Use of existing facilities, including parking similar to existing, is necessary for school operations.

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

The planned parking is an increase from 89 to 90 spaces. Current and planned parking is sufficient to meet staff and visitor parking needs during a typical school day. Additional spaces are provided on School District 25 property that extends westward from Windsor Elementary School to Miner School bounded by N. Dryden Place.

- **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 at N. Windsor Dr. to allow 12.9 ft.**

*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 the existing building, and 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. The variation allows the school district to continue use of their currently 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.