

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
Prepared By: Latika Bhide, Development Planner
Meeting Date: September 16, 2015
Date Prepared: September 11, 2015
Project Title: Holy Nation Presbyterian Church
Address: 2501 N. Chestnut Avenue

BACKGROUND INFORMATION

Petitioner: Holy Nation Presbyterian Church
Address: 407 Main Street
 Mount Prospect, IL 60056

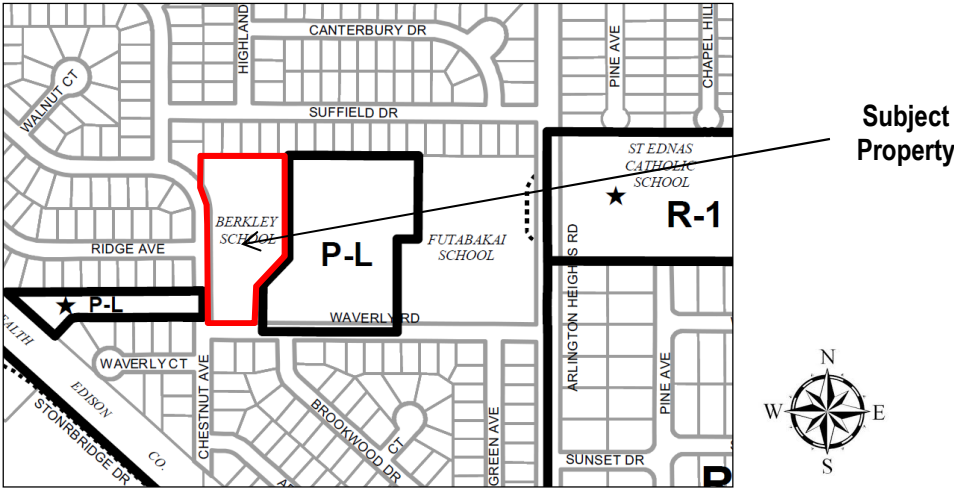
Existing Zoning: R-3, One Family Dwelling District

Requested Action:

1. Parking variation associated with a church, synagogue and other places of worship.
2. Comprehensive Plan Amendment from Schools to Institutional

Variations Required:

- Chapter 28, Section 11.4, Schedule of Parking Requirements from the requirement to allow 97 parking spaces, 62 existing parking spaces and 35 land banked spaces instead of the required 308 spaces, a variation of 211 spaces.



Surrounding Properties

Direction	Current Zoning	Land Use	Comprehensive Plan
North	R-3	Single Family Residences	Single Family Detached
South	R-3	Single Family Residences	Single Family Detached
East	P-L	Park	Parks
West	R-3 & P-L	Single Family Residences & ComEd ROW	Single Family Detached

Project Background

The subject site which is located on the east side of Chestnut Avenue, north of Waverly Road, is approximately 4.2 acres in area and is zoned R-3, One Family Dwelling District. There is an existing building on the property that is approximately 29,424 square feet in area. In 1993, the property was rezoned from P-L Public Land District to R-3 One Family Dwelling District and a special use permit for a private school was approved for Glenkirk to operate a school serving people with intellectual and developmental disabilities.

The existing parking lot is located on the south and northwest sides of the building and there a total of 62 parking stalls on-site. The south parking area is accessible via a driveway along Waverly Road and the northwest parking area is accessible via two driveways along Chestnut Avenue.

Holy Nation Presbyterian Church is looking to acquire the property at 2501 Chestnut Avenue and convert it to a place of worship that will serve their parishioners. The Church is currently located in Mount Prospect. The petitioner has indicated that the Church employs one pastor and three assistant pastors. The congregation size is currently 80 people and anticipated to grow to 160 people over the next 10 to 15 years. The petitioner has provided a summary of the worship services to be held. Worship services will be held as follows:

- Wednesday Night Service 8:00 pm to 9:30 pm
- Friday Night Service 8:00 pm to 9:30 pm
- Saturday Discipleship Training 9:00 am to 12:00 pm
- Sunday Early Morning Prayer Service 6:00 am to 7:00 am
- Sunday Prenatal and Infant Worship Service 10:00 am to 10:55 am
- Sunday Kindergarten and Youth Worship Service, 10:30 am to 12:30 pm
- Sunday 1st. Worship Service, 11:00 am to 12:30 pm
- Sunday 2nd. Worship Service 1:30 pm to 3:30 pm

As depicted on the proposed floor plan, the Church will lease back an approximately 3,769 square feet space to Glenkirk to be used as an educational space. The remaining area will be occupied by the Church. The petitioner is proposing an immediate plan which will include a sanctuary (100 seats), classrooms, infant room, all purpose room, media room, office, storage and lunch room. The future floor plan includes a sanctuary (While the physical space is not increased, the sanctuary is proposed to have 200 seats), two chapels (50 seats each), fellowship hall (156 seats with tables), kitchen, storage, lobby, office, lunch room, storage, utility room, boiler room and gymnasium (The gymnasium is the same physical space occupied by the all purpose room in the immediate plan, but is labelled as a gymnasium). The petitioner has stated that they do not have other regularly scheduled functions or services.

Zoning and Comprehensive Plan

To proceed forward, the Plan Commission must review and the Village Board must approve the parking variation. Churches, synagogues, and other places of worship are permitted by right in the R-3, One Family Dwelling District. All but one church in Arlington Heights are located within Residential Zoning Districts.

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, the petitioner is requesting a Comprehensive Plan amendment from Schools to Institutional, if the variation is granted, which would be appropriate given the proposed use. The site is a park site reservation indicating that that the Park District has an interest in the site, however that only applies when subdividing property. Planning Department staff informed the broker marketing the site that the Park District may be interested in the site and asked that the broker contact the Park District.

Plat and Subdivision Committee Meeting

The Plat and Subdivision Committee reviewed the project at the April 8, 2015 meeting. The Committee felt that the site was under parked as-is for the proposed use. The Committee felt that the petitioner should provide a plan to accommodate future parking.

Neighborhood Meeting

The petitioner held a neighborhood on September 4, 2015, which was attended by 63 residents. Residents expressed several concerns including the existing traffic between Arlington Heights Road and Chestnut and Waverly Roads, a church use at this location (residential character), Comprehensive Plan Amendment, concerns with the high number of variation from Code required parking spaces, parking lot lighting, property values, future expansion plans.

The resident concerns are being addressed in the following way:

- Use at this location (residential character): Recommended conditions include that the petitioner must provide landscaping adjacent to the north parking lot on the north side in order to provide a dense layered buffer between the parking area and the residential district. The building has historically been used as a school, which is a non-

- residential use permitted in the R-3 zoning district.
- Parking Variation:** The recommended conditions require that if parking beyond what is provided for the church and its ancillary functions is insufficient as determined by the Village, then the Petitioner shall have 6 months to install the land banked parking. Also, the petitioner will be required to work with the Village to develop and implement a parking mitigation plan that may include, but shall not be limited to, operational restrictions, and/or the installation of additional parking accommodations located elsewhere on site. It is recommended that overlapping services/events that negatively impact available parking not be permitted. Also, it is recommended that the Gymnasium space cannot be leased to outside entity when Church is being used. Lastly, it is recommended that the maximum capacity of the facility be limited to 200 people.
- Lighting:** Recommended conditions include that if any new lighting is proposed, the photometrics shall meet all Village requirements. Staff is recommending that all parking lot lighting have automatic timers that turn the lights off no later than one hour after the last scheduled event of the day.

Building, Site and Landscape Issues

The petitioner is not proposing any exterior modifications; therefore a Design review is not required. Any interior improvements must meet all applicable Code requirements.

Per Chapter 28, a three-foot high continuous row of shrubs is required to screen the parking lot from the public view (Waverly Dr. and Chestnut Ave.), and curbed islands with shade trees at the end of each row of parking and after every 20 parking stalls are required for the parking lot. There are some dead Junipers along Waverly Road that must be replaced. Also, 4” caliper shade trees within the four existing islands on the north parking area are required. The petitioner has indicated that if approved they will install the landscaping as required by Code.

Traffic & Parking Issues

With respect to parking, the Code required parking demand is based on the collective parking requirement for each of the different uses within the facility (Chapter 28, Section 11.2-6, Collective Provision). This parking methodology has been consistently applied to other projects within the Village, including but not limited to 1st United Methodist Church, St. James, St. Edna’s, Mision Juan Diego, and Our Lady of the Wayside, Frontier Park, Olympic Park, Camelot Park, etc.

Therefore, a total of 308 parking stalls are required. At this time, the site has a total of 62 parking stalls and the petitioner has agreed to add 35 parking spaces as land banked parking, if required, thereby resulting in a deficit of 211 parking spaces (see Table 1).

Table 1: Parking Summary

Use	Size (SF)	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
Fellowship	2,426	30% of capacity (15 net SF per occupant)	49 spaces
Class Room	481	30% of capacity (20 net SF per occupant)	7 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
Office	1,381	1/300 SF	5 spaces
Other spaces (including, but not limited to: infant room, media room, kitchen, lunch room, storage, lobby, boiler room, utility room)	7,247	1/300 SF	24 spaces
Space leased by Glenkirk	3,769	2/1 employees + 1 space/classroom	28 spaces

	(12 employees + 4 classrooms)
Total Required	308 spaces
Total Provided	62 spaces
Land Banked parking	35 spaces
Surplus / (Deficit)	(211 spaces)

The following variation is required:

- Chapter 28, Section 11.4, Schedule of Parking Requirements from the requirement to allow 97 parking spaces, 62 existing parking spaces and 35 land banked spaces instead of the required 308 spaces, a variation of 211 spaces.

Comparison with other Church and Park parking variations

As stated above, the Code required parking demand is based on the collective parking requirement and therefore, several Churches and Parks have requested and received a parking variation. Below is a comparison of the variations granted for other churches and parks and the requested variation by this petitioner.

Facility	Code Required Parking	Parking Provided	% Variation
HNPC	308	97	68 %
St. James (west side only)	717	291	59 %
St. Edna's	590	362	39 %
St. Peter's	716	313	56 %
Frontier Park	729	272	63 %
Olympic Park Pool	318	191	40 %
Camelot Park	300	72	76 %
Heritage Park	247	57	77 %

The Church is currently located at 407 N. Main Street in Mount Prospect. At their current location, there are 49 parking spaces. The petitioner conducted parking counts at this location over a three week period. Counts were conducted on Wednesday, Friday and Sunday when there would be worship services. The maximum numbers of spaces occupied were on Sunday at 2:30 pm, when 24 parking spaces were occupied. On an average, 9.33 parking spaces were occupied on Wednesday night, 13 parking spaces were occupied on Friday night and 21.33 spaces were occupied on Sunday afternoon.

The petitioner has stated that at the Mount Prospect location, the maximum occupancy for the main sanctuary is 283 people. The petitioner has stated that the average attendance for the Wednesday service ranges between 15-25 people, for the Friday service ranges between 25-35 people and for the Sunday (main) service ranges between 70-80 people.

Peak Parking Day	Spaces Occupied	Building Occupancy at the time	Ratio
Sunday, 2:30 PM	24	90 (including children)	0.267

Based on the information above provided by the petitioner, the ratio of parking spaces occupied to the building occupancy is 0.267 or 3.75 occupants per vehicle.

Using the 0.267 ratio, the existing 62 parking spaces translate to a maximum capacity for the sanctuary of 232 spaces
 Using the 0.267 ratio, the 97 parking spaces (including the land banked parking) translate to a maximum capacity for the sanctuary of 363 spaces

Ratio = 24 spaces/90 = 0.267

Maximum Capacity =

62 spaces/ratio = 62/0.267 = 232

97 spaces/ratio = 97/0.267 = 363

However, information and data on the existing and remaining Glenkirk operation is needed. On Friday, September 11, 2015 at 1:00 PM, parking occupancy by Glenkirk was 32 vehicles in the east lot and 6 vehicles in the west lot. This included a

number of passenger vans. Data on ongoing Glenkirk demand (daytime, evening and weekend) is needed including any overnight and weekend passenger van parking.

A maximum capacity of 200 is recommended due to the fact that there is no break out of children from adults and capacities vary at different times of the year, where the parking counts are just a snap shot of limited data.

The petitioner has provided a future parking plan with 35 land banked spaces. The land banked spaces are proposed to be added both in the south parking area and by reconfiguring the north parking area.

There are currently no on-street parking restrictions on Waverly Street from Arlington Heights Road to Chestnut Avenue. Similarly, there are no on-street parking restrictions on Chestnut Avenue from Rand Road to Kingsbury Drive. The Village has not received any complaints regarding on-street parking at or near this intersection. However, several residents have expressed concerns regarding the increased traffic in the evening hours when services are held concurrently with Park District activities as well as the events at the Japanese school. It is also acknowledged that on-street parking occurs as a result of Park District and School activities. The petitioner did not provide parking counts for existing on-street parking demand.

The Special Use approval for Glenkirk required that the petitioner enter into a shared parking agreement with the Park District to allow the public to park in the petitioner's parking lot after hours. Staff is researching if the agreement was entered into and if there is an opportunity for adding additional shared parking by the petitioner and the Park District.

RECOMMENDATION

The Staff Development Committee has reviewed the Petitioner's request and recommends **approval** subject to the following conditions:

1. Provide parking data and information for Glenkirk ongoing operation at this site.
2. The maximum capacity shall not exceed 200 people.
3. If parking beyond what is provided for the church and its ancillary functions is insufficient as determined by the Village, then the Petitioner shall have 6 months to install the land banked parking and work with the Village to develop and implement a parking mitigation plan that may include, but shall not be limited to, operational restrictions, further capacity limitations and/or the installation of additional parking accommodations located elsewhere on site.
4. No overlapping services/events shall be permitted that negatively impact available parking.
5. The petitioner shall enter into a shared parking agreement with the Park District to allow the public to park in the petitioner's parking lot when Church activities are not scheduled. The petitioner shall work with the Village and Park District to implement shared parking lot expansion, if deemed feasible.
6. The Gymnasium space cannot be leased to outside entity when Church is being used.
7. The petitioner must provide landscaping adjacent to the north parking lot on the north side. The landscaping must be layered and include a mix of evergreen shrubs in order to provide a dense layered buffer between the parking area and the residential district.
8. The petitioner shall maintain the landscaped "arboretum" area on the north end of the subject property.
9. If any new lighting is proposed, the photometrics shall meet all Village requirements. All parking lot lighting shall have automatic timers that turn the lights off no later than one hour after the last scheduled event of the day.
10. The petitioner shall comply with all applicable Federal, State and Village codes, regulations and policies.

September 11, 2015

Charles Witherington-Perkins, AICP
Director of Planning and Community Development

C: *Randy Recklaus, Village Manager*