

VILLAGE OF DOWNERS GROVE
Report for the Village
11/20/2018

SUBJECT:	SUBMITTED BY:
St. Mary of Gostyn - 440 Prairie Ave - Alley Vacations and the application of Right-of-Way Vacation Policy	Stan Popovich, AICP Director of Community Development

SYNOPSIS

The petitioner is requesting the vacation of four public alleys. The Village Council should use the Right-of-Way Vacation Policy to determine if any compensation will be required.

STRATEGIC PLAN ALIGNMENT

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

FISCAL IMPACT

As determined per the Village's Right-of-Way Vacation Policy (Resolution #2003-58), the value of the four alleys is \$52,702.49.

UPDATE & RECOMMENDATION

This item was discussed at the November 13, 2018 Village Council meeting. Staff recommends approval on the November 20, 2018 active agenda.

BACKGROUND

The St. Mary of Gostyn Parish and School (SMG) consists of a school, three residential properties and a vacant lot on the north side of Prairie Avenue between Fairview Avenue and Douglas Road (North Campus) and a church, parking lot and vacant lot on the south side of Prairie Avenue between Fairview Avenue and Douglas Road (South Campus). SMG is proposing a building addition to extend the existing school's footprint to the east.

SMG is requesting the vacation of four public alleys (see attached map for specific locations). The first alley vacation request is needed to facilitate the school addition.

1. Prairie-Gierz alley - This alley is located on the North Campus and is immediately north of the existing school and the proposed expansion. Without this vacation, the proposed school addition would not be setback from the north property line. This alley is partially improved and provides access to the single family property at 4733 Douglas Road (SMG owned) and the SMG school. The east side of the ally is unimproved.

The private property owner at 435 Gierz Street has requested that the portion of the alley immediately south of their property be split evenly between SMG and themselves.

The remaining three alley vacation requests are based on existing conditions and will allow for uniform rezoning of all SMG property to INP-1.

2. Douglas-Gierz Alley – This alley is located on the North Campus and is adjacent to three residential properties owned by SMG. A driveway for the property at 445 Gierz Street (SMG owned) is currently located on the alley.
3. Fairview-Prairie Alley – This alley is located on the South Campus and is currently used exclusively by SMG as the easternmost entrance point to the SMG church parking lot.
4. Wilson-Prairie Alley – This alley is located on the South Campus, immediately east of the existing SMG Church and is used exclusively as the westernmost entrance point to the SMG church parking lot.

Estimated Value of the Requested Rights-of-Way

Per the Right-of-Way Vacation policy, the value of the requested alleys is based on the fair market value of land per acre (\$545,000) as defined by Section 20.300.d.2 of the Subdivision Ordinance. When land will be encumbered with an easement, land is generally valued at one-third (1/3) of the value of the same property that does not have an easement. As such, the fair market value of the entire alleys to be vacated will be discounted to reflect the blanket easement. The table below lists the four alleys requested to be vacated and the costs:

Alley	SF of alley to be vacated	SMG Encumbered Costs	Non-Petitioner Encumbered Costs	Alley Total Encumbered Costs
1. Prairie-Gierz	4,858 sf	\$18,612.57	\$1,445.08	\$20,057.65
2. Douglas-Gierz	1,750 sf	\$7,225.38	\$0	\$7,225.38
3. Fairview-Prairie	1,754 sf	\$7,240.99	\$0	\$7,240.99
4. Wilson-Prairie	4,403 sf	\$18,178.48	\$0	\$18,178.48
TOTAL	12,765 sf	\$51,257.42	\$1,445.08	\$52,702.50

There is a single adjacent property owner (435 Gierz Street) along the Prairie-Gierz alley who requested they receive their half of the alley adjacent to their property. No other property owner along the Prairie-Gierz alley requested their half of the alley. SMG is the adjacent property owner on all three other requested alley vacations.

SMG has submitted a letter requesting a waiver of their costs.

Compliance with the Village's Right-of-Way Vacation Policy (Res. #2003-58)

For each of the four requested alley vacations, the Village's Right-of-Way Vacation Policy notes the Village Council shall determine:

1. Whether the Parcel or portion thereof, is no longer necessary for public use and whether the public interest will be served by such vacation request.
2. Whether the Parcel or portion thereof, should be vacated and whether public utility easements and any ingress-egress easements are to be maintained.
3. The amount and type of compensation, if any, to be required as a condition to the effectiveness of the vacation of the parcel.

The Village's Fee Waiver Policy, Res. #2002-73, notes that not-for-profit, charitable, religious, or public service organizations may request fee waivers.

Compliance with the 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. Another goal is to ensure the provision of high-quality public facilities, including educational facilities, for all residents of the Village. The alley vacation request would support the continued operation and improvement of the school.

Public Comment

During the Plan Commission meeting, the public did not express concerns regarding the requested alley vacations.

ATTACHMENTS

Ordinance

Aerial Map

Alley Vacation Map

Staff Report with attachments dated October 1, 2018

Minutes of the Plan Commission Hearing dated October 1, 2018

SMG Waiver Letter

VILLAGE OF DOWNERS GROVE
COUNCIL ACTION SUMMARY

INITIATED: Petitioner DATE: November 20, 2018
(Name)

RECOMMENDATION FROM: _____ FILE REF: 18-PLC-0023
(Board or Department)

NATURE OF ACTION:

STEPS NEEDED TO IMPLEMENT ACTION:

- Ordinance
- Resolution
- Motion
- Other

Motion to Adopt "AN ORDINANCE VACATING A PUBLIC ALLEY (DOUGLAS-GIERZ) ADJACENT TO AND BETWEEN 4733 DOUGLAS ROAD, 4725 DOUGLAS ROAD AND 445 GIERZ AVENUE", as presented.

SUMMARY OF ITEM:

Adoption of the attached ordinance will vacate a public alley adjacent to and between 4733 Douglas Road, 4725 Douglas Road and 445 Gierz Avenue.

RECORD OF ACTION TAKEN:

ORDINANCE NO. _____**AN ORDINANCE VACATING A
PUBLIC ALLEY (DOUGLAS-GIERZ) ADJACENT TO AND BETWEEN
4733 DOUGLAS ROAD, 4725 DOUGLAS ROAD AND 445 GIERZ AVENUE**

WHEREAS, it has been determined by the Council of the Village of Downers Grove in DuPage County, Illinois, that it is in the public interest to vacate a 14-foot wide by 125-foot deep semi-improved public alley right-of-way located between the properties located at 4733 Douglas Road, 4725 Douglas Road and 445 Gierz Avenue, Downers Grove, Illinois, in said Village hereinafter more particularly described; and

WHEREAS, Roman Catholic Diocese of Joliet, [the "Owner"] of the Properties have filed with the Plan Commission, a written petition requesting the vacation of said public right-of-way conforming to the requirements of the Village's Right-of-Way Vacation Policy (Resolution No. 2003-58); and

WHEREAS, the required public notice has been given and a public hearing respecting said vacation has been conducted by the Plan Commission on October 1, 2018 in accordance with applicable law; and

WHEREAS, there are certain public service facilities situated in said portion of said right-of-way, and the Village Council has determined that it is necessary and in the public interest to reserve such rights-of-way and easements as are in the judgment of the Council necessary or desirable for continuing public service by means of those facilities and for the maintenance, renewal and reconstruction thereof; and

WHEREAS, the Village Council, after due investigation and consideration, has determined that the nature and extent of the public use and the public interest to be served is such as to warrant the vacation of said portion of said right-of-way.

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

SECTION 1. That all that part of the following described properties, to wit:

THE WEST 7.00 FEET OF THE 14.00 FOOT WIDE PUBLIC ALLEY LYING EAST OF AND ADJOINING LOTS 31 AND 32 IN BLOCK 4 IN GOSTYN, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 8, 1889 AS DOCUMENT 41158, IN DUPAGE COUNTY, ILLINOIS

Commonly known as a vacant public alleyway adjacent to 4733 Douglas Road, Downers Grove, IL
PIN: 09-08-221-002

THE WEST 7.00 FEET OF THE 14.00 FOOT WIDE PUBLIC ALLEY LYING EAST OF AND ADJOINING LOTS 28, 29 AND 30 IN BLOCK 4 OF GOSTYN, A SUBDIVISION OF PART OF THE NORTHEAST ¼ OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 8, 1889 AS DOCUMENT 41158, IN DUPAGE COUNTY, ILLINOIS

Commonly known as a vacant public alleyway adjacent to 4725 Douglas Road (vacant),
Downers Grove, IL
PIN: 09-08-221-001

THE EAST 7.00 FEET OF THE 14.00 FOOT WIDE PUBLIC ALLEY LYING WEST OF AND

ADJOINING LOT 27 IN BLOCK 4 IN GOSTYN, A SUBDIVISION OF PART OF THE NORTHEAST ¼ OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 8, 1889 AS DOCUMENT 41158, IN DUPAGE COUNTY, ILLIONIS

Commonly known as a vacant public alleyway adjacent to 445 Gierz Street, Downers Grove, IL
PIN: 09-08-221-029

TOTAL AREA OF VACATED ALLEY= 1,750 SQUARE FEET

(hereinafter referred to as the "Vacated Douglas-Gierz Alley"), is hereby vacated and closed, and that it is hereby declared that the same is no longer required for public use and that the public interest will be served by such vacation and that title shall be vested with the adjacent Owners of the property as described in the above legal descriptions.

SECTION 2. A perpetual non-exclusive easement is hereby reserved for and granted to the Village of Downers Grove, Illinois, the DuPage Water Commission and to those public utility companies operating under franchises from the said Village including, but not limited to, AT&T, Comcast Cable, Northern Illinois Gas Company, Commonwealth Edison Company, and Downers Grove Sanitary District and their respective successors and assigns, over, on, across, under, and through all of the areas on the final plat of vacation marked "Public Utilities and Access Easement Reservation" of the Vacated Douglas-Gierz Alley as described herein for the perpetual right, privilege and authority to construct, reconstruct, repair, inspect, maintain and operate various utility transmission and distribution systems and community antenna televisions systems and all necessary connections, appliances and other structures and appurtenances as may be deemed necessary by said Village and for any and all municipal purposes, over, upon, along, under and through said indicated easements, together with right of access across the property to do any of the above work. The right is also granted to cut down, trim or remove any trees, shrubs or other plants that interfere with the operation of the utilities. No permanent buildings or structures shall be placed on said easements, but same may be used for gardens, shrubs, landscaping, fencing, paved parking, driveways and other purposes that do not then or later interfere with the aforesaid uses and rights. All installations shall be subject to the ordinances of the Village of Downers Grove. Easements are hereby reserved for and granted to the Village of Downers Grove and other governmental authorities having jurisdiction of the land over the entire easement area for ingress, egress and the performance of any and all municipal and other governmental services.

SECTION 3. This vacation shall be subject to the following conditions:

1. The vacation shall substantially conform to the staff report dated October 1, 2018.
2. Prior to final Village Council consideration, a Mylar copy of the Final Plat of Vacation shall be provided indicating a 14-foot public drainage, utility and utility access easement along the entire length and width of the alley to be vacated.

SECTION 4. That the Mayor and Clerk of the Village of Downers Grove are hereby authorized to sign the plat of vacation of the Vacated Douglas-Gierz Alley described herein.

SECTION 5. That a certified copy of this ordinance and an accurate map of the Vacated Douglas-Gierz Alley shall be filed for record by the Clerk of the Village of Downers Grove in the Office of the Recorder of Deeds, DuPage County, Illinois, upon satisfaction of all conditions contained in Section 3 of this ordinance.

SECTION 6. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 7. That this ordinance shall be in full force and effect from and after its passage and publication in pamphlet form as provided by law.

Mayor

Passed:

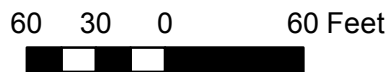
Published:

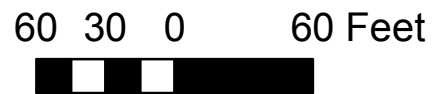
Attest: _____
Village Clerk

I:\mw\ord.18\Vacate-Douglas-Gierz Alley-18-PLC-0023



4737, 4733 and 4809 Douglas;
 427, 431, 435 and 445 Gierz; 445,
 428 and 440 Prairie; and 444 Wilson Location Map





Alley Name Map





**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
OCTOBER 1, 2018 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
18-PLC-0023 St. Mary of Gostyn	Rezoning, Special Use with Variations, Alley Vacations	Scott Williams, AICP Senior Planner

REQUEST

The petitioner is requesting approval of the following items: 1) Rezoning from R-4, Residential Detached House 4 to INP-1, Neighborhood-Scale Institutional and Public District; 2) Special Use with Variations to construct a school gymnasium addition; and 3) A Plat of Vacation for adjacent right-of-ways (alleys).

NOTICE

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

GENERAL INFORMATION

OWNER: Diocese of Joliet
16555 Weber Road
Crest Hill, IL 60403

APPLICANT: St. Mary of Gostyn Parish
445 Prairie Avenue
Downers Grove, IL 60515

PROPERTY INFORMATION- NORTH CAMPUS

EXISTING ZONING: R-4, Residential Detached House 4
EXISTING LAND USE: Private School
PROPERTY SIZE: 48,233 square feet (1.11 acres)
PINS: 09-08-221-001, -002, -006, -007, -008, -009, -014, -015, -016, -027, -028, & -029

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
NORTH:	R-4, Residential Detached House 4	Single Family Detached
SOUTH:	R-4, Residential Detached House 4	Institutional/Public
EAST:	R-4, Residential Detached House 4	Single Family Detached
WEST:	R-4, Residential Detached House 4	Single Family Detached

PROPERTY INFORMATION- SOUTH CAMPUS

EXISTING ZONING: R-4, Residential Detached House 4
EXISTING LAND USE: Religious Assembly and Offices

PROPERTY SIZE: 116,900 square feet (2.68 acres)
PINS: 09-08-222-001, -002, -003, -004, -005, -006, -007, -008, -018, -022, -024 & -025

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
NORTH:	R-4, Residential Detached House 4	Institutional/Public
SOUTH:	R-4, Residential Detached House 4	Institutional/Public Single Family Detached
EAST:	R-4, Residential Detached House 4	Institutional/Public Park/Open Space
WEST:	R-4, Residential Detached House 4	Single Family Detached Single Family Detached 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. Plats of Survey
3. Project Summary
4. Proposed Site Plan
5. Engineering Plans
6. Architectural Plans
7. Traffic Memorandum
8. Neighborhood Meeting Invitation and Summary
9. 435 Gierz Alley Letter
10. Alley Outreach Documentation

PROJECT DESCRIPTION

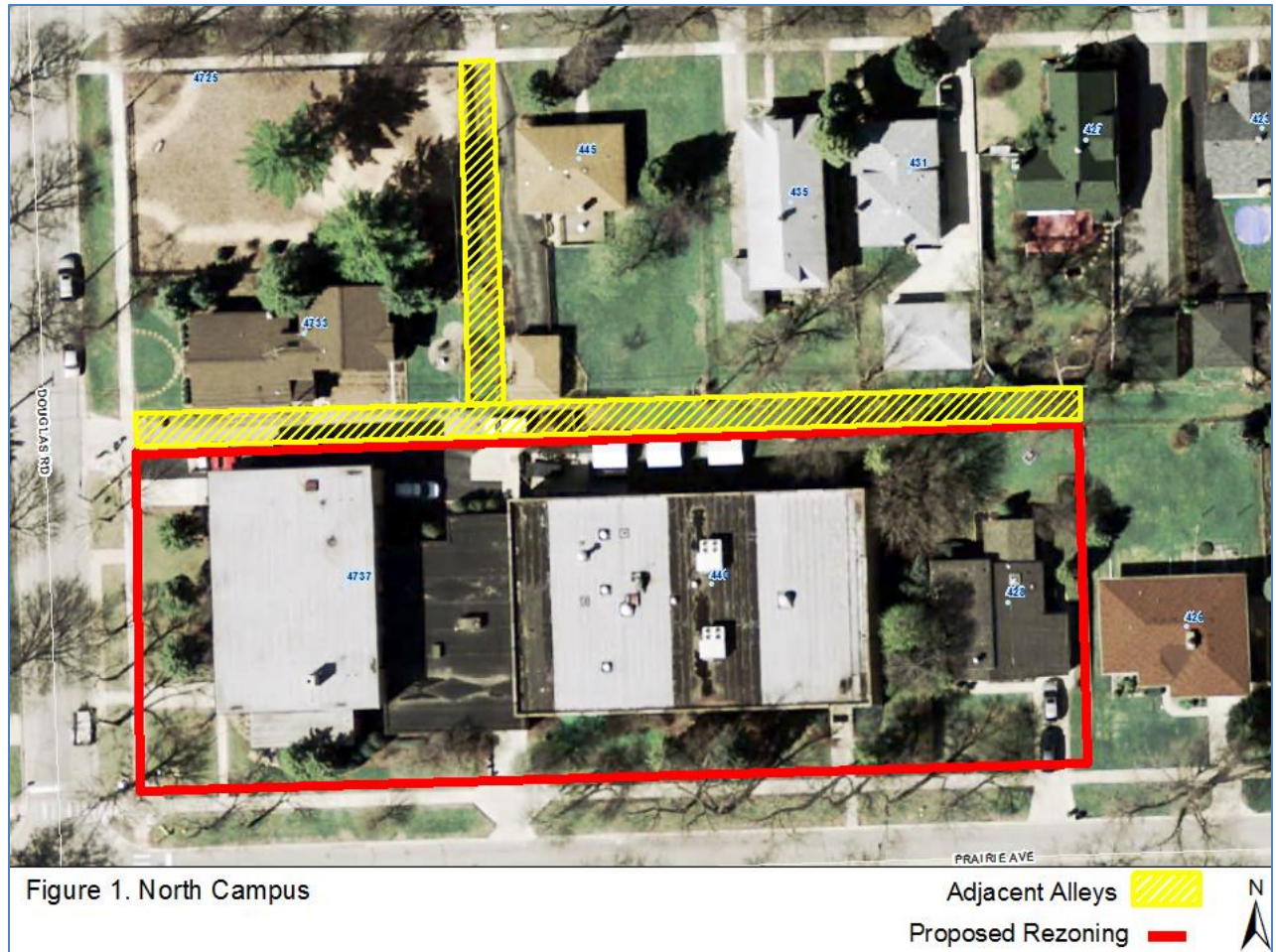
The St. Mary of Gostyn Parish and School (SMG) consists of a school, three residential properties and a vacant lot on the north side of Prairie Avenue between Fairview Avenue and Douglas Road (North Campus) and a church, parking lot and vacant lot on the south side of Prairie Avenue between Fairview Avenue and Douglas Road (South Campus). SMG is proposing to construct a 5,900 square foot addition onto the existing school that would expand the existing activity center to include a full size gymnasium, new entrance, and additional storage spaces.

SMG is requesting the following approvals to facilitate the North campus improvements:

1. A rezoning of both campuses from R-4, Residential Detached House 4 to INP-1, Neighborhood-Scale Institutional and Public District;
2. Special Use with Variations to construct the school gymnasium addition on the North Campus; and
3. A Plat of Vacation to vacate right-of-ways (alleys) adjacent to both campuses.

North Campus

The North Campus, consisting of the existing private school, the adjacent school-owned single-family home at 428 Prairie Avenue, and two alleys, is shown in the reference map in Figure 1:



The proposed school addition will extend the school's footprint to the east to include the property at 428 Prairie Avenue. This will expand the activity center of the school with added handicap accessibility, another entrance, multi-purpose/dining space, gymnasium and storage. The proposed expansion will not result in additional students and with site circulation remaining the same, no traffic study was required. The expanded gymnasium and new entrance will be mainly used after-hours for sporting events.

The addition will be placed so that it will meet the street setback along Prairie Avenue and the rear (east setback). Based on the location of the proposed addition, the petitioner is requesting the following variations:

1. A side yard setback variation along the north property line. The one-story section of the addition is proposed to be located adjacent to the existing east-west alley. Assuming this alley is vacated, the required setback would be 13.2 feet and petition is providing 7 feet.
2. A street yard setback variation for architectural features, including wing walls, a canopy and roof overhangs. The required setback is 23 feet and the petitioner is providing 19.78 feet.
3. An elevated patio area between the handicap ramp and the front wall. The required setback is 20 feet and the petitioner is providing 17.47 feet.

Foundation landscaping and entranceway planters are proposed. Additional landscape screening is shown to the north of the addition. The building material consists mostly of masonry and will match the existing facades. Storefront and curtainwall systems are present throughout the second-story. The main addition is approximately 30 feet in height, and the one-story portion is approximately 18 feet in height at its tallest point (north-east corner).

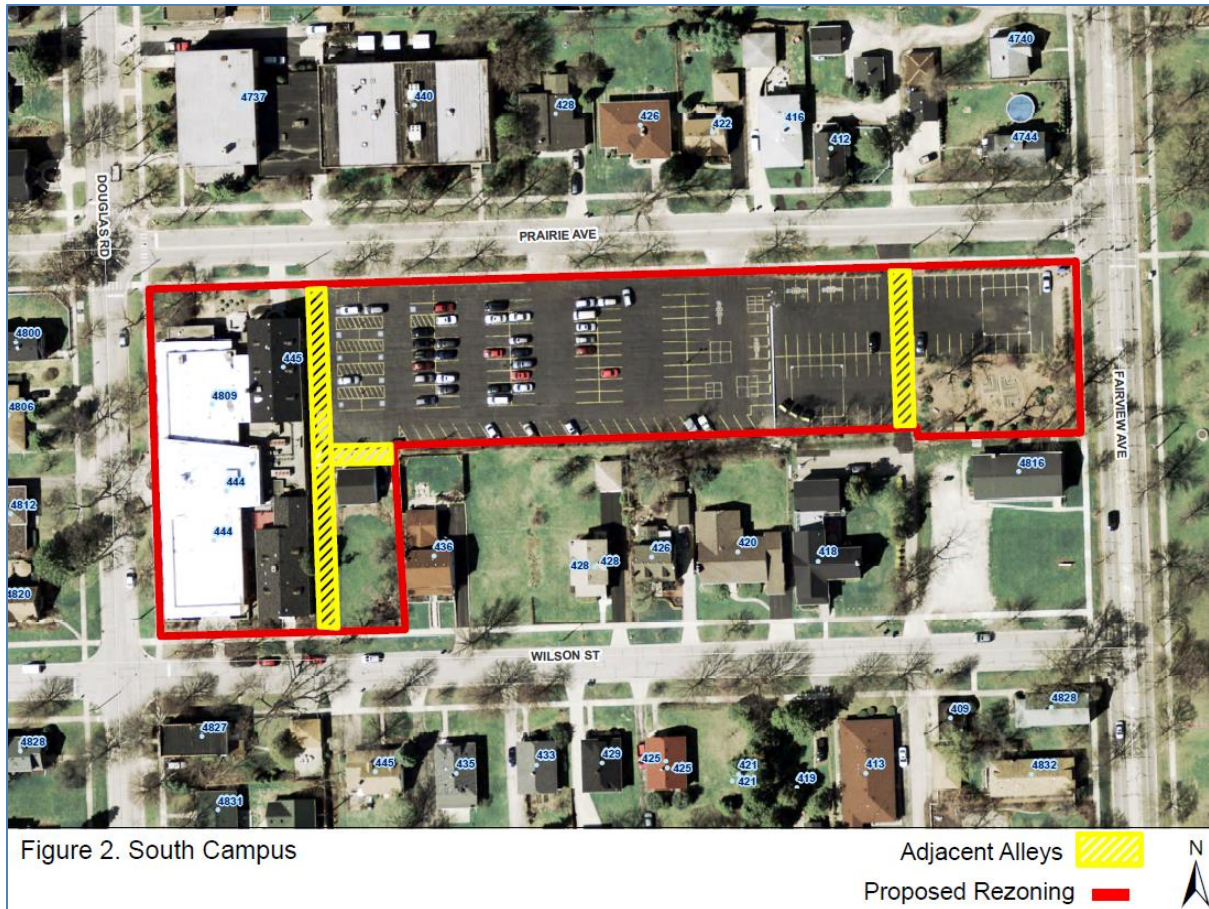
The petitioner is requesting the east-west alley be vacated to facilitate the school addition. The north-south alley is proposed to be vacated because the adjacent 445 Gierz Street driveway currently utilizes the alley for its driveway. The two alleys proposed to be vacated by the petitioner are summarized in the below table:

North Campus Alleys	Dimensions	Total Area	Petitioner Adjacent Properties	Non-petitioner Adjacent Properties
East – West Alley	14 ft. by 347 ft.	4,858 sq. ft.	4733 Douglas, 4737 Douglas 445 Gierz, 428 Prairie 440 Prairie	427 Gierz 431 Gierz 435 Gierz
North – South Alley	14 ft. by 125 ft.	1,750 sq. ft.	4733 Douglas 445 Gierz vacant park lot	N/A

The rezoning request is only for the school properties along Prairie Avenue. Properties along Douglas and Gierz may be eventually sold or not used for church purposes and are not included, but the adjacent vacated alleys would be distributed to them. The proposed INP-1 designation is intended for small, institutional scale developments that abut residentially zoned properties.

South Campus

The South Campus is made up of the existing church, parking lot, open space/park areas and a detached garage as shown below in Figure 2's reference map:



There are no physical changes proposed for the south campus and the uses would remain the same. The underlying zoning would change from R-4 to INP-1. By rezoning both the north and south campus, the property would follow the Future Land Use Plan. The alleys to be vacated are adjacent to petitioner owned properties and are used exclusively by the petitioner for access to their parking areas.

The table below summarizes the vacation request:

North Campus Alleys	Dimensions	Total Area	Petitioner Adjacent Properties	Non-petitioner Adjacent Properties
East – West Alley	14 ft. by 50.3 ft.	700.42 sq. ft.	Parking Lot Detached Garage lot	N/A
E. North – South Alley	14 ft. by 125.27 ft.	1,753.78 sq. ft.	Parking lot Park Area	N/A
W. North-South Alley	14 ft. by 264.46 ft.	3,702.44 sq. ft.	4809 Douglas 445 Prairie 444 Wilson Parking lot Detached Garage lot	N/A

Alley Vacations

The petitioner has requested that a total of 12,764.64 square-feet be vacated. The owners of 435 Gierz Street have provided written consent subject to purchasing half of the alley that abuts their property. No

other adjacent property owners have requested the portion of the alley adjacent to their property by the north campus's east-west alley.

Per the Village's Right-of-Way Vacation Policy (Resolution #2003-58), staff contacted the utility companies, outside public agencies and other Village departments to determine if any rights to the public right-of-ways should be retained. The utility providers and the Village do not object to the vacation of the right-of-ways as long as a public drainage, utility and access easements are retained along the entire width and length of the alleys. The easements will provide adequate space for any future utility needs. A public drainage, utility and utility access easement will be retained over all sections of the vacated alleys as shown on the plat of vacation.

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. Another goal is to ensure the provision of high-quality public facilities, including educational facilities, for all residents of the Village. The rezoning request would bring the entire campus up to meet Future Land Use Plan.

COMPLIANCE WITH ZONING ORDINANCE

The subject property is proposed to be rezoned INP-1. The Special Use is required due to the proposed increase in building coverage and decrease in open space. 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:

School Addition	Required	Proposed
South Setback (Street Yard)	25 ft.	25.02 ft.
Arch. Building Features	23 ft.	19.78 ft.*
Entranceway Patio	20 ft.	17.47 ft.*
East Setback (Rear Yard)	20 ft.	20 ft.
North Setback (Interior Side Yard)	13.2 ft.	7 ft.*
Height (street elevation)	35 ft.	30 ft.
Building Coverage	40%	31.45%

***Indicates variation**

The petitioner is proposing building mounted lighting that meets the Zoning Ordinance requirements. Additional parking is not required because the proposed addition will not result in an increase in enrollment.

ENGINEERING/PUBLIC IMPROVEMENTS

Post Construction Best Management Practices are required because the total impervious area will increase by approximately 7,676 square feet. An infiltration basin for the new impervious areas will be located to the south of the addition and will tie into the existing storm water sewer located in the alley north of the existing school. All improvements will comply with the provisions of the Stormwater Ordinance. New internal pedestrian connections with adjacent public sidewalks are depicted on the site plan. There are no other public improvements proposed.

PUBLIC SAFETY REQUIREMENTS

The Fire Prevention Division 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 Enterprise Newspapers, Inc. (The Bugle). Staff has not received any neighborhood comments/inquiries regarding the proposal at this time.

As required by the Zoning Ordinance for a Rezoning petition, the petitioner held an onsite neighborhood meeting on Wednesday, July 18, 2018. General questions were asked about the applicant's future plans, the incorporation and function of the alleys and traffic impact. A summary of the meeting is attached.

The petitioner has been in communication with the neighbors on Gierz Street (427-435) adjacent to the east-west alley to the north of the school and proposed addition. The neighbor at 435 Gierz Street has formally requested their half of the alley. Staff has not received any other requests regarding this alley, and documentation detailing outreach efforts is attached.

STANDARDS OF APPROVAL

The petitioner is requesting approval of the following items: 1) Rezoning from R-4, Residential Detached House 4 to INP-1, Neighborhood-Scale Institutional and Public District; 2) Special Use with Variations to construct a school gymnasium; and 3) A Plat of Vacation for adjacent right-of-ways (alleys). The review and approval criterion for each request is listed below.

The petitioner has submitted a narrative that attempts to address all the standards of approval. The Plan Commission should consider the petitioner's documentation, the staff report and the discussion at the Plan Commission meeting in determining whether the standards for approval have been met.

Section 12.030.I. Zoning Map Amendment Review and Approval Criteria

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 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.*
7. *The comprehensive plan.*

Section 28.12.050.H Special Use 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.*
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.*

Section 28.12.090.G Variance 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.*
2. *The plight of the owner is due to unique circumstances.*
3. *The variation, if granted, will not alter the essential character of the locality.*
4. *That the particular physical surroundings, shape, or topographical conditions of the 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.*
5. *That the conditions leading to the need of the requested variation are not applicable, generally, to other properties within the same zoning classification.*
6. *That the alleged difficulty or hardship was not created by the current property owner.*
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.*
8. *That the proposed variation will not alter the essential character of the area.*
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.*

Compliance with the Procedure to be followed in the Vacation of Streets, Alleys, and Public Rights-of-Way (Resolution #2003-58)

The Village’s alley vacation policy asks the following questions when it comes to determining if an alley can be vacated. The combined square-footage of the proposed vacated alleys is 12,764.64 square feet. The Village Council is solely responsible for determining the amount and type of compensation, if any. These questions are listed below:

1. *Is there written consent of at least two property owners who abut the proposed parcel to be vacated?*
2. *Whether the Parcel or portion thereof, is no longer necessary for public use and whether the public interest will be served by such vacation request.*
3. *Whether the Parcel or portion thereof, should be vacated and whether public utility easements and any ingress-egress easements are to be maintained.*
4. *The amount and type of compensation, if any, to be required as a condition to the effectiveness of the vacation of the parcel.*

DRAFT MOTION

Staff will provide a recommendation at the October 1, 2018 meeting. Should the Plan Commission find that the requests meets the standards of approval for a Rezoning, Special Use with Variations and Alley Vacations, staff has prepared a draft motion that the Plan Commission may make for the approval of 18-PLC-0023:

Based on the petitioner's submittal, the staff report and the testimony presented, I find that the petitioner has met the standards of approval for a Rezoning, Special Use, Variations and Alley Vacations as required by the Village of Downers Grove Zoning Ordinance and is in the public interest and therefore, I move that the Plan Commission recommend to the Village Council approval of 18-PLC-0023, subject to the following conditions:

1. The Rezoning, Special Use with Variations and alley vacations shall substantially conform to the staff report dated October 1, 2018, the drawings prepared by DLA Architects, Ltd. dated August 31, 2018, and engineering and landscape drawings prepared by W-T Civil Engineering, LLC dated September 19, 2019, except as such plans may be modified to conform to Village Codes and Ordinances.
2. An administrative lot consolidation of the lots being rezoned shall be completed prior to the issuance of a building permit.
3. The addition shall be equipped with an automatic suppression and an automatic and manual fire alarm system.
4. All proposed signage shall comply with the sign regulations.
5. A hold harmless agreement indemnifying the Village for the addition to encroach past the 35' private building setback line per the Plat of Consolidation.

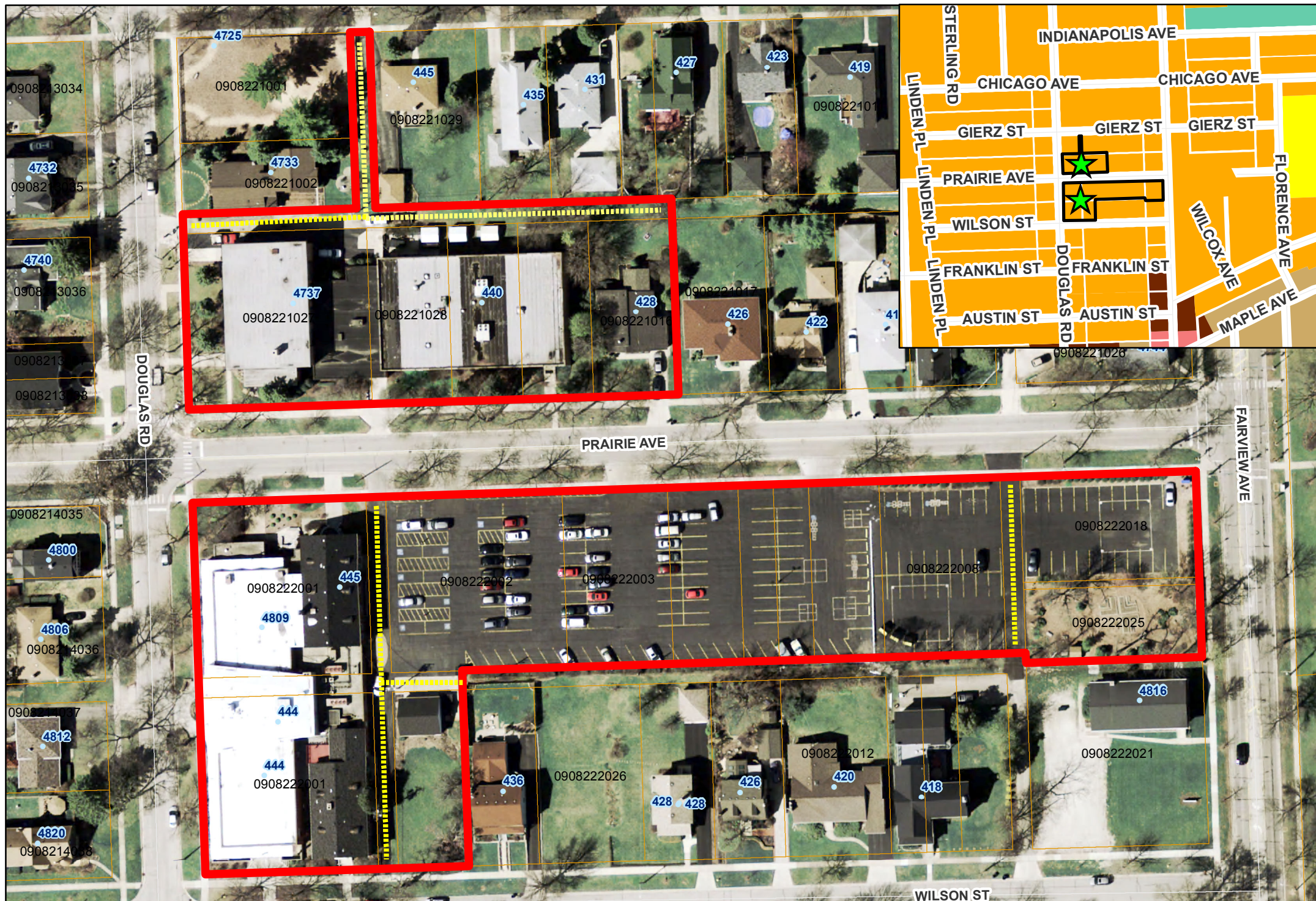
Staff Report Approved By:



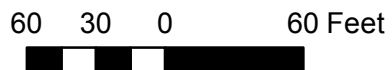
Stanley J. Popovich, AICP
Director of Community Development

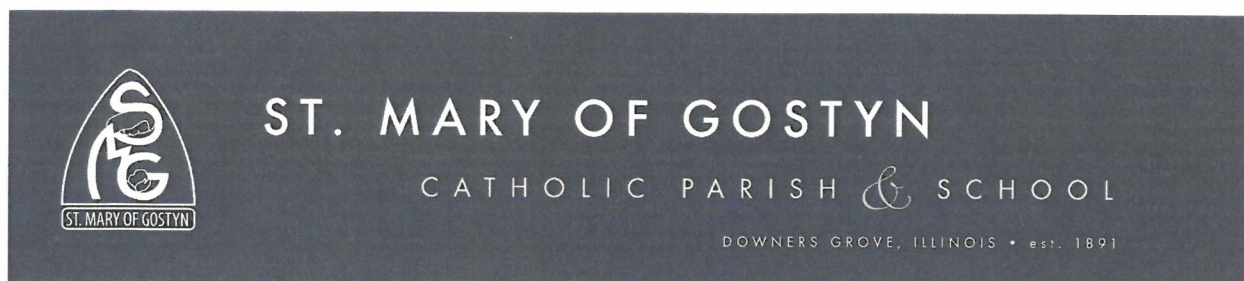
SP:sw
-att

P:\P&CD\PROJECTS\PLAN COMMISSION\2018 PC Petition Files\18-PLC-0023 - St. Mary's Addition-Rezoning, Special Use, Alley Vacation\18-PLC-0023 Staff Report.docx



4737, 4733 and 4809 Douglas;
 427, 431, 435 and 445 Gierz; 445,
 428 and 440 Prairie; and 444 Wilson Location Map





August 9, 2018

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

Dear Mr. Popovich,

St. Mary of Gostyn Church is requesting consideration for the following changes to our campus:

1. Rezoning our properties at 444 Wilson, 4809 Douglas, 445 Prairie, 440 Prairie, 428 Prairie and 4806 Fairview from R-4, Residential Detached House 4 to INP-1, Neighborhood-Scale Institutional and Public District. This will better align our zoning with the ultimate uses of the campus.
2. We are asking that these properties, separated by Prairie Avenue, be consolidated into two lots, with one designated as our "Church" and one designated as our "School". The lots to be considered are designated on the enclosed plat of consolidation.

We are asking to maintain our 4744 Douglas, 4733 Douglas, and 445 Gierz properties with their current zoning and current designated lot assignments, as separate properties, pending future plans for their potential sale.

3. Vacation of the alleys adjacent to and within these properties to St. Mary of Gostyn Parish. These applicable alleys are designated on the enclosed plat of vacation.

This is a recommendation to St. Marys from the Village of Downers Grove, given the locations of these alleys within our current properties. Also, the vacation, specifically, of half of the alley north of our current school/gym property will allow both northern and eastern expansion of the current building, making it possible to add the desired additional square footage for this project.

Respectfully submitted,

A handwritten signature in black ink that reads "Rev. James A. Schwab".

Reverend James A. Schwab
Pastor



September 19, 2018

Stan Popovic, AICP
c/o Community Development
Village of Downers Grove
801 Burlington Avenue
Downers Grove, IL 60515

Dear Mr. Popovich:

Saint Mary of Gostyn Catholic School
Activity Center Expansion
DLA Project No. 2018.41

DLA Architects, Ltd., on behalf of Saint Mary of Gostyn Catholic Parish, is requesting the following of the Village Plan Commission:

1. Special Use of the properties at 428 & 440 Prairie Avenue.

A request is being made to update the special use at 440 Prairie Avenue to allow for construction of an expansion to the activity center of Saint Mary of Gostyn Catholic School. The addition, which will reach onto the Parish-owned property at 428 Prairie, will be 5,900 SF and add handicap accessibility, an after-hours public entrance, a multi-purpose/dining space, an expanded gymnasium, and storage. The project will not increase enrollment.

2. Building setback variance of the properties at 428 & 440 Prairie Avenue.

A request is being made for multiple variances to the building setback for the Activity Center Expansion and those requests are outlined below.

Variance #1 – To reduce the side yard setback along the north property line from 13'-2" to 7'-0". This would allow for construction of a one-story storage room(s) volume between the existing building and the alley directly north of the gymnasium addition. It must be noted that the above information assumes vacation of the south half of the alley to Saint Mary of Gostyn. The Parish is only able to receive half the alley which makes the setback variance request necessary in order to provide for the proper size and clearance of athletic courts inside the gymnasium portion of the addition. The current use of the facility and many of the setbacks for the property being worked within for the design are existing which makes meeting the required sizes for the gym and associated spaces/uses impossible. The existing courts are not regulation size for the student age attending the school and, even at a smaller size, clearance between the courts and walls does not meet industry standards creating a space that presents a potential hazard to users. An existing storm water vault and storm



water line north of the existing gymnasium does not allow for placement of the storage volume directly north of the existing building, which would fit within the prescribed side yard setback. Instead, the larger courts, coupled with proper clearance, and the storm water vault, do not allow for adequate storage space within the boundaries established by the current zoning setbacks, necessitating the construction of the one-story storage addition described.

Variance #2 – To allow for construction of architectural features within the setback along Prairie Avenue. Three wing walls extend into the setback 5'-2" and a raised concrete patio space extends 8'-0" into the setback. The wing walls hold a canopy and roof overhang as part of a shading system to allow as much natural light into the activity center and gymnasium spaces while reducing potential glare in an effort to provide the most sustainable environment for occupants and lower operating costs and HVAC system sizes. The wing walls align with portions of the existing building that do not meet the setback requirements but have, presumably, been grandfathered in. The patio serves three purposes, acting as a security buffer between the public way and the glass curtain wall of the activity center, providing relief from the face of the curtain wall for installation of the ADA ramp so as to avoid interference conditions with rails and window framing, and finally as "front porch" for the building, again in an attempt to break down the scale and fit within the neighborhood context. The building proper will meet the current setback requirements.

If you have any questions or need additional information please contact me at 847.742.4063.

Sincerely,

A handwritten signature in black ink, appearing to read 'Brian Scully', written in a cursive style.

Brian Scully, AIA
Project Architect, Parishioner

c Terri O'Dekirk, Parish Manager/Development Director,
St. Mary of Gostyn Catholic Parish



Project Narrative
Saint Mary of Gostyn Catholic School
East Wing Expansion

Saint Mary of Gostyn Parish intends to improve the east portion of its lot at 440 Prairie Avenue and the adjacent lot at 428 Prairie Avenue in Downers Grove, IL in order to expand the existing Saint Mary of Gostyn Catholic School. The improvements include razing the existing house on the 428 lot in order to accommodate expansion of the school building. Further improvements include a 5,900 SF addition with corresponding stormwater detention work to comply with the DuPage County Stormwater and Flood Plain Ordinance.

St. Mary's occupies numerous contiguous individual lots which equal approximately 3.02 acres. The new building addition is being proposed on a 1-acre piece of that property north of Prairie Avenue. The property consists of the existing parish school and a residence that is owned by church. The project is located in a residential neighborhood at the intersection of Prairie Avenue and Douglas Road.

There have been multiple additions made to the church campus site since it was built. Most notably are the 1977 building addition, 1993 parking lot addition, and the 2000 building addition. 5,880 cubic feet of detention were provided in a 8' wide, by 7' high, by 105' long concrete chamber located along the north property line for the 1977 addition. The parking lot addition was designed and built according to the 1992 DuPage County Stormwater and Flood Control Ordinance. The 2000 building addition took advantage of 435 cubic feet that was extra from the 1977 building addition. The rest of the detention is located in an 8' wide, by 18' long, by 3' high concrete chamber constructed on top of the existing chamber.

Based on Article 15-72.A.1 of the DuPage County Stormwater and Flood Plain Ordinance, as the proposed development will not create 25,000 sq. ft. of additional impervious area versus the February 15, 1992 condition and the previous improvement have provided detention, this project will be exempt from providing stormwater runoff storage.

However, per the DuPage County Stormwater and Flood Plain Ordinance, Article 15-63.A.1, a Post Construction BMP will be required for this development, as it will create more than 2,500 sq. ft. of new impervious area. A total of 7,676 square feet of impervious area will be constructed as part of this project, which equates to a required infiltration volume of 800 cubic feet (1.25" x 7,676 square feet). Infiltration of 1.25" for all new impervious surfaces will be provided in an 8-foot wide by 60-foot long by 5-foot deep infiltration basin located south of the new addition.



Review and Approval Criteria
ZONING MAP AMENDMENTS

Plan Commission Number & Title: _____

A DETAILED RESPONSE TO ALL OF THE STANDARDS SHALL BE PROVIDED, SPECIFYING HOW EACH STANDARD IS OR IS NOT MET.

Section 28.12.030.I. Review and Approval Criteria (Zoning Map Amendments - Rezoning)

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.*

St. Mary of Gostyn School and Church are located within a residential neighborhood to the north, south and west of the properties and Hummer Park, a Downers Grove Park District property to the east. To the far south east corner of the Church property sits Calvary Church. +

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

Re-zoning of this property will not change the property values within the area.

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

No changes will occur to property values in the area.

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

INP-1 designation is intended for small, public, civic and institutional scale developments that reside in residential neighborhoods. As a Not for Profit institution, within a residential area, this designation is appropriate.

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

N/A

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

The existing church, private school and parking are all institutional uses. As such, the INP-1 designation better defines the ultimate use of the property.

(7) *The Comprehensive Plan.*

A goal of the Plan is for the Village to support the continued operation and improvement of schools while mitigating negative impacts on the adjacent residential area. The Future Land Use Map already shows the proposed rezoned properties as Institutional/Public Land Use, so use of this land as religious assembly and private school aligns with the Comprehensive Plan. +



Review and Approval Criteria SPECIAL USES

Plan Commission Number & Title: _____

A DETAILED RESPONSE TO ALL OF THE STANDARDS SHALL BE PROVIDED, SPECIFYING HOW EACH STANDARD IS OR IS NOT MET.

Section 28.12.050.H Approval Criteria (Special Uses)

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.*

This project is an expansion of our current School facility to add a multi-purpose space for eating, expansion of our current gymnasium to a regulation sized space to accommodate the ages of our students, addition of a new entrance and storage spaces and as such is authorized as a Special Use.

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.*

This expansion will help improve the security of our facility, provide additional safety for those using the gymnasium, improve the outside appearance of our school both from the north side and the south side. The additional landscaping that will be added to the south and east sides of the building will enhance the facade of the building from the street, contributing to the residential feel of the neighborhood. The expansion will not add any enrollment to the school nor additional traffic in the area.

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.*

As stated above, this use will not negatively impact safety or welfare of anyone in the area or in the building. It will actually improve the safety and security of those using the building.



Review and Approval Criteria
VARIATIONS (page 1 of 2)

Plan Commission Number & Title: _____

A DETAILED RESPONSE TO ALL OF THE STANDARDS SHALL BE PROVIDED, SPECIFYING HOW EACH STANDARD IS OR IS NOT MET.

Section 28.12.090.G Approval Criteria (Variations)

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.

See ADDENDUM attached

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

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



Review and Approval Criteria
VARIATIONS (page 2 of 2)

Plan Commission Number & Title: _____

“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:”

- (1) 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.*

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

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

- (4) 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.*

- (5) That the proposed variation will not alter the essential character of the area.*

- (6) 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.*

Variations

1. *The Subject Property cannot yield a reasonable return if required to comply with the regulations that apply to it.*

Variance #1, a reduction of the side yard setback along the north property line from 13'2" to 7'0".

Along with the request for vacation of the south half the alley to the north of our property, this variation will allow for the construction of a one story storage room(s) volume between the existing building and the alley directly north of the gymnasium addition. Several earlier solutions presented to the Village to adequately provide for the storm water requirements had been submitted and rejected, due to an even greater southern yard variance request that the Village Planners were not able to support for this project. Without this request, St. Mary's will not be able to build a regulation size junior high gymnasium in alignment with the ages of the children who attend the school and utilize the gym, as well as provide the appropriate equipment storage spaces necessary for the project, while providing for the adequate storm water storage and drainage systems necessary for the building.

Variance #2, southern side yard setback 5'0" to allow for construction of three wing wall architectural features within the side yard setback.

This request allows for a canopy and roof overhang that serves as part of a shading system to allow natural light into the activity center and gymnasium. This will improve operating costs and HVAC system sizes. These wing walls will align with portions of the existing building which do not meet the setback requirements but presumably have been grandfathered in. Besides the expense savings this feature will allow, this entrance will enhance the ability to serve as main entrance after school hours for the activities within the wing of the school, thus improving the security of the overall building when school is not in session, ie, evenings and weekends when athletic activities are occurring.

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

Variance #1. After conversations with the neighbors to the north of our current school and residential properties, we are only able to receive vacation of half of the northern alley due to their expressed interest in the northern half of the alley. The uniqueness of the existing storm water drainage system in place to the north of the building has created a need to look at several options of how to fit the appropriate needs for storm water drainage into the remaining space once the expansion of the building has been allocated. We have looked at several options for laying the full sized junior high gymnasium floor with the multi-purpose space within the constraints of all three easement allowances on the north, south and east sides of the building. The current option being presented requires the vacation of half of the northern alley behind the school **and** the reduced setback variation to that alley. Its features are included in our submission. The design of the structure will house the appropriate storm water system as well as the space requirements necessary for expansion of the gymnasium and addition of the multi-purpose room.

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

Variation #1. The alley north of the school currently is primarily a utility alley and already handles the water drainage for the area. Construction will not change the existing storm water vault, so it will not "look" different to the neighborhood and an addition to the system to the south of the building will handle the increased water requirements for the new building. The included window features and landscaping that will accompany this renovation will actually enhance the look of the property to the northern neighbors. We will be removing the current storage sheds to the north of the building as the structure will be able to accommodate the items currently stored there.

Variation #2. The variance to the south will allow a beautiful enhancement to the front of what is currently a solid brick portion of the building by adding glass and the wing walls to break up the facade.

The entire building will be no taller than some of the neighboring homes nor will this variation be less than the setback of the current homes in the area.

4. ***That the particular physical surroundings, shape, or topographical conditions 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.***

Variance #1. The space necessary to meet all the needs of this project is very tight. Without this variance, we will have to forfeit the equipment storage that is necessary for the building and/or not be able to expand the gymnasium to regulation size.

Variance #2. Structural options for this space would be less aesthetically appealing with less protection from the elements, causing more wear and tear on the interior space for the structure.

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

Variance #1. Since the alley is only able to be used for utilities, this should not impact the current usage of the alley around us. The setback request would allow for the increased space to house the enlarged gym and the storage spaces required. The other units in the area are residential properties, which makes our variation request unique.

Variance #2. We will be within the same setbacks of the neighbors in the area with only an architectural feature needing the variance.

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

Variance #1. There is no particular difficulty or hardship associated with the property that has resulted from the actions of the owner.

Variance #2. St. Mary's was presumably given this variance before or was grandfathered into a prior standard for its current building. We are asking that this same variance be granted for this project.

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.***

Variance #1. Will not impact supply of air to adjacent property, increase danger of fire, or endanger public safety. If anything, it improves the view from the north side of our building by providing much needed storage area and removal of the current storage sheds north of our current building. This plan was reviewed by the Fire Department during preliminary meetings and they determined that there was adequate access to the building in case of fire. The addition will also be fully sprinkled and equipped with manual and automatic fire alarms.

Variance #2. Same as above.

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

Variance #1. This request will enhance the view of the northern neighbors by removing storage sheds currently housed behind the school. Storage will now be provided within the building.

Variance #2. This request will not alter the character of the area as the setback is aligned with other current parts of the building and is not less than the current setbacks of the homes on the street. The additional of the architectural feature in this variance adds a more residential feel to the south side of the building, more in keeping with the neighborhood.

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.***

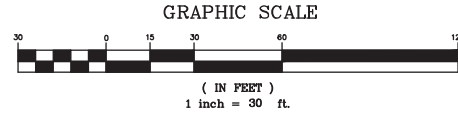
Variation #1. If this request is granted it will not confer a special privilege to St. Marys as there are physical hardships and unique circumstances associated with this property that are not common with the properties found in the same zoning area.

Variation #2. Same as above.

PLAT OF SURVEY

BY
GENTILE AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

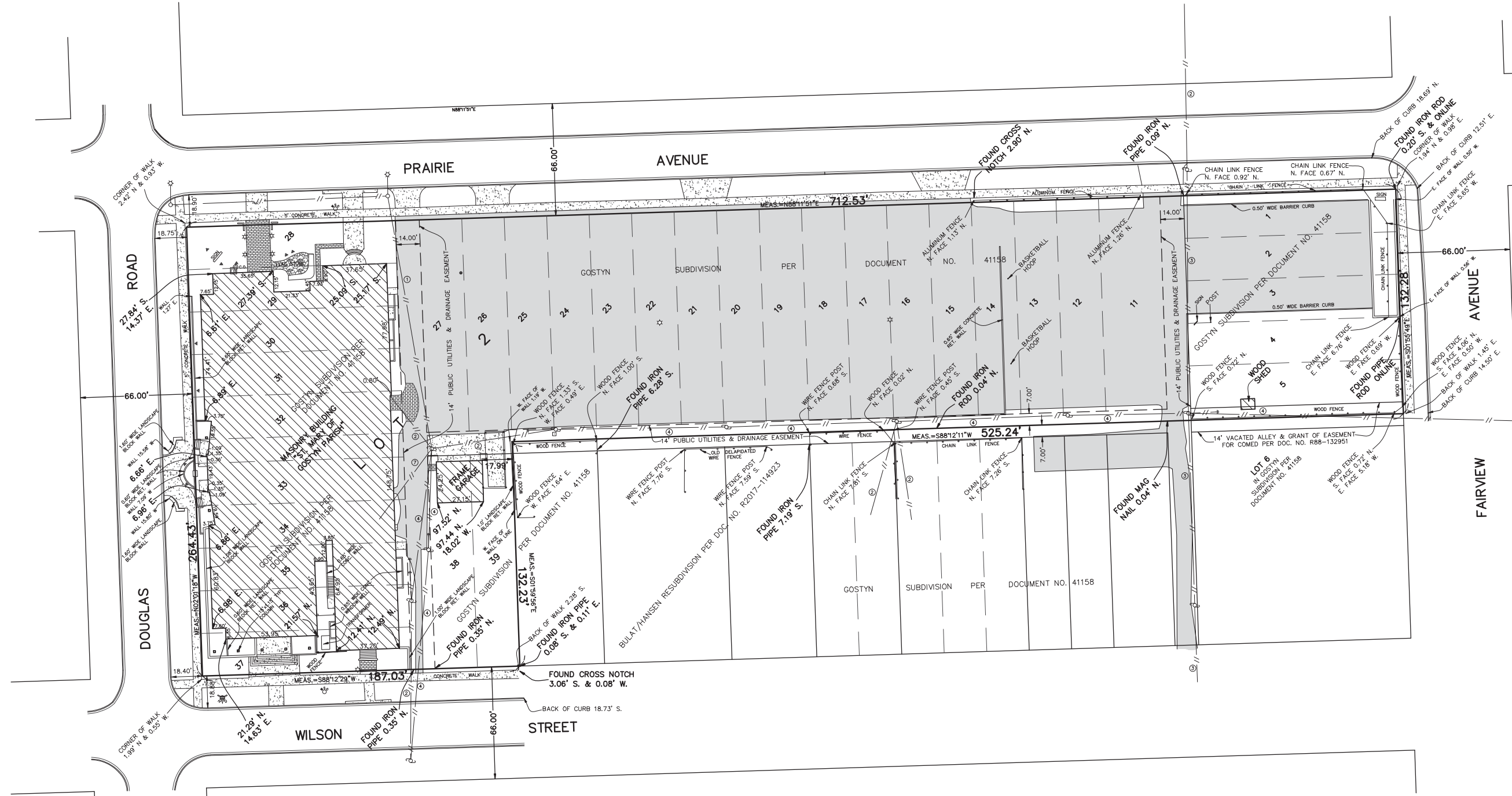
550 E. ST. CHARLES PLACE
LOMBARD, ILLINOIS 60148
PHONE : (630) 916-6262



LOT 2 IN ST. MARY OF GOSTYN PARISH PLAT OF CONSOLIDATION BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



- LEGEND**
- ⊙ OVERHEAD WIRES (# OF WIRES)
 - ☆ DECORATIVE LIGHT
 - UTILITY POLE
 - ★ LIGHT POLE
 - SIGN POST
 - ▲ FLOOD LIGHT
 - ⊙ c.o. CLEANOUT
 - ⊙ FIRE HYDRANT
 - ⊙ WATER SERVICE SHUTOFF VALVE
 - ⊙ WATER SHUTOFF VALVE WITH 8" CASING
 - ⊙ GAS SERVICE SHUTOFF VALVE
 - BOLLARD
 - ASPHALT PAVEMENT
 - CONCRETE PAVEMENT
 - PAVERS



BASE SCALE : 1 INCH = 30 FEET
 DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF
 ORDERED BY : ST. MARY OF GOSTYN PARISH
 DRAWN BY : MMG
 CHECKED BY :
 SURVEYED BY : LR-RG

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE. FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT DEED, CONTRACT AND ZONING ORDINANCE.

ORDER NO. 17-20860-18 PLAT
 DOUGLAS RD. & PRAIRIE AVE., DOWNERS GROVE, ILLINOIS.

STATE OF ILLINOIS S.S.
 COUNTY OF DuPAGE

WE, GENTILE AND ASSOCIATES, INC., HEREBY CERTIFY THAT A SURVEY HAS BEEN MADE AT AND UNDER MY DIRECTION, OF THE PROPERTY DESCRIBED ABOVE, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PLAT CONFORMS TO THE MINIMUM STANDARD REQUIREMENTS FOR A BOUNDARY SURVEY.

MAY 15, A.D. 2018

BY :
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2925
 MY LICENSE EXPIRES NOVEMBER 30, 2018
 ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.002870

BOUNDARY AND TOPOGRAPHIC SURVEY

BY
GENTILE AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

550 E. ST. CHARLES PLACE
LOMBARD, ILLINOIS 60149
PHONE : (630) 916-6262

P.I.N.: 09-08-221-001
-002
-014
-015
-016
-027
-028
-029

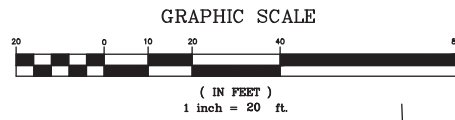
LEGAL DESCRIPTION:

LOTS 25 TO 43 (INCLUSIVE) TOGETHER WITH THE VACATED NORTH/SOUTH ALLEY LYING EAST OF LOTS 33 TO 37 AND WEST OF LOT 38 IN BLOCK 4 IN GOSTYN SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

ALSO
LOT 2 IN J.G. SKALA RESUBDIVISION OF LOTS 44 TO 48 (INCLUSIVE) IN BLOCK 4 IN GOSTYN SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 729984, IN DUPAGE COUNTY, ILLINOIS.

TOTAL AREA: 67,125.09 sq. ft. (1.57 acres)

PROPERTY COMMONLY KNOWN AS: 440 & 428 PRAIRIE AVENUE, DOWNERS GROVE, ILLINOIS
4733 DOUGLAS ROAD, DOWNERS GROVE, ILLINOIS
445 GIERZ AVENUE, DOWNERS GROVE, ILLINOIS



LEGEND

- XX TREE WITH TRUNK DIAM. SIZE
- ⊗ OVERHEAD WIRES (# OF WIRES)
- STORM SEWER
- SANITARY SEWER
- UNDERGROUND ELECTRIC
- GAS MAIN
- WATER MAIN
- XXXX GROUND ELEVATION
- XXXXXX PAVEMENT ELEVATION
- FIN/FL = TOP OF FINISHED FLOOR ELEVATION
- T/FDN = TOP OF FOUNDATION ELEVATION
- B/SID = BOTTOM OF SIDING (FDN. NOT VISIBLE)
- ⊕ UTILITY POLE
- ☆ LIGHT STANDARD
- SIGN POST
- ◀ FLOOD LIGHT
- ⊙ CLEANOUT
- ⊕ FIRE HYDRANT
- ⊕ WATER SERVICE SHUTOFF VALVE
- ⊕ WATER VALVE VAULT
- ⊕ WELLHEAD
- ⊕ CLOSED COVER DRAINAGE STRUCTURE
- ⊕ OPEN COVER DRAINAGE STRUCTURE
- ⊕ CURB INLET/CATCH BASIN
- ⊕ SANITARY SEWER MANHOLE
- ⊕ WATER SHUTOFF VALVE WITH 6" CASING
- ⊕ GAS SERVICE SHUTOFF VALVE
- BOLLARD

- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- PAVERS

- SANITARY SEWER STRUCTURES**
 - SANITARY SEWER MH
RIM = 744.84
6" RCP N INV=740.14
8" RCP E INV=738.94
 - SANITARY SEWER MH
RIM = 746.00
8" PVC N INV=738.08
8" PVC S INV=738.08
 - SANITARY SEWER MH
RIM = 748.72
8" PVC N INV=736.70
8" PVC S INV=736.60
 - SANITARY SEWER MH
RIM = 747.66
8" PVC E INV=740.66
6" PVC SW INV=741.26
 - SANITARY SEWER MH
RIM = 740.77
8" RCP E INV=733.57
8" PVC W INV=733.57
- WATER VALVE VAULTS**
 - WATER VALVE VAULT
RIM = 748.23
4" PVC NW INV=746.83
8" PVC E INV=746.33
 - WATER VALVE VAULT
RIM = 748.09
8" PVC W INV=745.64
 - WATER VALVE VAULT
RIM = 748.30
TOP OF 8" PIPE=743.30
 - WATER VALVE VAULT
RIM = 748.56
TOP OF 8" PIPE=743.26
 - WATER VALVE VAULT
RIM = 748.29
TOP OF 8" PIPE=743.19
 - WATER VALVE VAULT
RIM = 748.10
TOP OF 8" PIPE=742.00
- STORM SEWER STRUCTURES**
 - CATCH BASIN
RIM = 748.23
4" PVC NW INV=746.83
8" PVC E INV=746.33
 - CATCH BASIN
RIM = 748.24
8" PVC W INV=745.64
8" PVC E INV=745.64
 - RESTRICTOR MANHOLE
RIM = 744.18
8" PVC W INV=743.08
10" RCP E INV=735.23
10" RCP E INV=742.03
SW INV NOT ACCESSIBLE
SUMP = 733.03
 - RISER
FLOW LINE = 747.41
SUMP = 735.41
10" PER REC. NOT ACCESSIBLE
 - BEEHIVE CATCH BASIN
FLOW LINE = 744.00
10" RCP W INV=735.20
10" RCP E INV=735.05
 - DRAIN
FLOW LINE = 741.79
 - RISER
RIM = 748.52

NOTES:
EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE; EASEMENTS OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES, RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE ANY EXCAVATION BEGINS ALL UTILITY COMPANIES SERVING THE PROPERTY SHOULD BE CONTACTED FOR VERIFICATION OF FIELD LOCATION.

BASIS OF BEARING:
ILLINOIS STATE PLANE COORDINATE SYSTEM EAST ZONE.
BENCHMARK: DUPAGE COUNTY BM # DGN09001
STATION IS LOCATED ALONG FAIRVIEW AVENUE ON THE EAST SIDE OF "T" INTERSECTION OF FAIRVIEW AVENUE WITH WILSON STREET. STATION IS 37.0 FEET EAST OF THE CENTERLINE OF FAIRVIEW AVENUE, 63.3 FEET NORTH OF A BRICK SIDEWALK TO A PARK PAVILION, 17.7 FEET NORTHEAST OF A LIGHT POLE, AND 3.5 FEET EAST OF A CONCRETE SIDEWALK ALONG FAIRVIEW AVENUE. MONUMENT IS A ROD WITH ACCESS COVER IN CONCRETE WITH NO STAMPING ON COVER. NOTE: THE STATION IS DISTURBED; ROD TIP HAS BEEN REMOVED.
ELEV. = 733.22 (NAVD 88 DATUM)
SITE BENCHMARK:
CROSS CUR IN CONCRETE WALK ALONG DOUGLAS ROAD, NEAR SOUTHWEST CORNER OF SUBJECT PROPERTY.
ELEV. = 749.04

BASE SCALE : 1 INCH = 20 FEET
DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF
ORDERED BY : ST. MARY OF GOSTYN PARISH
DRAWN BY : MMG
CHECKED BY : _____
SURVEYED BY : LR-RG

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE. FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT DEED, CONTRACT AND ZONING ORDINANCE.

ORDER NO. 17-20860-18 REV 1
DOUGLAS RD. & PRAIRIE AVE., DOWNERS GROVE, ILLINOIS.

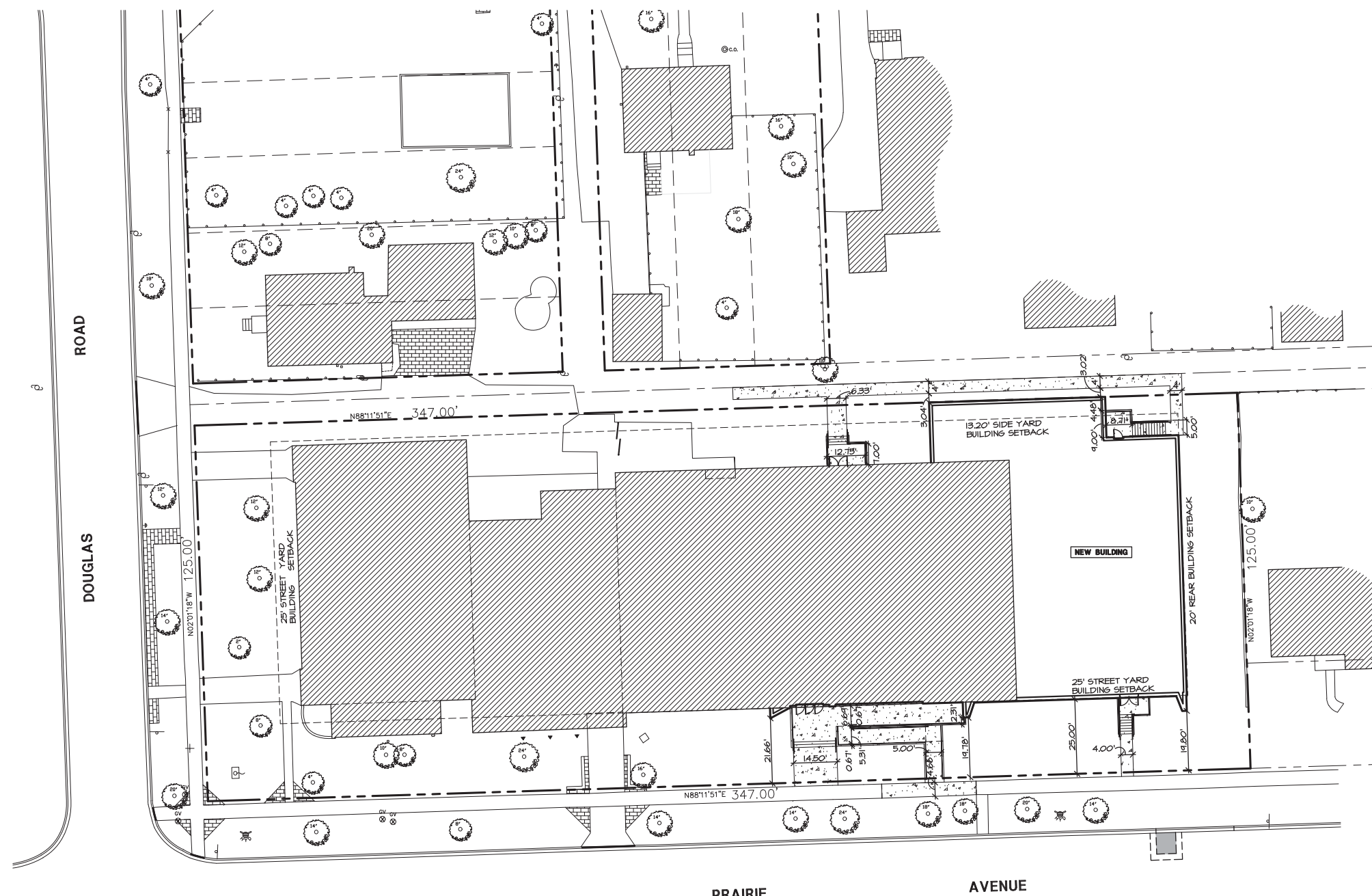
NO.	DATE	DESCRIPTION	BY
1	08/03/2018	UNDERGROUND CHAMBER ADDED	MMG

STATE OF ILLINOIS S.S.
COUNTY OF DUPAGE

WE, GENTILE AND ASSOCIATES, INC., HEREBY CERTIFY THAT A SURVEY HAS BEEN MADE AT AND UNDER MY DIRECTION, OF THE PROPERTY DESCRIBED ABOVE, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PLAT CONFORMS TO THE MINIMUM STANDARD REQUIREMENTS FOR A BOUNDARY SURVEY.

NOVEMBER 17, A.D. 2017

BY : _____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2925
MY LICENSE EXPIRES NOVEMBER 30, 2018
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.002870



HATCH LEGEND

	NEW CONCRETE PAVEMENT
	NEW BRICK PAVERS
	NEW GRAVEL PATH
	NEW ASPHALT PAVEMENT

- SITE GEOMETRIC NOTES:**
- EXISTING CONDITIONS AND TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS PER THE BOUNDARY AND TOPOGRAPHIC SURVEY LAST DATED 11-17-17, PREPARED BY GENTILE AND ASSOCIATES, INC. CONTRACTOR SHALL FIELD VERIFY EXISTING ELEVATIONS AND CONDITIONS (INCLUDING BUT NOT LIMITED TO VERIFICATION OF CONTROL AND ALL UTILITIES WHETHER DEPICTED OR NOT) PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
 - ALL DIMENSIONS SHOWN ARE MEASURED FROM EDGE OF PAVEMENT TO EDGE OF PAVEMENT OR FACE OF CURB UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES WITH THE ARCHITECTURAL PLANS.
 - SEE THE ARCHITECTURAL PLANS FOR THE DESIGN OF ALL BUILDING ENTRIES.
 - CONSTRUCTION SURVEY AND STAKEOUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 - CONTRACTOR SHALL HIRE A PRIVATE UTILITY LOCATOR TO LOCATE UTILITIES PRIOR TO CONSTRUCTION AND SHALL CONTACT THE SITE ENGINEER IF A CONFLICT EXISTS.
 - CONTRACTOR SHALL CONTACT JULIE, (811 OR 1-800-842-0123) AND/OR PRIVATE LOCATING SERVICE TO LOCATE ALL UNDERGROUND UTILITY LINES PRIOR TO STARTING ANY DEMOLITION AND/OR EXCAVATION. EXACT LOCATIONS OF ANY EXISTING ELECTRIC, GAS, TELEPHONE, ETC. LINES ARE UNKNOWN.
 - ASPHALT PAVEMENT MARKINGS SHALL BE MADE WITH HIGH QUALITY PAINT CONFORMING TO ARTICLE 1045.02 OF THE IDOT STANDARD SPECIFICATIONS.
 - ALL PAINTED CURB ON SITE TO BE REPAINTED FOLLOWING RESURFACING OF THE PARKING LOT. MATCH EXISTING COLOR, REPAINT WITH HIGH QUALITY PAINT.

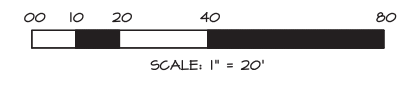
CALL JULIE TOLL FREE
1(800)842-0123
OPERATES 24 HOURS A
DAY 365 DAYS A YEAR



CALL
1(800)842-0123
48 HOURS BEFORE
YOU DIG

CONTRACTOR MUST LOCATE PRIVATE UTILITIES IN AREA OF CONSTRUCTION PRIOR TO PROCEEDING WITH WORK

BUILDING COVERAGE
CAMPUS AREA = 3.12 AC
PROPOSED BUILDING COVERAGE = 1.17 AC
BUILDING COVERAGE RATIO = 31.45%



W-T CIVIL ENGINEERING, LLC.
CIVIL AND STRUCTURAL ENGINEERING

2675 Pratum Avenue
Hoffman Estates, Illinois 60192
PH: 224-293-6333 FAX: 224-293-6444
www.wt-engineering.com

IL License No.: 184.007570-0015 Exp: 04/30/19

DLA ARCHITECTS
www.dla-ld.com

form follows learning™

Two Pierce Place | Suite 1300 | Itasca | 60143 | 847.742.4063

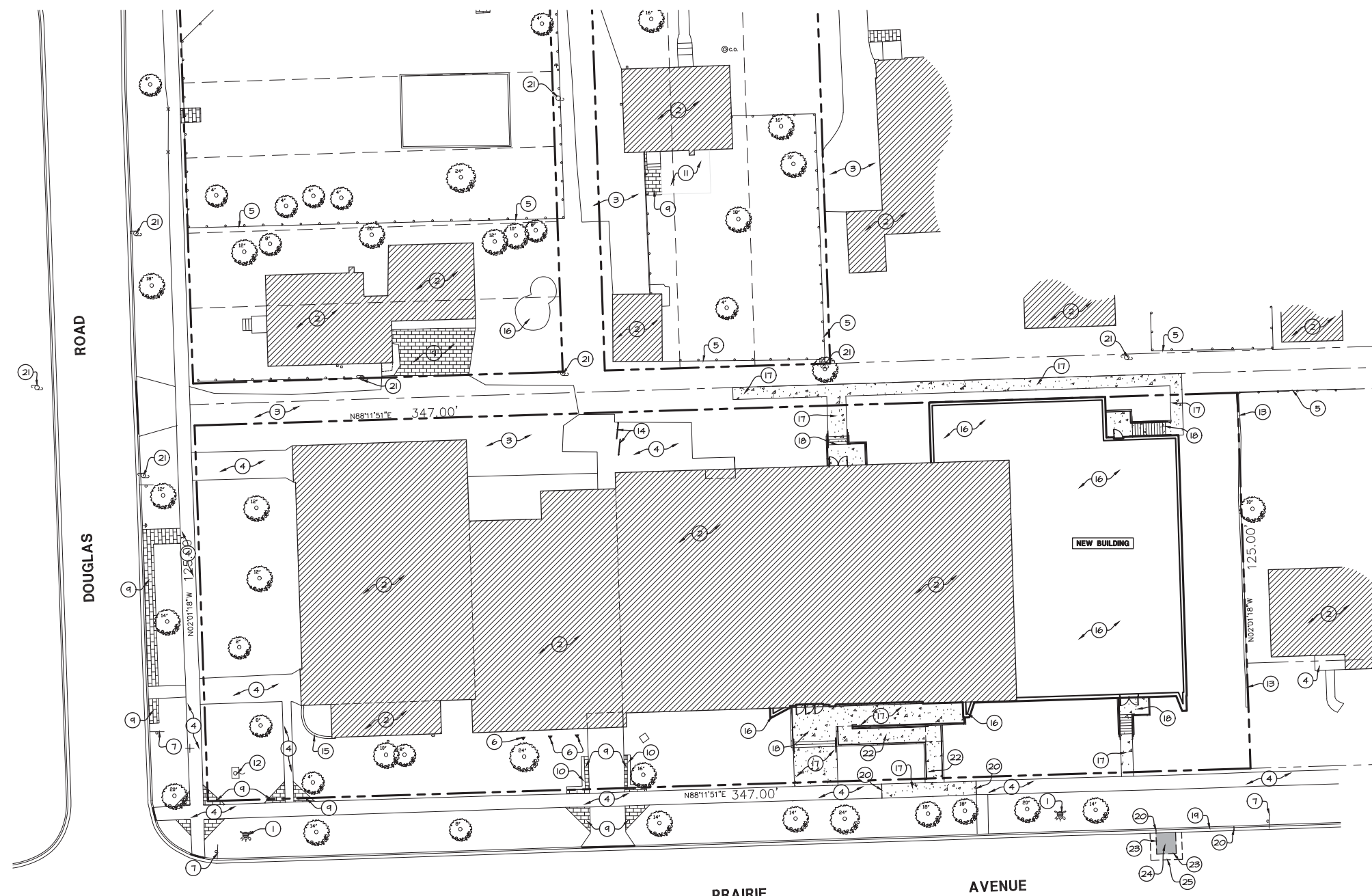
ACTIVITY CENTER EXPANSION
SAINT MARY OF GOSTYN SCHOOL
ACTIVITY CENTER EXPANSION
PHONE NUMBER 630-960-3565



MARK _____ DATE _____

VILLAGE PLAN COMMISSION

PROJECT# 2018.41
DATE: SEPTEMBER 19, 2018
SHEET TITLE: SITE GEOMETRIC PLAN
SHEET: C-2.0



HATCH LEGEND

	NEW CONCRETE PAVEMENT
	NEW BRICK PAVERS
	NEW GRAVEL PATH
	NEW ASPHALT PAVEMENT

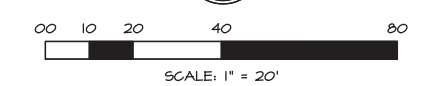
- SITE DEVELOPMENT NOTES:**
- EXISTING CONDITIONS AND TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS PER THE BOUNDARY AND TOPOGRAPHIC SURVEY LAST DATED 11-17-17, PREPARED BY GENTILE AND ASSOCIATES, INC. CONTRACTOR SHALL FIELD VERIFY EXISTING ELEVATIONS AND CONDITIONS (INCLUDING BUT NOT LIMITED TO VERIFICATION OF CONTROL AND ALL UTILITIES WHETHER DEPICTED OR NOT) PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
 - CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES WITH THE ARCHITECTURAL PLANS.
 - SEE THE ARCHITECTURAL PLANS FOR THE DESIGN OF ALL BUILDING ENTRIES.
 - CONTRACTOR SHALL COORDINATE ALL LANDSCAPING IMPROVEMENTS WITH LANDSCAPE PLANS.
 - CONSTRUCTION SURVEY AND STAKEOUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 - ALL EXISTING TREES SHOWN ARE TO REMAIN UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS OUTSIDE OF CONSTRUCTION LIMITS TO ORIGINAL CONDITION OR BETTER.
 - ASPHALT PAVEMENT MARKINGS SHALL BE MADE WITH HIGH QUALITY PAINT CONFORMING TO ARTICLE 1045.02 OF THE IDOT STANDARD SPECIFICATIONS.
 - CONTRACTOR SHALL RESTORE ALL DISTURBED GREEN SPACES WITH 6" OF TOPSOIL, SEED, AND EROSION CONTROL BLANKET.
 - CONTRACTOR SHALL REPAIR AT HIS EXPENSE ANY DAMAGE TO EXISTING ASPHALT, CONCRETE, CURBS, SIDEWALKS, ETC. RESULTING FROM CONSTRUCTION TRAFFIC AND/OR OPERATIONS. REPAIRS SHALL BE MADE TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
 - CONTRACTOR SHALL RE-STRIPE ALL STRIPINGS DISTURBED WITHIN THE EXISTING ROADWAYS/PARKING LOT TO MATCH EXISTING.
 - CONTRACTOR SHALL HIRE A PRIVATE UTILITY LOCATOR TO LOCATE UTILITIES PRIOR TO CONSTRUCTION AND SHALL CONTACT THE SITE ENGINEER IF A CONFLICT EXISTS.
 - ALL ITEMS MARKED "EXISTING" TO BE PROTECTED FROM DAMAGE FOR THE DURATION OF CONSTRUCTION.

- PROJECT NOTES**
- EXISTING HYDRANT TO REMAIN.
 - EXISTING BUILDING TO REMAIN.
 - EXISTING ASPHALT PAVEMENT TO REMAIN.
 - EXISTING CONCRETE PAVEMENT TO REMAIN.
 - EXISTING FENCE TO REMAIN.
 - EXISTING FLOOD LIGHTS TO REMAIN.
 - EXISTING SIGN TO REMAIN.
 - EXISTING CURBING TO REMAIN.
 - EXISTING BRICK PAVERS TO REMAIN.
 - EXISTING BLOCK WALL TO REMAIN.
 - EXISTING HOOD DECK TO REMAIN.
 - EXISTING FLAG TO REMAIN.
 - EXISTING CONCRETE WALL TO BE REMAIN.
 - EXISTING GATE TO REMAIN.
 - EXISTING STONE WALL TO REMAIN.
 - NEW BUILDING. (SEE ARCHITECTURAL PLANS FOR DETAILS.)
 - NEW 6" CONCRETE SIDEWALK.
 - NEW CONCRETE STOOP AND STEPS.
 - NEW 16x12 CONCRETE CURB AND GUTTER.
 - NEW SAWCUT OF EXISTING CONCRETE PAVEMENT TO PROVIDE CLEAN CONSTRUCTION BREAK.
 - EXISTING UTILITY POLE TO REMAIN.
 - NEW ADA ACCESS RAMP. (SEE ARCHITECTURAL PLANS FOR DETAILS.)
 - NEW SAWCUT OF EXISTING ASPHALT PAVEMENT TO PROVIDE CLEAN CONSTRUCTION BREAK.
 - NEW ASPHALT PAVEMENT (SEE VILLAGE OF DOWNERS GROVE STREET OPENING BITUMINOUS FOR DETAILS).
 - NEW 2" BUTT JOINT.

DLA ARCHITECTS
www.dla-ld.com

form follows learning™
Two Pierce Place | Suite 1300 | Itasca | 60143 | 847.742.4063

ACTIVITY CENTER EXPANSION
SAINT MARY OF GOSTYN SCHOOL
ACTIVITY CENTER EXPANSION
PHONE NUMBER 630-960-3565

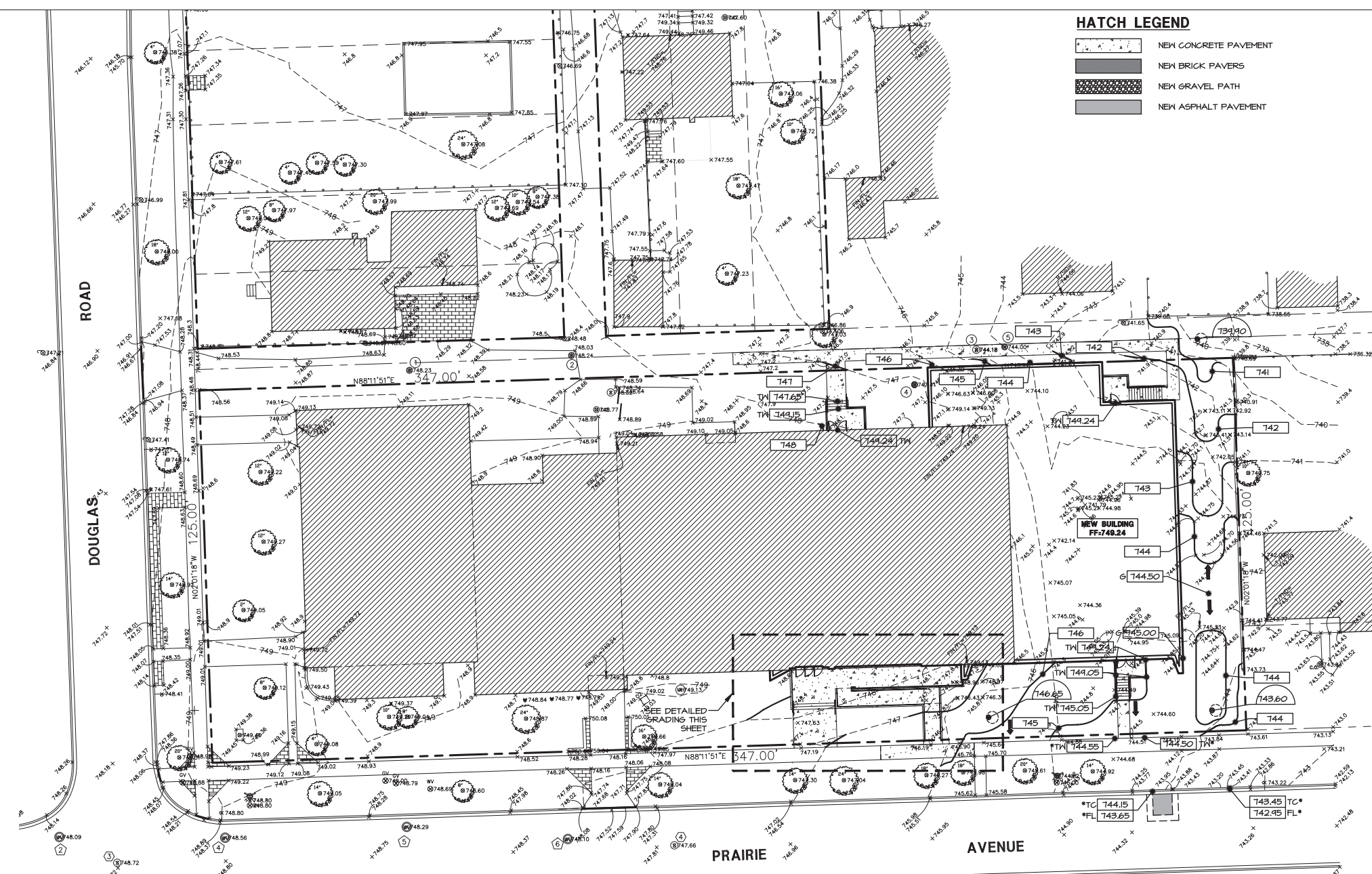


W-T CIVIL ENGINEERING, LLC.
CIVIL AND STRUCTURAL ENGINEERING

2675 Pratum Avenue
Hoffman Estates, Illinois 60192
PH: 224-293-6333 FAX: 224-293-6444
www.wt-engineering.com

IL License No.: 184.007570-0015 Exp: 04/30/19

MARK	DATE
VILLAGE PLAN COMMISSION	
PROJECT#	2018.41
DATE	SEPTEMBER 19, 2018
SHEET TITLE	SITE DEVELOPMENT PLAN
SHEET	C-3.0



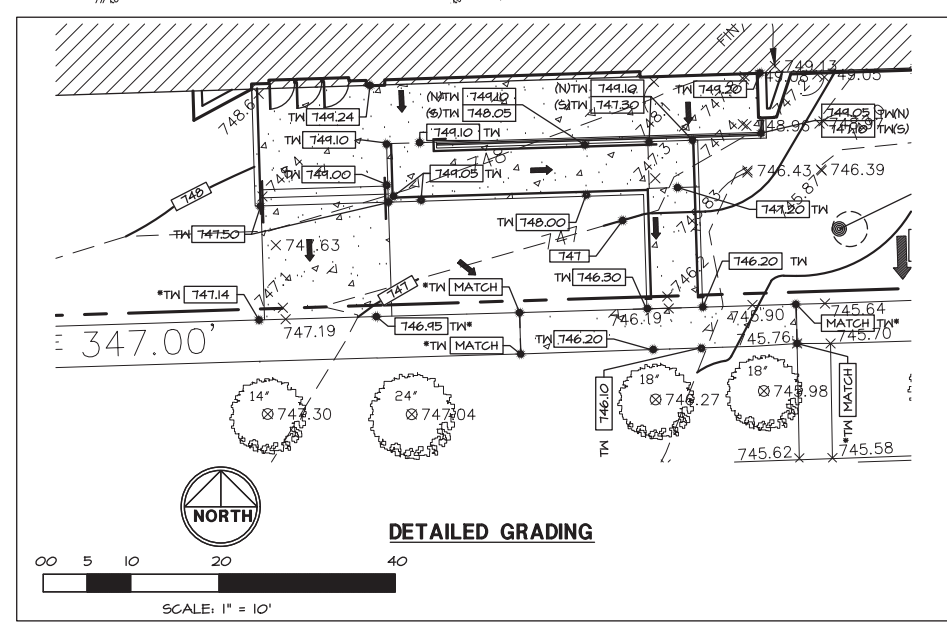
HATCH LEGEND

	NEW CONCRETE PAVEMENT
	NEW BRICK PAVERS
	NEW GRAVEL PATH
	NEW ASPHALT PAVEMENT

- SITE GRADING NOTES:**
- EXISTING CONDITIONS AND TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS PER THE BOUNDARY AND TOPOGRAPHIC SURVEY LAST DATED 11-11-17, PREPARED BY GENTLE AND ASSOCIATES, INC. CONTRACTOR SHALL FIELD VERIFY EXISTING ELEVATIONS AND CONDITIONS (INCLUDING BUT NOT LIMITED TO VERIFICATION OF CONTROL AND ALL UTILITIES WHETHER DEPICTED OR NOT) PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
 - ALL PROPOSED GRADES ARE GIVEN TO FINISHED GRADE, I.E. TOP OF PROPOSED ASPHALT, CONCRETE, TOP OF PROPOSED CURB, ETC. SEE DETAILS FOR PAVEMENT THICKNESS.
 - CONTRACTOR SHALL CONTACT J.U.L.I.E. (811 OR 1-800-842-0123) AND/OR PRIVATE LOCATING SERVICE TO LOCATE ALL UNDERGROUND UTILITY LINES PRIOR TO STARTING ANY DEMOLITION AND/OR EXCAVATION. EXACT LOCATIONS OF ANY EXISTING ELECTRIC, GAS, TELEPHONE, ETC. LINES ARE UNKNOWN.
 - CONTRACTOR SHALL ENSURE POSITIVE SITE DRAINAGE AT THE END OF EACH WORKING DAY DURING CONSTRUCTION OPERATIONS. FAILURE TO PROVIDE ADEQUATE DRAINAGE WILL PRECLUDE THE CONTRACTOR FROM ANY POSSIBLE COMPENSATION REQUESTED DUE TO DELAYS OR UNSUITABLE MATERIALS CREATED AS A RESULT.
 - CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS OUTSIDE OF CONSTRUCTION LIMITS TO ORIGINAL CONDITION OR BETTER.
 - CONTRACTOR SHALL REPAIR AT HIS EXPENSE ANY DAMAGE TO EXISTING ASPHALT, CONCRETE, CURBS, SIDEWALKS, ETC. RESULTING FROM CONSTRUCTION TRAFFIC AND/OR OPERATIONS. REPAIRS SHALL BE MADE TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
 - CONTRACTOR TO UTILIZE CARE WHEN WORKING NEAR EXISTING UTILITIES TO REMAIN. ANY DAMAGE TO EXISTING UTILITIES NOT NOTED TO BE REMOVED SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
 - ALL EXISTING TREES SHOWN ARE TO REMAIN UNLESS OTHERWISE NOTED.
 - ALL HANDICAP ACCESSIBLE ROUTES (SIDEWALKS, WALKWAYS, PAVEMENTS, ETC.) SHALL MAINTAIN A MAXIMUM CROSS SLOPE OF 2.00% AND A MAXIMUM LONGITUDINAL SLOPE OF 5.00%. ACCESSIBLE PARKING SPACES SHALL MAINTAIN A MAXIMUM SLOPE OF 2.00% IN ALL DIRECTIONS.
 - SPILDS LEFT BY ANY ITEM REMOVED UNDER ANY PROPOSED BUILDING, PAVEMENT, OR WALK OR WITHIN 24' THEREOF SHALL BE BACKFILLED WITH ENGINEERED FILL.
 - ALL FIRE ACCESS LINES WITHIN THE PROJECT AREA SHALL REMAIN IN SERVICE. CLEAN UP OF DEBRIS, AND ACCESSIBLE FOR USE BY EMERGENCY VEHICLES.
 - CONSTRUCTION ACCESS POINTS TO THE SITE SHALL BE PROTECTED IN SUCH A WAY AS TO PREVENT TRACKING OF MUD OR SOIL ONTO PUBLIC THOROUGHFARES. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY BY THE CONTRACTOR.
 - ALL EXISTING SUBGRADE TO BE SCARIFIED (DISKED) TO A DEPTH OF 12" AND RE-COMPACTED, AND THEN TESTED USING A DYNAMIC CONE PENETROMETER.
 - ALL EXCESS SOILS THAT CANNOT BE USED AS SUITABLE FILL SHALL BE HAULED FROM THE SITE AND LEGALLY DISPOSED OF.
 - CONTRACTOR TO PROVIDE SOIL TESTING SERVICES FOR COMPLETION OF THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY'S LFC-662 AND/OR LFC-663 FORMS AS PART OF THEIR CONTRACT.

GRADING LEGEND

	EXISTING SPOT GRADE
	PROPOSED SPOT GRADE
	PROPOSED RIM ELEVATION
	EXISTING CONTOUR LINE
	PROPOSED CONTOUR LINE
	OVERLAND FLOW ARROW
	100 YEAR OVERLAND FLOW ROUTE
	TP TOP OF PAVEMENT ELEVATION
	TW TOP OF SIDEWALK ELEVATION
	G FINISHED GRADE ELEVATION
	FF FINISHED FLOOR ELEVATION
	TC TOP OF CURB ELEVATION
	FL FLOW LINE ELEVATION
	ADJUST EXISTING RIM ELEVATION
	MATCH EXISTING ELEVATION
	EXISTING CLOSED MANHOLE
	EXISTING OPEN GRATE MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING VALVE VAULT
	PROPOSED FIRE HYDRANT
	PROPOSED VALVE WITH VAULT
	PROPOSED INLET
	PROPOSED CATCH BASIN
	PROPOSED CLOSED LID MANHOLE



EXISTING UTILITY DATA:

- | | | | | | |
|--|---------------------------|--|--------------------|--|------------------------|
| | SANITARY SEWER STRUCTURES | | WATER VALVE VAULTS | | STORM SEWER STRUCTURES |
|--|---------------------------|--|--------------------|--|------------------------|
- SANITARY SEWER MH
RIM = 744.84
6" RCP N INV=740.14
8" RCP E INV=738.94
 - SANITARY SEWER MH
RIM = 746.00
8" PVC N INV=738.08
8" PVC S INV=738.08
 - SANITARY SEWER MH
RIM = 748.72
8" PVC N INV=736.70
8" PVC S INV=736.60
 - SANITARY SEWER MH
RIM = 747.66
8" PVC E INV=740.66
6" PVC SW INV=741.28
 - SANITARY SEWER MH
RIM = 740.77
8" PVC E INV=733.57
8" PVC W INV=733.57
 - WATER VALVE VAULT
RIM = 745.62
TOP OF 8" PIPE=740.42
 - WATER VALVE VAULT
RIM = 748.09
TOP OF PIPE=743.44
 - WATER VALVE VAULT
RIM = 748.30
TOP OF 8" PIPE=743.30
 - WATER VALVE VAULT
RIM = 748.56
TOP OF 8" PIPE=743.26
 - WATER VALVE VAULT
RIM = 748.29
TOP OF 8" PIPE=743.19
 - WATER VALVE VAULT
RIM = 748.10
TOP OF 8" PIPE=742.00
 - CATCH BASIN
RIM = 748.23
4" PVC NW INV=746.83
8" PVC E INV=746.33
 - CATCH BASIN
RIM = 745.24
8" PVC W INV=745.64
8" PVC E INV=745.64
 - RESTRICTOR MANHOLE
RIM = 745.19
8" PVC W INV=743.08
10" RCP E INV=735.23
10" RCP E INV=742.03
SW INV NOT ACCESSIBLE
SUMP = 733.03
 - RISER
FLOW LINE = 747.41
SUMP = 735.41
10" PER REC. NOT ACCESSIBLE
 - BEEHIVE CATCH BASIN
FLOW LINE = 744.00
10" RCP W INV=735.20
10" RCP E INV=735.05

WT-CIVIL_JOB# CE18066

W-T CIVIL ENGINEERING, LLC.
CIVIL AND STRUCTURAL ENGINEERING

2875 Pratum Avenue
 Hoffman Estates, Illinois 60192
 PH: 224-293-6333 FAX: 224-293-6444
 www.wt-engineering.com

IL License No.: 184.007570-0015 Exp: 04/30/19

DLA ARCHITECTS
 www.dla-llc.com

form follows learning™

Two Pierce Place | Suite 1300 | Itasca | 60143 | 847.742.4063

ACTIVITY CENTER EXPANSION
 SAINT MARY OF GOSTYN SCHOOL
 ACTIVITY CENTER EXPANSION
 PHONE NUMBER 630-960-3565

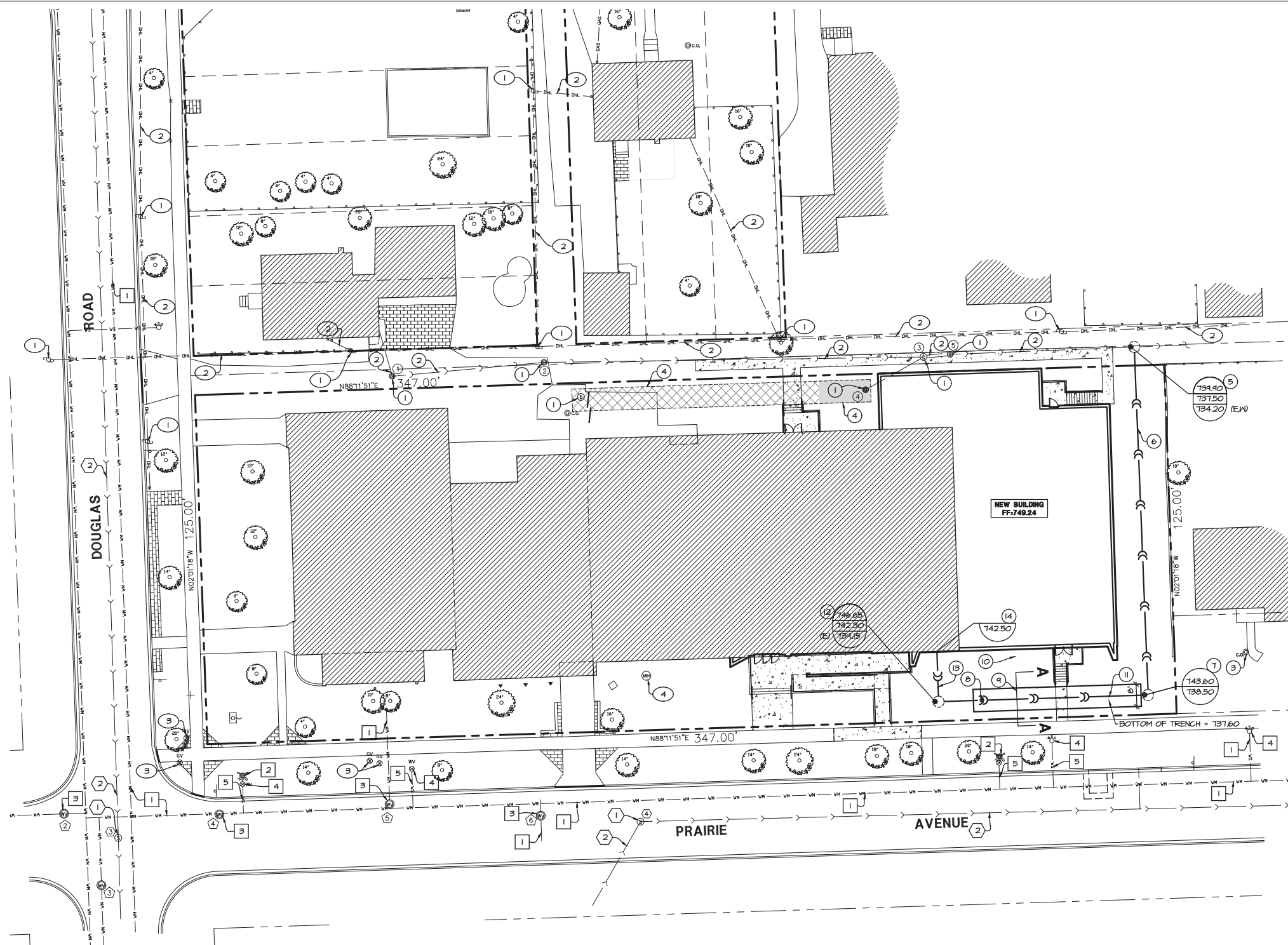
ST. MARY OF GOSTYN

VILLAGE PLAN COMMISSION

PROJECT# 2018.41
 DATE: SEPTEMBER 19, 2018
 SHEET TITLE

SITE GRADING PLAN

C-4.0



SITE UTILITY NOTES:

- A. CONTRACTOR SHALL CONTACT JULIE (811 OR 1-800-842-0123) AND/OR PRIVATE LOCATING SERVICE TO LOCATE ALL UNDERGROUND UTILITY LINES PRIOR TO STARTING ANY DEMOLITION AND/OR EXCAVATION. EXACT LOCATIONS OF ANY EXISTING ELECTRIC, GAS, TELEPHONE, ETC. LINES ARE UNKNOWN. CONTRACTOR TO UTILIZE CARE WHEN WORKING NEAR EXISTING UTILITIES TO REMAIN. ANY DAMAGE TO EXISTING UTILITIES NOT NOTED TO BE REMOVED SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
- B. CONTRACTOR SHALL EXCAVATE AND VERIFY IN FIELD ALL EXISTING UTILITY LOCATIONS, SIZES, CONDITIONS AND ELEVATIONS AT PROPOSED POINTS OF CONNECTION PRIOR TO ANY UNDERGROUND CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO PROCEEDING WITH CONSTRUCTION. REFER TO THE GENERAL NOTES AND SPECIFICATION SHEETS FOR ALL PIPE MATERIAL AND JOINT SPECIFICATIONS.
- C. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS OUTSIDE OF CONSTRUCTION LIMITS TO ORIGINAL CONDITION OR BETTER. CONTRACTOR SHALL VERIFY IN FIELD EXACT SIZE, MATERIAL, INVERT, PIPE ROUTING, AND SLOPE OF ALL EXISTING UTILITIES AND NOTIFY THE OWNER AND ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO CONSTRUCTION.
- D. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF UTILITY TRENCHES DURING CONSTRUCTION AND SHALL PROVIDE TEMPORARY SHORING AND BRACING AS NECESSARY TO MAINTAIN STABILITY UNTIL CONSTRUCTION OF THE UTILITY IS COMPLETE IN ORDER TO MEET OSHA AND LOCAL CODES, AS WELL AS MANUFACTURER'S REQUIREMENTS.
- E. ALL RCP STORM SEWER PIPE SHALL BE REINFORCED CONCRETE PIPE, CLASS IV, PER ASTM C-76 WITH FLEXIBLE (O-RING) GASKET JOINTS IN CONFORMANCE WITH ASTM C-443 AND SECTION 31-1.08 OF THE "STANDARD SPECIFICATIONS".
- F. TRENCH BACKFILL MATERIAL SHALL BE PLACED AND COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR DENSITY (ASTM D-1557) OVER ALL UNDERGROUND UTILITIES WHICH ARE CONSTRUCTED UNDER OR WITHIN 2 FEET OF ANY PROPOSED OR EXISTING PAVEMENT OR SIDEWALKS IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- G. ADJUST RIM ELEVATIONS OF EXISTING STRUCTURES IN PAVEMENT AS NECESSARY TO MEET PROPOSED FINISHED GRADE.
- H. CONTRACTOR TO COORDINATE ALL CONNECTIONS TO CITY UTILITIES AND STORM SEWERS WITH THE PUBLIC WORKS DEPARTMENT.
- I. CONTRACTOR TO USE CAUTION WHEN EXCAVATING AT EXISTING UTILITY LINES.
- J. ALL STORM MANHOLES SHALL HAVE OPEN LIDS UNLESS OTHERWISE SPECIFIED.
- K. ALL EXISTING UTILITIES TO BE ABANDONED IN PLACE SHALL BE CAPPED WITH 2" LONG (MIN) NON-SHRINK CONCRETE MORTAR PLUGS AT BOTH ENDS.

UTILITY LEGEND

- - - - - EXISTING STORM SEWER
- - - - - PROPOSED STORM SEWER
- - - - - EXISTING SANITARY SEWER
- - - - - PROPOSED SANITARY SEWER
- - - - - EXISTING WATER MAIN
- - - - - PROPOSED WATER MAIN
- - - - - PROPOSED WATER SERVICE
- - - - - EXISTING OVERHEAD LINE
- - - - - EXISTING FENCE
- ○ ○ ○ ○ PROPOSED RIM ELEVATION
- ○ ○ ○ ○ PROPOSED INVERT ELEVATION
- FF FINISHED FLOOR ELEVATION
- ADJUST ADJUST EXISTING RIM ELEVATION
- EXISTING CLOSED MANHOLE
- EXISTING OPEN GRATE MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING VALVE VAULT
- PROPOSED FIRE HYDRANT
- PROPOSED VALVE WITH VAULT
- PROPOSED B-BOX
- PROPOSED INLET
- PROPOSED CATCH BASIN/OPEN LID MANHOLE
- PROPOSED CLOSED LID MANHOLE
- ○ ○ ○ ○ INTERPOLATED INVERT ELEVATION

EXISTING UTILITY DATA:

SANITARY SEWER STRUCTURES

- 1) SANITARY SEWER MH
RIM = 744.84
6" RCP N INV=740.14
8" RCP E INV=738.94
- 2) SANITARY SEWER MH
RIM = 746.00
8" PVC N INV=738.08
8" PVC S INV=738.08
- 3) SANITARY SEWER MH
RIM = 748.72
8" PVC N INV=736.70
8" PVC S INV=736.60
- 4) SANITARY SEWER MH
RIM = 747.66
8" PVC E INV=740.66
6" PVC SW INV=741.26
- 5) SANITARY SEWER MH
RIM = 740.77
8" PVC E INV=733.57
8" PVC W INV=733.57

WATER VALVE VAULTS

- 1) WATER VALVE VAULT
RIM = 745.62
TOP OF 8" PIPE=740.42
- 2) WATER VALVE VAULT
RIM = 748.09
TOP OF PIPE=743.44
- 3) WATER VALVE VAULT
RIM = 748.30
TOP OF 8" PIPE=743.30
- 4) WATER VALVE VAULT
RIM = 748.56
TOP OF 8" PIPE=743.26
- 5) WATER VALVE VAULT
RIM = 747.66
TOP OF 8" PIPE=743.19
- 6) WATER VALVE VAULT
RIM = 748.10
TOP OF 8" PIPE=742.00

STORM SEWER STRUCTURES

- 1) CATCH BASIN
RIM = 748.23
4" PVC NW INV=746.83
8" PVC E INV=746.33
- 2) CATCH BASIN
RIM = 748.24
8" PVC W INV=745.64
8" PVC E INV=745.64
- 3) RESTRICTOR MANHOLE
RIM = 744.18
8" PVC W INV=743.08
10" RCP E INV=735.23
10" RCP E INV=742.03
SW INV NOT ACCESSIBLE
SUMP = 733.03
- 4) RISER
FLOW LINE = 747.41
SUMP = 735.41
10" PER REC. NOT ACCESSIBLE
- 5) BEEHIVE CATCH BASIN
FLOW LINE = 744.00
10" RCP W INV=735.20
10" RCP E INV=735.05

WATER

- 1. EXISTING WATERMAIN TO REMAIN.
- 2. EXISTING HYDRANT TO REMAIN.
- 3. EXISTING VALVE VAULT TO REMAIN.
- 4. EXISTING WATER VALVE TO REMAIN.
- 5. EXISTING WATER SERVICE TO REMAIN.

SANITARY SEWER

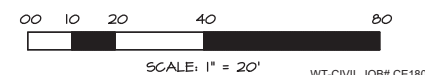
- 1. EXISTING SANITARY STRUCTURE TO REMAIN.
- 2. EXISTING SANITARY SEWER TO REMAIN.

MISCELLANEOUS NOTES

- 1. EXISTING UTILITY POLE TO REMAIN.
- 2. EXISTING OVERHEAD LINE TO REMAIN.
- 3. EXISTING GAS VALVE TO REMAIN.
- 4. EXISTING MANHOLE TO REMAIN.

STORM SEWER

- 1. EXISTING STORM STRUCTURE TO REMAIN.
- 2. EXISTING STORM SEWER TO REMAIN.
- 3. EXISTING CLEANOUT TO REMAIN.
- 4. EXISTING CONCRETE STORM/WATER DETENTION CHAMBER TO REMAIN.
- 5. NEW 48" DIA. PRECAST CONCRETE MANHOLE WITH CLOSED LID. (CONTRACTOR TO VERIFY LOCATION IN FIELD PRIOR TO CONSTRUCTION).
- 6. NEW 12" HDPE, 125 L.F. @ 0.80% SLOPE.
- 7. NEW 48" DIA. PRECAST CONCRETE MANHOLE WITH OPEN LID.
- 8. NEW CLEANOUT / OBSERVATION WELL.
- 9. NEW 8' WIDE x 60 FOOT LONG x 5' DEEP INFILTRATION BASIN.
- 10. PROVIDE CLAY IMPERMEABLE LINER BETWEEN BUILDING AND INFILTRATION SYSTEM.
- 11. NEW 8" HDPE, 15 L.F. @ 0.81% SLOPE.
- 12. NEW 48" DIA. PRECAST CONCRETE MANHOLE WITH CLOSED LID.
- 13. NEW 8" HDPE, 15 L.F. @ 1.1% SLOPE.
- 14. CONNECT NEW 8" HDPE TO NEW BUILDING. (SEE PLUMBING PLANS FOR CONTINUATION).



W-T CIVIL ENGINEERING, LLC.
CIVIL AND STRUCTURAL ENGINEERING
 2675 Pratum Avenue
 Hoffman Estates, Illinois 60192
 PH: 224-293-6333 FAX: 224-293-6444
 www.wtengineering.com
 IL License No.: 184.007570-0015 Exp: 04/30/19

DLA ARCHITECTS
form follows learning
 Two Pierce Place | Suite 1300 | Itasca | 60143 | 847.742.4063
 www.dla-ltd.com

ACTIVITY CENTER EXPANSION
 SAINT MARY OF GOSTYN SCHOOL
 ACTIVITY CENTER EXPANSION
 PHONE NUMBER 630-960-3565

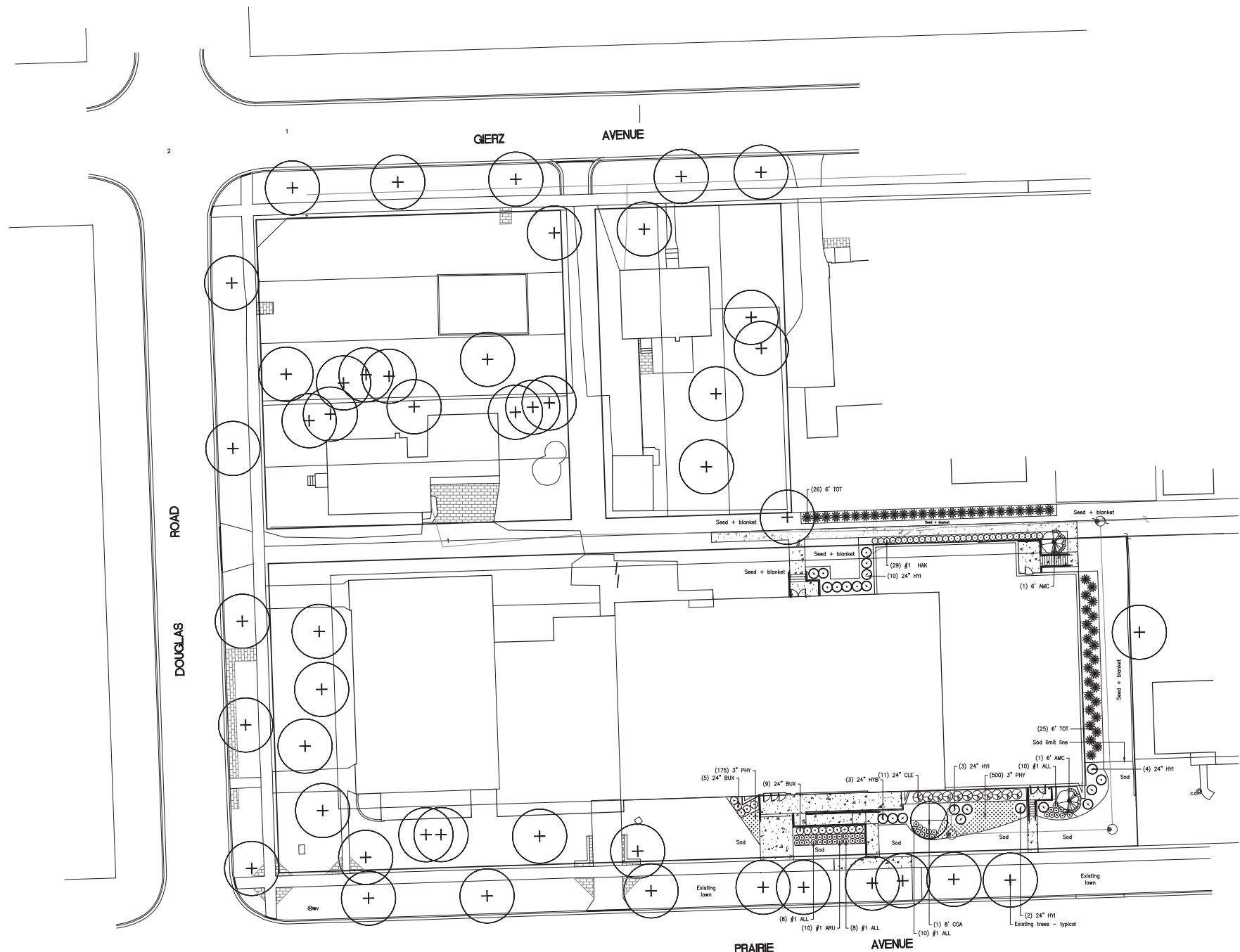
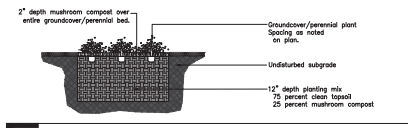
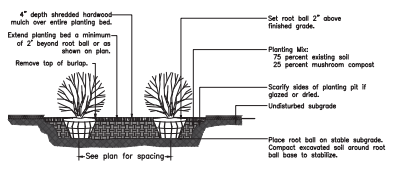
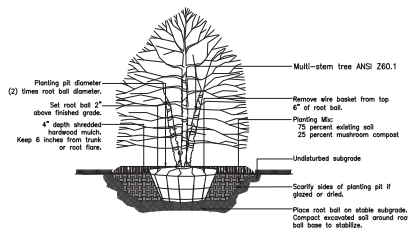
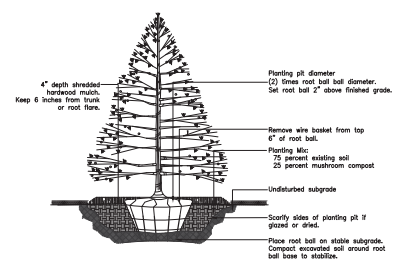


VILLAGE PLAN COMMISSION

PROJECT # 2018.41
 DATE: SEPTEMBER 19, 2018
 SHEET TITLE: SITE UTILITY PLAN
 SHEET: C-5.0

Plant List

Key	Qty	Size	Botanical Name	Common Name	Remarks
Evergreen Trees					
TOT	51	6'	<i>Thuja occidentalis</i> 'Techny'	Mission Arborvitae	BB
Ornamental Trees					
AMC	2	6'	<i>Amelanchier canadensis</i>	Shadblow Serviceberry	BB/Clump
COA	1	8'	<i>Cornus alternifolia</i>	Pagoda Dogwood	BB/Clump
Shrubs					
BUX	14	24"	<i>Buxus x microphylla</i> 'Glencoe'	Chicagoan Green Boxwood	BB
CLE	11	24"	<i>Claytonia arifolia</i> 'Hummingbird'	Hummingbird Summerweet	BB
HIS	3	24"	<i>Hydrangea paniculata</i> 'Bobo'	Bobo Hydrangea	BB
HY	21	24"	<i>Hydrangea aborescens</i> 'Incrediball'	Incrediball Smooth Hydrangea	BB
Perennials, Ornamental Grasses and Groundcovers					
ALL	36	#1	<i>Allium</i> 'Summer Beauty'	Summer Beauty Allium	Container
ARU	10	#1	<i>Anemone oethusifolia</i>	Miniature Goutbeard	Container
CMC	6	#1	<i>Colopogon aciculifera</i> 'Karl Foerster'	Feather Reed Grass	Container
HAK	29	#1	<i>Hakonechloa macro</i> 'Aureola'	Golden Variegated Hakone Grass	Container
PTP	675	3"	<i>Pachyandra terminalis</i>	Pachyandra	Pots



Scale: 1" = 20'
North

WT
W-T CIVIL ENGINEERING, LLC.
CIVIL AND STRUCTURAL ENGINEERING
2675 Pratum Avenue
Hoffman Estates, Illinois 60152
PH: (224) 293-6333 FAX: (224) 293-6444
www.wtengineering.com
IL License No.: 184.007570-0015 Exp: 04/30/19

form follows learning™
Two Piece Place | Suite 1300 | Itasca | 60143 | 847.742.0063 | www.dla-td.com

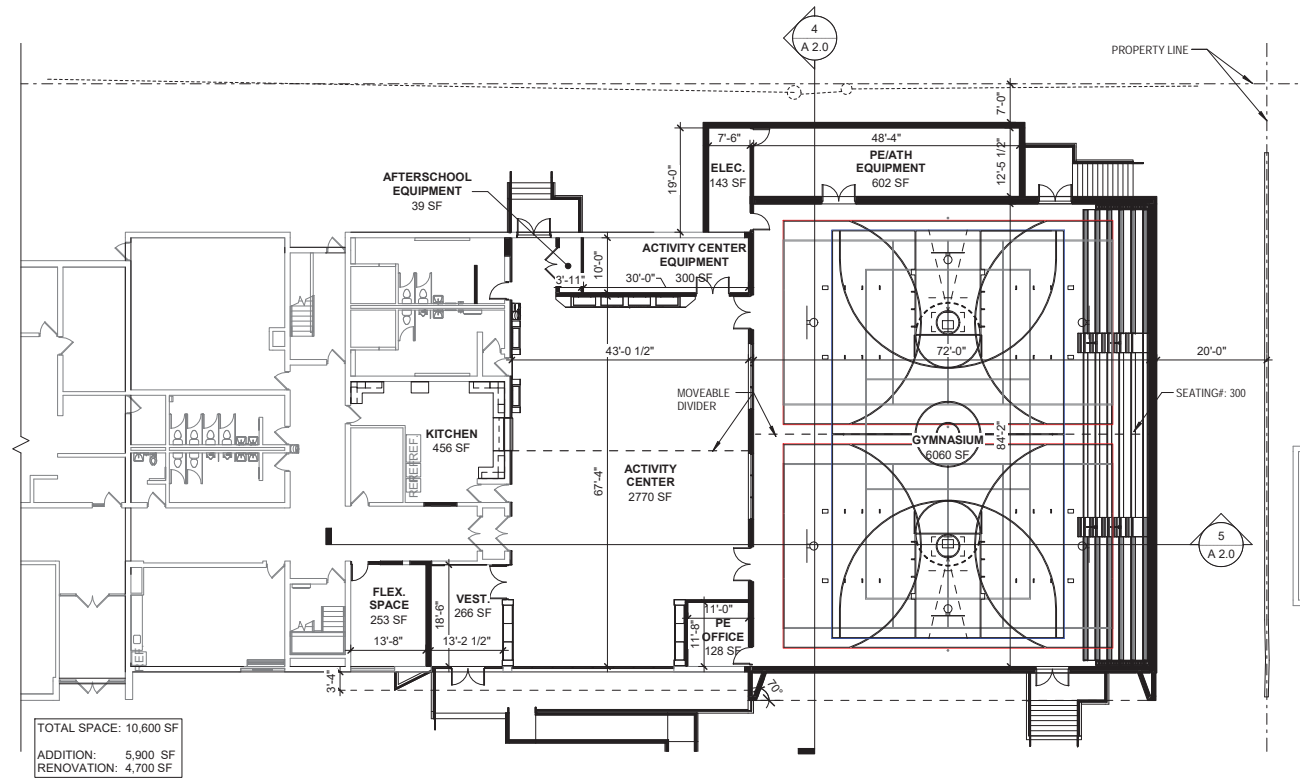
**ACTIVITY CENTER EXPANSION
SAINT MARY OF GOSTYN SCHOOL
ACTIVITY CENTER EXPANSION
PHONE NUMBER (630) 960-3565**

ST. MARY OF GOSTYN

VILLAGE PLAN COMMISSION

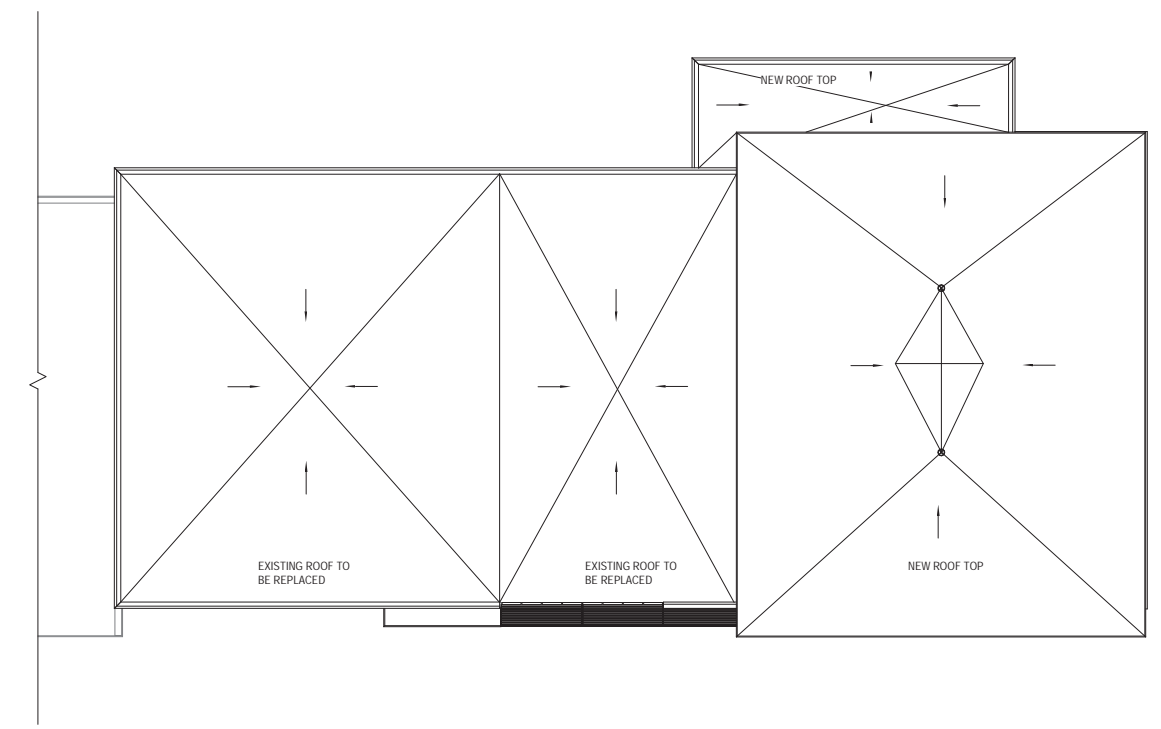
PROJECT # 2018.41
DATE SEPTEMBER 19, 2018
SHEET TITLE

LANDSCAPE PLAN
SHEET
L1.0

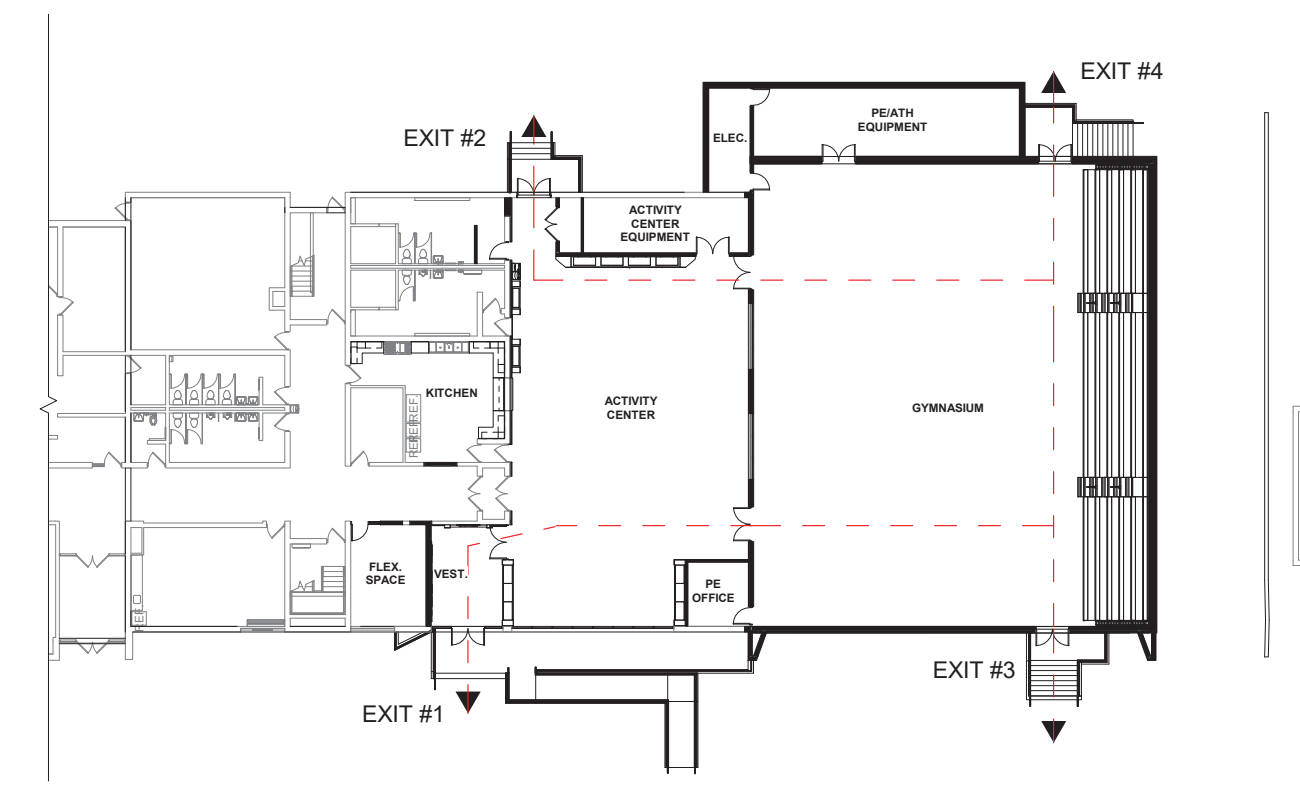


TOTAL SPACE: 10,600 SF
 ADDITION: 5,900 SF
 RENOVATION: 4,700 SF

1 FIRST FLOOR PLAN
 1/16" = 1'-0"



2 ROOF PLAN
 1/16" = 1'-0"



3 FIRST FLOOR EXIT PLAN
 1/16" = 1'-0"

DLA ARCHITECTS
 www.dla-ltd.com

form follows learning™

Two Pierce Place | Suite 1300 | Itasca | 60143 | 847.742.4063

ACTIVITY CENTER EXPANSION
 SAINT MARY OF GOSTYN SCHOOL
 ACTIVITY CENTER EXPANSION
 PHONE NUMBER (630) 960-3565



MARK DATE

VILLAGE PLAN COMMISSION

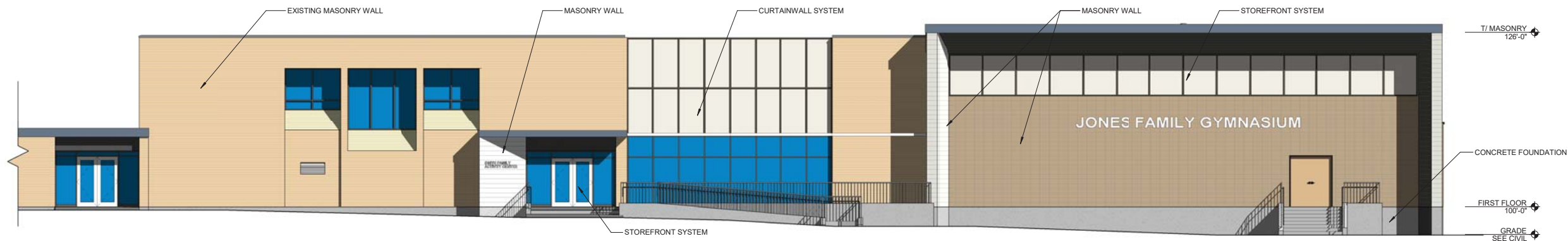
PROJECT # 2018.41
 DATE AUGUST 31, 2018

SHEET TITLE

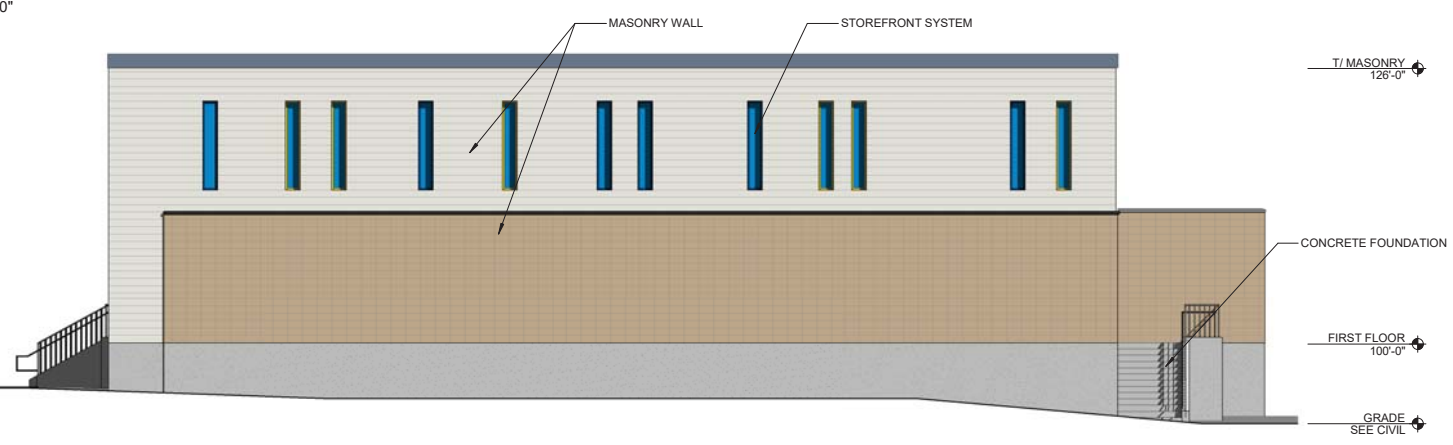
FLOOR PLANS

SHEET

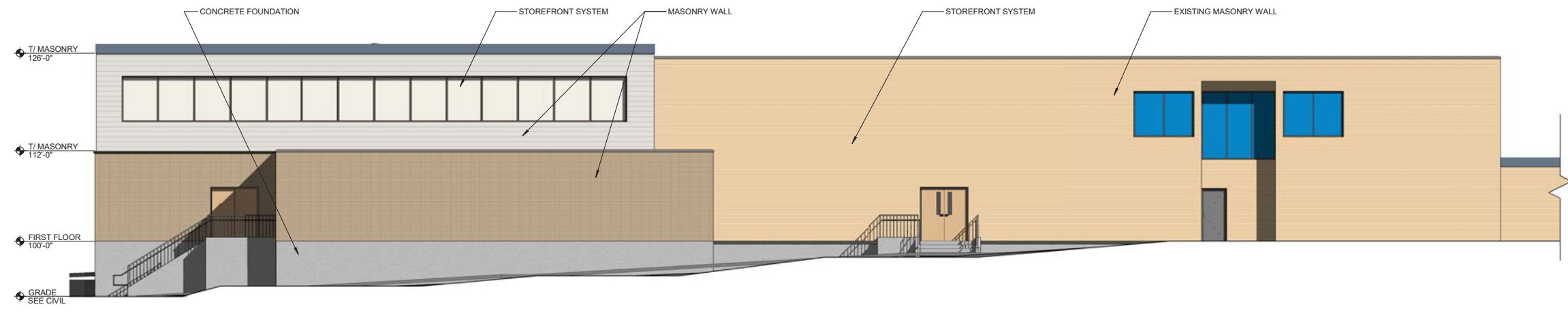
A 1.0



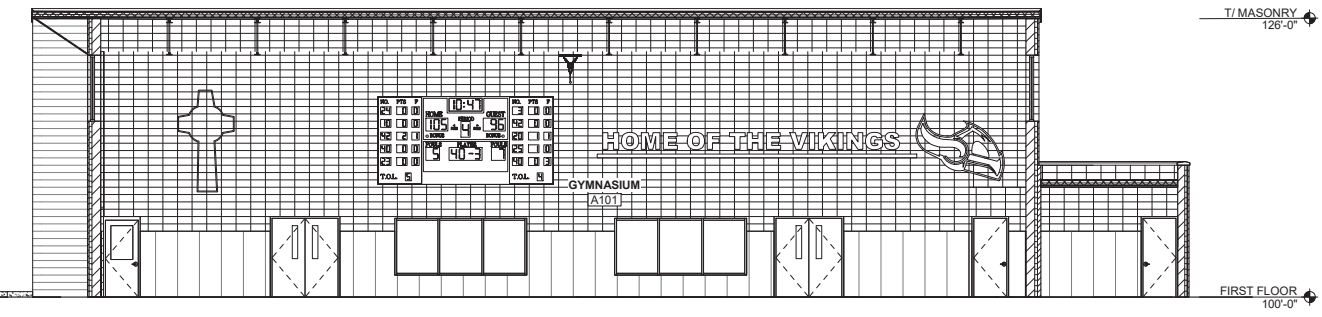
1 EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"



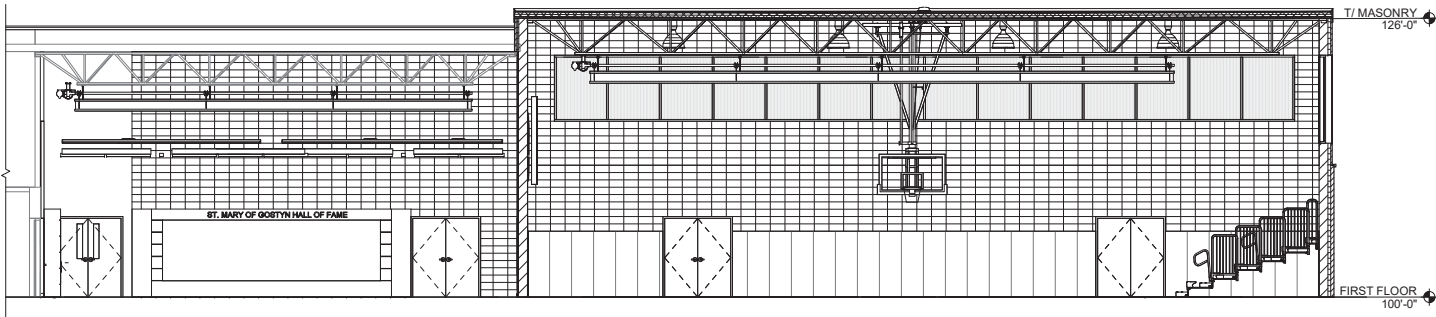
2 EXTERIOR ELEVATION- EAST
1/8" = 1'-0"



3 EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"



4 BUILDING SECTION
1/8" = 1'-0"



5 BUILDING SECTION
1/8" = 1'-0"

D&A ARCHITECTS
www.dla-ld.com

form follows learning™

Two Pierce Place | Suite 1300 | Itasca | 60143 | 847.742.4063

ACTIVITY CENTER EXPANSION
SAINT MARY OF GOSTYN SCHOOL
ACTIVITY CENTER EXPANSION
PHONE NUMBER (630) 960-3565

ST. MARY OF GOSTYN

MARK | DATE

VILLAGE PLAN COMMISSION

PROJECT # 2018.41
DATE AUGUST 31, 2018
SHEET TITLE BUILDING ELEVATIONS AND SECTIONS
SHEET A 2.0



EXTERIOR RENDERING - ACTIVITY CENTER



EXTERIOR RENDERING - GYMNASIUM



EXTERIOR RENDERING - SOUTH ELEVATION



EXTERIOR RENDERING - NORTHEAST CORNER





TRAFFIC MEMORANDUM

DATE: June 29, 2018

TO: Terri O'Dekirk, St. Mary of Gostyn

FROM: Peter W. Reinhofer, P.E.

RE: St. Mary of Gostyn
Gymnasium Expansion
Downers Grove, Illinois

V3 Companies, Ltd. is working with St. Mary of Gostyn School to determine any potential impacts to the circulation system of the proposed expansion of the school's gymnasium. St. Mary of Gostyn School is located at 440 Prairie Avenue at the northeast corner of Douglas Road and Prairie Avenue in Downers Grove. St. Mary of Gostyn Church is located south of the school at the southeast corner of the intersection. The purpose of this Traffic Memorandum is to identify the existing conditions in the vicinity of the school, describe the gymnasium expansion and how access will be modified, and evaluate how pedestrians will access the new doorway.

Prairie Avenue is a local, residential street with one travel lane in each direction and a posted speed limit of 20 mph for the school when children are present. Parking is not allowed on the south side of the street and not allowed from 7 am to 4 pm on the north side in front of the school. There are five residential driveways on the north side of Prairie Avenue between the Fairview Avenue and the school. From the *Neighborhood Traffic Study, Area Number 4* report, the average daily traffic on this segment of Prairie Avenue is 2,351 vehicles per day with an average eastbound speed of 20 mph and westbound speed of 21 mph.

Sidewalks are provided on both sides of Prairie Avenue with marked crosswalks at all four legs at the four-way stop controlled intersection of Prairie Avenue and Douglas Road. There are no mid-block marked crossings from the parking lot to the school. During school hours, a crossing guard is present at the intersection of Prairie Avenue and Douglas Road and school staff is also present during the drop off and pick up operations and for bus loading along Prairie Avenue.

Surface parking for both the school and church is located east of the church to Fairview Avenue. The surface parking lot has five driveways that provide access on Prairie Avenue. The eastern driveway is full access driveway and there are four additional driveways with alternating signage for exit only and entrance only access. The eastern portion of the parking lot provides a landscape buffer between the sidewalk and parking lot while the western portion provides striping between the sidewalk and parking lot.

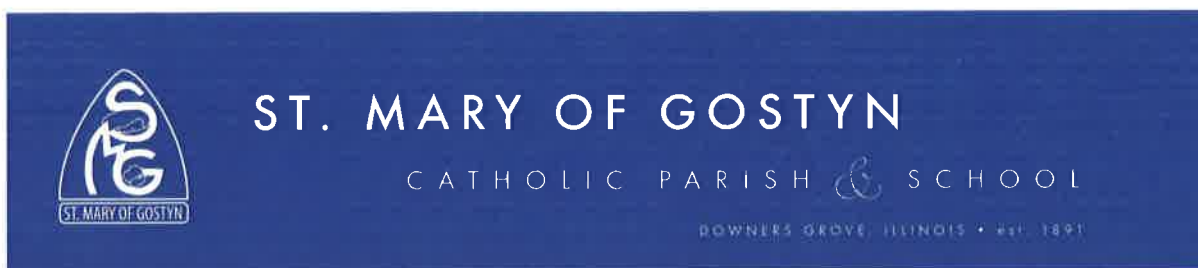


Prairie Avenue from Douglas Road to Fairview Avenue

Currently, buses travel eastbound on Prairie Avenue from Fairview Avenue and drop off students in the morning in front of the school. In the afternoon, buses queue up on the north side of Prairie Avenue for pick up for nearly the entire block from the school to Fairview Avenue waiting for students to depart the school. Parents dropping off and picking up students currently park on Douglas Road north of Prairie Avenue, on Prairie Avenue west of Douglas Road, and in the surface parking south of the school. With parking restrictions along the side streets, it is our understanding that gymnasium visitors during primarily park in the surface lot and cross Prairie Avenue.

The school gymnasium is located within the eastern portion of the school building. Access to the gymnasium is through school's main entrance on Prairie Avenue, requiring gymnasium visitors to walk through portions of the school to access the gymnasium. The school is planning to expand the building to the east and north and adding a second entryway that will provide a more direct route to the future gymnasium. The new entryway would be located approximately 75 feet east of the current main entrance for the school. It is anticipated that gymnasium visitors will continue to park in the school's surface lot on the south side of Prairie Avenue and cross the roadway to access the gymnasium.

It is our professional opinion that adding the second entryway to the gymnasium will not alter the existing drop off and pick up operations for the buses or parents during school hours. In addition, it is anticipated that gymnasium visitors will continue to park in the surface lot and cross Prairie Avenue.



July 19, 2018

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

RE: Neighbor Meeting Summary
 St. Mary of Gostyn Parish—445 Prairie Avenue

Dear Mr. Williams,

As a part of our Parish's preparation for our appearance at the Village Plan Commission meeting, we held a neighborhood meeting on July, 18, 2018 at 7:00 pm. The meeting was held in our Gathering Place at 445 Prairie Avenue in Downers Grove. We mailed invitations on June 28, 2018 to the owners of all properties within 250 feet of 444 Wilson Street and 440 Prairie Avenue, our Church and our School. We did a subsequent mailing on July 10, 2018 to include additional property owners within 250 feet of all of the alleys for which we are petitioning vacation of the Village. A copy of this meeting invitation (same version for both mailings) is enclosed for reference.

At this meeting was Father James Schwab, Pastor, Father Shaun Cieslik, Associate Pastor, Terri O'Dekirk, Parish Manager, Brian Scully (DLA Architects) and 15 neighbors. Terri O'Dekirk and Brian Scully conducted the meeting, with a greeting from Father Schwab. Talking points are enclosed for your reference. Boards of the preliminary plans for the expansion of the gym as well as copies of the plats of vacation and consolidation were available for review.

The following questions were asked and addressed.

- Is the lot with the play area going to change? NO
- Is there a guarantee that St. Marys is not going to do anything with the alley on the South Side? NO PLANS AT THIS TIME OR NEAR FUTURE
- Can the neighbors buy their portion of the alley? YES, SPECIFICS FOR THIS CAN BE DISCUSSED OUTSIDE OF THIS MEETING WITH THOSE NEIGHBORS. WE HAVE ASKED THAT THEY MEET INDIVIDUALLY WITH US TO DISCUSS.
- What is the benefit to St. Marys of purchasing the alleys? NORTH ALLEY ALLOWS US ADDITIONAL SPACE FOR OUR SCHOOL EXPANSION. SOME OF THE ALLEYS ARE AN INTREGAL PART OF OUR PROPERTY ALREADY. THE OTHER ALLEYS ARE GENERALLY UTILITY ALLEYS, SO WILL NOT BE ABLE TO BE USED FOR ANY OTHER PURPOSES.
- Did the Village come to St. Marys to purchase the alleys? ST MARYS APPROACHED THE VILLAGE TO PURCHASE THE NORTH ALLEY. LATER THE VILLAGE CAME TO US ABOUT THE ADDITIONAL ALLEYS.
- Does the south alley impact the current children's garden? WE ALREADY OWN THAT ALLEY, SO NO.
- Are there any plans to extend the current parking lot? NOT AT THIS TIME.

- Concern was expressed about storm water run-off/drainage to the property at the end of Prairie and Fairview. ENGINEERS ARE WORKING ON A SYSTEM FOR THE ADDITIONAL WATER RELEASE FROM THE EXPANDED BUILDING WITH GUIDANCE FROM THE VILLAGE. THESE PLANS ARE NOT CURRENTLY FINALIZED BUT WILL BE PART OF THE PLAN PRESENTED AT THE COMMISSION MEETING.
- Where does the water main run? DOWN PRAIRIE
- Are all the homes of the north side of St. Marys tied into the main storm water line? YES
- Are you allowing for a large french drain? AVERY SIMILAR SYSTEM TO A FRENCH DRAIN
- Is there going to be a modification of traffic flow with the gym expansion? OUR TRAFFIC SURVEY, CONDUCTED BY AN INDEPENDENT ENGINEER DID NOT RECOMMEND ANY CHANGES TO OUR CURRENT ARRANGEMENT. NO ADDITIONAL TRAFFIC IS ANTICIPATED.
- Will the traffic study be made known to the public? IT IS PART OF THE DOCUMENTS THAT WE WILL BE PRESENTING TO THE VILLAGE DURING THIS REVIEW.
- Why can't Prairie be a one-way street during pick-up and drop-off? WE HAVE BEEN TOLD IN THE PAST WHEN WE HAVE ASKED THAT THE STREET IS TOO BUSY A THROUGHFARE TO CLOSE DOWN A LANE OF TRAFFIC.
- Can we look at the timing of the traffic light at the corner of Fairview and Prairie? A VILLAGE CALL, NOT OURS.
- Can the busses use the East part of the parking lot to turn around and load the children? WE CAN LOOK AT THIS AS AN OPTION.
- Can there be increased police patrol at Douglas and Prairie during drop off and pick up times? A VILLAGE CALL, NOT OURS.
- Is the height of the gym building going to change? ABOUT 18" HIGHER TO ACCOMMODATE THE ATTACHMENT TO THE OLD STRUCTURE.
- Where will the construction equipment be held? TOO EARLY IN OUR PROCESS TO ANSWER THIS, BUT ONCE A CONTRACTOR IS HIRED, THESE DETAILS WILL BE FINALIZED WITH LEAST AMOUNT OF IMPACT TO THE SAFETY AND INCONVENIENCE OF THE SCHOOL CHILDREN AND THE NEIGHBORS.
- When will the project start? WE HAD HOPED TO START APRIL 1, 2019, BUT MAY BE DELAYED PENDING WHEN THE COMMISSION OKAYS THE FINAL PLAN.
- What is the duration of the project? EXTERNAL BUILDING WILL TAKE 6 MONTHS, ANOTHER 2 MONTHS INSIDE.
- In the future, if St. Joes and St. Marys would combine schools, how many total students would that mean? THESE PLANS WOULD BE 5-10 YEARS IN THE FUTURE. AT THAT TIME, ONE SCHOOL MAY HOUSE ELEMENTARY GRADES, THE OTHER, PROBABLY ST. MARYS, WOULD BE JUNIOR HIGH. CURRENT ENROLLMENT BETWEEN BOTH IS 800. MAYBE 300-350 AT EACH IF THEY MERGED.

The meeting adjourned at 8:20 pm.

Please let me know if you have any questions.

Sincerely,

Terri O'Dekirk
Parish Manager



ST. MARY OF GOSTYN

CATHOLIC PARISH & SCHOOL

DOWNERS GROVE, ILLINOIS • est. 1891

Dear Neighbors,

St. Mary's has been a part of the Downers Grove community for over 125 years. In all the years that we have been a part of your community, we have made changes to both our Church and our School that have helped us to maintain a very engaged and vibrant Parish, a real asset to Downers Grove.

We are now in the process of making plans to once again improve our campus facilities, specifically at our School, that will enhance our ability to provide a safe, multi-purpose activities area for our children to use during the day as well as for extracurricular events. We will be using our current gymnasium space as well as a residential property that we own to our east to expand both north and east of our current gym space.

We are seeking the Village of Downers Grove's approval to do this expansion at a public hearing on August 6, 2018. We will also, at that meeting, be applying to rezone our Church and School properties to INP-1, Neighborhood-Scale Institutional and Public District, as well as vacation of the alleys within and adjacent to our properties.

Before that meeting, we want to invite our neighbors to a meeting to discuss our plans. We will provide an overview of the plans and will be available to answer your questions. Please join us for this meeting:

Wednesday, July 18, 2018 at 7:00 pm.

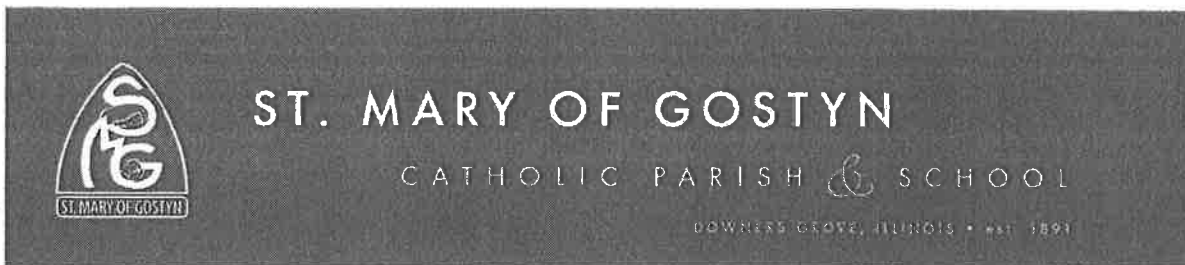
St. Mary of Gostyn's Gathering Place, in the lower level of our Church, 445 Prairie Ave.

Please enter from the Parking Lot through the double glass doors.

If you are unable to attend the meeting but would like to learn more about the plan, please contact our Parish Manager, Terri O'Dekirk at 630-737-9621.

Yours in Christ,

Father Jim Schwab



February 22, 2018

Mr. and Mrs. Albert Barcikowski
427 Gierz Ave.
Downers Grove, IL 60515

Dear Mr. and Mrs. Barcikowski,

Our School is currently in the process of some exciting plans for renovating our current gymnasium into a multi-purpose space for our students and their families. In order to accomplish our goals, we are interested in purchasing the alley behind our school and our current 428 Prairie property from the Village of Downers Grove. Ideally, we are interested in purchasing the entire width of the alley between your property and ours.

Before we petition the Village for this purchase, you, as our northern neighbor, have a right to purchase your half of the alley. We would like to meet with you to ascertain your interest in either purchasing your half or waiving your rights to it so that we can move forward to make this purchase.

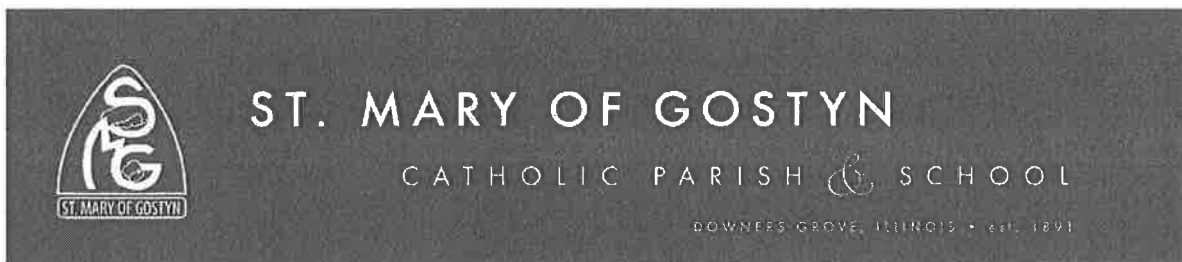
We are hoping to set up a time to meet with you to discuss this proposal and answer any questions that you might have about our plans. Terri O'Dekirk, our Parish Manager, will set up a date for this meeting, either in person or by phone. She can be reached at 630-737-9621 or at: todekirk@stmarygostyn.org.

Thank you very much for your assistance with this. I look forward to meeting with you soon.

Respectfully,

A handwritten signature in cursive script, appearing to read 'Fr. James Schwab'.

Father James Schwab
Pastor



August 17, 2018

Mr. & Mrs. Albert Barcikowski
427 Gierz Avenue
Downers Grove, IL 60515

Dear Mr. & Mrs. Barcikowski,

In your email dated March 12, 2018, you expressed interest in receiving more information about the purchase price of your portion of the alley that abuts our school and your property. The Village just supplied me with that information.

The portion of the alley directly behind your home is 7 feet wide by 37 feet in length for a total square footage of 259. The total cost for your purchase would be \$1,069.36 (calculated at \$545,000 land value per acre and discounted at 67%).

Hopefully this information will help you with your decision to purchase the additional square footage.

If you wish to waive your right to purchase, please contact me at 630.737.9621 or via email at todekirk@stmarygostyn.org.

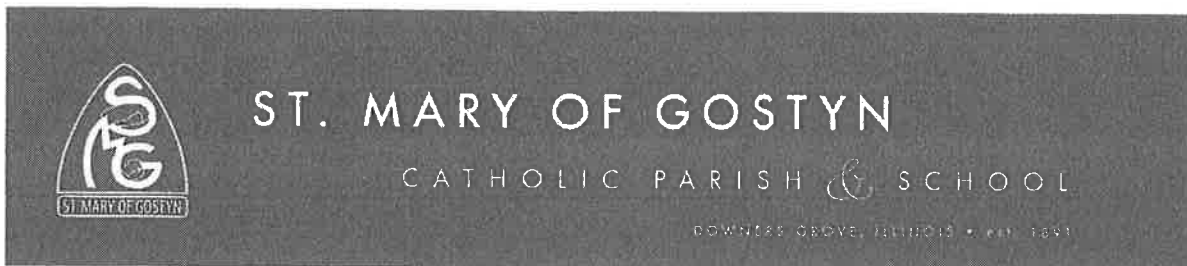
If you would like to receive more information about this purchase, please contact Scott Williams at the Village of Downers Grove at 630-434-6892 or swilliams@downers.us.

Thank you very much for your consideration of this proposal and look forward to hearing from you soon.

Respectfully,

A handwritten signature in cursive script that reads 'Terri O'Dekirk'.

Terri O'Dekirk
Parish Manager



February 22, 2018

Mr. and Mrs. Dennis Adams
431 Gierz Ave.
Downers Grove, IL 60515

Dear Mr. and Mrs. Adams,

Our School is currently in the process of some exciting plans for renovating our current gymnasium into a multi-purpose space for our students and their families. In order to accomplish our goals, we are interested in purchasing the alley behind our school and our current 428 Prairie property from the Village of Downers Grove. Ideally, we are interested in purchasing the entire width of the alley between your property and ours.

Before we petition the Village for this purchase, you, as our northern neighbor, have a right to purchase your half of the alley. We would like to meet with you to ascertain your interest in either purchasing your half or waiving your rights to it so that we can move forward to make this purchase.

We are hoping to set up a time to meet with you to discuss this proposal and answer any questions that you might have about our plans. Terri O'Dekirk, our Parish Manager, will set up a date for this meeting, either in person or by phone. She can be reached at 630-737-9621 or at: todekirk@stmarygostyn.org.

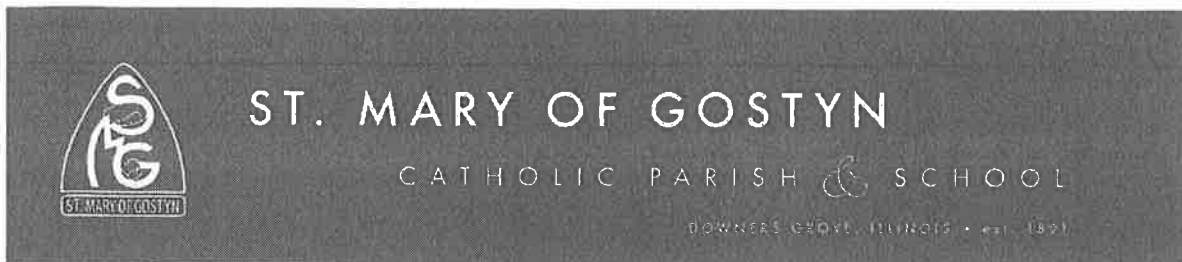
Thank you very much for your assistance with this. I look forward to meeting with you soon.

Respectfully,

A handwritten signature in black ink, appearing to read 'Fr. Jim Schwab', is written over the printed name.

Father James Schwab

Pastor



March 19, 2018

Mr. and Mrs. Dennis Adams
431 Gierz Ave.
Downers Grove, IL 60515

Dear Mr. and Mrs. Adams,

As our neighbors to the north of our School, I would very much like to share with you the plans that we have to renovate our School Gymnasium. I sent you a letter dated February 22, (a copy is included with this letter) asking for an opportunity to walk you through the information that we have about this project. In that letter, I shared with you our wish to purchase all or part of the alley that separates our properties. I would like to be able to show you how this would impact the north side of our building as well as what you could expect as our neighbor.

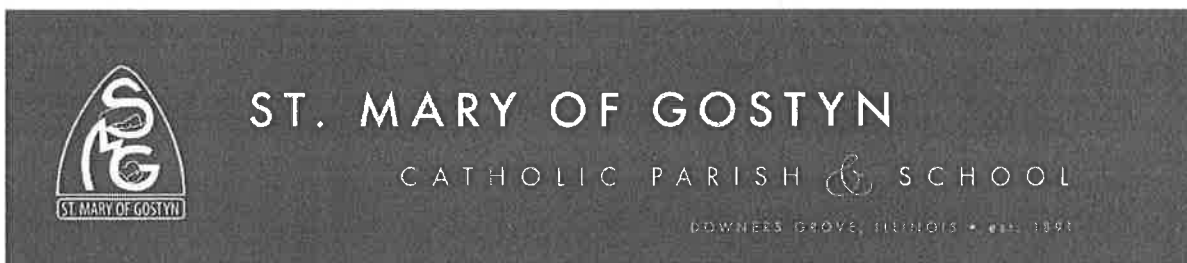
We are hoping to set up a time to meet with you to discuss this proposal and answer any questions that you might have about our plans. Terri O'Dekirk, our Parish Manager, will set up a date for this meeting, either in person or by phone. She can be reached at 630-737-9621 or at: todekirk@stmarygostyn.org.

Thank you very much for your assistance with this. I look forward to meeting with you soon.

Respectfully,

A handwritten signature in cursive script, appearing to read 'Fr. Jim Schwab'.

Father James Schwab
Pastor



August 17, 2018

Mr. & Mrs. Dennis Adams
431 Gierz Avenue
Downers Grove, IL 60515

Dear Mr. & Mrs. Adams,

Per your letter to me dated March 22, you expressed interest in receiving more information about the cost to purchase the half of the alley behind your home. We have just received information from the Village on the pricing for the alley if you should choose to purchase your half.

The portion of the alley abutting your property is 7 feet wide by 50 feet in length for a total of 350 square feet. The total cost for your portion if you purchased your half of the alley would be \$1,445.08 (calculated at \$545,000 land value per acre with a 67% deduction applied to that).

If you are going to waive your right to purchase, please contact Terri O'Dekirk, Parish Manager at St. Mary of Gostyn, at 630.737.9621 or via email at todekirk@stmarygostyn.org.

If you would like to get further information about this purchase, please contact Scott Williams at the Village of Downers Grove at 630-434-6892 or at swilliams@downers.us.

Thank you very much for your consideration of this proposal and look forward to hearing from you soon.

Respectfully,

Terri O'Dekirk
Parish Manager

April 12, 2018

Stan Popovich
Director, Community Development
801 Burlington Avenue
Downers Grove, IL 60515

Dear Mr. Popovich,

We, the owners of 435 Gierz St., Downers Grove, IL 60515, understand that St. Mary of Gostyn Catholic School will be building an expansion to the existing building on their property adjacent to ours.


We wish to exercise our right to purchase our portion of the easement between their property and ours.

Please let us know how we should proceed.

We appreciate that Terri O'Dekirk, Director of Development at St. Mary of Gostyn reached out to us, and that Rebecca Leitschuh from your office also met with us to discuss this project.

We look forward to participating actively in the process, and request to be kept informed of any developments.

Sincerely,

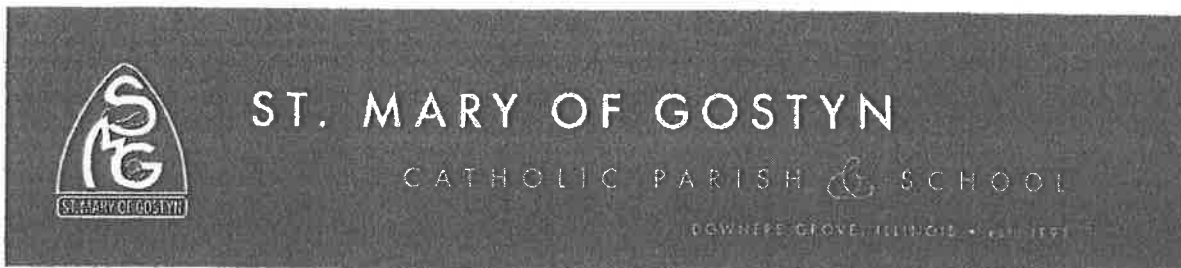


Emily and Ryan Teising

435 Gierz Street
Downers Grove, IL 60515



cc : Terri O'Dekirk



February 22, 2018

Mr. and Mrs. Ryan Teising
435 Gierz Ave.
Downers Grove, IL 60515

Dear Mr. and Mrs. Teising,

Our School is currently in the process of some exciting plans for renovating our current gymnasium into a multi-purpose space for our students and their families. In order to accomplish our goals, we are interested in purchasing the alley behind our school and our current 428 Prairie property from the Village of Downers Grove. Ideally, we are interested in purchasing the entire width of the alley between your property and ours.

Before we petition the Village for this purchase, you, as our northern neighbor, have a right to purchase your half of the alley. We would like to meet with you to ascertain your interest in either purchasing your half or waiving your rights to it so that we can move forward to make this purchase.

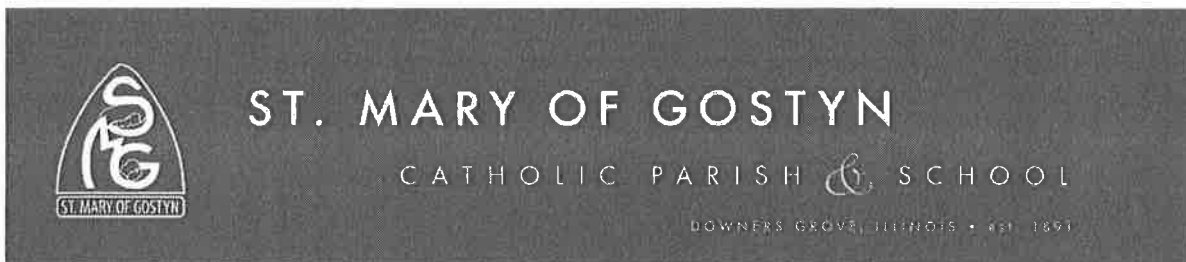
We are hoping to set up a time to meet with you to discuss this proposal and answer any questions that you might have about our plans. Terri O'Dekirk, our Parish Manager, will set up a date for this meeting, either in person or by phone. She can be reached at 630-737-9621 or at: todekirk@stmarygostyn.org.

Thank you very much for your assistance with this. I look forward to meeting with you soon.

Respectfully,

A handwritten signature in cursive script, appearing to read 'Rev. James Schwab'.

Father James Schwab
Pastor



August 17, 2018

Mr. & Mrs. Ryan Teising
435 Gierz Avenue
Downers Grove, IL 60515

Dear Mr. & Mrs. Teising,

I wanted to give you an update that I recently received from the Village about the purchase pricing for the alley that our properties share. I know that you are interested in pursuing your half of the alley, so I want to share this information with you prior to our petition meeting with the Village.

Per Scott Williams, the Senior Planner we are working with, your portion of the alley is 7 feet in width and 50 feet long, for a total square footage of 350. The price of that portion will be \$1,445.08 calculated at \$545,000 land value per acre and discounted at 67%.

Please contact Scott Williams at the Village of Downers Grove (swilliams@downers.us) if you need additional information on how to proceed with your purchase.

Thank you very much for your consideration of our original campus expansion proposal and your help in making it become a reality.

Respectfully,

A handwritten signature in cursive script that reads 'Terri O'Dekirk'.

Terri O'Dekirk
Parish Manager

APPROVED MINUTES 10/1/18

**VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING**

18-PLC-0023: A petition seeking approval of 1) a rezoning of 17 parcels from R-4, Residential Detached House to INP-1, Neighborhood-Scale Institutional and Public District; 2) a Special Use with variations to construct a school gymnasium addition; and 3) a Plat of Vacation to vacate public alleys. The properties are currently zoned R-4 Residential Detached House 4. The properties are located on either side of Prairie Avenue, between Fairview Avenue and Douglas Road, commonly known as 428 Prairie, 440 Prairie Avenue, 445 Prairie Avenue, 444 Wilson Avenue, 4733 Douglas Road, 4737 Douglas Road, 4809 Douglas Road and 445 Gierz Avenue (PINs 09-08-221-001, -002, -014, -015, -016, -027, -028, -029, 09-08-222-001, -002, -003, -004, -005, -006, -007, -008, -018, -022, -024, 025). Diocese of Joliet, Owner; St. Mary of Gostyn Parish, Petitioner.

Terri O'Dekirk, Parish Manager of St. Mary of Gostyn Church (St. Mary's), made the presentation on behalf of St. Mary's petition for expansion. She provided background information on St. Mary's Church, which was established in 1899 and has been part of the community since then. There are 2700 families enrolled as parishioners at this time. The private Catholic school educates over 400 children, with an additional 500 children attending religious education classes. The Petitioner is planning a 5,900 square foot expansion of the current school building located at 445 Prairie. In order to accommodate that expansion they will be moving eastward to the property at 428 Prairie. The easternmost part of the main building is the gymnasium, which will be part of the reconstruction. The expansion will house an Activity Center that will provide a lunch area for the students, as well as academic activities and after school activities for the students. The intention is also to expand the current gymnasium, which is a grade-school sized gym, to a junior high school sized gym, since about a third of the student population is of junior high age. St. Mary's is also seeking to rezone the property from Residential Detached House 4 R-4 district to INP-1 Neighborhood-Scale Institutional and Public District. She referenced a map of the church showing that it is basically surrounded by residential uses, with the exception of Hummer Park to the east of Fairview Avenue. Ms. O'Dekirk noted that the school, church and parking lots are all defined as institutional uses that service the community, and the Future Land Use Plan shows the area as institutional. The requested rezoning better defines the ultimate use of the property and supports the Village's Comprehensive Plan.

Ms. O'Dekirk then displayed a slide of a topographic survey of the current pieces of real estate depicting the single-family home at 428 Prairie that will be razed to accommodate the expansion. She said they are asking for a Special Use for the properties at 428 and 440 Prairie due to the proposed

APPROVED MINUTES 10/1/18

increase in building coverage and decrease in open space. The Special Use would allow them to add handicapped accessibility on the east side of the building and an after-hours public entrance. They wish to add a multi-purpose dining space, as the children currently have to go across the street to other church property for lunch. They also wish to expand the gymnasium, add storage space and an additional entrance that would add security to the building by permitting the lockdown of the main building after hours. She explained that they will add landscaping, and put more of a residential façade to the expanded face so it would fit with the surrounding neighborhood. The project should not impact the traffic flow. Currently children are dropped off at the main entrance on Prairie. Because of the expansion there should be no changes in property values for any of the surrounding homes.

Ms. O'Dekirk then displayed several architectural renderings of the completed expansion. An ADA handicapped ramp will be included. Both areas including the front door and glass wall will have a raised patio. There will be three walls abutting out from the façade of the building to support the canopy roof. Additional elevation drawings were displayed for the Commission's review. Ms. O'Dekirk described the brick materials to be used for the proposed addition. She said there is a one-story storage area at the rear of the gym. They intend to add landscaping to that area, which presently has no landscaping. She showed a slide of the interior of the building, including the existing space, an existing kitchen area, and a portion that will function as a lunch area and a multi-purpose space for a variety of uses. The gym will move eastward and expand to a full-size junior high sized gym. The one-story storage space will house all the gym equipment as well as the mechanicals for the building.

Ms. O'Dekirk said they are requesting two building setback variances. The first is the reduction of a side yard setback along the north property line from the 13'2" requirement to a 7' setback to allow the addition of the one-story section adjacent to the existing east-west alley, assuming the alley is vacated. The existing stormwater vault and stormwater line north of the existing gym does not allow for the placement of the required storage area they are seeking. They looked at many alternative options for the placement of the storage space, and the changes to the stormwater vault as well as the stormwater drainage system in total and those options were rejected due to either requiring greater setbacks, or were cost prohibitive in reconstructing the current drainage vault and/or the drainage system. They had to sacrifice a percentage of the desired storage space to fit with this particular variance request.

The second variance request is an allowance for the construction of the architectural features within the setback along Prairie Avenue. The wing walls, canopy and roof overhangs are part of a necessary shading system. The coverage provided by the roof extension will add protection from the

APPROVED MINUTES 10/1/18

elements at the entrance of the building as well as help preserve the flooring inside the building from those elements. The patio setback relief they are requesting would be a security buffer to lock down the portion of the building not in use. There would also be security cameras installed to determine who is entering the building. The variation is necessary for these features, to provide the safety features, provide operational cost savings for the building and allow for the handicapped accessibility to the eastern portion for the building. They are also petitioning for vacation of several of the alleys within their property boundaries. These include the east-west alley located on the north campus at 4733 and 4737 Douglas, 445 Gierz, 428 and 440 Prairie, 427, 431 and 435 Gierz. She indicated that the neighbors living at 427, 431 and 435 Gierz have indicated to the Village their interest in the vacation of the alleyways at those addresses. In addition, the vacation is being requested of the north-south alley at 4733 Douglas, 445 Gierz, and the vacant lot.

Ms. O'Dekirk said she had several representatives from the church, as well as the engineer and architect who worked on the project present to respond to any questions.

Ms. Majauskas asked for clarification whether the buildings on the northwest portion of the block and the house on Prairie are owned by the Church. Ms. O'Dekirk said the Church does own those properties. In further response to Ms. Majauskas, Ms. O'Dekirk said the church does not own any other adjacent properties for this project. There is another property on Douglas and Prairie that is called the Learning Resource Center that is owned by the Church but is not part of this project. They own the home on Gierz, and a house sitting between the school and the play lot.

The church owns the three houses directly contiguous to the school. Ms. O'Dekirk said the property owner at 426 Prairie has been kept informed as to the project. The church does not own that property.

In response to a question from Ms. Gassen, Ms. O'Dekirk said regarding 445 Gierz there is no immediate plan right now to develop that land, or to sell it off.

Ms. Rollins inquired about the homeowners to the north on Gierz and the alleyway they share. Ms. O'Dekirk replied that the church is requesting vacation of 7' of the alley. Mr. Brian Scully, architect for the project, said the sidewalk along the north side that the Village and Fire Department are requesting for egress from the gym, would be in the alleyway, but in the church's half of the alleyway. The church would have 7' of the alleyway, and the area requested for egress would be about 5', or about 2' before a neighbor could construct a fence.

APPROVED MINUTES 10/1/18

Mr. Boyle asked to see the south elevation and asked about the structure on the right. Mr. Scully replied that is the neighboring house. He said they are right up against the setback line for that house. By moving west to east there is quite a drop in elevation requiring deeper foundations, etc.

In further response, Ms. O'Dekirk said that the students would not be using the rear and side sidewalks and staircases on a regular basis. It is more for the outer maintenance staff. Students outside of an emergency would not be using those exits.

A question was raised about the storage sheds and whether the three sheds would be removed. Ms. O'Dekirk said that much of what is in those sheds is athletic equipment and will be brought into the Activity Center storage space. The intent is to remove those three sheds. Regarding traffic on Prairie, there is a lot of picking-up and dropping-off as well as other traffic at the crosswalk, which makes the crosswalk blind for traffic. The question was whether any consideration has been given to better marking the crosswalk, or drawing attention to the fact of the activity east of the crosswalk. Ms. O'Dekirk responded that they had a traffic engineer look at the project at drop-off and pick-up times and his suggestions were not practical for the church. It is one of the busiest east-west streets in the Village. The traffic engineer didn't feel a "drop-off alley" would be beneficial and would only add to the congestion. They have had Police officers come to the school to observe the traffic situation, and some drivers have been ticketed. Some additional signage has been added, however, the school is open to recommendations as to improving the situation. She said that the Village has also been invited to look at the situation and find other alternatives. They support any ideas that could help the situation.

Regarding stormwater requirements, Todd Abrams, engineer for the project, said they are meeting the Village's best management practice requirements for infiltration for the construction area. They have looked at existing flows to the roadway and the alley and final engineering will include a detention system to insure that they are not increasing flows to the stormwater infrastructure in the alley and the roadway.

Ms. O'Dekirk then addressed some of the other options that they considered. They looked at taking some of the drainage to the south side of the building and including a larger L-shaped drainage system to the east as well as to the south. They considered storage on the south side of the gym in order not to run into the rear drainage area. They also tried to take the building foundation and span it over the vault, which presented several complications. Going under the building was extremely costly. There were at least six or seven plans that had to be abandoned due to various issues. In the end they had to give up square footage by choosing the proposed drainage system.

APPROVED MINUTES 10/1/18

Ms. Majauskas asked why they are not putting the gymnasium on the north side of the building that is screaming to be a gymnasium. Ms. O'Dekirk said they looked at the entire north half of that block, and that proved to be cost-prohibitive.

A question was raised about a building that was demolished, and Ms. O'Dekirk replied that the house was demolished because it was in need of so many repairs.

There being no other questions from the Commission, Ch. Rickard called upon input from the public.

1. Emily Teising of 435 Gierz Street said that they have submitted a letter to the Village requesting to acquire that alley property. She is happy with everything she has heard about the project, with the exception of the mention of the sidewalk. She hopes that children will not be encouraged to use that area.

2. Mike Prescott of 4732 Fairview said that expansion is hard. He is opposed to this on the grounds of water and parking. Because of his location the manhole cover behind his home comes up. All the water currently used pushes the manhole and he is concerned that the expansion will multiply the drainage problems he currently has. He said parking is also an issue. They are talking about 17 buses in the morning and in the afternoon, and those buses block other traffic. Mr. Prescott suggested using the current parking lot to park the buses. Parents often drop their children off and remain parked in front of the school for a while thereby increasing traffic problems. As far as the other options, he thinks they should use the corner at Douglas and Gierz and expand from there. Mr. Prescott wondered once construction begins what potential there is for additional problems. Regarding people living on the north alleyway, he said the expansion will cause the school to go even further into the alleyway and they will continue to take over an area that is other people's property. He said his concerns echo those of others living in the area. He thinks there are other options to be reviewed.

There being no other comments from the Public, Ch. Rickard called for Staff's report.

Scott Williams, Senior Planner, said that he would address some of the questions raised. In terms of the north campus, he displayed the areas that are to be rezoned on a map. The only alley that has non-church-adjacent properties is at 427, 431 and 435 Gierz. The resident at 435 Gierz has expressed an interest in half of that alley. All the alleys will be put under an easement and reviewed by all of the utility companies. Regarding the south campus, there are no physical changes other than rezoning. He referenced the east-west alleys showing slides of the locations. Again, those will be put

APPROVED MINUTES 10/1/18

under an easement and reviewed by the utility companies. He pointed out which properties belonged to the church.

Mr. Williams displayed the Site Plan pointing out the various construction elements including the overhead canopies, roof, the ADA ramp and the front wall of the existing structure. He noted that the rezoning is from R-4 to INP1, and a Special Use is being requested for the addition. Regarding the vacation of the alleys, the owner of 435 has expressed an interest in the alley, and they have yet to hear from the other two owners on Gierz.

Mr. Williams then referenced Staff's report dated October 1, 2018, pages 1-9, and made the following recommendation:

Based on the petitioner's submittal, the staff report and the testimony presented, Staff finds that the petitioner has met the standards of approval for a Rezoning, Special Use, Variations and Alley Vacations as required by the Village of Downers Grove Zoning Ordinance and is in the public interest and therefore recommends that the Plan Commission recommend to the Village Council approval of 18-PLC-0023, subject to the five (5) conditions listed on page 9 of Staff's report dated October 1, 2018. Furthermore, not having heard from two of the neighbors on Gierz, Staff adds to the recommendation making the vacation of the entire 14' section of the alley to the church.

A question was raised for Staff regarding stormwater, asking whether Engineering has already done a review of the stormwater plans submitted by the Petitioner. Mr. Williams said Engineering has had several reviews and are generally in agreement with the proposal as submitted. A full review will happen at the time of permit.

Mr. Popovich, Director of Community Development, added that they worked extensively with the applicant, discussed different options, and reviewed a couple of different submittals extensively to bring it before the Plan Commission.

Regarding the issue of unloading vehicles, a Chairperson Rickard asked whether there were any thoughts requesting consideration that the street be better marked and signed at the crosswalk. He understands it is a police enforcement issue if someone is stopped illegally. The question raised was whether something could be done to improve the traffic situation. Mr. Williams responded that he spoke with the Traffic Engineer who has discussed this with the Police Department and they are willing to meet with the Petitioner to go over potential traffic improvement solutions. Chairperson Rickard said he didn't get the impression that this is being addressed, but feels the need to get on the record that this be looked at further by the Police Department and Traffic Engineer to increase safety. He said there seems to be nothing to

APPROVED MINUTES 10/1/18

indicate that there is a mid-block crosswalk there. On occasion there are orange cones on the roadway.

Mr. Popovich added that Staff can work with Public Works as the Village usually does striping. He said typically the Village does not stripe in the middle of the street.

Ms. Majauskas said that she has ridden her bike through there and when school is letting out there is a crossing guard in the middle of the block. They stop all traffic.

Mr. Popovich said that Staff can work more with the Petitioner to determine other potential solutions and talk a bit more about the operations behind them.

A question was raised as to who determines the location of stormwater detention. Mr. Williams said it is between the applicant and the Village. Ultimately the property owner hires an engineer to come in and develop a survey and soil analysis.

Mr. Kulovany asked if the contention is that the stormwater area is oversized because they are adding so much more area. Mr. Williams said there is a separate requirement on the Engineering plan and the current vault is sized for this addition.

Mr. Maurer said he sees three vaults mentioned. Building history shows a building addition in 1977, a parking lot addition in 1993, another building addition in 2000. He read the history of the type of detention provided during those additions. The engineer, Mr. Abrams, reviewed the vaults shown on the site plan. He said one vault was constructed in 1977 and had some additional storage volume in excess. For the 2000 addition, a 3' tall section was placed on top of the existing system for additional volume. It is a 12' deep section, over 100' long. He does not believe there is any surplus located in either of those sections. They are providing a new 8' wide by 60' long by 5' deep basin south of the new addition. Mr. Abrams said about 6000 square feet of the roof drains via downspouts to the existing manhole previously mentioned by a resident, as well as over 50% of the existing single family residence, which also drains north unrestricted during heavy storms. As part of this development, the 6000 square feet along the proposed roof area will now drain via one single storm sewer outlet underground, and go east and north into another storm sewer system, which will hit a restrictor structure in the northeast corner of the site that will then restrict the flow coming from the property. So, all the new roof area and existing roof area will be routed into the new storm sewer system. During lower intensity storms there will be an improvement, although it has been sized for the worst possible storm. Mr. Abrams agreed with the statement that the biggest gain is that the water

APPROVED MINUTES 10/1/18

released will be at a slower rate than before, soak into the ground and be released at a controlled lesser rate than it is now. He said there is a buried stone basin, which allows the water to percolate into the ground and provides additional storage from the restrictor structure.

Mr. Abrams referenced sheet C-5-0 in the Commission's packet that shows a rectangular box that represents the infiltration system. Ms. Majauskas asked how they can guarantee that the downspouts can handle the water. There is no greenspace on the property and no area to hold runoff. The water would have nowhere to go. Mr. Abrams said that the system was designed to allow the roof area into the detention system he previously described. As for greenspace, there is less area that will drain to the Prairie Avenue right-of-way. They have also taken into account some existing roof area and, to meet the County and Village Ordinances, they have reviewed overland flow routes to assure that in a catastrophic event they will not create flooding of their neighbors. He explained how that is done. The vault at the south side can handle 1,000 cubic feet of storage. He noted there are several different types of storms they study. The Ordinance requires detention for a 100-year-storm event, and that is what they look at to assure there is no increase in flow to the downstream area. The system is designed to insure that the worst event will not be exceeded, and will improve lesser storms.

In an effort to further explain how the stormwater system works, Mr. Scully described roof designs, stating that flat roofs are not actually flat, but pitch downward. On the new addition they will have four 6" diameter roof drains, and they are adding roof drains to the existing building as well. There will be an additional eight roof drains to the building proper that are 6" in diameter, go under the slab and into the detention system. Should there be a backup, it will backup through the roof drains and back up to the roofs.

Ch. Rickard said that it is good to get an understanding of how the detention system works; however, no part of the petition deals with stormwater. They are being asked to review rezoning, a Special Use, and the alley vacations. Other experts handle Stormwater.

Ms. Majauskas asked what the greenspace requirement is for institutional use versus residential use. Mr. Williams replied that institutional use has a higher building coverage at 40% versus 32% for R-4. In further response, Mr. Williams said they predicate the coverage based on receiving half of the alley and the south campus, including everything being rezoned.

Director Popovich, in response to Mr. Kulovany, said that the Petitioner has shown the proposal will meet the requirements of the Stormwater Ordinance. Before they receive issuance of a permit, the Village will ensure all Stormwater Ordinance requirements are met. Village Engineers would meet with St. Mary's Engineers before issuance of a permit.

APPROVED MINUTES 10/1/18

Ms. Rollins asked about building coverage, and Mr. Williams said building coverage is a separate zoning calculation from the stormwater requirements.

Ms. Gassen asked for clarification about the alley vacation and the sidewalk setbacks. Mr. Williams said they would jog around so that the one neighbor gets their half of the alley. As to private walkways, Mr. Williams said the setback allowance is one foot.

Ch. Rickard asked if the Commission had any further questions of Staff.

Ms. O'Dekirk said the school does have a traffic guard present at the end of the day. In the morning the drop off is at the front of the school and the Principal and a priest are present as well to direct the traffic. She said they have taken notes on the questions raised in the meeting, particularly regarding traffic, and will attempt to come up with options to improve the situation.

There being no further comments, Ch. Rickard closed the opportunity for further public comment.

Commission's Deliberations:

Ms. Majauskas said it looks like a fabulous addition and she understands why they want it, but she has no compelling reason to grant it. She doesn't see any extenuating circumstances to grant this, and she sees a lot of reason not to grant it. When homeowners buy a piece of property in a residential area they have the right to know that they are in a residential area and no one will come in and build a structure that will encroach on their property. She would hope that the Village would look at the zoning and respect it for what it is. St. Mary's owns other land in this area that they are not using. The Commission cannot look at that as a reason to grant the variance. She thinks neighbors have the right to depend upon the zoning to protect their property. If they grant this, other institutions will come in and ask why they can't have similar variances if St. Mary's was granted a variance.

Ms. Johnson said that St. Mary's chose the location of the 1977 addition. To come now and say they are experiencing a hardship isn't fair. She said it is unfortunate that it will cost them more but they have other property they can use, and they have options.

Mr. Boyle said he disagreed with the two previous opinions. There are neighbors who support this. The variances requested are not significant enough to him. There is an existing condition because of the residential property to the east. He said the campus has raised another property to the northwest that has become a playground for the neighborhood and the

APPROVED MINUTES 10/1/18

school. Overall, the concerns expressed about crossing a busy street are exacerbated by the fact that the children have to cross that street every day now for lunch. He thinks this is a good solution to that problem. He also thinks this utilizes space and meets the Comprehensive Plan, and he would support the Petition.

Ms. Rollins noted no one from the neighborhood came to object to the proposed rezoning. She said this is not the easiest answer as to stormwater. She feels the Petitioner has done due diligence in this proposal and she supports it.

Mr. Kulovany said they are supposed to take into consideration the impact on the neighbors. A concern was raised about stormwater and he thinks the Petitioner has done everything they possibly can to improve the situation. He can't say in good conscience that they will make the situation worse. It seems that they have done what they are supposed to do to mitigate the situation. This institution has been a good neighbor for many years. Schools in residential areas have large sized buildings. He would support this, having heard no real negative comments from others.

Ms. Gassen understands the concern about the variation, and she also wondered if there was a better way to lay out the gym and the storage area. She doesn't know a better solution. She thinks the zoning request and the alley vacations make perfect sense. She supports the petition.

Mr. Maurer said there has been a lot of good information presented. The issue of stormwater is a concern, but this isn't about stormwater. No one has raised any concerns about the issues they are there to address. This is about zoning. He is inclined to support this.

Ch. Rickard noted there is a suggested Motion and conditions listed in Staff's report.

There being no further comments, Ch. Rickard called for a Motion.

Mr. Boyle made the following Motion: Based on the petitioner's submittal, the Staff Report and the testimony presented, I find that the petitioner has met the standards of approval for a Rezoning, Special Use, Variations and Alley Vacations as required by the Village of Downers Grove Zoning Ordinance and is in the public interest and therefore, I move that the Plan Commission recommend to the Village Council approval of 18-PLC-0023, subject to the five conditions listed on page 9 of Staff's report dated October 1, 2018, with the following added condition:

APPROVED MINUTES 10/1/18

That if the neighbors to the north do not come forward before the Village Council meeting that the alley be vacated in favor of St. Mary of Gostyn.

Ms. Gassen seconded the Motion.

AYES: Mr. Boyle, Ms. Gassen, Mr. Kulovany, Mr. Maurer, Ms. Rollins,

Ch. Rickard

NAYS: Ms. Johnson, Ms. Majauskas
(Ms. Majauskas clarified that she would support the alley vacation if it were a separate motion. Since it is not, she is saying Nay to the whole Motion in that she doesn't think there is any hardship by St. Mary's.)

The Motion to approve carried 6:2.

Ch. Rickard noted that there were some people who expressed an interest to make further comments. He said they would have the opportunity to do so at the Village Council meeting.

Director Popovich said this is most likely expected to go before the Village Council the second Tuesday in November.

.....



ST. MARY OF GOSTYN

CATHOLIC PARISH & SCHOOL

DOWNERS GROVE, ILLINOIS • est. 1891

September 1, 2018

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

Dear Mr. Popovich,

As you are aware, St. Mary of Gostyn is petitioning for vacation of several alleys within or abutting our Church and School properties. We respectfully request that the Village of Downers Grove waive the cost of said alleys as part of this petition.

We thank you for this consideration and the opportunity to make this presentation.

Respectfully submitted,

A handwritten signature in black ink that reads 'Rev. James A. Schwab'. The signature is written in a cursive style.

Reverend James A. Schwab
Pastor