



Village of Arlington Heights
Plat and Subdivision Committee
Community Room, 3rd Floor
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
June 10, 2015
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. Olive-Mary Stitt School - 303 E. Olive St. - T1502
Special Use for a School
- B. Ivy Hill School - 2211 N. Burke Dr. - T1503
Special Use for a School

VII. OTHER BUSINESS

VIII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact David Robb, Disability Services Coordinator, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847)368-5793 (Voice), (847)368-5980 (Fax) or drobb@vah.com.



Item: Olive-Mary Stitt School - 303 E. Olive St. - T1502

Department: Planning & Community Development

REQUESTED ACTION

Special Use Permit for a Public Elementary School in the R-3, One-Family Dwelling District.

VARIATIONS REQUIRED

1. A variation from Chapter 28, Section 5.1-3.7, Maximum Floor Area, from the requirement that the maximum floor area ratio for all other uses in the R-3 district is 50% to allow 54%
2. A variation from Chapter 28, Section 5.1-3.8, Maximum Building Lot Coverage, from the requirement that the maximum building coverage for lots greater than 6,000 SF be 40% to allow 52%
3. A variation from Chapter 28, Section 5.13-3.8, Maximum Impervious Surface Coverage, from the requirement that the maximum impervious surface coverage or lots greater than 6,600 SF not exceed 50% to allow 68%.

RECOMMENDATION

The Staff Development Committee reviewed the proposed request and is supportive, subject to the following conditions:

1. Submittal of a Plan Commission application.
2. Provide a written justification for the special use based on the following criteria:
 - That said special use is deemed necessary for the public convenience at this location.
 - 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.
 - 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.

3. Provide a written justification for each variation based on the following hardship criteria:
 - The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone; and
 - The plight of the owner is due to unique circumstances; and
 - The variation, if granted, will not alter the essential character of the locality.
4. Depending upon the existing vegetation on site, additional landscaping may be recommended to be added to soften the impact of the addition on the neighboring residences.
5. As part of the Plan Commission application, provide information on whether any trees are proposed to be removed during the expansion.
6. As part of the Plan Commission application, a traffic study and parking analysis must be submitted that addresses drop-off and pick-up operations.
7. As part of the Plan Commission application, the Petitioner must submit engineering drawings addressing the impact of the expansion in relation to stormwater management.
8. A neighborhood meeting shall be held prior to scheduling a public hearing of the Plan Commission
9. A Design Commission application must be submitted for the addition.
10. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

ATTACHMENTS:

Description	Type
Staff Report	Report
Location Map	Exhibits
Supporting Documents & Drawings	Exhibits

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plat & Subdivision Committee
 Prepared By: Latika Bhide, Development Planner
 Meeting Date: June 10, 2015
 Date Prepared: June 4, 2015
 Project Title: Olive-Mary Stitt School
 Address: 303 E. Olive Street

Background Information

Petitioner: Don Hansen
 Address: STR Partners LLC
 350 W. Ontario Street, Suite 200
 Chicago, Illinois 60654

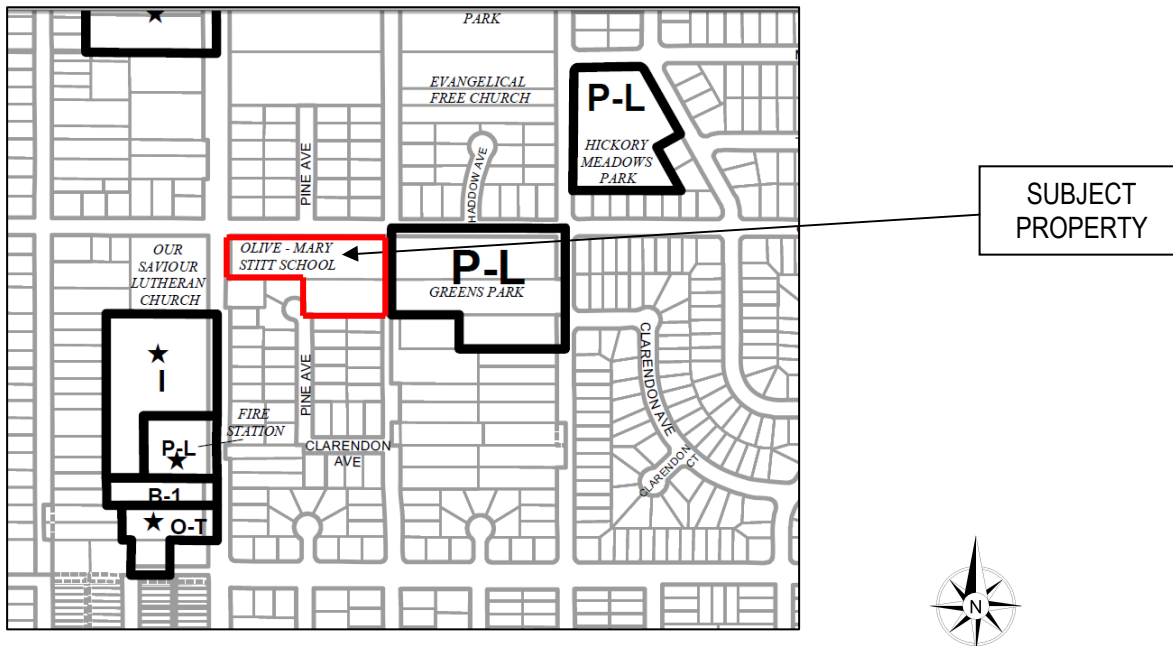
Existing Zoning: R-3, One Family Dwelling District

Requested Action:

- Special Use Permit for a Public Elementary School in the R-3, One-Family Dwelling District

Variations Required:

- A variation from Chapter 28, Section 5.1-3.7, Maximum Floor Area, from the requirement that the maximum floor area ratio for all other uses in the R-3 district is 50% to allow 54%
- A variation from Chapter 28, Section 5.1-3.8, Maximum Building Lot Coverage, from the requirement that the maximum building coverage for lots greater than 6,000 SF be 40% to allow 52%
- A variation from Chapter 28, Section 5.13-3.8, Maximum Impervious Surface Coverage, from the requirement that the maximum impervious surface coverage or lots greater than 6,600 SF not exceed 50% to allow 68%.



Surrounding Properties:

	Zoning	Use	Comprehensive Plan
North	R-3, One Family Dwelling District	Residential	Single-Family Detached
South	R-3, One Family Dwelling District	Residential	Single-Family Detached
East	R-3, One Family Dwelling District	Greens Park	Parks
West	R-3, One Family Dwelling District	Our Savior Lutheran Church	Institutional

Project Summary

The subject site is 3.3 acres in area and located on the south side of Olive Street and the east side of Arlington Heights Road. Olive-Mary Stitt Elementary School is located on this site. The petitioner is proposing an addition to the school building. The addition includes classrooms, toilets, an expanded commons area and a new gymnasium with storage and toilet facilities.

Elementary Schools, both public and private, are permitted with the approval of a Special Use Permit in the R-3 district. There is no existing Special Use approved for the school. However, since the school is proposing expansion at this time, a Special Use Permit must be approved.

Zoning and Comprehensive Plan

The property is designated as 'Schools' on the Village's Comprehensive Plan, which is consistent with the use of the property.

The property is zoned R-3, One-Family Dwelling District. For the property in question, the front yard is along Arlington Heights Road. The addition will not encroach into the front yard setback. The yard along Olive Street is considered Exterior Side yard. An exterior side yard equal to 10 % of the lot width, 16.5 feet, must be provided. The proposed addition will not encroach in the exterior side yard setback. From the information provided, it cannot be determined if the existing structure meets this requirement. This must be confirmed during the formal Plan Commission submittal. A variation may be required, which staff supports as this is for the existing building. The side yard (along the south property line) is required to be 10% of the lot width, which for this property is 16.5 feet. The proposed addition will meet the required side yard. The required rear yard setback (along the east property line) is 30 feet. The proposed addition will not encroach into the rear yard setback. From the information provided, it cannot be determined if the existing structure meets this requirement. This must be confirmed during the Plan Commission submittal. A variation may be required, which staff supports as this is for the existing building.

Per the information provided by the petitioner, the current floor area ratio for this site is 43%. The maximum floor area ratio with the proposed addition will be 54% which exceeds the maximum allowable floor area ratio of 50%. With the proposed addition, the building lot coverage will increase from 40% to 52% which exceeds the maximum allowable building lot coverage of 35%. Lastly, the maximum impervious surface coverage on site will increase from the current 57% to 68% which exceeds the maximum allowable impervious surface of 50%.

The following variations are required:

- **A variation from Chapter 28, Section 5.1-3.7, Maximum Floor Area, from the requirement that the maximum floor area ratio for all other uses in the R-3 district is 50% to allow 54%**
- **A variation from Chapter 28, Section 5.1-3.8, Maximum Building Lot Coverage, from the requirement that the maximum building coverage for lots greater than 6,000 SF be 40% to allow 52%**
- **A variation from Chapter 28, Section 5.13-3.8, Maximum Impervious Surface Coverage, from the requirement that the maximum impervious surface coverage or lots greater than 6,600 SF not exceed 50% to allow 68%.**

It is important to note that additional variations may be required once more detailed plans are provided.

As part of the formal review process, the Petitioner must provide a written justification for each variation that is based on the following hardship criteria listed below.

- **The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone; and**
- **The plight of the owner is due to unique circumstances; and**
- **The variation, if granted, will not alter the essential character of the locality.**

Building, Site, and Landscape Related Issues

A Design Commission application must be submitted and approved prior to the issuance of a building permit. The addition will abut the single-family residences along Belmont Avenue on the south side. Based on the information provided, it appears that the addition will be 21.5 feet from the south property line, which meets the side yard setback requirement. Depending upon the existing vegetation on site, additional landscaping may be recommended to be added to soften the impact of the addition on the

neighboring residences. As part of the formal Plan Commission submittal, the petitioner should submit information on whether any trees are proposed to be removed during expansion. As part of the formal Plan Commission, the petitioner must submit engineering drawings addressing the impact(s) of the proposed expansion in relation to stormwater management.

Traffic & Parking Issues

Per Chapter 28, Section 11.4, Schedule of Parking Requirements, Elementary Schools require 2 parking spaces per employee plus one space per classroom. The petitioner shall provide information regarding the number of employees and classrooms to determine the Code parking requirement for this site. A drop-off and pick-up lane is located east of the school building.

According to the Village's Zoning Ordinance, a traffic study and parking analysis is required for any special use that is 5,000 square feet or greater in floor area and located along a major arterial street (Arlington Heights Road) as defined by the Village's Thoroughfare Plan. The traffic study should address the drop-off and pick-up operations and parking.

Recommendation

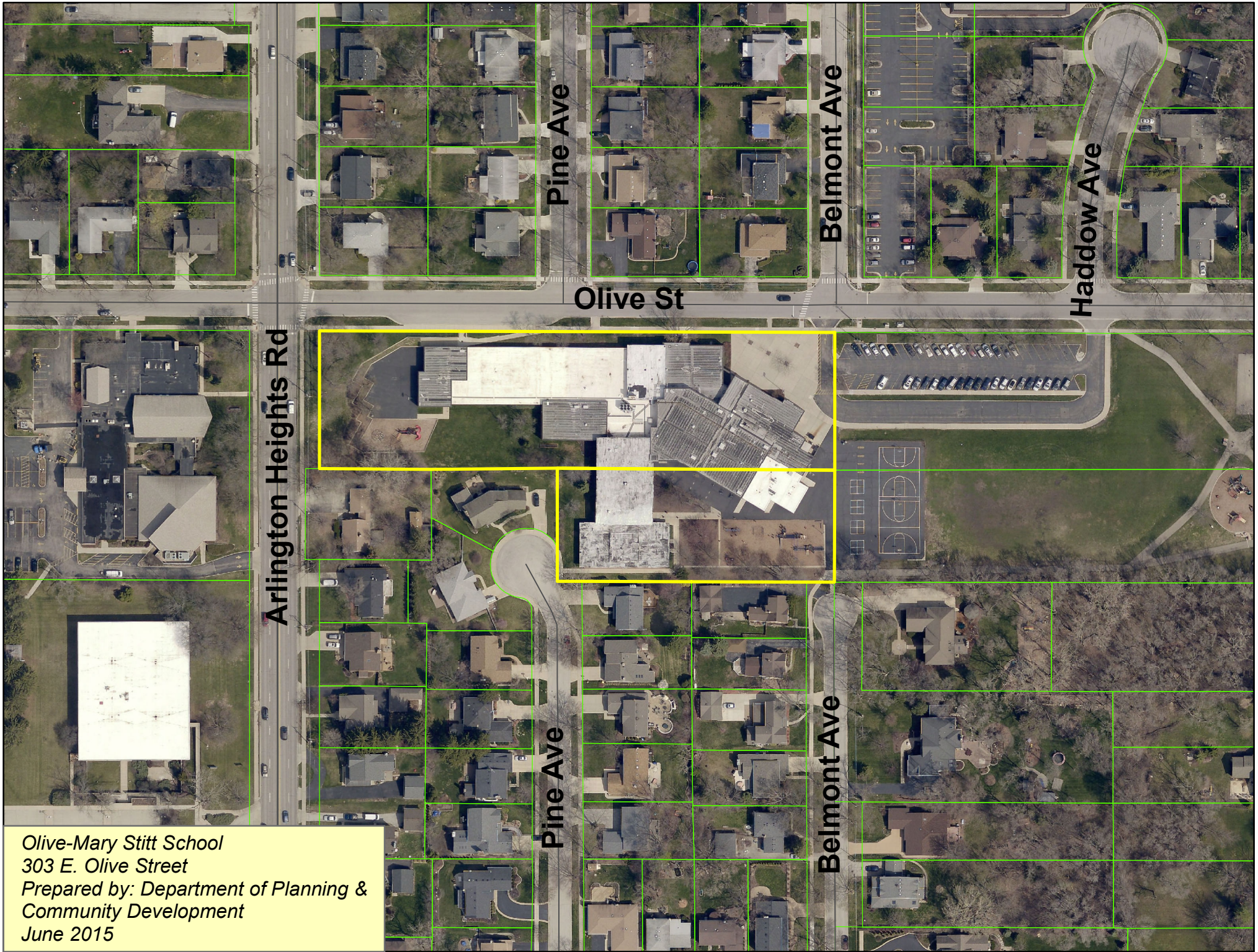
The Staff Development Committee reviewed the proposed request and is supportive, subject to the following conditions:

1. Submittal of a Plan Commission application.
2. Provide a written justification for the special use based on the following criteria:
 - **That said special use is deemed necessary for the public convenience at this location.**
 - **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.**
 - **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.**
3. Provide a written justification for each variation based on the following hardship criteria:
 - **The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone; and**
 - **The plight of the owner is due to unique circumstances; and**
 - **The variation, if granted, will not alter the essential character of the locality.**
4. Depending upon the existing vegetation on site, additional landscaping may be recommended to be added to soften the impact of the addition on the neighboring residences.
5. As part of the Plan Commission application, provide information on whether any trees are proposed to be removed during the expansion.
6. As part of the Plan Commission application, a traffic study and parking analysis must be submitted that addresses drop-off and pick-up operations.
7. As part of the Plan Commission application, the Petitioner must submit engineering drawings addressing the impact of the expansion in relation to stormwater management.
8. A neighborhood meeting shall be held prior to scheduling a public hearing of the Plan Commission
9. A Design Commission application must be submitted for the addition.
10. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

____ June 4, 2015

Bill Enright, Deputy Director of Planning and Community Development

C: Randy Recklaus, Village Manager
All Department Heads



Arlington Heights Rd

Pine Ave

Olive St

Belmont Ave

Haddon Ave

Pine Ave

Belmont Ave

*Olive-Mary Stitt School
303 E. Olive Street
Prepared by: Department of Planning &
Community Development
June 2015*

Use District: R-3 One Family Dwelling District

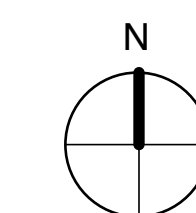
Allowed	Existing	Proposed	Comment
50%	43% (62,643/146,819)	54% (79,393/146,819)	Exceeds Percentage Allowed

Allowed	Existing	Proposed	Comment
35%	40% (58,935/146,819)	52% (75,685/146,819)	Exceeds Percentage Allowed

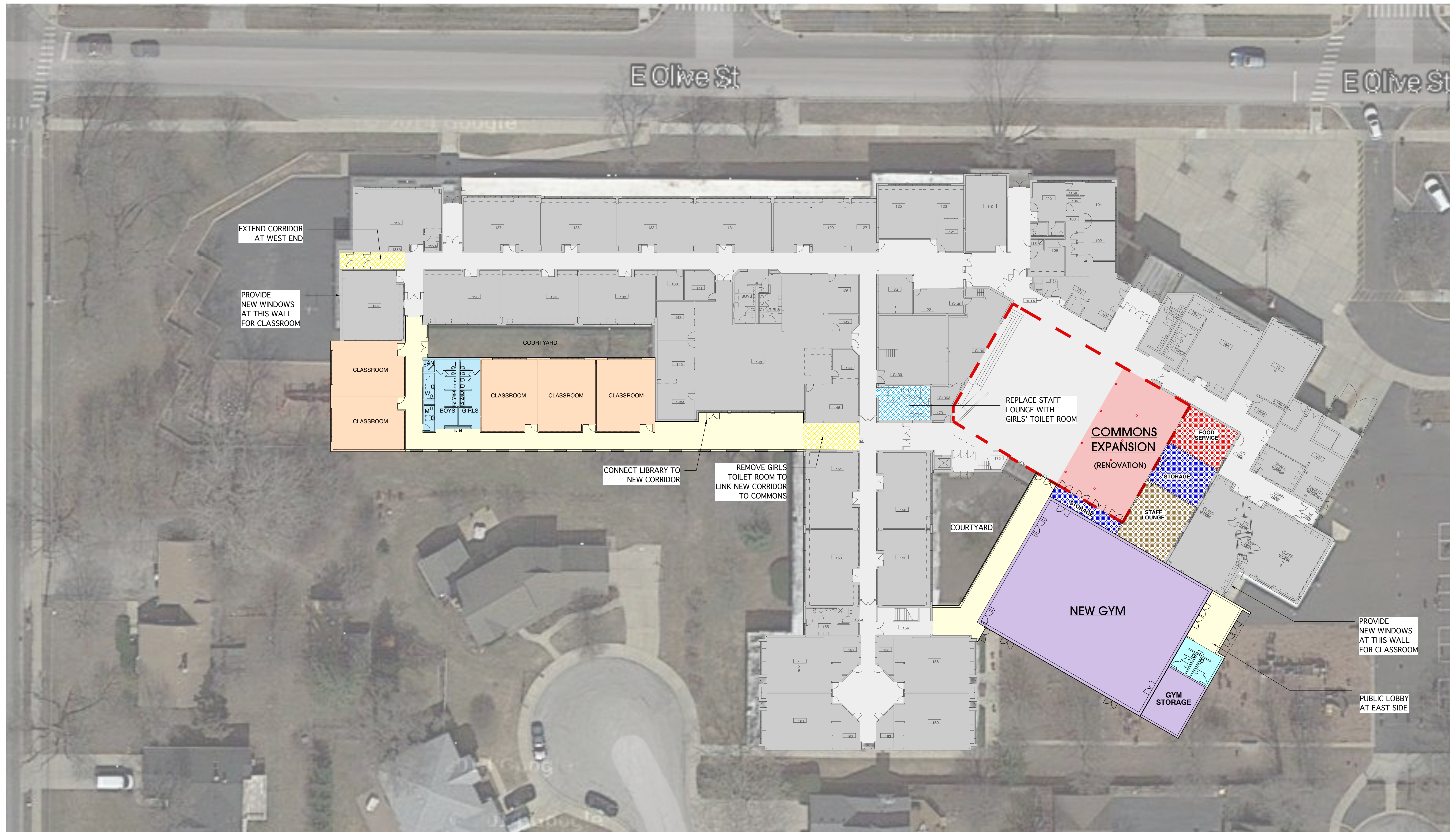
Allowed	Existing	Proposed	Comment
50%	57% (83,435/146,819)	68% * (100,155/146,819)	Exceeds Percentage Allowed

* assumes soft play area is permeable

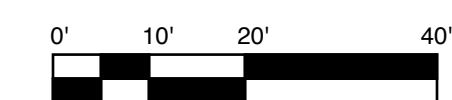
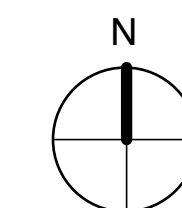
Allowed	Existing	Proposed	Comment
25 ft. 2 ½ stories	23'-6" 2 stories	TBD	



AERIAL PLAN



① FIRST FLOOR PLAN



OPTION 10



Item: Ivy Hill School - 2211 N. Burke Dr. - T1503

Department: Planning & Community Development

Requested Action

Special Use Permit for a Public Elementary School in the R-3, One-Family Dwelling District.

Variations Required

None identified at this time.

RECOMMENDATION

The Staff Development Committee reviewed the proposed request and is supportive, subject to the following conditions:

1. Submittal of a Plan Commission application.
2. Provide a written justification for the special use based on the following criteria:
 - That said special use is deemed necessary for the public convenience at this location.
 - 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.
 - 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.
3. As part of the Plan Commission application, provide information on whether any trees are proposed to be removed during the expansion.
4. As part of the Plan Commission application, a traffic study and parking analysis must be submitted that addresses drop-off and pick-up operations.
5. As part of the Plan Commission application, the Petitioner must submit engineering drawings addressing the impact of the expansion in relation to stormwater management.

6. A neighborhood meeting shall be held prior to scheduling a public hearing of the Plan Commission.

7. A Design Commission application must be submitted for the addition.

8. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

ATTACHMENTS:

Description	Type
Staff Report	Report
Supporting Documents & Drawings	Exhibits
Location Map	Exhibits

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plat & Subdivision Committee
Prepared By: Latika Bhide, Development Planner
Meeting Date: June 10, 2015
Date Prepared: June 4, 2015
Project Title: Ivy Hill Elementary School
Address: 2211 N. Burke Drive

Background Information

Petitioner: Don Hansen
Address: STR Partners LLC
 350 W. Ontario Street, Suite 200
 Chicago, Illinois 60654

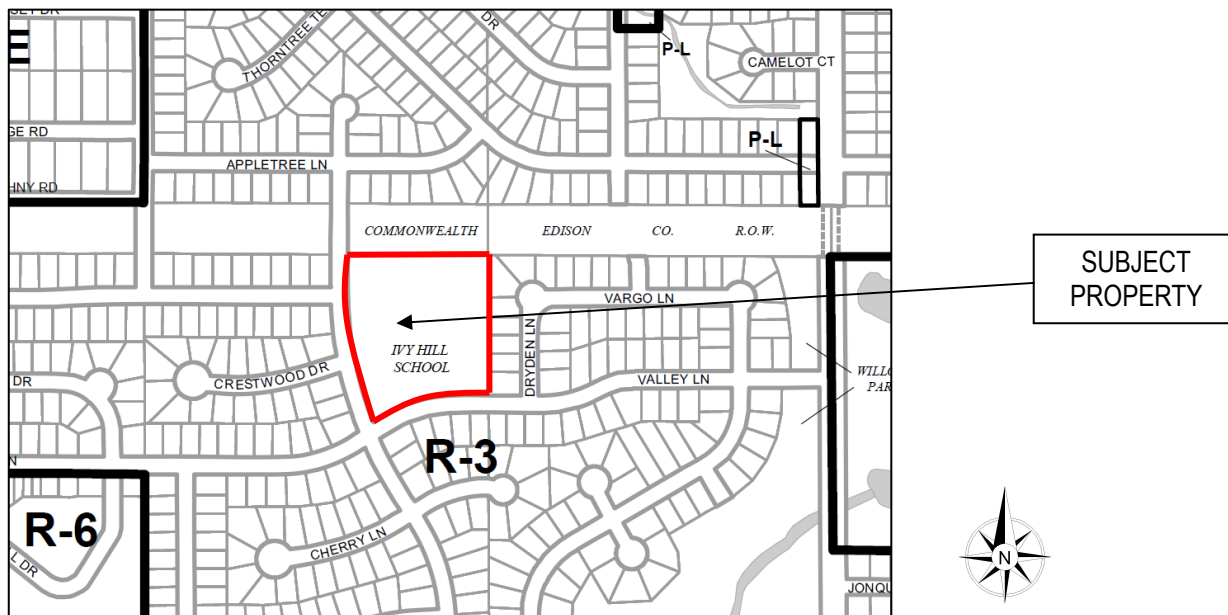
Existing Zoning: R-3, One Family Dwelling District

Requested Action:

- Special Use Permit for a Public Elementary School in the R-3, One-Family Dwelling District

Variations Required:

1. None identified at this time

**Surrounding Properties:**

	Zoning	Use	Comprehensive Plan
North	R-3, One Family Dwelling District	Comed right-of-way	Parks
South	R-3, One Family Dwelling District	Residential	Single Family Detached
East	R-3, One Family Dwelling District	Residential	Single Family Detached
West	R-3, One Family Dwelling District	Residential	Single Family Detached

Project Summary

The subject site is 6.7 acres in area and located on the east side of Burke Drive and the north side of Valley Lane. Ivy Hill Elementary School is located on this site. The petitioner is proposing an addition to the school building. The addition includes classrooms, toilets, an expanded commons area and a new gymnasium with storage facilities.

Elementary Schools, both public and private, are permitted with the approval of a Special Use Permit in the R-3 district. There is no existing Special Use approved for the school. However, since the school is proposing expansion at this time, a Special Use Permit must be approved.

Zoning and Comprehensive Plan

The property is designated as 'Schools' on the Village's Comprehensive Plan, which is consistent with the use of the property.

The property is zoned R-3, One-Family Dwelling District. For the property in question, the front yard is along Valley Lane. The addition will not encroach into the front yard setback. The yard along Burke Drive is considered an exterior side yard. An exterior side yard equal to 10 % of the lot width must be provided. The addition is proposed on the east side of the existing building and will not encroach in the exterior side yard setback. From the information provided, it cannot be determined if the existing structure meets this requirement. This must be confirmed during the formal Plan Commission submittal. A variation may be required, which staff supports as this is for the existing building. The side yard (along the east property line) is required to be 10% of the lot width. The proposed addition is approximately 116' from the east property line (which abuts residential structures) and will meet the required side yard. The required rear yard setback (along the north property line) is 30 feet. The proposed addition will not encroach into the rear yard setback.

Per the information provided by the petitioner, the current floor area ratio for this site is 21%. The floor area ratio with the proposed addition will be 28% which is less than the maximum allowable floor area ratio of 50%. With the proposed addition, the building lot coverage will increase from 18% to 23% which is less than the maximum allowable building lot coverage of 35%. Lastly, the maximum impervious surface coverage on site will increase from the current 43% to 48% which is less than the maximum allowable impervious surface of 50%.

It is important to note that other variations may be required once more detailed plans are provided.

Building, Site, and Landscape Related Issues

A Design Commission application must be submitted and approved prior to the issuance of a building permit. The addition is proposed on the east side which is adjacent to the single-family residences along Dryden Lane. Based on the information provided, the addition is approximately 116 feet from the east property line. As part of the formal Plan Commission submittal, the petitioner should submit information on whether any trees are proposed to be removed during expansion. As part of the formal Plan Commission, the petitioner must submit engineering drawings addressing the impact(s) of the proposed expansion in relation to stormwater management.

Traffic & Parking Issues

Per Chapter 28, Section 11.4, Schedule of Parking Requirements, Elementary Schools require 2 parking spaces per employee plus one space per classroom. The petitioner shall provide information regarding the number of employees and classrooms to determine the Code parking requirement for this site. A parking area with 59 parking spaces is located at the northwest corner of the site. A drop-off and pick-up lane is located around this parking area. A parking area with 13 parking spaces is located on the south side of the building. As part of the proposed improvements, an extended bus lane is proposed on the south side of the building.

According to the Village's Zoning Ordinance, a traffic study and parking analysis is required for any special use that is not located along a major or secondary arterial street as defined by the Village's Thoroughfare Plan. The traffic study should address the drop-off and pick-up operations and parking.

Recommendation

The Staff Development Committee reviewed the proposed request and is supportive, subject to the following conditions:

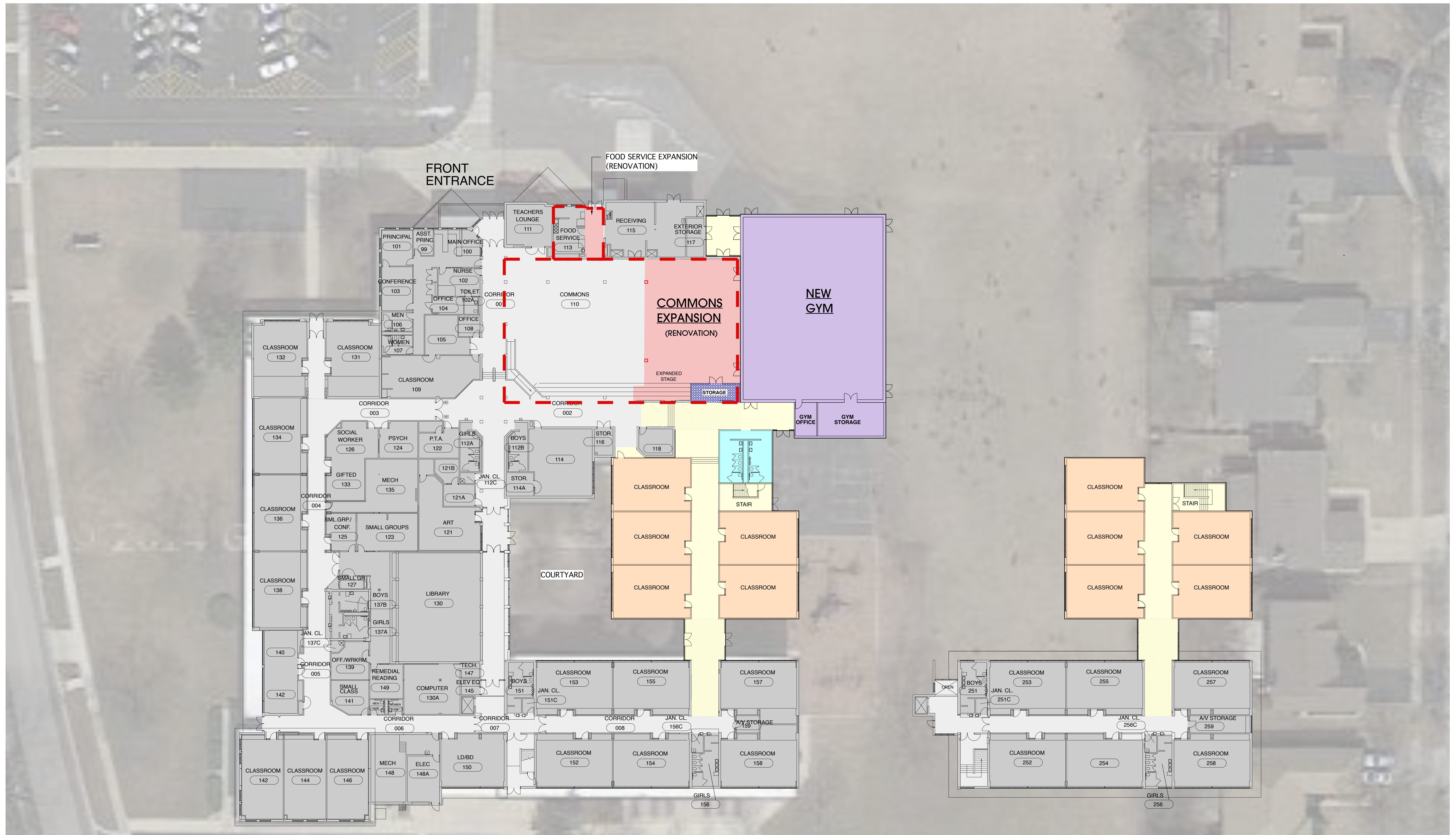
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Bill Enright, Deputy Director of Planning and Community Development

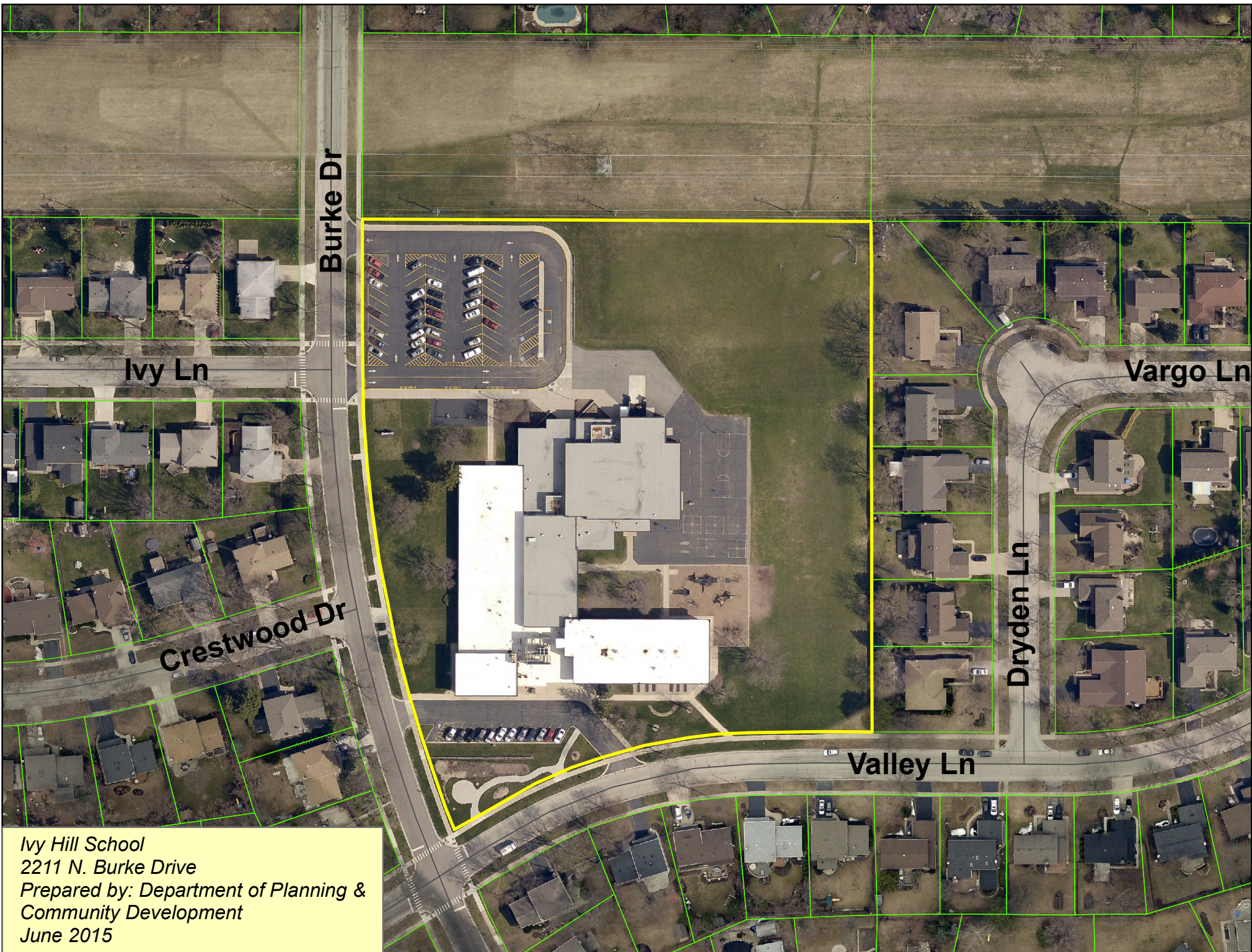
C: Randy Recklaus, Village Manager
All Department Heads



1 FIRST FLOOR PLAN

2 SECOND FLOOR PLAN

OPTION 5



Ivy Hill School
2211 N. Burke Drive
Prepared by: Department of Planning &
Community Development
June 2015