

**AN ORDINANCE AMENDING SPECIAL USE PERMIT
ORDINANCE NUMBER 90-082 AND GRANTING
VARIATIONS FROM CHAPTER 28 OF THE
ARLINGTON HEIGHTS MUNICIPAL CODE**

WHEREAS, the President and Board of Trustees of the Village of Arlington Heights, by Ordinance Number 90-082, granted a special use permit for a school at the property located at 1315 E. Miner Street, Arlington Heights, Illinois; and

WHEREAS, on January 25, 2017 and February 8, 2017, in Petition Number 16-026, the Plan Commission of the Village of Arlington Heights, pursuant to notice, conducted public hearings for an amendment to the special use permit to allow an addition to the existing elementary school along with variations from Chapter 28 of the Arlington Heights Municipal Code; and

WHEREAS, the President and Board of Trustees of the Village of Arlington Heights, having considered the report and recommendation of the Plan Commission hereby find that the proposed changes to the school will be compatible with other uses in the vicinity of the site; and

WHEREAS, the President and Board of Trustees have determined that the amendment of said special use, subject to certain conditions, is in the best interests of the Village of Arlington Heights,

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

SECTION ONE: That the special use permit granted in Ordinance Number 90-082 is hereby amended to allow an addition to the existing elementary school for the property legally described as:

The East half of the Southeast quarter of Section 19, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N. 03-29-412-015, -016, -042

and commonly described as 1315 East Miner Street, Arlington Heights, Illinois, in substantial conformance with the following plans:

The following plans have been prepared by STR Partners LLC:

Site Plan, dated January 24, 2017, consisting of one sheet;
First Floor Plan, dated January 6, 2017, consisting of one sheet;
Second Floor Plan, dated January 6, 2017, consisting of one sheets;
Building Elevations, dated January 6, 2017, consisting of one sheet ;
Color Rendering, dated January 6, 2017, consisting of one sheet;
Site Plan-Photometric Calculation, dated December 14, 2016 with revisions through February 8, 2017, consisting of sheet PH1.0;

The following plans dated December 14, 2016 with revisions through January 27, 2017 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;
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;
Enlarged Grading and Paving Plan, consisting of sheet C4.2;
Soil Erosion and Sediment Control Plan, consisting of sheet C5.1;
Operation and Maintenance Plan, consisting of sheet C6.1;
Site Work Details, consisting of sheets C7.1, C7.2 and C7.3;
Autoturn Exhibit – Fire Truck, consisting of sheet CX1.1;
Project Disturbance, consisting of sheet CX2.1;
Drainage Exhibit – Existing Conditions, consisting of sheet CX3.1;
Drainage Exhibit – Proposed Conditions, consisting of sheet CX3.2;
Existing & Proposed Overland Flow Rate, consisting of sheet CX3.3;
Land Bank Parking, consisting of sheet CX4.1;

The following plans dated January 25, 2017, have been prepared by Eriksson Engineering Associates, Ltd.:

Traffic – Proposed Vehicle Stacking, consisting of sheet CSK-2;
Traffic-Windsor School Loading Zones, consisting of CSK-3;

The following plans have been prepared by Eriksson Engineering Associates, Ltd.:

Landscape Plan, dated October 7, 2016 with revisions through February 9, 2017, consisting of sheet L1.1;
Tree Preservation Plan, dated October 7, 2016 with revisions through January 27, 2017, consisting of sheet TP1.1;

copies of which are on file and available for inspection in the Village Clerk's office.

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

1. A variation from Section 5.1-3.6, Required Minimum Yards, to allow a reduction to the required side yard setback from 40 feet to 12.9 feet for the existing building.

2. A variation from Section 5.1-3.8, Maximum Building Lot Coverage, to allow an increase to the maximum allowed impervious surface coverage from 50 percent to 50.3 percent or more, depending on the revised parking lot layout.

3. A variation from Section 11.4-4, Schedule of Parking Requirements-Community Service Uses, to allow a reduction in the required number of parking spaces from 222 parking spaces to 101 parking spaces.

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

1. The School District shall convert the additional on-site landbanked parking into paved parking spaces, as shown on sheet CX4-1 dated January 27, 2017, prepared by Eriksson Engineering, upon the request of the Village.

2. The School District shall continue to work with the Village and neighbors on addressing any future pick-up and drop-off concerns.

3. The Petitioner shall comply with all Design Commission conditions of approval.

4. The School District shall provide additional side shielding on the parking lot fixtures should it be determined that light spillover has created a nuisance to neighboring residential properties.

5. The Petitioner shall comply with all Federal, State and Village codes, regulations and policies, to which the Petitioner has agreed.

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

SECTION FIVE: That the remaining provisions in Ordinance Number 90-082 shall remain in full force and effect.

SECTION SIX: 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 6th day of March, 2017.

Village President

ATTEST:

Village Clerk

SPECUSE:Windsor School Amendment