



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 - Round 2

Date: October 9, 2017

Sam:

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

1. Egress width for other egress components (not stairways) shall be .2 inches per occupant. Recalculate the egress capacity for each exit. 2009 IBC 1005.1

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

Fire Safety Division



Date: 10/12/2017

P.C. Number: 17-010 Round No. 2

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. No additional comments.

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Date 10-12-17

Reviewed By: 
Fire Safety Supervisor

Memorandum

To: Sam Hubbard, Planning and Community Development
From: Cris Papierniak, Assistant Director of Public Works
Date: October 17, 2017
Subject: 2525 N Arlington Heights Road, P.C. #17- 010 Round 2

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

- 1) Illustrate on Civil Plan Sheet C-4 where the meter vault will be placed.
- 2) Provide a detail specific to the water meter vault.

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

C. file

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PLAN COMMISSION PC #17-010
St. Edna's New Parish Center Addition
2525 N. Arlington Heights Road
PUD Amendment, Parking Variation
Round 2

- 23. The responses made by the petitioner to comments #11-14, 16, 17 & 19-21 are acceptable.
- 24. The response made by the petitioner to comment #15 is not acceptable. To date, no drainage calculation have been provided. Provide a drainage narrative.
- 25. The response made by the petitioner to comment #18 is not acceptable. The following statement was communicated to Eriksson Engineering on September 27, 2017: "The fire lane pavement composition requirements refer to the sections of new parking lot pavement that would connect the existing parking lot to the existing fire lane. All that is needed for the existing fire lane is the Autoturn exhibit to verify that the movements can be accommodated."
- 26. The response made by the petitioner to comment #22 is noted. The lighting information for the building mounted fixtures was not included in the submittal.


James J. Massarelli, P.E. Date 10/17/17
Director of Engineering

Needed at Final Engineering:
Engineer's Estimates
OUMA
Stormwater details: Freeboard? HWL?, etc.

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ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

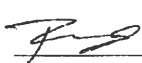
DEPARTMENT PLAN REVIEW SUMMARY

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

Round 2 Review Comments

10/13/2017

1. **Character of use:**
Nothing Further.
2. **Are lighting requirements adequate?**
Nothing Further.
3. **Present traffic problems?**
Nothing Further.
4. **Traffic accidents at particular location?**
Nothing Further.
5. **Traffic problems that may be created by the development.**
No further comments.
6. **General comments:**
 - We understand that neighbors are welcomed and allowed to utilize St. Edna's property. No trespassing signage protects the property owner in the instance criminal complaints need to be signed for unauthorized persons on the property.
 - 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.

 #272

Brandi Romag, Crime Prevention Officer
Community Services Bureau

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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 2


No Comments at this time.

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

Date October 16, 2017 Reviewed By: LT. Mark Aleckson

Arlington Heights Fire Department

Memo

To: Sam Hubbard, Development Planner
From: Jeff Bohner, Health Officer 
Date: October 12, 2017
Re: St. Edna's PUD amendment- PC #17-0010

This Department has reviewed the re-submittal for St. Edna's PUD amendment, and have no further comments.

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Planning & Community Development Dept. Review

October 17, 2017



REVIEW ROUND 2

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

Case Number: PC 17-010

General:

20. The response to comments #8 through #19 are acceptable.

21. Per Section 11.8 of Chapter 28, 12 bicycle parking spaces are required for the Church. Please verify if the Church has any existing bicycle parking spaces on site, and if so, please outline how many spaces are on the property. If the Church does not have any spaces, 12 spaces must be added or relief from the code requirement must be requested.

22. The response to comment #7 is noted. Approval of the following actions is required:

- 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 627 to 377 spaces.

23. The parking calculations for the development are shown below:

Building	Uses	# of Seats/Square Footage	Parking Ratio	Parking Required
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	30% of occupancy	20
Doherty	Multi-purpose Rooms	5,835	30% of occupancy	117
Hurley	Offices	4,485	1 space/300 sq. ft.	15
	Multi-purpose Rooms	4,158	30% of occupancy	83
Parish Center	Multi-purpose Rooms	8,014	30% of occupancy	160
TOTAL REQUIRED				627
TOTAL PROVIDED				377
SURPLUS/(DEFICIT)				250

Prepared by:

[Signature]

St. Edna's
2525 N. Arlington Heights Road
P.C. 17-010
October 16, 2017

Landscaping

- 1) Provide additional landscaping adjacent to the proposed parking lot on the east side.
Please provide 3 or 4 additional upright junipers at the end of the drive aisle between the Hick Yews.