



Village of Arlington Heights
Plat and Subdivision Committee
Community Room
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
June 25, 2014
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. Zion Methodist Church - T1394
1640 S. Arlington Heights Rd.
Plat of Resubdivision / Consolidation

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: Zion Methodist Church - 1640 S. Arlington Heights Rd. - T1394

Department: Planning & Community Development

BACKGROUND

Plat of Resubdivision / Consolidation.

A variation from Chapter 28, Section 6.15-1.2 b, from the requirement to provide nine foot wide curbed islands with 4-inch caliper shade trees at the end of each row of parking.

A variation from Chapter 28, Section 11.4, Schedule of Parking Requirements, to allow a reduction to the minimum number of required 112 parking stalls to allow 91 spaces.

RECOMMENDATION

The Staff Development Committee has reviewed the Petitioner's request and concurs with the proposal to consolidate the two lots subject to the following:

1. Submittal of a Plan Commission Application including a Plat of Resubdivision.
2. Provide a written justification for each variation based upon the following hardship criteria:
 - The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone; and
 - The plight of the owner is due to unique circumstances; and
 - The variation, if granted, will not alter the essential character of the locality.
3. A Highway Access permit from IDOT will be required. Staff recommends that the proposed driveway be moved south to align with Council Trail.
4. Nine foot wide curbed islands with 4-inch caliper shade trees are required at the end of each row of parking. Any reduction to this standard will require Plan Commission approval of a variance. Staff would not be supportive of this variation request as this requirement can be met with an alteration in the proposed plan.
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.
6. Provide a copy of the shared parking agreement with the office building to the north.
7. On site detention is required for all new impervious improvements to the site.
8. According to the Building Department, the entire building must be fully sprinklered and alarmed. The

need for a sprinklered system will require connection into the Village’s water system, which is on the east side of Arlington Heights Road.

9. The basement will need to be handicapped accessible. Please contact David Robb, Disabilities Services Coordinator at (847) 368-5793.

10. A code compliant landscape and tree preservation plan is required.

11. Design Commission review shall be required prior to the issuance of a building permit. For more information, please contact Steve Hautzinger, Design Planner at (847) 368-5213.

12. 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	Type
Staff Development Report	Report
Aerial	Exhibits
Letter	Correspondence
Site Plan & Elevations	Exhibits

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plat and Subdivision Committee
Prepared By: Latika Bhide, Development Planner
Meeting Date: June 25, 2014
Date Prepared: June 20, 2014
Project Title: Zion Christian Church & Prayer Center
Address: 1640 S. Arlington Heights Road

BACKGROUND INFORMATION

Petitioner: Pastor Sunny Matthew
Address: 1640 S. Arlington Heights Road
 Arlington Heights, IL 60005

Existing Zoning: R-1, One Family Dwelling

Requested Action:

1. Plat of Resubdivision / Consolidation

Variations Identified:

- Chapter 28, Section 6.15-1.2 b from the requirement to provide nine foot wide curbed islands with 4-inch caliper shade trees at the end of each row of parking.
- A variation from Chapter 28, Section 11.4, Schedule of Parking Requirements, to allow a reduction to the minimum number of required 112 parking stalls to allow 91 spaces.



Surrounding Land Uses:

	Existing Zoning	Existing Use	Comprehensive Plan
North	R-1 One Family Dwelling	Commercial	Offices only
South	R-6 Multiple Family Dwelling	Park Place Condominium	Moderate Density Multi-Family
East	I Institutional & R-1 One Family Dwelling	Vacant & Commercial	Offices only & Commercial
West	R-3 One Family Dwelling	Single Family Homes	Single Family Detached

Background / Request

Zion Christian Church and Prayer Center is located at 1640 S. Arlington Heights Road and the lot proposed to be consolidated with it is immediately to the south at 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 existing church building is located on the north lot and there is a residence with a detached garage on the south lot. The Church is proposing to demolish the existing structures on both lots and construct a new church building. This action requires a Plat of Resubdivision to consolidate the two lots. The Petitioner has indicated that two services would be held on Sunday, one at 9:30 a.m. and another at 11:45 a.m. Currently, the attendance at these two services is approximately 70 people and 40 people respectively. 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.

Zoning & Comprehensive Plan

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.

Building Related Issues

The proposed structure will require a Design Commission review and approval prior to a formal hearing of the Plan Commission. According to the Building Department, the entire building must be fully sprinklered and alarmed. The need for a sprinklered system will require connection into the Village's water system, which is on the east side of Arlington Heights Road.

Site and Landscape Related Issues

According to 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, this requirement will not be met for several of the parking rows, as end islands are either not provided or do not meet the Ordinance requirements. Given this information, the following variation has been identified.

- **A variation from Chapter 28, Section 6.15-1.2b, New Landscaping Requirements, from the requirement to provide nine foot wide curbed islands with 4-inch caliper shade trees at the end of each row of parking.**

The land plan can be altered to meet this requirement, though it will result in the loss of a few parking spaces. Zion Christian Church and Prayer Center must also screen the parking lot from the public view (Arlington Heights Road) with a 3-foot high continuous row of shrubs as well as with a 6 foot tall fence, landscaping, or a combination thereof along the west, east and north property lines, which are adjacent to residentially zoned properties. 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.

The last key issue pertains to storm water management. The proposed action shall require on-site detention. At this time, the exact size and location has not yet been determined. As part of the formal review process, the Petitioner must provide preliminary engineering plans, details, and detention calculations.

Traffic & Parking Related Issues

The plan as proposed will provide 91 parking spaces on-site. Per the Zoning Ordinance, one space for each five seats is required for church uses. The sanctuary is designed for 250 seats on the first level and an additional 180 seats on the mezzanine level, requiring 86 parking spaces. Required parking is based on the facilities provided and is cumulative. In addition to the sanctuary, a fellowship hall, 5 classrooms, 2 offices and a nursery are being proposed on-site, requiring an additional 26 spaces. Therefore the total number of parking spaces required on-site is 112. The following variation is required:

- **A variation from Chapter 28, Section 11.4, Schedule of Parking Requirements, to allow a reduction to the**

minimum number of required 112 parking stalls to allow 91 spaces.

The Petitioner has indicated that an agreement with the property to the north will provide an additional 23 spaces.

Recommendation

The Staff Development Committee has reviewed the Petitioner's request and concurs with the proposal to consolidate the two lots subject to the following:

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June 20, 2014

Bill Enright, AICP Deputy Director of Planning and Community Development

C: William C. Dixon, Village Manager
All Department Heads
Steve Hautzinger, Design Planner
Derek Mach, Landscape Planner



HIGHLAND AVE

VICTORIA LN

CHESTERFIELD DR

SURREY RIDGE DR

PICKWICK RD

PIQ

ARLINGTON HEIGHTS RD

COUNCIL TRL

GOLF TER

EMERSON ST

FOSTER ST

BELMONT AVE

McKONE CT

PARKVIEW CT

WINDY CT

GOLF RD
GOLF RD

SEEGRS RD

0 250 500 1,000 Feet

Zion Christian Church & Prayer Center
1640 S. Arlington Heights Road
Prepared by The Village of Arlington Heights
Department of Planning & Community Development
June 20, 2014





Ps. Sunny Mathew
President

Zion Christian Church

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

Phone: 847-793-0796

RECEIVED

SEP 14 2012

September 14, 2012

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Introduction to Zion Christian Church

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 Sharon Fellowship Churches of North America (SFCNA), which is a Pentecostal organization of churches that shares its faith with Sharon Fellowship Church of India. Zion is affiliated with SFCNA for faith related matters only. From administrative and financial viewpoint, Zion is an independent organization.

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: During the last few decades, a number of Christians from Kerala (southern state of India) have immigrated to the United States of America. The vast majority of Zion members hail from Kerala.

All except a small number of members or their parents were born in the state of Kerala and many members speak Malayalam, the language of Kerala. On Sundays, we have two worship services, one in Malayalam and another in English.

Activities: Sunday Worship: Malayalam worship at 9:30 AM. English worship at 11:30 AM.

Sunday School: English classes are conducted during Malayalam Sermon and Malayalam classes are conducted during English worship.

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)

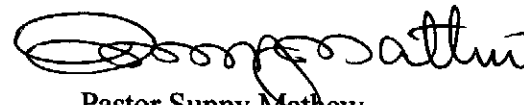
Before purchasing the building at 1640 South Arlington Heights Road, we used to meet in rented space in hotels or park district buildings. The good Lord helped us to buy the property at 1640 South Arlington Heights Road, during 2010. After purchasing the property, attendance at Sunday services has increased 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.

Future plan: From the outside, the existing building looks more like a house than a church. The current project will convert the building into a beautiful church building that the members and neighbors can be proud of. Increase in seating capacity is limited but we feel that it is adequate for the next few years.

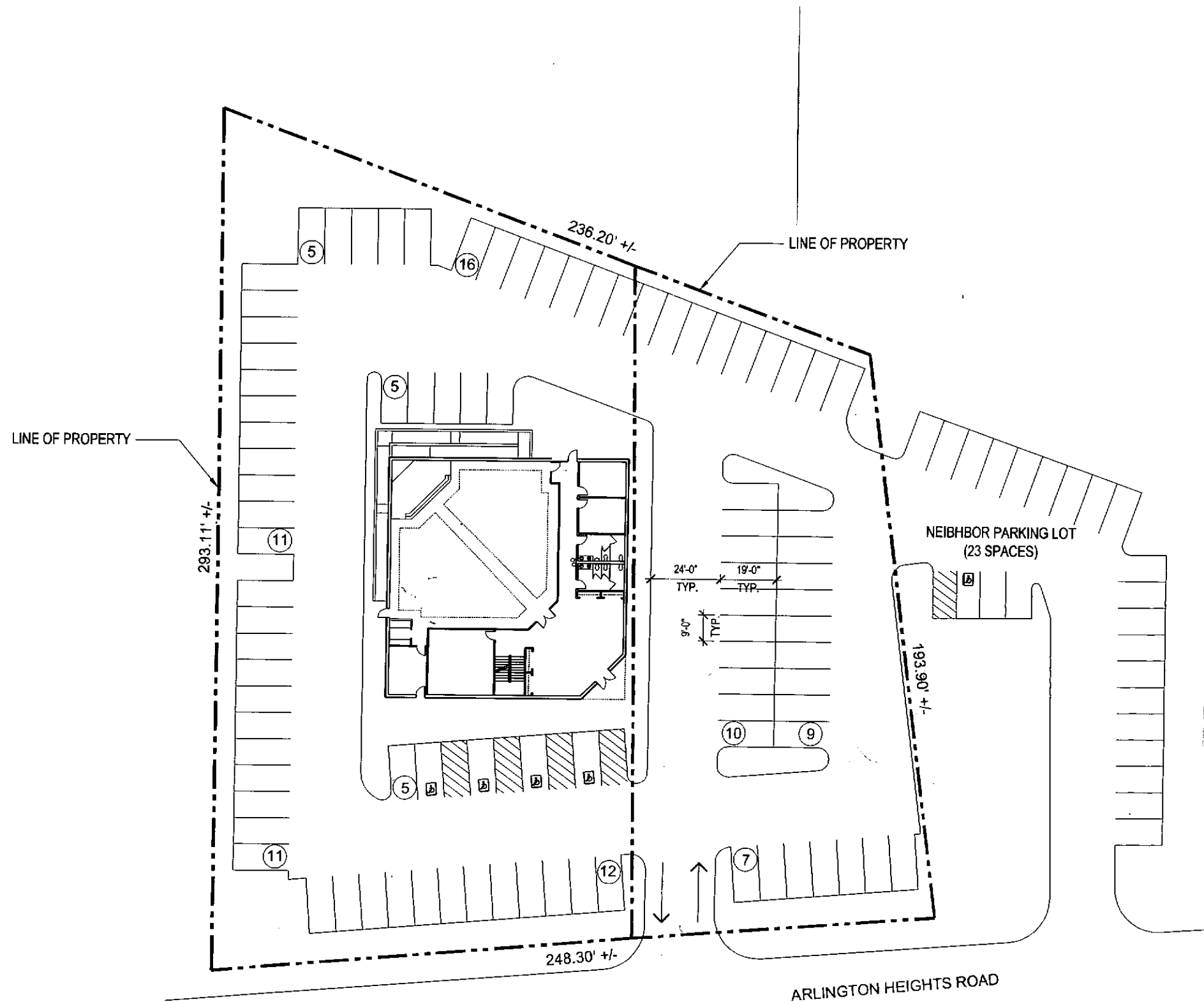
If membership increase, if our financial resources improve and the property south of the church property (1650 South Arlington Heights) become available, we would like to buy that property and expand the church. Future is in the Lord's hand, let His Will be done!

Increase in membership and the desire to renovate the church building, has prompted us to hire the services of Architect Jinkyu Kim and Saang Inc. to develop the drawings for the church renovation project. We request the Village of Arlington Heights to permit us to proceed with the plan to expand the church building and parking lot.

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



Pastor Sunny Mathew
President



PROJECT DATA:	
TOTAL SITE AREA:	1.29 AC.
PROPOSED BUILDING:	6,500 SF.
PARKING:	
PROPOSED	91 SPACES (INC. 4 H.C.)
(NEIGHBOR'S LOT:	23 SPACES)
TOTAL PARKING:	114 SPACES

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

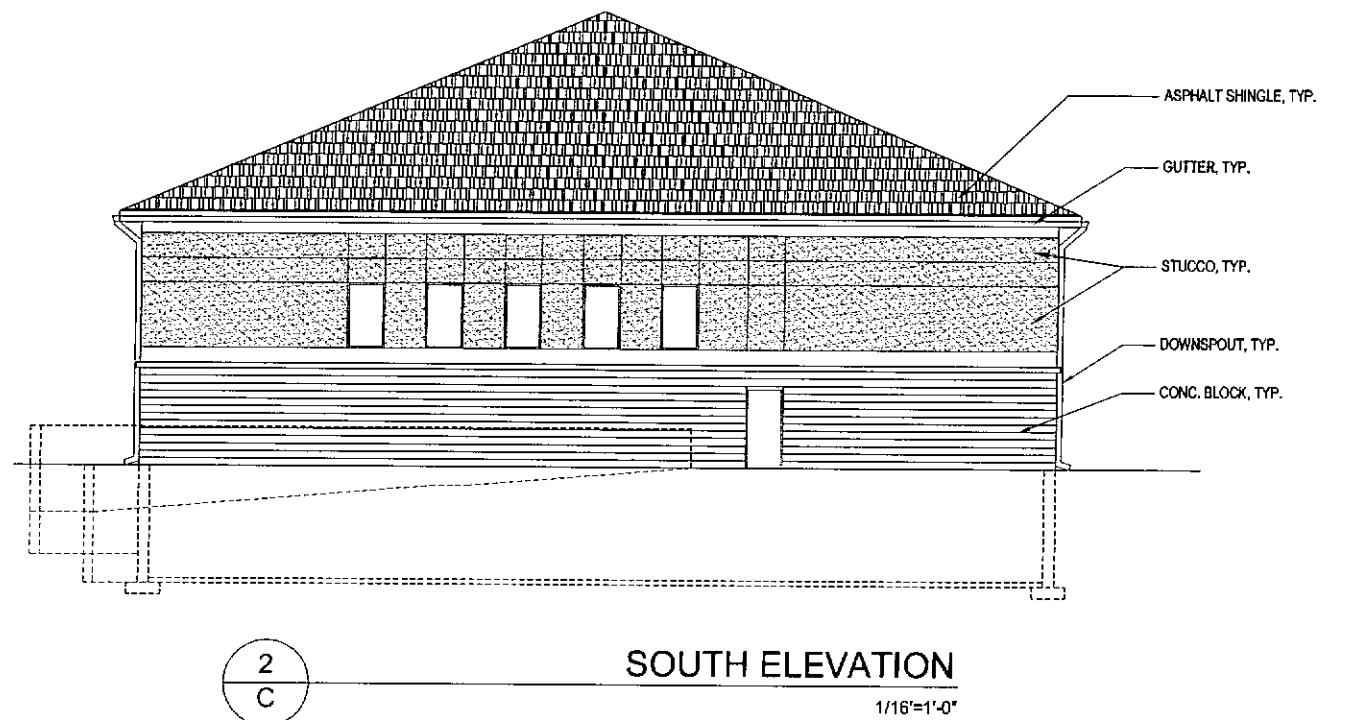
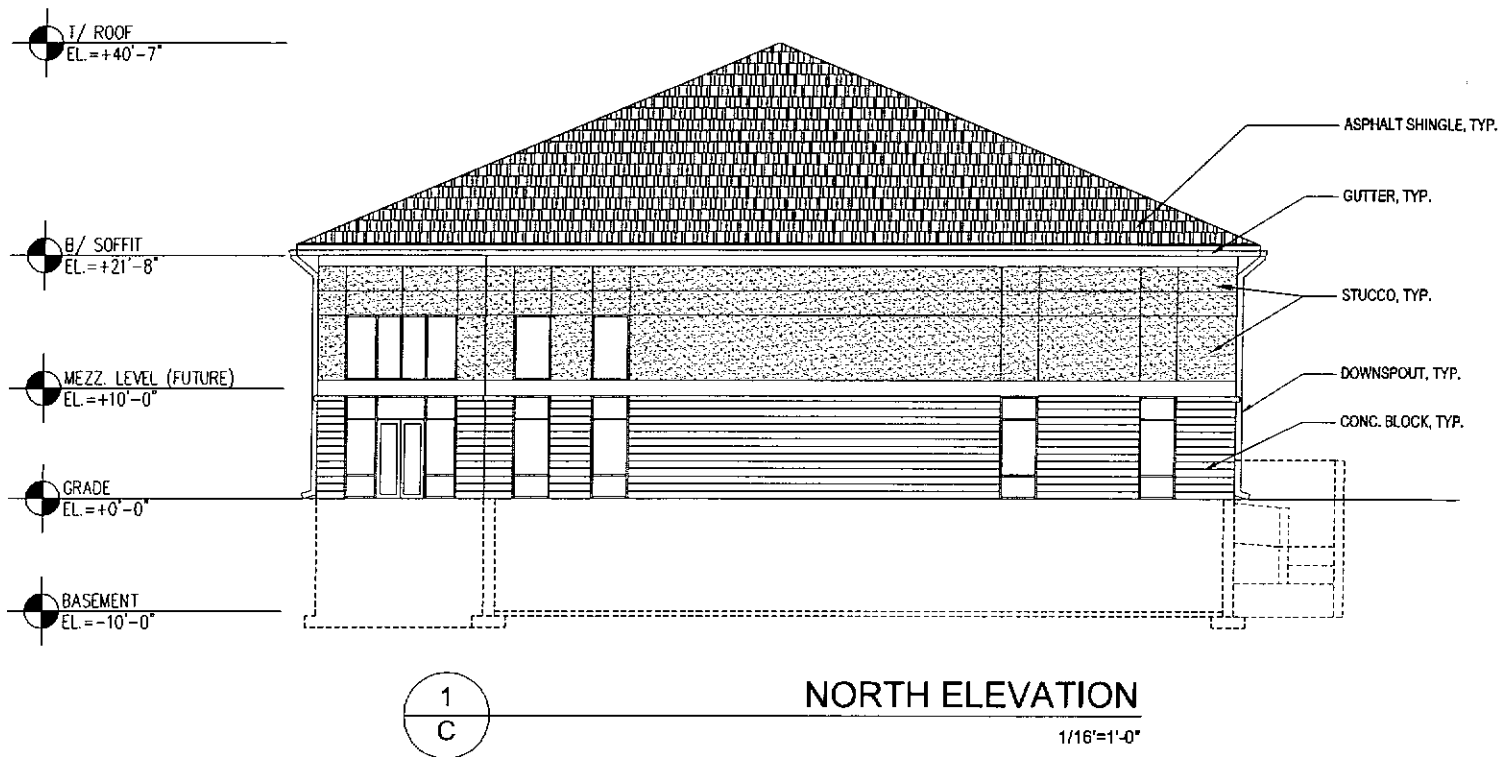
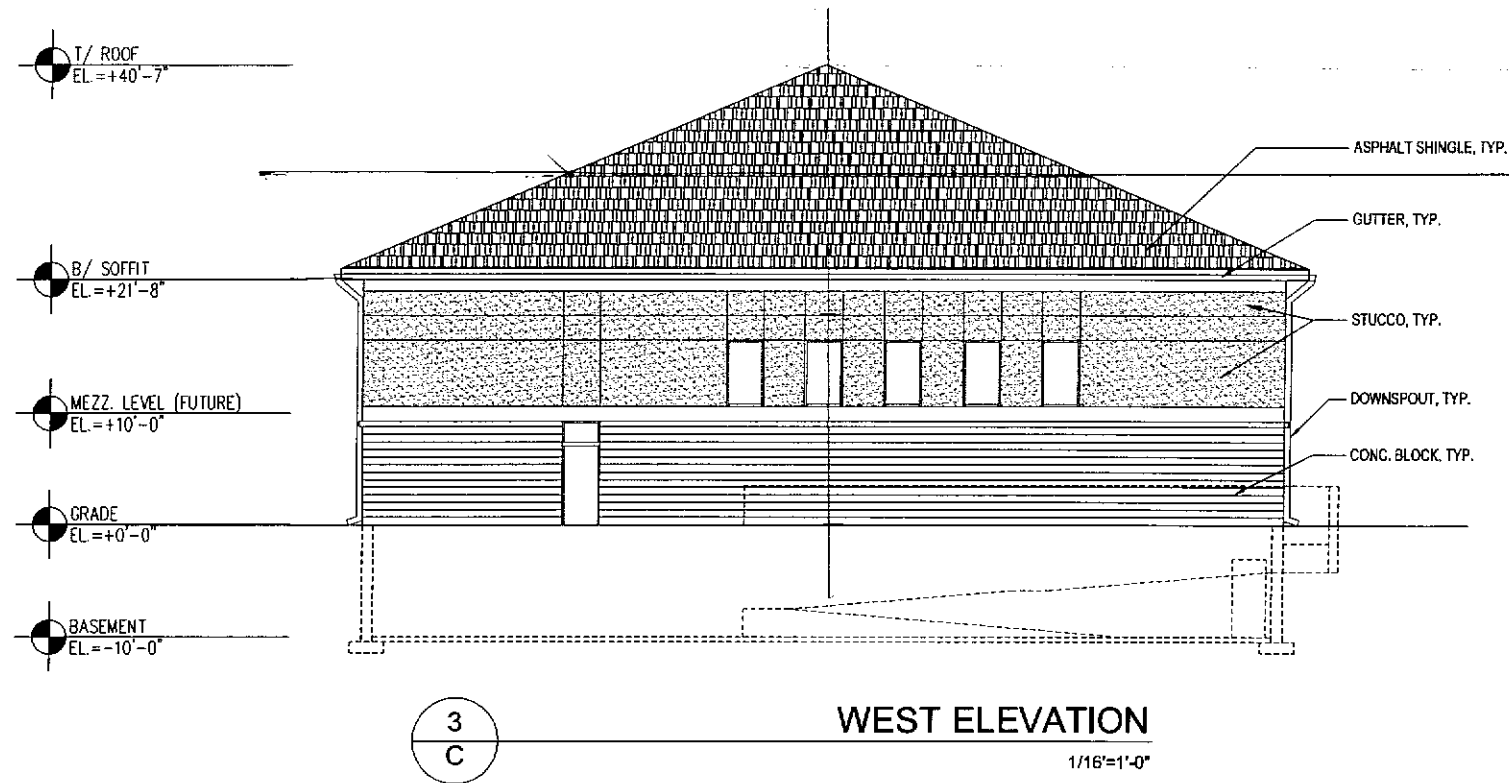
ZION CHRISTIAN CHURCH & PRAYER CENTER

1640 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL

EXHIBIT A

APRIL 11, 2014





ZION CHRISTIAN CHURCH & PRAYER CENTER

1640 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL

EXHIBIT C

APRIL 11, 2014

