



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: 831 N Arlington Heights Rd – St James Parish – PUD, Special Use Permit Amendment, Preliminary/Final Plat of Subdivision, Comp Plan Amendment, and Parking Variation

PC#: 17-012

Date: October 9, 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. Provide an occupant load calculation for the rooms on the lower level per 2009 IBC Table 1004.1.1.
3. Provide a calculation based on the total occupant load of the number of required/provided exits, their width and number of occupants per exit.
4. Review 2009 IBC Section 410 for platform construction requirements.
5. All designated switchgear rooms, electrical closets, electrical equipment rooms and/or electrical closets, transformer rooms, vaults, and the like, shall have a minimum fire-rating of one hour construction, or shall be rated equal to the designed structure, but not less than one hour construction, whichever is greater.
6. Where the electrical room contains equipment rated 1,200 amps or more, there shall be two exits on opposite corners of the room. The doors and door hinges shall have a fire-rating equal to the rating of the electrical room. Doors shall swing out and have panic hardware.
7. Storage is not permitted in any mechanical or electrical room.

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DEVELOPMENT DEPARTMENT



Village of Arlington Heights, IL Building & Life Safety Department

Fire Safety Division



Date: 9/26/2017

P.C. Number: 17-012 Round: 1

Project Name: St. James Parish

Project Location: 820 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. Show the proposed location of the Fire Dept. Connection on the plans.
2. The parking lot pavement shall be capable of accepting the weight of fire apparatus.
3. 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.
4. A complete NFPA compliant fire suppression system is required. Supervised indicating control valves shall be provided.
5. An approved water supply capable of supplying the required fire flow for fire protection shall be provided.
6. Fire protection equipment and service rooms shall be identified in an approved manner.
7. Approved access shall be provided and maintained for all fire protection equipment to permit immediate safe operation and maintenance of such equipment.
8. In buildings and structures where standby power is required or furnished to operate an elevator the operation shall comply with current code requirements.
9. A fully functional fire alarm shall be installed in all areas of the building new and existing per NFPA 72 and the Life Safety Code, NFPA 101. The alarm annunciator panel shall be located at the front entrance.
10. Shop drawings for fire alarm systems shall be submitted for review and approval prior to system installation.
11. Visible alarm notification appliances shall be provided in public areas and common areas. A visible exterior weatherproof alarm notification device shall be located within closest proximity to the front main entrance of the building.
12. 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.

13. A key box (Know Box) shall be provided and contain keys to gain necessary access as required by the fire code official.
14. Fire pumps, if provided, shall be installed in accordance with the Fire Code and NFPA 20 and shall comply with all current code requirements including a minimum of two water mains located in different streets.
15. Exit signs shall be illuminated at all times and have emergency power backup.
16. In order to be considered part of an accessible means of egress, an elevator shall comply with the emergency operation and signaling device requirements.
17. Indicate the maneuvering capability of the Fire Department Tower Truck to confirm that the truck can negotiate the turns on pavement avoiding any dead-ends and identify any overhead wires that may be within the airspace of the truck set-up.
18. 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.
19. Buildings shall have approved address numbers.
20. 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.
21. 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.
22. 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.
23. 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.

Date 09-26-17

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: October 10, 2017
Subject: 831 N Arlington Heights Road – PC #17-012 Round 1

With regard to the proposed utility installation at 831 N Arlington Heights Road, I have the following comments:

- 1) Verify the condition of the sidewalk fronting the property after the construction. If damage has occurred as a result of the construction, or drainage is not adequate (ponding), permittee must replace the affected squares.
- 2) The proposed 6" pressure connection must be enclosed within a vault with a minimum diameter of 60".
- 3) The existing services (water/sanitary/storm) that are going to be abandoned must be abandoned at the respective Village mains.
- 4) The existing 1" domestic service that serves the address must be abandoned at the respective main. The building must be served by one source.
- 5) Provide a detail of the proposed underground detention facility with a proposed maintenance plan.
- 6) Provide a detail of the storm water control structure #D13 for review and approval.
- 7) Install chimney seals on all proposed storm and sanitary structures.
- 8) There must be proper separation between the water service and the existing sewer line. Refer to the standard specifications of water and sewer installation for the State of Illinois 6th edition or newer.
- 9) All methods of construction and materials must conform to the most recent version of "A Manual of Practice for the Design of Public & Private Improvements" as published by the Village of Arlington Heights Engineering Department.
- 10) A compound meter within the building will be required:
 - a. The compound meter will require a 3: bypass meter configuration.
 - b. The compound meter will be a 6" x 2" fire meter.
- 11) Required backflow devices (RPZ) are as listed:
 - a. 1-6" RPZ for fire protection
 - b. 1-2" RPZ for domestic purposes

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12) A separate RPZ will be required in an irrigation system will be installed.

13) Any roadway utility patch shall have surface only patch at minimum of 2' beyond excavation on all sides.

C. file



Arlington Heights Fire Department Plan Review Sheet

P. C. Number PC#17-012

Project Name

St. James Parish

Project Location

820 N. Arlington Heights Road

Planning Department Contact Sam Hubbard

General Comments

Round 1 Comments:

1. The Fire Department requires that the Fire Department connection, Knox Box, and a fully operational annunciator panel or alarm panel be located at the main front entrance. The Fire Department would like more clarification if the lobby entrance on the south side of the building will be used as the "main entrance". The Fire Department would like to explore the feasibility of considering this the main entrance for these items. We have in the past and will likely respond to calls in a manner that avoids the need to park on Arlington Heights Road.
2. Building to be sprinkled in accordance with building code.
3. The fire hydrant must be located with 100' of the sprinkler connection.

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

Date October 5, 2017

Reviewed By: LT. Mark Aleckson

Arlington Heights Fire Department

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

St. James' Church – 831 N. Arlington Heights Road

PUD, Parking Variation

PC#17-012

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Round 1 Review Comments

09/29/2017

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 any secluded areas on the property. 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?

There is parking allowed on Arlington Heights Road on Sundays. With the addition of the larger parking lot, this authorization should be reviewed and possibly changed to be uniform with the rest of Arlington Heights Road with no parking allowed.

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.

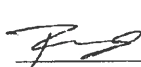
See above #3.

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.

 #272

Brandi Romag, Crime Prevention Officer
Community Services Bureau

 #537
Supervisor's Signature

Arlington Heights Police Department

Emergency Information Card

1. Fill in all information by tabbing to each field.
2. When completed, save the form and send as an attachment to: policemail@vah.com.

Arlington Heights Police Department
200 E. Sigwalt Street
Arlington Heights, IL 60005-1499
Phone: 847/368-5300

Completed forms may also be printed and submitted in the following manner:

By Mail: Arlington Heights Police Department
200 E. Sigwalt Street, Arlington Heights, IL. 60005
Attention: Police Administration

Print Form (To Mail)

By Fax: (847) 368-5970 - Attention: Police Administration

In Person: Dropped off at the Arlington Heights Police Department's front desk for forwarding to Police Administration.

Name (Firm or Residence)

Address/City

Telephone Number

Date Information Obtained

IN CASE OF EMERGENCY PLEASE CALL:

Contact #1

Name

Address/City

Telephone Number

Cell Number

Contact #2

Name

Address/City

Telephone Number

Cell Number

Alarm System

☐ No

☐ Yes

Phone number:

Alarm Company Name

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. <u>17-012</u>	P.I.N.# <u>Multiple - See Attached</u>
Petitioner: <u>St. James Parish</u>	Location: <u>820 N. Arlington Hts. Rd.</u>
<u>820 N. Arlington Heights Road</u>	Rezoning: <u> </u> Current: <u>R-3</u> Proposed: <u>R-3</u>
<u>224.345.7200</u>	Subdivision: <u> </u>
Owner: <u>Archdiocese of Chicago, A Corporation Sole</u>	# of Lots: <u> </u> Current: <u> </u> Proposed: <u> </u>
<u>835 N. Rush Street</u>	PUD: <u> </u> For: <u> </u>
<u>Chicago, IL 60611-2030 312.534.5309</u>	Special Use: <u>✓</u> For: <u>Church</u>
Contact Person: <u>Matt Hichens</u>	Land Use Variation: <u> </u> For: <u> </u>
Address: <u>Newman Architecture, 1730 Park St</u>	Land Use: <u> </u> Current: <u>Church/Resident.</u>
<u>Ste. 115, Naperville, IL 60563</u>	Proposed: <u>Church</u>
Phone #: <u>630.420.1600</u>	Site Gross Area: <u>3.39 Acres</u>
Fax #: <u>630.420.1987</u>	# of Units Total: <u>0</u>
E-Mail: <u>matt@newmanarchitecture.com</u>	1BR: <u> </u> 2BR: <u> </u> 3BR: <u> </u> 4BR: <u> </u>

(Petitioner: Please do not write below this line.)

1. GENERAL COMMENTS:

See the attached accessibility comments.

Sean Freres, LEHP 

10/5/17

Environmental Health Officer

Date

James McCalister 

10/5/17

tor

Dir
Date

Plan Review

Address: St. James Parish
831 N. Arlington Heights Road
PUD, Special Use Permit Amendment, Preliminary/Final Plat
of Subdivision, Comp Plan Amendment, Parking Variation

PC # 17-0012 Round 1

Submitted to: Sam Hubbard, Planning & Community Development

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



Date: October 4, 2017

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

Sheet A1 and A6:

1. At the front end of the four (4) Accessible Reserved Parking Spaces adjoining the sidewalk remove the curb stops from the access aisle portion of the Accessible Parking Space. IAC Section 400.310(c)(3) specifies that "...all access aisles shall blend to a common level with an accessible route."
2. Show "Depressed Curbs" curb ramps at all locations where a sidewalk crosses a curb per IAC Section 400.310(d)(1).
3. Show "Depressed Curbs" on the both ends of the "Landscape Island" where the accessible route crosses a curb per IAC Section 400.310(d)(1). IAC Section 400.310(c)(3) specifies that "...all access aisles shall blend to a common level with an accessible route."

Sheet A2: First floor plan

4. On the Main Level Identify the Areas of Rescue Assistance per IAC Section 400.310(b)(4).

Sheet A3: Lower Level

5. Identify the Areas of Rescue Assistance per IAC Section 400.310(b)(4).
6. Shower Rooms L35 and L03 are required to be wheelchair accessible per IAC Section 400.310(o)(8)(B)(i-vii) and 400.Illustration B. Figures 35(a) or (b).

PC # 17-0012

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. <u>17-012</u>	P.I.N.# <u>Multiple - See Attached</u>
Petitioner: <u>St. James Parish</u>	Location: <u>820 N. Arlington Hts. Rd.</u>
<u>820 N. Arlington Heights Road</u>	Rezoning: <u> </u> Current: <u>R-3</u> Proposed: <u>R-3</u>
<u>224.345.7200</u>	Subdivision: <u> </u>
Owner: <u>Archdiocese of Chicago, A Corporation Sole</u>	# of Lots: <u> </u> Current: <u> </u> Proposed: <u> </u>
<u>835 N. Rush Street</u>	PUD: <u> </u> For: <u> </u>
<u>Chicago, IL 60611-2030 312 534 5309</u>	Special Use: <u>✓</u> For: <u>Church</u>
Contact Person: <u>Matt Hichens</u>	Land Use Variation: <u> </u> For: <u> </u>
Address: <u>Newman Architecture, 1730 Park St</u>	Land Use: <u> </u> Current: <u>Church/Resident</u>
<u>Ste. 115, Naperville, IL 60563</u>	Proposed: <u>Church</u>
Phone #: <u>630.420.1600</u>	Site Gross Area: <u>3.39 Acres</u>
Fax #: <u>630.420.1987</u>	# of Units Total: <u>0</u>
E-Mail: <u>matt@newmanarchitecture.com</u>	1BR: <u> </u> 2BR: <u> </u> 3BR: <u> </u> 4BR: <u> </u>

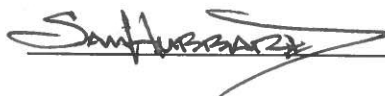
(Petitioner: Please do not write below this line.)

YES NO

1. X COMPLIES WITH COMPREHENSIVE PLAN?
2. X COMPLIES WITH THOROUGHFARE PLAN?
3. X VARIATIONS NEEDED FROM ZONING REGULATIONS?
(See below.)
4. X VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS?
(See below.)
5. X SUBDIVISION REQUIRED?
6. X SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED?
(See below.)

Comments:

SEE ATTACHED COMMENTS



Date

Planning & Community Development Dept. Review

October 12, 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) Amendment to Special Use Ordinance #07-012 to allow an addition to the Church building on the east campus.
 - b) Amendment to the Comprehensive Plan to change the land use classification from Single-Family Detached to Institutional for the properties located at 811 S. Arlington Heights Road and 810 S. Pine Avenue.
 - c) Planned Unit Development to allow multiple buildings on one zoning lot.
 - d) Plat of Subdivision to consolidate all of the east campus into one lot.
 - e) 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 301 to 186.
8. The Plat of Subdivision to consolidate the lots into one lot of record was not provided until 10/11/17, and therefore review of this document did not occurring during the first round review period. The Plat will be reviewed separately and comments on the Plat will be provided to you when completed. Relative to the Plat, please note that the Final Plat, as approved by the Engineering Dept., must be printed on mylar and submitted to the Village, with signatures obtained from all parties except those to be coordinated by the Village, no less than one week prior to the Plan Commission hearing date. If this requirement cannot be met, you can proceed with Preliminary Plat approval on Nov. 29th with Final Plat approval obtained at a future date (i.e. a separate Plan Commission meeting would be needed). No public notice is required for Final Plat of Subdivision approval.
9. Please note that final engineering must be approved by the Engineering Dept. no less than one week prior to appearance before the Plan Commission, which will include the payment of all engineering fees and the provision of all surety bonds, public improvement deposits, and engineering fee's. If this requirement cannot be met, you can proceed with Preliminary Plat approval on Nov. 29th with Final Plat approval obtained at a future date (i.e. a separate Plan Commission meeting would be needed). No public notice is required for Final Plat of Subdivision approval.
10. Section 9.8(i) of the Zoning Code requires that all PUD's include a construction schedule and phasing plan. Please provide the required construction schedule and phasing plan, which includes information on the approximate date of construction type, the number of construction phases and the starting and completion date for each phase, and a construction staging plan. The construction phasing plan shall include the anticipated number of construction workers and where they will park during each phase of construction, the type and amount of construction vehicles per phase and where they will be staged, the location of material storage, and information on anticipated lane closures, including info on where the closures will take place and the timeframe for each closure.
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.
12. Will the building addition or site feature any sustainable/green design elements?

Site Plan:

13. The engineering plans, architectural site plans, and landscape 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) The trash enclosure area to the south of the rectory is shown different on all of the plans.
 - b) There is a transformer shown on the south side of the rectory, which is not shown on the landscape plans or architectural site plans.
 - c) There is a transformer proposed at the northeast corner of the church addition, which is not shown on the engineering plans or landscape plans.
14. Please add a chart to the architectural site plan that outlines the existing and proposed building setbacks for the church building to all four property lines (north, south, east, west) at it's closest point.
15. Please provide additional details on the trash enclosure, including information on the height, style, and materials of the fence.
16. Please provide additional information on the proposed mechanical units at the north of the building. How tall are the units? What will be within the enclosure area? The enclosure walls appear to be masonry and 11' tall in height. Please confirm material and height of walls.
17. The northern parking row does not include curbing or the necessary greenspace buffer. The drive aisle abutting this row is shown at 28.9' in width where code allows a minimum width of 24'. It is recommended that this lane be reduced to 24' in width to allow space for the curbing and greenspaces at the perimeter of these parking stalls, which is required by Code.
18. The eastern most north/south drive aisle is shown at 22' in width. Code requires a minimum drive aisle width of 24' where two-way traffic is permitted. Please revise the drive aisle width or clarify if a Variation is requested.
19. Please show the width of the perimeter landscape island along the eastern property boundary, specifically in the northeast corner of the site (the landscape island appears to shorten in width as it extends to the north).

Building:

20. Please label room L16 on the floor plans.
21. Please provide the square footage of Room L27A.
22. Design Commission approval is required for the proposed building addition. Design Commission hearing is scheduled for Oct. 24th.

Parking and Traffic:

23. The Village has recently adopted a bicycle parking space requirement, which applies to existing developments when they add floor area. Therefore, the proposed church addition triggers compliance with the bicycle parking regulations, which require one bicycle parking space per 100 seats. As the proposed church will contain 916 seats, 9 bicycle parking spaces are required. Please include these within the development.
24. Please note that the "Gathering Space" (room 102) was included in the parking calculation as that space is used for "Children's Liturgy of the World" during Mass.
25. Please confirm that no activities will be taking place within the West Campus on Sundays while mass is taking place on the East Campus.

26. How does the church manage traffic/parking for weddings or funerals that take place at the times when the West Campus is in use by the school (or other activities)?
27. The parking analysis concludes that "parking that currently occurs on Evergreen Avenue during the 10:00am and 11:30am services will shift to the east side of Arlington Heights Road and that this parking demand can be accommodated within the off-street parking lots or by the on-street parking locations along Frederick Street and Pine Avenue". Does the east side of Arlington Heights Road, as well as Frederick Street and Pine Avenue, have capacity to accommodate for the additional demand that they will experience when all services are moved to the East Campus?
28. How will the church ensure that parishioners utilize both the east and west parking lots before utilizing on-street parking, especially if on-street parking spaces would be located closer to the church than the west parking lot?

Prepared by: 

Planning & Community Development Dept. Review

October 18, 2017



ADDENDUM TO REVIEW ROUND 1 COMMENTS

Project: 831 N. Arlington Heights Rd.
St. James PUD

Case Number: PC 17-012

Parking and Traffic:

29. In our July 21st letter we asked St. James Parish evaluate the need for parking along Arlington Heights Road and that the parking provided there presented safety issues. Please provide a response addressing the need for parking along Arlington Heights Road. Staff's position is that this parking should be eliminated if viable, and notes that the parking study indicates a peak parking demand to be 359, and a total of 355 parking spaces are to be provided between the East and West campuses. Based on this analysis, it appears that parking along Arlington Heights Road is not necessary.
30. The location of the right-in/right-out along Arlington Heights Rd. will need to be further evaluated. When the addition was constructed and traffic signal placed at the exit drive to the West campus during the 2007 building addition, it was discussed that any future improvements to the East Campus would utilize/incorporate the traffic signal on Arlington Heights Rd. for ingress and egress. The proposed plan does not incorporate use of this traffic signal, and this will need further analysis based on discussions with IDOT. Please provide an update on all communications with IDOT, and continue to keep us apprised on future communications with IDOT. Additional consideration will need to be given to the most appropriate place for ingress/egress onto Arlington Heights Road.
31. Further analysis is needed on the traffic impact to Pine Ave. Cars exiting the site and needing to go southbound on Arlington Heights Rd (in the absence of utilizing the traffic signal on Arlington Heights Rd. to provide southbound access) will cause an increase in traffic along Pine Avenue. Please address this situation within the traffic study.

Prepared by:

SAM J. [Signature]

Planning & Community Development Dept. Review

October 17, 2017



REVIEW ROUND 1

Project: 831 N. Arlington Heights Rd.
St. James Parish PUD – Subdivision Plat Review

Case Number: PC 17-012

General:

7. The newly created lot is a “double frontage” lot, and Per Section 29-307(f) of Chapter 29, double frontage lots “shall not have vehicular access from an abutting arterial street”. Since access is proposed onto Arlington Heights Rd., a variation is required. Staff is supportive of this variation provided that all IDOT standards are met and approvals are obtained.
8. Section 29-308 of Chapter 29 requires that all building setback lines be shown on the Plat of Survey. Please add the following building setback lines:
 - a) Front Yard Setback Line (north): 25'
 - b) Rear Yard Setback Line (south): 30'
 - c) Exterior Side Yard Setback Line (both east and west): 26.4'
9. Section 29-309 of Chapter 29 requires that all rear lot lines include a 5' easement for utilities. Please provide the code required easement along the rear property line (south).
10. The Plat of Subdivision does not include any signature blocks of any of the public utility companies. Please confirm with the Eng. Dept. as to whether these signature blocks are required.

Prepared by:

[Handwritten Signature]

Saint James Parish
PC 17-012
831 N. Arlington Heights Road
October 10, 2017

- 1) Per Chapter 28, Section 6.15-1.2a, a three foot high screen must be provided in order to screen the parking/paved areas that are adjacent to the public way. Provide a three foot high screen along Frederick where the code required screen is absent. In addition, the code required shrubs along the right of way must be three feet high at time of installation. Please increase the size of the shrubs.
- 2) The ends of all parking rows and every twenty spaces must include a landscape island equal in area to one parking space, protected by durable materials, which contains a 4" caliper shade tree. (Chapter 28, section 6.15-1.2b). Incorporate the code required shade trees and an island at the ends of the parking rows where the trees are absent and where there are more than twenty spaces.
- 3) Per Chapter 28, landscaping must be provided at the perimeter of the detention basin. Include a mix of trees, shrubs and perennials. Please identify the proposed seed mix for at the base of the detention basin.
- 4) Provide foundation plantings adjacent to the church. The plantings should be layered and consist of a mix of shrubs and perennials.
- 5) Any utility meters or mechanical units must be screened with landscaping or another appropriate method of screening. There is a transformer in the northeast corner of the church. Please provide landscaping in order to screen the mechanical unit.
- 6) Provide landscaping adjacent to the trash enclosure.