



ST. EDNA NEIGHBORHOOD MEETING MINUTES

DATE: **October 19, 2017**

PROJECT: **St. Edna Catholic Church**

ATTENDING: **See Attached List**

MEETING DATE AND TIME: **Tuesday, October 17th 7:00-9:15 pm**

FROM: **Susan Maish, ALA**
JNKA Architects

JNKA planned a presentation for the neighborhood meeting, but the meeting naturally flowed into a forum question and answer session. The following are the questions asked by the neighbors and the responses given. The questions are not given in the order in which they were asked, but listed by topic.

BUILDING

- ***Why is the building larger?***

JNKA indicated that the building was larger to better accommodate all its multipurpose functions. The new plan accommodates athletic functions as well as the Appreciation Dinner and other larger functions better. The neighbor further asked why is the square footage need greater now than before? JNKA indicated that in the initial stages the plan for the Parish Center was 12,345 square feet and it was value engineered in 2012 to 10,800 sf because of funding. The current plan is more consistent with the initial design. Some neighbors were concerned about young people loitering outside in the parking lot because of the athletic capabilities of the building. JNKA and St. Edna indicated that this is truly a multipurpose building and is not athletically focused. It may look like a gym because of the striping on the floor, but it will be truly multipurpose.

- ***Why is the building taller?***

JNKA and St. Edna indicated that it was both for athletic clearance and the proportions of the room. The building was made larger and therefore also taller. JNKA also indicated that the building is set into the ground. The actual height building when measured from grade is less than the elevations indicate since they are measured from 0'-0" and not grade.

- ***Are blinds provided on the windows in the Parish Center?***
There are motorized blinds on the high west, south, and north windows. The neighbors saw this as an asset. The blinds could prevent the light from leaving the building during night time events.
- ***What is the space between the new building and the Existing building?***
JNKA indicated that it was approximately 30'-0". The neighbors did not think this was a large space.
- ***What will this space be utilized for?***
This space would be used as a courtyard in the future. The access would be from the Parish Center building and link.

SITE PLAN

- ***Has the east edge of the building been shifted farther east?***
JNKA responded that the east edge of the former Rectory and the east edge of the 2013 PUD approved new addition were set back from the east property line 156'-10". The current proposed east edge is setback from the east property line 139'-8". JNKA also noted that the rear setback is 30'-0" from the property line, so St. Edna is well beyond that setback.
- ***Is the site plan that has been submitted the final plan? Or will there be another PUD amendment in the next 10 years adding a freestanding Rectory as was shown to the Parish in 2015?***
JNKA responded and St. Edna confirmed that they have no plans to build a free-standing Rectory.
- ***How much impervious area has been added?***
JNKA indicated that she needed to check how much impervious area was added. The impervious coverage of the proposed plan is 58%. She indicated that there is no requirement for impervious coverage for a church in a residential district.
- ***How frequently would the stage access drive be utilized?***
JNKA and St. Edna indicated that they currently have one play a year that is performed over 2 weekends. St. Edna also indicated that some of the deliveries they receive for the plays are lighting and sound equipment. Some of these features will be integral to the new structure and no longer require delivery or rental. The neighbor further inquired if there would be other deliveries at this door? ie. Caterers or items for the church.
JNKA and St. Edna indicated that the rear door is at stage level. This makes it inconvenient for delivery of items that are not for the stage or Parish Center. The kitchen is on the west side of the building with its own access door. The caterers would utilize that access point.

- ***Can the stage access drive be chained when not in use by the church?***

The neighbor was concerned that someone would start to utilize the stage access drive for parking if not chained. St. Edna indicated that they would chain off the stage access drive when not in use.

- ***Does the garbage truck have ample room with the new island?***

JNKA indicated that this would need to be investigated.

PARKING

A lot of discussions took place regarding the number of parking spaces required and provided.

- ***Is the additional parking required by the Village?***

JNKA indicated that the Village determines their parking count by assuming that the building is fully occupied. The approximate number of required parking spaces is ~ 620 parking spaces. We were providing a fraction of the total number required. JNKA indicated that we did decide the amount of a variance that we were requesting.

- ***If smaller plan was approved in 2013, why could we not request a smaller parking lot now?***

St. Edna indicated that the number of required spaces goes up with the size of the building.

- ***What is the reason for the additional parking?***

JNKA and St. Edna indicated that the additional parking spaces would be to accommodate large holiday services and to provide additional spaces closer to the Parish Center. St. Edna indicated that it was a request of the Parish to add additional parking spaces during the original Parish survey (conducted in or around 2010.)

It was the sentiment of a couple of the neighbors who attended the meeting that they would prefer to have the additional cars park on the street on the holidays and did not think that this was a good reason to add additional parking spaces. The neighbors also said that they believed that the existing parking lot was a more desirable parking area for the new Parish Center addition. JNKA and St. Edna agreed that the first couple of rows in the existing lots would be the most desirable parking spaces for the Parish Center because of the location of the main entrance doors. But once those parking spaces are filled, the new lot would be more desirable.

- ***How many trees are being removed for the installation of the new parking lot?***

JNKA showed the tree preservation planned and indicated that there was (1) 40" Silver Maple and (2) 22" Silver Maples and an 8" and 10" Green Ash. One neighbor indicated that they would really like to see the large Silver Maple remain. Another neighbor indicated that they would not mind the removal of the Silver Maples because of the type of tree.

The overall consensus from the neighbors was to try and save the two northernmost trees. Because they saw the value of the turnaround aisle, they recommended keeping the second drive aisle, but eliminating the northern 15 spaces. This would allow the two northern trees to be saved and maintain more green space. Because this was a significant change, JNKA and St. Edna indicated that they would need to discuss this idea after the neighborhood meeting.

- ***Will the Village approve a variance for a taller fence at the lot line if the parking lot is installed as it is shown on this plan?***

JNKA indicated that a fence is required at the property line. In 2000/2001, the neighbors petitioned so that a fence would not need to be installed. In 2013, the neighbors still agreed that a fence was not desired. JNKA indicated that St. Edna would need to know if a fence was now desired by the neighbors. St. Edna asked for clarification from the neighbor. Would a fence be desired if the parking lot was shown as it is on the current drawings? The neighbor indicated that he might consider this option. I believe the conversation circled back at that time to the removal of the north parking spaces.

LANDSCAPING

- ***Will the landscaping to the east of the parking lot prevent head lights into the neighboring properties?***

JNKA indicated that its purpose is to buffer the headlights. The landscaping is comprised of ornamental trees as well as Junipers. She also indicated that the Village has requested in their Round #2 comments 3 to 4 additional Junipers be incorporated in this area to better shield the headlights.

- ***Can the Arborvitae that are provided between the stage access drive and the northeast RTU unit screen be moved to the East side of the Stage Access Drive?***

The neighbor was interested in shielding the cars on the stage access drive from her property. JNKA indicated that we would add/or move shrubs (Arborvitae) to the east side of the stage access drive. New shrubs would be added if the shrubs on the west side of the stage drive could not be relocated per Village requirements.

ROOF TOP UNITS

The locations of the roof top units were discussed.

- ***What type of fence will be utilized around the HVAC units?***

JNKA indicated that a board and board fence would be utilized. Further discussions on the sound transfer were discussed. JNKA indicated that 50'-0" away from the unit, the sound of the unit is equal to normal conversation. The distance to the property line is nearly 3 x times this distance. The fence and shrubbery also helps to reduce the sound of the units. Everyone seemed to agree with this assessment.

STORM WATER MANAGEMENT

Storm water management was discussed around the site.

- ***How will the north detention area be modified? Will it be getting deeper?***

JNKA indicated that the north detention area will not be getting deeper, but it will be getting wider. One neighbor indicated that the detention area was filled this year extending past the rear setback line. They indicated that care should be taken to make sure it is designed properly.

- ***How will the south side of the new building be drained? Will any additional water be flowing toward the south?***

The neighbor indicated that there is a large drainage problem both on the east and west side of Pine Avenue. The neighbor wanted to ensure that our new building would not amplify this problem.

JNKA displayed the civil plans to the neighbors which showed two new area drains to the south and east of the new building. JNKA also noted that the new roof drains are tied directly into the storm system. They asked to review the sizing of the piping on the south and east side of the building. JNKA reviewed the piping with them. It ranges from 8" to 18" as you move from the south to the detention area. The neighbors seems satisfied with this response.

- ***Is there anything that is being done that can alleviate some of the water that accumulates on the lots to the west of Pine Avenue?***

JNKA indicated that the proposed plan will not worsen or improve the drainage on the southeast property line. The detention area on the southeast property line will pick up the drainage from the parking, but will not necessarily improve the drainage situation to the south of St. Edna's property.

LIGHTING

-What is the design of the exterior lighting?

JNKA indicated that the poles would match the height and style of the current poles. There will also be bollards along the west side of the parking lot. The only additional lighting are lights above the stage door and the two courtyard doors. The neighbors seems satisfied with this response.

CONCLUSIONS

- **St. Edna agreed to chain off the stage access drive to prevent parking during times when the play is not in production or when deliveries for activities in the Parish Center are not taking place.**
- **St. Edna agreed to screen the east side of the Stage Access drive from the neighboring properties.**
- **St. Edna would review the concept of removing the 15 north parking spaces.**



MEETING SIGN-IN SHEET

Project Name: St. Edna Catholic Church

Date/Time: 10.17.17 7:00pm

Meeting Topic: NEIGHBORHOOD MEETING

Location: St. Edna

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