



Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Sam Hubbard, Development Planner, Planning and Community Development

From: Deb Pierce, Plan Reviewer, Building & Life Safety Department

Subject: 2525 N Arlington Heights Rd. – St Edna’s Church – PUD Amendment and Parking Variation, with Addition

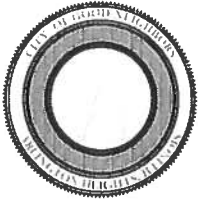
PC#: 17-010

Date: September 15, 2017

Sam:

I have reviewed the documents for the project indicated above and have the following comments:

1. Provide the construction type of the existing building and new addition.
2. Revise the occupant load for the Parish Life Space per 2009 IBC Table 1004.1.1.
3. Provide accessible access to the stage with a ramp or chair lift.
4. Review 2009 IBC Section 410 for stage construction requirements including stage ventilation and the number and type of stage exits.
5. Dressing rooms shall be separated from the stage by fire barriers with a minimum 2-hour rating.



**Village of Arlington Heights, IL
Department of Building & Life Safety**



Fire Safety Division

Date: 9/6/2017

P.C. Number: 17-010 Round No. 1

Project Name: St. Edna P.U.D.

Project Location: 2525 N. Arlington Heights Rd.

Planning Department Contact: Sam Hubbard, Planning and Community Development

The information provided is conceptual only and subject to a formal plan review.

1. A fire suppression system compliant with NFPA 13 will be required for the addition.
2. An approved water supply capable of supplying the required fire flow for fire protection shall be provided.
3. Fire department connections shall be installed in accordance with the NFPA standard applicable to the system design. The location of fire department connections shall be approved. Fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access or as otherwise approved a visible Location.
4. If the proposed kitchen will have cooking facilities a Hood and Duct fire suppression system may also be required.
5. A complete fire alarm system is required and will be required to be connected to the existing structure.
6. Shop drawings for fire alarm systems shall be submitted for review and approval prior to system installation.
7. A zoning indicator panel and the associated controls, or, fire alarm control panel shall be located within the closest proximity to the front main entrance.
8. A key box (Know Box) shall be provided and contain keys to gain necessary access as required by the fire code official.
9. Fire department connections shall be fully visible and located at the main front entrance of the building and within a maximum travel distance of 100 feet to the nearest fire hydrant.
10. Buildings or facilities having a gross building area of more than 62,000 square feet shall be provided with two separate and approved fire apparatus access roads. An engineering overlay showing the ability of the Arlington Heights aerial apparatus to negotiate the turns and provide access to the building in particular any portion of the building having a height of 30 feet or more.

11. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet exclusive of shoulders, in the immediate vicinity of any building or portion of building more than 30 feet in height.
12. Signs shall be posted on both sides of an approach of any fire lane stating NO PARKING – FIRE LANE”. Signs shall have arrows indicating the area of parking restriction.
13. Fire lane signs shall be white with red three-inch letters. The dimensions of the sign shall be 12 inches horizontally and 18 inches vertically. These signs shall be installed so that the top of the sign is no less than 6 feet nor more than 6 feet above grade.
14. Exit signs shall be illuminated at all times and have emergency power backup.
15. Fire protection equipment and service rooms shall be identified in an approved manner.
16. Approved access shall be provided and maintained for all fire protection equipment to permit immediate safe operation and maintenance of such equipment.

Date 09-06-17

Reviewed By: 
Fire Safety Supervisor

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Memorandum

To: Sam Hubbard, Planning and Community Development
From: Cris Papierniak, Assistant Director of Public Works
Date: September 21, 2017
Subject: 2525 N Arlington Heights Road, P.C. #17- 010

With regard to the proposed PUD Amendment at 2525 N Arlington Heights Road, I have the following comments:

- 1) The new water main will need to be installed, pressure tested, chlorinated and must pass new construction Bac-T before the old water main is abandoned and reconnected.
- 2) Provide a detail specific to this application for the outlet control structure on the underground storm water detention.
- 3) A 6" meter in a meter vault must be provided to meter the entire property. There is a private unmetered hydrant (existing), 2" domestic and 4" fire service that are currently separately metered. Those meters can be removed after the installation of the master meter.
- 4) The existing 4" fire service RPZ must be replaced.
- 5) The existing 2" Domestic water service must be fitted with a 2" RPZ.
- 6) A 3" RPZ needs to be installed on the proposed 3" connection.
- 7) Construction traffic cannot utilize the fire lane.

If you have any questions, please feel free to contact me.

C. file

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 17-010
 Petitioner: Susan Maish, ALA
350 S. Northwest Hwy, Suite 106
Park Ridge, IL 60068 847-692-6166
 Owner: Catholic Bishop of Chicago
835 N. Rush St.
Chicago, IL 60611
 Contact Person: Same as Petitioner
 Address: _____
 Phone #: 847-692-6166
 Fax #: 847-692-2002
 E-Mail: smaish@jnka-architects.com

P.I.N.# 03-17-101-019Location: 2525 N. Arlington Heights Rd, A.H., IL

Rezoning: _____ Current: _____ Proposed: _____

Subdivision: _____

of Lots: _____ Current: _____ Proposed: _____

PUD: Amendment For: _____

Special Use: _____ For: _____

Land Use Variation: _____ For: _____

Land Use: _____ Current: _____

Proposed: _____

Site Gross Area: 8.50 acres

of Units Total: _____

1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(P P.)

1. PUBLIC IMPROVEMENTS

REQUIRED: _____ YES NO COMMENTS

a. Underground Utilities

Water _____ X _____Sanitary Sewer _____ X _____Storm Sewer _____ X _____

b. Surface Improvement

Pavement _____ X _____Curb & Gutter _____ X _____Sidewalks _____ X _____Street Lighting _____ X _____

c. Easements

Utility & Drainage _____ X _____Access _____ X _____

2. PERMITS REQUIRED OTHER THAN VILLAGE:

a. MWRDGC X

b. IDOT _____

c. ARMY CORP _____

d. IEPA _____

e. CCHD X (?)

3. R.O.W. DEDICATIONS? _____

4. SITE PLAN ACCEPTABLE? _____

5. PRELIMINARY PLAT ACCEPTABLE? _____

6. TRAFFIC STUDY ACCEPTABLE? _____

7. STORM WATER DETENTION REQUIRED? X8. CONTRIBUTION ORDINANCE EXISTING? X

9. FLOOD PLAIN OR FLOODWAY EXISTING? _____

10. WETLAND EXISTING? _____

YES

NO

COMMENTS

_____ X _____

_____ _____

_____ SEE COMMENTS __________ N/A __________ X _____

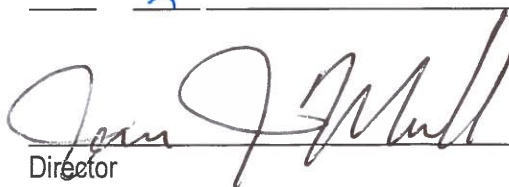
_____ _____

_____ FULLY PAID IN 1983: #68-12, __________ #68-13 __________ X _____

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: ERIKSON ENGINEERING ASSOCIATES, LTD.DATE OF PLANS: 8-18-17

Director

9/20/17
Date

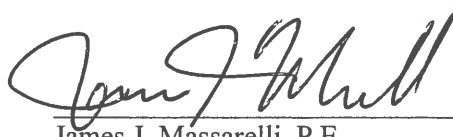
PLAN COMMISSION PC #17-010
St. Edna's New Parish Center Addition
2525 N. Arlington Heights Road
PUD Amendment, Parking Variation
Round 1

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.
12. An Engineers estimate of construction cost for full site improvements is required to complete the calculation for plan review, inspection, and other fees. This estimate should be submitted at least three weeks prior to the final Plan Commission meeting to allow us time to generate the fee letter and for the petitioner to assemble the proper documents.
13. Final engineering plans shall be georeferenced by using State Plane Coordinate System – Illinois East. Below are details about projection:

Projected Coordinate System:	NAD_1983_StatePlane_Illinois_East_FIPS_1201_Feet
Projection:	Transverse_Mercator
False_Easting:	984250.00000000
False_Northing:	0.00000000
Central_Meridian:	-88.33333333
Scale_Factor:	0.99997500
Latitude_Of_Origin:	36.66666667
Linear Unit:	Foot_US
Geographic Coordinate System:	GCS_North_American_1983
Datum:	D_North_American_1983
Prime Meridian:	Greenwich
Angular Unit:	Degree

14. The proposed detention facility will be a private system and as such will not be the Village's responsibility to maintain. The basins require a 1-foot freeboard with an overflow weir at the 6" line. Provide calculations for sizing the weir. An Onsite Utility Maintenance Agreement must be executed prior to final engineering approval. Attached is an example. A version in Word is available from the Engineering Department.
15. Final approval will require final engineering plans including detention calculations showing HWL, storage required, storage provided, and restrictor sizing calculations. Any detention storage system located under pavement must be designed to AASHTO HS-25 loading standard. The Village's allowable release rate is 0.18 cfs/Ac. Use C=0.50 for pervious areas, C=0.95 for impervious areas. Use Bulletin 70 rainfall data. Clearly show the overflow route for the site. Minimum restrictor size allowed, for maintenance reasons, is 2". Restrictors between 2" and 4" must be in a trap in a catch basin. Show the location and size of the restrictor. Provide a detail showing the restrictor catch basin. Provide a drainage narrative.
16. Permit from MWRD required. Permit from Cook County DOT may be required for drainage modifications. Check with Cook County and provide the Village with a disposition.

17. Provide an exhibit to engineering scale showing the turning path of the Fire Department's responding vehicle, in this case the tower truck. Exhibit must show front and rear wheel paths and the extent of the front and rear overhangs, as provided in an "Autoturn" exhibit. The vehicle shall be shown maneuvering through the site in all possible directions of travel. Attached are the specifications for the tower apparatus.
18. Fire lanes adjacent to buildings must have a minimum pavement width as directed by the Fire Department to accommodate the tower truck's outriggers. Fire lanes require a heavy duty pavement section. Asphalt pavement section to consist of: 2" Surface, 2-1/4" N-50 Binder, 5" N-30 Binder, and 4" CA-6 Stone Subbase. Concrete driveway areas to be 8" thick.
19. Perimeter curb is required for new parking areas. If the petitioner wishes to maintain sheet drainage in the area east of the new parking lot, concrete ribbon with no curb head is an acceptable alternative.
20. Consider including bicycle racks in development plan to encourage alternate modes of transportation for employees and patrons.
21. Please clarify the discrepancy between the Traffic report and architectural plans related to existing and proposed parking stall count. The correct number of stalls and requested stall count needs to be specified for the variation.
22. The lighting catalog cuts need to be supplied for review, and all non-compliant fixtures in the lot and mounted to the new and existing buildings need to be brought up to code.

 9/20/17
James J. Massarelli, P.E. Date
Director of Engineering

Attachments:

Fire Apparatus Tower 131 Specifications (1 page)
Onsite Utility Maintenance Agreement (4 pages)

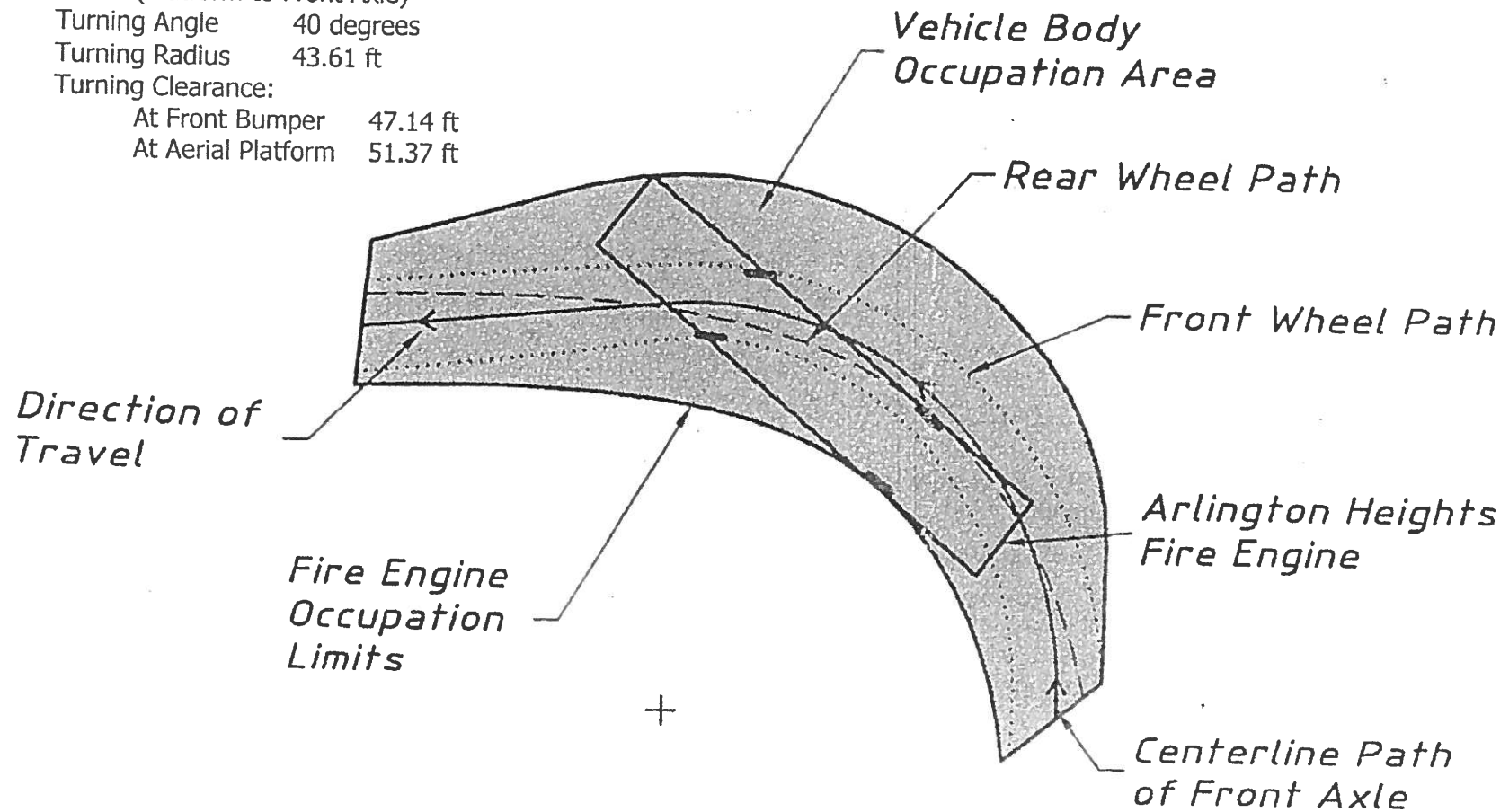
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DEVELOPMENT DEPARTMENT

FIRE ENGINE TURNING TEMPLATE

Village of Arlington Heights Tower 131

Scale: 1"=15'

Overall Height	11 ft - 8 in
Overall Length	48 ft - 0 in
Overall Width	8 ft - 6 in
Overall Wheelbase	21 ft - 2 in
Front Overhang	14 ft - 0 in
(Platform to Front Axle)	
Turning Angle	40 degrees
Turning Radius	43.61 ft
Turning Clearance:	
At Front Bumper	47.14 ft
At Aerial Platform	51.37 ft





ONSITE UTILITY MAINTENANCE AGREEMENT

WHEREAS, _____, an (LLC? Corporation?), or its affiliates, ("RESPONSIBLE ENTITY") is the legal title holder of the following described real estate commonly referred to as _____ (*address*), Arlington Heights, Illinois, 6000_, containing _____ acres, more or less, situated in the Village of Arlington Heights, Illinois and legally described as follows: (the "PROPERTY"):

**** Insert legal description, or attach as Exhibit A ****

PIN Numbers:

WHEREAS, _____ (*print name*), ("OWNER") desires to develop the PROPERTY; and

WHEREAS, it is necessary to service said parcel with sanitary sewers, storm sewers and/or stormwater management facilities, domestic water mains; and

WHEREAS, the sanitary sewers, storm sewers and/or stormwater management facilities, and domestic water mains servicing the property are not located within public rights-of-way or dedicated easements; and

WHEREAS, the Village of Arlington Heights ("VILLAGE") does not maintain sanitary sewers, storm sewers and/or stormwater management facilities, or domestic water mains on privately owned property; therefore

1. It is hereby AGREED by the RESPONSIBLE ENTITY, its successors and assigns that at no expense to the VILLAGE, the RESPONSIBLE ENTITY, its successors and assigns shall:

- a. Maintain all sanitary sewers and appurtenances thereunto appertaining located upon said premises, all as shown on the Final Engineering Plans prepared by _____ (Engineering Firm) _____ dated _____, and approved by the VILLAGE, or any amended plans as agreed to and approved by both parties, copies which are on file with the Engineering Department of the VILLAGE.
- b. Maintain all water mains and appurtenances located upon said premises from the master meter vaults.
- c. Maintain all storm sewers and appurtenances, including detention/retention basins, located upon said premises.
- d. Maintain the utilities as itemized above in accordance with the latest edition of the Village of Arlington Heights Municipal Code.
- e. Maintain all private roadways, parking areas, and pavement lighting facilities located on said premises as shown on said Final Engineering Plans in accordance with the latest edition of the Village of Arlington Heights Municipal Code.

2. It is further AGREED that should the RESPONSIBLE ENTITY not properly maintain the sanitary sewers or domestic water mains in accordance with the requirements of the VILLAGE, written notification shall be given to the RESPONSIBLE ENTITY advising that after ten (10) days if the RESPONSIBLE ENTITY is not in compliance with the applicable requirements, the VILLAGE is hereby authorized, but not required, to enter upon the property to correct deficiencies and to place a lien against said property until such time that the VILLAGE has been fully reimbursed for its expenses in correcting these deficiencies; and

3. It is further AGREED that should the RESPONSIBLE ENTITY not properly maintain the aforementioned storm sewers and/or stormwater management facilities in accordance with the requirements of the VILLAGE, or should they allow a public nuisance to exist, written notification shall be given to the RESPONSIBLE ENTITY advising that after ten (10) days if the RESPONSIBLE ENTITY is not in compliance with the applicable requirements, the VILLAGE is hereby authorized, but not required, to enter upon the property to correct deficiencies and to place a lien against said property until such time that the VILLAGE has been fully reimbursed for its expenses in correcting these deficiencies; and

For: Village of Arlington Heights,
an Illinois municipal corporation

Name: _____

Signature: _____

Title: _____

State of Illinois)
) SS
County of Cook)

I, _____, a Notary in and for said County, in the State

aforesaid, CERTIFY that _____ personally known to me to be the same person whose name is subscribed on the foregoing instrument appeared before me this day in person and acknowledged that (s)he signed, sealed, and delivered said instrument as their free and voluntary act, and as the voluntary act of the **Village of Arlington Heights, an Illinois municipal corporation**, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial seal this _____ day of _____, 20____.

Notary Public



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 17-010

Project Name

St. Edna's

Project Location

2525 N. Arlington Heights Road

Planning Department Contact Sam Hubbard

General Comments

Round 1

1. Could we please get an auto turn diagram for fire apparatus.
2. Building to be Sprinkled.
3. Locate fire department connections at the main front entrance and locate a hydrant within a 100' from the connection.
4. A complete alarm system that will be connected with the existing structure with a fully functioning annunciator panel at the main entrance.
5. A key box (Knox Box) with the necessary access shall be provided.

**NOTE: PLAN IS CONCEPTUAL ONLY
SUBJECT TO DETAILED PLAN REVIEW**

Date September 13, 2017

Reviewed By: _____

LT. Mark Aleckson

Arlington Heights Fire Department

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

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SEP 20 2017

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

DEPARTMENT PLAN REVIEW SUMMARY

St. Edna's Church – 2525 N. Arlington Heights Road PUD, Parking Variation

Round 1 Review Comments

09/19/2017

1. Character of use:

The character of use should not be problematic.

2. Are lighting requirements adequate?

Lighting should be up to Village of Arlington Heights code. Special attention should be given to illuminating parking lot areas, and area around garage, pathway, shed and more secluded areas on the east side of the building. These areas should be illuminated especially during nighttime hours for safety, to deter criminal activity and increase surveillance/visibility- potentially reducing theft, trespassing, vandalism, underage drinking, drug use and other criminal activity.

3. Present traffic problems?

Traffic volume during church services is managed with AHPD staffed details on Saturday evenings and Sunday mornings thru early afternoon.

4. Traffic accidents at particular location?

This is not a problem area in relation to traffic accidents.

5. Traffic problems that may be created by the development.

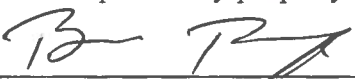
No further comments.

6. General comments:

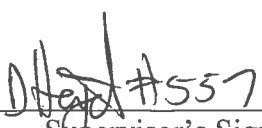
-Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department and that it is up-to-date. Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. The form is attached. Please complete and return. This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

- Landscaping should provide open sightlines to increase natural surveillance and avoid creating ambush locations and havens for illegal activities- theft, trespassing, vandalism, underage drinking, drug use, etc.

- Consider posting no trespassing / loitering/ no un-authorized use signage. The Arlington Heights Police Dept. has and utilizes trespass warning forms under qualifying circumstances when requested by property management.


Brandi Romag, Crime Prevention Officer
Community Services Bureau

Approved by:


Supervisor's Signature

HEALTH SERVICES DEPARTMENT

6

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 17-010
Petitioner: Susan Maish, ALA
350 S. Northwest Hwy, Suite 106
Park Ridge, IL 60068 847-692-6166
Owner: Catholic Bishop of Chicago
835 N. Rush St.
Chicago, IL 60611
Contact Person: Same as Petitioner
Address: _____
Phone #: 847-692-6166
Fax #: 847-692-2002
E-Mail: smaish@jnka-architects.com

P.I.N.# 03-17-101-019
Location: 2525 N. Arlington Heights Rd, A.H., IL
Rezoning: _____ Current: _____ Proposed: _____
Subdivision: _____
of Lots: _____ Current: _____ Proposed: _____
PUD: Amendment For: _____
Special Use: _____ For: _____
Land Use Variation: _____ For: _____
Land Use: _____ Current: _____
Proposed: _____
Site Gross Area: 8.50 acres
of Units Total: _____
1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(P P.)

1. GENERAL COMMENTS:

The existing well must be properly abandoned by a licensed contractor and witnessed by this Department.

See attached comments from David Robb, Disability Services Coordinator.

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SEP 11 2017

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT


Jeff Bohner 9/11/17
Environmental Health Officer Date

James McCalister 9/11/17
tor Direc Date

Plan Review

Address: St. Edna's PUD Amendment
2525 N. Arlington Heights Road
PC # 17-0010 Round 1

Submitted to: Sam Hubbard, Planning & Community Development

Submitted by: David Robb, Disability Services Coordinator
Health & Human Services
(847) 368-5793 

Date: September 9, 2017

Re: Illinois Accessibility Code (IAC), Effective April 1997
<https://www.illinois.gov/cdb/business/codes/Pages/IllinoisAccessibilityCode.aspx>

1. Parking lots with 301 to 400 parking spaces requires a minimum of eight (8) Accessible Parking Spaces per IAC Section 400.310(c)(1). In accordance with the requirements of IAC section 400.310(c)(2 and 3).

Planning & Community Development Dept. Review

September 14, 2017



REVIEW ROUND 1

Project: 2525 N. Arlington Heights Rd.
St. Edna's PUD Amendment

Case Number: PC 17-010

General:

7. The Plan Commission must review and approve the following action:
 - a) Planned Unit Development (PUD) Amendment to Ordinance 02-005 and Ordinance 13-072 to allow for the construction of a 13,425 sq. ft. parish center building addition.
 - b) 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 XXX (additional data needed to verify amount – see parking comments) to 378 spaces.
8. A courtesy meeting with the neighbors is required prior to appearing before the Plan Commission. Has this meeting been scheduled? Please provide a summary of this meeting once it has been held.
9. Plans from 2015 indicated a rectory in the northeast corner of the site. The rectory was not shown on the current plans. Please confirm the long-term plans for the church relative to an onsite rectory.
10. Please provide additional information on the 3 proposed HVAC units. Will they all be the 20 ton Carrier grade units as indicated in 2013? How tall are the units? Will the proposed fence and landscaping be adequate to buffer the sound? The proposed fence around the units is 8' in height, is the 8' tall fence needed to fully screen the unit?
11. Please ensure that all plans and/or studies to be resubmitted as a result of the Round 1 Department review comments include a revision date.

Site Plan/Building:

12. The engineering plans and architectural site plans do not appear to be consistent. Please revise the plans so that they reflect the same information. Specifically, the following areas are different:
 - a) There is no curb shown on the north side of the parking lot on the architectural site plan, however, the engineering plans shows a curb in this location.
 - b) The rear area of the Parish Center doesn't match on both site plans. There is a landscape area shown on the architectural plan that is shown as pavement on the engineering plans. The location of the proposed fencing around the HVAC units is shown at different locations on each plan.
 - c) A concrete servicewalk leading from the existing shed to the building is missing on the architectural site plans.
 - d) As servicewalk into the side HVAC area (north) is shown differently on the architectural site plan and the engineering plans.
 - e) The pavement around the rear HVAC units does not appear to match on both the engineering plans and architectural plans. What is the thick dark border shown on the engineering plans that encloses the HVAC units? Is this paving? The type of paving material for the HVAC unit enclosures is not indicated on the engineering plans.

13. Building height for buildings with a flat roof is defined as measured from the average elevation of the finished lot grade at the front of the building "to the highest point of the roof in the case of a flat roof". The elevations appear to measure building height to the top of the parapet wall. Please revise the drawing to measure the building height from the average elevation at the front of the building top the roof (this excludes the parapet walls and faux gable).
14. Please add the existing shed to the building lot coverage calculation.
15. The FAR calculation does not appear to take into consideration the basement space of the Hurley Center. Please confirm that the height of the basement space is less than half above the finished lot grade. If more than half of the basement level is above finished lot grade, the basement space shall be included in the FAR calculation.
16. Design Commission approval is required for the proposed building addition. Design Commission hearing is scheduled for Sept. 26th.

Parking and Traffic:

17. There are several areas where the parking calculations must be re-evaluated in order to determine the code required parking. Please clarify the following:

Church:

- Please delineate the areas that are considered the nave and what areas are considered the choir area.
- The narthex was calculated on a seating basis. Previous documentation indicated that overflow seating is provided in the narthex during Christmas and Easter services. Please confirm that these are the only times when seating in the narthex is provided and that 130 seats are the maximum number of seats in the narthex.
- Were the number of seats calculated as per the building code (i.e. a continuous row of seating without dividing arms is calculated as one seat per 18" lineal inches). Or are there individual seats and/or dividing arms?

Doherty Center:

- The sum of meeting rooms 1-9 is equates to 5,320 sq. ft, however, the table indicates that there are 5,342 sq. ft. of multi-purpose rooms. Please adjust to reflect the correct square footage.
- The table lists 750 sq. ft. of office spaces in the Doherty Center, yet no office spaces are indicated on the floor plan. Is the "Music Library" used as office space, or just for storage of music played within the church?
- The Nursery should be included as part of the multi-purpose rooms and the label should be changed to read "Nursery/Multi-purpose".

Hurley Center:

- The upstairs youth room was not included within the "Youth Room" line item in the table. Please incorporate the 728 sq. ft. into the parking table.

18. The project narrative indicates that the church will not rent out the facilities while Mass is taking place. To whom does the church rent out the facility and for what purposes (both current and future)?
19. The parking study does not address the fact that peak parking demand was estimated at 309 spaces and the proposed parking lot will accommodate 378 parking spaces. If peak demand is estimated at 309 spaces, please explain the reason for needing an oversupply of parking.

St. Edna's
2525 N. Arlington Heights Road
P.C. 17-010
September 14, 2017

Landscaping

- 1) The ends of all parking rows must include a 4" caliper shade tree (Chapter 28, section 6.15-1.2b). Please incorporate a shade tree near the Parish Center at the west end of the parking row.
- 2) Provide additional landscaping adjacent to the proposed parking lot on the east side. The landscaping must be layered and should include a mix of evergreen trees and shrubs in order to provide a dense layered buffer.
- 3) Landscape screening must be provided for any utility/mechanical areas.
- 4) A landscape compliance bond in the amount of 30% of the landscaping costs will be required and a tree fee of \$200 is required for each tree identified for preservation. In addition, a \$4 tree fee is required for each lineal foot of frontage.