

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: St. James Parish
Project Address: 831 N. Arlington Heights Rd.
Prepared By: Steve Hautzinger

Date Prepared: October 13, 2017

PETITIONER INFORMATION:

DC Number: 17-121
Petitioner Name: Matt Hichens
Petitioner Address: Newman Architecture
1730 Park Street, Suite 115
Naperville, IL 60563
Meeting Date: October 24, 2017

Requested Action(s):

1. Approval of the proposed architectural design for an addition to an existing church building and corresponding site improvements.

ANALYSIS

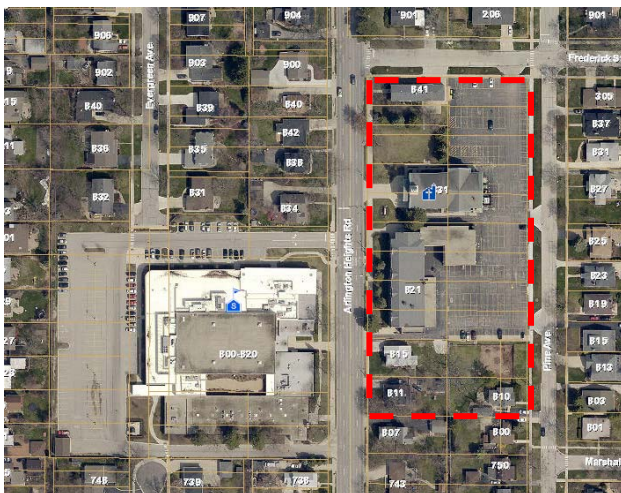
Summary:

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."

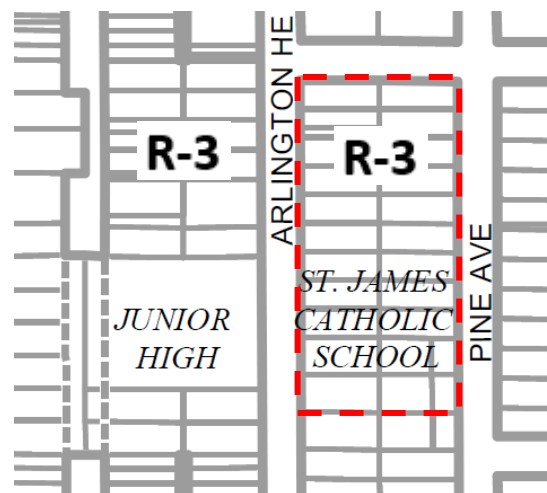
The petitioner is proposing to build a 6,431 sf addition to an existing 7,064 sf church building for a total of 13,495 sf. The proposed addition includes a new accessible building entrance, lobby, and gathering area on the south end of the building, as well as an expanded seating area within a new building addition on the east. The scope of the project also includes extensive site work to create a new parking lot on the south end of the church, adjacent to the new entrance, as well as an expanded parking area on the north side of the building. An existing three-story school building and two single-family houses are proposed to be demolished to create space for the new south parking lot and a storm water detention basin. An existing two-story rectory building at the northwest corner of the site will remain.

This project requires Plan Commission review and Village Board approval for the following: amendment to an existing Special Use, amendment to the Comprehensive Plan, approval as a Planned Unit Development, consolidation of the zoning lots, and a variation for the quantity of off-street parking.

Site:



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-3, One Family Dwelling District	St. James Parish	Institutional
North	R-3, One Family Dwelling District	Single Family Residences	Single Family Detached
South	R-3, One Family Dwelling District	Single Family Residences	Single Family Detached
East	R-3, One Family Dwelling District	Single Family Residences	Single Family Detached
West	R-3, One Family Dwelling District	Single Family Residences	Single Family Detached

Historic Preservation:

The church building (831 N. Arlington Heights Road), school building (821 N. Arlington Heights Road), and the single-family house facing Arlington Heights Road (811 N. Arlington Heights Road) were all included in a Community Preservation Report that was prepared for Arlington Heights by the School of the Art Institute of Chicago in 2004. All of the properties in the report are ranked by their historical value as: "Exceptional", "Notable", or "Contributing". The church building is listed as "Exceptional", whereas the school building and single-family home are listed as "Contributing".

The petitioner reported that the existing school building is not being used to its fullest, and it has become a burden to keep viable. Demolition of the school building will not only allow for construction of the new parking area, but it will also create an obstructed view of the beautiful church building from Arlington Heights Road.

Architectural Design:

The existing church building is a great example of classic church architecture. The proposed addition is designed to match the existing building in all respects. Roof lines are being extended, and materials matched as closely as possible. Overall, the proposed building addition is very nicely designed, but Staff offers the following recommendations to further enhance the design:

Limestone Coping. The proposed limestone coping (on the top of the parapet walls at the areas with flat roofs) has a thin, minimal appearance that does not fit well with the ornate detailing on the rest of the building. It is recommended that the coping design be enhanced with additional stone or brick detailing for a more substantial cap on the large walls.

East Elevation. The new east wall is large and flat, and it lacks detail in the center portion of the wall. It is recommended that the wall area under the gable be bumped out slightly to break up the large flat wall. The edges of the bumped out wall should be detailed with limestone quoins to match the existing building.

Limestone Sign. Per Chapter 30, Sign Code, signs containing the names of buildings and/or the date of construction, when cut into any masonry surface, are exempt from permit. Therefore, the proposed "St. James Church" limestone sign is allowed. However, the sign is quite large and simple in design. The sign appears out of scale on the building and it detracts from the building architecture. It is recommended that the sign be omitted, and provide clerestory windows or other architectural detailing to fill the large wall space. The church does have a nicely designed, highly visible ground sign facing Arlington Heights that will remain.

Mechanical Unit Screening:

One new mechanical unit will be located on grade on the north side of the building. The unit will be fully screened from view by masonry walls to match the building.

Trash Dumpster Screening:

A new trash dumpster enclosure is proposed to be located in the parking lot on the north side of the building. The enclosure is proposed to be built with wood fencing material. The enclosure will be highly visible, so it is recommended that it be made of brick to match the building. Additionally, landscaping should be provided around the enclosure.

Landscaping:

As part of the zoning approval process, Staff and the Plan Commission will perform a detailed review of the landscaping. The petitioner is required to comply with code requirements for 4" caliper shade trees in all parking islands, a continuous three-foot high parking lot screening along the roadways, and landscaping around the detention basin.

The existing parking area is a large asphalt surface with no landscaped islands or perimeter landscape screening, so the new trees and shrubs throughout the parking area will be a nice improvement. However, the petitioner has not included any foundation plantings around the perimeter of the building. It is recommended that foundation landscaping be provided. The plantings should be layered and consist of a mix of shrubs and perennials.

RECOMMENDATION:

It is recommended that the Design Commission approve the proposed architectural design for *St. James Parish* located at 831 N. Arlington Heights Road. This recommendation is subject to compliance with the plans received on 9/29/17, 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. It is recommended that the limestone parapet coping design be enhanced with additional stone or brick detailing for a more substantial cap on the large walls.
2. It is recommended that the wall area under the gable on the east elevation be bumped out slightly to break up the large flat wall. The edges of the bumped out wall should be detailed with limestone quoins to match the existing building.
3. It is recommended that the limestone sign on the west elevation be omitted, and provide clerestory windows or other architectural detailing to fill the large wall space.
4. It is recommended that the trash enclosure be made of brick to match the building, and provide landscaping around the enclosure.
5. It is recommended that foundation landscaping be provided around the perimeter of the building. The plantings should be layered and consist of a mix of shrubs and perennials
6. 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.
7. The petitioner is required to meet all landscape and parking requirements per Chapter 28.
8. All signage must meet code, Chapter 30.

October 13, 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 17-121