

VILLAGE OF DOWNERS GROVE
Report for the Village
1/9/2018

SUBJECT:	SUBMITTED BY:
4832 Highland Avenue - Special Use with a variation	Stan Popovich, AICP Director of Community Development

SYNOPSIS

The petitioner is requesting approval of a Special Use to permit a school addition and a variation to permit the building extension to match the existing building setback line along Franklin Street.

STRATEGIC PLAN ALIGNMENT

The goals for 2017-2019 include *Exceptional Municipal Services*.

FISCAL IMPACT

N/A

RECOMMENDATION

Approval on the January 16, 2018 Active Agenda per the Plan Commission's unanimous 6:0 positive recommendation. The Plan Commission found that the proposal is an appropriate use in the INP-1 district, is compatible with the Comprehensive Plan, meets the Special Use standards per Section 12.050 of the Zoning Ordinance, and meets the variation standards per Section 28.12.090 of the Zoning Ordinance.

BACKGROUND

Property Information & Zoning Request

The subject property is located at the northwest corner of Highland Avenue and Franklin Street. The property contains an existing church, private school, administration offices, and parking lots.

The petitioner is requesting approval to construct an approximately 3,900-square-foot school addition that will be setback 8.97 feet from the Franklin Street property line. The addition would extend an existing, lawful nonconforming street setback. The adjacent parking lot area will be reconfigured to accommodate the addition and a relocated trash enclosure. This will result in a reduction of 8 parking spaces; however, the applicant still surpasses the required minimum of 107 with a total of 132 parking spaces.

The addition will accommodate modernized classroom spaces, enhance accessibility, add administrative space, and allow for the installation of a new fire suppression system. The applicant is not proposing to increase enrollment. The proposal also includes a brick paver patio, planters, landscaping, and retaining walls. These features will be built around an outdoor classroom area near the new entryway. The building will have the following architectural features: a canopy with a green roof over the entryway, shading/light shelves, seating bay, windows, and parapet walls.

Compliance with the Comprehensive Plan

The existing church, private school, administrative offices, and accessory parking are institutional uses. A goal of the Comprehensive Plan is for the Village to support the continued operation and improvement of schools while mitigating negative impacts on the adjacent residential area. The recent parking lot expansion on the west side of Main Street provides sufficient parking for the enlarged school. The Special Use and variation are consistent with the Comprehensive Plan.

Compliance with the Zoning Ordinance

The subject property is zoned INP-1. The Special Use is required due to the proposed increase in building coverage and reduction in parking spaces. Buildings and structures in the INP-1 district must follow the setbacks of the most restrictive abutting zoning district, which in this case, is the R-4, Residential Detached House 4. The proposed addition meets all bulk requirements except for the street setback along Franklin Street. The proposed addition extends an existing nonconforming building line. Based on the current site layout, the addition would not meet the functional needs of the school if it were setback the required 25 feet. Given the downtown zoning and commercial uses across the street and the required school functionality, staff supports the requested building line extension. The applicant's proposal is consistent with the Zoning Ordinance.

Public Improvements

Post Construction Best Management Practices are not required because the total impervious area will be reduced by 477 square feet. A portion of the existing surface detention area that is displaced by the addition will be replaced with oversized piping beneath the parking lot. The petitioner will work with the Village to schedule abandoned utility disconnects within Main Street. All improvements will comply with the provisions of the Stormwater Ordinance.

Public Comment

No member of the public spoke about this petition.

ATTACHMENTS

Ordinance

Aerial Map

Staff Report with attachments dated December 4, 2017

Draft Minutes of the Plan Commission Hearing dated December 4, 2017

ORDINANCE NO. _____**AN ORDINANCE AUTHORIZING A SPECIAL USE FOR 4832 HIGHLAND AVENUE
TO APPROVE A SCHOOL ADDITION WITH A VARIATION**

WHEREAS, the following described property, 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.

Commonly known as: 4832 Highland Avenue, Downers Grove, IL 60515

Pin: 09-08-110-017

(hereinafter referred to as the "Property") is presently zoned in the "*INP-1, Neighborhood-Scale Institutional and Public 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 28.12.050 of the Zoning Ordinance be granted to permit a school addition including the following Variation:

1. Variation per Section 28.4.020.B.3; *Street Yard Setback Requirements*, to decrease the required street yard setback from twenty-five (25) feet to 8.97 feet.

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 for the petition on December 4, 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, the Plan Commission has recommended approval of the Special Use and Variation, 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. That the proposed use is expressly authorized as a Special Use in the district in which it is to be located;
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.
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.

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 standards for granting a variation per Section 28.12.090.G have been met; and,

1. 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.
2. 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:
 - a. the subject property cannot yield a reasonable return if required to comply with the regulations that apply to it;
 - b. the plight of the owner is due to unique circumstances; and
 - c. the variation, if granted, will not alter the essential character of the locality.
3. In addition, the hearing body must also take into consideration the extent to which the following facts, favorable to the property owner, have been established by the evidence presented:
 - a. that the 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;
 - b. that the conditions leading to the need of the requested variation are not applicable, generally, to other properties within the same zoning classification;
 - c. that the alleged difficulty or hardship was not created by the current property owner;
 - d. 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;

- e. that the proposed variation will not alter the essential character of the area; and
- f. 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.

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

SECTION 1. That Special Use of the Property is hereby granted to permit a school addition with a setback variation.

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

1. The Special Use with a Variation shall substantially conform to the staff report dated December 4, 2017, the drawings prepared by Serena Sturm Architects dated October 20, 2017, landscape drawings prepared by Green Grass Landscape Architecture & Construction dated October 20, 2017, and engineering drawings prepared by V3 Companies dated October 20, 2017, except as such plans may be modified to conform to Village Codes and Ordinances.
2. The applicant shall coordinate the closure of Main Street for disconnects and utility connections with the Village.

SECTION 3. The above conditions are hereby made part of the terms under which the Special Use 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. It is the Petitioner's obligation to maintain compliance with all applicable Federal, State, County and Village laws, ordinances, regulations, and policies.

SECTION 5. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

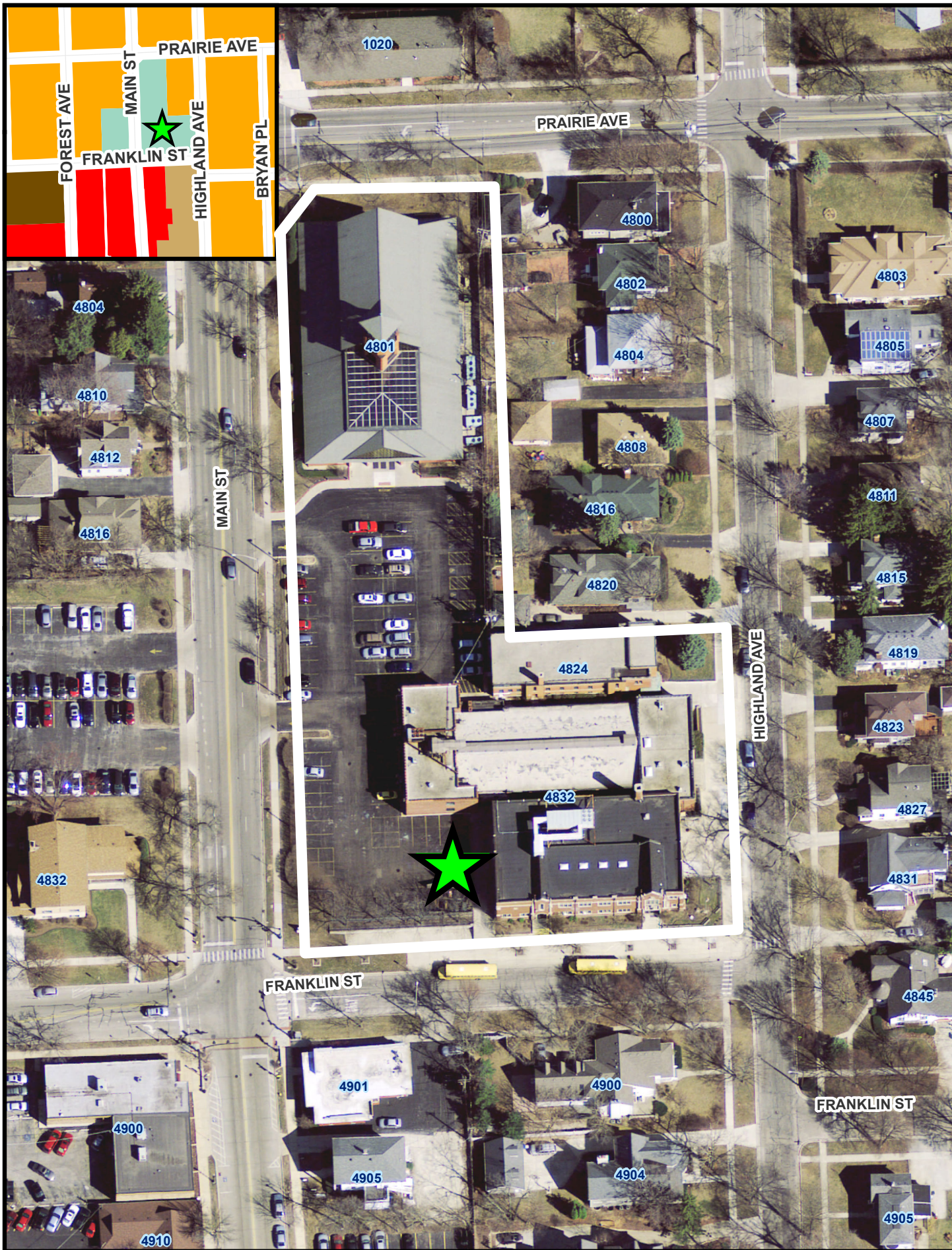
Mayor

Passed:

Published:

Attest: _____

Village Clerk



0 30 60 Feet

4832 Highland-Location Map





**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
DECEMBER 4, 2017 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
17-PLC-0031 4832 Highland Avenue	Special Use with Variation	Scott Williams, AICP Planner

REQUEST

The petitioner is requesting approval for a Special Use with a setback variation to allow a school addition to match the existing Franklin Street setback.

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 Street
Joliet, IL 60435

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

PROPERTY INFORMATION

EXISTING ZONING: INP-1, Neighborhood-Scale Institutional and Public District
EXISTING LAND USE: Institutional
PROPERTY SIZE: 106,286 square feet (2.44 acres)
PINS: 09-08-110-017

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
NORTH:	R-4, Residential Detached House 4	Single Family Detached
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 Detached
WEST:	INP-1, Neighborhood-Scale and Public District	Institutional/Public

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. Project Summary
4. Proposed Site Plan
5. Building Coverage Exhibit
6. Engineering Plans
7. Architectural Plans

PROJECT DESCRIPTION

The subject property, 4832 Highland Avenue, is located at the northwest corner of Highland Avenue and Franklin Street. The property contains an existing church, school, administration offices and parking areas. The petitioner is requesting approval to construct an approximately 3,900-square-foot school addition. This addition would be setback of 8.97 feet from the Franklin Street property line and extend an existing, lawful nonconforming wall.

The petitioner is proposing to expand the school's footprint into the northeast corner of Main Street and Franklin Street, an area that is currently asphalt and concrete. This would extend the Franklin Street façade 44 feet to the west along the existing 8.97-foot street setback. The proposal also includes a brick paver patio, planters, landscaping and retaining walls. These features will be built around an outdoor classroom area near the new entryway. The building will have the following architectural features: a canopy with a green roof over the entryway, shading/light shelves, seating bay, windows and parapet walls.

The addition will accommodate modernized classroom space, enhanced accessibility, add administrative space and allow for the installation of a new fire suppression system. The applicant is not proposing this addition to increase enrollment.

The adjacent parking lot area will be reconfigured to accommodate the addition and a relocated trash enclosure in a code compliant location. This will result in a reduction of 8 parking spaces leaving a total of 132 spaces. However, there is still an overall increase of 18 parking spaces compared to the 114 parking spaces available before the recent west-side parking lot expansion project (subject of 17-PLC-0010). The two, one-way Main Street access points will remain the same and will not be impacted by the parking lot reconfiguration. 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.

COMPLIANCE WITH COMPREHENSIVE PLAN

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 schools while mitigating negative impacts on the adjacent residential area. There is no anticipated increase in enrollment associated with this proposal. The recent parking lot expansion on the west side of Main Street provides sufficient parking for the campus. Staff finds that continued use of this property as a religious assembly and private school use is consistent with the Comprehensive Plan.

COMPLIANCE WITH ZONING ORDINANCE

The subject property is zoned INP-1. The Special Use is required due to the proposed increase in building coverage and reduction in parking spaces. Per Section 4.020.B.3 of the Zoning Ordinance, buildings and structures in the 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. The proposed bulk requirements for the school addition are summarized below:

4832 Highland Addition	Required	Proposed
South Setback (Street Yard)	25 ft.	8.97 ft.*
West Setback (Street Yard)	25 ft.	84 ft.
Height (from established grade to roof)	35 ft. (max)	28.94 ft.
Parking	107	132
Building Coverage	40%	33%

***Indicates variation**

The existing school building along Franklin Street is 8.97 feet from the property line. The proposed addition extends this building line as the addition would not be possible if it were setback the required 25 feet. Based on the current site layout and downtown zoning and commercial uses across the street, staff is in support of extending the existing lawful, nonconforming setback for the addition. Building coverage and parking lot landscaping screening requirements are applicable for the INP-1 zoning designation. Currently, the church's maximum occupant load requires 107 parking spaces and the school's enrollment requires 41 parking spaces. The parking reconfiguration maintains 132 parking spaces. The parking requirement is met because the two uses have different hours/days of operation and share parking spaces.

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

ENGINEERING/PUBLIC IMPROVEMENTS

Post Construction Best Management Practices are not required because the total impervious area will be reduced by 477 square feet. A portion of the existing surface detention area that is displaced by the addition will be replaced with oversized piping beneath the parking lot. The petitioner will work with the Village to schedule abandoned utility disconnects within Main Street. There are no other public improvements required. All improvements will comply with the provisions of the Stormwater Ordinance.

PUBLIC SAFETY REQUIREMENTS

The Fire Prevention Division of the Fire Department has reviewed the proposed plans and has adequate access to the proposed building. The proposed addition will be fully sprinkled and equipped with a manual and automatic fire alarm system.

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 neighborhood comments/inquiries regarding the proposal at this time.

FINDINGS OF FACT

The applicant is requesting approval of a Special Use with a Variation for a school addition. The proposed use meets the standards as outlined below:

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.***

Under Section 5.010 of the Zoning Ordinance, the expansion of a private, religious school and reconfiguration of ancillary parking is 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 modernized and code compliant school facilities that allow for more effective use of the site and building. There is no corresponding increase in student enrollment that is providing the impetus for this request. 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 and intensity level. The rooftop mechanical units and the trash enclosure will be screened. A buffer of landscaping is shown around the entryway/outdoor classroom area and reconfigured section of the parking lot. The addition is across the street from three other non-residential uses, and is not adjacent to single family zoning. 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, but requires modernized educational facilities and has to meet parking requirements. The proposed addition will address accessibility issues within the existing school building. This standard has been met.

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

A private school, religious institutional and ancillary parking uses are located on the subject property. The adjacent R-4 single family bulk requirements apply. The applicant is requesting to match the existing Franklin Street setback, across the street from non-residential zoning and an established commercial building. The school addition would not accomplish its desired outcomes if it was required to meet the required setback. 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. The uses will remain the same and are not intensifying. The requested variation more closely matches the existing and allowable setbacks for the neighboring three corners at the intersection of Franklin Street and Main Street. 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, parking, and stormwater requirements. If the school addition was modified to meet both street setbacks, then it would extend farther west into the parking area towards Main Street. This drastic site and architectural redesign would not match visually with the existing walls and further reduce the number of proposed parking spaces. The applicant is also moving the trash enclosure to a code compliant location to accommodate the addition. 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 specific to this property. Based on the INP-1 zoning designation, the variations are from the adjacent R-4, Residential Detached House 4 primary structure setbacks. To the south, much of the property is across the street from D-B, Downtown Business zoning. 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 to match an existing street setback and meet the goals of the Village's Comprehensive Plan. 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. The addition will meet all public safety requirements. 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 uses and street setbacks. 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

17-PLC-0031, 4832 Highland Avenue
December 4, 2017

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positive recommendation to the Village Council regarding 17-PLC-0031 subject to the following conditions:

1. The Special Use with a Variation shall substantially conform to the staff report dated December 4, 2017, the drawings prepared by Serena Sturm Architects dated October 20, 2017, landscape drawings prepared by Green Grass Landscape Architecture & Construction dated October 20, 2017, and engineering drawings prepared by V3 Companies dated October 20, 2017, except as such plans may be modified to conform to Village Codes and Ordinances.
2. The applicant shall coordinate the closure of Main Street for disconnects and utility connections with the Village.

Staff Report Approved By:



Stanley J. Popovich, AICP
Director of Community Development

SP:sw
-att

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St. Joseph Parish

Our Faith Our Family Our Future

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

October 18, 2017

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

Dear Mr. Popovich,

St. Joseph Church is requesting:

1.) Special Use of our property at 4832 Highland Avenue

We are requesting a special use update to accommodate the construction of a new 2-story school addition (7,700 gsf) with a basement (3,300 gsf). This addition will not increase enrollment but will add handicap accessibility, classroom space, accessible restrooms, an elevator, administrative space and a new fire suppression system.

2.) Building Setback Variance of our property located at 4832 Highland Avenue

We are also requesting a Building Setback Variance for our school addition from 25' to 8.97' on Franklin Street to align the southern façade of the new addition with the southern façade of the existing school.

Sincerely,

Elizabeth A. Harbauer
Business Manager



Concept Engineering Site Design Narrative St. Joseph's School Addition Downers Grove, Illinois

Date: October 27th, 2017

The St. Joseph Catholic Community intends to improve the east lot of its campus located at the north east corner of Franklin and Main in Downers Grove, Illinois. It is our understanding that the improvements include expanding the existing southern building due west, providing detention in oversized pipes along the western property line, connecting to the sanitary sewer in Main Street, and constructing a new trash enclosure. The existing pavement will be removed under the proposed building footprint and in utility construction areas. A portion of the retaining wall along Franklin Street will also be removed.

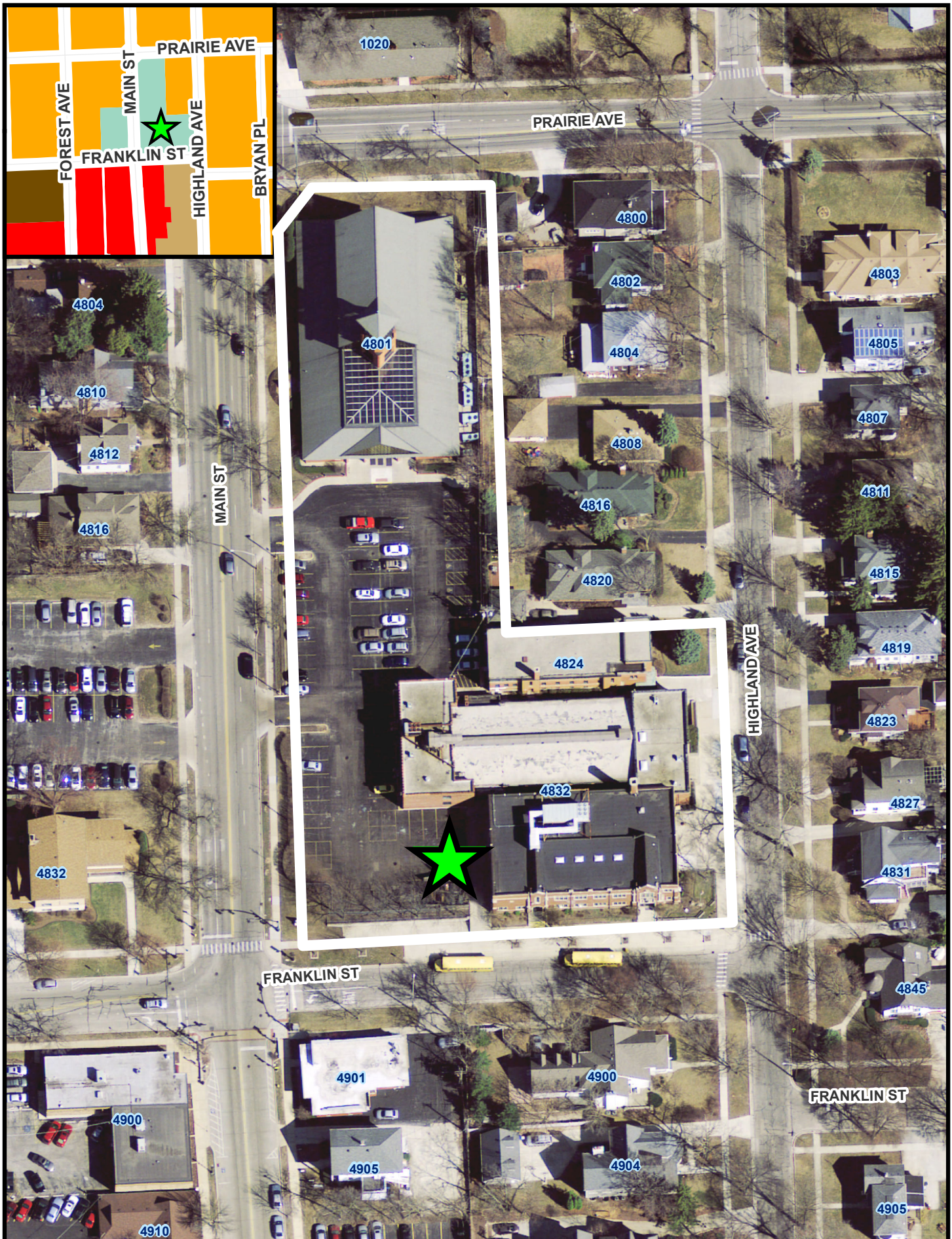
The Preliminary Layout, Grading, and Utility Plan dated October 20th, 2017 has been prepared by V3. This plan shows the proposed drainage and detention design, which is detailed below.

The site has been designed to comply with the DuPage County Stormwater Management Ordinance and the Downers Grove Municipal Code Stormwater and Flood Plain Ordinance, when more restrictive.

Stormwater detention is required when a site's net new impervious area is increased by 25,000 SF. As can be seen in the Disturbance Exhibit, the impervious area will be condensed by 477 SF. However, 0.022 AC-Ft of existing detention that was provided on the surface of the south portion of the parking lot is being eliminated by the building expansion. With the proposed design, the 0.022 Ac-Ft will be provided below ground in oversized storm sewers. See the Existing Detention Exhibit and East Lot Storage Table for more information.

Post construction best management practices (PCBMP's) are not required because the impervious area will be reduced by 477 SF.

The site will be designed to comply with applicable ordinances and engineering principles.



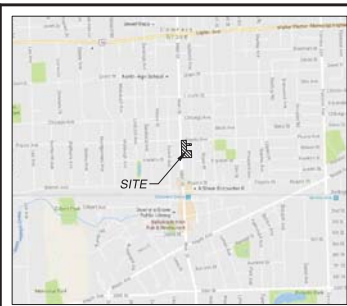
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4832 Highland-Location Map



ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY OF ST. JOSEPH CATHOLIC COMMUNITY DOWNERS GROVE, ILLINOIS

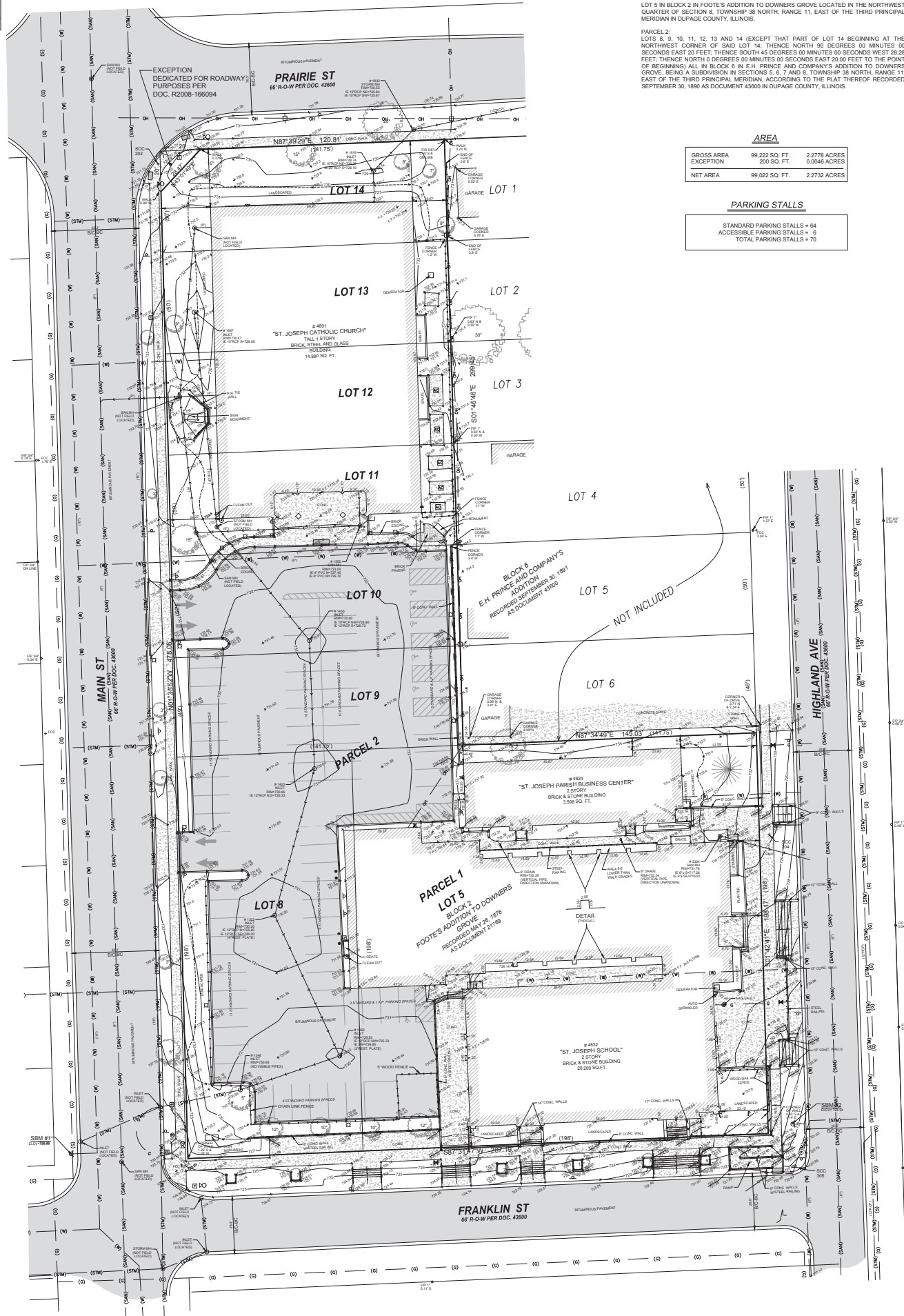
PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



VICINITY MAP NOT TO SCALE

FLOOD HAZARD NOTE

THIS PROPERTY IS IN AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN (ZONE X) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF DUPAGE COUNTY, ILLINOIS & INCORPORATED AREAS (COMMUNITY PANEL NO. 17043020619) EFFECTIVE DATE DECEMBER 16, 2004.



LEGAL DESCRIPTION

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 28.29 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 8, 9, 10 AND 11, 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.

AREA

Table with 2 columns: Description and Area. Rows include Gross Area (99,222 SQ. FT. / 2.2778 ACRES), Exception (290 SQ. FT. / 0.0046 ACRES), and Net Area (99,022 SQ. FT. / 2.2732 ACRES).

PARKING STALLS

STANDARD PARKING STALLS = 64 ACCESSIBLE PARKING STALLS = 6 TOTAL PARKING STALLS = 70

GRAPHIC SCALE



BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2007) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT LATITUDE 41-47-57.25778 N LONGITUDE 88-00-39.10391 W ELLIPSOIDAL HEIGHT: 622.478 SFT GROUND SCALE FACTOR 1.000468688 ALL MEASUREMENTS ARE ON THE GROUND.

LEGEND

- Legend symbols for various utility lines: Cable TV, Telephone, Electric, Gas, Water, Sewer, Fire, etc.

ABBREVIATIONS

- Abbreviations for property lines, easements, and utility lines: E, S, N, W, etc.

BENCHMARK

STATION DESIGNATION: SBM #1 ESTABLISHED BY V3 DATE: 10-21-18 ELEVATION: 728.86 (MEASURED) DESCRIPTION: 'X' ON NORTHWEST FLANGE BOLT ON FIRE HYDRANT AT THE NORTHWEST CORNER OF MAIN STREET AND FRANKLIN STREET.

GENERAL NOTES

- 1. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY POINTS AND MONUMENTS BEFORE ANY CONSTRUCTION AND IMMEDIATELY REPORT ANY DISCREPANCIES TO SURVEYOR.
- 2. DO NOT SCALE DIMENSIONS FROM THIS PLAT.
- 3. THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED UPON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT, TOGETHER WITH THE TITLE COMMITMENT. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.

NOTES FROM SCHEDULE B

PER FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. DW16038211 HAVING AN EFFECTIVE DATE OF OCTOBER 19, 2016 PROVIDED BY THE CLIENT.

Table with 3 columns: Exception, Affects Property, Note. Row 1: DEDICATION R2208-186994, YES, SHOWN HEREON.

ZONING INFORMATION

ZONING DESIGNATION IS INP-1, NEIGHBORHOOD-SCALE INSTITUTIONAL AND PUBLIC DISTRICT. FOR DETAILS SEE THE MUNICIPALITY'S ZONING ORDINANCE. ZONING REQUIREMENTS: (TAKEN FROM http://www.downers.il.gov/publicdocs/code/Chapter28.pdf)

UTILITY ATLAS NOTES:

J.U.L.I.E. DESIGN STAGE REQUEST DIG NUMBER A2810995 RECEIVED 10/07/16.

CONTACTS PROVIDED BY J.U.L.I.E. ARE LISTED BELOW WERE CONTACTED BY V3 VIA FAX, REQUESTING UTILITY ATLAS INFORMATION ON 10/07/16.

Table with 2 columns: CONTACTS, RESPONSE. Lists utility companies like AT&T, Comcast, MCI, Verizon, etc. and their responses.

SURVEYOR'S CERTIFICATE


STATE OF ILLINOIS) COUNTY OF DUPAGE) TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY ROMAN CATHOLIC DIOCESE OF JOUET, A TRUST, BISHOP JOSEPH L. IMESCH, SUCCESSOR TRUSTEE, AS TO PARCELS 1 AND 2; AND AS TO LOT 6 AND THE NORTH 1/2 OF LOT 7 OF PARCEL 3.

DATED THIS 17TH DAY OF NOVEMBER, A.D. 2017. Christopher D. Bartosz, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3189 MY LICENSE EXPIRES ON NOVEMBER 30, 2018.



930 West Huron Street - Chicago, IL 60642
 T 312.596.0370
 WWW.SERENASTURM.COM

CONSULTANTS



V3 Companies
 7325 Janes Avenue
 Woodridge, IL 60517
 630-724-9200 phone
 630-724-9202 fax
 www.v3co.com

NO.	DATE	DESCRIPTION

Campus Renovations and Additions

St. Joseph Catholic Community

4824 Highland Avenue
 Downers Grove, IL 60515

DRAWN BY:	CHECKED BY:
DB	JG
DESIGN ENGR:	PROJ. MGR:
	DILG

SHEET TITLE
PRELIMINARY LAYOUT AND PAVING PLAN PHASE 1B

PROJ. NO.:
 16277 1B

SHEET NO.
C1.0

DATE:
 10-20-17


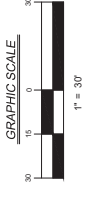
- NOTES:**
1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
 2. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED YELLOW UNLESS OTHERWISE NOTED.
 3. BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
 4. ALL CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.

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

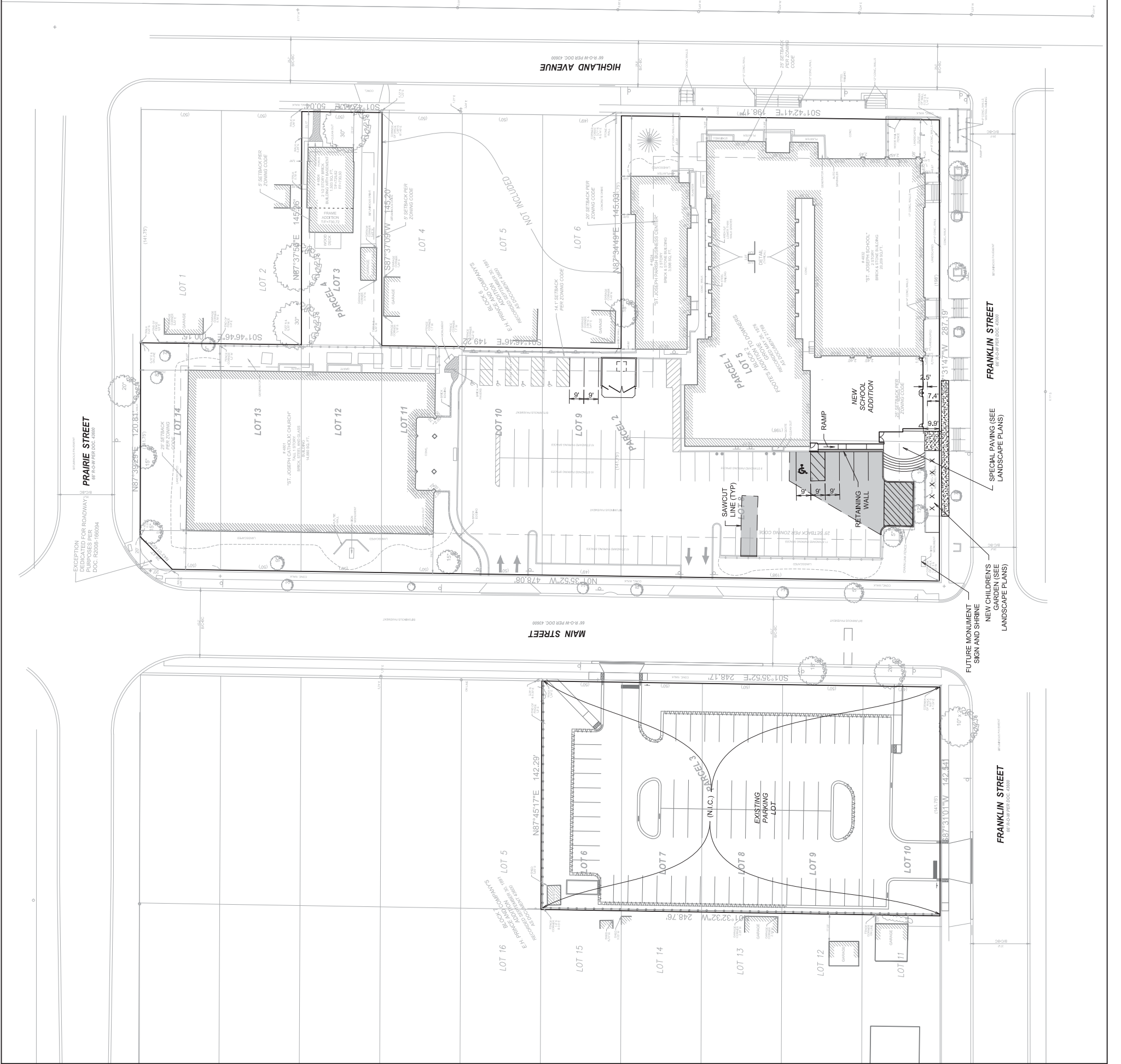
PAVING LEGEND	
	2" HMA SURFACE COURSE
	3" HMA BASE COURSE
	8" AGGREGATE BASE COURSE - CA6, TYPE B
	CONCRETE SIDEWALK
	5" P.C. CONCRETE PAVEMENT
	4" AGGREGATE BASE COURSE - CA6

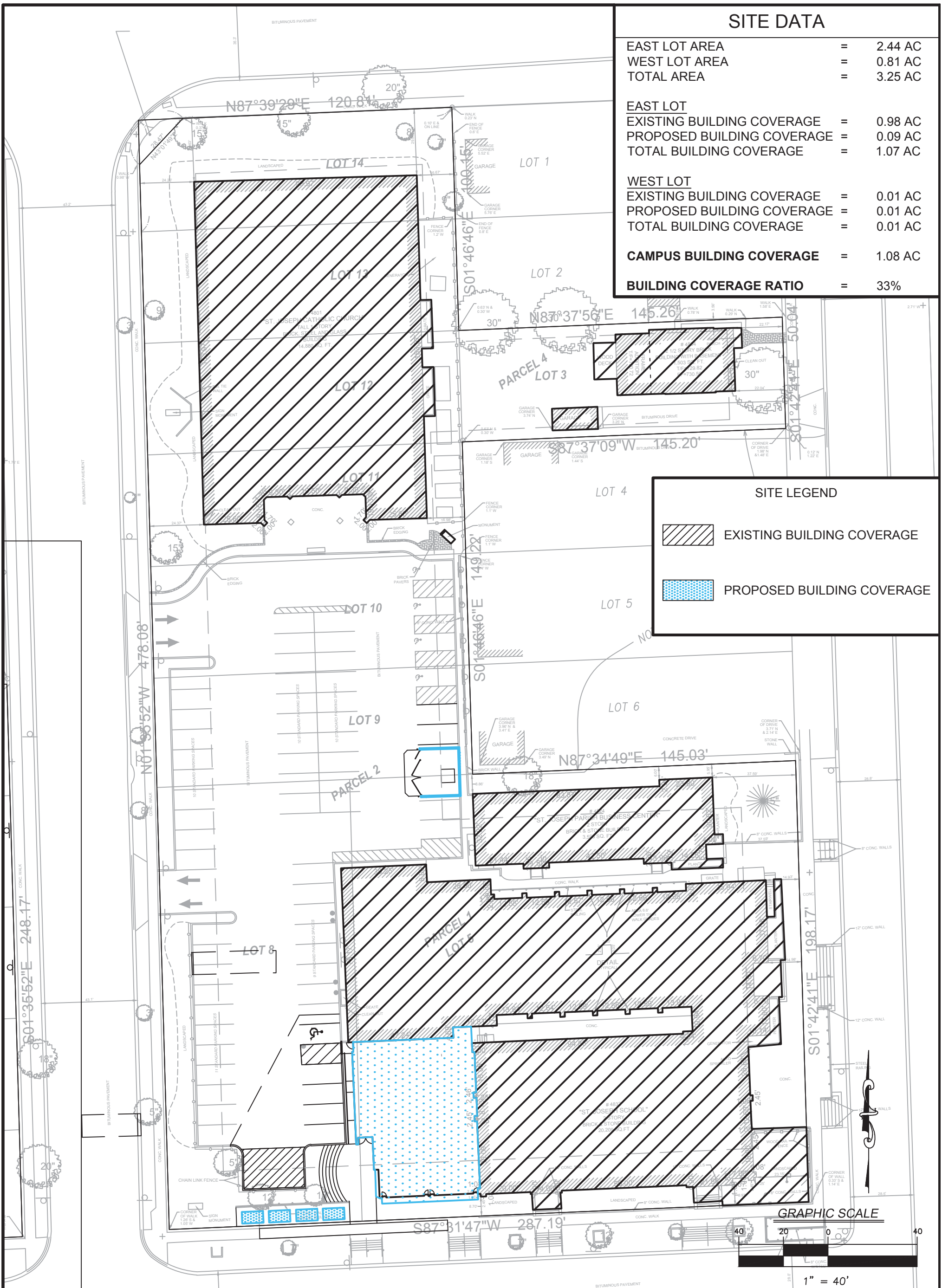
PARKING SUMMARY	
EXISTING	
REGULAR SPACES	= 134
ACCESSIBLE SPACES	= 6
TOTAL SPACES	= 140
PROPOSED	
REGULAR SPACES	= 127
ACCESSIBLE SPACES	= 5
TOTAL SPACES	= 132
REQUIRED ACCESSIBLE SPACES FOR 101-150	= 5
TOTAL SPACES	

BUILDING COVERAGE	
CAMPUS AREA	= 3.25 AC
EXISTING BUILDING COVERAGE	= 0.99 AC
PROPOSED BUILDING COVERAGE	= 1.08 AC
BUILDING COVERAGE RATIO	= 33%

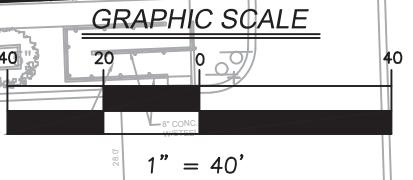
GRAPHIC SCALE
 1" = 30'





SITE DATA	
EAST LOT AREA	= 2.44 AC
WEST LOT AREA	= 0.81 AC
TOTAL AREA	= 3.25 AC
EAST LOT	
EXISTING BUILDING COVERAGE	= 0.98 AC
PROPOSED BUILDING COVERAGE	= 0.09 AC
TOTAL BUILDING COVERAGE	= 1.07 AC
WEST LOT	
EXISTING BUILDING COVERAGE	= 0.01 AC
PROPOSED BUILDING COVERAGE	= 0.01 AC
TOTAL BUILDING COVERAGE	= 0.01 AC
CAMPUS BUILDING COVERAGE	= 1.08 AC
BUILDING COVERAGE RATIO	= 33%

SITE LEGEND	
	EXISTING BUILDING COVERAGE
	PROPOSED BUILDING COVERAGE




V3 Companies
7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
630.724.9202 fax
www.v3co.com

**ST. JOSEPH SCHOOL BUILDING
EXPANSION
BUILDING COVERAGE EXHIBIT**

SKETCH NO.:	001
RFI REFERENCE:	N/A
SHEET REFERENCE:	N/A
DATE:	11/17/17



SCALE: 1" = 40'

Topic: School Plumbing Count

Occupant Count

Total	Male	Female
Staff	42	21
Student	465	233
Total	254	254

Fixture Count

Elementary Minimums
 WC 1:1-20, 2: 21-50, Over 50 add 1 fixture for each 50 persons. (50% male and 50% female)
 Urinals may be substituted for WC for males not to exceed 50%
 Lavatories 1: 1-25, 2: 26-50, Over 50 add 1 fixture for each 50 persons. (50% male and 50% female)
 Fountains 1 per 25
 Service Sinks 1 per floor

	Required	Provided	Elementary	Junior H.	Addition	Total	Excess or Deficit
Male							
WC	4	4	6	2	4	12	+8
Urinals	3	3	6	3	4	13	+10
Lavatories	7	7	2	2	6	10	+3
Female							
WC	7	7	10	3	8	21	+14
Lavatories	7	7	4	2	6	12	+5
Fountains	7	7	3	2	4	9	+2
Service Sinks	5	5	2	2	2	6	+1

PARTITION SCHEDULE

—	NEW PARTITION
---	EXISTING PARTITION
---	REMOVED PARTITION

REVISIONS

NO.	DATE	DESCRIPTION

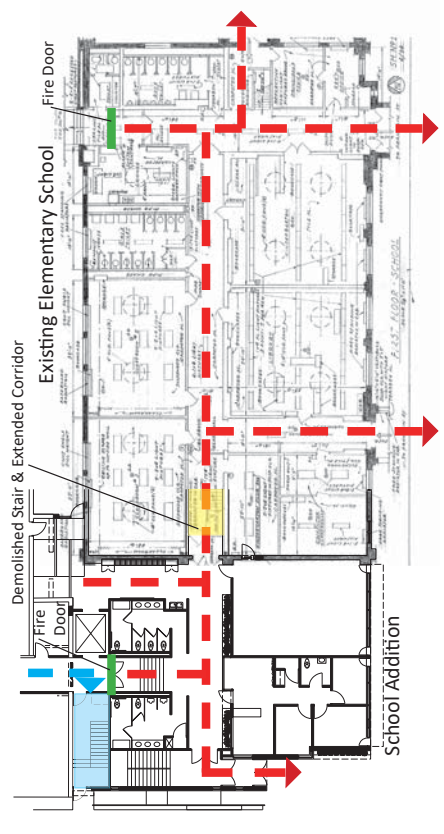
School Addition/Renovation
 4824 Highland Avenue
 Downers Grove, IL 60515

DRAWN BY: _____
CHECKED BY: _____
 PROJ. ARCHT: _____
 PROJ. MGR: _____

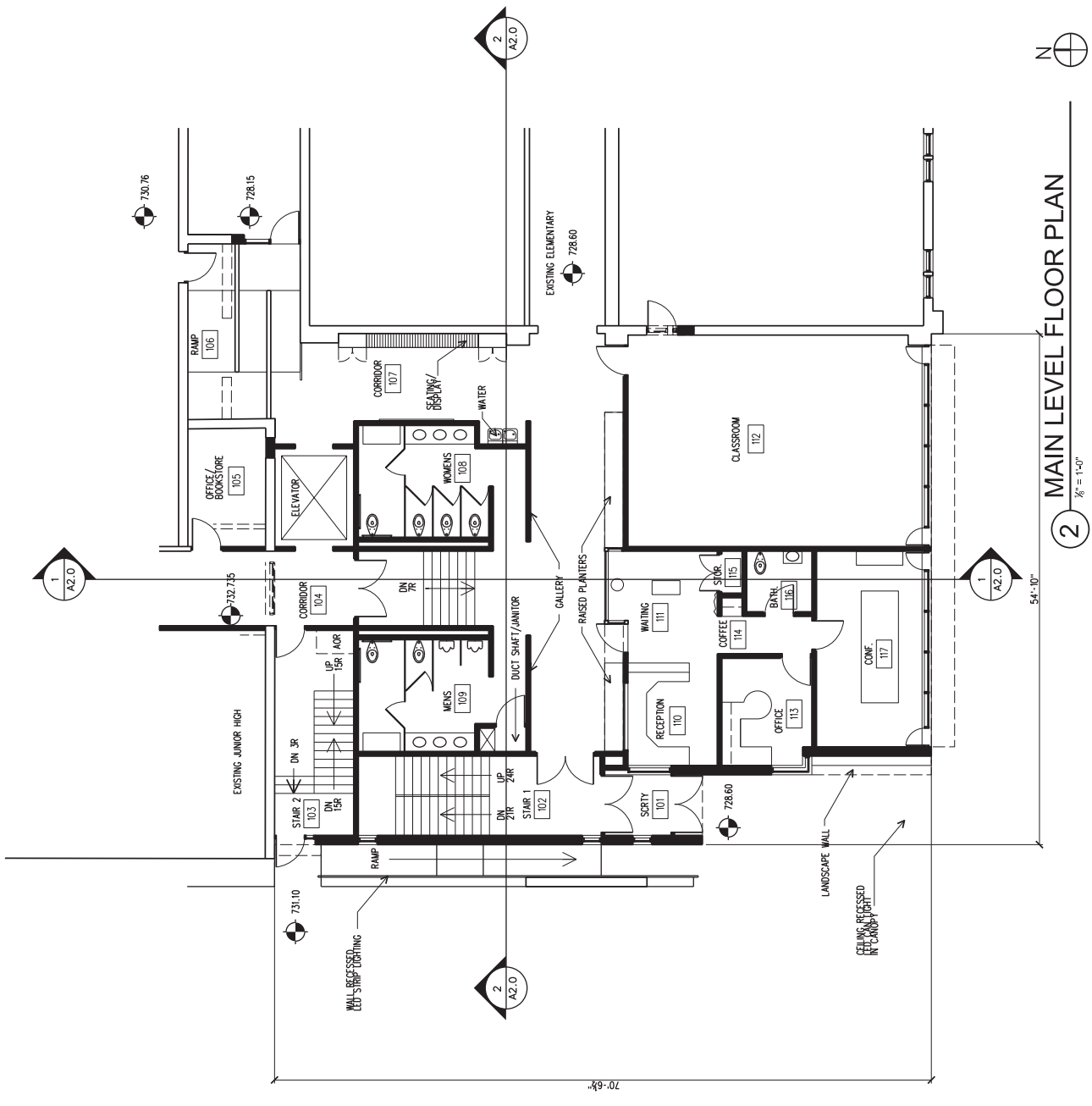
FLOOR PLANS
 SHEET TITLE
 PROJ. NO.: 2015.03.00
 SHEET NO.: **A1.0**
 DATE: _____

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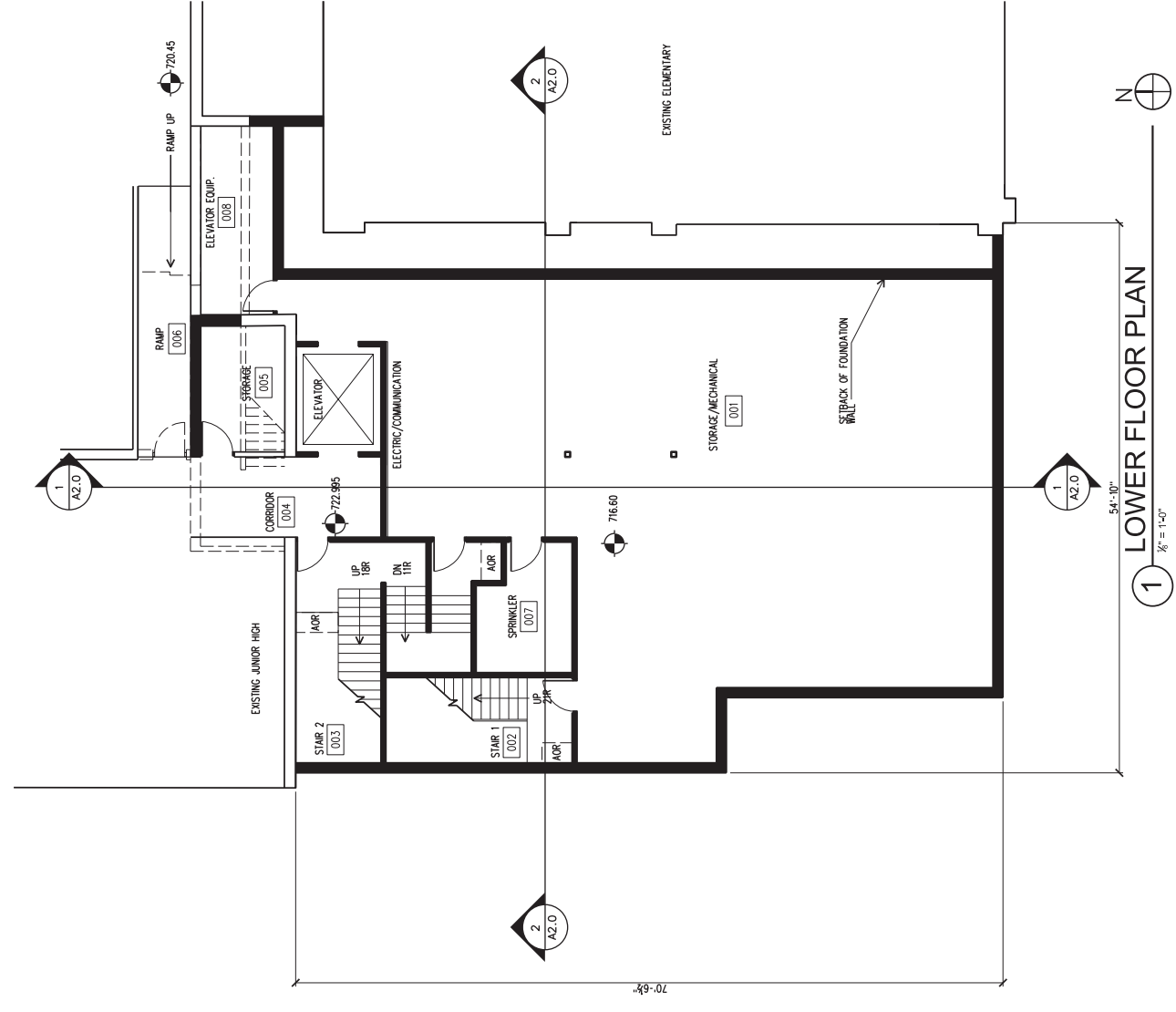
Exiting in Area of New Fire Suppression System



3 MAIN LEVEL EXIT DIAGRAM
 NO SCALE



2 MAIN LEVEL FLOOR PLAN
 1/8" = 1'-0"



1 LOWER FLOOR PLAN
 1/8" = 1'-0"

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CONSULTANTS

NO.	DATE	DESCRIPTION

School Addition/Renovation
4824 Highland Avenue
Downers Grove, IL 60515

DRAWN BY:	CHECKED BY:
PROJ. ARCH:	PROJ. MGR:

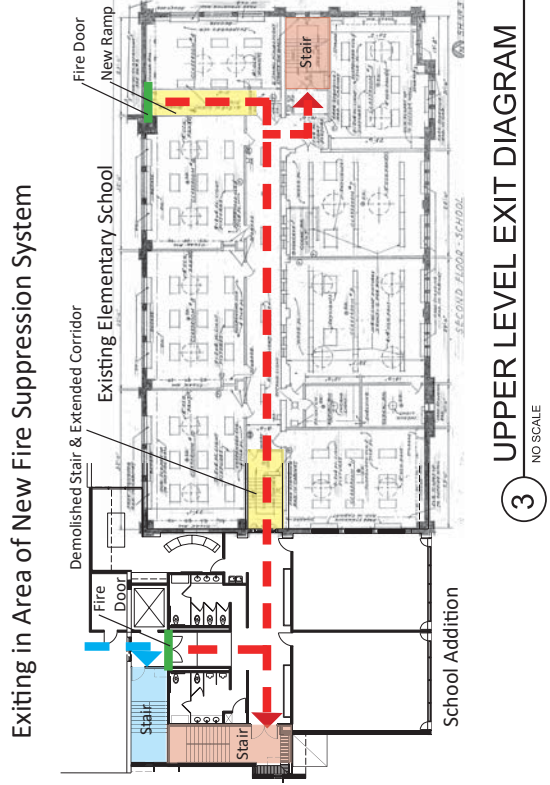
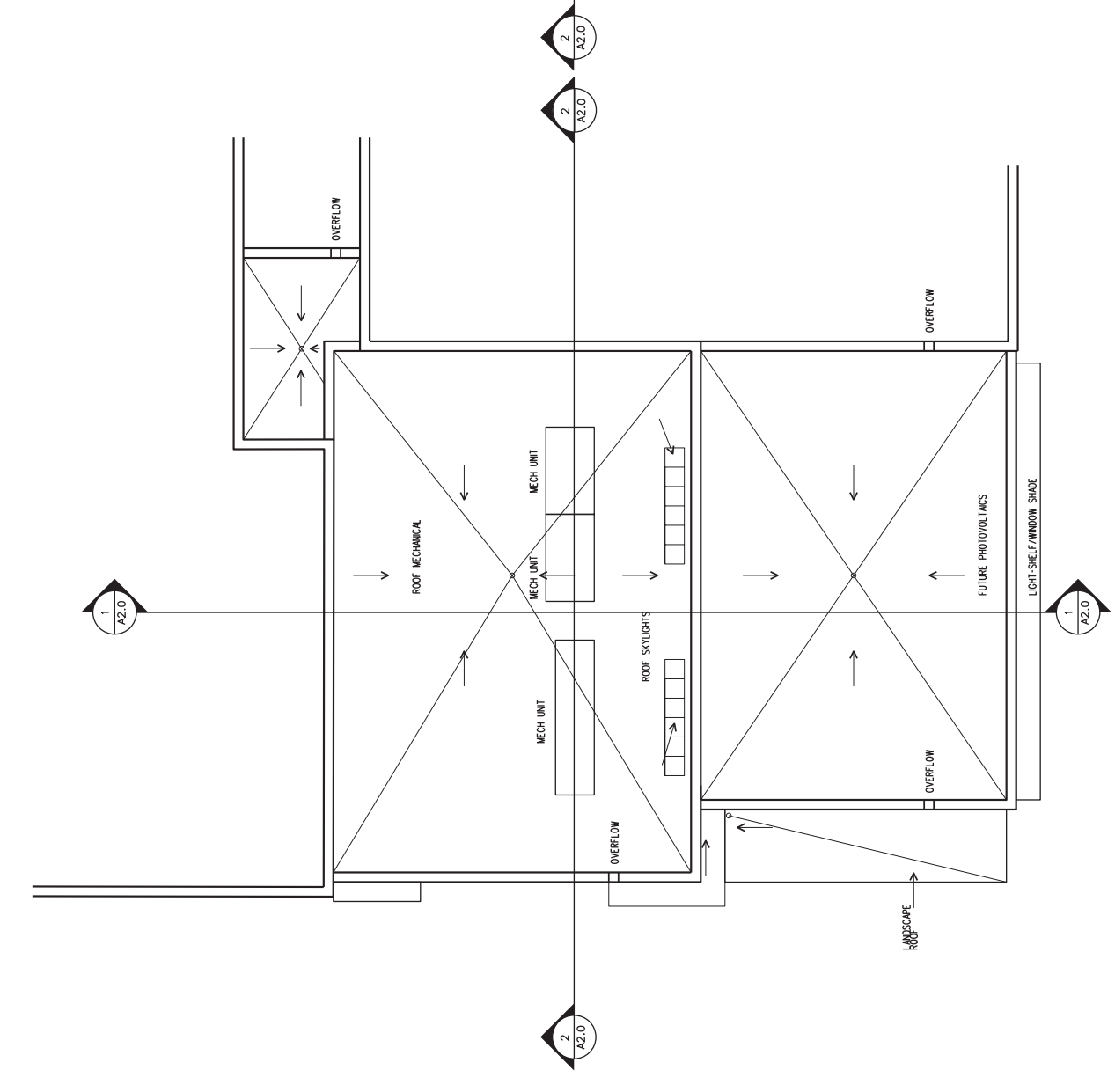
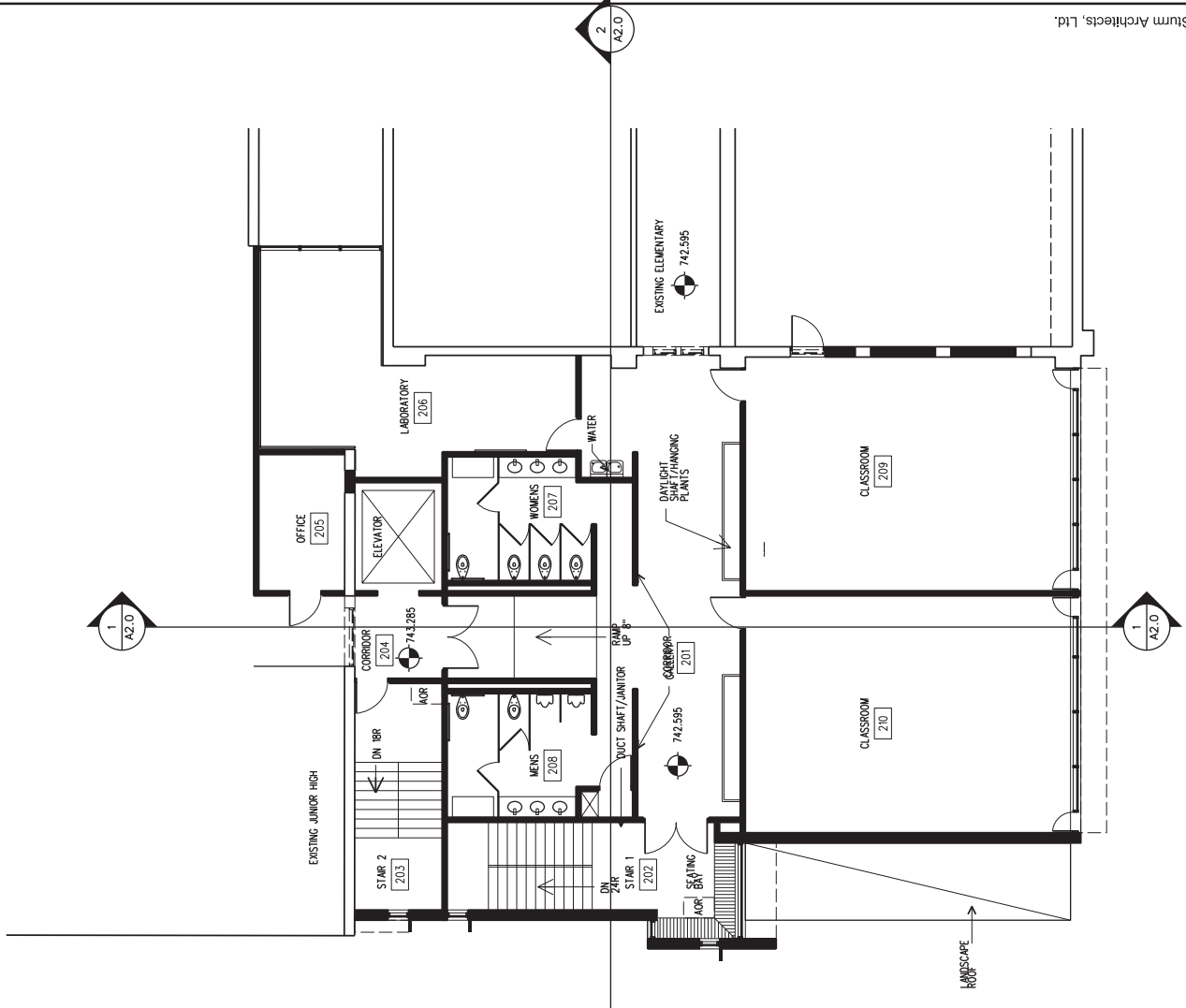
SHEET TITLE
FLOOR PLANS

PROJ. NO.: 2015.03.00
SHEET NO.: **A1.1**
DATE:

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PARTITION SCHEDULE

	NEW PARTITION
	EXISTING PARTITION
	REMOVED PARTITION



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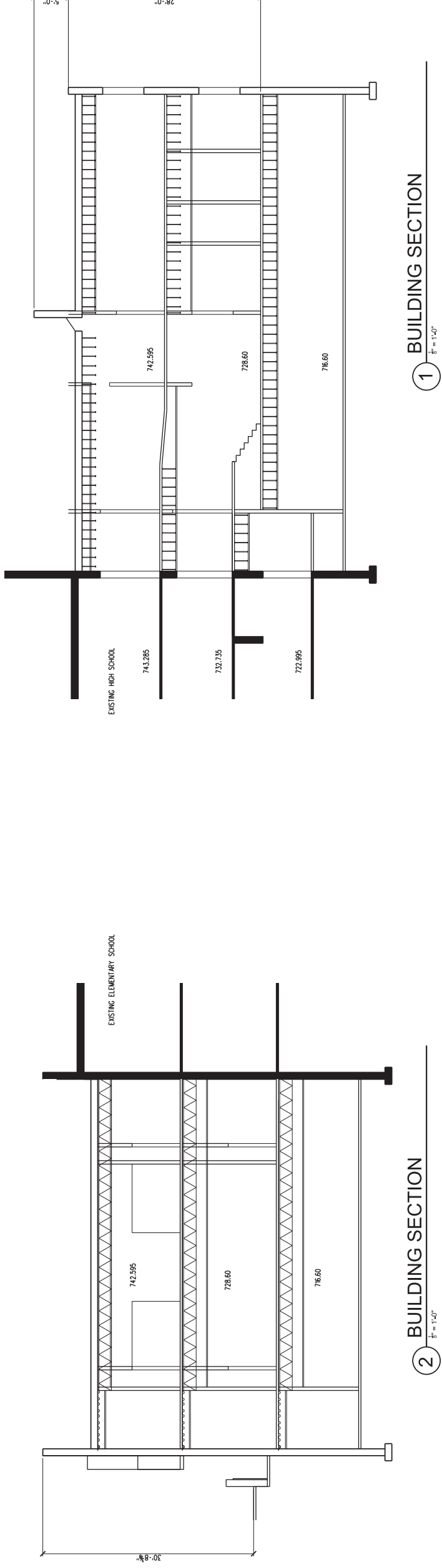
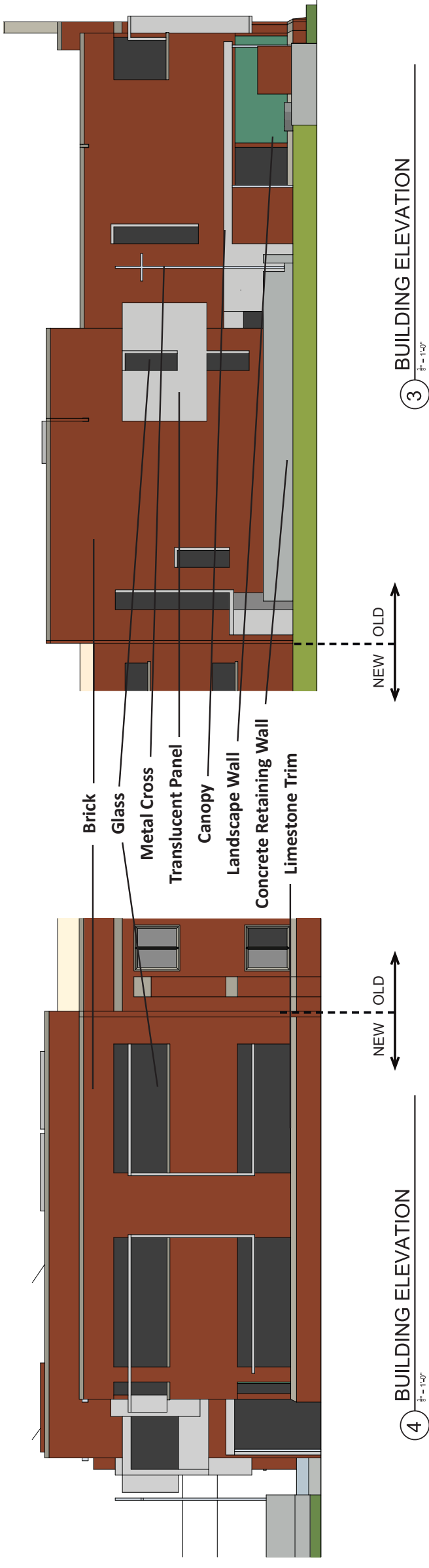
NO.	DATE	DESCRIPTION

School Addition/Renovation
St. Joseph Catholic Community
4824 Highland Avenue
Downers Grove, IL 60515

DRAWN BY:	CHECKED BY:
PROJ. ARCH:	PROJ. MGR:

SHEET TITLE	
BUILDING SECTIONS/ SECTIONS/ ELEVATIONS	
PROJ. NO.:	SHEET NO.
2015.03.00	A2.0
DATE:	1

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1

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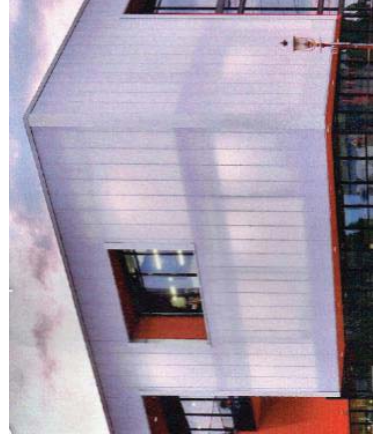
REVISIONS	
NO.	DESCRIPTION

School Addition/Renovation
St. Joseph Catholic Community
4824 Highland Avenue
Downers Grove, IL 60515

DRAWN BY:	CHECKED BY:
PROJ. ARCH:	PROJ. ARCH:
PROJ. MGR:	PROJ. MGR:

SHEET TITLE	
TITLE PAGE	
PROJ. NO.:	SHEET NO.
2015.03.00	G1.0
DATE:	

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Seating Bay



Landscape Wall



Landscape Roof



Student Garden



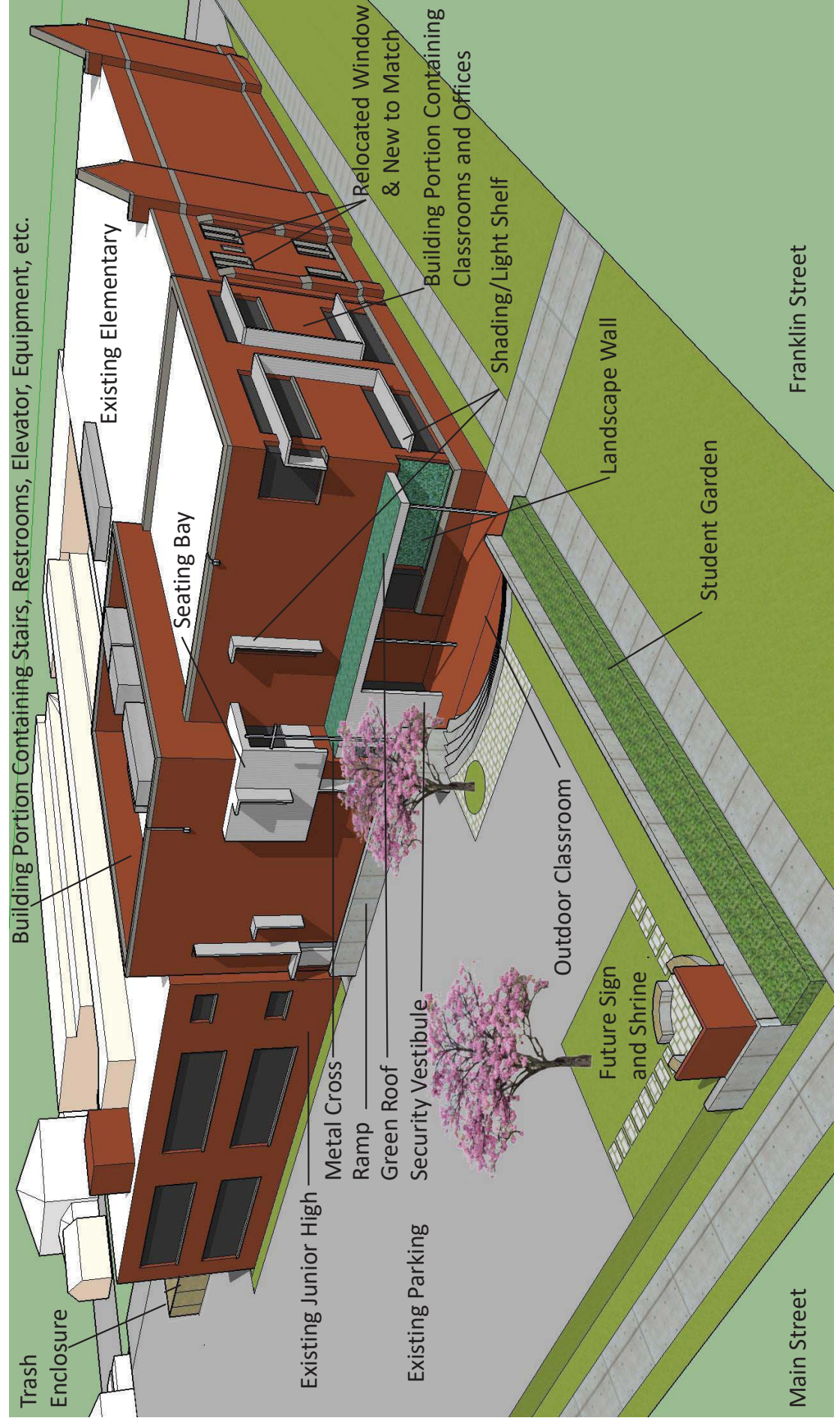
Metal Cross



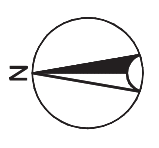
Future Shrine



Outdoor Classroom



Southwest View



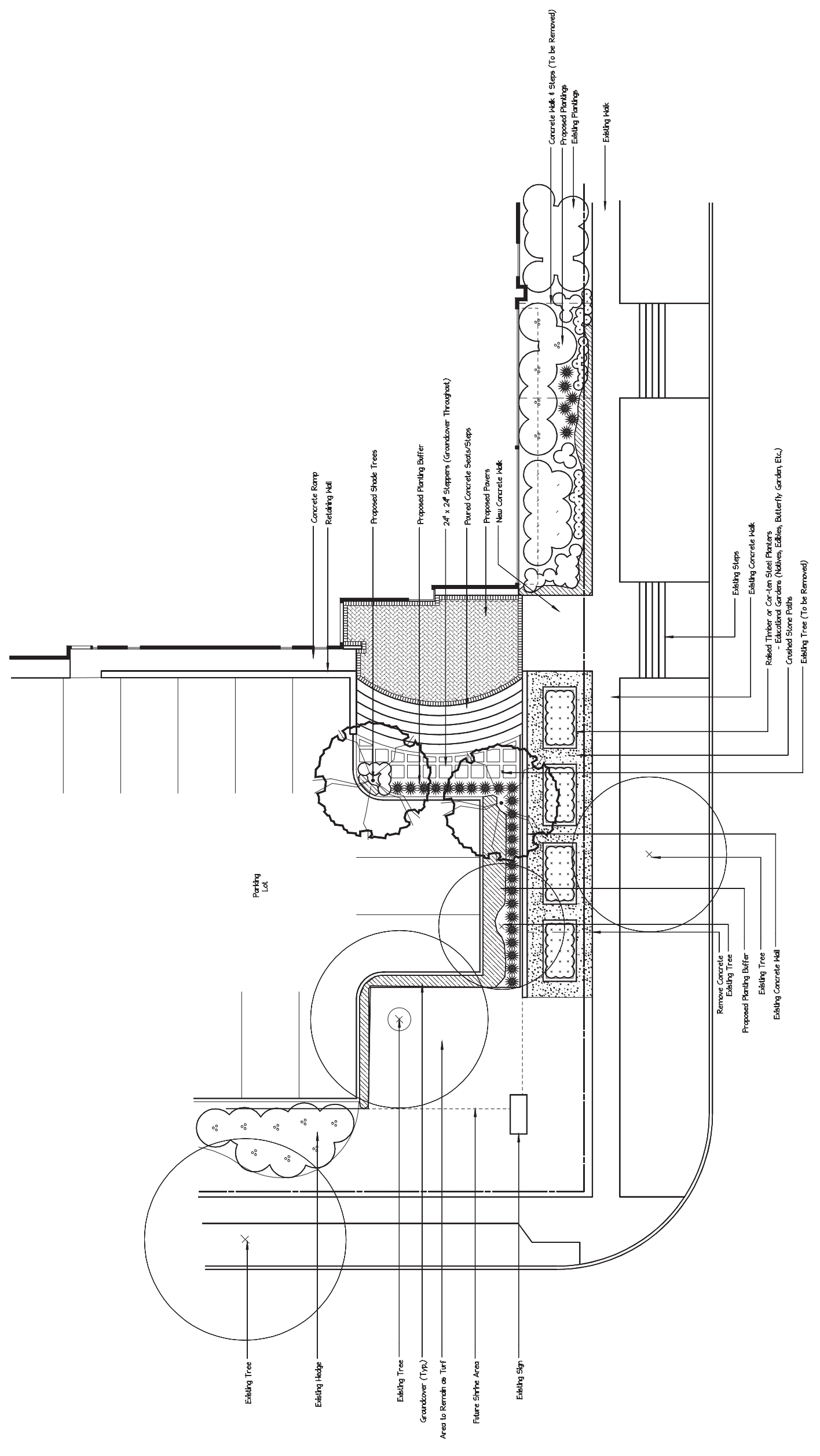
Scale	1/8" = 1'-0"
Date	10/20/17
Drawn	JJ
Checked	J. Johnson
Sheet	1 of 1
Revised	

St. Joseph School Addition

4824 Highland Ave. Downers Grove IL



897 Warren Avenue
Downers Grove, IL 60286
Ph. 630.599.1709
Fx. 630.520.850



Parking Lot

- Existing Tree
- Existing Hedge
- Existing Tree
- Groundcover (Typ.) Area to Remain as Turf
- Future Shrine Area
- Existing Sign

- Remove Concrete Existing Tree
- Proposed Planting Buffer
- Existing Tree
- Existing Concrete Wall
- Existing Steps
- Existing Concrete Walk
- Raised Timber or Cor-Loc Steel Planters
- Educational Gardens (Herbs, Edibles, Butterfly Garden, Etc.)
- Cracked Stone Paths
- Existing Tree (To be Removed)

- Concrete Walk & Steps (To be Removed)
- Proposed Planting
- Existing Planting
- Existing Walk

DRAFT MINUTES

**VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING**

17-PLC-0031: A petition seeking approval of a Special Use and setback Variation to allow a school addition. The property is zoned INP-1, Neighborhood-Scale Institutional and Public. The property is located at the northeast corner of Main Street and Franklin Avenue, commonly known as 4832 Highland Avenue, Downers Grove, IL (PIN 09-08-110-017). Diocese of Joliet, Petitioner; Roman Catholic Diocese of Joliet Trust, Owner.

Mr. Scott Williams, Planner for the Village of Downers Grove, stated that the subject property is located at Franklin Street and Main Street. The applicant appeared before the Plan Commission in May to expand an existing parking lot on the west side of Main Street, and to change their zoning to INP-1. The Village Council approved the request and the parking lot was completed by October of 2017. Mr. Williams pointed out where the proposed addition would be built, noting that there is no particular bulk requirement for that district as it adopts the adjacent most restrictive residential zoning, which is the R-4 zoning surrounding the subject site. He explained drawings depicting the proposed addition along Franklin Street. In terms of parking, he said this proposal would result in a loss of eight parking spaces, leaving a total of 132 spaces. There is still an increase of 18 parking spaces available compared to before the parking lot expansion, which is well above the required parking. He noted that the applicant also provided information regarding building coverage, which is at 33%.

Mr. Williams displayed the landscape plan featuring a retaining wall, gardens and parking lot landscaping. There will be a 477 square foot decrease in total impervious area. In addition, foundation landscaping is proposed and is not required. He displayed elevation drawings depicting the existing walls facing Franklin Street and Main Street. Building height maximum is 28.94 feet. The petitioner is proposing modernized classroom space with enhanced accessibility and additional administrative space. The addition will be fully sprinkled and there is no increase in enrollment motivating this request for additional square footage.

With regard to the Comprehensive Plan, Mr. Williams explained that the goal of the Village is to support the operation and improvement of both public and private schools while insuring no negative impact to residential neighborhoods. On site parking, landscaping and screening are beyond what is required by Code. Staff believes this meets the requirements of the Village's Comprehensive Plan.

Mr. Williams then addressed the Standards of Approval for the Special Use, stating the addition is modernized and Building Code compliant and will have no detrimental impact to adjacent properties.

Regarding Standards of Approval for the Variation request, the applicant is essentially proposing to extend the existing building setbacks to accommodate a unique mixture of uses including a school, church and administrative office uses. If the addition meet the Franklin Street setback and was placed further west towards Main Street, the impact

DRAFT MINUTES

would more dramatically impact the parking lot, site circulation and would further reduce parking spaces. Staff supports this request as it allows the applicant to more effectively use the site.

Mr. Williams stated that Staff recommends approval of the petition with the two conditions listed on page 6 of Staff's report dated December 4, 2017.

Mr. Quirk asked why a Special Use is being required, and Mr. Williams replied that it is required because they are increasing building coverage and reducing the number of parking spaces. That is a general requirement for Special Uses.

Ms. Leitschuh added that a school or church is a Special Use. By modifying the site configuration, they are required to come in for Special Use approval. They are expanding the Special Use of the facility.

Mr. Quirk referred to Item (1) on page 4 of Staff's report which states: "Under Section 5.010 of the Zoning Ordinance, the expansion of a private, religious school and reconfiguration of ancillary parking is listed as an allowable Special Use in the INP-1 zoning district." He said that all school districts have massive building plans and the Village has encouraged a transition to the institutional zoning. He asked if they have to come in for a Special Use every time they get a building permit. Both Mr. Williams and Ms. Leitschuh replied they would all have to come in for an addition. Ms. Leitschuh explained that the schools are within residential neighborhoods and in order to provide an additional level of review for the compatibility with the surrounding residential use, they would be required to come before the Plan Commission to protect the adjacent residential properties.

Ch. Rickard said that a Special Use is similar to a conditional use and when the conditions change, this is a means to allow the Village to have a closer view of what is being proposed.

Ms. Leitschuh said that the public schools are their own governmental institution and don't really have to meet the standards when it comes to building code permits in general. It is only when they are physically changing or encroaching the campus area that the zoning has some additional regulations.

Mr. Quirk said he finds this highly restrictive and he thinks this could have been addressed back in May as a variation to a setback. This plan has been known a long time in the community, and he thinks it's interesting to see how and why they are here again.

Ch. Rickard called upon the Petitioner to make their presentation.

Bill Sturm of Serena Sturm Architects said he represents St. Joseph Church for this project. The project knits together two existing buildings, the elementary school on Franklin Avenue with the Junior High school on Franklin and Main. He provided an overall view of the campus depicting the current schools and offices. This stage links about six different levels of the schools that currently are not accessible including an Plan Commission Meeting Dec. 4, 2017

DRAFT MINUTES

elevator, ramps, handicapped accessible restrooms, etc. The parking lot has never had a ramp connected to the building. That ramp and outdoor classroom are an added benefit to the campus. In addition, the outdoor classroom can accommodate receiving and pickup under a covered entry, as well as teaching outdoors in good weather. They also removed a section of the parking lot walkway to set up a student garden for both academic and aesthetic purposes. The aesthetic of the building includes some demanding issues such as the age of the building. The proposal sets up an energy efficient building. They have applied for grants for that purpose. He explained that the western side of the building is the worst side for glass due to extreme heat. The building has therefore been set up for cross-ventilation to avoid overheating the space. Most schools do not have the budget to build lobby spaces often seen in public institutions; however, they are attempting to create a type of seating area for the students. The campus is somewhat void of green space and they plan to introduce that as you enter the building with a green wall, amphitheater area, etc. Mr. Sturm said by providing a ramp into the gymnasium, this might also serve as a parish entry rather than just for the school. He noted that the materials used for the proposed building are masonry to match the existing dark masonry of the existing building. There is a lower level basement for storage and mechanicals with an elevator. There will be isolated entry onto the main level via a reception area. He also noted the roofs that would include skylights as well as roof mechanicals that will be shielded. The goal is to begin construction this summer with completion by August of 2019.

Ms. Gassen asked about the new building lining up with the existing building and she asked about the dimensions of the shading devices. Mr. Sturm said it is set at 2.5 feet, which is within the Code, but they are not sure whether it might go a bit further than that. Mr. Sturm said that you want buildings to look beautiful; however, there should be reasons that they are doing specific things. They are bringing the base of the existing building to tie the new buildings together. There are reasons that they have put windows at the stairwells to bring light into the structure.

There being no further questions from the Commissioners, Ch. Rickard called upon the public for questions or comments. There were none.

Ms. Johnson asked about the existing retaining walls located near the southeast corner of the campus, the condition of which was previously brought up during the hearing for the parking lot expansion. Chairman Rickard called upon Beth Harbauer, St. Joseph Parish, who presented the church's plans that addresses property maintenance items separate from the construction of the addition.

There being no further questions or comments, Ch. Rickard called for a motion.

Ms. Gassen moved with regard to File 17-PLC-0031 that the Plan Commission forward a positive recommendation to the Village Council to approve this request for a Special Use and Setback Variation, subject to the two conditions listed on page 6 of Staff's report dated December 4, 2017. Mr. Quirk seconded the Motion.

**AYES: Ms. Gassen, Mr. Quirk, Ms. Johnson, Mr. Kulovany, Ms. Rollins,
Ch. Rickard**

NAYS: None

DRAFT MINUTES

The Motion passed unanimously.

.....

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