



Date: September 21, 2017 (Modified 9/25/2017)

To: Village of Arlington Heights,
33 South Arlington Heights Road
Arlington Heights, IL 60005

From: Susan Maish, ALA
Jaeger Nickola Kuhlman and Associates
350 South Northwest Hwy, Suite 106
Park Ridge, IL 60068

Re: St. Edna Catholic Church
2525 N. Arlington Heights Road
Arlington Heights, Illinois 60004

Subject: **PROJECT NARRATIVE FOR PLAN COMMISSION- St. Edna Catholic Church**

St. Edna Catholic Parish is submitting to the Plan Commission for an amendment to their existing PUD

Background of St. Edna Catholic Church

St. Edna Catholic Parish is located at 2525 North Arlington Heights Road in an R-1 Zoning District. The existing 41,700 square foot building was built in three phases. In 1967 the one-story masonry church and religious education building (Doherty Center) was built. The administration wing (Hurley Center) was added in 1991 and in 2001 the narthex was added. In 1973, a 7,570 square foot rectory was also built onsite as a separate building.

In 2001 when the Narthex was being added, a PUD was completed to allow two buildings on one zoning lot. One variation was also approved:

1. A variation from Chapter 28, Section 5.3-4, Required Minimum Yards, to allow a reduction to the minimum side yard setback along the south property line from 50 to 34 feet.

On December 2, 2013, St. Edna Catholic Church received another approval from the Village Board to amend their existing PUD. The PUD amendment included the addition of a 10,800 sf Parish Center, the remodeling of the existing Doherty Center, the remodeling of the existing lower level Hurley Center, a revised northeast parking area, a revised northeast detention area, and a new southwest detention area. One variation was also approved:

1. A variation from Chapter 28, Section 11.4, Schedule of Required Parking, to allow the reduction to the minimum of required parking stalls from 590 to 362 spaces or a reduction of 228 spaces.

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In September of 2013, the existing Rectory was demolished to prepare for the construction of the new Parish Center. The approved PUD Parish Center and site work were scheduled to begin construction in the Spring of 2014. Since funding was not available, the project did not move forward. In 2015, the Parish took a second look at the approved plan and modifications were made. St. Edna is now seeking an amendment to their existing PUD based on these modifications.

Building Project Overview

The Revised Site plan which St. Edna is requesting approval includes an enlarged Parish Life Center, an enlarged northeast parking lot, the remodeling of the main level of the Doherty Center and the lower level of the Hurley Center, a revised northeast detention area and a new southwest detention area. Phase 1 of this revised Master Plan would include the addition of the 13,490 square foot Parish Center and the revised parking and detention. The remodeling of the existing building would occur when funding is available.

Site

In 2001 as a part of the narthex addition, the existing parking lot was enlarged and updated with landscaping and lighting. Currently there are 339 parking spaces on the main lot and 17 additional parking spaces in a small northeast lot. The 2013 approved PUD enlarged the northeast lot to 25 spaces. The site plan that is being proposed now will further enlarge the northeast parking lot to 45 spaces including a total of 378 parking spaces. A new variance will be requested from Chapter 28, Section 11.4, Schedule of Required Parking, to allow the reduction to the minimum of required parking stalls from 629 to 377 spaces or a reduction of 252 spaces.

There are 11 existing accessible spaces within the existing parking lot (8 are required). Since 6 of these spaces are in close proximity to the new Parish Center entrance, additional accessible spaces have not been provided in the new parking area. All requirements of the Illinois Accessibility Code will be met in the new parking lot.

The new parking lot will also comply with all the Village of Arlington Heights requirements for lighting and landscaping. The new light fixtures will comply with all Village of Arlington Heights foot candles requirements.

There is one existing detention area on site in the northeast corner of the lot. This detention area will be modified to accommodate new storm water requirements for the proposed buildings and parking addition. Given the additional impervious area and the new MWRD requirements, a new detention area in the southwest corner of the lot will also be created to accommodate the additional storm water.

As shown in the landscaping plan, the new Parish Center will be amply landscaped.

Parish Center

The new Parish Center will be used for all large scale Parish functions that are social in nature such as the Appreciation Dinner, Concerts, Theater Presentations, Movie Night, Pancake Breakfast, Youth Ministry, Fashion Shows, Puppet Ministry, Athletic Functions (Basketball, Volleyball, Badminton, etc.) St. Edna will not rent out any facilities while Mass is going on in the Church. The Parish Center will be supported by a stage, appropriate storage space for theater and athletic functions, and a stage lift to maintain accessibility. A future exterior patio is also planned. To limit the impact on the neighbors, the patio will be located just south of the proposed building between the existing and proposed building.

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The Parish Center will also be supported by its own accessible toilet facilities, a kitchen, and mechanical space.

The kitchen will be designed to comply with all Village of Arlington Heights requirements.

The proposed Parish Center will be a precast building designed to blend with both the 1967 construction and the 1991 addition. The west façade ties in with the existing Church and Doherty Center utilizing the dark brick, flat roof, and large white fascia. The larger volume continues the dark thin brick to a height of 12'-2." Above the thin brick is a painted buff color finish designed to blend with the existing Hurley Center (and the former Rectory). The top of the faux gable of the Parish Center is 36'-0" AFF. The height to the top of the parapet is 31'-0". **The height from average grade at the front of the building to the top of the roof is 29'-10"**. Because of the grade on the north of the building, the height of the Parish Center only appears to be 28'-0". This height is further reduced on the east by the reduced height of the stage volume. A link will connect the new Parish Center to the existing Hurley Center. The existing Hurley Center Kalwall roof will be removed and replaced with a new hip roof.

Two canopies have been created: One which marks the entrance into the Parish Life Center and one which marks the main entrance of the Parish facilities.

The new Parish Center will comply with all referenced building codes in the Arlington Heights Municipal Code including all requirements of the Illinois Accessibility Code. See Site plan for list of building codes. Fire sprinklers will be provided throughout the new addition, as well as fire alarm notification. Fire alarm design drawings have been included as a part of the submittal.

Phasing

In order for the Parish to be able to maintain all their functions throughout the implementation of the Master Plan, the Parish Center needs to be constructed first. Construction for the Parish Center is set to begin in April of 2018 with a completion date of January 2019. During the construction of the Parish Center, the large functions will continue to inhabit the Doherty Center. After the Parish Center is complete and funding is available, the Doherty Center will be remodeled into new meeting room space. No funds have been raised for this remodeling work at this time. The remaining phase of the project includes the remodeling of the lower level of the Hurley Center into the new Youth Center and storage spaces.

St. Edna General Information

Congregation: 2,928 families (approximately 8,994 persons)

<i>Business Office:</i>	Monday through Thursdays	8:30 am - 8:00 pm
	Friday	8:30 am - 5:00 pm
	Saturday	9:00 am – 5:00 pm
	Sundays	9:00 am - 1:00 pm

Employees: 15 employees (full-time and part-time)
2 Priests

<i>Mass Schedule:</i>	Monday through Friday	6:45 am; 8:00 am
	Saturday	5:00 pm
	Sunday	7:30am; 9:30 am; 11:30 am; and 5:30 pm

(Total weekly Sat. pm/ Sunday Mass attendance = 1,900 average)

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At the time of the last renovation the church had 7:00, 8:15, 9:30, 11:00 and 12:30 Masses on Sunday. After the last renovation, the church changed their schedule to allow two hours between each service. This eliminated any overlap in the parking lot. The church still utilizes police officers to direct traffic at all Sunday morning services.

Religious Education:

St. Edna does not have a school or a day care center and has no plans to offer either in the future. They only have religious education classes and sacramental preparation classes as listed following.

Kindergarten through Grade 6 (25 classes/ year— 1/ week)

Tuesdays 6:00 pm - 7:15 pm (Grades K-7)

Wednesdays 4:30 pm – 5:45 pm (Grades 2-3)

Children in Kindergarten through Junior High attend one religious education class per week, approximately three times per month, September through March.

Grades 8 – 10 - Confirmation Preparation (24 classes over 2 years- Dates vary)

Sundays 4:00 pm - 5:15 pm

In addition to parish lay leadership groups (i.e. Pastoral Council, Stewardship Council, Finance Board), St. Edna has many groups in the Ministries of Social Outreach, Bereavement, Music/Liturgy, Family Life Social Life, Adult Formation/Spirituality, Stewardship, Separated & Divorced, AA/AI-Anon. Most groups meet once a month, a few on a weekly basis. Meeting times vary – mornings, afternoons, evenings – with an average attendance range from 6 to 20 people. Many groups do not meet for the 2 – 3 months during the summer.



Date: September 25, 2017

To: Village of Arlington Heights,
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Subject: **Revised Variances Requested- St. Edna Catholic Church**

Requested Variances

As a part of this building project, the church is requesting one variance:

1) A variance to Section 28-11 Off Street Parking and the number of parking spaces required. The chart below indicates the parking requirement. The highlighted items indicate the items that have been modified from the approved 2013 PUD.

PROPOSED REVISED SITE PLAN

		SF	Occ. Req'd	Occ.	Requirement	# of Spaces Req'd
Church	Nave			995	1 space/ 5 seats	199
	Choir			35	1 space/ 5 seats	7
	Narthex			130	1 space/ 5 seats	26
	Community Room	990	15 sf/p	66	30% of Occupancy	20
Doherty	Nursery/Multi-Purpose	5835	15 sf/p	389	30% of Occupancy	117
Hurley	Existing Office Area	3750			1 space of 300 sf	13
	Offices	735			1 space of 300 sf	3
	Meeting Rooms	2020	15 sf/p	135	30% of Occupancy	40
	Youth Room	2138	15 sf/p	143	30% of Occupancy	43
Parish Center	Multi-Purpose Rooms (Main Space)	6540	15 sf/p	436	30% of Occupancy	131
	Multi-Purpose Rooms (Stage)	1475	15 sf/p	98	30% of Occupancy	30
TOTAL REQUIRED						629
Parking Provided						377
Variance Required						252

The variance should be granted to St. Edna for the following reasons:

- 1) Unlike office buildings where full occupancy is desired, when a church service is ongoing, the remaining portions of the building are not at full capacity. Christian Education is not held during the church services, but held on week nights as outlined in the St. Edna Narrative. Bible class is not held during a church service.

As required by the Village ordinance, the chart assumes full occupancy in each of the occupiable rooms within the entire facility. This will not occur.

St. Edna will also not run two large scale activities simultaneously. All large scale functions such as parish dinners, pancake breakfasts, theater performances, concerts would not be held simultaneously with a church service. These functions are for the parishioners and would be attended by those within the church service. As indicated in the cover letter, the new Parish Center will be used for church functions only and will not be rented out while a church service is ongoing.

- 2) The church is not increasing their programming as a result of this addition. The purpose of this addition is to create a space for their large scale functions. The Doherty Center currently must be used for small meetings as well as large scale functions. There is continual set up that needs to occur. The proposed Parish Center will allow the existing Doherty Center to be remodeled into permanent meeting space. All large scale functions would occur in the new Parish Center.
- 3) The quality of their neighboring properties would be greatly changed by the introduction of significantly more parking spaces. The surrounding north and east neighbors currently enjoy a park like atmosphere due to the maintained green space. We believe the current configuration with the proposed parking and landscaping maintains this environment.