

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

WHEREAS, on August 23, 2017, pursuant to notice, the Plan Commission of the Village of Arlington Heights, in Petition Number 17-007, conducted a public hearing on a request for a special use permit to allow an existing elementary school within an R-3 One Family Dwelling District and variations from Chapter 28 of the Arlington Heights Municipal Code for the property located at 2330 North Verde Avenue, Arlington Heights, Illinois; 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 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: That a special use permit for an existing elementary school is hereby granted for the property legally described as:

That part of Lot 200 in Greenbrier in the Village Green, Unit No. 5, being a subdivision of part of the East half of the Northwest quarter of Section 18, Township 42 North, Range 11 East of the Third Principal Meridian, and a resubdivision of part of Lot 11 in George Kirchoff Estate Subdivision of part of Sections 12 and 13, Township 42 North, Range 10 East of the Third Principal Meridian, and part of Sections 7 and 18, Township 42 North, Range 11 East of the Third Principal Meridian, in the Village of Arlington Heights, Wheeling Township, Cook County, Illinois, described as follows: beginning at the Northwest corner of said Lot 200; thence Eastward along the North line of said Lot 200 N 89°51'15" E, a distance of 489.00 feet to the Northeast corner of said

Lot 200; thence Southward along the East line of said Lot 200, being the West line of Verde Drive, S 00°08'45" E, a distance of 163.00 feet to a point of curvature; thence continuing Southward along the West line of Verde Drive, being a curved line, convexed to the East of 334.77 feet in radius, for an arc length of 75.16, thence N 89°37'35" W, a distance of 481.67 feet to a point on the West line Lot 200 aforesaid; thence Northward along the said West line of Lot 200, N 00°06'50" E, a distance of 233.16 feet to the point of beginning.

P.I.N. 03-18-112-003-0000

and commonly known as 2330 North Verde 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 July 27, 2017, consisting of one sheet;  
**First Floor Plan**, dated July 27, 2017, consisting of one sheet;  
**Second Floor Plan**, dated July 27, 2017, consisting of one sheet;  
**Roof Plan**, dated June 30, 2017, consisting of one sheet;  
**Building Elevations**, dated June 30, 2017, consisting of one sheet;  
**Birds Eye View (Colored Rendering)-Proposed Addition Superimposed**, dated June 30, 2017, consisting of one sheet;

The following plans dated May 18, 2017 with revisions through July 27, 2017, have been prepared by Eriksson Engineering Associates, Ltd.:

**Cover Sheet**, consisting of sheets C0.0 and CO.1;  
**Site Work Notes**, consisting of sheet C0.2;  
**MWRD General Notes**, consisting of sheet C0.03  
**Soil Borings/Infiltration Testing**, consisting of sheet C1.01;  
**Site Geometry Plan**, consisting of sheet C2.01 (with revisions through August 14, 2017);  
**Site Utility Plan**, consisting of sheets C3.01 and C3.02;  
**Site Grading and Paving Plan**, consisting of sheets C4.01 and C4.02;  
**Soil Erosion and Sediment Control Plan**, consisting of sheets C5.01 and C5.02;  
**Site Work Details**, consisting of sheets C6.01, C6.02;  
**Existing Site Conditions**, consisting of sheet CX1.01;  
**Proposed Site Conditions**, consisting of sheet CX1.02;  
**Proposed Project Disturbance**, consisting of sheet CX2.01;  
**Approximate Tributary Area to Existing Detention Facility**, consisting of sheet CX3.01  
**Landscape Plan**, consisting of sheet L1.01;  
**Landscape Details**, consisting of sheet L1.02;  
**Tree Preservation Plan**, consisting of sheet L2.01;

**Site Plan-Electrical**, dated June 30, 2017 with revisions through July 27, 2017, consisting of sheet ES1.0;

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 5.1-3.6, Required Minimum Yards, to allow a reduction in the exterior side yard setback from 40 feet to 13.2 feet, for the existing building.
2. A variation from Section 11.4-4, Schedule of Parking Requirements – Community Service Uses, to allow a reduction in the minimum number of on-site parking spaces from 195 parking spaces to 75 parking spaces.
3. A variation from Section 6.5-2, Accessory Structures, to allow an accessory structure (shed) to be located in the side yard.
4. A variation from Section 6.13-3a, Location of Fences, to allow an increase in fence height from five feet to six feet in the side yard.
5. A variation from Section 11.2-8, Additional Regulations-Parking, to allow the existing angled parking rows to be reduced from the minimum depth requirement of 20 feet deep/60 degree to 18 feet deep/60 degree .

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. The School District shall restrict left turn egress movements from the west parking lot during arrival and dismissal. Any changes to this policy shall require Village review and approval.
2. The School District shall limit parking within the newly proposed nine parking spaces to teachers only.
3. The Petitioner shall comply with all Design Commission requirements as identified during the August 8, 2017, Design Commission meeting.
4. 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 18th day of September, 2017.

ATTEST:

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Village President

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Village Clerk