



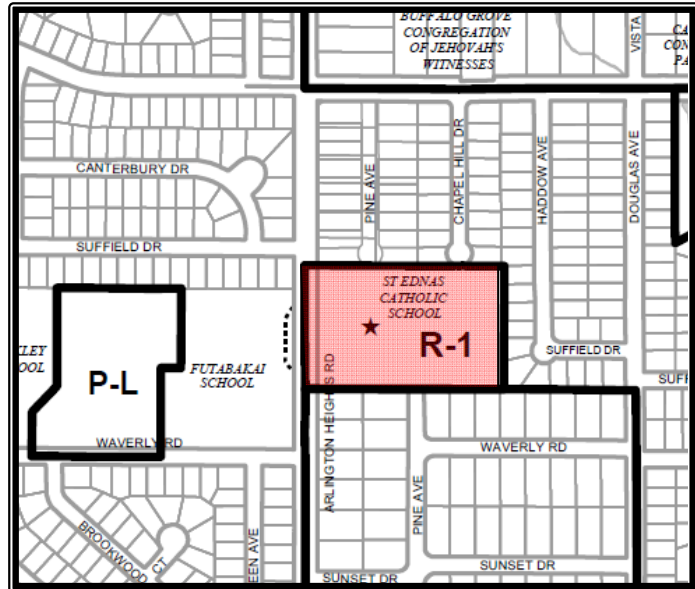
# **VILLAGE OF ARLINGTON HEIGHTS** **STAFF DEVELOPMENT** **COMMITTEE REPORT**

**File Number:** PC# 17-010  
**Project Title:** St. Edna's Catholic Church  
**Address:** 2525 N. Arlington Heights Rd.  
**PIN:** 03-17-101-019

**To:** Plan Commission  
**Prepared By:** Sam Hubbard,  
 Development Planner  
**Meeting Date:** October 25, 2017  
**Date prepared:** October 20, 2017

**Petitioner:** Susan Maish  
**Address:** 350 S. Northwest Highway  
 Suite 106  
 Park Ridge, IL 60068

**Existing Zoning:** R-1, One-Family Dwelling  
 District



## **SURROUNDING LAND USES**

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-3, One Family Dwelling	Single Family Homes	Single Family Detached
South	R-E, One Family Dwelling	Single Family Homes	Single Family Detached Estate
East	R-3, One Family Dwelling	Single Family Homes	Single Family Detached
West	R-3, One Family Dwelling	Existing School	Schools

## **Requested Action:**

1. Amendment to PUD Ordinance #02-005.

## **Variations Required:**

1. Chapter 28, Section 11.4, Schedule of Required Parking, to allow 377 parking spaces where code requires 627 parking spaces.

**Project Background:**

The subject site is 8.03 acres (349,787 square feet) and includes the 995 seat sanctuary, and the Doherty Center and Hurley Center totaling 41,700 square feet of building area. In 2001, the project appeared before the Plan Commission for a Planned Unit Development, which included the construction of the narthex of the church as well as a parking lot expansion. The existing parking lot has 339 parking stalls in the main area, and 17 additional spots which were built after the rectory was demolished in 2013, for a total of 356 stalls.

In 2013 the PUD was amended to allow for a new 10,800 square foot Parish Center and remodeling of the Hurley and the Doherty Centers, a revised northeast detention area and new southwest detention area, and 23 new parking spaces to replace 17 existing spaces (for a total of 362 stalls). A variation of 228 spaces for parking to permit 362 spaces where 590 is required was approved. Since 2013, the former rectory building has been demolished to prepare for the new Parish Center, however the project did not move forward at that time due to funding. Because construction did not begin, the 2013 PUD Amendment has lapsed and is no longer valid.

The Petitioner now has funding in place for the proposed improvements, and has made some modifications to the plans since the 2013 approvals. The key changes are outlined in the table below:

	<b>2013 Approval</b>	<b>Current Proposal</b>
<b>Parish Center Size</b>	10,800 sq. ft.	13,700 sq. ft.
<b>Total number of parking spaces</b>	362	377
<b>Front Yard Setback (west)</b>	190	190'
<b>Rear Yard Setback (east)</b>	157'	139'
<b>Side Yard Setback (north)</b>	229'	213'
<b>Side Yard Setback (south)</b>	34'*	34'
<b>Building Height</b>	28'-2"	29'-10"
<b>Congregation Size</b>	3,077 families	2,928 families
<b>Average Weekend Attendance</b>	2,550	1,900

\*34' side yard setback was granted a Variation in 2001

Although the project has had some modifications from the approval as granted in 2013, the programing for use of the space remains as proposed in 2013. The size of the Parish Center addition has increased by roughly 26% and will include 13,700 square feet, compared to the originally approved size of 10,800 square feet.

The petitioner has provided a project narrative which has been included in the Plan Commission packet that explains the history of the site and the proposal. Operationally, St. Edna's has a congregation size of 2,928 families (8,994 persons) and an employment base of 17 (15 employees + 2 priests) full and part-time people. Although the facility does not have a private school, religious education for adults and children is held throughout the week. In addition, St. Edna's has several leadership programs (i.e. Ministries, Separation/Divorce, bereavement, family life, etc) that are held once or twice a month during the weekday evenings. Religious services are held Monday through Friday at 6:45 AM and 8:00 AM, Saturday at 9:00 AM and 5:00 PM, and Sunday at 7:30 AM, 9:30 AM, 11:30 AM, and 5:30 PM with a combined Saturday and Sunday average total attendance of 1,900 people.

The proposed action, if approved, would allow St. Edna's to construct a new 13,700 square foot parish center, modify the existing parking lot from 356 spaces to 377 spaces, and reconfigure the existing detention basin

at the northeast corner of the site and add new capacity at the southwest corner of the site. The new Parish Center will be used for large social functions such as an appreciation dinners, lunches, and breakfasts; musicals; theater presentation; youth ministries; and athletic functions to name a few, that are currently occurring within the existing multi-purpose space in the Church building. This new facility consists of a 6,540 square foot multi-purpose room, a 1,475 square foot performing arts platform and a full kitchen. The remaining spaces are devoted to corridor, mechanical, storage, and washroom space. The Parish Center will also be connected to the existing church building via a fully enclosed vestibule. It should be noted that the master plan floor plan identifies interior modifications that the Church hopes to complete when funding is available. These modifications include rearranging the multi-purpose rooms in the Doherty Center and the construction of a youth room in the basement of the existing facility. This will need to be submitted for a building permit when the work is proposed. However, the parking requirements for the facility have taken these modifications into consideration. To address potential neighborhood concerns, the Parish has indicated in writing that it is not their intention to rent out the new facility for use by entities that are not affiliated with the St. Edna's. Furthermore, the Church has indicated that the new facility will not result in an increase to the number of employees or a change to the current Parish programming.

### **Zoning and Comprehensive Plan**

The subject property is located within the R-1 One-Family Dwelling residential zoning district, which allows churches and religious uses by right. In addition, the existing land use is consistent with the Village's Comprehensive Plan, which designates the subject site as "Institutional". However, due to the expiration of the previous PUD amendment that was approved in 2013, and given the proposed changes to the floor plans, an amendment to the underlying PUD is required as the changes constitute a modification to the prior approval.

The proposed building complies with all bulk, height, setback, and lot coverage restrictions. One variation is needed, which relates to parking and will be discussed in the Traffic and Parking section of this report.

### **Plat and Subdivision Meeting**

On November 18, 2015, the applicant appeared before the Plat and Subdivision Committee to present their proposed PUD Amendment. In general, the three Commissioners in attendance were generally supportive of the proposed project. At that meeting, the petitioner outlined that they were intending to construct a new rectory on the subject property. However, the proposed rectory has been eliminated from the scope of the project and the Church believes that the existing rectory, which is located off-site, is sufficient for their needs at this time. A copy of the meeting minutes has been attached.

### **Neighborhood Meeting**

On October 17, 2017, St. Edna's hosted a neighborhood meeting for nearby residents to inform them of the proposed development and to obtain their preliminary feedback. A copy of the meeting discussion, as prepared by the petitioner, is within the packet provided to the Plan Commission.

### **Design Commission**

The Design Commission met on September 26, 2017, to discuss the proposed church addition. The Design Commission voted to approve the project, subject to one requirement, that the kitchen vent on the northwest corner of the building be screened from view. The minutes from this meeting have been attached. A condition of approval to comply with the Design Commission motion has been included within Staff's recommendation.

### **Site Plan / Storm Water Management**

The storm water detention that services the site, which was modified in 2001, will be modified to accommodate the proposed changes to the site and new MWRD requirements. The petitioner is proposing to increase the size of the existing detention area located in the northeast corner of the lot, and will construct a small detention area in the southwest corner of the lot. The petitioner has yet to provide final detention calculations to the Village. While the project has remained generally similar in size to the approved plans from 2013, given that there is an increase in the amount of impervious surfaces, the Engineering Department wants to verify that all detention regulations can be met. Therefore, staff is recommending that these calculations be provided for staff review and approval prior to Village Board consideration of the project.

### **Traffic and Parking**

As required, the Petitioner provided a Traffic and Parking study prepared by Eriksson Engineering. The document is a copy of the 2013 Traffic and Parking study that was done for the project when it received its original approval at that time. Eriksson Engineering has provided a cover letter explaining that the findings in the study are still applicable as the project remains essentially the same relative to the use; although the size of the building has increased slightly, there is a negligible impact on peak traffic generation and parking demand as the use of the Parish Center and Church building will never be concurrent. Additionally, Eriksson Engineering prepared a parking survey of the existing parking lot and the lot across Arlington Heights Road (Futabakai School) which is used by the Church on a Sunday from 9 AM – Noon and a Tuesday from 4 PM – 6 PM. It should be noted that the hours of the Sunday counts included the two heaviest attended services, historically. The Peak Parking Demand was at 10:15 AM on Sunday, with a total of 309 parking stalls occupied, 11 of which were at the Futabakai School across Arlington Heights Road. The Study also noted that the Church currently hires the Police Department to direct traffic at all Sunday morning services.

According to Village Code, the total 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 similar projects. Please refer to the following table, which outlines the parking requirements for the building, including the new addition.

**Table I – Parking Calculations**

<b>Building</b>	<b>Uses</b>	<b># of Seats/Square Footage</b>	<b>Parking Ratio</b>	<b>Parking Required</b>
<b>Church</b>	Nave	995	1 space/5 seats	199
	Choir	35	1 space/5 seats	7
	Narthex	130	1 space/5 seats	26
	Community Room	990	30% of occupancy	20
<b>Doherty</b>	Multi-purpose Rooms	5,835	30% of occupancy	117
<b>Hurley</b>	Offices	4,485	1 space/300 sq. ft.	15
	Multi-purpose Rooms	4,158	30% of occupancy	83
<b>Parish Center</b>	Multi-purpose Rooms	8,014	30% of occupancy	160
<b>TOTAL REQUIRED</b>				<b>627</b>
<b>TOTAL PROVIDED</b>				<b>377</b>
<b>SURPLUS/(DEFICIT)</b>				<b>(250)</b>

Since the proposal includes 377 parking spaces where 627 are required, the following variation is required:

- **A variation from Chapter 28, Section 11.4, Schedule of Required Parking, to allow a reduction to the minimum number of required parking stalls from 627 to 377 spaces.**

The Staff Development Committee has reviewed the proposed variation and the Petitioner's response to the hardship criteria (as provided in the Plan Commission packet) and is supportive of the variation for the following reasons:

- i. The petitioner has provided a traffic and parking study that indicates a peak demand of 309 parking stalls needed on site. This count was taken in the fall which, according to the Church, is the heaviest attended season.
- ii. The Church has provided information on mass attendance numbers relative to 2013 and 2017 and found that the average attendance has been shrinking. In addition, the size of the congregation has gotten smaller since the original approval in 2013.
- iii. The Church has been utilizing the District 25 parking lot across Arlington Heights Road for parking, if needed, however there is no formal agreement at this time. It should be noted that a condition of the PUD from 2001 was that "The petitioner shall continue to pursue a perpetual shared parking agreement with the property owner of the facility located directly across from the petitioner on the west side of Arlington Heights Road." This condition is still applicable; however, based on actual parking demand data, off-site parking is not necessary at this time.
- iv. The way in which parking has been calculated is based on full use of the facility at the same time. However, the Church has indicated that they will not run two large-scale programs at the same time (e.g. a church service and a parish breakfast). The Petitioner has indicated that these functions are for the parishioners and would not program events so the parishioner would need to choose between two events. However, the following condition is recommended, in the event the Church attendance does grow or parking becomes an issue in the area: "If parking beyond what is provided for the church and its ancillary functions is insufficient as determined by the Village, then the Petitioner shall 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 or other parking accommodations located elsewhere on site." This condition is consistent with conditions placed on other similar uses.
- v. The current service times on Sunday have been modified since the last renovation in 2002. The Church has since changed their schedule to allow two hours between each mass start time, eliminating overlap in the parking lot.
- vi. A minimal parking lot expansion has also results in the preservation of additional mature trees on site.

It should be noted that the petitioner is proposing parking lot lighting in the new parking lot. The petitioner has indicated that the proposed photometrics will meet the Village's standards. A photometric plan has been provided which indicated a level 0 spillover onto the adjacent properties from the new lights, which is compliant with Village regulations.

### **Building Review**

The proposed Parish Center has been reviewed positively by the Design Commission. The Parish Center will incorporate the same architectural style and building elements that are used on the existing structure, though it will be constructed of pre-cast panels with a thin brick veneer at the base. An accent band is proposed on the west elevation that ties the architecture in nicely with the St. Edna's logo. The height of the

structure from the average finished elevation is 29'10" as measured to the top of the roof structure, and the southern end of the building tapers down in height to 23'-4". The maximum allowable height for churches within any residential zoning district is 45', per Section 5.3-2 of the Zoning Code.

#### **Landscape & Tree Preservation Related Issues**

The site is currently developed with a parking lot that contains all of the required trees in the landscape island. The petitioner has provided an existing tree survey that identifies at least 55 trees on site, not including the trees located within the existing landscape islands. Of those trees, 7 are proposed to be removed, all as a result of grading in the detention areas or construction occurring around the proposed Parish Center. Two of the trees are Ash trees. The remaining trees require a replacement value of 24 trees. The proposed landscape plan provides the incorporation of 46 new trees (shade, evergreen and ornamental). The majority of the proposed trees are scattered throughout the northeast corner of the site, surrounding the proposed Parish Center, parking lot and detention basin. Foundation landscaping is also proposed around the north and west elevations of the building. Native plantings are proposed for the detention areas. Additional plantings in the detention areas may be required to comply with MWRD regulations.

Three HVAC units are proposed in conjunction with the proposed addition. One will be located along the north elevation and recessed from the surrounding grade to meet the finished floor level. The other two are proposed at the northeast and southeast corners of the building. They will be buffered by a 8' tall wood fence structure, which will completely screen the units. The fence will be buffered with additional landscape plantings, which will help with noise mitigation. The petitioner has provided a written analysis of the expected noise from the units and determined that their impact will be minimal for the following reasons: 1) the units are setback over 150' from the closest home, 2) the fence and landscaping will help to mitigate the noise, and 3) the expected decibels output from the units would be less than the ambient sound made by a refrigerator as measured at the boundary of the closest residential property.

Finally, the proposed parking lot will be screened on the north and east by a densely planted row of 36" Yews, and other ornamental shrubs such as forsythia and knockout roses and 6-8' tall evergreen trees. In addition, there are trees that are proposed along the north property line and toward the east side of the proposed parking lot. Staff has recommended additional plantings at the edge of one of the drive aisle to further buffer potential headlight glare to the east.

#### **RECOMMENDATION**

The Staff Development Committee recommends approval of the proposed PUD amendment and parking variation and recommends approval of the project, subject to the following conditions:

1. Compliance with all Design Commission requirements as identified during the September 26, 2017, Design Commission meeting.
2. Provide additional landscaping adjacent to the proposed parking lot on the east side, including 3 or 4 additional upright junipers at the end of the drive aisle between the Hick Yews.
3. Prior to consideration by the Village Board, the petitioner shall provide the Engineering Department with the detention calculations for the property, for the review and approval by the Engineering Department.
4. If parking beyond what is provided for the church and its ancillary functions is insufficient as determined by the Village, then the Petitioner shall 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 or other parking accommodations located elsewhere on site.

5. The applicant shall comply with all applicable Federal, State, and Village Codes, Regulations, and Policies.

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October 20, 2017

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager  
All Department Heads