

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: St. Edna Catholic Church
Project Address: 2525 N. Arlington Heights Rd.
Prepared By: Steve Hautzinger

Date Prepared: September 19, 2017

PETITIONER INFORMATION:

DC Number: 17-110
Petitioner Name: Reverend Rich Yanos
Petitioner Address: 2525 N. Arlington Heights Rd.
Arlington Heights, IL 60005
Meeting Date: September 26, 2017

Requested Action(s):

1. Approval of the proposed architectural design for a Multi-Purpose Parish Center addition to an existing church building.

ANALYSIS

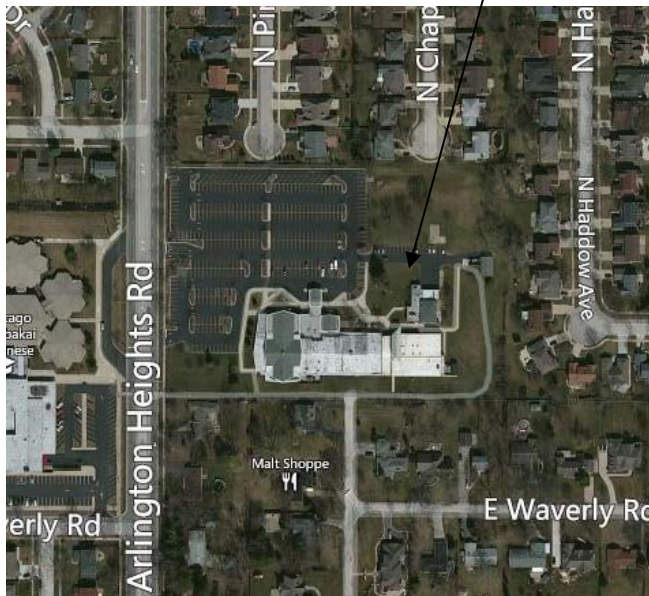
Summary:

The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code, specifically Section 6-501 (e)(1), which states that the Design Commission "shall review all Plan Commission, Zoning Board of Appeals, Building Permit and Sign Permit applications for new construction and those improvements which affect the architectural design of the building, site improvements or signage to determine whether it meets with the standards, requirements and purposes of the Design Guidelines and Chapter 30, Sign Regulations."

The petitioner is proposing a new Multi-Purpose Parish Center addition to the existing St. Edna Church building. The new building will consist of a multi-purpose assembly/gymnasium room with a raised stage, kitchen, and toilet rooms. A two-story rectory residence has been demolished to make way for the construction of the new addition. The new building will be connected to the existing building with a new corridor structure, but otherwise, the existing building will remain as is. The scope of the project includes site and landscape work around the new addition as well as a new 45 space parking area. This project requires Plan Commission review and Village Board approval for an amendment to an existing PUD. The existing building area is 41,700 sf and the proposed addition is 13,425 sf. The subject site is 8.5 acres (370,242 square feet).

Site:

Subject Property



Aerial View of Subject Site



Zoning Map

Surrounding Land Uses:

<i>Direction</i>	<i>Existing Zoning</i>	<i>Existing Use</i>	<i>Comprehensive Plan</i>
Subject Property	R-1, One Family Dwelling District	St. Edna Catholic Church	Institutional
North	R-3, One Family Dwelling District	Single Family Residences	Single Family Detached
South	R-E, One Family Dwelling District	Single Family Residences	Single Family Detached Estate
East	R-3, One Family Dwelling District	Single Family Residences	Single Family Detached
West	R-3, One Family Dwelling District	Chicago Futabakai Japanese School	Schools

Architectural Design / Previous Approval:

This project was previously reviewed and approved by the Design Commission in 2013. At that time, the proposed Parish Center addition was 2,625 sf smaller and 5'-4" shorter than this current proposal:

- 13,425 sf currently proposed (10,800 sf previously approved)
- 31'-0" to the top of the wall currently proposed (25'-8" to the top of the wall previously approved)
- 36'-0" to the peak of the gable currently proposed (30'-8" to the peak of the gable previously approved)

The increased building height still complies with the zoning requirements, which allows churches up to 45 feet in height.

In 2013, numerous color schemes and massing options were studied for the proposed addition, and the current proposal retains the same basic color scheme and massing as the approved 2013 design.

Notable design features include:

- A sloped parapet which nicely mimics the slope of the roof line on the existing church building.
- A vertical accent band in the middle of the addition creating a cross like effect which gives the otherwise large gymnasium building an ecclesiastical feeling. The crossing accent bands reinforce the identity of St. Edna's Church as seen on their entry signage and logo below.



Existing entry signage



St. Edna logo

The proposed addition is setback over 400 feet from Arlington Heights Road and approximately 140 feet from the single family residences on the east. The east side of the proposed addition steps down in size which helps to visually diminish the mass of the proposed addition. Overall, the proposed design is nicely done and will blend well with the existing building and site.

Mechanical Unit Screening:

Three new mechanical units are proposed to be mounted on grade adjacent to the new addition. The mechanical units will be fully screened by wood fences and landscaping.

The new rooftop kitchen exhaust fan on the lower roof area is required to be screened from view.

Landscaping:

Overall, the proposed landscaping work is generally nicely done. The Petitioner will be required to comply with all landscape and parking requirements as part of the Plan Commission approval process.

Signage:

Signage is not included in this review, but will be required to comply with the signage code, Chapter 30.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed architectural design for the addition to *St. Edna Church* located at 2525 N. Arlington Heights Road. This recommendation is subject to compliance with the plans dated 8/18/17 and received 8/29/17, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. Provide a screen around the rooftop kitchen exhaust.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
3. The petitioner is required to meet all landscape and parking requirements per Chapter 28.
4. All signage must meet code, Chapter 30.

September 19, 2017

Steve Hautzinger AIA, Design Planner

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Bill Enright, Deputy Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 17-110