

VILLAGE OF DOWNERS GROVE
Report for the Village Council Meeting
6/6/2017

SUBJECT:	SUBMITTED BY:
Rezoning and a Special Use with a Variance for 4801 and 4832 Main Street and 4824 and 4832 Highland Avenue.	Stan Popovich, AICP Director of Community Development

SYNOPSIS

The petitioner is requesting a rezoning of its properties from R-4, Residential Detached House 4 and R-6, Residential Apartment/Condo 6 to INP-1, Neighborhood-Scale Institutional and Public District at 4801 and 4832 Main Street, and 4824 and 4832 Highland Avenue. The petitioner is also requesting a Special Use with a setback variation for a parking lot expansion at 4832 Main Street.

STRATEGIC PLAN ALIGNMENT

The goals for 2015-2017 include *Exceptional Municipal Services*.

FISCAL IMPACT

N/A

UPDATE & RECOMMENDATION

This item was discussed at the May 16, 2017 Village Council meeting. Staff recommends approval at the June 6, 2017 Village Council meeting.

BACKGROUND

Property Information & Zoning Request

The subject properties are located along both the east and west side of Main Street, north of Franklin Street. The properties contain an existing church, school, administration offices, parking lot, and rectory with a total area of 3.25 acres.

The petitioner is proposing to demolish the rectory at the northwest corner of Franklin and Main Streets and expand the existing parking lot on the west side of Main Street to provide 26 additional parking spaces for their religious assembly and private school use. This will increase the total number of parking spaces to 140 spaces. The new parking lot design will maintain one curb cut on Main Street, eliminate one curb cut on Main Street and add a new curb cut onto Franklin Street. The parking lot expansion requires a Special Use with a setback variation.

The petitioner is requesting to rezone the entire campus from R-4, Residential Detached House 4 and R-6, Residential Apartment/Condo 6 to INP-1, Neighborhood-scale Institutional and Public District. The INP-1 designation is intended for small, institutional scale developments that abut residentially zoned properties. A religious assembly and private school use is a special use in this zoning district. The bulk requirements of

the most restrictive abutting district, R-4 Residential Detached House 4, would apply to new buildings and structures in the INP-1 district.

Compliance with the Comprehensive Plan

Both the current and draft updated Comprehensive Plan designate this property as Institutional/Public. The existing church, private school, and accessory parking are institutional uses. A goal of the comprehensive plan is for the Village to support the continued operation and improvement of private schools without any negative impact including traffic activity. The proposed improvements will serve the religious assembly and private school use and will improve traffic safety by reducing curb cuts on Main Street and designing traffic recirculation to remain onsite. The rezoning and special use are consistent with the Comprehensive Plan.

Compliance with the Zoning Ordinance

The petitioner is proposing to rezone all the properties to INP-1 in order to bring the existing religious assembly and private school use into an appropriate zoning classification and to apply for a Special Use with Variations to expand the existing parking lot on the west side of Main Street. The INP-1 designation follows the most restrictive bulk requirements of the abutting zoning district, in this case that would be the R-4, Residential Detached House 4 district.

With regard to the parking lot, the existing northern setback will remain the same. To accommodate the southern expansion and stay in-line with the existing parking lot, the western edge of the parking lot is proposed to extend farther south while maintaining the same, nonconforming side setback. The southern street setback is influenced by the proposed stormwater detention facility in the southeast corner of the property and the overall parking lot design. The petitioner will install a privacy fence and landscaping along the west property line.

Currently, the church's maximum occupant load requires 107 parking spaces and the school's enrollment requires 41 parking spaces. With the addition of 26 parking spaces, a total of 140 parking spaces are provided. The parking requirement is met because the two uses have different hours/days of operation and can share the parking spaces.

Based on the current conditions, the parking lot engineering, and landscape screening requirements, the applicant's proposal is consistent with the intent of the Village's Zoning Ordinance.

Public Improvements

The new impervious area will exceed 700 square feet and will require Post Construction Best Management Practices including a stormwater management area in the southeast corner of the property. No other utilities are required for the proposed improvements. The portions of the sidewalk located in the new and old driveway aprons will be replaced. All improvements will comply with applicable Village codes and ordinances.

Public Comment

During the Plan Commission meeting, the public expressed some concerns. The petitioner addressed the concerns in their presentation at the Plan Commission meeting. The concerns and responses are presented below:

Concern	Response
Stormwater impact	<ul style="list-style-type: none"> The proposal will meet the village's stormwater ordinance.

	<ul style="list-style-type: none"> • The Stormwater Management Area is located away from the adjacent residential properties in the SE corner. • The NE corner of the parking lot is 11 feet taller than the southern edge, reducing the effectiveness of permeable pavers. • In addition to the landscaping plan, native plantings will be used in the management area.
Traffic impact, sight lines, interaction with pedestrians	<ul style="list-style-type: none"> • More onsite parking is provided which reduces recirculation onto public streets. • Main Street curb cuts are reduced to one curb cut. • The parking lot setback from Main Street permits a clear vision triangle at the intersection of Franklin and Main Streets • Pedestrians will be directed to cross at signalized intersections as no dedicated mid-block crosswalk is proposed
Property maintenance concerns with the main campus.	<ul style="list-style-type: none"> • Applicant has a capital improvement plan.

ATTACHMENTS

Ordinances

Aerial Map

Staff Report with attachments dated May 1, 2017

Draft Minutes of the Plan Commission Hearing dated May 1, 2017

ORDINANCE NO. _____**AN ORDINANCE REZONING CERTAIN PROPERTY
LOCATED AT 4801, 4832 MAIN STREET AND 4824, 4832 HIGHLAND AVENUE**

WHEREAS, the real estate located at 4801, 4832 Main Street and 4824, 4832 Highland Avenue, on the east and west side of Main Street, north of Franklin Street, hereinafter described has been classified as "R-6, Residential/Apartment/Condo 6 and R-4 Residential Detached House 4" under the Zoning Ordinance of the Village of Downers Grove; and

WHEREAS, the owner or owners of said real estate have requested that such property be rezoned as hereinafter provided; and

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 on May 1, 2017 and has made its findings and recommendations all in accordance with the statutes of the State of Illinois and the ordinances of the Village of Downers Grove; and

WHEREAS, making due allowance for existing conditions, the conservation of property values, the development of the property in conformance to the official Comprehensive Plan of the Village of Downers Grove, and the current uses of the property affected, the Council has determined that the proposed rezoning is for the public good.

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

SECTION 1. The Zoning Map of the Village, pursuant to Section 28.12.030 of the Downers Grove Municipal Code, is hereby further amended by rezoning to "INP-1, Neighborhood-Scale Institutional and Public District" the zoning classification of the following described real estate, to wit:

PARCEL 1:

LOT 5 IN BLOCK 2 IN FOOTE'S ADDITION TO DOWNERS GROVE LOCATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

LOTS 8, 9, 10, 11, 12, 13 AND 14 (EXCEPT THAT PART OF LOT 14 BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 14; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 20 FEET; THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS WEST 28.28 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST 20.00 FEET TO THE POINT OF BEGINNING) ALL IN BLOCK 6 IN E.H. PRINCE AND COMPANY'S ADDITION TO DOWNERS GROVE, BEING A SUBDIVISION IN SECTIONS 5, 6, 7 AND 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 30, 1890 AS DOCUMENT 43600 IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3:

LOTS 6, 7, 8, 9 AND 10 IN BLOCK 7 IN E.H. PRINCE AND COMPANY'S ADDITION TO DOWNERS GROVE, BEING A SUBDIVISION IN SECTIONS 5, 6, 7 AND 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 30, 1890 AS DOCUMENT 43600 IN DUPAGE COUNTY, ILLINOIS.

Commonly known as:

4801, 4832 Main Street and 4824, 4832 Highland Avenue, Downers Grove, IL 60515
PINs 09-08-109-018 & 09-08-110-017

SECTION 2. The official zoning map shall be amended to reflect the change in zoning classification effected by Section 1 of this ordinance, subject to the following conditions:

1. Any changes to the conditions represented by the Petitioner as the basis for this petition, whether those changes occur prior to or after Village approval, shall be promptly reported to the Village. The Village reserves the right to re-open its review process upon receipt of such information; and
2. It is the Petitioner's obligation to maintain compliance with all applicable Federal, State, County and Village laws, ordinances, regulations, and policies.

SECTION 3. That the rezoning meets the requirements of the Zoning Ordinance as follows:

1. The existing use and zoning of nearby property;
2. The extent to which the particular zoning restrictions affect property values;
3. The extent to which any diminution in property value is offset by an increase in the public health, safety and welfare;
4. The suitability of the subject property for the zoned purposes;
5. The length of time that the subject property has been vacant as zoned, considering the context of land development in the vicinity;
6. The value to the community of the proposed use; and
7. The comprehensive plan.

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

SECTION 5. 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



0 30 60 Feet

**4824, 4832 Highland & 4801, 4832 Main
-Location Map**





**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
MAY 1, 2017 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
17-PLC-0010 4801 and 4832 Main Street, and 4824 and 4832 Highland Avenue	Zoning Map Amendment and Special Use with Variations	Scott Williams Planner

REQUEST

The petitioner is requesting approval for a Zoning Ordinance Map Amendment to rezone the properties from R-6, Residential Apartment/Condo 6 and R-4, Residential Detached House 4 to INP-1, Neighborhood-Scale Institutional and Public District. The petitioner is also requesting approval for a Special Use with Variations to expand an existing parking lot providing accessory parking to a religious assembly use.

NOTICE

The application has been filed in conformance with applicable procedural and public notice requirements.

GENERAL INFORMATION

OWNER: Roman Catholic Diocese of Joliet Trust
425 Summit St.
Joliet, IL 60435

APPLICANT: Christopher Nye
Diocese of Joliet
16555 Weber Road
Crest Hill, IL 60403

PROPERTY INFORMATION

EXISTING ZONING: R-6, Residential Apartment/Condo 6 and R-4, Residential Detached House 4
EXISTING LAND USE: Institutional, Accessory Parking, Single Family House
PROPERTY SIZE: 41,675 square feet (3.25 acres)
PINS: 09-08-109-018 & 09-08-110-017

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
NORTH:	R-4, Residential Detached House 4	Single Family Residential
SOUTH:	DB, Downtown Business and R-5, Residential Attached House 5	Downtown/Mixed-Use & Single Family Residential
EAST:	R-4, Residential Detached House 4	Single Family Residential
WEST:	R-4, Residential Detached House 4	Single Family Residential

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. Plat of Survey
3. Plat of Zoning
4. Plat of Consolidation
5. Project Summary
6. Proposed Site Plan
7. Engineering Plans
8. Landscaping Plan

PROJECT DESCRIPTION

The subject properties, 4801, 4832 Main Street and 4824, 4832 Highland Avenue, are located along both the east and west side of Main Street, north of Franklin Street. The petitioner is requesting to rezone from R-6, Residential Apartment/Condo 6 and R-4, Residential Detached House 4 to INP-1, Neighborhood-scale Institutional and Public District, and a Special Use with Variations. The INP-1 designation is intended for small, institutional scale developments that abut residentially zoned properties.

The properties contain an existing church, school, administration offices, parking lot, and rectory. The petitioner is proposing to demolish the rectory and expand the existing parking lot on the west side of Main Street to provide 26 more parking spaces for their religious assembly use. This will increase the total number of parking spaces to 140 spaces including 6 handicap accessible spaces located on the east side of Main Street near the buildings' main entrances. The parking lot currently has two access points off of Main Street while the rectory has a driveway onto Franklin Street. The new parking lot will have two access points: one existing on Main Street and one proposed on Franklin Street.

Although the parking lot is used on a daily basis, the most intense use occurs during special events and religious services when off-duty police direct traffic.

The applicant is proposing two pedestrian connections leading from the parking lot to the existing sidewalk located in the right-of-way. One connection goes to the northeast towards the intersection of Main Street and Prairie Avenue. The other leads to the intersection of Main Street and Franklin Street.

The applicant is also adding landscaping beyond the minimum in the proposed islands and perimeter screening. A total of 15 trees are proposed along with combinations of shrubs and grasses. The landscaping on the western and northern property lines adjacent to single-family residential will be augmented with a 6-foot privacy fence.

COMPLIANCE WITH COMPREHENSIVE PLAN

The current and draft update Comprehensive Plans' Future Land Use Map designates this property as Institutional/Public. The existing church, private school, and accessory parking are institutional uses. Institutional uses are generally defined as public and semi-private facilities that service the community. A goal of the comprehensive plan is for the village to support the continued operation and improvement of private schools without any negative impact including traffic activity. The proposed improvements will serve the religious assembly and private school use and will increase traffic safety by reducing curb cuts on Main Street and traffic recirculation. Staff finds that the rezoning and continued use of this property as a religious assembly use with accessory parking is consistent with the Comprehensive Plan.

COMPLIANCE WITH ZONING ORDINANCE

The properties on the east side of Main Street are currently zoned R-6, Residential Apartment/Condo while the properties on the west side of Main Street are zoned R-4, Residential Detached House 4. The petitioner is proposing to rezone all the properties to INP-1 in order to apply for a Special Use with Variations to expand the existing parking lot on the west side of Main Street and bring the existing religious assembly and private school use into an appropriate zoning classification. Per Section 4.020.B.3 of the Zoning Ordinance, all future buildings and structures in an INP-1 district shall follow the setbacks of the most restrictive abutting zoning district. The R-4, Residential Detached House 4 zoning designation is the most restrictive abutting zoning district, and off-street parking areas are subject to the principal building setbacks. Special street setbacks for an existing religious assembly use also apply. The proposed parking lot setbacks as summarized are as follows:

4832 Main Street Parking Lot	Required Setbacks	Proposed
East (Street Yard)	5 ft ^[1]	17.7 ft
South Setback (Street Yard)	5 ft ^[1]	28.8 ft
West Setback (Side Yard)	14.25 ft	3.7 ft (existing)
North Setback (Rear Yard)	20 ft	17.9 ft (existing)

^[1] Off-street parking spaces accessory to any religious assembly use that was in existence before April 19, 1965 may be located in a required street setback, provided they are set back at least 5 feet from the right-of-way

The northern setback is an existing condition that is not proposed to be changed. To accommodate the expansion and stay in-line with the existing parking lot, the western edge of the parking lot is proposed to extend farther south. The southern street setback is influenced by the proposed stormwater detention facility in the southeast corner of the property and the overall parking lot design. Staff is in support of a reduced eastern setback to accommodate onsite stormwater needs and provide a greater buffer between the parking lot and Main Street, the major corridor into the downtown.

Although there is no strict open space threshold for the parking lot parcel except as determined by the landscaping requirements, the stormwater report indicates 10,890 square feet of open space is proposed. Currently, the church's maximum occupant load requires 107 parking spaces and the school's enrollment requires 41 parking spaces. With the addition of 26 parking spaces, a total of 140 parking spaces are provided. The parking requirement is met because the two uses have different hours/days of operation and can share the parking spaces.

Based on the current conditions, the parking lot engineering, and landscape screening requirements, the applicant's proposal is consistent with the intent of the Village's Zoning Ordinance.

ENGINEERING/PUBLIC IMPROVEMENTS

The proposed new impervious surfaces will be under 25,000 square feet. However, the new impervious will exceed 700 square feet and will require Post Construction Best Management Practices per the stormwater ordinance. No other utilities are required for the proposed improvements. The portions of the sidewalk located in the new and old aprons areas of the right-of-way will be replaced. All improvements will comply with applicable Village codes and ordinances.

PUBLIC SAFETY REQUIREMENTS

The Fire Prevention Division of the Fire Department has reviewed the proposed plans. Based upon the submittal, Fire Prevention has sufficient access to the subject properties. There are no additional comments at this time.

NEIGHBORHOOD COMMENT

Notice was provided to all property owners 250 feet or less from the property lines in addition to posting the public hearing notice signs and publishing the legal notice in the Downers Grove Suburban Life. Staff has not received any written neighborhood comment regarding the proposal at this time. One adjacent neighbor called with an informational inquiry. The applicant hosted a neighborhood meeting on April 26th in accordance with Section 12.010.F.3 of the Zoning Ordinance. A summary of the meeting is attached.

FINDINGS OF FACT

The applicant is requesting approval of a Zoning Map Amendment and Special Use with Variations for a parking lot expansion. The proposed use meets the standards as outlined below:

Section 28.12.030.I. Review and Approval Criteria for Zoning Map Amendments

The decision to amend the zoning map is a matter of legislative discretion that is not controlled by any single standard. In making recommendations and decisions about zoning map amendments, review and decision making bodies must consider at least the following factors:

(1) *The existing uses and zoning of nearby property.*

The INP-1 zoning designation is intended for small, institutional scale developments that abut residentially zoned properties. The school, church and ancillary uses are institutional in nature. The designated area is geographically contained to 3.25 acres. The subject properties are bordered by single family residences on all sides. This standard is met.

(2) *The extent to which the particular zoning restrictions affect property values.*

The proposed rezoning will not negatively affect property values. By rezoning, the petitioner will be able to continue using the property as a religious assembly and private school use. This standard has been met.

(3) *The extent to which any determination in property value is offset by an increase in the public health, safety and welfare.*

The proposed rezoning will not impact property values or the public health, safety and welfare of the community. The existing use is a religious assembly and private school use and will continue as a religious assembly and private school use. This standard has been met.

(4) *The suitability of the subject property for the zoned purposes.*

The subject property is currently zoned single family residential and multi-family; the property owner is proposing to rezone the property to INP-1, Neighborhood-scale Institutional and Public District. A religious assembly and private school use is a special use in this zoning district. This standard has been met.

(5) *The length of time that the subject property has been vacant as zoned, considering the context of land development in the vicinity.*

The property is not currently vacant, but the rezoning to INP-1 considers the context of the neighborhood. The existing R-6, Residential Apartment/Condo 6 zoning on the east side of Main Street permits multi-family residential in a single family residential neighborhood. By rezoning to INP-1, multi-family would no longer be permitted in a single family residential neighborhood. This standard has been met.

(6) *The value to the community of the proposed use.*

The Comprehensive Plan identifies these specific parcels as an institutional use. The petitioner is proposing to maintain the religious assembly and private school use while offering more parking

spaces. The proposed improvements contribute value to the community because this reduces on-street parking demands of the use. This standard has been met.

(7) *The Comprehensive Plan.*

The subject property is designated for an institutional use in the current Comprehensive Plan as well as the draft update Comprehensive Plan. This standard has been met.

Section 28.12.050.H Approval Criteria

No special use may be recommended for approval or approved unless the respective review or decision-making body determines that the proposed special use is constituent with and in substantial compliance with all Village Council policies and plans and that the applicant has presented evidence to support each of the following conclusions:

(1) *That the proposed use is expressly authorized as a Special Use in the district in which it is to be located.*

The petitioner is proposing to rezone the subject property to INP-1, Neighborhood-scale Institutional and Public District. Under Section 5.010 of the Zoning Ordinance, a religious assembly, private school and ancillary parking uses are listed as an allowable Special Use in the INP-1 zoning district. This standard has been met.

(2) *That the proposed use at the proposed location is necessary or desirable to provide a service or a facility that is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.*

The petitioner is proposing to provide more parking spaces for an existing religious assembly and private school use. The proposed use is in the interest of the public convenience and will contribute to the general welfare because fewer visitors will park using on-street parking spaces during religious services. Also onsite and offsite circulation will improve with more flexible options for vehicles to enter and exit the site without compounding points of conflict in Main Street. Furthermore, the petitioner's proposed use will meet various Comprehensive Plan goals. This standard has been met.

(3) *That the proposed use will not, in the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity or be injurious to property values or improvements in the vicinity.*

The proposed use will not be detrimental to the health, safety or general welfare of persons residing in or working in the vicinity and will not be injurious to property values or improvements in the vicinity. The petitioner will be maintaining the same use, but with additional parking and enhanced traffic circulation. Significant landscaping and a privacy fence will be added to the site to assist with screening and buffering. This standard has been met.

Section 28.12.090.G Approval Criteria

Variations require evaluation per Section 28.12.090 of the Municipal Code, *Standards and Review Criteria*: "No variation may be approved unless the variation to be approved is consistent with the spirit and intent of this zoning ordinance and that strict compliance with the subject provisions would result in practical difficulties or particular hardships for the subject property owner. The consideration of whether a variation request has met the standards of practical difficulties or particular hardships must include all of the following findings from the evidence presented:"

(1) *The subject property cannot yield a reasonable return if required to comply with the regulations that apply to it.*

The property is currently yielding a reasonable return. However, if the project has to comply with all parking lot setbacks, then this may reduce the yield of the property because there would be fewer off-street parking spaces serving the religious assembly and private school use. This standard has been met.

(2) *The plight of the owner is due to unique circumstances.*

The existing parking lot setbacks along the northern and western parking lines are legal nonconforming, and the applicant is requesting to maintain them in order to accommodate additional stormwater detention to ensure there is no negative drainage impact on the surrounding properties. The applicant is also proposing larger landscaped street yard setbacks as a transition area from single family residential neighborhood into the downtown. Religious assembly uses have unique parking requirements during peak times and this proposal will assist in meeting this demand. This standard has been met.

(3) *The variation, if granted, will not alter the essential character of the locality.*

The proposed variation will not alter the essential character of the locality. By granting a variation to maintain the existing non-street setbacks, the street setbacks will more closely match the surrounding single-family residential setbacks and provide room for significant landscaping including shade trees. This standard has been met.

(4) *That the particular physical surroundings, shape, or topographical conditions of the subject property 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.*

The property presents a physical hardship to meet the setback, landscaping, and stormwater requirements. The detention facility cannot be easily relocated without significant regrading and placement closer to the adjacent residential properties due to the existing topography. The variation request meets the spirit and intent of the Zoning Ordinance. This standard has been met.

(5) *That the conditions leading to the need of the requested variation are not applicable, generally, to other properties within the same zoning classification.*

The conditions leading to the requested variation are very specific to this property in that there are existing legal nonconforming setbacks for a parking lot providing accessory parking to a religious assembly and private school use in a mostly single-family residential area. Based on the rezoning to INP-1, the variations are from the adjacent R-4, Residential Detached House 4 primary structure setbacks. As such, the variation request is only applicable to this property. This standard has been met.

(6) *That the alleged difficulty or hardship was not created by the current property owner.*

There is no particular difficulty or physical hardship associated with the property that has resulted from the actions of the owner. The petitioner is requesting setback variations for the non-street parking lot setbacks in order to meet the landscaping and parking requirements of Zoning Ordinance and to meet the goals of the Village's Comprehensive Plan. Furthermore, the stormwater ordinance has also changed since the parking lot was first constructed. This standard had been met.

(7) *That the proposed variation will not impair an adequate supply of air to adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood.*

The approval of the proposed variation will not diminish or impair the property values of similar properties within the neighborhood. Adequate landscaping, screening and buffering will be provided so as to not endanger the public health, safety or welfare. Site circulation of the parking lot has been improved with a reduction of traffic recirculating back onto Main Street. Granting of the requested variation will not negatively impact the desirability of adjacent properties. This standard has been met.

(8) That the proposed variation will not alter the essential character of the area.

The granting of a variation will not alter the essential character of the area as it reflects existing conditions. This standard has been met.

(9) That the granting of the variation will not confer on the subject property owner any special privilege that is not available to other properties or structures in the same district.

If this request is granted it will not confer a special privilege to the subject property owner as there are physical hardships and unique circumstances associated with this property that are not common with the properties found in the same zoning district. This standard has been met.

RECOMMENDATIONS

The proposal is consistent and compatible with the Comprehensive Plan and surrounding zoning and land use classifications. Based on the findings listed above, staff recommends the Plan Commission make a positive recommendation to the Village Council regarding 17-PLC-0010 subject to the following conditions:

1. The Special Use shall substantially conform to the staff report dated May 1, 2017, the drawings prepared by Serena Sturm Architects dated April 7, 2017 and landscape drawings prepared by Green Grass Landscape Architecture & Construction dated April 6, 2017 except as such plans may be modified to conform to Village Codes and Ordinances.
2. The applicant shall administratively consolidate the multiple lots on the west side of Main Street prior to obtaining the parking lot permit.

Staff Report Approved By:



Stanley J. Popovich, AICP
Director of Community Development

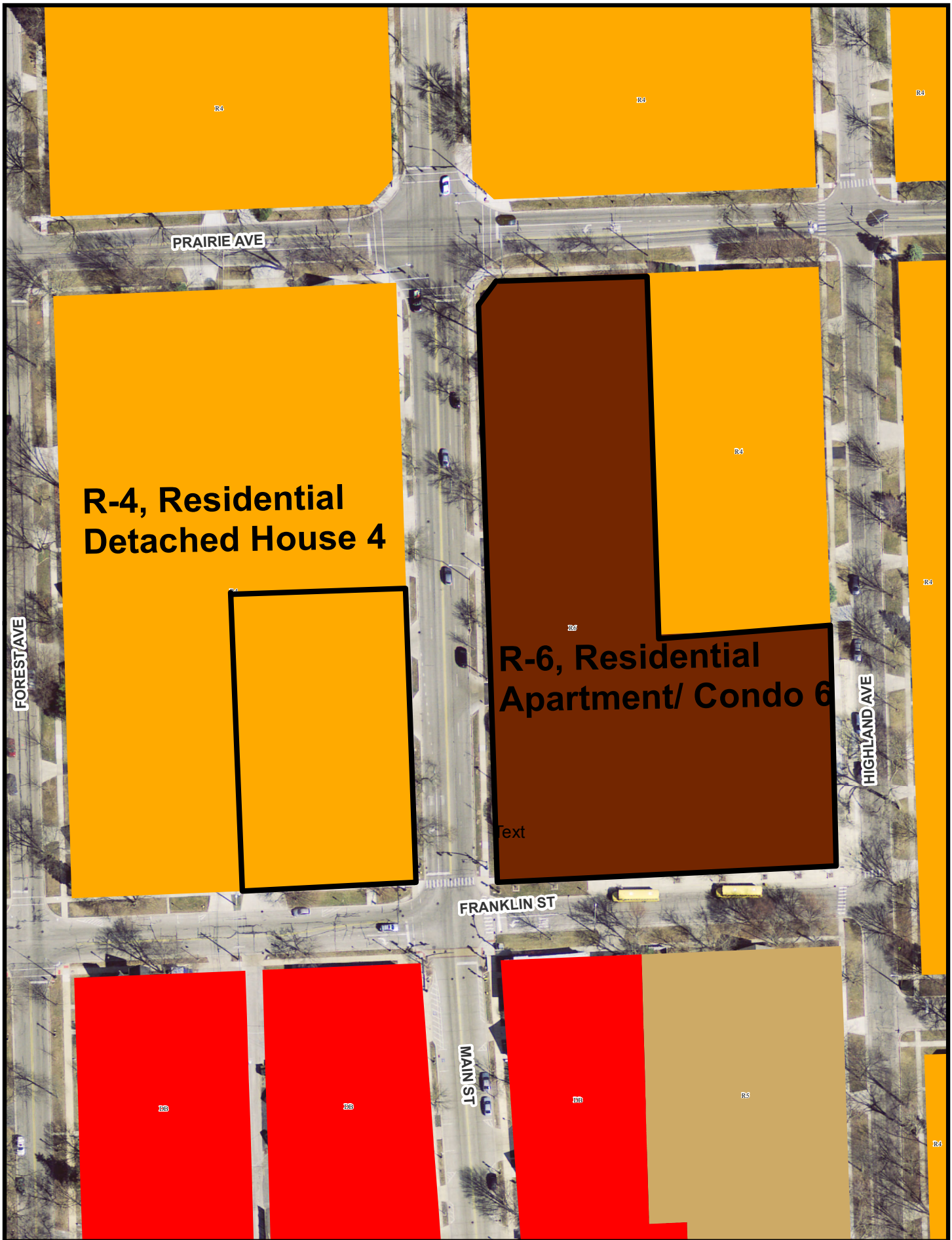
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0 30 60 Feet

**4824, 4832 Highland & 4801, 4832 Main
-Location Map**





St. Joseph Zoning Map





St. Joseph Parish

Our Faith Our Family Our Future

4824 Highland Avenue
Downers Grove, IL 60515
630-964-0216

April 1, 2017

Stan Popovich, AICP
c/o Community Development
801 Burlington Avenue
Downers Grove, IL 60515

Dear Mr. Popovich,

St. Joseph Church is requesting:

- 1.) Rezoning of our property at 4824 & 4832 Highland & 4801 Main Street from R-6 to INP-1
- 2.) 4832 Main Street from R-4 to INP-1

We are requesting this rezoning because we currently have separate codes for our properties which encompass multiple activities living space, school, church, & office codes. It is our understanding that changing these properties to one zoning code, INP-1, would be beneficial to our operations and alleviate the need for rezoning should we remodel or expand our facilities in the future.

- 3.) Special Use of our property located at 4832 Main Street, Downers Grove.

We are also requesting a Special Use for our 4832 Main Street property because we would like to demolish the existing building and replace with parking lot.

Sincerely,

Elizabeth A. Harbauer
Business Manager



St. Joseph Catholic School

Village of Downers Grove, DuPage County, Illinois

Traffic Summary

Introduction/Project Description

St. Joseph's Catholic School is located at the northeast and northwest corner of Franklin Street and Main Street in Downers Grove, DuPage County, Illinois, in DuPage County. The three-parcel property lies within the NW ¼ of section 8, Township 38N, Range 11E - Downers Grove Township.

The intent of this project is to provide additional off street parking for attendees of the church and school. We understand that it is necessary to re-zone the St. Joseph's campus so that it becomes consistent with the Village's code. St. Joseph's is a long term user and future improvements on the campus are contemplated.

At this time, the church intends to demolish an existing building at the northwest corner of Franklin and Main. The building is currently being used as a rectory and priest's residence. A new parking lot will be constructed on the property. The parking lot has been designed to add parking and improve traffic flow.

Parking

Parking on the western parcel is used primarily by faculty during the week, and by parishioners during church services and at other peak times. With this project, the parking count on the west parcel will be increased from 44 to 70. This will reduce the need for on-street parking and offsite parking at other locations. Traffic congestion will also be reduced since less time will be spent circulating the lot in search of parking spaces.

Traffic

The reconfigured parking lot is expected to enhance traffic movement through the property and reduce the number of movements onto and off of the public streets. As currently configured, the parking lot has one entrance and one exit onto Main Street (two driveways). This configuration can lead to vehicles entering the lots in search of parking, then exiting back onto Main Street to look for better parking - either in the parking lot or on a public street.

The proposed parking lot maintains one entrance/exit location on Main Street and provides a new entrance/exit location on Franklin Street. The plan also allows vehicles to circulate within the lot without needing to exit back onto the public streets. Entrances off of both Franklin and Main Streets will serve to reduce traffic congestion at the intersection of Main and Franklin.

Pedestrians

Given the number of school children and parishioners at St. Joseph's, pedestrian safety is always a concern. The proposed improvements will maintain the existing pedestrian crossing Main Street. Sidewalks are proposed from the west parking lot onto the public sidewalks along

St. Joseph Catholic School

Village of Downers Grove, DuPage County, Illinois

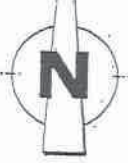
Franklin and Main Streets. Pedestrians can cross at the intersection of Franklin and Main as they have always done.

Conclusion

The proposed project increases the parking provided at St. Joseph's community and decreases the parking impact on the surrounding neighborhood. Traffic movements will be improved and congestion at the intersection of Main and Franklin is expected to be reduced. The addition of sidewalks will contribute to pedestrian safety.

PIN 9908110016

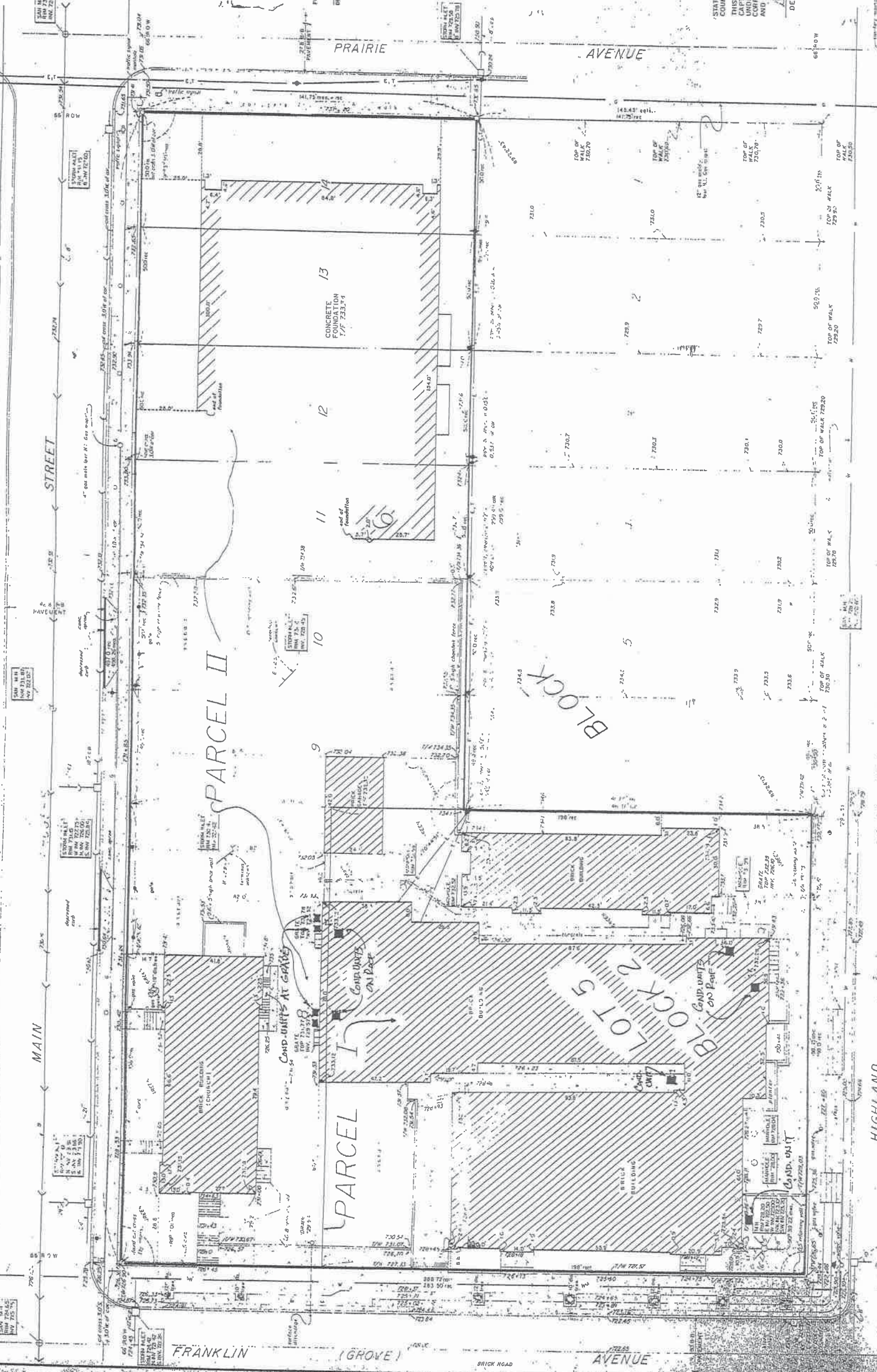
PLAT OF SURVEY



LEGAL DESCRIPTION

PARCELS 1 - LOT 5 IN BLOCK 2 IN POTTER'S ADDITION TO DOWNERS GROVE, DEWARB COUNTY, ILLINOIS

PARCELS 11 - LOTS 9, 10, 11, 12, 13 AND 14 IN BLOCK 2 IN E.H. PRINCE AND CO.'S ADDITION TO DOWNERS GROVE, DEWARB COUNTY, ILLINOIS.



PARCEL II

PARCEL I

PARCEL II

PARCEL III

PARCEL IV

PARCEL V

PARCEL VI

PARCEL VII

PARCEL VIII

PARCEL IX

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PARCEL XI

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SERENASTURM
 930 W. HERRING ST. CHICAGO, IL 60642
 T 312.595.0370
 WWW.SERENASTURM.COM

CONSULTANTS

 V3 Companies
 7325 Janes Avenue
 Woodridge, IL 60517
 630-724-9200 phone
 630-724-9202 fax
 www.v3cc.com

NO.	DATE	DESCRIPTION
1	04/07/17	VILLAGE SUBMITTAL

St. Joseph Catholic Community
 4824 Highland Avenue
 Downers Grove, IL 60515

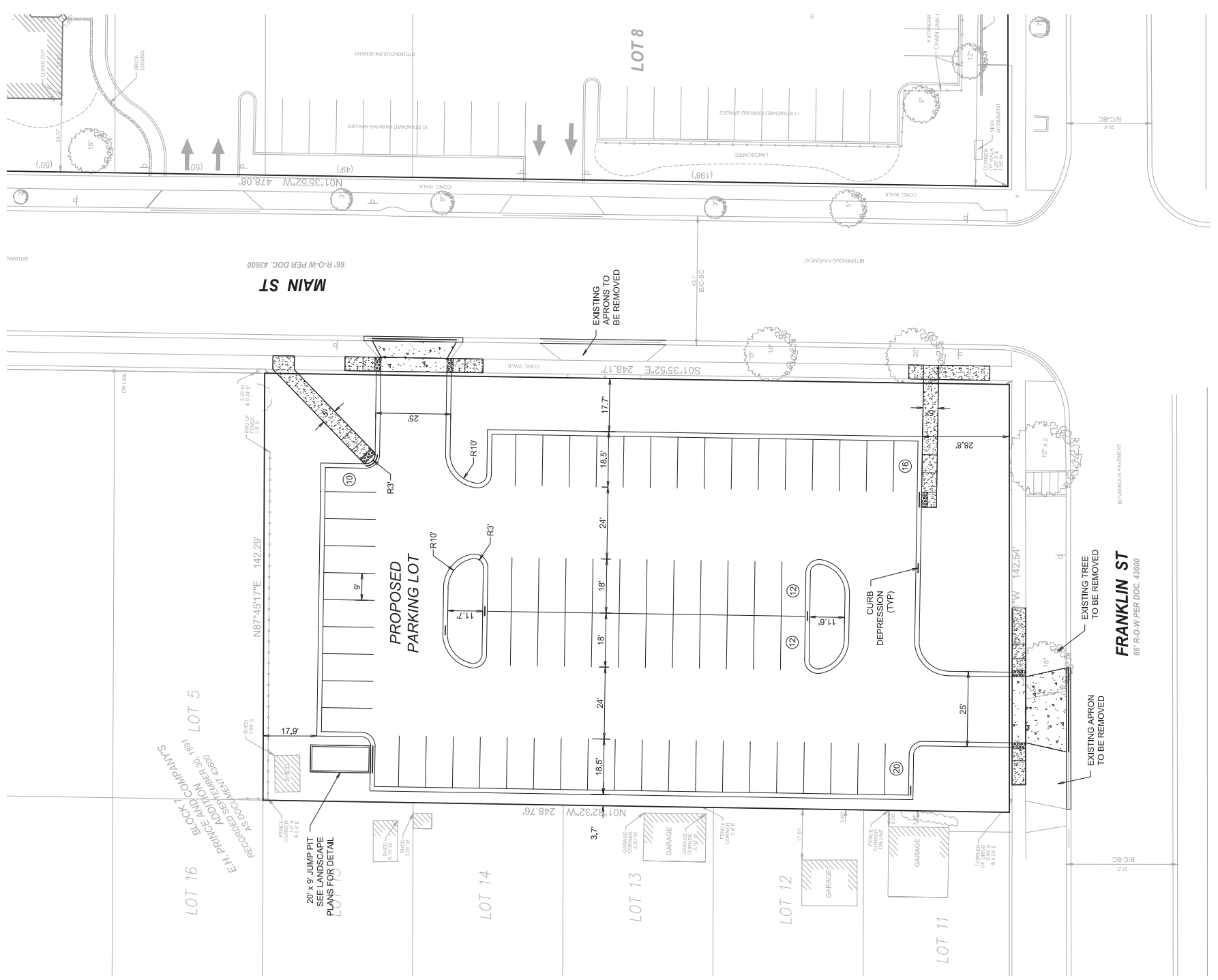
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DB	JG
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LAYOUT PLAN	
SHEET NO.:	SHEET NO.
16277 S01	C1.0
DATE:	DATE:
01-13-17	

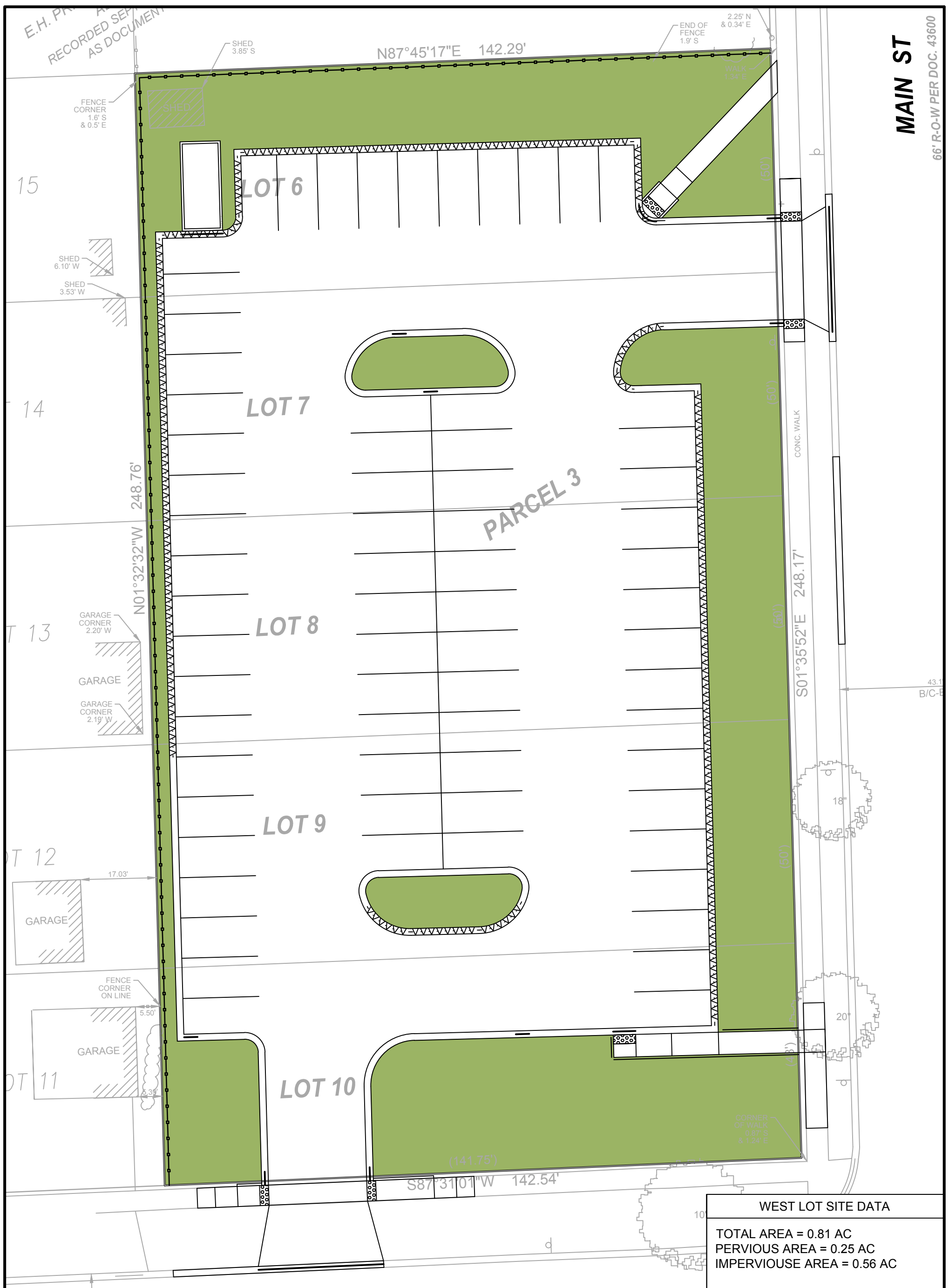
- NOTES:**
1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
 2. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED YELLOW UNLESS OTHERWISE NOTED.
 3. BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
 4. ALL CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.

EXISTING	PROPOSED	DESCRIPTION
---	---	RIGHT-OF-WAY LINE
---	---	PROPERTY LINE (EXTERIOR)
---	---	LOT LINE (INTERIOR)
---	---	EASEMENT LINE
---	---	FENCE LINE
---	---	CENTERLINE
---	---	CURB & GUTTER
---	---	DEPRESSED CURB & GUTTER

EXISTING SPACES	PROPOSED SPACES	ACCESSIBLE SPACES	TOT. L
44	64	64	108
70	64	64	134
0	6	6	6



2016 S
 1" = 20'
 GRAPHIC SCALE




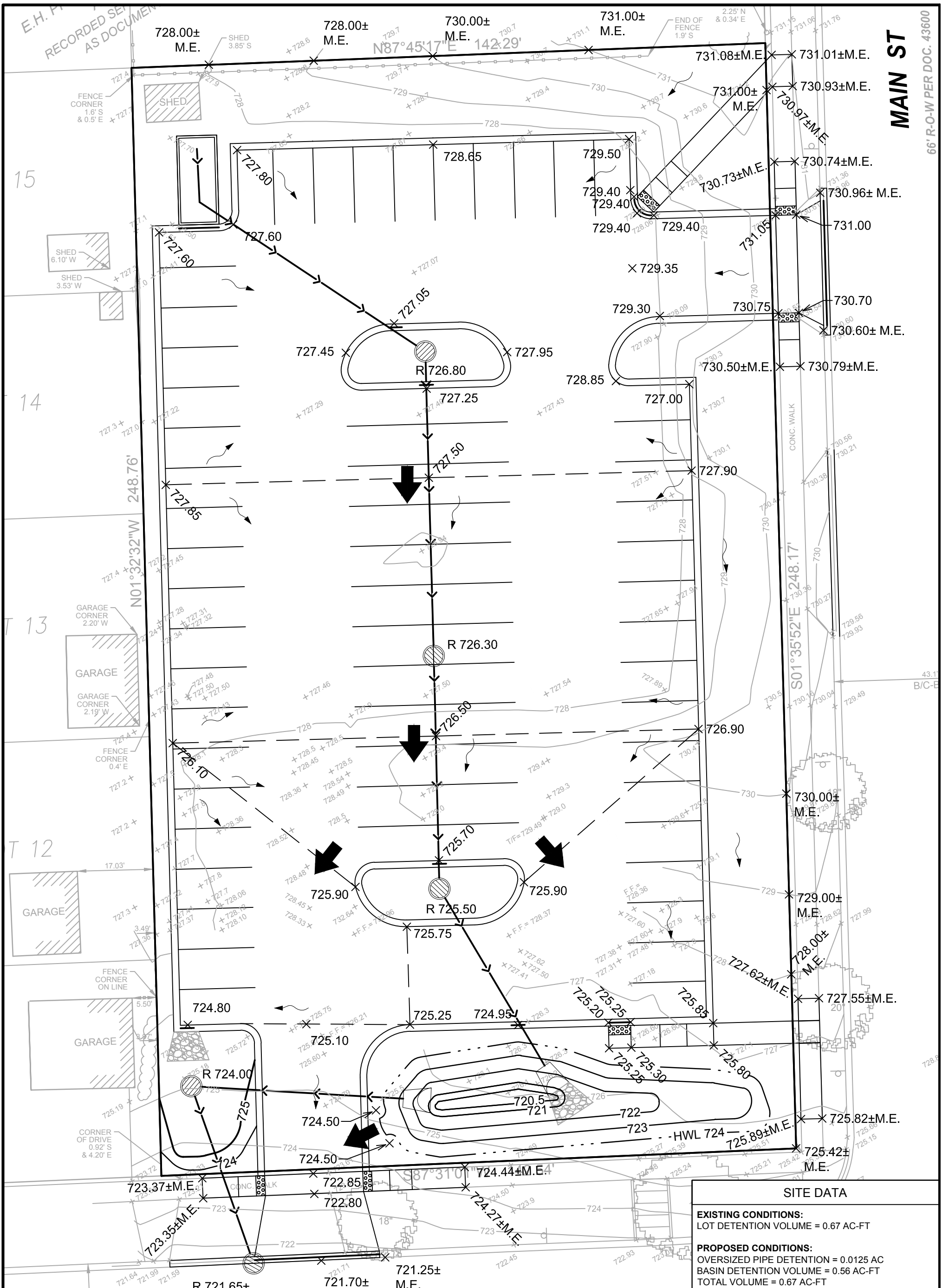
V3 Companies
 7325 Janes Avenue
 Woodridge, IL 60517
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 630.724.9202 fax
 www.v3co.com

ST. JOSEPH'S CATHOLIC SCHOOL

PERVIOUS AREA

SKETCH NO.:	001
RFI REFERENCE:	N/A
SHEET REFERENCE:	N/A
DATE:	4/26/17





SITE DATA	
EXISTING CONDITIONS:	LOT DETENTION VOLUME = 0.67 AC-FT
PROPOSED CONDITIONS:	OVERSIZED PIPE DETENTION = 0.0125 AC
	BASIN DETENTION VOLUME = 0.56 AC-FT
	TOTAL VOLUME = 0.67 AC-FT



V3 Companies
7325 Janes Avenue
Woodridge, IL 60517
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630.724.9202 fax
www.v3co.com

ST. JOSEPH CATHOLIC SCHOOL
WEST LOT DRAINAGE EXHIBIT

SKETCH NO.:	001
RFI REFERENCE:	N/A
SHEET REFERENCE:	N/A
DATE:	4/6/17





St. Joseph Parish

Our Faith Our Family Our Future

4824 Highland Avenue
Downers Grove, IL 60515
630-964-0216

April 27, 2017

Via: E-Mail and Hand Delivery

Mr. Scott Williams
Planner
Village of Downers Grove
801 Burlington Avenue
Downers Grove, IL 60515

**RE: *Neighborhood Meeting Summary
St. Joseph Parish – 4824 Highland Avenue***

Dear Scott,

As part of its application for zoning approval, St. Joseph Parish held a neighborhood meeting on April 26, 2017 at 7:00 pm. The meeting was held in our church hall at 4801 Main Street in Downers Grove. Written meeting invitations were mailed on April 18, 2017, to the owners of all property located within 250 feet of 4824 Highland Avenue. A copy of the meeting invitation is enclosed for reference.

The meeting was attended by St. Joseph Parish's Pastor, John Phan, three staff members, four members of our parish Campus Improvement Committee, Bill Sturm (Serena Sturm Architects) and 4 neighbors.

Bill Sturm led the meeting. He had a slide presentation (attached) along with an oral explanation of the proposed zoning changes as well as the demolition of the rectory at 4832 Main Street for expansion of our existing parking lot.

The following questions were asked and addressed.

1. What will the topography look like at the corner of Main and Highland?
Answer: We will be adhering to BMP – a rain garden with drainage and seed mix of native plantings. Nothing will obscure the motorist view of intersection.
2. Will the new parking lot be at a higher elevation?
Answer: We will be raising it a little but still much lower than street level. Bill Sturm explained that the current lot holds a lot of water when it rains – the pooling water is visible to all. With a new drainage system and larger underground storage piping the water will be retained underground until it passes thru the restrictor.
3. Will both entrances to the lot be two ways?
Answer: yes
4. For safety concerns for pedestrians and motorists, will you try to divert pedestrian crossing in the middle of the street and encourage people to use the crosswalk at Main and Franklin or at Main and Prairie?
Answer: Pedestrian walkways from the parking lot to the sidewalk are being placed at both ends of the parking lot to encourage pedestrians to cross at the crosswalks. We will encourage our parishioners to use crosswalks for the safety of themselves and others.

5. Have we considered using a permeable surface instead of concrete or blacktop?
Answer: The option was considered, but the expense is outside of our budget. We will be following Village guidelines on drainage and using best management practices with a substantial amount of landscaping. (Note: a slide was shown depicting our drainage plans and our landscaping plans)
6. What is the cost of permeable pavers?
Answer: Approximately three times the cost of asphalt.
7. Will there be an egress onto Highland Avenue?
Answer: Not at this time. It was looked at in our 20 to 30 year Master Plan. At the current time we have no plans to create an egress onto Highland Ave.
8. What are your plans for the house you purchased on Highland Ave.?
Answer: We plan on adding a two car garage and making some internal improvements.

The meeting adjourned at 7:30pm.

Please don't hesitate to contact me with questions.

Sincerely,



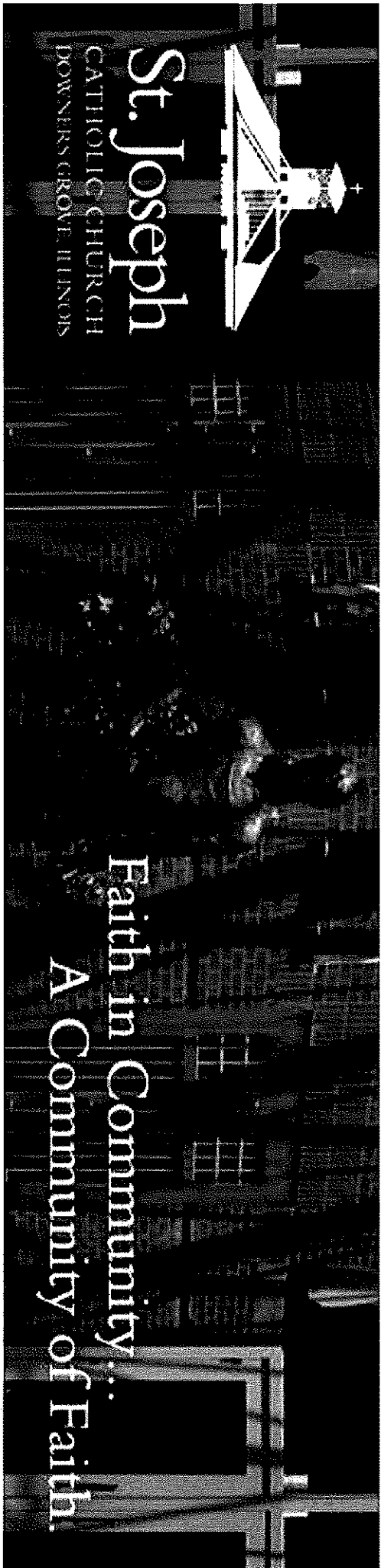
Elizabeth A. Harbauer
Business Manager

Enclosures

St. Joseph Catholic Church

Downers Grove, Illinois

Rezoning and Expanded Parking



St. Joseph
CATHOLIC CHURCH
DOWNERS GROVE, ILLINOIS

Faith in Community...
A Community of Faith.

April 26, 2017: Neighbors Meeting

St. Joseph Properties



St. Joseph Current Zoning



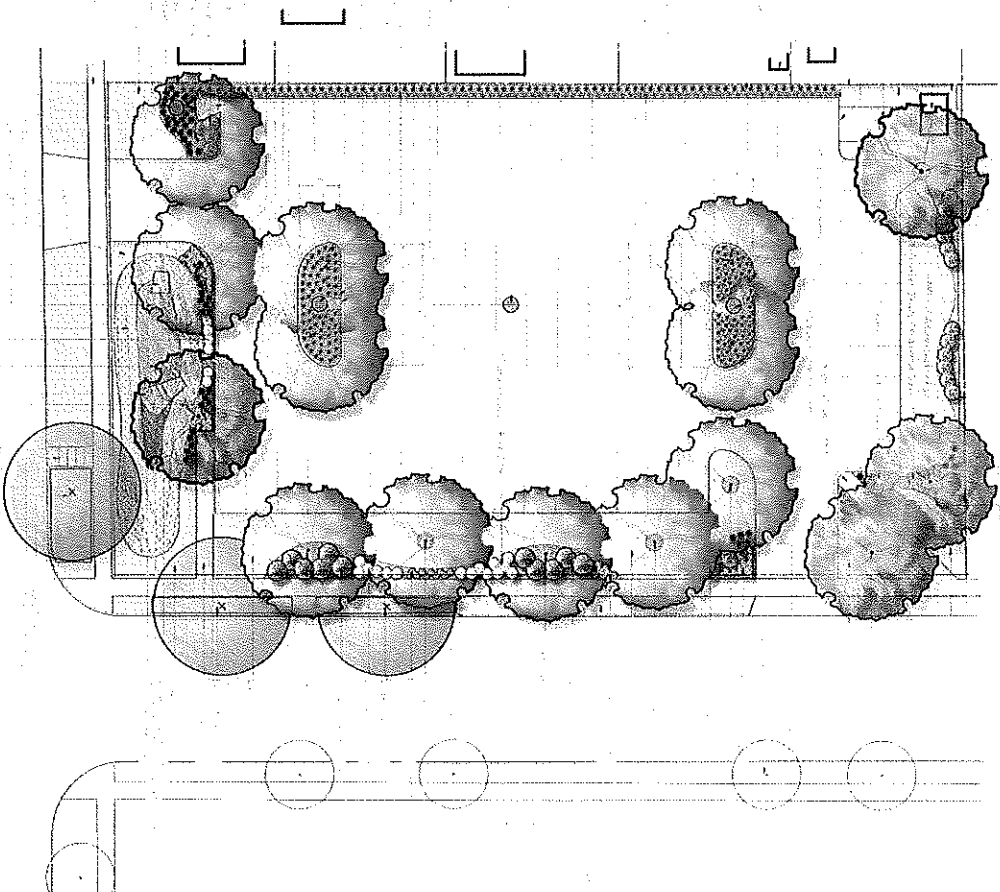
St. Joseph Proposed Zoning



West Parking



Existing

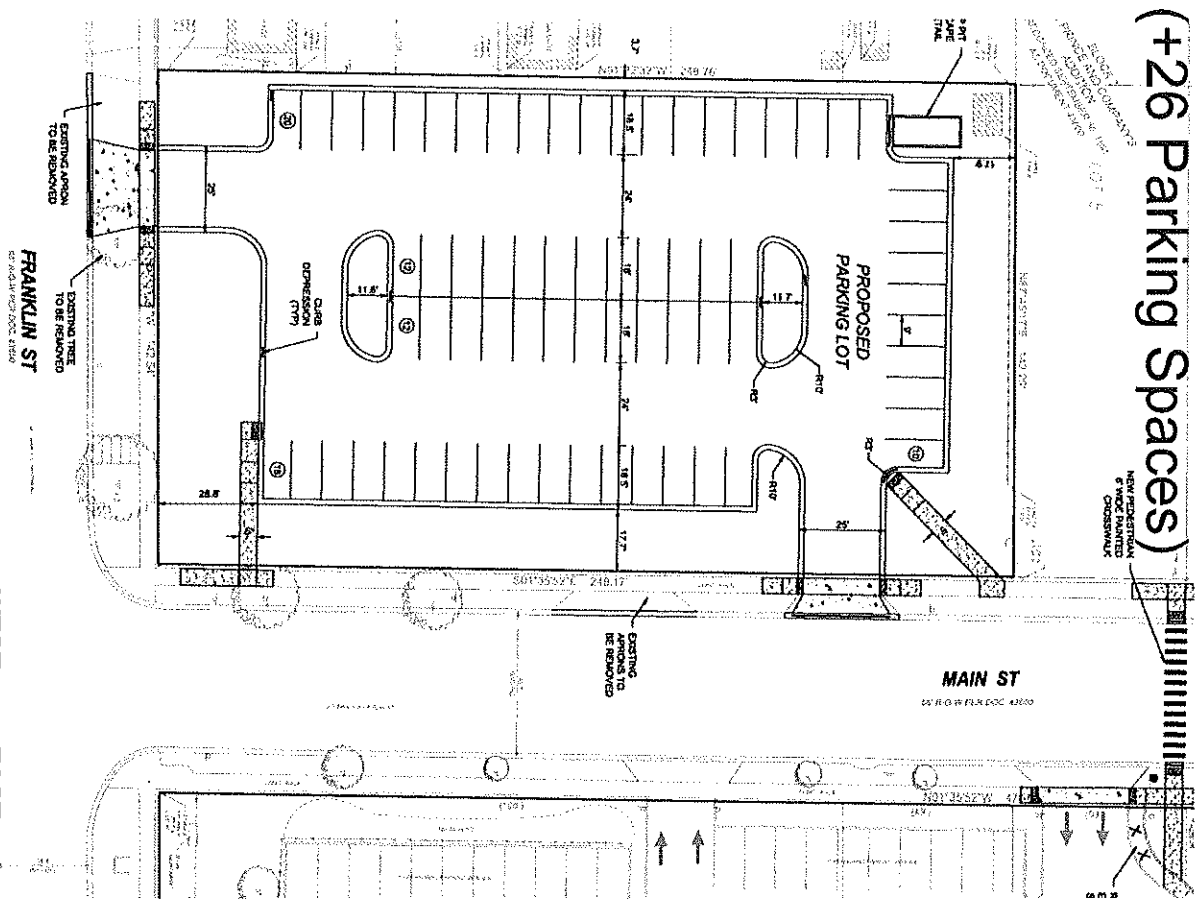


LANDSCAPE PLAN

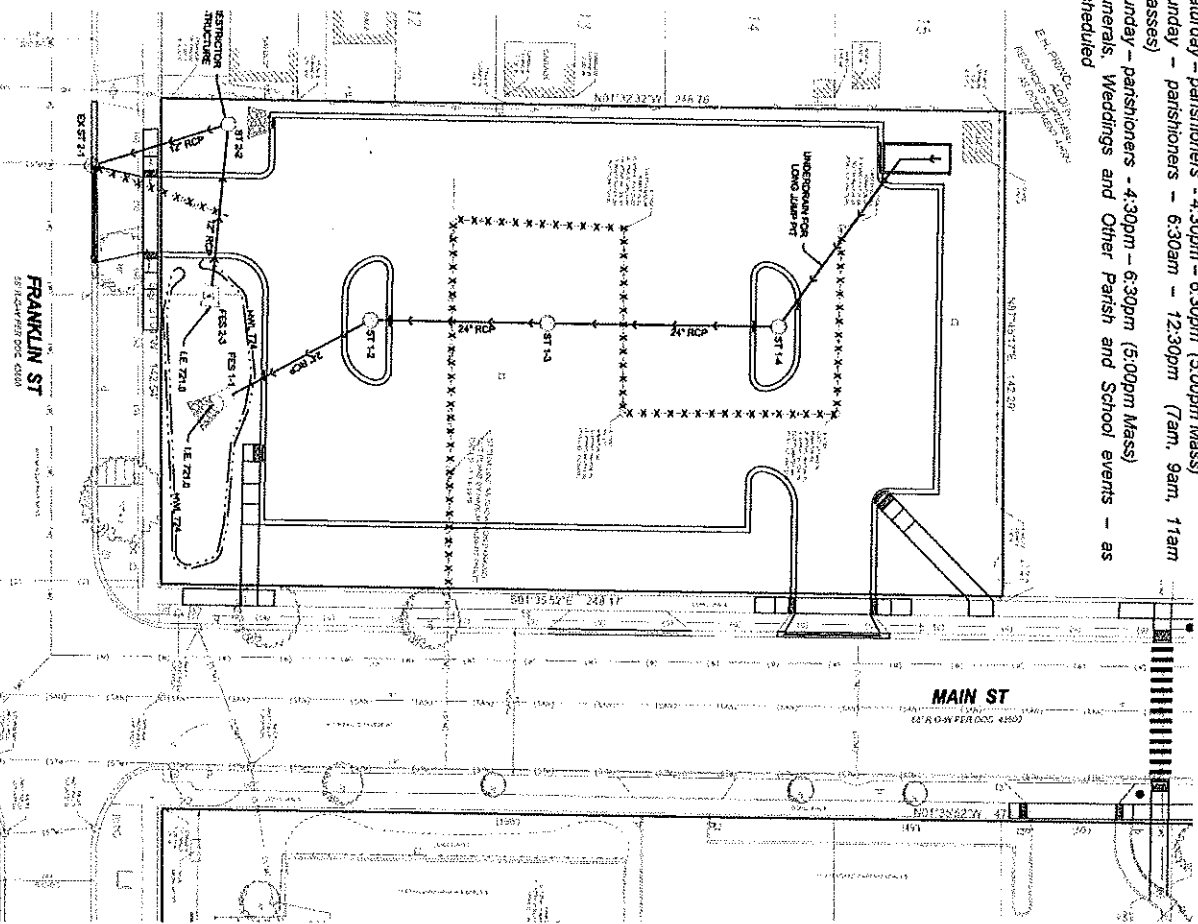
Proposed

West Parking

(+26 Parking Spaces)



- General parking lot usage is as follows:
- Monday thru Friday – faculty and staff - 7am – 4:30pm (student drop off and pick up by parents daily)
 - Monday thru Friday – parents - 7am – 6:30pm (drop off and pick up by parents daily – school, pre-school and religious education students)
 - Saturday – parishioners - 4:30pm – 6:30pm (5:00pm Mass)
 - Sunday – parishioners - 6:30am – 12:30pm (7am, 9am, 11am Masses)
 - Sunday – parishioners - 4:30pm – 6:30pm (5:00pm Mass)
 - Funerals, Weddings and Other Parish and School events – as scheduled



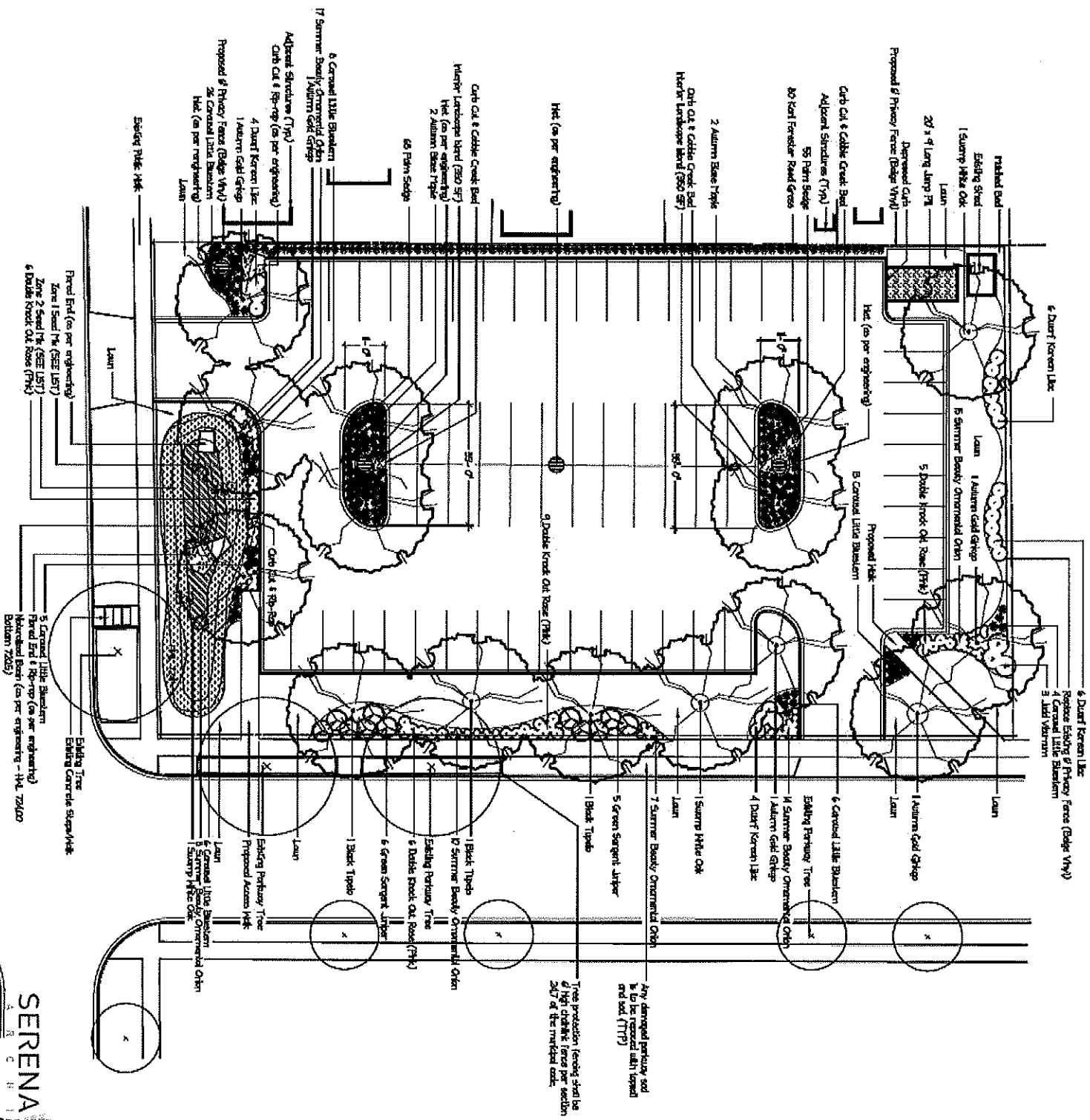
Layout

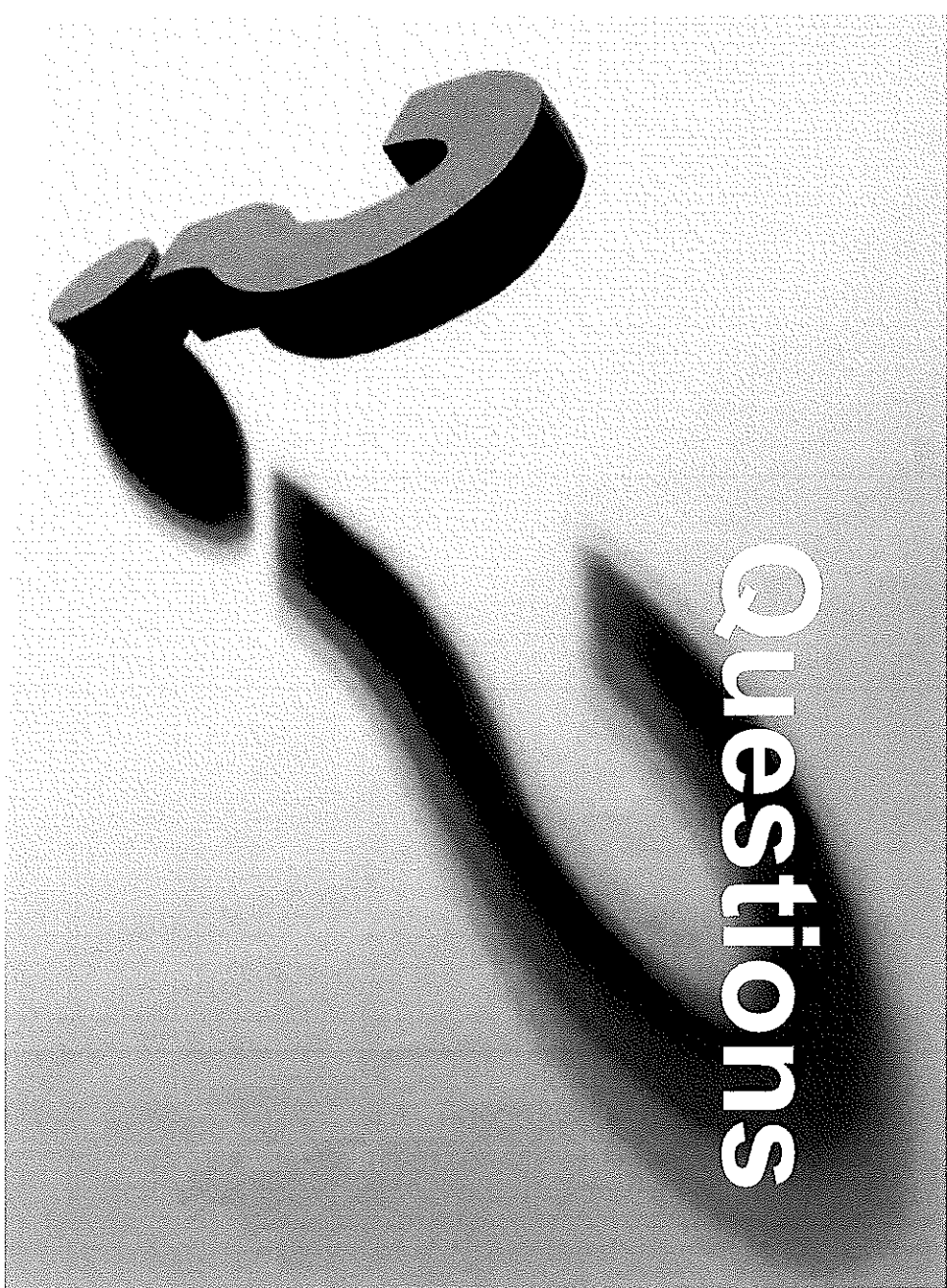
EXISTING SPACES
PROPOSED SPACES
ACCESSIBLE SPACES

	WEST	EAST	TOTAL
EXISTING SPACES	44	64	108
PROPOSED SPACES	70	64	134
ACCESSIBLE SPACES	0	6	6

Engineering

SERENA STURM
ARCHITECTS





SIGN-IN SHEET

Name	Address
Wendy Smart	4804 Main D.G.
Nylae, Sec	4823 Highland Dr
KRISTA WARRERS	4826 Bryan Pl. Dr.
Dave Edwards	Highland Ave.



St. Joseph Parish

Our Faith Our Family Our Future

4824 Highland Avenue
Downers Grove, IL 60515
630-964-0216

Neighborhood Meeting Invitation

Dear Neighbors,

St. Joseph Parish has been a vibrant, welcoming and faithful community for over 100 years. In 1906, St. Joseph Parish began as a mission parish and over the next century has grown to over 2,100 families. Due to the growth of our community, we are seeking the Village of Downers Grove's approval to expand our west parking lot by demolishing our current rectory located at the corner of Franklin and Main Street. On May 1, the Village will conduct a public hearing to consider our application for rezoning and for a special use permit to complete this project.

Before that, though, we want to invite the community to a neighborhood meeting to discuss our plans. We will provide an overview of those plans and be available to answer questions. Please join us:

Wednesday, April 26, 2017 – 7:00pm

St. Joseph Church Hall – 4801 Main St. (lower level)

If you cannot attend the meeting but would like to learn more about our plans, please contact our Business Manager, Beth Harbauer at (630) 964-0216 ext. 1101.

Joyfully in Christ,

Rev. John Phan
Pastor

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FILE 17-PLC-0010: A petition seeking approval of a Zoning Map Amendment to rezone the property to INP-1, Neighborhood-Scale Institutional and Public Zoning District, and a Special Use with variations to expand an existing parking lot. The property is zoned R-6, Residential Apartment/Condo and R-4, Residential Detached House 4. The property is located along both the east and west side of Main Street, north of Franklin Street, commonly known 4801 and 4832 Main Street, and 4824 and 4832 Highland Avenue (PINs 09-08-109-018 and 09-08-110-017). Diocese of Joliet, Petitioner; Roman Catholic Diocese of Joliet Trust, Owner

Planner, Scott Williams located the site on the overhead and pointed out the surrounding buildings, access points to the site, and existing driveway. Proposed is the demolition of the rectory building and a petition for a rezoning to INP-1 Neighborhood-Scale Institutional and Public Zoning District. The rectory building will be razed and in its place will be added 26 parking spaces for a total of 140 parking spaces. Noted on the site plan were the pedestrian connections to the existing sidewalks, the removal of one access point to Main Street, and the proposed addition of an access point to Franklin Street to the south.

Mr. Williams reminded the commissioners that tonight's focus was on the setbacks for the parking lot, however, with the INP-1 zoning, there were no associated setbacks for such zoning district. Therefore, the bulk requirements from the most restrictive adjacent zoning, which was the R-4 Residential Detached, would be adopted. However, in reviewing the zoning code, Mr. Williams discovered language under "Religious Assembly" where it stated that if there was an existing religious assembly predating 1965, there was the allowance for a five-foot setback from the right-of-way property line. A review of the parcel's setbacks followed. With regard to the existing west side, the required setback was 14.25 feet (based on 10% of lot width), which was the primary structure side setback for the R-4 zoning district because parking lots had to abide by the primary structure setback. However, Mr. Williams said the petitioner was proposing 3.7 feet because it was existing and the petitioner was extending the western setback to the south. The northern setback was 20 feet and the petitioner was proposing 17.9 feet, also existing.

An exhibit reflecting the site's open space was depicted on the overhead with Mr. Williams reporting that 10,100 square feet was planned for open space and the petitioner exceeded the required landscaping for parking lot screening. A diagram of the landscaping plan followed as well as a rendering. Mr. Williams noted the stormwater management area in the southeast corner of the property and the fact that it would include native plantings as required by the stormwater ordinance.

With regard to the zoning designation of INP-1 Neighborhood-Scale Institutional and Public District, Mr. Williams discussed its intention for small scale low intensity public civic and institutional uses that are commonly found in or near residential neighborhood, which he believed the petition met. He further explained how the site met the village's current comprehensive plan as well as its proposed plan, pointing out both plans wanted the property zoned for institutional public use.

Mr. Williams believed all criteria under the zoning map amendment was met: it was a small scale institutional use that was currently operating on-site; it was not properly zoned for the use; staff was bringing the property into compliance with the recommendation and goals of the village's comprehensive plan and the standards for the special use under the INP-1 zoning were being met.

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For the variation criteria, Mr. Williams explained that this petition not only was a unique situation because not only was it a religious assembly use with a private school with accessory parking, but there were existing conditions with the parking lot, i.e., when the properties were developed initially no stormwater ordinance existed and so the placement of the stormwater management area impacted the setbacks, placement, and setup of the parking lot. Lastly, even though there was the special street setback of five feet, not many zoning districts that were single-family in nature had that kind of setback. Because the intersection was a corridor to the downtown, staff felt having the larger Main Street setback was in better keeping with the adjacent properties and it provided better vision to the intersection versus having the parking closer to the corner.

The chairman invited questions from the commissioners:

Ms. Gassen questioned whether there was lighting planned for the parking lot wherein staff did not believe so. Per Mr. Kulovany's question regarding additional emails or letters from the public on this matter, Mr. Williams indicated there were none but he did receive two phone calls both expressing concern for stormwater. The only letter he received was from the applicant regarding a summary from the neighborhood meeting that was held last week.

The chairman invited the petitioner to speak.

Mr. Bill Sturm, with Serena Sturm Architects, acknowledged the team of clergy leadership, engineers, and business managers that were present and proceeded to summarize what was included in his packet: the outline of the site, what the property was currently zoned, the intention of the new zoning, photographs of the existing facilities, landscape plan (with plant species), the plan for the removal of the rectory, layout of the parking lot, and water management engineering. Mr. Sturm summarized that the petitioner was keeping parking space (vehicle) searches to on-site versus locating parking spaces on Main Street. It was a matter of safety and, secondly, the parking lot would be landscaped and be an enhancement to Main Street.

Per Ms. Hogstrom's question about cuts made into the landscape islands for drainage, Mr. Sturm indicated they would be made. Regarding the suggestion of having a porous asphalt parking lot, Mr. Sturm stated that suggestion had not come up at the neighborhood meeting, but since then, it had come up often. He expanded on the details of a previous parking lot that used porous asphalt. Concerning this proposal and porous asphalt, Mr. Sturm stated there was a cost increase and it was a management issue with the county.

Mr. Sturm addressed Mr. Kulovany's concerns regarding shrubs and their future growth. The proposed shrubs will offer low lying growth and be respectful of some sight lines above the cars, for safety purposes.

Discussion followed by Mr. Sturm regarding the need for the parking lot and the fact that the 8,000 sq. foot rectory was only being used by the pastor. In addition, it was not a good return on investment. A nearby house located on Highland Avenue and owned by the parish, would become a priest residence. Chairman Rickard, speaking from his own experience and living in close proximity to the church, also discussed the need for parking.

A short dialog followed regarding the need for stormwater management on the current parking lot and how Mr. Sturm was addressing that with a small rain garden and best management practices.

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Chairman Rickard opened up the meeting to public comment.

Mr. David Haugen, 4826 Forest Ave., Downers Grove, resides across the street from the parking lot. He asked for clarification regarding the jump pit; asked whether the southerly exit from the site was two-way; and expressed concern about the location of the southern exit and its close proximity to the nearby right-turn. He asked these items were considered, wherein Mr. Williams stated the village traffic engineer did review the proposal. Mr. Haugen asked if consideration was taken regarding the low area drainage ending at the intersection of Prince and Franklin and whether the water flow from the parking lot would contribute to water flow to that intersection.

Mr. Williams confirmed the applicant submitted a stormwater report and their engineer could address the matter. However, he explained the stormwater ordinance states that drainage impacts cannot be made worse.

Mr. Haugen thanked the planners for taking advantage of the two signals with walk controls at each corner which improved the current practice of having traffic officers directing pedestrians across a four lane road. He stated that after a site visit he noticed an existing retaining wall which travels north and to the west along Franklin that was originally erected vertical, was now leaning from the top. Since it was a path for students, he voiced concern that it would topple over at some point, being a hazard, and suggested that before the zoning is approved to have the village engineer review it for reinforcement and safety purposes.

Mr. Louis Buttny, 4828 Forest, Downers Grove, supported the earlier comment regarding the egress coming out onto Franklin Street because the current egress for the rectory was about 50 feet further east and there were no apparent issues there. But he agreed the egress onto Franklin was too close to the corner. Mr. Buttny voiced that while he agreed the church needed the parking, he shared his concern about the starkness of having a parking lot on Main Street. He discussed the idea of the village considering the addition of berms to soften the look of the lot, suggesting to look at what was used at the Downers Grove South High School parking lot. Lastly, he voiced concern about stormwater run-off and recommended consideration of a permeable surface.

No further comments received; the petitioner was asked to respond.

Mr. Dwayne Gillem (phonetic), civil engineer with V3 Companies, remarked that the permeable pavers were considered, as asked by the church, as were costs. In this case, however, Mr. Gillem said the basin at the south end of the site was the solution since the northeast corner of the site was about 11 feet higher in elevation than the southwest corner of the parking lot. Using a permeable paver on the slope would not allow water to infiltrate straight into the ground but would travel into the gravel base and travel along with the grade of the parking lot.

Mr. Gillem proceeded to explain that the water runoff would travel to the southern basin either through the parking lot or through the storm sewer which goes through the parking lot. Native plantings will line the basin to assist with water quality leaving the basin. Any water that does not infiltrate will travel through the storm sewer and exit west out of the basin into the storm structure located at the southwest corner of the site. Details followed. Compliance with the village's and county's stormwater ordinances would be met.

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Regarding traffic, Mr. Gillem acknowledged that the access driveway onto Franklin Street would receive more use now than it used to and having one entrance/exit onto Main Street would be more clearer to drivers. He agreed the southern entrance onto Franklin Street was very close to Main Street which was why it was located as far west on the property. He explained the positives of the new access points. He also explained the use of the long jump pit. The retaining wall was not the purview of the commission; however, but he believed church staff heard the concerns. Regarding the addition of berms to the parking lot, Mr. Gillem believed they would not be feasible because of the elevation of Main Street being much higher than the rest of the site.

As for the retaining wall, Mr. Sturm returned and stated he was just told by the parish business manager that there was a proposal for the retaining wall. And, the church had replaced retaining walls up to this point but it was a matter of capital management.

Mr. David Haugen, 4826 Forest Ave., returned and suggested installing small landscaping lights and not the tall pole lighting.

Ms. Leitschuh mentioned that the informal crossing that occurred between the parking lot and to the church, during service time, was on an as-needed, contractual agreement with the police department and was not part of this commission's review. The two pedestrian connections from the parking lot to the sidewalk were installed to encourage the pedestrians to use them.

The chairman closed the public hearing and entertained a motion.

After seeing the landscaping plan, Ms. Hogstrom was pleased to see the rain garden and it would be a nice amenity. On that note, the Chairman Rickard inquired as to who maintains the new landscaping, wherein, Planner Williams stated it was a code enforcement matter. Ms. Gassen confirmed with Mr. Williams that parking lot lighting was not required. Mr. Williams confirmed same and also confirmed there would be no pedestrian crosswalk across Main Street, as it was not allowed and was not part of the proposal in front of the commissioners. He was not aware of any (directional) signage on site either. Ms. Leitschuh also pointed out there were dedicated pedestrian signals.

The chairman believed that with the parking lot extending further south to Franklin it may encourage pedestrians to use the controlled walkway, but the next walkway would be located at Main and Prairie. So two options existed. Furthermore, Chairman Rickard agreed with staff that the standards for rezoning the INP-1 District were met as well as the approval criteria for the special use. He agreed with staff on the variation request, seeing it made sense to maintain the same setback at the parking lot. Ms. Gassen also concurred.

WITH RESPECT TO FILE 17-PLC-0010, MS. GASSEN MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL FOR THE REZONING AND THE SPECIAL USE, WITH VARIATIONS, SUBJECT TO THE FOLLOWING TWO (2) CONDITIONS:

- 1. THE SPECIAL USE SHALL SUBSTANTIALLY CONFORM TO THE STAFF REPORT DATED MAY 1, 2017, THE DRAWINGS PREPARED BY SERENA STURM ARCHITECTS DATED APRIL 7, 2017 AND LANDSCAPE DRAWINGS PREPARED BY GREEN GRASS LANDSCAPE ARCHITECTURE &**

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- CONSTRUCTION DATED APRIL 6, 2017 EXCEPT AS SUCH PLANS MAY BE MODIFIED TO CONFORM TO VILLAGE CODES AND ORDINANCES; AND**
- 2. THE APPLICANT SHALL ADMINISTRATIVELY CONSOLIDATE THE MULTIPLE LOTS ON THE WEST SIDE OF MAIN STREET PRIOR TO OBTAINING THE PARKING LOT PERMIT.**

SECONDED BY MR. KULOVANY. ROLL CALL:

AYE: MS. GASSEN, MR. KULOVANY, MR. BOYLE, MS. HOGSTROM, MS. JOHNSON, CHAIRPERSON RICKARD

NAY: NONE

MOTION PASSED. VOTE: 6-0

THE MEETING WAS ADJOURNED AT 8:05 P.M. ON MOTION BY MS. GASSEN. SECONDED BY MS. HOGSROM MOTION CARRIED UNANIMOUSLY BY VOICE VOTE OF 6-0.

/s/ Celeste K. Weilandt
(As transcribed by MP-3 audio)