

Wheeler Kearns Architects

June 2nd 2016

Sam Hubbard
Dept. of Planning & Community Development
Village of Arlington Heights 33 South Arlington Heights Road
Arlington Heights IL 60005

RECEIVED
JUN 03 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Subject: Variation and Special Use Permit Application at 1234 N Arlington Heights Road

Dear Mr. Hubbard,

We are architect of record for the current renovation of Our Saviour's Lutheran Church located at 1234 N Arlington Heights Road. Applied for under separate permit number #16-496, the scope of work includes interior alterations/renovations to create improved circulation and zoning of program elements, improvements to the building envelope including new windows in affected areas, as well as stripping, insulating and reroofing of the flat roofed portions of the building which will entail new metal roof edge throughout.

As part of the renovation project, Our Saviour's would like to construct a Columbarium housing 168 niches in their side yard along Arlington Heights Road, concealed from the road within a landscaped garden. Our Saviour's is seeking a Variation and Special Use Permit Approval to construct the Columbarium, a permitted special use in the R-3 residential zone in their side yard.

The provision of the Columbarium will in no way be detrimental to the public welfare, nor injurious to other property or improvements in the neighborhood. In fact, the proposed landscape design screens the Columbarium from Arlington Heights Road, and intends that the general public will not even be aware of its existence. For Our Saviour's, however, the Columbarium offers a special place for loved ones to be honored and remembered for generations to come, a peaceful focal point where family can visit and be with their loved ones.

The proposed special use will comply with the regulations and conditions specified in the Village's ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.

In preparation of our permit application (#16-496), we had a number of preliminary review meetings with Village representatives. Following these, we interpreted Olive Street as the front yard and Arlington Heights Road as the side yard, since the existing corner lot best conforms to the setback requirements in this configuration. With Olive Street as the front yard, the rear yard is located to the south. The rear yard is occupied by a required drive aisle exit from the parking lot, leading to an existing curb cut on North Arlington Heights Road. The remaining west side yard fulfills the ordinance's parking requirements, and does not present a suitable location for a quiet, peaceful place of remembrance.

Located in the side yard along Arlington Heights Road, the Columbarium will be accessed off a widened vestibule link connecting the Sanctuary to the Fellowship Hall, and the proposed landscaped garden will be visible from the Narthex, a swollen corridor which will be the new heart of all building circulation.

The variation, if granted, will not alter the character of the locality. The proposed Columbarium is designed as a freestanding wall, 10ft long and 3ft wide, faced with granite with a granite capstone, sides and base. It is not an enclosed or occupiable space, but rather a face that visitors can engage with. The proposed location is set 12' – 10" from the existing side yard setback, a total distance of 52' – 10" from the Arlington Heights Road property line.

Currently, the proposed Columbarium garden area is occupied by ground cover and brick paving. An old multi-stem tree, an *Amelanchier canadensis* (commonly known as Serviceberry), reflected in the survey has already been removed by the Church. Over the past four years they have tended to dying branches, and their landscaper advised that it was at the end of its life, and suggested it be removed before the beginning of construction. The remaining items will be removed and the area regraded to provide a levelled garden with crushed granite paving. Perimeter screening will be provided in the form of a *Techny Arborvitae* evergreen hedge, with shrubs planted five feet on center and each measuring 5ft 6inches tall. Within three years the shrubs will grow into each other to form a thick 8ft tall hedge. The hedge will also line the exterior north wall of the Sanctuary, which hosts an existing gas meter. In addition, a *Cercis canadensis*, commonly known as an eastern redbud, will be planted within the garden as an ornamental tree.

The landscape design also includes in-ground lighting. Proposed lighting will illuminate the interior face of the *Arborvitae* hedge, and the stand alone tree. New lighting shall not be visible from the property line or Arlington Heights Road.

In support of our application, please find the following items enclosed for your review:

1. Application Fee: check for \$500 made payable to the Village of Arlington Heights

2. Ownership Information: Trust Deed and Title Policy
3. Ownership Affidavit
4. Current Plat of Survey
5. Application form with department comment sheets
6. Site Visit Authorization Form
7. Preliminary Drawings

Thank you for your consideration of this application,

Sincerely,

A handwritten signature in cursive script that reads "Janette Scott".

Janette Scott MR/IAI