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PLAN

REPORT OF THE PROCEEDINGS OF A PUBLIC HEARING
BEFORE THE VILLAGE OF ARLINGTON HEIGHTS
PLAN COMMISSION

COMMISSION

RE: OUR SAVIOUR LUTHERAN CHURCH COLUMBARIUM -
1234 NORTH ARLINGTON HEIGHTS ROAD - PC# 16-014
SPECIAL USE PERMIT TO ALLOW A COLUMBARIUM

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village
Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights,
Illinois on the 13th day of July, 2016, at the hour of 7:30 p.m.

MEMBERS PRESENT:

JOE LORENZINI, Chairman
MARY JO WARSKOW
TERRY ENNES
BRUCE GREEN
SUSAN DAWSON
JOHN SIGALOS
JAY CHERWIN

ALSO PRESENT:

SAM HUBBARD, Development Planner

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CHAIRMAN LORENZINI: I'd like to call to order this meeting of the Plan Commission. Would you all please rise and say the pledge of allegiance with us?

(Pledge of allegiance.)

CHAIRMAN LORENZINI: Roll call please.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Yes, here.

MR. HUBBARD: Commissioner Drost.

(No response.)

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Here.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. HUBBARD: Commissioner Jensen.

(No response.)

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Here.

MR. HUBBARD: Chairman Lorenzini.

CHAIRMAN LORENZINI: Here. Next item on the agenda is approval of meeting minutes from June 8th, two from June 8th, and two from June 22nd. Any comments or recommendations to approve?

COMMISSIONER GREEN: I'll make a motion to approve.

CHAIRMAN LORENZINI: Second?

COMMISSIONER CHERWIN: Second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: I abstain, I wasn't here for the two on the 22nd.

COMMISSIONER DAWSON: Oh, right, the same as well for me, yes.

COMMISSIONER ENNES: I also wasn't here for the 22nd.

MR. HUBBARD: Do you want a roll call on that, Mr. Chairman?

COMMISSIONER WARSKOW: Roll call on minutes?

MR. HUBBARD: On minutes? Oh, yes, no.

CHAIRMAN LORENZINI: I thought we could approve it.

MR. HUBBARD: No, okay.

CHAIRMAN LORENZINI: Next item on the agenda is the public hearing. There's three public hearings, but the third one, let's just jump to that real quick. Is there anybody here for the Kensington School public hearing? All right, I just want to make sure you aren't going to sit through the other two because the Kensington one is going to be extended anyway.

So, let's go on to the first public hearing, Our Saviour Lutheran

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Church Columbarium, PC# 16-014. Sam, have all the proper notices been given?

MR. HUBBARD: Yes.

CHAIRMAN LORENZINI: Is the Petitioner here?

MS. SCOTT: Yes.

CHAIRMAN LORENZINI: Who ever is going to testify, would you please stand up and we'll swear you in? Please raise your right hand.

(Witnesses sworn.)

CHAIRMAN LORENZINI: Okay, has the Petitioner read all the recommendations or conditions that the Village has put on and do you agree with them?

MS. SCOTT: Petitioner?

MR. VALENTINE: Absolutely.

MS. SCOTT: I'm the owner's agent. I work for the architect's office. Jim Valentine is the Petitioner.

CHAIRMAN LORENZINI: Okay, I guess do you agree? Do you agree with them?

MS. SCOTT: Yes.

CHAIRMAN LORENZINI: Okay, very good. Would you please state your name, spell it for the court reporter?

MS. SCOTT: Sure. My name is Janette Scott. That's J-a-n-e-t-t-e, Scott, S-c-o-t-t.

CHAIRMAN LORENZINI: Could you give a brief overview of what your project is?

MS. SCOTT: Sure. So, I work with Wheeler Kearns Architects. We're the architect of record for the current renovation that's underway at Our Saviour Lutheran Church. On the board ahead of you is just the aerial to show the general location. The church is located at the corner of Arlington Heights Road and Olive Street.

As part of that renovation project, the church would like to construct a columbarium in their side yard along Arlington Heights Road in a new landscaped garden. The columbarium itself will be concealed from view of Arlington Heights Road with a landscaped hedge. The columbarium is not an occupiable space. It is thought to be a monumental wall which measures 10 feet by three-foot in depth. The wall is located just over 52 feet from the actual property line along Arlington Heights Road.

As I mentioned, the columbarium will be concealed from view of the street by a landscaped hedge, a series of arbor vitae trees which we plant at five feet apart. There will be a total of 13 trees. Over time, they'll grow together, so we see that within three years they will grow up to eight feet high and they will form a thick bush that will conceal view to the interior space.

There will be some lighting in the landscaped garden, mostly to upright the trees, to wash the inside face of that landscaping, a tree that will upright a single, sorry, a ground-mounted light fixture that will upright a single ornamental tree. There will also be some linear lighting within the face of the columbarium itself just to wash the wall of the columbarium.

The columbarium will provide a total of 168 niches, and at the outset we will only construct 60 those niches but we are applying for permission to construct the total number.

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We will access the columbarium from a widened vestibule that ties the sanctuary to the previous sanctuary, the fellowship hall. So, it will be accessible from the interior space. In addition, there will be a security camera that will view the main entrance to the columbarium from the street, or from the garden. There will also be a motion-activated light fixture, wall mounted, there.

This is a night-time view, just showing from inside the building looking out at the wall of the columbarium. The columbarium itself will be clad in granite. It will have a granite capstone and side panels. Then the faces of the niches themselves will be also granite.

We have also provided in our submittal to the Village photometric information regarding that lighting, just to assure the Village that the intent is not to provide any distraction to the public way and the lighting will not be visible from outside the columbarium, the garden itself.

We have a survey for record, and that's it.

CHAIRMAN LORENZINI: Thank you.

MS. SCOTT: Sure.

CHAIRMAN LORENZINI: Sam, Staff report?

MR. HUBBARD: So, I really don't have too much to add on this other than, you know, the property is zoned R-3 and the columbarium is classified as a special use within the R-3 Zoning District which is the reason the Petitioner is before you this evening. Additionally, the location of the columbarium is proposed to be within the front yard, technically, of this site. So, as an accessory structure, it is not allowed in the front yard, so a variation is required.

The Petitioner has provided the necessary responses and justification for a variation and a special use approval. Staff has evaluated those and concurs that the standards of approval have been met.

The columbarium does not affect any of the parking requirements, so there will be no change there. The landscape enhancements will create kind of a peaceful setting to remember loved ones with some, you know, soft lighting as well. The Petitioner has worked with our Engineering Department to make sure that all lighting standards have been met.

There was some concern from the Police Department relating to security within this area. But as you've heard, there will be a camera. There will also be motion sensor lights which will illuminate if there is any motion in the area which we believe will be a satisfactory deterrent towards undesirables gathering here in this area after hours.

So, Staff is very supportive of the request and happy to answer any questions.

CHAIRMAN LORENZINI: Thank you. Motion to approve the Staff report in the public record?

COMMISSIONER ENNES: So moved.

CHAIRMAN LORENZINI: Second?

COMMISSIONER DAWSON: Second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Thank you. Questions? Why don't we start with Commissioner Green? Any questions?

COMMISSIONER GREEN: I really don't have any questions. All my

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questions were answered in the Plat & Sub. I think it's a great project. I love the location in the corner of the building, I think it's perfect. I'm glad you got rid of the fence around it because I don't think you're going to want to put up the fence. Good project.

MS. SCOTT: Thank you.

CHAIRMAN LORENZINI: Commissioner Ennes?

COMMISSIONER ENNES: I have a question for Staff. We're going to be placing burial remains here. Are there any, ashes, are there any regulations from the state that would affect this?

MR. HUBBARD: No, not that I'm aware of. The Health Department has analyzed this and they did not have any concerns. I don't know if there were any state requirements that you were working with?

MS. SCOTT: No. In our code review under International Building Code, we didn't come across anything that would prohibit the location of a columbarium here.

COMMISSIONER ENNES: If the church went away, what happens to those remains? Those are the property of --

MS. SCOTT: That's, understood, a question for the church.

CHAIRMAN LORENZINI: Please state your name and spell it for the court reporter.

MR. VALENTINE: Jim Valentine, I'm on the staff of the church. Jim, J-i-m, Valentine, V-a-l-e-n-t-i-n-e, just like the day in February.

If something should happen to the church that we'd move, the cool part about the way Janette has designed this columbarium is, while it sits on a pedestal, it can move with us. So, it is not embedded in such a way that the ashes and remains could not be taken somewhere else. The families who will be putting their loved ones here know that should something happen to the church, they have a right to take the ashes and take them elsewhere.

COMMISSIONER ENNES: That's all I have.

CHAIRMAN LORENZINI: Commissioner Warskow?

COMMISSIONER WARSKOW: No questions from me.

CHAIRMAN LORENZINI: Commissioner Dawson?

COMMISSIONER DAWSON: Is that me?

CHAIRMAN LORENZINI: Yes.

COMMISSIONER DAWSON: Wasn't sure what you said. No questions from me, yes.

CHAIRMAN LORENZINI: Commissioner Sigalos?

COMMISSIONER SIGALOS: I was at the Plat & Sub, and the only question I have or concern I have is you have the arbor vitae hedge as a nice landscape to separate the columbarium from Arlington Heights Road. But I'm concerned if a family is going there and they have young children, the young children could run through that arbor vitae hedge out onto Arlington Heights Road.

MS. SCOTT: So, day one, the landscaper that we are working with has suggested that we don't plant them any closer than five feet apart on day one because they will grow quite quickly and into each other. So, there is potentially that risk for the first two years. I think if we were to plant them closer together, we could, we would just have a very, very, very dense hedge. So, we could find a solution to that.

COMMISSIONER SIGALOS: I guess my concern being that close to

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Arlington Heights Road. The other thing I was concerned with, again with that hedge, and I like the idea of the hedge, don't get me wrong but I saw where this is a fire exit. So, how does that comply now if God forbid there is a fire and people are exiting into this area of the columbarium and now you have this hedge there blocking it?

MS. SCOTT: Right. So, there is, as you can see actually in this image, the hedge does not entirely enclose the columbarium. Maybe if I can go back, bear with me. Oh, here, so just at the top of this drawing, you can see where the hedge stops. So, there are stepping stones out. So, we will --

COMMISSIONER SIGALOS: There's an opening to the north?

MS. SCOTT: Pardon? Yes. So, from that exit from the building, so you can see the double door there, we are maintaining a minimum 44-inch wide exit path to the public way. The building itself is over-exited and there are lots of upward routes from the sanctuary itself. So, there is more than enough space from a code perspective for exiting.

COMMISSIONER SIGALOS: Those are my only concerns. I do like the idea and I think it's a great enhancement to the church.

MS. SCOTT: Thank you.

CHAIRMAN LORENZINI: Commissioner Cherwin?

COMMISSIONER CHERWIN: Yes, I echo everything my colleagues said here. Really it's a nice project, I support it. The only issue I had at Plat & Sub was to think about what John said with the potential for young children maybe getting on Arlington Heights Road. Other than that, you guys looked at that and figured this is the best plan, I think it's a good plan. I wish you well.

MR. VALENTINE: We have. I was there at the Plat meeting, and I have been thinking about that since, about how we will handle that. Part of it is to remember that most of the people who will come to visit this columbarium will not be in a family situation. We're probably talking about senior citizens, widows or widowers coming to visit their loved one. Sure, it's a possibility that there could be families, but on the whole there won't be a lot of children. This won't be a place where children will be congregating. In fact, one of the reasons for putting it at this point of the property rather than in the area where Sunday school takes place or the main entrance to the church is so that it is not on the main path of where children hang out normally in our church.

Also, on the other side, the hedges will be growing in soon. I only know at this point of two or three people who have ashes that are actually waiting to put in this. Most people hope to live a long time, you know, so we think it will be fully functional long enough for lots of people that are visiting here, too.

CHAIRMAN LORENZINI: Okay, I don't have any questions. It looks like a very nice project. It looks like it's well thought out.

So, with that we will move on to the public comment. Anybody in the audience have any questions, comments, concerns? Okay, if not, we'll close the public comment portion and go back to final questions. Any further questions from the Commissioners? Or I'll look for a recommendation?

COMMISSIONER DAWSON: I can make a motion.

A motion to recommend to the Village Board of Trustees approval of PC# 16-014, a Special Use permit to allow a columbarium within the R-3 District, and a Variation from

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Section 6.5-2 to allow an accessory structure within a front yard for the property located at 1234 N. Arlington Heights Road.

This approval is subject to the following condition:

- 1. The Petitioner shall comply with all applicable federal, state, and local codes, regulations and policies.**

CHAIRMAN LORENZINI: Is there a second?

COMMISSIONER SIGALOS: I'll second.

COMMISSIONER WARSKOW: Second.

CHAIRMAN LORENZINI: Roll call vote please.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. HUBBARD: Chairman Lorenzini.

CHAIRMAN LORENZINI: Yes. Congratulations, you received a unanimous approval. But the next step, it has to be approved by the Board of Trustees. What date is it going to go there, Sam?

MR. HUBBARD: Yes, we're targeting the first meeting in August I believe, so we'll communicate with you when we have a date on that.

MS. SCOTT: Wonderful. Okay, thank you very much.

CHAIRMAN LORENZINI: Congratulations, thank you for coming.

MR. VALENTINE: Thank you.

(Whereupon, the above-mentioned public hearing was adjourned at 7:47 p.m.)