



Village of Arlington Heights
Conceptual Plan Review Committee
Community Room, 3rd Floor
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
July 25, 2018
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Paragon Mechanical - 6/27/18

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. Zion Christian Church - 1650 S. Arlington Heights Rd. - T1634
Planned Unit Development, Plat of Subdivision

VII. OTHER BUSINESS

VIII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact David Robb, Disability Services Coordinator, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847)368-5793 (Voice), (847)368-5980 (Fax) or drobb@vah.com.



Item: Paragon Mechanical - 6/27/18

Department: Planning & Community Development

ATTACHMENTS:

Description

Paragon Mechanical - 6/27/18

Type

Minutes

REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE

OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

HELD AT VILLAGE HALL ON:

June 27, 2018

Project Title: Paragon Mechanical LUV
Address: 2400 S. Arlington Heights Rd.
Petitioner: Kevin Polka
Paragon Mechanical, Inc.
11 N. Arlington Heights Road
Arlington Heights, IL 60004

Requested Action:

1. Rezoning from R-1, One-family Dwelling District to the B-4, Limited Service District.

Variations Required:

1. Chapter 28, Section 5.1-13, Limited Service District: B-4, to reduce the minimum required size for the district from 4 acres to 3.68 acres.

Attendees: Kevin Polka, Paragon Mechanical
Jay Cherwin, Plan Commissioner
John Sigalos, Plan Commissioner
Bruce Green, Plan Commissioner
Lynn Jensen, Plan Commissioner
Sam Hubbard, Development Planner

Project Summary:

The subject property is 102,991 square feet in size (2.36 acres) and is currently occupied by the Elk Grove Township facility. The petitioner has purchased the site from Elk Grove and allowed them to continue occupying the space, with an expected move-out date approximately six months from now. The site is occupied by a single-story building of approximately 12,567 square feet, as well as two auxiliary storage garages, a salt dome, and children's bicycle safety/training area. Primary access to the site comes from a full access signalized intersection with Arlington Heights Road. There are 59 parking spaces on the site, not including any of the indoor garage spaces.

The petitioner is proposing the establishment of Paragon Mechanical on the subject property, which is a mechanical contracting business that services both residential and commercial clients. They specialize in design services, installations, and repair services for systems such as tankless water heaters, geothermal systems, hybrid heating systems, solar systems, and smart products. Paragon is presently located at 11 N. Arlington Heights Road where they received a land use variation to establish their business in 2010. They are currently in the process of selling that building and planning to relocate on the subject property.

Meeting Discussion:

Mr. Polka explained that he wanted to move his business into the building and he thought it would be conducive to the redevelopment of the South Arlington Heights Road corridor.

Mr. Hubbard outlined the petitioners' short-term plans for the site, which were to occupy the building and use it for his Paragon Mechanical business, which was currently located on North Arlington Heights Road not too far from Downtown Arlington Heights. The longer-term plans involve a redevelopment of the site where the petitioner envisions using the property as a "smart hub" for an expansion of the Paragon Mechanical business. Under this scenario, the site would be used for training of Paragon installers and technicians, and it would be redeveloped including an interior remodel of the building, and exterior changes to the site. The short-term plans would leave around 60% of the building vacant. The full scope of the long-

term plans is still unknown as they are still be developed.

The property is currently zoned R-1, which was a residential one-family dwelling district. The proposed use as a contractor shop is only listed as a permitted use within the B-4 zoning district, M-1 district, and M-2 district. M-1 and M-2 zoning was not appropriate at this location given that the area was occupied primarily by office and commercial uses. Therefore, the petitioner would be requesting B-4 zoning to allow for the proposed use. The B-4 zoning district allowed for a variety of service related uses that are not appropriate in this location, such as driving schools, machinery sales and service, non-automotive related repair shops, security and guard firms, and carpet and cleaning services. These uses are allowed by-right within the B-4 district, and staff doesn't believe they are appropriate for this location. So rather than rezone the property to the B-4 district, which would allow a range of uses that are not appropriate, staff is recommending that the zoning action be a land use variation to allow a contractor shop within the R-1 district.

As part of any requested land use variation, the petitioner would need to demonstrate compliance with the four criteria necessary for land use variation approval. Staff's preliminary analysis is that the proposed use would not meet the standards necessary for land use variation approval. Contractor shops are quasi-industrial/service related uses, and staff does not believe that this use is compatible with the essential character of the locality being that there are office buildings, hotels, and various commercial businesses within the vicinity of the subject property. With regards to the spirit and intent of the zoning code, one of the purposes of the zoning code is to provide for the gradual elimination of non-conforming uses of land that are adversely affecting the character of the area. Staff does not believe that the proposed use complies with this purpose; although it would eliminate the maintenance facility use of the current Elk Grove Township building, it would establish a use that would adversely affect the character of the area. In sum, staff would recommend denial of a land use variation.

The Village has recently adopted the South Arlington Heights Road Corridor Plan, which outlines strategies for improvement to this important gateway into the Village. This plan specifically identified this property and outlined recommendations for redevelopment on the property that would help to achieve the vision outlined in the plan. The plan identified that this site was suitable for commercial uses, and therefore the proposed use is not compatible with this plan.

If this project were to move forward, staff is asking for detailed floor plans and a description of the proposed uses on the property to allow for the calculation of parking requirements. Once long-term plans for the site were developed, it would likely require an amendment to any land use variation granted to the subject property. A traffic and parking study was also required by code and the petitioner would be required to provide that within their Plan Commission application or request a variation from that requirement and provide the necessary justification to the variation criteria. Based on a preliminary analysis of the short-term plans, it appeared that the subject property would comply with parking requirements. Six bicycle parking spaces would be required.

Mr. Hubbard presented pictures of Paragon Mechanical trucks that were parking on the subject property. He outlined that vehicle parking was already occurring on the site and that this type of activity and use of the property was not what was envisioned in the South Arlington Heights Corridor Plan.

Commissioner Jensen asked if the site had already been purchased by the petitioner.

Mr. Polka confirmed that he owned the site.

Commissioner Jensen commented that the existing classification of the property as R-1 residential was not appropriate.

Mr. Polka asked the commissioners if they were aware of how the property was currently being used.

Commissioner Jensen responded that he was aware of the current use. He asked how the property came to be zoned R-1.

Mr. Hubbard said that he assumed the property was already developed and in use by Elk Grove Township when it was annexed into the Village. The non-conforming use by Elk Grove would have therefore been allowed to continue since it was

established prior to annexation. When property is annexed into the Village, it is automatically placed into the R-1 zoning classification, which explains its current zoning.

Commissioner Jensen asked if there were any portions of the current business that Mr. Polka could use the site for given the current zoning. He said that there were certain aspects of the business that were not compatible with the location of the property, such as the storage of automobiles, which was not appropriate in a major gateway into the Village, but were there portions of his business that he could conduct on the site that would be suitable?

Mr. Hubbard replied that office uses would be suitable on the property, the sales and accounting portion of the Paragon business would be OK, but due to the existing zoning on the property, none of that would be allowed without a land use variation or rezoning of the property.

Commissioner Jensen asked if staff would support certain portions of the proposed business use on the property, and what those would be.

Mr. Hubbard responded that office uses, as opposed to a contractor shop, would be more compatible with the surrounding uses and the corridor plan, but that he couldn't speak for the Planning Department as a whole, he could only give his individual perspective.

Mr. Polka stated that he never said to staff that he wanted to establish a contractor shop on the subject property. He said that the contractor shop designation was something that staff had determined. When he went through the Village process to allow Paragon Mechanical at its current location and appeared before the Village Board for final approval, Mayor Mulder was surprised that he had had to go through the land use variation approval process. The reason for this lengthy process was due to staff's interpretation that he was a contractor shop, which he never stated he was. He didn't think that the Village had defined what a contractor shop was, and he was unsure why staff was saying that they recommend the zoning action be a land use variation, but then were recommending against said land use variation. He said he never asked for a land use variation, and if the Village staff was not going to support such a variation, he did not want to appear before the Village Board to request one. He thought the property should be rezoned. He said he thought one of the purposes of the south corridor plan was to be more lenient relative to zoning in order to encourage more business. Mayor Hayes has said he was open to suggestions on various uses in the corridor, but staff was putting a contractor shop label on the business and was not willing to step outside of the box. He said he never told staff that he wanted to establish a contractor shop on the subject property and staff did not have a definition for contractor shop.

Commissioner Green asked what he had said to staff when they first met and why was he in front of the Conceptual Plan Review Committee.

Mr. Polka replied that he didn't know why staff was making him go through this process and he guessed that when he appeared before the Village Board, they would also question why he was made to go through this process.

Commissioner Jensen asked him to describe how he wanted to use the site.

Mr. Polka said that he wanted the property to be used as a corporate hub. It was a great location with easy access to the tollway and great visibility. Ultimately, he wanted to have a two story building on the property and have people be able to see the building from the highway. It was important to his customers that the business they hired had a local presence, and that the company could inform them about the products that they were buying. The internet only offers so much, and in today's mechanical systems there is a lot of integration involved. He envisioned the site as being a home base where people could come in and look at the products that they were interested in purchasing.

Commissioner Green stated that he was describing what sounded like an office type of use, which is something that the Village would like to see. But the property was zoned R-1, so he would need to re-zone the property and that is why he was in front of the Conceptual Plan Review Committee.

Commissioner Jensen clarified that rezoning was necessary, or a land use variation.

Mr. Polka asked why he should request a land use variation; he thought rezoning of the property would be better.

Commissioner Green asked if he wanted it rezoned for offices.

Mr. Polka replied that he wanted B-4 zoning on the property.

Mr. Hubbard stated that B-4 zoning was necessary if the use of the property would be as a contractor shop.

Commissioner Jensen asked what zoning would be needed for office.

Mr. Hubbard stated that O-T is an office transitional district that would allow offices.

Commissioner Jensen said the O-T zoning would allow office uses, but would not allow the types of things associated with a contractor shop, which staff is assuming that the petitioner would want to do on the property.

Commissioner Green asked if contractor vehicles would be parked on the property.

Mr. Polka stated that it would be the corporate headquarters and that he would need B-4 zoning. He said he is not intending to use it as a contractor shop. One of the reasons he bought the site was due to its highly visible location.

Commissioner Sigalos asked if he would park his contractor vehicles there.

Mr. Polka confirmed that he would park contractor vehicles on the property.

Commissioner Green said that parking of contractor vehicles was what the Village staff was recommending against.

Commissioner Cherwin asked about whether the vehicles could be parked inside an enclosure. He asked the petitioner if this was part of the long-term plan to park vehicles inside.

Mr. Polka said that for the most part his employees take their trucks home. But he clarified that his business owns trucks, and to say that there would never be trucks on the site would not be valid.

Commissioner Green advised the petitioner to provide to staff a detailed business plan for what he was proposing, and outline if trucks would be parked on the site.

Mr. Polka said that he had provided that narrative as part of the items to the Conceptual Plan Review Committee.

Commissioner Green asked him if work trucks would be parked on the site.

Mr. Polka confirmed that trucks would be parked on the site.

Commissioner Green stated that his interpretation of the staff perspective was that they didn't want trucks parked on the site. His opinion was that if the Village staff was not supportive of the project, he would likely be unsupportive of the project.

Mr. Polka asked if Commissioner Green did not want the proposed use because of vehicle storage.

Commissioner Green stated that he had trouble supporting the proposal due to the zoning and that the proposed use didn't conform with the recommended uses of the corridor plan.

Mr. Polka stated that the site has been used as a maintenance facility, which involved trucks as well.

Commissioner Green stated that the use as a maintenance facility was a non-conforming use. When the ownership and use of the site changes, then it should be brought into conformance. The petitioner should to work with the Village to come up with an acceptable plan for the site. He asked if the use of the site as a corporate office would be allowable by zoning.

Mr. Hubbard stated that if the site was used for contractor functions, it would be a contractor shop and would not be allowed by existing zoning. If there were no contractor shop related functions, then it would fall under a different zoning classification, and would still require a rezoning, but that staff may be more supportive of something like that. The issue was that the petitioner approached staff and said that he wanted to relocate his existing business (Paragon Mechanical) which falls under the definition of a contractor shop, to the subject property.

Mr. Polka said that he didn't think he was a contractor shop at his current location, and that he never stated he wanted to establish a contractor shop at the subject property.

Mr. Hubbard explained that what the petitioner understands their business to be, and what their business is actually defined as by Village Code, may be two different things. However, based on what the Village knows about the proposed use, it fits the definition of a contractor shop and is therefore a contractor shop use as per Village Code.

Commissioner Cherwin stated that he believed the future use of the site would be as corporate offices, as a design showroom, and as training for installers and technicians. He asked the petitioner if the site would be used as anything else.

Mr. Polka replied that there would be some storage.

Commissioner Sigalos asked if his employees would pick up the materials that would be in the storage and if trucks would be dropping off materials to be stored.

Mr. Polka responded that ideally, the trucks never go to the office. But there will be a truck that will be kept onsite at all times to deliver materials to various job sites as needed.

Commissioner Cherwin asked if it would be only one truck.

Mr. Polka replied that it would be only one truck.

Commissioner Cherwin asked if, when the corporate office was eventually developed, would the petitioner consider constructing a garage for storage of the truck.

Mr. Polka confirmed that he would be open to doing that. He said the site already had a garage.

Commissioner Cherwin said it seemed that if the use of the site was just as corporate offices, a showroom, training, and ancillary storage, then that might be something the Village would be open to.

Commissioner Jensen asked what the truck would be dropping off to various job sites.

Mr. Polka responded that it would vary. Most materials were dropped off directly at the jobsite. Some of the things that the truck may drop off at jobsites were igniters, fittings, a furnace, a boiler, or various parts. But ideally, everything goes directly from a distributor to the jobsite. Very rarely do they have a truck at the 11 N. Arlington Road site. Employees get dispatched directly from their house to the jobsite.

Commissioner Jensen said that he was open to considering a plan put forth by the petitioner that outlined everything he wanted to do at the site, and that a land use variation would probably be the best route. He thought a rezoning of the site may not be viable due to the range of uses that B-4 zoning would allow, which would be undesirable.

Commissioner Cherwin stated that he agreed with Commissioner Jensen and he encouraged the petitioner to put together a plan for review by the Village. He was open to reviewing the proposed use. He said that there could be limitations put on the use that could mitigate certain undesirable aspects that the Village did not want to see. He said the long-term plan was something that he was open to, and that if the site was used as a corporate office, showroom, training, and storage, and if the truck was parked in a garage, that it could be an improvement over how the site is used now.

Commissioner Green encouraged the petitioner to very open with how he would use the site, both short-term and long-term, and put together a plan that illustrated the short and long-term uses of the site. He said that specifics would be important, it would not suffice to simply say that the trucks wouldn't be there often, the petitioner would need to clarify exactly how many trucks would be there and how many times a day they would be there, or provide a range outlining such.

Mr. Hubbard stated that the long-term vision for use of this site was something that had more potential for success. However, the short-term use as a contractor shop is something that could be an obstacle since the Village has said that a contractor shop is not a use that they would like to see on this property. If the petitioner was to develop plans for a larger corporate office redevelopment of the site, it would be something that Village would be open to reviewing.

Commissioner Cherwin asked if the Village had considered limiting the short-term use for only a specific amount of time, then requiring the implementation of redevelopment of the site with a corporate office.

Mr. Hubbard stated that the Planning Department had not discussed that.

Mr. Polka asked if the problem was in the interpretation of a contractor shop, or whether the problem was having vehicles parked in front of the site.

Commissioner Green stated that the zoning requirements are due to the proposed use and that the zoning code defines the use as a contractor shop. In order to move this project forward, the petitioner should be very clear with what they are proposing, and the Village will make clear their requirements, expectations, and recommendations. At this point, the proposed use is coming across as a contractor shop, and the Village is not supportive of that.

Mr. Polka stated that the Village is interpreting it as a contractor shop and that he has never stated that he is a contractor shop.

Commissioner Jensen encouraged the petitioner to work with staff.

RECOMMENDATION

The Conceptual Plan Review Committee advised that the petitioner provide clear details on what he is proposing for the site to allow staff to review any potential Plan Commission application, and that they would review any application that comes before them.

Bruce Green, Chair
CONCEPTUAL PLAN REVIEW COMMITTEE
Sam Hubbard, Recorder



Item: Zion Christian Church - 1650 S. Arlington Heights Rd. - T1634

Department: Planning & Community Development

Requested Action

1. Planned Unit Development to allow two principal buildings on one zoning lot.
2. Plat of Subdivision to consolidate the property into one lot.

Variations Required

1. A parking variation will likely be required. Further details on the extent of the variation will be determined when detailed plans are provided.

RECOMMENDATION

The Staff Development Committee (SDC) has reviewed the proposed PUD and Plat of Consolidation and is generally supportive of the application, subject to the following:

1. A Plat of Subdivision to consolidate the lots will be required.
2. The petitioner shall hold a neighborhood meeting well in advance of appearing before the Plan Commission.
3. A Highway Access permit from IDOT will be required. The proposed driveway shall be moved south to align with Council Trail.
4. A Code compliant landscape plan and tree preservation plan shall be required. The petitioner should provide additional buffer distances between the parking areas and the southern and western single-family residential homes. Landscape islands shall be required at the ends of all parking rows.
5. Provide detailed summary that outlines the existing and proposed church functions and services. This narrative should include average attendance, times, and number of employees for each of the various functions and services offered by the church. Additionally, please outline how the existing church building will be used.
6. A photometric Plan shall be required.

7. On-site, detention is required for all new impervious improvements to the site.
8. A traffic and parking study by a certified traffic engineer that assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, parking, and impacts to public streets, shall be required.
9. The entire building must be fully sprinklered and alarmed. The need for a sprinkler system will require connection into the Village's water system, which is on the east side of Arlington Heights Road.
10. The petitioner shall explore the possibility for a Reciprocal Easement Agreement for access and parking to property to the north.
11. These are preliminary comments only and should not be relied upon as identification of the only major concerns. Additional comments may be made as part of the formal Plan Commission review. Staff reserves the right to change its position on issues upon submittal of a formal application and detailed review.

ATTACHMENTS:

Description

Staff Report
Aerial
Site Plan
Project Description
Floor Plan
Parking Evaluation

Type

Board or Commission Report
Exhibits
Exhibits
Correspondence
Exhibits
Exhibits



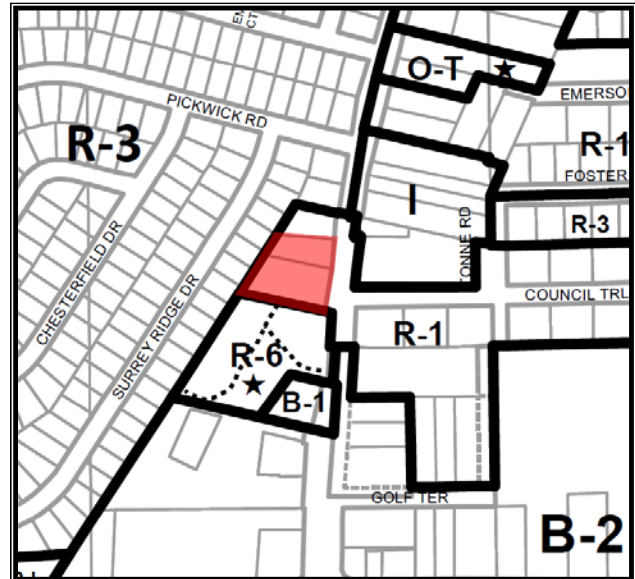
VILLAGE OF ARLINGTON HEIGHTS **STAFF DEVELOPMENT** **COMMITTEE REPORT**

Temp File Number: T1634
Project Title: Zion Christian Church
Address: 1640-1650 S. Arlington Heights Rd.
PIN: 08-09-400-059, 08-09-400-008

To: Conceptual Plan Review Committee
Prepared By: Sam Hubbard, Development Planner
Meeting Date: July 25, 2018
Date Prepared: July 20, 2018

Petitioner: Pastor Sunny Mathew
 Zion Christian Church
Address: 1640 S. Arlington Heights Road
 Arlington Heights, IL 60005

Existing Zoning: R-1: One-Family Dwelling District
Comprehensive Plan: Offices Only



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-1	Church	Offices Only
South	R-6	Park Place Condominium	Moderate Density Multi-Family
East	I, R-1	Autumn Leaves Transitional Care, Commercial	Offices Only, Commercial
West	R-3	Single-Family Homes	Single-Family Detached

Requested Action:

1. Planned Unit Development to allow two principal buildings on one zoning lot.
2. Plat of Subdivision to consolidate the property into one lot.

Variations Required:

1. A parking variation will likely be required. Further details on the extent of the variation will be determined when detailed plans are provided.

Project Background:

Zion Christian Church is located at 1640 S. Arlington Heights Road and the subject property consists of the existing church lot and the vacant lot to the south of it (1650 S. Arlington Heights Road). Both lots are part of the Joseph A. Barnes Farm Subdivision and are owned by the church. The two lots total approximately 1.29 acres in area. The church is proposing to construct a new church building on the vacant southern lot, and expand their parking areas on all sides of this new building. This action requires a Plat of Resubdivision to consolidate the two lots, and PUD approval to allow two principal structures on one zoning lot. The petitioner has indicated that three services would be held on Sunday, one at 9:30am and another at 11:30am, and the final service at 5:00pm. Currently, peak attendance is approximately 70 people. Sunday school classes are held during the services. In addition, on occasional Saturday evenings, meetings will be conducted at the Church from 7 p.m. to 9 p.m. As part of the formal review process, the Petitioner will need to provide detailed information relative to the hours of operation, average attendance, and number of employees for the various activities. Additionally, the petitioner will need to clarify how the existing church building will be used once the new church building is completed.

Zoning and Comprehensive Plan

The subject property is located within the R-1, One Family Dwelling residential zoning district. According to Village's Zoning Ordinance, churches and/or religious institutions are an allowed use within the R-1 district. The existing land use is not consistent with the Village's Comprehensive Plan, which designates the subject site as Offices Only. However, based on a preliminary review the Staff Development Committee supports the proposed action so long as the Petitioner can address all outstanding issues that are identified during the public approval process.

It is recommended that the petitioner shall hold a neighborhood meeting prior to appearing before the Plan Commission in order to introduce the development to the surrounding property owners and understand what their concerns may be.

Building, Site, Landscaping:

The proposed structure has already received Design Commission approval. According to the Building Department, the entire building must be fully sprinklered and alarmed. The need for a sprinkler system will require connection into the Village's water system, which is on the east side of Arlington Heights Road. Additionally, all floors of the new church structure must be fully accessible to persons with disabilities.

Relative to the proposed site layout, staff is requesting the petitioner explore alternative site layouts that can provide additional buffer space between the single-family homes to the west and south and the proposed parking areas on these sides of the site. Accordingly, the parking lot setback from the south and western property lines should be increased.

Per the Zoning Ordinance, 9-foot wide curbed islands with 4-inch caliper shade trees are required at the end of each row of parking and after every 20 parking stalls. As proposed, the site plan does not conform to this code requirement. The petitioner shall revisit the plan to incorporate the required landscape islands.

Zion Christian Church must also screen the parking lot from the public view (Arlington Heights Road) with a 3-foot high continuous row of shrubs. A code compliant landscape improvement plan and tree preservation plan must be submitted with ample landscaping adjacent to the residential uses to the south and west.

Stormwater detention shall be required. Preliminary plans show an underground vault at the western side of the site, which will require MWRD review and approval. The petitioner must provide preliminary engineering plans as part of their Plan Commission submittal.

Traffic and Parking:

The petitioner is required to provide a traffic and parking study by a certified traffic engineer that assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, parking, and impacts to public streets.

The plan as proposed will provide 98 parking spaces on-site. Per the Zoning Ordinance, one space for each five seats is required for church uses, and the sanctuary has been designed to accommodate 250 seats (requires 50 parking spaces). In addition to the sanctuary, a fellowship hall is proposed in the basement and an office for the pastor is proposed on the first floor. Therefore the total number of parking spaces required on-site is 97, resulting in a 1 space surplus.

However, the existing church building, which will remain on-site, must also be factored into the parking calculation. The petitioner shall provide a detailed floorplan for the existing church building outlining the size and use of all spaces within. Once parking for this structure is factored in, a parking variation will likely be required.

The petitioner has stated that they may be interested in constructing a portion of the parking lot at this time while they continue to seek zoning approval for the overall new building construction. This is allowable under current zoning regulations, however, they must prepare detailed phasing plans showing the proposed parking areas they wish to construct at this time. All new pavement must include on-site detention, and connecting to a stormsewer within Arlington Heights Road will require review and approval from IDOT. The petitioner shall also provide a Phase II plan showing the new church building site once buildout has been completed, and a Phase III plan showing what would be done if the existing church building is removed (if future demolition is proposed).

The Village will analyze the on-site circulation once formal plans have been submitted for review. The proposed driveway entrance onto S. Arlington Heights Road must align with Council Trail. If a signal is warranted at this location, the Church may be asked to bear a portion of its cost and maintenance. Finally, the petitioner shall explore reciprocal cross access and cross parking with the property owner to the north.

Bicycle parking spaces will be required in conjunction with the proposed project. The final number of required bicycle parking spaces will be determined once detailed plans are submitted.

RECOMMENDATION

The Staff Development Committee (SDC) has reviewed the proposed PUD and Plat of Consolidation and is generally supportive of the application, subject to the following:

1. A Plat of Subdivision to consolidate the lots will be required.
2. The petitioner shall hold a neighborhood meeting well in advance of appearing before the Plan Commission.
3. A Highway Access permit from IDOT will be required. The proposed driveway shall be moved south to align with Council Trail.

4. A Code compliant landscape plan and tree preservation plan shall be required. The petitioner should provide additional buffer distances between the parking areas and the southern and western single-family residential homes. Landscape islands shall be required at the ends of all parking rows.
5. Provide detailed summary that outlines the existing and proposed church functions and services. This narrative should include average attendance, times, and number of employees for each of the various functions and services offered by the church. Additionally, please outline how the existing church building will be used.
6. A photometric Plan shall be required.
7. On-site, detention is required for all new impervious improvements to the site.
8. A traffic and parking study by a certified traffic engineer that assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, parking, and impacts to public streets, shall be required.
9. The entire building must be fully sprinklered and alarmed. The need for a sprinkler system will require connection into the Village's water system, which is on the east side of Arlington Heights Road.
10. The petitioner shall explore the possibility for a Reciprocal Easement Agreement for access and parking to property to the north.
11. These are preliminary comments only and should not be relied upon as identification of the only major concerns. Additional comments may be made as part of the formal Plan Commission review. Staff reserves the right to change its position on issues upon submittal of a formal application and detailed review.

July 20, 2018

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1634



Map created on July 20, 2018.

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3
A

PERSPECTIVE VIEW @ EAST

NOT TO SCALE



2
A

PERSPECTIVE VIEW @ WEST

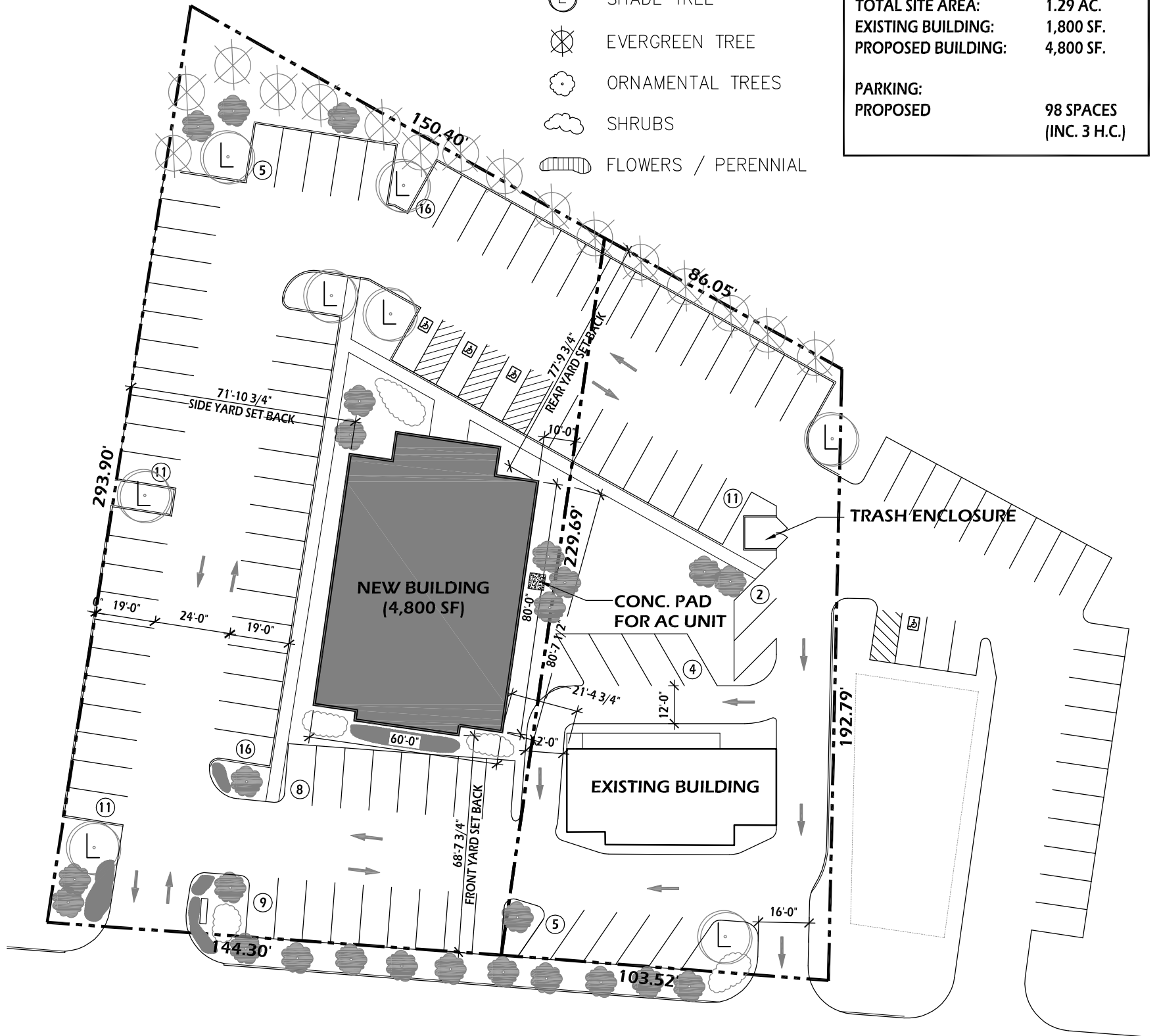
NOT TO SCALE

LEGEND

- SHADE TREE
- EVERGREEN TREE
- ORNAMENTAL TREES
- SHRUBS
- FLOWERS / PERENNIAL

PROJECT DATA:

TOTAL SITE AREA:	1.29 AC.
EXISTING BUILDING:	1,800 SF.
PROPOSED BUILDING:	4,800 SF.
PARKING:	
PROPOSED	98 SPACES (INC. 3 H.C.)



1
A

PROPOSED SITE PLAN

1" = 40'-0"

ZION CHRISTIAN CHURCH & PRAYER CENTER

1640 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL



Ps. Sunny Mathew
President

Zion Christian Church

1640 South Arlington Heights Road, Arlington Heights, IL - 60005

Phone: 847-793-0796

July 12, 2018

New Church Building at 1650 S. Arlington Heights Road **Project Narrative**

Foundation of our church is Jesus Christ of Nazareth and we believe that the entire Bible is the revealed word of God.

Historic Background: Zion Christian Church has its historic roots in the Pentecostal revival of the early twentieth century in the United States and the Pentecostal revival in India during the first half of the twentieth century.

Zion Christian Church (Zion) is affiliated with the Illinois District Council of the Assemblies of God, USA (AG). Zion is affiliated with AG for faith related matters only. From administrative and financial viewpoint, Zion is an independent organization.

The Assemblies of God was founded in 1914 in Hot Springs, Arkansas. Today there are 13,004 churches in the U.S. with over 3 million members and adherents. There are more than 69 million Assemblies of God members worldwide, making the Assemblies of God the world's largest Pentecostal denomination. The U.S. Assemblies of God national office is located at 1445 N. Boonville Avenue, Springfield, Missouri. Illinois District Council office is at Carlinville, Illinois (PO Box 620, Carlinville, IL 62626)

Zion Christian Church is formally recognized as a 501(c)(3) religious organization by the Internal Revenue Service and as a tax-exempt organization by the State of Illinois.

Members: People who regularly attend the church are considered the members of the church. About 50% of the members are first generation immigrants from Kerala, a southern state of India. Zion has a small Spanish congregation as well.

Most members or their parents were born in the state of Kerala and many members speak Malayalam, the language of Kerala. On Sundays, we have three worship services:

1. Malayalam worship at 9:30 AM. (Main service)
2. English worship at 11:30 AM.
3. Spanish worship at 5 PM.

Sunday School: English Sunday school classes are conducted during Malayalam Sermon.

Saturday evening meetings: Occasionally, Saturday evening meetings are conducted at the church from 7 pm to 9 pm. (These meetings are usually conducted in one of the members' houses). Significantly smaller number of people attend the Saturday service compared to Sunday service.

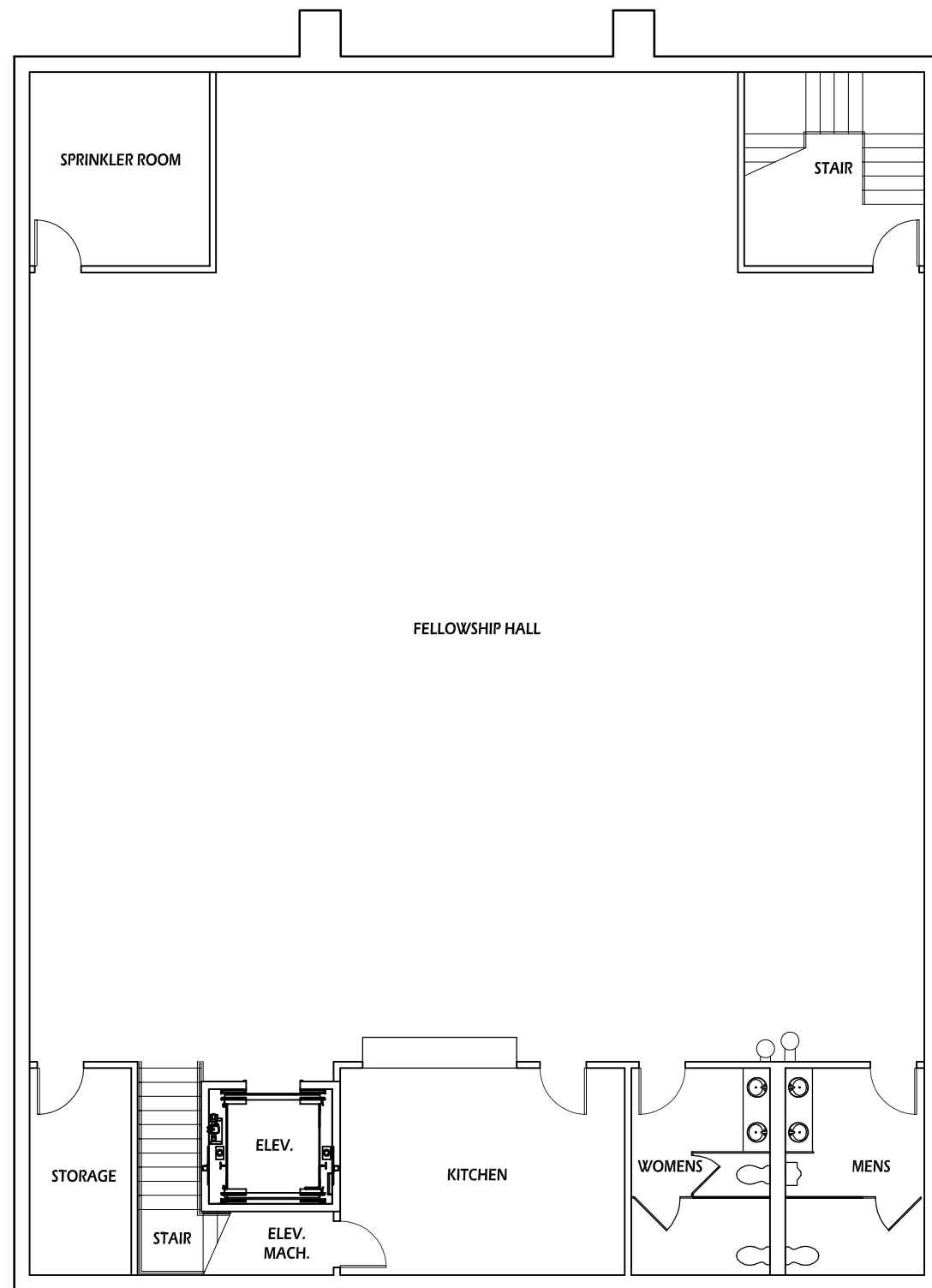
Before purchasing the building at 1640 South Arlington Heights Road, we used to meet in rented space in hotels or park district buildings. The good Lord helped us to buy the property at 1640 South Arlington Heights Road, during 2010. After purchasing the property, attendance at Sunday services has increased from around 30 to around 70. We believe that the good Lord will bring more people to the Church, if we build additional seating capacity.

During 2012 we approached the Village of Arlington Heights with a plan to expand the church building at 1640 S. Arlington Heights Rd. The Village advised us that the expansion of the building would require additional parking space. Therefore, by the Grace of God, we were able to purchase the adjacent property to the south, 1650 South Arlington Heights. Ever since the purchase of that property, we have been trying to build a new church building in the 1650 South Arlington Heights property. The project has been moving slow primarily due to financial limitations and because several families relocated to other states.

We have hired the services of Architect Jinkyu Kim and Civil Engineering Firm Bono Consulting to develop the drawings for the church building project. Copies of the Site Plan, Landscaping Plan and the Grading & Drainage Plan are submitted herewith for your review and approval.

May the good Lord Jesus Christ bless everyone involved with the review and approval of this project.

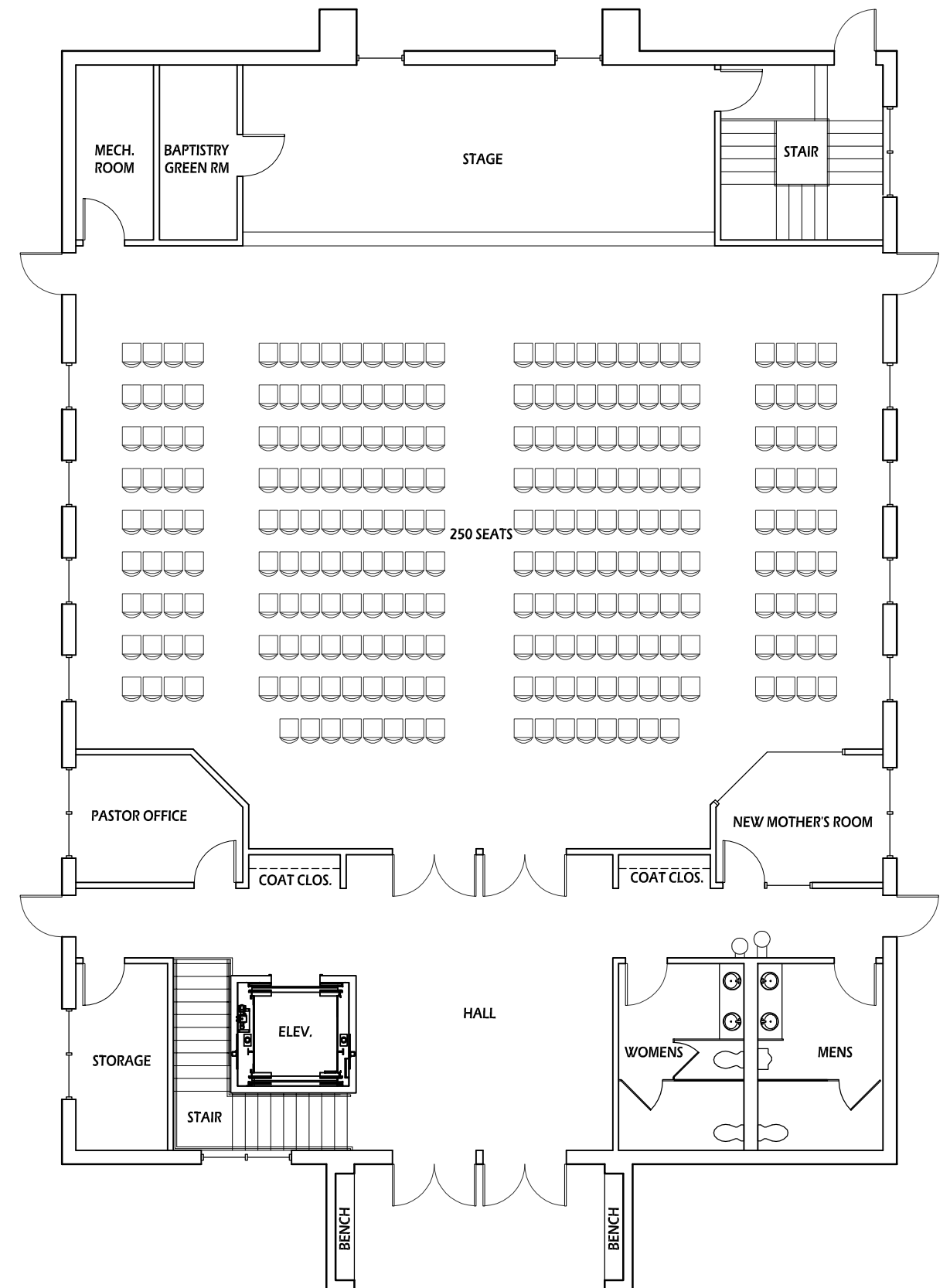
Pastor Sunny Mathew
President



2
A

PROPOSED BSMT FLOOR PLAN

3/32" = 1'-0"



1
A

PROPOSED 1ST FLOOR PLAN

3/32" = 1'-0"

ZION CHRISTIAN CHURCH & PRAYER CENTER

1640 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL

Building	Uses	# of Seats/Square Footage	Parking Ratio	Parking Required
1st Floor	Worship Area	250	1 space/5 seats	50
	Pastors Office	80	1/300	1
Basement	Fellowship Hall	155	30% of occupancy	46
Existing Building	?			
	?			
	?			
TOTAL REQUIRED				97
TOTAL PROVIDED				98
SUPLUS/(DEFICIT)				1