

BUILDING DEPARTMENT

1

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 15-010  
 Petitioner: Holy Nation Presbyterian Church  
407 Main Street  
Mt. Prospect, IL  
 Owner: GlenKirk  
3504 Commercial Ave  
Northbrook, IL 60062  
 Contact Person: Michael Chun  
 Address: 3300 Carriageway Dr #308  
Arlington Heights, IL 60005  
 Phone #: 847-738-1999  
 Fax #: \_\_\_\_\_  
 E-Mail: remnantmike@gmail.com

P.I.N.# 03-17-100-015-0000  
 Location: 2501 Chestnut Ave, Arlington Heights, IL  
 Rezoning: \_\_\_\_\_ Current: \_\_\_\_\_ Proposed: \_\_\_\_\_  
 Subdivision: \_\_\_\_\_  
 # of Lots: \_\_\_\_\_ Current: \_\_\_\_\_ Proposed: \_\_\_\_\_  
 PUD: \_\_\_\_\_ For: \_\_\_\_\_  
 Special Use: \_\_\_\_\_ For: \_\_\_\_\_  
 Land Use Variation: \_\_\_\_\_ For: \_\_\_\_\_  
 Land Use: \_\_\_\_\_ Current: School  
 Proposed: Church  
 Site Gross Area: 176,213 SF  
 # of Units Total: \_\_\_\_\_  
 1BR: \_\_\_\_\_ 2BR: \_\_\_\_\_ 3BR: \_\_\_\_\_ 4BR: \_\_\_\_\_

(Petitioner: Please do not write below this line.)

DO EXISTING STRUCTURES, IF ANY, MEET MINIMUM REQUIREMENTS OF THE FOLLOWING:

YES      NO

- 1.        VILLAGE      BUILDING CODE
- 2.        PRESENT      ZONING USE
- 3.        REQUESTED      ZONING USE
- 4.        SUBDIVISION      REQUIRED
- 5.        SIGN      CODE

6. GENERAL COMMENTS:

NO COMMENTS

DOB PIERCE  
 Director PLAN REVIEWER

8-3-15  
 Date

BUILDING DEPARTMENT

1A

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INSPECTIONAL SERVICES

OK w/ 1A  
 PAUL DUMAIS  
 8/5/15  
 No Comments

Director \_\_\_\_\_

Date \_\_\_\_\_

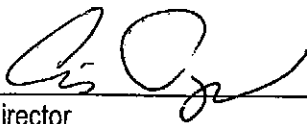
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	<u>EXISTING IMPROVEMENT</u>	<u>REQUIRED IMPROVEMENT</u>	<u>COMMENTS</u>
1. <u>UTILITIES:</u>			
Water	_____	_____	_____
Metering	_____	<del>_____</del>	_____
Backflow	_____	<del>_____</del>	_____
Sanitary Sewer	_____	_____	_____
Storm Sewer	_____	_____	_____
2. <u>SURFACE:</u>			
Pavement	_____	_____	_____
Curb & Gutter	_____	_____	_____
Sidewalks	_____	_____	_____
Street Lighting	_____	_____	_____
3. <u>GENERAL COMMENTS:</u>			

  
 Director \_\_\_\_\_ Date 8-14-15

See memo dkt 8-13-15

## Memorandum

To: Latika Bhide, Development Planner  
From: Cris Papierniak, Assistant Director of Public Works   
Date: August 17, 2015  
Subject: 2501 N Chestnut Ave, P.C. #15-010

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With regard to the proposed Variation for Parking, I have the following comments:

1. When improvements are made to the inside of the structure, the 2" meter needs to be changed out. If fire protection is going to be added, a larger line and meter will be required.
2. There is currently no backflow device installed, a new RPZ must be installed.

Thank you for the opportunity to comment on this permit application.

C: file

LF


RECEIVED

AUG 17 2015

PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT


**PLAN COMMISSION PC #15-010**  
**Holy Nation Presbyterian Church**  
**2501 N. Chestnut Ave.**  
**Variation for Parking**  
**Round 1**

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.
12. Consider including bicycle racks in development plan to encourage alternate modes of transportation for employees and patrons.
13. Please identify how the operations of the school on Wednesday and Friday are going to dovetail with the operations of the Church. Do they overlap?
14. The petitioner's submittal indicates that there are two services during the week rather than only weekend celebrations. Please explain the times these events occur during the week, and what will be conducted to be unobtrusive to the neighborhood. Are these weekday activities occurring both daytime and evening?
15. What is the potential for growth and how is this to be managed and accommodated for in the future?
16. Are any plans for senior, early learning or child daycare being planned for this facility?

  
James J. Massarelli, P.E.      7-31-15  
Director of Engineering      Date

**PLAN COMMISSION PC #15-010  
Holy Nation Presbyterian Church  
2501 N. Chestnut Ave.  
Variation for Parking  
Round 2**

17. The responses made by the petitioner to comments #11-16 are acceptable.

  
James J. Massarelli, P.E.      Date 8/26/15  
Director of Engineering

**RECEIVED**

AUG 27 2015

PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT



# Arlington Heights Fire Department Plan Review Sheet

P. C. Number 15-010

Project Name

Holy Nation Presbyterian Church

Project Location

2501 N. Chestnut Ave.

Planning Department Contact Latika Bhide

## General Comments

No comments pertaining to the parking configuration at this time.

**RECEIVED**  
AUG 10 2015  
PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT

**NOTE: PLAN IS CONCEPTUAL ONLY  
SUBJECT TO DETAILED PLAN REVIEW**

Date August 10, 2015

Reviewed By: LT. Andrew Larson

# ARLINGTON HEIGHTS POLICE DEPARTMENT

## Community Services Bureau

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### DEPARTMENT PLAN REVIEW SUMMARY

Holy Nation Presbyterian Church  
2501 N. Chestnut  
PC 15-010  
Round 1

#### Review Comments

08/11/2015

**1. Character of use:**

The character of use is consistent with the area and is not a concern.

**2. Are lighting requirements adequate?**

Lighting should be up to Village of Arlington Heights code.

**3. Present traffic problems?**

There are no apparent traffic problems at this location.

**4. Traffic accidents at particular location?**

This is not a problem area in relation to traffic accidents.

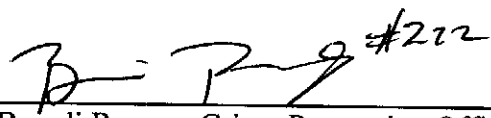
**5. Traffic problems that may be created by the development.**

This development should not create any additional traffic problems.

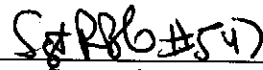
**6. General comments:**

Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. Emergency contact cards can be filled out at the Village of Arlington Heights website (vah.com). This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

RECEIVED  
AUG 11 2015  
PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT

  
\_\_\_\_\_  
Brandi Romag, Crime Prevention Officer  
Community Services Bureau

Approved by:

  
\_\_\_\_\_  
Supervisor's Signature



HEALTH SERVICES DEPARTMENT

6

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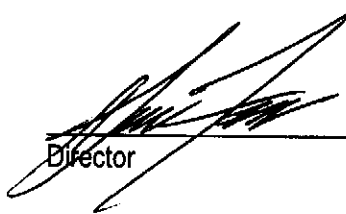
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1. GENERAL COMMENTS:

*No Comments.*

  
 Environmental Health Officer 7-29-15  
Date

  
 Director 7/29/15  
Date

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- |    | <u>YES</u>                          | <u>NO</u>                           |   |
|----|-------------------------------------|-------------------------------------|---|
| 1. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | COMPLIES WITH COMPREHENSIVE PLAN?                               |
| 2. | <u>N/A</u>                          | <input type="checkbox"/>            | COMPLIES WITH THOROUGHFARE PLAN?                                |
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | VARIATIONS NEEDED FROM ZONING REGULATIONS?<br>(See below.)      |
| 4. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS?<br>(See below.) |
| 5. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | SUBDIVISION REQUIRED?   |
| 6. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED?<br>(See below.)    |

Comments:

*Please see attached.*

8/7/15 \_\_\_\_\_ Date

Planning Department Comments, Holy Nation Presbyterian Church (PL15-010, 2501 N. Chestnut Ave., Round 1)

7. The property at 2501 N. Chestnut Ave. is zoned R-3. Churches, Synagogues and Other places of worship are permitted uses in the R-3 district.
8. According to the Village's Comprehensive Plan the subject site is designated as Schools given that the historical use has been for a public school and then private school. Along with the parking variation, it is recommended that the Comprehensive Plan is amended to Institutional if the variation is granted.
9. The following variations are necessary:
  - a. Chapter 28, Section 11.4, Schedule of Parking Requirements from the requirement to allow 62 parking spaces (and 35 landbanked spaces) instead of the required 308 spaces, a variation of 211 spaces. Based on the parking data for the existing location provided by the applicant, the maximum number of cars at the current location, at one time were 24 cars on a Sunday afternoon. Therefore, Staff supports the variation requested.
10. The total code required parking for this site for Future Floor Plan will be calculated as:

Use	Size	Parking Ratio	Required Parking
Sanctuary	3,398 SF (200 seats)	1/5 seats	40 spaces
Chapel 1	517 SF (50 seats)	1/5 seats	10 spaces
Chapel 2	517 SF (50 seats)	1/5 seats	10 spaces
Infant Room	134	1/300 SF	0 spaces
Media Room	136	1/300 SF	0 spaces
Storage	314	1/300 SF	1 space
Vestibule	241	1/300 SF	1 space
Fellowship	2,426	30% of capacity (15 net SF per occupant)	49 spaces
Kitchen	635	1/300 SF	2 spaces
Storage	214	1/300 SF	1 space
Vestibule	276	1/300 SF	1 space
Class Room	481	30% of capacity (20 net SF per occupant)	7 spaces
Storage (113-116)	256	1/300 SF	1 space
Lobby	3,939	1/300 SF	13 spaces
Office (119-124)	1,381	1/300 SF	5 spaces
Lunch room	312	1/300 SF	1 space
Storage (125-126)	184	1/300 SF	1 space
Utility Room	145	1/300 SF	0 spaces
Boiler Room	461	1/300 SF	2 spaces
Gymnasium/All purpose room	2,253	30% of capacity (5 SF net SF per occupant for assembly without fixed seats – standing space)	135 spaces
Space leased by Glenkirk	3,769	2/1 employees + 1 space/classroom (12 employees + 4 classrooms)	28 spaces
<b>Total Required</b>			308 spaces
<b>Total Provided</b>			62 spaces

<b>Land Banked parking</b>			35 spaces
<b>Surplus / (Deficit)</b>			<b>(211 spaces)</b>

11. Four inch caliper shade trees are required within all landscaping islands for the proposed future parking area.  
Also a 3 FT high screen will be required for the (proposed) north parking area.
12. Please provide a schedule of the services and various activities that will be held at the facility
13. What are the future plans and the projected growth for the Church?

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LANDSCAPE & TREE PRESERVATION:

- |  | <u>YES</u> | <u>NO</u> |
|--|------------|-----------|
| 1. Complies with Tree Preservation Ordinance | <u>NA</u>  | _____     |
| 2. Complies with Landscape Plan Ordinance    | _____      | <u>X</u>  |
| 3. Parkway Tree Fee Required<br>(See below.) | _____      | <u>X</u>  |

Comments:

- Per Chapter 28, section 6.15-1.2a a three foot high screen must be provided in order to screen parking areas that are adjacent to a public way. There are some dead Junipers along Waverly Road that must be replaced.
- Landscape islands equal in area to at least one parking space, protected by durable materials that contain one 4" caliper shade tree must be located at the end of all parking rows (Chapter 28, section 6.15-1.2b). Provide 4" caliper shade trees within the four existing islands on the north parking area.

[Signature] 8/7/15  
 Coordinator Date