

**VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL WORKSHOP
MARCH 27, 2007 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
Special Use with Variation from Code and Final Plat of Subdivision for Gloria Dei Resubdivision	✓ Resolution ✓ Ordinance Motion Discussion Only	Don Scheidler Interim Community Development Director

SYNOPSIS

An ordinance has been prepared for a Special Use to allow the Gloria Dei Church to construct an addition to their existing building with a variation from parking requirements. A resolution for a final Plat of Subdivision has been prepared for the consolidation of ten separate parcels into one parcel.

FISCAL IMPACT

N/A.

RECOMMENDATION

Approval on the April 3, 2007 active agenda.

BACKGROUND

Gloria Dei Church is located at 4501 Main Street. The building sits at the southeast corner of the Main Street and Grant Street intersection. A 15 car parking lot, with primary access from Highland Avenue, is located east of the existing building. A drive aisle connects the parking lot to Main Street. To the south of the church and parking lot is an open green space. Currently, there is no stormwater detention on the site.

The petitioner is proposing an addition and interior renovation to the Gloria Dei Church. The addition will add approximately 9,000 square feet to the existing building and will change the shape of the building from a 'L' to a square. The addition will include a lounge, library, meeting rooms, and other ancillary spaces but will not increase the capacity of the nave.

A church is a Special Use in the R-4 zoning district. The proposal complies with setback, height and other bulk provisions of the Zoning Ordinance. The petitioner is requesting a parking variance to construct a 52 car parking lot to replace an existing 15 car parking lot. Based on the capacity of the nave, the Zoning Ordinance requires a 110 car parking lot. Due to site constraints, a 52 car parking lot is the largest that can be constructed on the site. The parking lot will be screened with vegetation on the east, west, and south. A six-foot fence will also be installed along the south property line. The primary access to the parking lot is along Highland Avenue. An exit-only drive aisle provides access onto Main Street. A canopy extends from the proposed addition into the parking lot to provide a covered drop-off area. The parking area will be lighted with acceptable light levels at the property lines.

Within the Northeast corner of the development, a large stormwater detention basin will be constructed. The detention basin will provide improved stormwater management for the entire site. As a result of the

basin, some utilities will require relocation within the site. As required by code, the petitioner has completed a Plat of Subdivision to consolidate ten separate parcels into a single larger parcel.

The petitioner held a neighborhood open house in December 2006 to provide neighbors an opportunity to view drawings and renderings of the proposed project and ask questions. The petitioner noted that a few neighbors attended the open house.

The Plan Commission considered the project at their March 5, 2007 meeting and recommended unanimous approval of the Special Use, Parking Variations, and Plat of Subdivision with the conditions as noted in the staff report. Staff concurs with the Plan Commission recommendation.

ATTACHMENTS

Aerial Map

Ordinance

Staff Report with attachments dated March 5, 2007

Exhibits

Draft Minutes of the Plan Commission Hearing dated March 5, 2007



GRANT ST

MAIN ST

GLORIA DEI

HIGHLAND AVE

4443

933

4505

4509

4513

4517

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4525

4521

4525

4529

4520

4524

4528

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING A SPECIAL USE FOR
4501 MAIN STREET TO PERMIT A CHURCH FACILITY WITH A VARIATION**

WHEREAS, the following described property, to wit:

Lots 1 to 5 and 18 to 22 in Block 28 in E. H. Prince and Co.'s Addition to Downers Grove, being a subdivision of parts of Sections 5, 6, 7, and 8, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded on September 30, 1891 as Document 43600, in DuPage County, Illinois.

Commonly known as 4501, Main Street, Downers Grove, IL (PIN NO. 09-05-315-020)

(hereinafter referred to as the "Property") is presently zoned in the "*R-4, Single Family Residential District*" under the Comprehensive Zoning Ordinance of the Village of Downers Grove; and

WHEREAS, the owner of the Property has filed with the Plan Commission, a written petition conforming to the requirements of the Zoning Ordinance, requesting that a Special Use per Section 28-610(d)(1) of the Zoning Ordinance be granted to allow a church facility.

WHEREAS, the owner of the Property has filed with the Plan Commission, a written petition conforming to the requirements of the Zoning Ordinance, requesting that a Special Use per Section 28-1802 of the Zoning Ordinance be granted to allow a church facility including the following Variation(s):

1. Variation from Chapter 28, Section 1410; *number of parking spaces*, to reduce the number of parking spaces to fifty-two (52) versus the minimum (110) parking space requirement in the R-4 Zoning District.

WHEREAS, such petition was referred to the Plan Commission of the Village of Downers Grove, and said Plan Commission has given the required public notice, has conducted a public hearing respecting said petition and has made its findings and recommendations, all in accordance with the laws of the State of Illinois and the ordinances of the Village of Downers Grove; and,

WHEREAS, the Plan Commission has recommended approval of the requested Special Use and Variations, subject to certain conditions; and,

WHEREAS, the Village Council finds that the evidence presented in support of said petition, as stated in the aforesaid findings and recommendations of the Plan Commission, is such as to establish the following:

1. The proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.
2. The proposed use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.

3. The proposed use will comply with the regulations specified in this Zoning Ordinance for the district in which the proposed use is to be located or will comply with any variation(s) authorized pursuant to Section 28-1802.
4. The proposed use is one of the special uses specifically listed for the district in which it is to be located and, if approved with restrictions as set forth in this ordinance, will comply with the provisions of the Downers Grove Zoning Ordinance regulating this Special Use.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Downers Grove, in DuPage County, Illinois, as follows:

SECTION 1. That a Special Use of the Property is hereby granted to permit a church facility dwellings including the requested Variation(s) as outlined above.

SECTION 2. This approval is subject to the following conditions:

1. The development shall substantially conform to the staff report dated March 5, 2007; the preliminary engineering plan prepared by C.M. Lavoie & Associates dated October 13, 2006, revised February 1, 2007; architectural plans prepared by Cone Kalb Wonderlick Architects dated February 2, 2007; the Final Plat of Subdivision prepared by C.M. Lavoie & Associates dated February 2, 2007, except as such plans may be modified to conform to Village Codes and Ordinances.
2. Prior to the issuance of construction/site development permits, the following changes shall be made to the plans:
 - a. An IEPA Notice of Intent shall be filed. A copy of all correspondence shall be sent to the Village.
 - b. Downspouts and their discharge paths from the existing church and the addition shall be shown on the grading and utility plans.
 - c. Stormwater easements shall be granted over all stormwater facilities.
 - d. There shall be at least two locations of depressed curb in the northeast corner of the parking lot south of the detention basin. This is the only location for the 100-year overflow into the pond. It is recommended that the depressed curb be located both east and west of the trash enclosure and be greater than the length currently shown in the revised plans.
 - e. The grading along the northern edge of the detention basin is missing a 742 contour. The grading shall be revised to include a berm rising up to 742.1, and 742 contours shall be shown around it.
 - f. A complete automatic and manual fire detection system shall be installed throughout the addition. If there is an existing detection system within the existing building, it shall meet current fire and life safety code requirements.
 - g. A complete automatic and manual sprinkler system shall be installed throughout the addition. If there is an existing sprinkler system within the existing building, it shall meet current fire and life safety code requirements.

SECTION 3. The above conditions are hereby made part of the terms under which the Special Use with Variation(s) is granted. Violation of any or all of such conditions shall be deemed a violation of the Village of Downers Grove Zoning Ordinance, the penalty for which may include, but is not limited to, a fine and or revocation of the Special Use granted herein.

SECTION 4. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 5. That this ordinance shall be in full force and effect from and after its passage and publication in pamphlet form as provided by law.

Mayor

Passed:

Published:

Attest: _____
Village Clerk

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RESOLUTION _____

A RESOLUTION APPROVING THE GLORIA DEI LUTHERAN CHURCH FINAL PLAT OF CONSOLIDATION

WHEREAS, application has been made pursuant to the provisions of Chapter 20 of the Downers Grove Municipal Code for final plat of subdivision approval for Gloria Dei Lutheran Church, located on the Southeast corner of Main and Grant Streets, Downers Grove, Illinois, legally described as follows:

Lots 1 to 5 and 18 to 22 in Block 28 in E. H. Prince and Co.'s Addition to Downers Grove, being a subdivision of parts of Sections 5, 6, 7, and 8, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded on September 30, 1891 as Document 43600, in DuPage County, Illinois.

Commonly known as 4501, Main Street, Downers Grove, IL (PIN NO. 09-05-315-020)

WHEREAS, notice has been given and hearing held on March 5, 2007 regarding this plat application pursuant to the requirements of the Downers Grove Municipal Code; and,

WHEREAS, the Plan Commission has recommended approval of the Gloria Dei Lutheran Church Final Plat of Consolidation as requested, subject to certain conditions.

NOW, THEREFORE, BE IT RESOLVED by the Village Council of the Village of Downers Grove that the Gloria Dei Lutheran Church Final Plat of Consolidation, be and is hereby approved subject to the following conditions:

1. The development shall substantially conform to the staff report dated March 5, 2007; the preliminary engineering plan prepared by C.M. Lavoie & Associates dated October 13, 2006, revised February 1, 2007; architectural plans prepared by Cone Kalb Wonderlick Architects dated February 2, 2007; the Final Plat of Consolidation prepared by C.M. Lavoie & Associates dated _____, attached hereto and incorporated herein by reference as Group Exhibit A, except as such plans may be modified to conform to Village Codes and Ordinances.
2. Prior to the issuance of construction/site development permits, the following changes shall be made to the plans:
 - a. An IEPA Notice of Intent shall be filed. A copy of all correspondence shall be sent to the Village.
 - b. Downspouts and their discharge paths from the existing church and the addition shall be shown on the grading and utility plans.
 - c. Stormwater easements shall be granted over all stormwater facilities.
 - d. There shall be at least two locations of depressed curb in the northeast corner of the parking lot south of the detention basin. This is the only location for the 100-year overflow into the pond. It is recommended that the depressed curb be located both east and west of the trash enclosure and be greater than the length currently shown in the revised plans.
 - e. The grading along the northern edge of the detention basin is missing a 742 contour. The grading shall be revised to include a berm rising up to 742.1, and 742 contours shall be shown around it.
 - f. A complete automatic and manual fire detection system shall be installed throughout the addition. If there is an existing detection system within the existing building, it shall meet current fire and life safety code requirements.
 - g. A complete automatic and manual sprinkler system shall be installed throughout the addition. If there is an existing sprinkler system within the existing building, it shall meet current fire and life safety code requirements.

BE IT FURTHER RESOLVED, that the Mayor and Village Clerk are authorized to sign the final plat of consolidation.

BE IT FURTHER RESOLVED, that this resolution shall be in full force and effect from and after its adoption in the manner provided by law.

Mayor

Passed:

Attest: _____
Village Clerk



Village of Downers Grove

STAFF REPORT

TO: Plan Commission

HEARING DATE: March 5, 2007

FROM: Department of Community
Development

PREPARED BY: Stan Popovich, AICP
Planner

TITLE

PC-04-07; 4501 Main Street, Gloria Dei Lutheran Church – Special Use, Plat of Subdivision, and Parking Variation; The petitioner is requesting approval of a Special Use, Plat of Subdivision, and Parking Variance. The Special Use is for a church in a residential district. A Plat of Subdivision is needed to consolidate ten (10) parcels into one (1) single parcel. A parking variation is necessary as the proposal does not meet Village parking standards.

APPLICATION/NOTICE: The application has been filed in conformance with applicable procedural and public notice requirements.

GENERAL INFORMATION

OWNER(S)/APPLICANT: Gloria Dei Evangelical Lutheran Church of Downers Grove
4501 Main Street
Downers Grove, IL 60515

PROPERTY INFORMATION

EXISTING ZONING: R-4

EXISTING LAND USE: Religious

PROPERTY SIZE: Approximately 1.67 acres (72,647 square feet)

PIN: 09-05-315-020

SURROUNDING ZONING AND LAND USES:

ZONING

NORTH: R-4 Single Family Residential
SOUTH: R-4 Single Family Residential
EAST: R-4 Single Family Residential
WEST: R-4 Single Family Residential

FUTURE LAND USE

Residential 0-6 DU/Acre
Residential 0-6 DU/Acre
Residential 0-6 DU/Acre
Residential 0-6 DU/Acre

ANALYSIS

SUBMITTALS

This report is based on the following documents, which are on file with the Department of Community Development:

1. Application/Petition for Public Hearing
2. Project Summary/Cover Letter
3. Plat of Survey
4. Plat of Subdivision
5. Preliminary Engineering Plans
6. Preliminary Architectural Drawings
7. Stormwater Report
7. Architectural Rendering

DESCRIPTION

The petitioner is proposing to expand the existing church and parking lot at 4501 Main Street. The project includes a 9,000 square foot addition and interior renovations. The addition will not increase the capacity of the Worship Area, but will add meeting rooms, a lounge, a library and other ancillary spaces to the basement and first floor. The renovations include upgraded restrooms, a lower lobby with a new entrance off Grant Street, new windows on the north facade and an elevator. A new parking lot will replace a small existing lot. A large stormwater detention basin will be constructed at the intersection of Grant Street and Highland Avenue.

Special Use

The petitioner is seeking an amendment to their existing Special Use (church) by prior existence within a residential district. A church is an allowable Special Use as noted in Section 28.502 of the Zoning Ordinance. The Special Use amendment will allow Gloria Dei to expand their religious facilities and construct a larger parking lot.

Plat of Subdivision

Currently Gloria Dei's property is located on ten (10) separate parcels. The petitioner has completed, at the request of the Village, a Plat of Subdivision for a resubdivision to create one (1) parcel for the entire complex. The Plat of Subdivision meets all Village standards and requirements.

Site Design

The existing 27,500 square foot Gloria Dei building forms an 'L' that fronts both Main and Grant Streets. The addition will transform the 'L' into a square and add approximately 9,000 square feet. The addition will replace open space that is currently used as an entry area to the building. A new canopy will extend into the proposed parking lot to create a covered entrance to the building.

The proposed parking lot consists of 52 parking spaces. The new lot, consisting of 49 standard and 3 handicap accessible parking spaces, will replace an existing 15 car parking lot. According to the Zoning Ordinance, the church is required to provide a total of 110 parking spaces based on the capacity of the nave. The petition will require a parking variance. Staff believes the variance is warranted as the site is small in size and is not capable of providing that number of parking spaces. A parking lot to the north of Gloria Dei church is owned by School District 99 and provides approximately 175 parking spaces. The church currently utilizes the parking lot during weekend services, and it is anticipated that the arrangement will continue.

The main access to the parking lot is a 26 foot wide drive aisle along Highland Avenue. An exit-only 15 foot wide drive aisle provides access to Main Street. Traffic will flow counter-clockwise throughout the parking lot. Screening the parking lot will be accomplished with shrubs, groundcover and canopy trees to the east and west of the parking lot. A line of lilac shrubs and a board-on-board six foot (6') fence will provide screening to the south.

A new stormwater detention basin will be constructed at the northeast corner of the site. The basin will replace

an existing open green space and parking lot. The basin is designed to allow an existing 48 inch tree to remain along Highland Avenue. The basin is also designed around a chiller and a trash and yard storage enclosure. A fence will screen both of these enclosures.

COMPLIANCE WITH THE FUTURE LAND USE PLAN

According to the Future Land Use Plan, the subject property is designated as residential with 0-6 dwelling units per acre. The property is zoned R-4 and is located within a residential area. The proposed Special Use, a church, would compliment the uses in the vicinity. The proposal is consistent with the intent of the Future Land Use Plan and will not diminish the use of the surrounding properties.

COMPLIANCE WITH THE ZONING ORDINANCE

The property is zoned R-4. The proposed use, a church, is a permitted Special Use in this zoning district. The proposed site plan meets all the requirements of the Zoning Ordinance except for the parking requirements. A variance to the parking requirements is requested as part of this petition.

COMPLIANCE WITH THE SUBDIVISION ORDINANCE

The proposed development conforms to all aspects of the Subdivision Ordinance, and no exceptions are being requested by the petitioner. The petitioner will not be required to pay donations to the School and Park Districts as no dwelling units will be constructed.

COMPLIANCE WITH THE SIGN ORDINANCE

An existing monument sign is located along Main Street. The existing sign will not be modified as part of this petition.

COMPLIANCE WITH THE OGDEN AVENUE MASTER PLAN

This section is not applicable.

ENGINEERING/PUBLIC IMPROVEMENTS

The site's stormwater management will improve with this development. Currently the site slopes from the southwest to the northeast. A single catch basin is located within the existing parking lot that ties into a storm sewer at the intersection of Grant Street and Highland Avenue. A new stormwater detention basin will be constructed at the northeast corner of the site and will tie into the existing storm sewer at Grant Street and Highland Avenue. Depressed curbs at the northeast corner of the parking lot will allow stormwater to run off into the basin. Additionally, three new catch basins will capture stormwater within the parking lot and drain into the detention basin.

The existing utilities will be relocated in most instances. Overhead electric service which enters the site from the south will be relocated in coordination with Commonwealth Edison. The petitioner will relocate a gas line and storm sewers in order to make way for the new stormwater detention basin. The existing water service will be moved to Highland Avenue from Grant Street.

The existing curb cut onto Main Street will be modified to be in-line with the proposed drive aisle. The existing 20 foot Highland Avenue curb cut will be removed and replaced with a 26 foot curb cut further to the south. The existing sidewalks will remain in their current locations with handicap accessible ramps provided at the new drive aisles.

PUBLIC SAFETY REQUIREMENTS

The property currently provides emergency access through the existing 12 to 16 foot drive aisle. The proposed wider drive aisles will provide better access for emergency vehicles. As proposed, the canopy provides approximately 15 feet of clearance which is adequate for emergency vehicles. The addition is required to have an automatic and manual fire detection and sprinkler system installed. If there is a detection and sprinkler system within the existing building, it shall be required to comply with current fire and life safety codes.

NEIGHBORHOOD COMMENT

Gloria Dei has been proactive in informing neighbors about this project. An initial letter was sent to neighbors in April 2006 informing them of the project. In November 2006, a second letter was sent inviting neighbors to an open house on December 10, 2006. The open house provided an opportunity for neighbors to view drawings and renderings of the proposed project and ask questions. Gloria Dei noted that a few neighbors came to the open house to view the plans. As of this time, staff has received no neighborhood comment.

FINDINGS OF FACT

The standards for approval to grant a Variation and Special Use are listed below. Staff believes the proposed use is compatible with the surrounding area and will not have an adverse impact on the development or the existing trend of development in the surrounding neighbor. Staff believes the parking variance is warranted and will actually improve the amount of parking on the site. The variance will not adversely affect the development.

28.1803 Standards for Granting a Variation:

A variation shall be permitted only if the Board finds that it is in harmony with the general provisions and interests of this Zoning Ordinance and that there are practical difficulties or particular hardships in the way of carrying out the strict letter of the provisions of this Zoning Ordinance. In its consideration of the standards of practical difficulties or particular hardship, the Board shall require evidence that:

- (1) The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.*
- (2) The plight of the owner is due to unique circumstances.*
- (3) The variation, if granted, will not alter the essential character of the locality.*
- (4) That the particular physical surroundings, shape, or topographical conditions of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.*
- (5) That the conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification.*
- (6) That the alleged difficulty or hardship has not resulted from the actions of the owner.*
- (7) That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fires, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.*
- (8) That the proposed variation will not alter the land use characteristics of the district.*
- (9) That the granting of the variation requested will not confer on the owner any special privilege that is denied by this Zoning Ordinance to other lands or structures in the same district.*

Section 28.1902 Standards for Approval of Special Uses

The Village Council may authorize a special use by ordinance provided that the proposed Special Use is consistent and in substantial compliance with all Village Council policies and land use plans, including but not limited to the Comprehensive Plan, the Future Land Use Plan and Master Plans and the evidence presented is such as to establish the following:

- (a) That the proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.*
- (b) That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.*
- (c) That the proposed use will comply with the regulations specified in this Zoning Ordinance for the district in which the proposed use is to be located or will comply with any variation(s) authorized pursuant to Section 28-1802.*
- (d) That it is one of the special uses specifically listed for the district in which it is to be located.*

RECOMMENDATIONS

The proposed Special Use, Plat of Subdivision, and Parking Variation are compatible with the surrounding zoning and land use classifications. Based on the findings listed above, staff recommends that the Plan Commission make a motion recommending approval of a Special Use, Plat of Subdivision, and Parking Variation for the expansion of Gloria Dei Lutheran Church at 4501 Main Street subject to the following conditions:

1. The development shall substantially conform to the staff report dated March 5, 2007; the preliminary engineering plan prepared by C.M. Lavoie & Associates dated October 13, 2006, revised February 1, 2007; architectural plans prepared by Cone Kalb Wonderlick Architects dated February 2, 2007; the Final Plat of Subdivision prepared by C.M. Lavoie & Associates dated February 2, 2007, except as such plans may be modified to conform to Village Codes and Ordinances.
2. Prior to the issuance of construction/site development permits, the following changes shall be made to the plans:
 - a. An IEPA Notice of Intent shall be filed. A copy of all correspondence shall be sent to the Village.
 - b. Downspouts and their discharge paths from the existing church and the addition shall be shown on the grading and utility plans.
 - c. Stormwater easements shall be granted over all stormwater facilities.
 - d. There shall be at least two locations of depressed curb in the northeast corner of the parking lot south of the detention basin. This is the only location for the 100-year overflow into the pond. It is recommended that the depressed curb be located both east and west of the trash enclosure and be greater than the length currently shown in the revised plans.
 - e. The grading along the northern edge of the detention basin is missing a 742 contour. The grading shall be revised to include a berm rising up to 742.1, and 742 contours shall be shown around it.
 - f. A complete automatic and manual fire detection system shall be installed throughout the addition. If there is an existing detection system within the existing building, it shall meet current fire and life safety code requirements.
 - g. A complete automatic and manual sprinkler system shall be installed throughout the addition. If there is an existing sprinkler system within the existing building, it shall meet current fire and life safety code requirements.

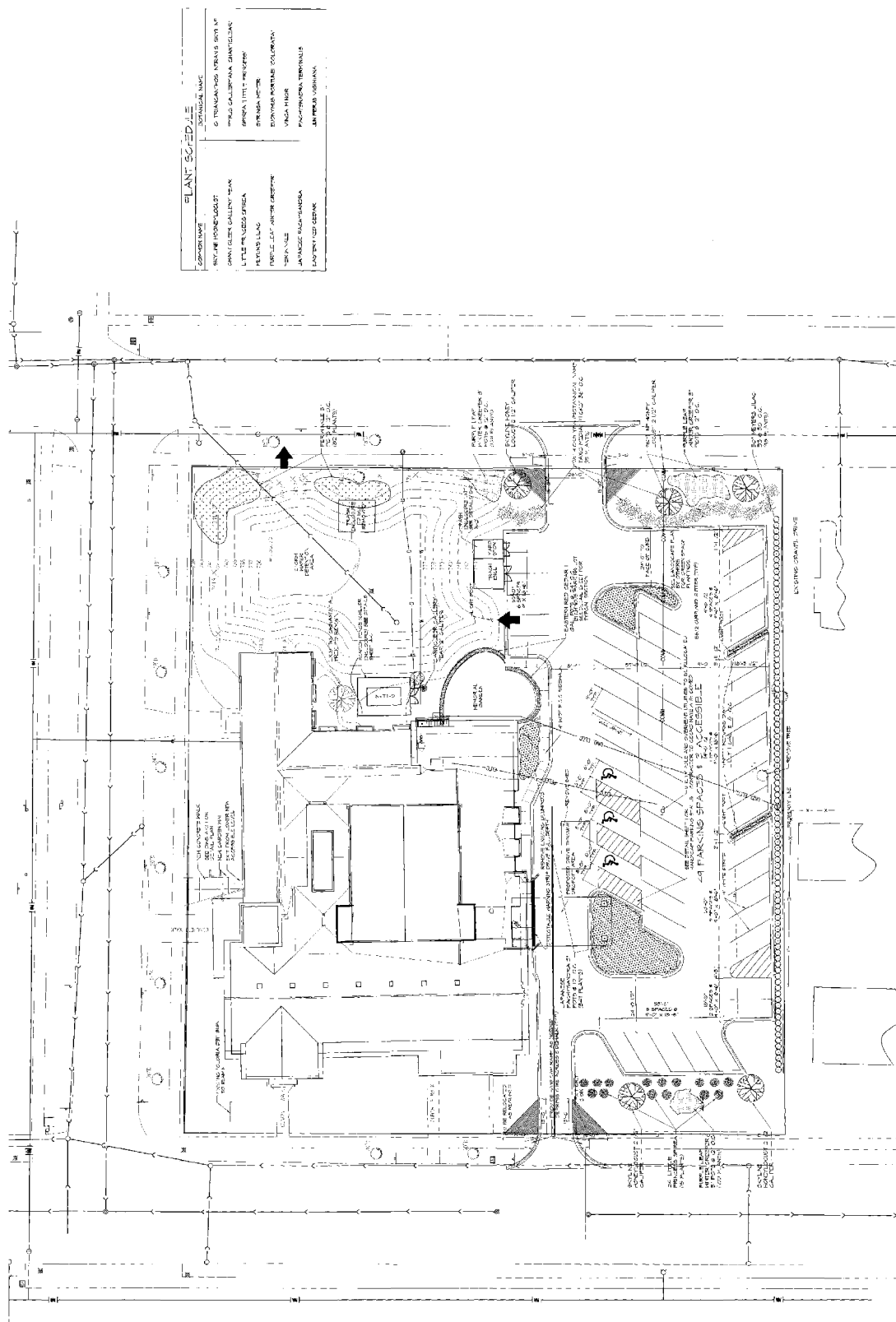
Staff Report Approved By:

Don Scheidler
Interim Community Development Director

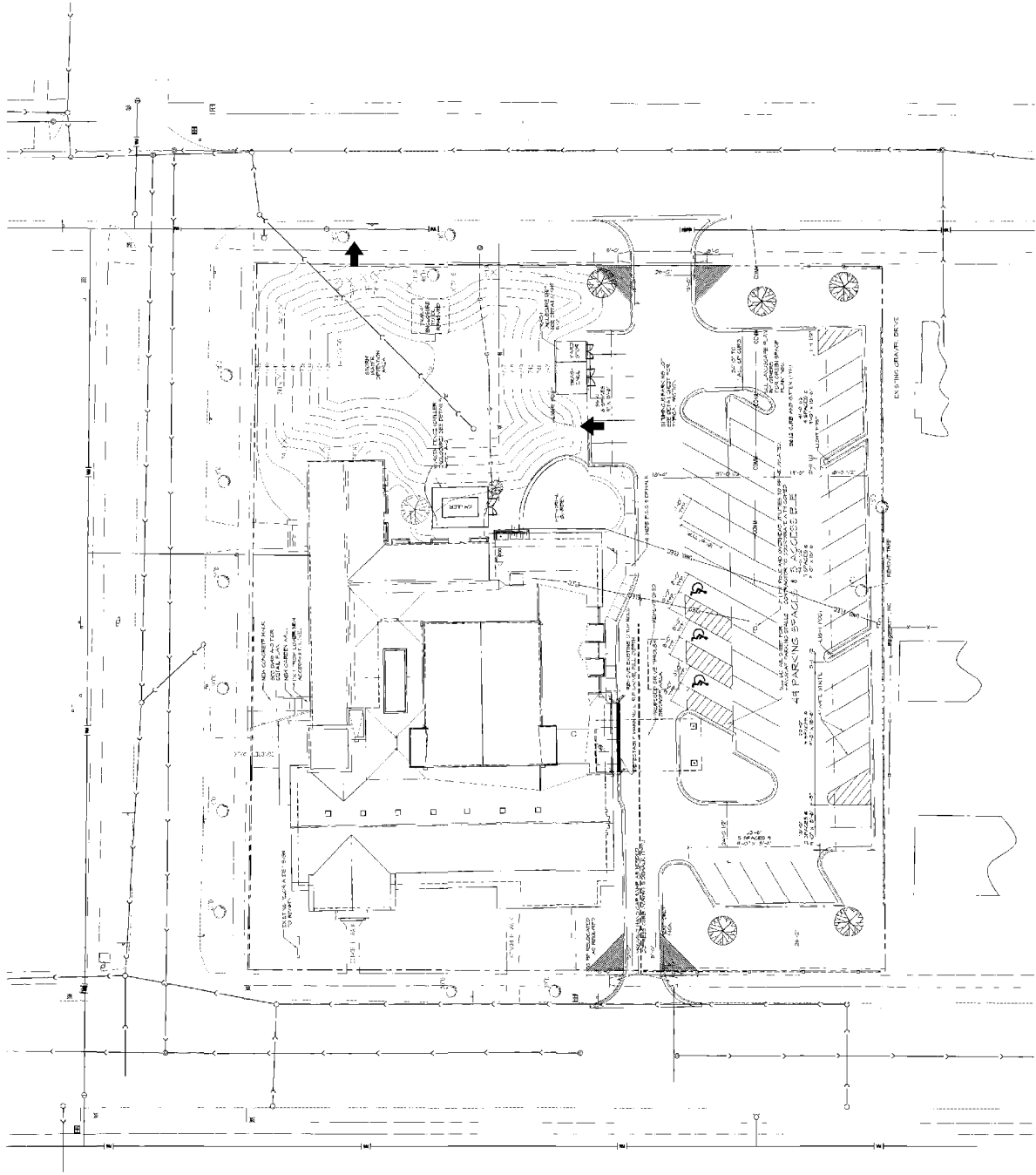
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Voss, Hovitzsen, Tullrock



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SITE PLAN RENOVATION AND ADDITION 450 NORTH STATE STREET CHICAGO, ILLINOIS 60610		DATE: 11/20/01 DRAWN BY: JLD CHECKED BY: JLD SCALE: 1" = 10'-0"		SHEET NO.: A-1 OF 1	



STEP 1
 SCALE: 1/8" = 1'-0"

CONFE - KALB - WONDERLICK

1114 WEST WASHINGTON BOULEVARD
CHICAGO, ILLINOIS 60607
TEL: (312) 467-8800 FAX: (312) 467-8877
E-MAIL: CONFE@WONDERLICK.COM

GLORIA DE LUTHERAN CHURCH

1201 MAIN STREET
JANESVILLE, WISCONSIN 53530

LOWER LEVEL FLOOR PLAN

RENOVATION AND ADDITION

C **K**

W **A**

NO.	REVISION	DATE
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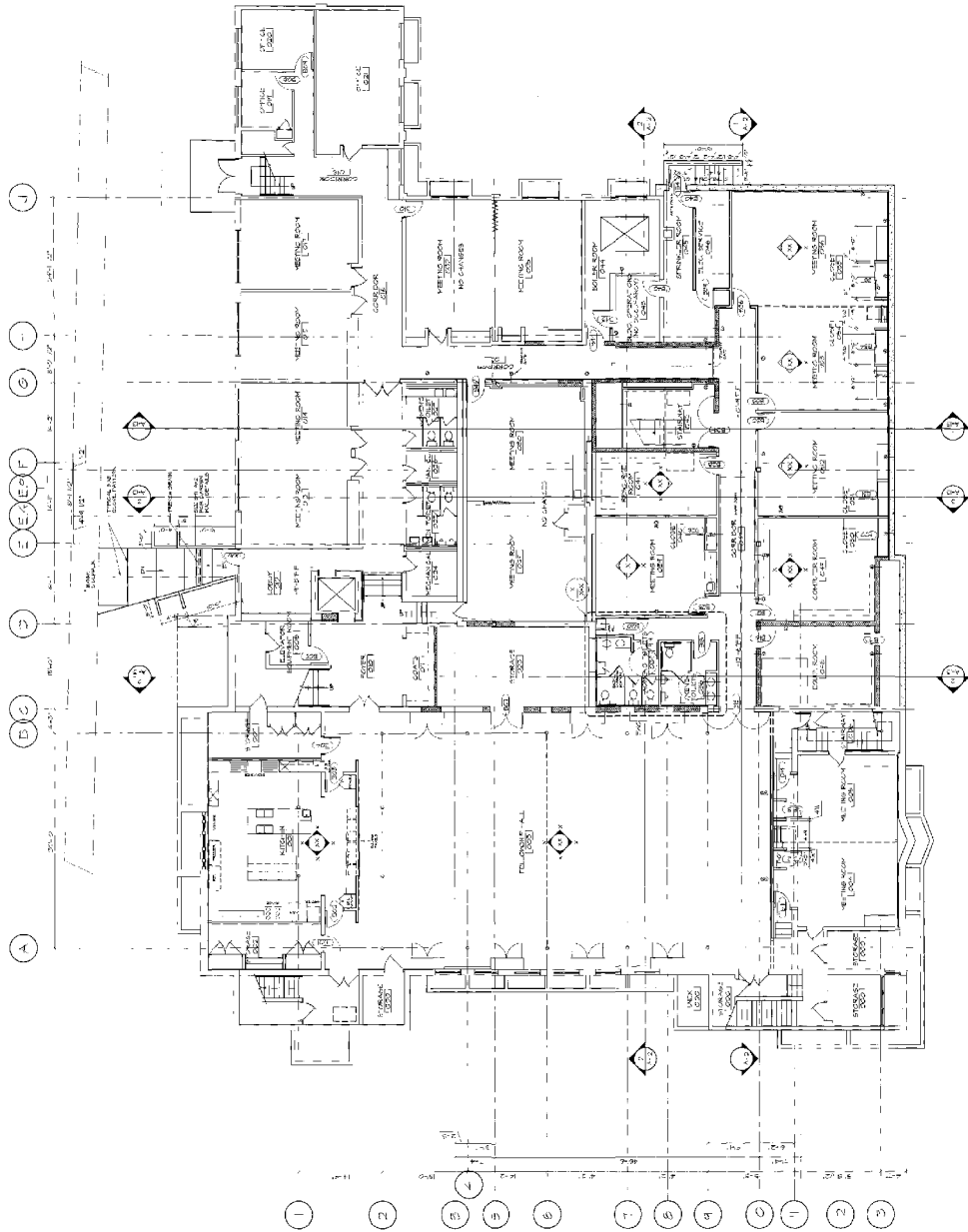
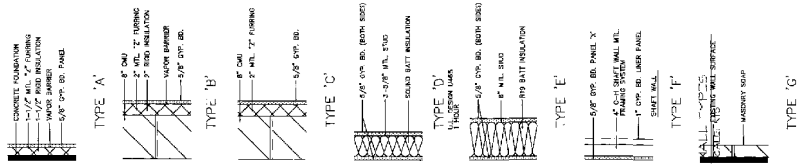
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DATE: 11/11/09

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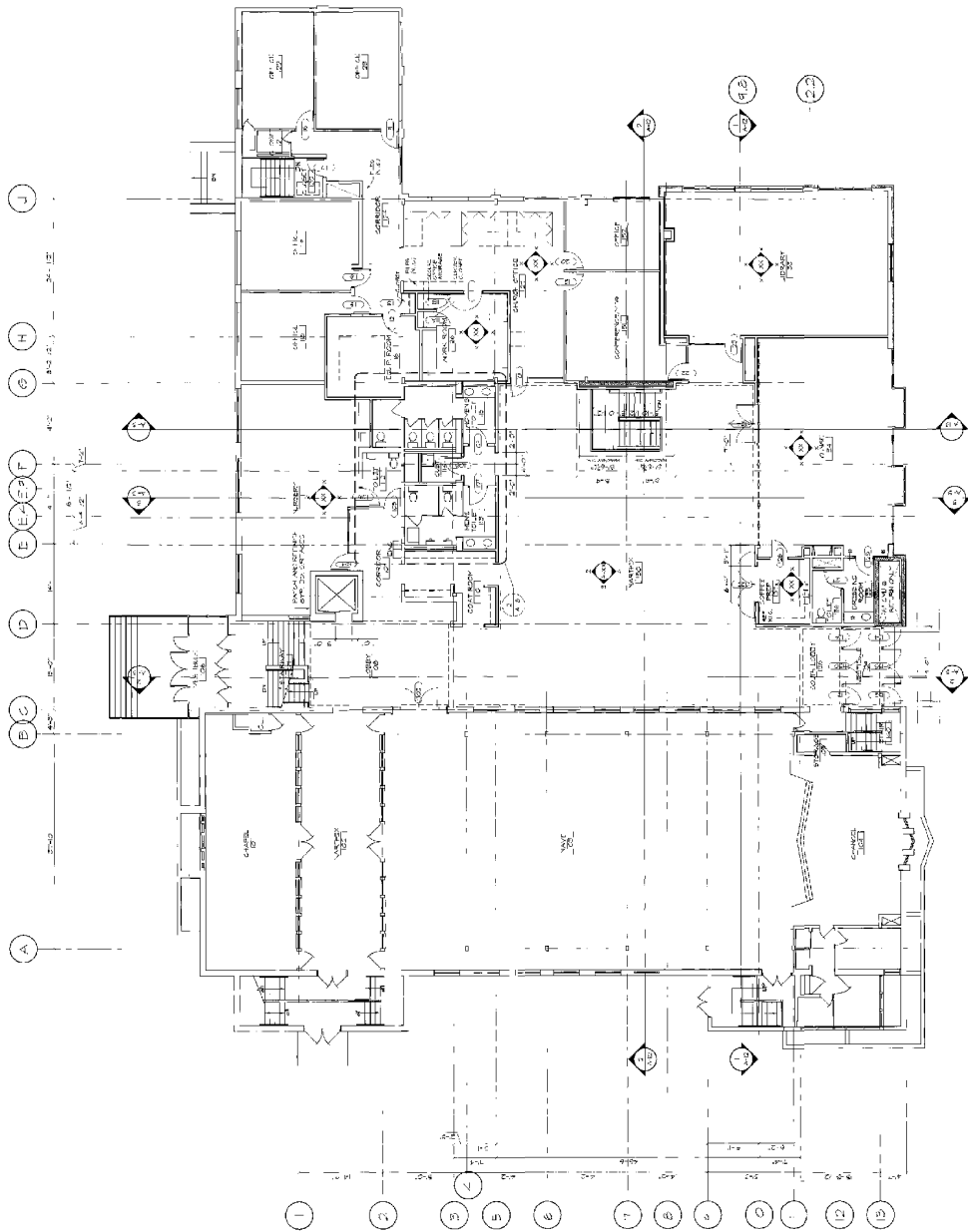
PROJECT NO.: 09-001

CLIENT: GLORIA DE LUTHERAN CHURCH



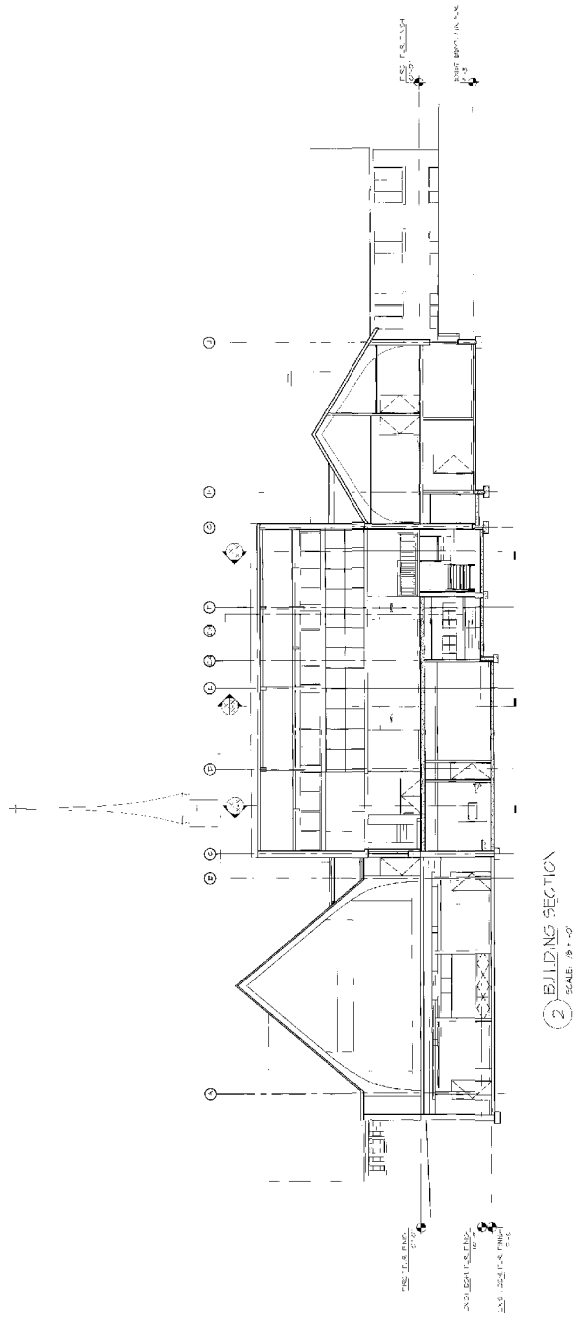
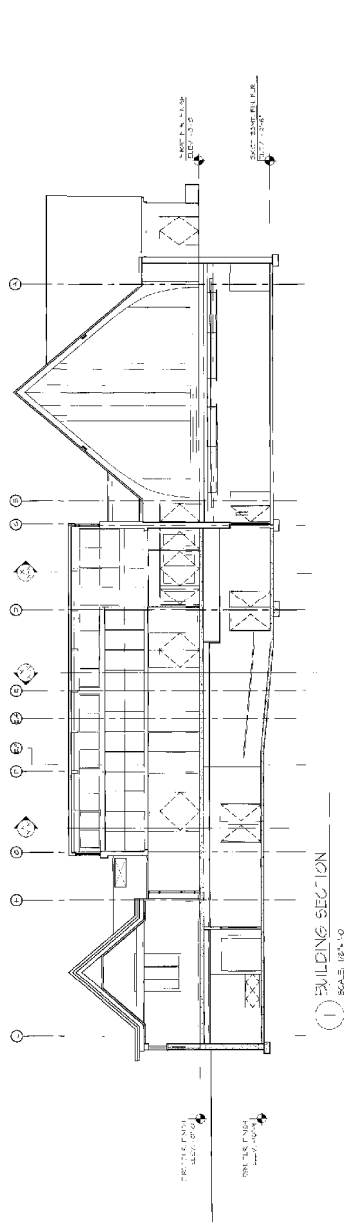
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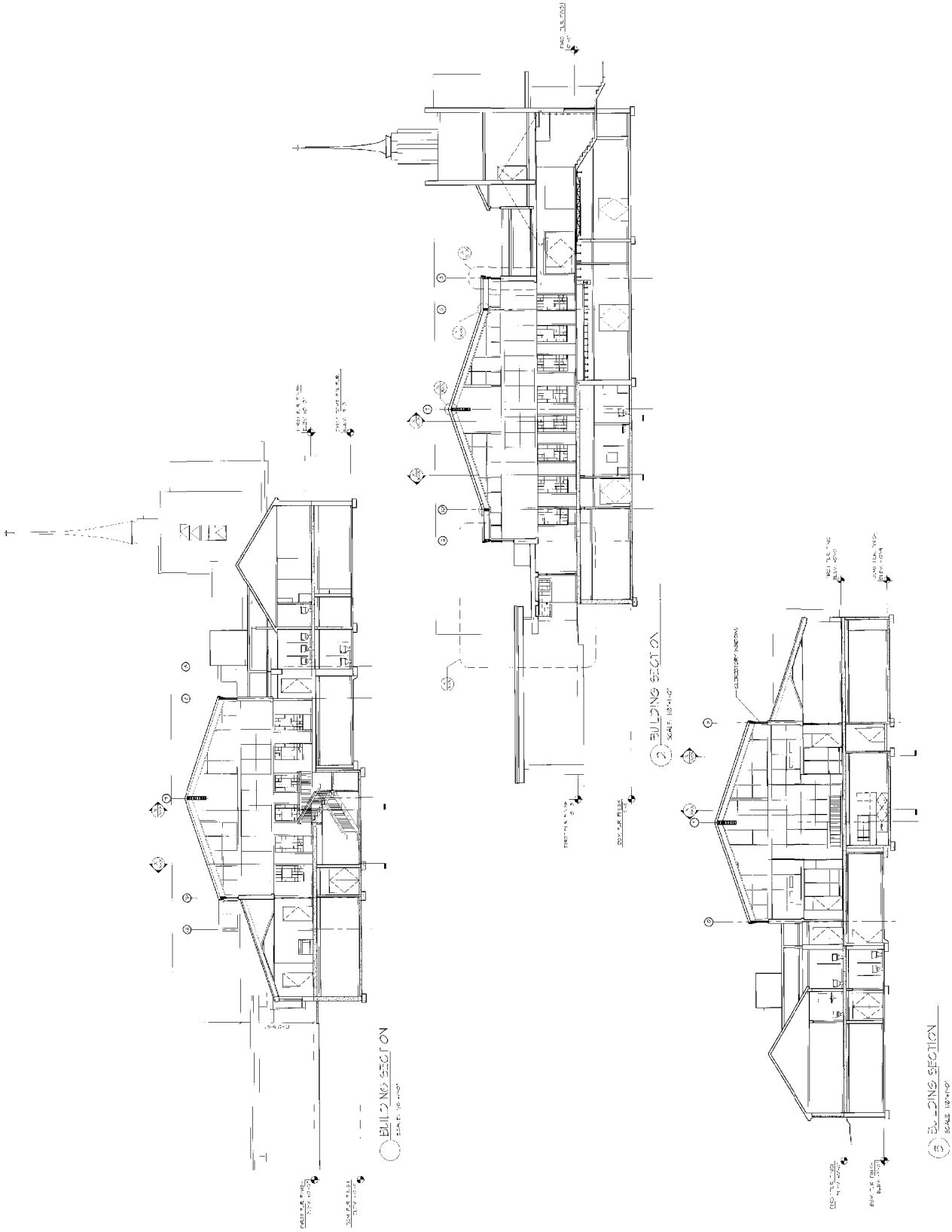


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LONGITUDINAL BUILDING SECTIONS RENOVATION AND ADDITION 4501 MAIN STREET GLORIA DEI LUTHERAN CHURCH DOWNERS GROVE, IL		



TRANSVERSE BUILDING SECTIONS RENOVATION AND ADDITION GLORIA DEI LUTHERAN CHURCH 4501 MAIN STREET DOWNERS GROVE, IL		CON E · KALB · WONDERLICK 2210 CHANDLER AVE MADISON WISCONSIN 53715 608-271-5524		C W K A 1144 WEST WASHINGTON AVENUE CHICAGO, ILLINOIS 60604 312-461-8180 FAX 312-461-8711		SHEET NO. A-13
DATE: 5/22/09		DRAWN BY:		CHECKED BY:		SCALE:



GLORIA DEI LUTHERAN CHURCH
SE CORNER OF MAIN STREET AND GRANT STREET
DOWNERS GROVE, IL

ILLINOIS PROFESSIONAL ENGINEER NO. 006851374
EXPIRES 11/30/97

1. TOWARDS AN EXAMINATION OF CONSTRUCTION, THE CONTRACTOR MUST, WITH ALL THE MEANS, AND CONSIDERATIONS AFFECTING THEIR WORK, WITH ALL THE ACTUAL CONDITIONS AT THE JOB SITE, IN ADDITION, THE CONTRACTOR MUST MEET THE LIFE AND GRADES, IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONSTRUCTION PLANS, STANDARD SPECIFICATIONS AND ANY SPECIAL DETAILS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION RECEIVED FROM ANY PART OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION RECEIVED FROM ANY PART OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION RECEIVED FROM ANY PART OF THE WORK.

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2. REFERENCES IN THE BIDDING COULD BE ADJUSTED FOR INCREASING PLAIN REBAR OF THE STRUTS CORRESPONDING TO THE TOTAL CORRESPONDING TO THE TOTAL PLAIN REBAR. THE TOTAL PLAIN REBAR SHALL BE SUBJECT TO THE TESTING AND CORRECTION OF THE TOTAL PLAIN REBAR.

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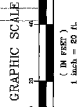
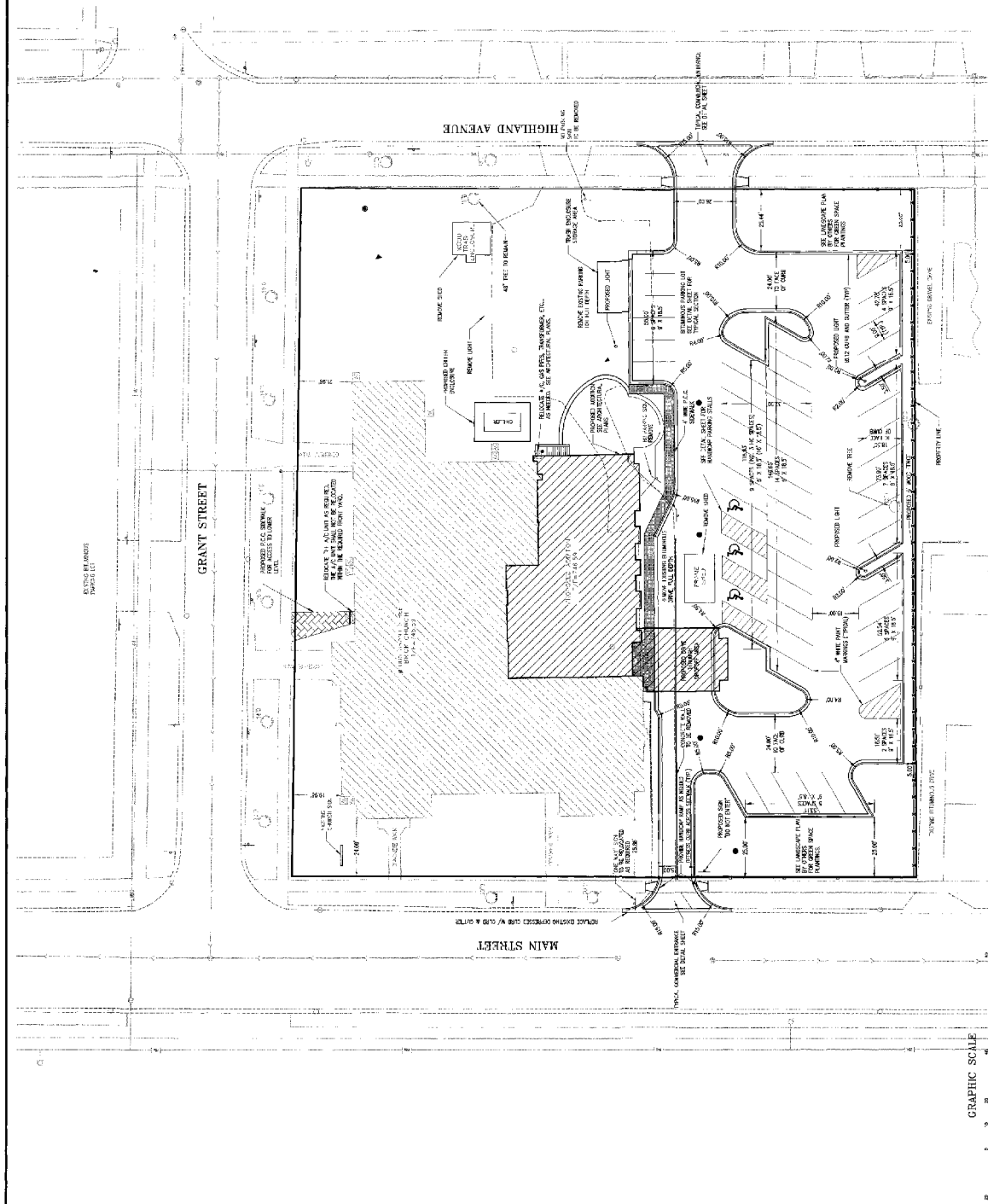
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MAIN STREET AND GRANT STREET
CHAMBERS GROVE II

GENERAL NOTES		DOWN BY: RM SCALE: N.T.S. DATE: 12-30-94 JOB NUMBER: 06-103 SHEET: 2 OF 6	
Consulting Civil Engineering Land Planning & Surveying 10000 Highway 101 Philadelphia, Missouri 64153 Tel: 417-342-0424 Fax: 417-346-5138		DESCRIPTION 1. 27'-25' W. - INLAND OF DOWNEY DRIVE 2. _____ 3. _____ 4. _____ 5. _____ 6. _____ 7. _____	

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- NOTES:
1. THE CONDITIONS OF EXISTING UNDERGROUND UTILITIES, SUCH AS WATER MAINS, SEWER, GAS, AND ELECTRICAL, ARE SHOWN AS THEY EXIST. THE LOCATION OF ANY NEW UTILITIES SHALL BE SHOWN BY THE ENGINEER.
 2. THE EXISTING AND PROPOSED STRUCTURES ARE SHOWN. THE BEST INFORMATION AVAILABLE AND THAT THE ENGINEER HAS BEEN ADVISED BY THE OWNER TO BE TRUE AND CORRECT. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY TO VERIFY THE LOCATION OF ANY UTILITIES OR STRUCTURES.
 3. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE SHOWN TO THE CENTERLINE OF THE STRUCTURE UNLESS OTHERWISE NOTED.
 4. FOR ACCURATE ELEVATION INFORMATION, SEE PLAN OF CONSIDERATION.
 5. ALL PROPOSED STRUCTURES SHALL BE 4 INCHES WIDE WHITE PAINT.
 6. ALL PROPOSED DRIVE DRIVEWAYS SHALL BE 10 FEET WIDE WHITE PAINT.
 7. EXISTING ALL CURB & GUTTER WHERE PROPOSED FOR SIDEWALK, WHITE PROPOSED BACK OF CURB.

GLORIA DEI LUTHERAN CHURCH

MAIN STREET AND GRANT STREET
LAWSON'S GROVE, IL

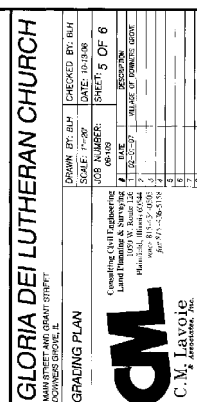
GEOMETRY PLAN

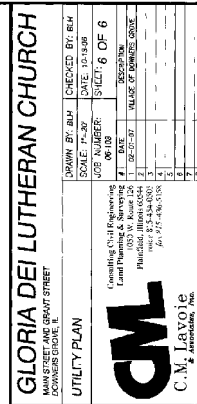
OWNER: REV. RAY
SCALE: 1" = 20'
DATE: 10-15-07

DESIGNED BY: RAY
CHECKED BY: RAY
DATE: 10-15-07

PROJECT NO.: 07-103
SHEET: 4 OF 6

Consulting Civil Engineering
Land Planning, Surveying
and Construction Services
The Office of Civil Engineering
1000 N. 10th Street
Lawson's Grove, IL 60146
Tel: 815-456-1155
Fax: 815-456-1158
www.cmlawlor.com



[illegible]

CEADPTIC SCHEP

(IN FEET)

1 inch = 20 ft

[illegible]

(IN FEET)
1" = 30'

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FINAL PLAT OF CONSOLIDATION

To be provided by Petitioner

VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING, MARCH 5, 2007, 7:00 P.M.

Chairman Jirik called the March 5, 2007 meeting of the Plan Commission to order at 7:00 p.m. and asked for a roll call:

PRESENT: Chairman Jirik, Mr. Beggs, Mr. Cozzo, Mrs. Hamernik, Mr. Matejczyk, Mr. Quirk, Mrs. Rabatah, Mr. Webster

ABSENT: Mr. Waechtler

STAFF

PRESENT: Jeff O'Brien, Senior Planner, Stan Popovich, Planner, Mike Millette, Public Works Asst. Dir.

VISITORS: Mr. David Lundeen, 4910 Seeley Ave, Mr. Perry Erhart, 3825 Downers Drive, Rev. Michael Rothaar, 4501 Main Street, Mr. Dennis Wonderlick, 4501 Main Street, Ms. Marilyn Weiher, 4808 Wallbank, Mr. David Weiher, 4808 Wallbank, Matt Klickman, 4604 Saratoga Avenue, David Stamm, 4927 Main Street, Skokie, Illinois, Jude LaLonde, 1530 Hillcrest Road

The Plan Commission recited the Pledge of Allegiance.

APPROVAL OF MINUTES

DRAFT MINUTES OF THE JANUARY 22, 2007 PLAN COMMISSION MEETING WERE APPROVED ON MOTION BY MR. MATEJCZYK, SECONDED BY MRS RABATAH.

MOTION CARRIED BY VOICE VOTE OF 8-0.

DRAFT MINUTES OF THE FEBRUARY 5, 2007 PLAN COMMISSION MEETING WERE APPROVED ON MOTION BY MRS. RABATAH, SECONDED BY MR. COZZO.

MOTION CARRIED BY VOICE VOTE OF 8-0

FILE NO. PC-04-07 A petition seeking 1) a Special Use for a church in a residential district; 2) Final Plat of Resubdivision and 3) Parking Variations for property located on the Southeast corner of Main and Grant Streets, commonly known as 4501 Main Street, Downers Grove (PIN 09-05-315-020); Perry Erhart, Petitioner, Gloria Dei Evangelical Lutheran Church, Owner

Mr. Stan Popovich, Village Planner, confirmed the request was for a Special Use for a church in a residential district, a parking variation, and Plat of Subdivision for a consolidation of 10 separate parcels into one parcel. Mr. Popovich detailed the existing location of the church and used existing photographs to provide a characterization of the existing site conditions. Mr. Popovich explained that the proposed 9,000 square foot addition would convert the building from an 'L' shape into more of a square. The addition would provide additional space including a lobby, library, meeting rooms, open gathering spaces, and other ancillary spaces. The addition is not increasing the

capacity of the worship area. Mr. Popovich continued that a new parking lot will be constructed south of the building. This new 52 car parking lot will increase the size of available parking on the site and replace an existing 15 car lot. The church is requesting a variance from Village parking standards that would require a 110 car parking lot based on the capacity of the worship area. Staff believes this is a warranted variation because that is the size of parking lot that can be supported on the site. Additionally, the church has an agreement with the high school to use the school parking lot across Grant Street. Mr. Popovich noted the parking lot is screened on all sides. The east and west sides are screened by vegetation while the south is screened by a row of lilac shrubs and a six-foot fence. A canopy extends out into the parking lot to provide a covered drop-off area. The parking lot is accessed through a drive aisle along Highland Avenue and an exit only drive aisle onto Main Street. The drive aisles will be slightly moved from their existing locations. Engineering improvements include a large stormwater detention pond at the Northeast corner of the property. The detention area will require some of the existing utilities to be relocated on site.

Mr. Popovich noted the petitioner held a neighborhood meeting this past December, and indicated the petitioner could speak more about the meeting. Mr. Popovich stated staff had not received any comments or questions from the public regarding this project. Staff requested the petitioner complete a Plat of Subdivision to consolidate the separate parcels, and the petitioner completed that request. Staff believes the petition complies with the Zoning Ordinance, Future Land Use Plan and the Subdivision Ordinance and recommends approval with the conditions as noted on page 5 of the Staff Report.

Mr. Matejczyk stated he thought it was a good project, and he could support the petition. Mrs. Rabatah asked for clarification on the parking calculations. Mr. Popovich explained the parking requirement is based on the capacity of the worship area, which creates a requirement of 110 parking spaces. Mrs. Rabatah inquired about the agreement with the school district to use their parking lot. Mr. Popovich stated he thought it was a written agreement, but the petitioner could speak more of it.

Mr. Cozzo asked whether the exit drive out to Main Street was a right-turn only or if it is a right- and left-turn. Mr. Popovich stated the drivers could go left or right. Mr. Cozzo stated it might be a good idea to provide a condition that it be a right-turn only. Mr. Matejczyk noted the drive aisle would primarily be used during off-peak traffic hours on Main Street.

Mr. Perry Erhart, petitioner, introduced members of the Gloria Dei Church who were present in the audience. Mr. Erhart provided a brief history of Gloria Dei church, the site, and the church's community involvement. Mr. Erhart noted the church holds a variety of meetings during business and evening hours. He noted Gloria Dei has been proactive in keeping the neighbors informed of their plans, going all the way back from the time Gloria Dei demolished the houses immediately south of their existing building. He noted a few people showed up to the open house in December.

Mr. Erhart reviewed the building plans and noted the church intended to install sprinklers throughout the building. Mr. Erhart stated the parking lot will be able to provide adequate parking for their staff during the working day and also for meetings that are held in the evening. Mr. Erhart stated their design committee had talked about making the drive aisle to Main Street a right-turn only. Mr. Erhart noted they have an agreement with the high school that in case of an emergency, students from the high school come to Gloria Dee's fellowship hall to congregate and in return, the church can use the parking lot across Grant Street for Sunday services.

Mr. Matejczk asked if they use the streets surrounding the church for parking. Mr. Erhart stated during funerals, larger events and occasionally church services street parking is utilized.

Chairman Jirik opened up the meeting to public comment.

Mr. Jude LaLonde stated he owned the property at 4520 Highland Avenue, directly south of the proposed parking lot. He noted the rendering and addition would improve the area, but had a few questions as he was unable to attend the December open house. Mr. LaLonde asked how far the parking lot was from his property line. Mr. Popovich stated it was between five and six feet with screening between the parking lot and the lot line. Mr. LaLonde asked about the screening, and Mr. Popovich confirmed it was a row of lilac shrubs and a six-foot open board fence as shown in the staff report.

Mr. LaLonde asked if there was existing lighting on the parking lot, and if new parking lot lighting was proposed, how it would affect his property. The petitioner noted there was existing parking lot lighting. Mr. Popovich said lighting was proposed, and a photometric plan was provided which showed minimal light disturbance at the south property line. Mr. Popovich provided Mr. LaLonde with a copy of the photometric plan. There was some question as to the definition of a foot-candle. Mr. Jeff O'Brien, Village Senior Planner, read the Zoning Ordinance definition of a foot-candle. Mr. Wonderlick, architect for the petitioner, showed the location of the parking lot lighting and noted it will be shining towards the building away from Mr. LaLonde's property, and the amount of light at the property line would be negligible.

Chairman Jirik closed the public comment portion of the meeting.

Chairman Jirik offered the petitioner a closing statement. Mr. Erhart declined.

Mr. Webster asked if the HVAC equipment on the roof would be removed. Mr. Erhart was happy to say that yes, it would be removed.

WITH RESPECT TO FILE NO. PC-04-07, MRS. HAMERNIK MADE A MOTION TO RECOMMEND APPROVAL OF THE PETITION SUBJECT TO THE FOLLOWING STAFF CONDITIONS:

- 1. THE DEVELOPMENT SHALL SUBSTANTIALLY CONFORM TO THE STAFF REPORT DATED MARCH 5, 2007; THE PRELIMINARY ENGINEERING PLAN PREPARED BY C.M. LAVOIE & ASSOCIATES DATED OCTOBER 13, 2006, REVISED FEBRUARY 1, 2007; ARCHITECTURAL PLANS PREPARED BY CONE KALB WONDERLICK ARCHITECTS DATED FEBRUARY 2, 2007; THE FINAL PLAT OF SUBDIVISION PREPARED BY C.M. LAVOIE & ASSOCIATES DATED FEBRUARY 2, 2007, EXCEPT AS SUCH PLANS MAY BE MODIFIED TO CONFORM TO VILLAGE CODES AND ORDINANCES.**
- 2. PRIOR TO THE ISSUANCE OF CONSTRUCTION/SITE DEVELOPMENT PERMITS, THE FOLLOWING CHANGES SHALL BE MADE TO THE PLANS:**
 - A. AN IEPA NOTICE OF INTENT SHALL BE FILED. A COPY OF ALL CORRESPONDENCE SHALL BE SENT TO THE VILLAGE.**

- B. DOWNSPOUTS AND THEIR DISCHARGE PATHS FROM THE EXISTING CHURCH AND THE ADDITION SHALL BE SHOWN ON THE GRADING AND UTILITY PLANS.**
- C. STORMWATER EASEMENTS SHALL BE GRANTED OVER ALL STORMWATER FACILITIES.**
- D. THERE SHALL BE AT LEAST TWO LOCATIONS OF DEPRESSED CURB IN THE NORTHEAST CORNER OF THE PARKING LOT SOUTH OF THE DETENTION BASIN. THIS IS THE ONLY LOCATION FOR THE 100-YEAR OVERFLOW INTO THE POND. IT IS RECOMMENDED THAT THE DEPRESSED CURB BE LOCATED BOTH EAST AND WEST OF THE TRASH ENCLOSURE AND BE GREATER THAN THE LENGTH CURRENTLY SHOWN IN THE REVISED PLANS.**
- E. THE GRADING ALONG THE NORTHERN EDGE OF THE DETENTION BASIN IS MISSING A 742 CONTOUR. THE GRADING SHALL BE REVISED TO INCLUDE A BERM RISING UP TO 742.1, AND 742 CONTOURS SHALL BE SHOWN AROUND IT.**
- F. A COMPLETE AUTOMATIC AND MANUAL FIRE DETECTION SYSTEM SHALL BE INSTALLED THROUGHOUT THE ADDITION. IF THERE IS AN EXISTING DETECTION SYSTEM WITHIN THE EXISTING BUILDING, IT SHALL MEET CURRENT FIRE AND LIFE SAFETY CODE REQUIREMENTS.**
- G. A COMPLETE AUTOMATIC AND MANUAL SPRINKLER SYSTEM SHALL BE INSTALLED THROUGHOUT THE ADDITION. IF THERE IS AN EXISTING SPRINKLER SYSTEM WITHIN THE EXISTING BUILDING, IT SHALL MEET CURRENT FIRE AND LIFE SAFETY CODE REQUIREMENTS.**

SECONDED BY MR. MATEJCZYK.

Chairman Jirik asked Mrs. Hamernik if she would like to add the condition that the Main Street drive aisle be required to be a right-turn only exit. Mrs. Hamernik did not want to add that restriction and believed it was up to the petitioner to determine if it should be a right-turn only. Mr. Matejczyk stated if it became an issue, the petitioner would most likely take care of it themselves or the Village could request the petitioner do something at that time. Mr. Cozzo did not object to not including that as a condition of approval.

ROLL CALL:

**AYE: MRS. HAMERNIK, MR. MATEJCZYK, MR. BEGGS, MR. COZZO, MR. QUIRK,
MRS. RABATAH, MR. WEBSTER, CHAIRMAN JIRIK**

NAY: NONE

MOTION. VOTE: 8-0.

Chairman Jirik asked the petitioner to keep in contact with staff as to when the matter would be forwarded to the Village Council.