VILLAGE OF DOWNERS GROVE
Report for the Village
7/7/2020

SUBJECT:	SUBMITTED BY:
St. Mary of Gostyn - 440 Prairie Ave - Rezoning	Stan Popovich, AICP Director of Community Development

SYNOPSIS

The petitioner is requesting approval to rezone from R-4, Residential Detached House 4 and INP-1, Neighborhood-Scale Institutional to INP-2 Campus-Scale Institutional and Public District and an Institutional Master Plan for the St. Mary of Gostyn Parish Campus.

STRATEGIC PLAN ALIGNMENT

The goals for 2019-2021 include a *Strong, Diverse Local Economy, Continual Innovation* and *Exceptional Municipal Services.*

FISCAL IMPACT

N/A

RECOMMENDATION

Approval on the July 14, 2020 Active Agenda per the Plan Commission's unanimous 7-0 recommendation. The Plan Commission found that rezoning from R-4, Residential Detached House 4 and INP-1, Neighborhood-Scale Institutional to INP-2, Campus-Scale Institutional and Public District and the adoption of an Institutional Master Plan is compatible with the Comprehensive Plan, surrounding zoning and land use classifications and meets all standards for approval for a rezoning found in Section 12.030.I. and the adoption of a master plan found in Section 28.12.040.C.6 of the Municipal Code.

BACKGROUND

The St. Mary of Gostyn Parish and School (SMG) currently consists of a school, church, and parking lot. In 2018, the petitioner received approval to construct a 5,900 square foot gymnasium addition onto the existing school that expanded the existing activity center. To facilitate these improvements, the petitioner received approvals for a special use and rezoning of their north and south campuses from R-4, Residential Detached House 4 to INP-1, Neighborhood-Scale Institutional and Public District.

At the time of the 2018 approval, the petitioner did not rezone the properties at 4725, 4733, and 4744 Douglas Road because they were still considering future development options. With the addition of these three properties into the master campus plan, the campus, now 4.28 acres in size, exceeds the four acre maximum permitted in the INP-1, thus requiring the rezoning to INP-2. The proposed INP-2 designation is intended to accommodate development and expansion of large public, civic and institutional uses, while minimizing the potential for adverse impacts on surrounding areas.

Since the previous approvals, the petitioner now plans to expand the current school play lot at 4725 Douglas Road. The proposal includes demolishing the existing home at 4733 Douglas Road and extending the play lot onto this property. This play lot expansion will include asphalt play surfaces, additional landscaping, and an open design 4-foot tall fencing surrounding the entire perimeter of both lots. The existing learning resource center at 4744 Douglas will also be brought into the campus master plan.

Under the proposed INP-2 zoning district designation, the adoption of an Institutional Master Plan provides a framework of development that protects the character and integrity of adjacent uses while allowing some flexibility in site development. The Institutional Master Plan identifies development regulations specific to a particular property. If approved, the petitioner could apply for a building permit for any development that has been previously approved through the Institutional Master Plan. Development reviews are not required for minor modifications to the approved Institutional Master Plan, such as interior or exterior modifications that do not increase the number of students/employees or the need for an increase in parking. Any other change or addition to the approved Institutional Master Plan would require Village approval

Compliance with the Comprehensive Plan

The Comprehensive Plan designates the SMG campus as Institutional/Public/Train, which includes government facilities, community service providers, and schools. The Comprehensive Plan recommends that the Village continue to promote the continued operation and improvement of both public and private school facilities, ensure they do not impact residential neighborhoods, and cooperate with the various organizations to maintain high quality school sites and facilities. The rezoning request allows the entire campus to meet the Future Land Use Plan.

Compliance with the Zoning Ordinance

Other than rezoning the subject properties to INP-2 and expanding the play lot area, no changes are proposed on the campus. Per Section 4.020.C.3.b of the Zoning Ordinance, buildings, structures, and activity areas and other site improvements located within 150 feet of the boundary of any R zoning district in the INP-2 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 bulk requirements are met for the proposed play lot.

Public Comment

An essential Plan Commission meeting was held on June 22, 2020, with participation through an in-person meeting and via Zoom. The meeting was also televised on DGTV6. Notice was provided to all property owners 250 feet or less from the property in addition to posting the public hearing notice sign and publishing the legal notice in the *Enterprise Newspapers, Inc., (The Bugle).* The notice also provided guidance on how to participate in the Zoom meeting. Staff received two inquiries regarding this petition. One resident expressed interest in learning about how petitions are processed and staff provided an explanation. The other resident emailed their support for the project. This email was read into the record during the Plan Commission meeting. No members of the public participated in the Zoom meeting.

ATTACHMENTS

Ordinance
Aerial Map
Staff Report with attachments dated June 22, 2020
Draft Minutes of the Plan Commission Hearing dated June 22, 2020

St. Mary's
445 Prairie Rezoning
20-PLC-0020

ORDINANCE NO. _____

AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED AT 4725, 4733, 4737, 4744 & 4809 DOUGLAS; 440 & 445 PRAIRIE AND 444 WILSON FOR THE ST. MARY OF GOSTYN PARISH AND SCHOOL

WHEREAS, the property located at the northeast corner of the intersection of Prairie Avenue and Douglas Road, the southeast corner of Douglas Road and Prairie Avenue, the southeast corner of Gierz Street and Douglas Road and the northwest corner of Douglas Road and Prairie Avenue, hereinafter described in Section 1 has been classified as "R-4, Residential Detached House 4" and INP-1, "Neighborhood-Scale Institutional" under the Zoning Ordinance of the Village of Downers Grove; and

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

WHEREAS, such petition was referred to the Plan Commission of the Village of Downers Grove, and said Plan Commission has given the required public notice, has conducted a public hearing respecting said petition on June 22, 2020 and has made its findings and recommendations all in accordance with the statutes of the State of Illinois and the ordinances of the Village of Downers Grove; and

WHEREAS, making due allowance for existing conditions, the conservation of property values, the development of the property in conformance to the official Comprehensive Plan of the Village of Downers Grove, and the current uses of the property affected, the Council, having considered the standards in Section 28.12.030(I), has determined that the proposed rezoning is for the public good and meets the standards for rezoning.

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

SECTION 1. The Zoning Map of the Village, pursuant to Section 28.12.030 of the Downers Grove Municipal Code, is hereby further amended by rezoning to "INP-2, Campus-Scale Institutional and Public District" the zoning classification of the following described real estate, to wit:

LOT 1 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, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER R2019-027575, IN DUPAGE COUNTY, ILLINOIS.

ALSO

LOTS 28 TO 32 (INCLUSIVE), TOGETHER WITH THE EAST HALF OF VACATED NORTH/SOUTH ALLEY LYING EAST OF AND ADJACENT TO SAID LOTS 28 TO 32, IN BLOCK 4, IN GOSTYN SUBDIVISION 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 NUMBER 41158, IN DUPAGE COUNTY, ILINOIS.

ALSO

LOTS 9 AND 10 IN BLOCK 3 IN GOSTYN SUBDIVISION, 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 NUMBER 41158, IN DUPAGE COUNTY, ILLINOIS.

ALSO

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 ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER R2019-027575, IN DUPAGE COUNTY, ILLINOIS.

Commonly Known As: 4725, 4733, 4737, 4744 & 4809 Douglas Road, 440 & 445 Prairie Avenue and 444 Wilson Street

PINs: 09-08-213-037, 09-08-213-038, 09-08-221-030, 09-08-221-031, 09-08-221-039 and 09-08-222-035

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

1. Any changes to the conditions represented by the Petitioner as the basis for this petition, whether those changes occur prior to or after Village approval, shall be promptly reported to the Village. The Village reserves the right to re-open its review process upon receipt of such information; and

2. It is the Petitioner's obligation to maintain compliance with all applicable Federal, State, County and Village laws, ordinances, regulations, and policies.

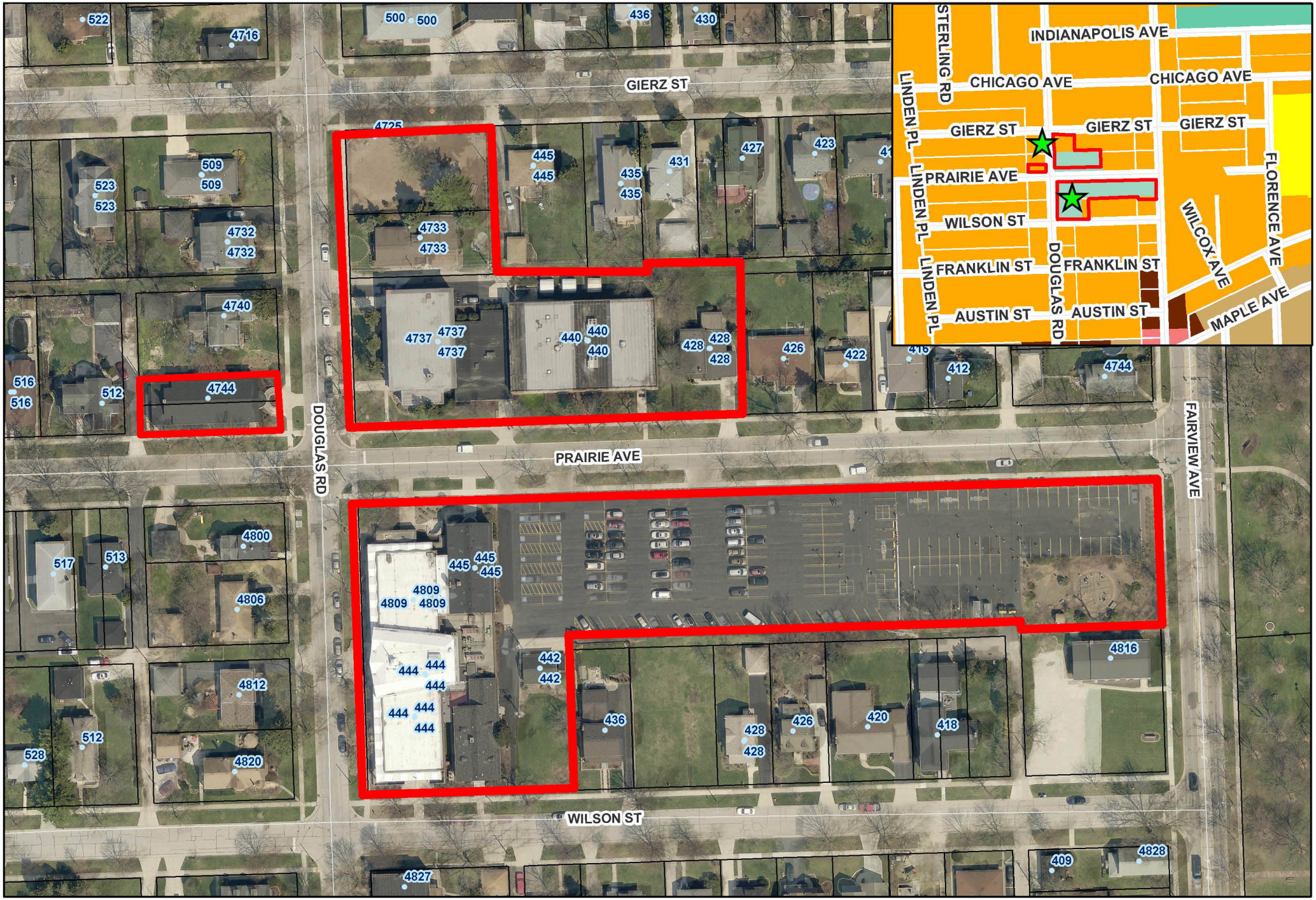
SECTION 3. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 4. 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

1\mw\ord.20\StMarys-Rezone-20-PLC-0020



0 50 100 200 Feet

Location Map: 4725, 4733, 4737, 4744 and 4809 Douglas;
427, 431, 435 and 445 Gierz;
445,428, and 440 Prairie;
and 444 Wilson

Project Location

Subject Properties

N

VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
JUNE 22, 2020 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
20-PLC-0020 St. Mary of Gostyn	Rezoning	Flora Ramirez Development Planner

REQUEST
The petitioner is requesting approval to rezone from R-4, Residential Detached House 4 and INP-1, Neighborhood-Scale Institutional to INP-2 Campus-Scale Institutional and Public District and an Institutional Master Plan for the St. Mary of Gostyn Parish Campus.

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

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

PROPERTY INFORMATION

EXISTING ZONING: R-4, Residential Detached House 4 and INP-1, Neighborhood-Scale Institutional
EXISTING LAND USE: Private School and Church
PROPERTY SIZE: 4.28 acres (186,532.17 square feet)
PINS: 09-08-221-030, -031, -039, 09-08-222-035, 09-08-213-037, and -038

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	Single Family Detached
EAST:	R-4, Residential Detached House 4	Single Family Detached
WEST:	R-4, Residential Detached House 4	Single Family Detached

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 Narrative
4. Rezoning Criteria
5. Proposed Site Plan
6. Neighborhood Meeting Invitation and Summary

PROJECT DESCRIPTION

The St. Mary of Gostyn Parish and School ("petitioner") currently consists of a school, church, and parking lot. In 2018, the petitioner received approval to construct a 5,900 square foot addition onto the existing school that expanded the existing activity center to include a full size gymnasium, new entrance, and additional storage spaces. To facilitate these improvements, the petitioner received approvals for a special use and rezoning of their north and south campuses from R-4, Residential Detached House 4 to INP-1, Neighborhood-Scale Institutional and Public District.

Rezoning

At the time of the 2018 approval, the petitioner did not rezone the properties at 4725, 4733, and 4744 Douglas Road because they were still considering future development options. With the addition of these three properties into the master campus plan, the campus, now 4.28 acres in size, exceeds the four acre maximum permitted in the INP-1, Neighborhood-Scale Institutional and Public District, thus requiring the rezoning to INP-2, Campus-Scale Institutional and Public District. The proposed INP-2 designation is intended to accommodate development and expansion of large public, civic and institutional uses, while minimizing the potential for adverse impacts on surrounding areas.

Since this original approval, the petitioner plans to expand the current school play lot at 4725 Douglas Road. The proposal includes demolishing the existing home at 4733 Douglas Road and extending the play lot onto this property. The existing play structure at 4725 Douglas Road will remain. This play lot expansion will include asphalt play surfaces, additional landscaping, and an open design 4-foot tall fencing surrounding the entire perimeter of both lots. The existing learning resource center at 4744 Douglas will also be brought into the campus master plan. No additional improvements are proposed at this time for the building.

The proposed play lot expansion and existing student resource center will not result in additional students and with site circulation remaining the same, no traffic study was required. There are no physical changes proposed for the rest of the campus and the uses will remain the same. The underlying zoning would change from R-4 and INP-1 to INP-2.

Institutional Master Plan

Under the INP-2 zoning district, the Institutional Master Plan provides a framework of development that protects the character and integrity of adjacent uses while allowing some flexibility in site development. The Institutional Master Plan, in essence, identifies development regulations specific to a particular property. If approved, the petitioner could apply for a building permit for any development that has been previously approved through the Institutional Master Plan. Development reviews are not required for minor modifications to the approved Institutional Master Plan, such as interior or exterior modifications that do not increase the number of students/employees or the need for an increase in parking. Any other change or addition to the approved Institutional Master Plan would require Village approval

COMPLIANCE WITH COMPREHENSIVE PLAN

The existing church, private school, playground and accessory parking are institutional uses. A goal of the comprehensive plan is to promote the continued operation and improvement of both public and private school facilities, ensure they do not impact residential neighborhoods, and cooperate with the various organizations to maintain high quality school sites. The rezoning request allows the entire campus to meet the Future Land Use Plan.

COMPLIANCE WITH ZONING ORDINANCE

Other than rezoning the subject properties to INP-2 and expanding the play lot area, no changes are proposed on this campus. The following land uses will be conducted on the campus:

- School (North of Prairie)
- Church and Parking Lot (South of Prairie)
- Learning Resource Center (Northwest corner of Douglas and Prairie)
- Play Area (with proposed expansion and sports court)(Southeast corner of Gierz and Douglas)

Per Section 4.020.C.3.b of the Zoning Ordinance, buildings, structures, and activity areas and other site improvements located within 150 feet of the boundary of any R zoning district in the INP-2 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 bulk requirements for the proposed master plan are summarized below:

Regulation Type	Existing R-4 Requirement	Existing	Proposed
Building Coverage	32% maximum	28.13%	27.26%
Open Space	n/a	36.22%	37.09%
Transitional Area Building Height (within 150 feet of R zoning district)	35 feet maximum	N/A (only applies to new construction)	35 feet
Interior Area Building Height	35 feet maximum	30 feet	30 feet
Parking	n/a	164	164

The petitioner is not proposing any additional outdoor lighting. Additional parking is not required because the proposed play lot expansion will not result in an increase in enrollment.

The petitioner recently completed the gym expansion that was subject to the 2018 approvals. At this time, the petitioner has not identified any new development that would increase the footprint of the school, church, or parking lot. Any new development that increases the footprint of the school, church, or parking lot will be required to amend the Master Plan. Minor developments and renovations which do not increase the footprint of these structures can be administratively approved.

ENGINEERING/PUBLIC IMPROVEMENTS

Post Construction Best Management Practices are not required because there will be a net decrease in the total impervious area with the demolition of the structure at 4733 Douglas Road. Additionally, the demolition of this structure will require water service removal to the water main. The petitioner plans to continue using the existing driveway to the south of 4733 Douglas Road within the vacated alley for access

to the rear of the school. Improvements to the driveway apron and cracked sidewalk are required.

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 received one question from a resident asking specifically which properties were owned by the petitioner.

As required by the Zoning Ordinance for a Rezoning petition, the petitioner held an onsite neighborhood meeting on Tuesday, May 19, 2020. General questions were asked about the petitioner's programming of the play area, timing of construction, and stormwater management. A summary of the meeting is attached.

STANDARDS OF APPROVAL

The petitioner is requesting approval to rezone from R-4, Residential Detached House 4 and INP-1, Neighborhood-Scale Institutional and Public District; to INP-2 Campus-Scale Institutional and Public District, and accompanying Institutional Master Plan Amendment. 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.

The review and approval criterion for each request is listed below.

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 12.040.C.6 Review and Approval Criteria

Institutional Master Plans require review and approval in accordance with the PUD procedures of Section 12.040.C.6, *Review and Approval Criteria*, "The decision to amend the zoning map to approve a PUD development plan and to establish a PUD overlay district are matters of legislative discretion that are not controlled by any single standard. In making recommendations and decisions regarding approval of planned unit developments, review and decision-making bodies must consider at least the following factors:

1. *The zoning map amendment review and approval criteria of Sec. 12.030.I.*
2. *Whether the proposed PUD development plan and map amendment would be consistent with the comprehensive plan and any other adopted plans for the subject area.*
3. *Whether PUD development plan complies with the PUD overlay district provisions of Sec. 4.030.*

4. *Whether the proposed development will result in public benefits that are greater than or at least equal to those that would have resulted from development under conventional zoning regulations.*
5. *Whether appropriate terms and conditions have been imposed on the approval to protect the interests of surrounding property owners and residents, existing and future residents of the PUD and the general public.*

DRAFT MOTION

Staff will provide a recommendation at the June 22, 2020 meeting. Should the Plan Commission find that the requests meet the standards of approval for a Rezoning and Institutional Master Plan Amendment staff has prepared a draft motion that the Plan Commission may make for the approval of 20-PLC-0006:

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 and accompanying Institutional Master Plan Amendment 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 20-PLC-0006, subject to the following conditions:

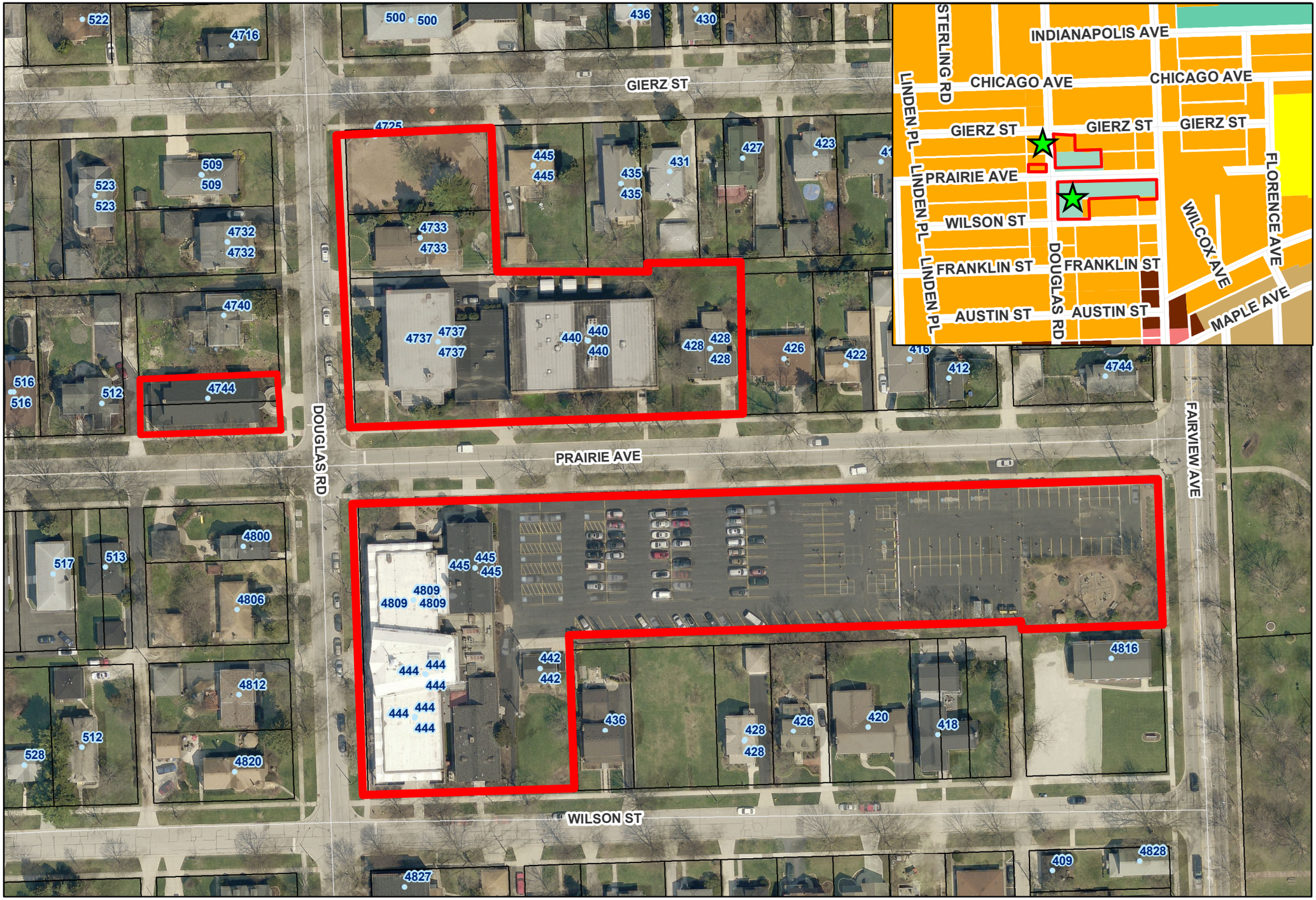
1. The Institutional Master Plan shall substantially conform to the staff report dated June 22, 2020, the play area expansion site plan prepared by DLA Architects, Ltd. dated April 30, 2020, and master plan prepared by MC2 dated March 19, 2020, except as such plans may be modified to conform to Village Codes and Ordinances.

Staff Report Approved By:

_____
Stanley J. Popovich, AICP
Director of Community Development

SP:fr
-att

P:\P&CD\PROJECTS\PLAN COMMISSION\2020 PC Petition Files\20-PLC-0006 - 440 Prairie Ave. (St. Mary's) - Rezoning\20-PLC-0006 - Staff Report.docx



0 50 100 200 Feet

Location Map: 4725, 4733, 4737, 4744 and 4809 Douglas;
427, 431, 435 and 445 Gierz;
445,428, and 440 Prairie;
and 444 Wilson

Project Location

Subject Properties

N

Project Summary/Narrative
School Play Area Expansion and Rezoning Request
SE Corner of Douglas and Gierz

Our Parish is planning to expand its current School play lot at 4725 Douglas, which is at the SE corner of Douglas and Gierz Streets. This will involve razing the existing house owned by the Parish at 4733 Douglas and extending the School play lot fencing at 4725 Douglas to enclose both pieces of property. Other changes to this property include the addition of an asphalt playing surface as well as gravel and mulch ground materials for the balance of the area. The asphalt playing surface will cover the same area of ground surface as the current house on the property. The landscaping on both lots, as much as possible, will be saved as a part of this project to provide shade and green interest to the property. The current play structure at 4725 Douglas will also remain. We are requesting Special Use designation for these properties.

These two pieces of property are zoned as R-4, Residential Detached House 4. They are in a location that has residential housing to the north, east and west of the properties. St. Mary of Gostyn School is to the south of this area.

In 2018, St. Mary of Gostyn petitioned for rezoning of 444 Wilson, 445 Prairie and 440 Prairie from R-4 to its current zoning of INP-1, Neighborhood-Scale Institutional and Public District. These properties are bordered by residential properties to the south, east, north and west, as well as Hummer Park, a Downers Grove Park District property to the east of the parking area at 445 Prairie. This rezoning request was for property less than 4 acres, so the INP-1 designation was appropriate. At that time, we did not re-zone properties that we own at 4725 Douglas, 4733 Douglas and 4744 Douglas, pending plans for their future use.

With this petition, we ask that all our current properties, i.e., 444 Wilson, 445 Prairie, 440 Prairie, 4725 Douglas, 4733 Douglas and 4744 Douglas be considered for re-zoning to INP-2, Campus Scale Institutional and Public District designation. This request is made at this time to bring all the buildings/lots currently used as either Church or School in line with the Village of Downers Grove Zoning Code. The addition of the three properties at 4725, 4733, and 4744 Douglas as part of the campus exceeds the 4 acre maximum for an INP-1 designation, thus the petition for rezoning.

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 - Rezonings)
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 Church and School is located within residential neighborhoods to the north, south, east, 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 in property value.

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

Our current INP-1 and R-4 zoning designations no longer are appropriate for this campus. INP-2, Campus-scale Institutional and Public zoning designation allows for the 4+ acres of property for institutional use in a residential area.

(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 included in the Comprehensive Plan for the Village. As such, the INP-2 designation is appropriate for 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 re-zoned properties as Institutional/Public Use, so the use of this land as religious assembly and private school, over 4 acres, aligns with the Plan.

Review and Approval Criteria

PLANNED UNIT DEVELOPMENT

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 28.12.040.C.6 Review and Approval Criteria (Planned Unit Development)
The decision to amend the zoning map to approve a PUD development plan and to establish a PUD overlay district are matters of legislative discretion that are not controlled by any single standard. In making recommendations and decisions regarding approval of planned unit developments, review and decision-making bodies must consider at least the following factors:

1. ***The zoning map amendment review and approval criteria of Sec. 12.030.I.***
   See the analysis of zoning map amendment review and approval criteria in separate document.

2. ***Whether the proposed PUD development plan and map amendment would be consistent with the Comprehensive Plan and any other adopted plans for the subject area.***

   The Zoning Map Amendment and particularly the Institutional Master Plan is consistent with the Comprehensive Plan as previously described above. The standard is met.

3. ***Whether PUD development plan complies with the PUD overlay district provisions of Sec. 4.030.***

   The institutional master plan is consistent with development that advances the goals and policies of the Comprehensive Plan. The Plan notes that the Village should support the operation and improvement of local schools. Additionally, the master plan is appropriate in that the campus contains a variety of uses within one campus setting. This campus is used for religious services, education of elementary students, administrative offices, athletic events, Church ministry meeting areas, a food pantry, and an outdoor play area. This criterion is met.

4. ***Whether the proposed development will result in public benefits that are greater than or at least equal to those that would have resulted from development under conventional zoning regulations.***

   The school and Church properties are larger than the neighboring residential properties surrounding them and are not properties typically found in a residentially zoned area. The Institutional Master Plan in the INP-2 zoning district serves as property specific zoning regulations, which will minimize the impact to adjacent residential neighborhoods while allowing the necessary flexibility for future development of our larger institutional and public use purposes. The Institutional Master Plan will result in greater public benefit that would have resulted from development under conventional zoning regulations. This criterion is met.

5. ***Whether appropriate terms and conditions have been imposed on the approval to protect the interests of surrounding property owners and residents, existing and future residents of the PUD and the general public.***

   The required 150 foot transitional area to protect adjacent residential properties from development may be out of context with the scale of adjacent residential development. The proposed regulations for the interior of the sites are based on the existing zoning regulations and are consistent with the size and scale of the adjacent residential zoning districts. This criterion is met.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

PLAT OF SURVEY

BY

GENTILE AND ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS

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

P.I.N.: 09-08-221-030
-031
-039
09-08-213-037
-038

LEGAL DESCRIPTION:

LOT 1 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, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER R2019-027575, IN DUPAGE COUNTY, ILLINOIS.

ALSO

LOTS 28 TO 32 (INCLUSIVE), TOGETHER WITH THE WEST HALF OF VACATED NORTH/SOUTH ALLEY LYING EAST OF AND ADJACENT TO SAID LOTS 28 TO 32, IN BLOCK 4, IN GOSTYN SUBDIVISION 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 NUMBER 41158, IN DUPAGE COUNTY, ILLINOIS.

ALSO

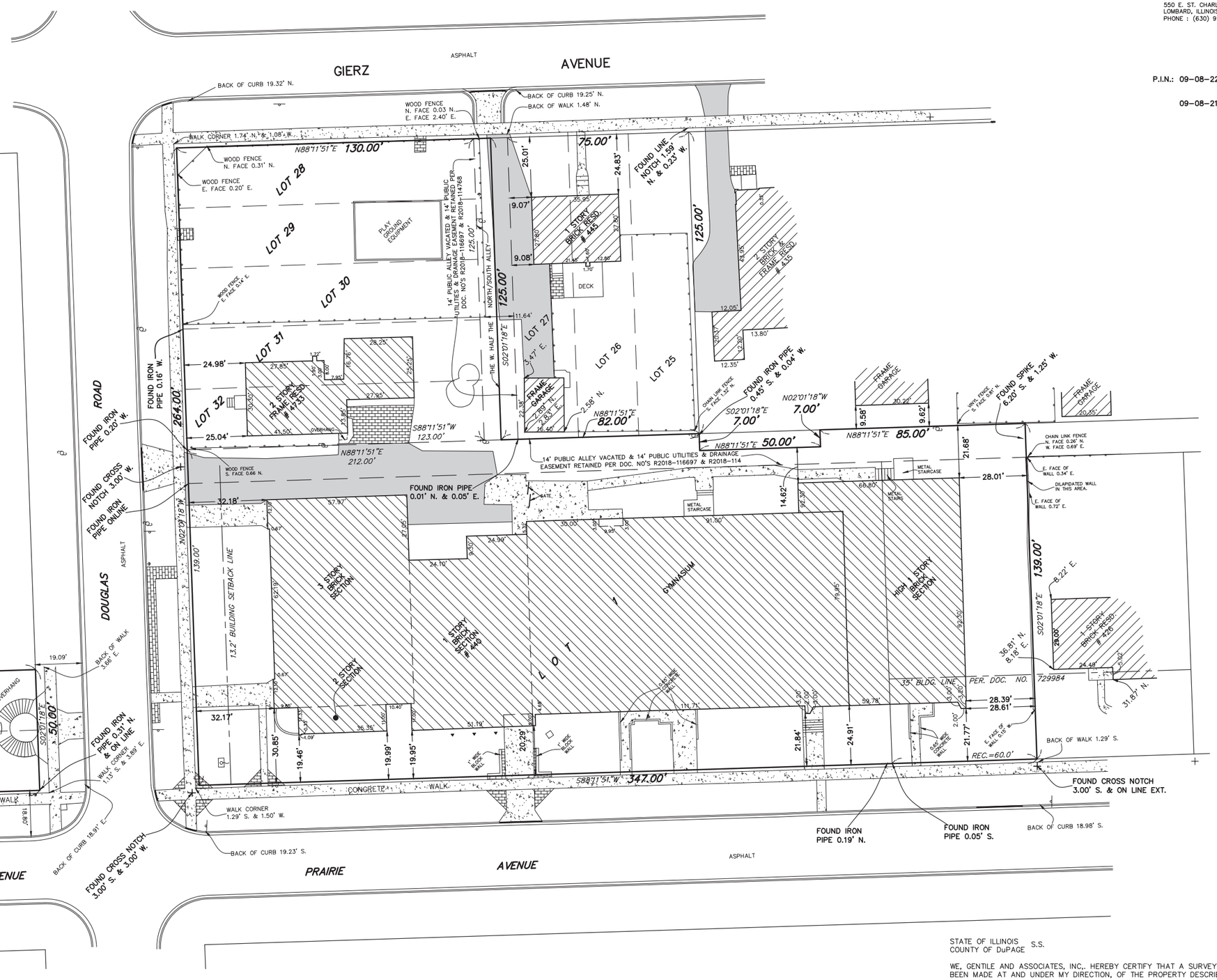
LOTS 9 AND 10 IN BLOCK 3 IN GOSTYN SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 8, 1889 AS DOCUMENT NUMBER 41158, IN DUPAGE COUNTY, ILLINOIS.

TOTAL AREA: 70,383.10 SQ FT., 1.61 AC. (MORE OR LESS)

PROPERTY COMMONLY KNOWN AS: 440 AND 428 PRAIRIE AVENUE, DOWNERS GROVE, ILLINOIS
4733 AND 4744 DOUGLAS ROAD, DOWNERS GROVE, ILLINOIS

LEGEND

- UTILITY POLE
- LIGHT STANDARD
- SIGN POST
- FLOOD LIGHT
- FLAG POLE
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- PAVERS



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/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. 17-20860-20 N. PLAT
DOUGLAS RD. & PRAIRIE AVE., DOWNERS GROVE, ILLINOIS.

JOSEPH F. GENTILE
2925
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
LOMBARD, IL

STATE OF ILLINOIS
COUNTY OF DuPAGE S.S.

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.

MARCH 4 A.D. 20 20

BY : Joseph F. Gentile

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2925
MY LICENSE EXPIRES NOVEMBER 30, 2020
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.002870

PLAT OF SURVEY

BY

GENTILE AND ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS

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

P.I.N.: 09-08-222-035

GRAPHIC SCALE

30 0 15 30 60 120

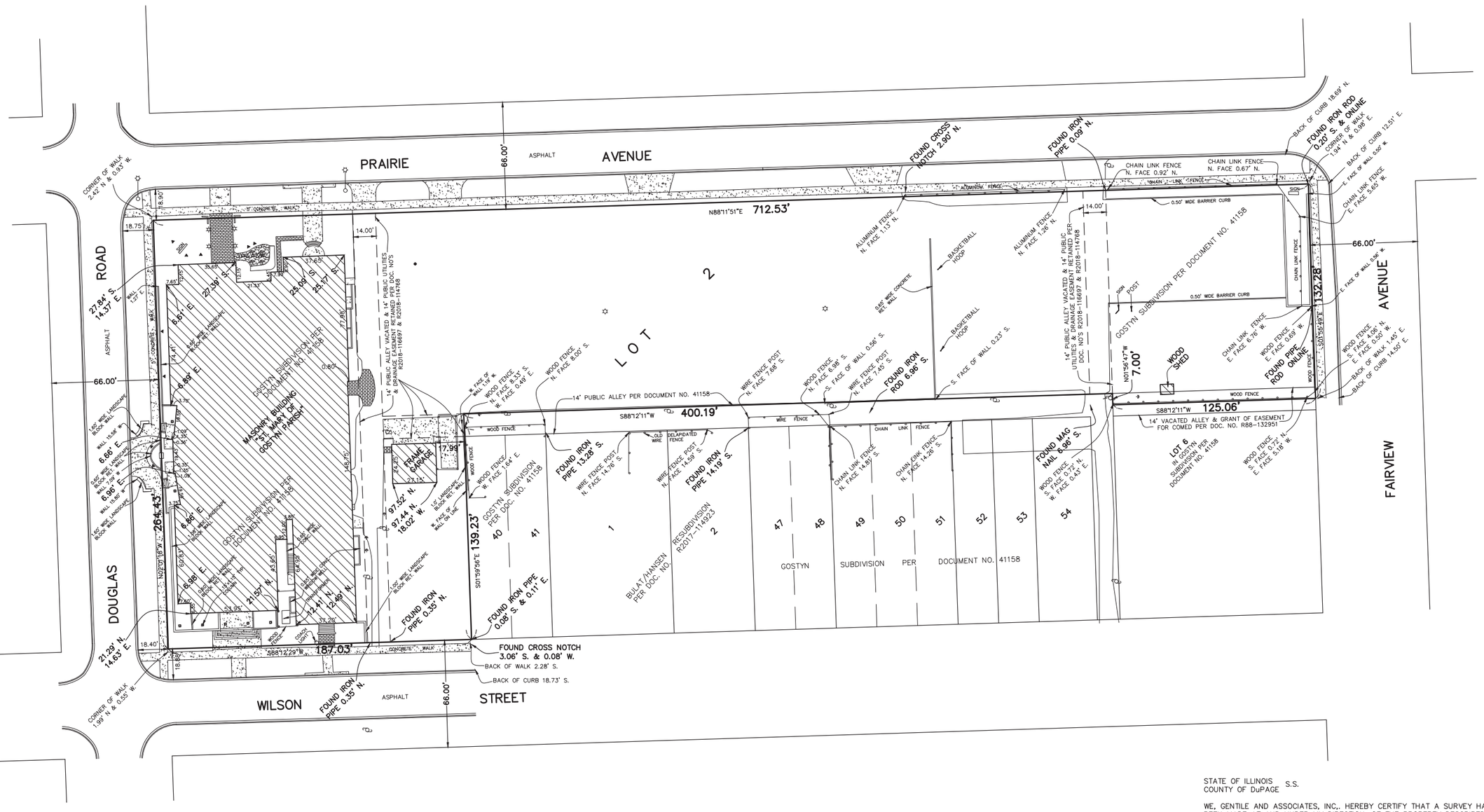
(IN FEET)
1 inch = 30 ft.

LEGAL DESCRIPTION:

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, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER R2019-027575, IN DUPAGE COUNTY, ILLINOIS.

TOTAL AREA: 116,149.07 SQ. FT., 2.67 AC. (MORE OR LESS)

PROPERTY COMMONLY KNOWN AS: PRAIRIE AVENUE, DOWNERS GROVE, ILLINOIS



LEGEND

- DECORATIVE LIGHT
- UTILITY POLE
- LIGHT POLE
- SIGN POST
- FLOOD LIGHT
- BOLLARD
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- PAVERS
- 14' PUBLIC ALLEY VACATED & 14' PUBLIC UTILITIES & DRAINAGE EASEMENT RETAINED PER DOC. NO'S R2018-116697 & R2018-114768

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/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. 17-20860-20 S PLAT
DOUGLAS RD. & PRAIRIE AVE., DOWNERS GROVE, ILLINOIS.

JOSEPH F. GENTILE 2925 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS LOMBARD, IL

STATE OF ILLINOIS
COUNTY OF DuPAGE S.S.

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.

MARCH 4, A.D. 2020

BY :

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2925
MY LICENSE EXPIRES NOVEMBER 30, 2020
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.002870

ST MARY OF GOSTYN DOWNERS GROVE IL MASTER PLAN

444 E PRAIRIE ST DOWNERS GROVE IL	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	PLANNING AREA
3	LAND & BUILDING USES

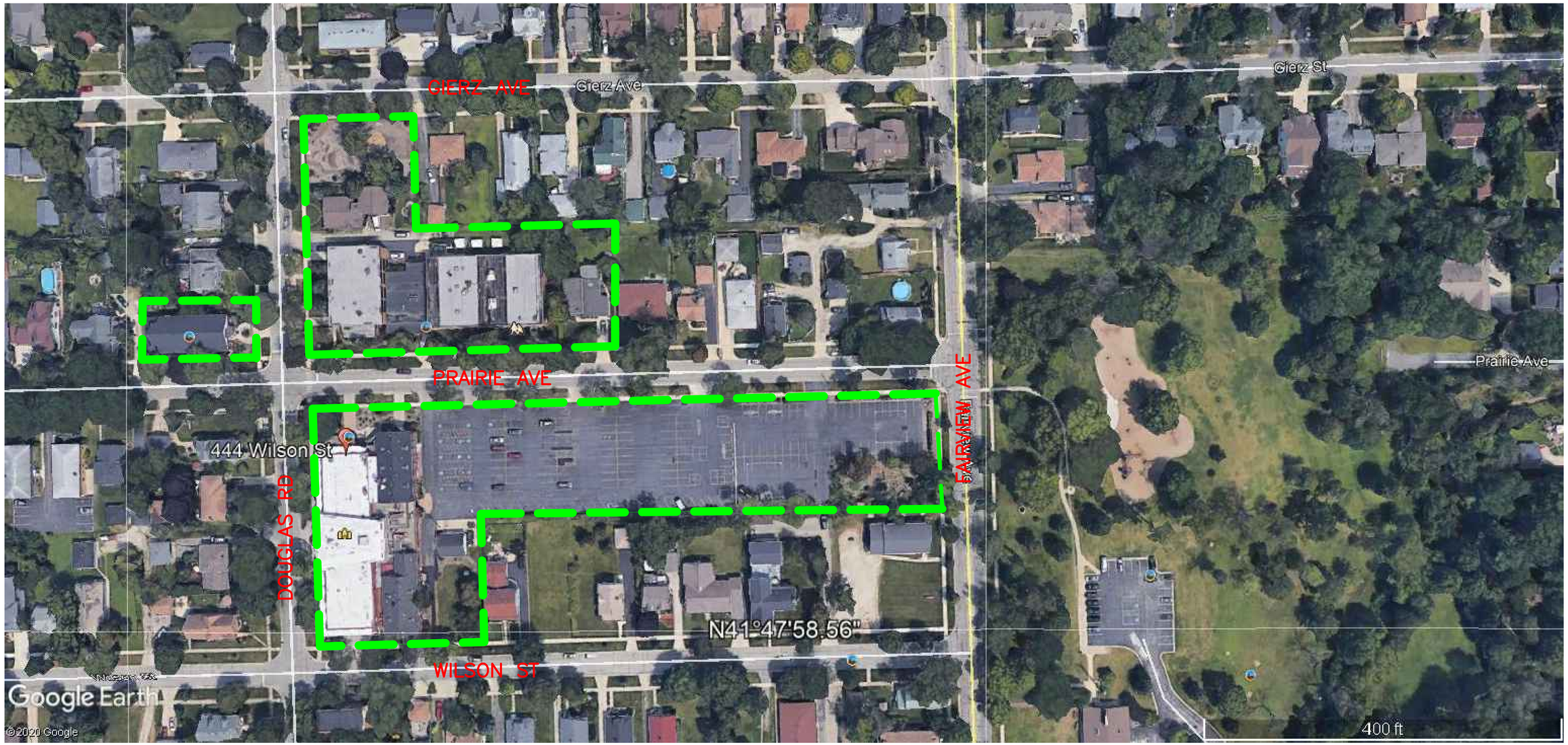
REV	DATE	DESCRIPTION
000	3/19/2020	ISSUED FOR REVIEW
001		
002		
003		
004		
005		
006		

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION AND SHOULD BE USED FOR INFORMATIONAL PURPOSES ONLY.

CLIENT:	CONTACT:	ILLUSTRATION BY:	CONTACT:
ST MARY OF GOSTYN DOWNERS GROVE	TERRI O'DEKIRK	MATTHEW J. MEIERS	matt@MC2-GROUP.net
PROJECT DESCRIPTION: MASTER PLAN	SHEET DESCRIPTION: INDEX	PAGE 1/3	

THIS DRAWING CONTAINS CONFIDENTIAL AND PROPRIETARY INFORMATION THAT CANNOT BE REPRODUCED OR DIVULGED, IN WHOLE OR IN PART, WITHOUT WRITTEN AUTHORIZATION FROM MC2 CONSULTING GROUP

MC2



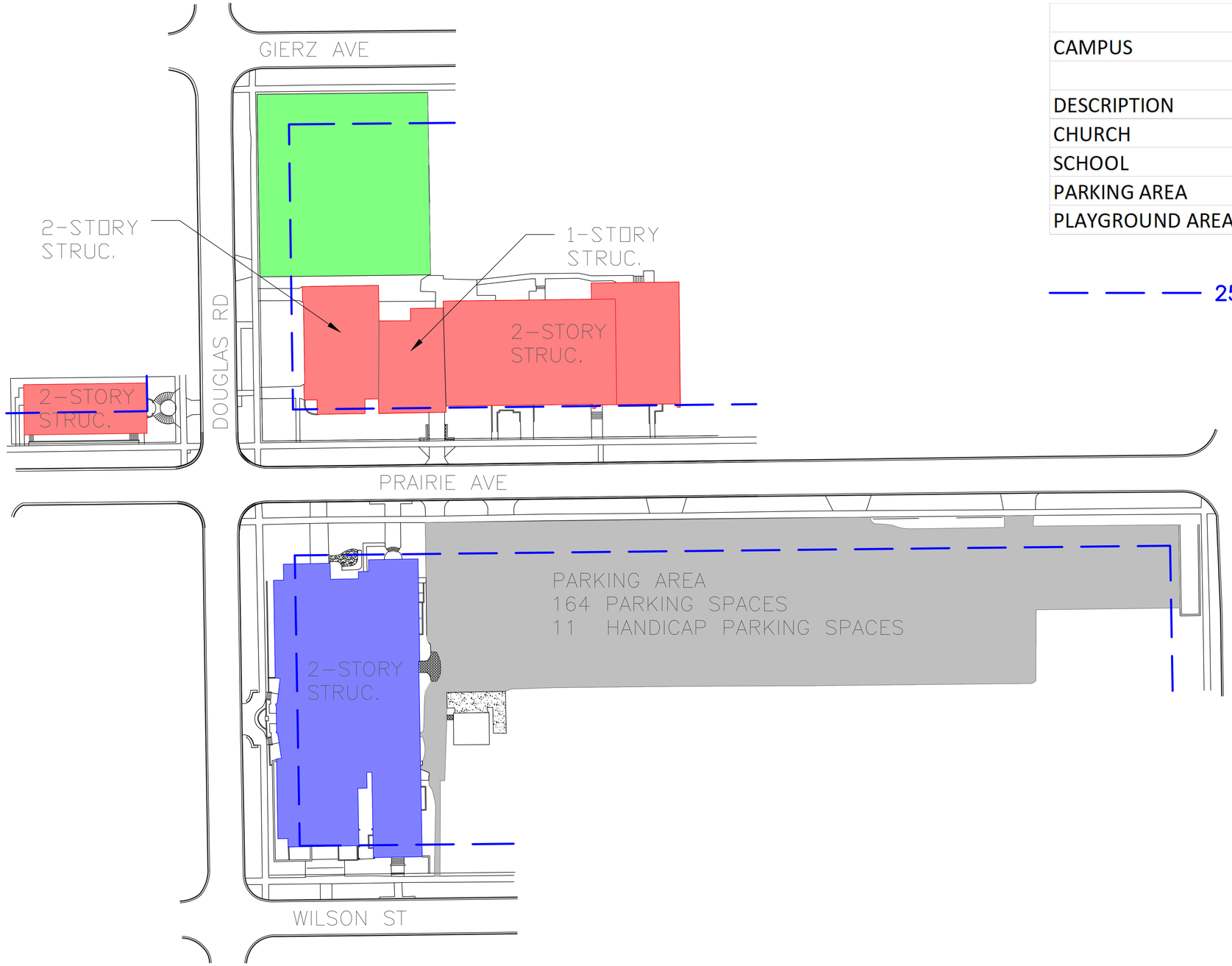
ST MARY OF GOSTYN CAMPUS

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION AND SHOULD BE USED FOR INFORMATIONAL PURPOSES ONLY.

CLIENT:	CONTACT:	LIFT ILLUSTRATION BY:	CONTACT:
ST MARY OF GOSTYN DOWNERS GROVE	TERRI O'DEKIRK	MATTHEW J. MEIERS	matt@MC2-GROUP.net
PROJECT DESCRIPTION: MASTER PLAN	SHEET DESCRIPTION:	PAGE 2/3	THIS DRAWING CONTAINS CONFIDENTIAL AND PROPRIETARY INFORMATION THAT CANNOT BE REPRODUCED OR DIVULGED, IN WHOLE OR IN PART, WITHOUT WRITTEN AUTHORIZATION FROM MC2 CONSULTING GROUP

REV	DATE	DESCRIPTION
000	3/18/2020	ISSUED FOR REVIEW
001		
002		
003		
004		
005		
006		

MC2



ST MARY OF GOSTYN				
CAMPUS			4.28	ACRE
DESCRIPTION	COLOR	TYPE	QUANTITY	UNIT
CHURCH		EXISTING	22978	SF
SCHOOL		EXISTING	27869	SF
PARKING AREA		EXISTING	66506	SF
PLAYGROUND AREA		PROPOSED	18058	SF

25' PROPERTY SETBACK

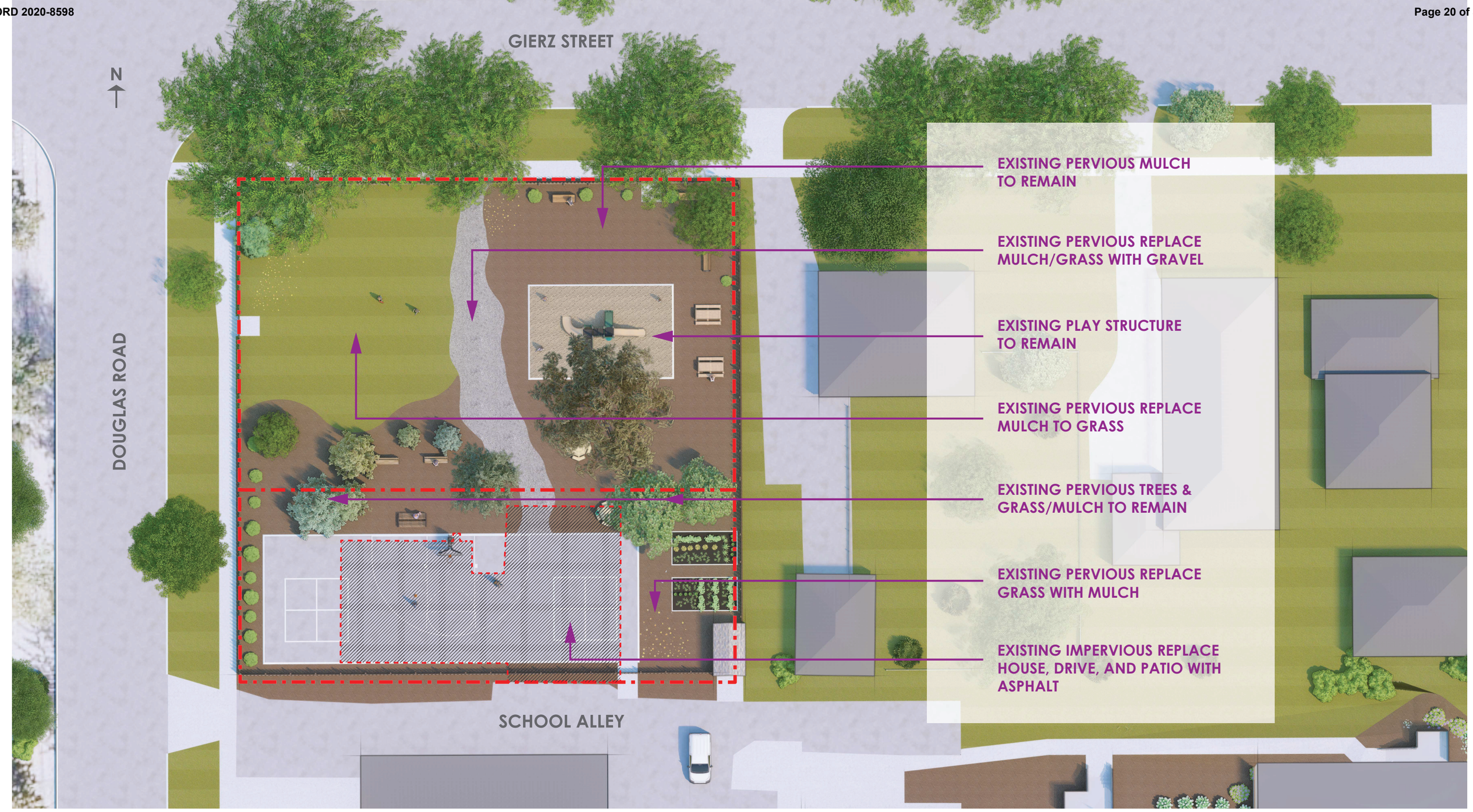
THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION AND SHOULD BE USED FOR INFORMATIONAL PURPOSES ONLY.

CLIENT:	CONTACT:	LIFT ILLUSTRATION BY:	CONTACT:
ST MARY OF GOSTYN DOWNERS GROVE	TERRI O'DEKIRK	MATTHEW J. MEIERS	matt@MC2-GROUP.net
PROJECT DESCRIPTION: MASTER PLAN	SHEET DESCRIPTION:	PAGE 3/3	

THIS DRAWING CONTAINS CONFIDENTIAL AND PROPRIETARY INFORMATION THAT CANNOT BE REPRODUCED OR DIVULGED, IN WHOLE OR IN PART, WITHOUT WRITTEN AUTHORIZATION FROM MC2 CONSULTING GROUP

REV	DATE	DESCRIPTION
000	3/18/2020	ISSUED FOR REVIEW
001	6/15/2020	SETBACKS ADDED FOR CAMPUS
002		
003		
004		
005		
006		

MC2



SITE PLAN

ST. MARY OF GOSTYN PARISH PROPOSED PLAY AREA EXPANSION

ST. MARY OF GOSTYN PARISH
APRIL 30, 2020

DLA Ltd.
ARCHITECTS
form follows learning

VIEW FROM GIERZ STREET

ST. MARY OF GOSTYN PARISH PROPOSED PLAY AREA EXPANSION

ST. MARY OF GOSTYN PARISH

APRIL 30, 2020

DLA Ltd.
ARCHITECTS
form follows for learning

VIEW FROM SCHOOL ALLEY

ST. MARY OF GOSTYN PARISH PROPOSED PLAY AREA EXPANSION

ST. MARY OF GOSTYN PARISH
APRIL 30, 2020

DLA Ltd.
ARCHITECTS
form follows learning

VIEW FROM GIERZ & DOUGLAS INTERSECTION

ST. MARY OF GOSTYN PARISH PROPOSED PLAY AREA EXPANSION

ST. MARY OF GOSTYN PARISH
APRIL 30, 2020

DLA Ltd.
ARCHITECTS
form follows learning

May 20, 2020

Ms. Flora Ramirez
Mr. Jason Zawilla
Village of Downers Grove
801 Burlington Avenue
Downers Grove, IL 60515

RE: Neighborhood Town Hall Meeting Summary
St. Mary of Gostyn Parish

Dear Ms. Ramirez and Mr. Zawilla,

As part of our Parish's preparation for our tentative appearance at the Village Plan Commission meeting on June 22, we held a Town Hall Meeting on May 19, 2020 at 7:00 pm. Due to the limitations imposed at this time to protect the public from the spread of the Corona Virus, we offered a LIVE option as well as a VIRTUAL option to the neighbors within 500 feet of our properties at 440 Wilson, 440 and 445 Prairie, and 4744, 4733 and 4725 Douglas for their attendance. Please see a copy of the meeting invitation mailed to these residents on May 1, 2020, inviting them to this meeting. 94 letters were sent.

Physically in attendance at this meeting was Father James Schwab, our Pastor, Kelly Johnson, a Parish Staff member and Terri O'Dekirk, Parish Manager. Please see a copy of the agenda for the meeting as well as the documents presented at the meeting.

We had five neighbors respond in some way to the invitation.

- Emily Teising, 435 Gierz, emailed to say that she would not attend but supported the project. (email is attached)
- Roger Penninger, 4714 Douglas, and Tom Harrington, 426 Gierz, spoke to Terri O'Dekirk in person. Their comments are included below in the feedback/questions listed below.
- Michael Prescott, 4732 Fairview, emailed that he would attend in person (email is attached), but did not show up to the meeting, nor reached out in any other way.
- Kristen and Tim O'Neill, 4732 Douglas, attended virtually through a ZOOM connection. (email attached asks for the link)
- The ZOOM meeting was recorded if it is needed.

The following comments and questions were addressed:

- Overall delight that the house is being demolished and the play lot expanded.
- Will there be lights in the play lot? NO
- Will the play lot be open for public use? NOT OUR INTENTION, BUT IT WILL NOT BE LOCKED DOWN
- What feedback have we received from other neighbors? ONLY POSITIVE RESPONSE FOR THE PROJECT THUS FAR
- Do we anticipate any pushback from the Village? WE HAVE WORKED CLOSELY WITH THE VILLAGE PLANNING OFFICE AS WELL AS WITH PUBLIC WORKS, AND THUS FAR, WE HAVE HAD NO NEGATIVE FEEDBACK. WE HAVE TAKEN INPUT FROM THE VILLAGE AND ARE INCORPORATING THAT INTO OUR PLANS FOR THE PROJECT.
- Is this meeting with the Village merely a formality? NO, WE WILL BE GOING THROUGH THE "NORMAL" PETITIONING PROCESS FOR VILLAGE COMMISSION AND COUNSEL APPROVAL.
- Are you aware of any plans for additional storm water drainage pipes being added under Gierz to handle water in the area? WE ARE NOT.
- What is the timing for this project? WE EXPLAINED THE TIME LINE TO GET THROUGH THE VILLAGE PETITION PROCESS. DEPENDING ON THE FLOW FOR THAT PROCESS, WE MAY START IN AUGUST. WE MAY HAVE TO WAIT UNTIL NEXT SUMMER IF IT IS TOO LATE FOR SCHOOL OPENING. WE WILL APPLY FOR THE BUILDING PERMIT ONCE WE FEEL THAT THE PROCESS IS MOVING FORWARD.

The meeting adjourned at 7:35PM.

Please let me know if you have any questions.

Sincerely,

Terri O'Dekirk

Terri O'Dekirk
Parish Manager

ST. MARY OF GOSTYN
SMG
PARISH SCHOOL

Dear Neighbors,

We are in the process of making plans to improve our campus and continue our quest to make the area around our School a safer environment for our students. We would like to take down our currently un-occupied home at 4733 Douglas to make room for an expanded play area for our students. This will allow us to combine our current play lot at the corner of Douglas and Gierz with this lot to make one large playground for daily recess that will be enclosed with a fence to protect the children.

We are seeking the Village of Downers Grove's approval to do this work. As a part of this process, we will be petitioning the Village to rezone our Church and School properties to INP-2, Campus-Scale Institutional and Public District at a public hearing on Monday, June 22, 2020, at 7:00pm. Please refer to the Village of Downers Grove website (http://www.downers.us/agends/current) on Wednesday, June 17 for the agenda posting.

Before that meeting, we are hosting a Town Hall meeting to share this information about the project with you. Due to Stay at Home/Social Distancing directives that have been extended by the state through the end of May, we will be limiting this meeting to 10 attendees, seated no closer than six feet apart. We will conduct the meeting as follows:

Tuesday, May 19, 2020 at 7:00 pm
St. Mary of Gostyn Activity Center, 440 Prairie Avenue. Enter through the east door.
Please RSVP if you are attending with your name to todekirk@stmarygostyn.org
by Friday, May 15 to help us assure we are not exceeding the 10 person limit.
Please limit one attendee per household.
If we exceed the 10 person limit, we will offer additional meeting times that week to accommodate all that would like to attend.

If, for personal safety reasons you do not wish to attend, we are also offering a simultaneous Zoom meeting that evening that you can attend. These are the details for accessing that meeting.

https://us02web.zoom.us/j/85605177069?pwd=OHFuaEw1T0VJQVY0Uzd2ZDAzamwrQT09
Password: 470451
Call In #: 312 626 6799
Email todekirk@stmarygostyn.org if you would like this link to be sent to you.

If you are unable to attend the meeting in person or virtually, but would like to learn more about the plan, please contact our Parish Manager, Terri O'Dekirk at 630-737-9621 or at todekirk@stmarygostyn.org.

Yours in Christ,

Rev. James A. Schwab

Rev. James A. Schwab

Playground Expansion Town Hall Meeting Agenda
May 19, 2020, 7:00 PM

Welcome and Introduction

Overview of the Project

- History of purchase/usage of the 4725 and 4733 Douglas properties and Gierz property—**refer to aerial view for the school/parish property**
- Master plan for expansion of the school play area—**refer to site plan**

Why are we doing this project

- Safety is #1 goal—no longer need to take three different groups of students across Prairie Ave. during busy lunch hour
- Increases time for lunch and recess with decrease in time to get to recess

Benefits to the neighborhood

- Elimination of an old house that needs lots of work
- Addition of green space to the neighborhood
- Increased safety for drivers on Prairie with no children crossing the street during lunchtime
- Less traffic congestion on Prairie during lunchtime

Why are we petitioning to rezone the campus?

- Prior to applying for a building permit, the Village is requiring that we merge all of our properties in the area into one campus. Two years ago, the majority of our property was rezoned to INP-1, Neighborhood Scale Institutional and Public District. At that time we did not include our three properties on Douglas (4725, 4733 and 4744) and our Gierz property, pending definition of our use of those properties. They are currently zoned R4, Residential Detached House 4. With this new plan, we have sold off our Gierz property and will merge these other three properties into one larger campus with our Church and our School. The campus is now over four square acres, thus requiring the rezoning to INP-2, Campus Scale Instutional and Public District.
- Rezoning Petition will be presented at the June 22 Commission meeting at 7:00 at the Village Center. The agenda for that meeting will be posted by June 18 on the Village website. The public is invited to attend that meeting.

Questions/Comments

Terri ODekirk <todekirk@stmarygostyn.org>

Looks great!

2 messages

Emily Teising
To: Terri ODekirk <todekirk@stmarygostyn.org>

Thu, May 7, 2020 at 2:40 PM

Dear Terri,

I hope that you, your loved ones and the St. Mary's Parish are managing during this crisis.

We watched the landscapers install the plantings today, and it looks lovely! I'm glad that St. Mary's was still in a position to move ahead with the landscaping.
I received the notice about 4733 Douglas. That sounds like a good idea. We do not plan to attend the meeting May 19.
We have appreciated your responsiveness during the previous project, and we wish you luck with this one.

Take care,
Emily

Terri ODekirk <todekirk@stmarygostyn.org>
To: Emily Teising

Thu, May 7, 2020 at 2:50 PM

Thank you for your support! Happy Mother's Day. I can not wait until all the landscaping is installed and the grass is in place. I am glad you like the idea for 4733.

Terri O'Dekirk
Parish Manager/Development Director | St. Mary of Gostyn
445 Prairie Ave. | Downers Grove, IL 60515
630-737-9621

ST. MARY OF GOSTYN
SMG

Stay connected with us...

[Quoted text hidden]

Terri ODekirk <todekirk@stmarygostyn.org>

Zoom link for May 19 town hall

3 messages

Kristen O'Neill
To: todekirk@stmarygostyn.org
Cc:

Wed, May 13, 2020 at 8:22 AM

Good morning, Terri. My husband and I received a letter in the mail about the plans to expand the school play area. We're excited about the initiative and would like to join the Town Hall virtually on May 19. Can you please email us the link to the Zoom meeting?

Thank you.

Kristen and Tim O'Neill

Terri ODekirk <todekirk@stmarygostyn.org>
To:
Cc:

Wed, May 13, 2020 at 9:06 AM

I am glad that you are excited about the project and I welcome you to join the meeting. Below is the information to access it. We will "see you there".

https://us02web.zoom.us/j/85605177069?pwd=OHFuaEw1T0VJQVY0Uzd2ZDAzamwrQT09
Password: 470451
Call In #: 312 626 6799

Terri O'Dekirk
Parish Manager/Development Director | St. Mary of Gostyn
445 Prairie Ave. | Downers Grove, IL 60515
630-737-9621

ST. MARY OF GOSTYN
SMG

Stay connected with us...

[Quoted text hidden]

Wed, May 13, 2020 at 6:08 PM

To: Terri ODekirk <todekirk@stmarygostyn.org>

Thank you, Terri. Looking forward to it!

Kristen

On May 13, 2020, at 9:06 AM, Terri ODekirk <todekirk@stmarygostyn.org> wrote:

Terri ODekirk <todekirk@stmarygostyn.org>

SMG Meeting 19May2020

1 message

Prescott, Michael J COL USARMY USAR MEDCOM (USA) Thu, May 14, 2020 at 1:47 PM

To: "todekirk@stmarygostyn.org" <todekirk@stmarygostyn.org>
Cc: "Prescott, Michael J COL USARMY USAR MEDCOM (USA)"

Ms.Terri O'Dekirk

I am requesting a seat for the petition on 19May2020 as per request on the attached document.

I am a resident of Downers Grove and would like to be present.

Please let me know if my request is granted.

Thanks

Set the theme, support the tone and build a positive quantitative trend.

COL. Prescott, Michael J.

Medical Training Command

United States Army

From: Mike Prescott
Sent: Thursday, May 14, 2020 12:37 PM
To: Prescott, Michael J COL USARMY USAR MEDCOM (USA)
Subject: [Non-DoD Source] SMG

2 attachments

IMG_1599.jpg
104K

ATT00001.txt
1K

DRAFT June 22, 2020

VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MINUTES
June 22, 2020

PUBLIC HEARING

20-PLC-0006: A petition seeking approval for a rezoning from R-4, Residential Detached House 4 and INP-1, Neighborhood-Scale Institutional and Public District to INP-2, Campus-Scale Institutional Public District and an Institutional Master Plan. The school is located at the northeast corner of the intersection of Prairie Avenue and Douglas Road, commonly known as 4737 Douglas Road, 428 Prairie Avenue, and 440 Prairie Avenue, Downers Grove, IL (PIN 09-08-221-039). The church and associated parking lot is located at the southeast corner of Douglas Road and Prairie Avenue, commonly known as 4809 Douglas Road, 445 Prairie Avenue, and 444 Wilson Street, Downers Grove, IL (PIN 09-08-222-035). The play lot is located at the southeast corner of Gierz Street and Douglas Road, commonly known as 4725 Douglas Road, Downers Grove, IL (PIN 09-08-221-030). The house owned by the Parish is located directly south of the play lot, commonly known as 4733 Douglas Road Downers Grove, IL (PIN 09-08-221-031). The house owned by the Parish is located at the northwest corner of Douglas Road and Prairie Avenue, commonly known as 4744 Douglas Road, Downers Grove, IL (PINs 09-08-213-037 and -038).

Petitioner's Presentation:
Terry O'Dekirk, Parish Manager of St. Mary of Gostyn, provided a presentation on the petition. She shared that the parish would like to expand a playground area north of the current school building and provided a brief history. St. Mary's has been in Downers Grove since 1891 and is currently a Catholic Church with 2700 registered families, a private Catholic School with 480 students enrolled for the upcoming school year, a religious education program serving 500 elementary students, and provides various ministries servicing our Parishioners as well as the community at large. To continue to improve the school, the parish would like to demolish the single family house at 4733 Douglas to expand the current play lot at 4725 Douglas into a larger play area that will accommodate more students. The first step is to petition for the rezoning.

Ms. O'Dekirk provided additional history stating that in 2018 the parish presented a plan to the Village for an expansion of our school building, which had a primary focus to improve the safety of our school children. They demolished a single family home at 425 Prairie to add 5700 square feet to the east of the existing school, in order to accommodate an addition of a multi-purpose space and a larger gymnasium. At that time, they presented a petition to re-zone the church, parking lot and school from R-4

Residential Detached House 4 to INP-1 Neighborhood Scale Institutional and Public District, and for a vacation of some of the alleys surrounding the School and the Church property, which was granted. The long range plan for the properties north and west of the current School was not solidified, so those properties, all R-4, Residential Detached House 4 zoned properties, were not included in the petition for rezoning at that time. St. Mary's also owned a property at 445 Gierz, zoned R-4, back in 2018, which they sold in 2019 to help support the development of their long range plan.

Ms. O'Dekirk continued on how the parish is proceeding with this next phase of their School's safety initiative. Currently, the play area is only large enough for a small portion of our school students, so students from 1-8 grades cross Prairie Avenue twice daily in order to have recess on the far east most parking lot area. They are planning the expansion of this current play lot so that the children will exit the school through a north door of the School, cross the vacated north alley, and enter the play area without having to cross a street. Traffic on Prairie will not be stopped three times a day, adding to the safety of school students as well as the drivers on Prairie during lunchtime. This will also relieve traffic congestion during a busy time of the day.

Ms. O'Dekirk provided a location map, and showed each property owned. The three properties on Douglas at 4733, 4725 and 4744 are zoned as R-4, Residential Detached House 4 properties. These properties sit north and west of the school. The church, the Parish Center and the Parish School at 444 Wilson, 445 Prairie, and 440 Prairie respectively are zoned as INP-1, Neighborhood Scale Institutional and Public District, the designation that occurred back in 2018. They are requesting that all the properties that the Church owns: 4725, 4733, and 4744 Douglas, 440 and 445 Prairie, and 444 Wilson be rezoned as INP-2, Campus-Scale Institutional and Public District, since the campus will now be 4.28 acres, exceeding the maximum size for an INP-1 zoning designation.

At this time Ms. O'Dekirk provided site plan and explained that the house at 4744 Douglas, which has not been occupied for almost two years, will be demolished. The existing play center and mature trees will remain on the existing play lot. The entire area will be enclosed with a cedar picket fence similar to the one already in place, with a gate to the south facing the school. An asphalt surface with a basketball hoop will be placed on the south side of the lot, adjacent to the alley that separates the school from the house. Both lots will have a combination of grass, gravel and mulch chips covering the balance of the property. The impervious surface for both lots will be within the allowed 700 square feet of the current impervious space occupied by the foundation of the house and garage areas. Ms. O'Dekirk provided several different renderings of different views to illustrate these points.

A slide with the approval criteria for rezoning was presented and said that the criteria was met. The properties are located within residential neighborhoods to the north, south, east and west. The property, at 4.28 acres, is utilized for institutional purposes which are religious assembly, private schooling, and parking for these facilities, which better fit into the INP-2, Campus-Scale Institutional and Public District zoning designation, versus the current R-4 and INP-1 designations. The Comprehensive Plan supports the operation and development of schools while mitigating the negative impact on surrounding neighborhoods. The Future Land Use Map shows the proposed properties as Institutional/Public Use already.

A slide with approval criteria for a Planned Unit Development was shown next, and it was stated that these criteria were also met. The parish operates a school and uses the campus in various public ways: Catholic church and school, administrative offices, athletic events, food pantry and several church related meeting spaces. Their properties are larger than the surrounding properties, so the INP-2 designation will minimize the impact on those properties, while allowing us the necessary flexibility for future changes to our campus. And lastly, the 150 foot transitional will help maintain an appropriate transition from residential. Ms. O'Dekirk thanked everyone and asked if there were any questions for her.

Ch. Rickard asked if the commissioners had any question.

Mr. Maurer asked if there were any concerns about who might be attracted to the play lot in the middle of the night considering there is no lighting.

Ms. O'Dekirk said that she is not worried about anyone visiting in the night or damage, but they don't want older kids to come use the space. They will put up signs that say "for school use only", and they will have a fence to denote which space is theirs.

No further questions were asked.

Public Comment:

Mr. Zawila read a comment from the public: Barbara and James Holmes at 513 Chicago Avenue sent an email outlining their support for the petition. The email stated the following: "We are in favor of this zoning change. We live very close to this property and think it would enhance the area to have the lone residential house removed from this block. It would unify the church and school campus and present an opportunity to improve the overall appearance of the block. We appreciate your consideration of our input. They felt it would be an appropriate fit for the neighborhood."

Ms. Baldassari said there was nobody present for public comment.

Mr. Zawila confirmed that there were no other emails or anyone else present on the Zoom call for public comment.

Staff Presentation:

Flora Ramirez, Development Planner, said she was presenting 20-PLC-0006 a zoning map amendment and institutional master plan amendment. She showed the existing conditions of the campus: The northeast corner of Prairie and Douglas, The southeast corner of Douglas and Prairie, and the learning center at the northwest corner of Douglas and Prairie. At each of these intersections there would be no physical changes. She showed the existing conditions of the playground, and the existing home at 4733 Douglass that is proposed to be demolished.

Ms. Ramirez provided a zoning map of the area and detailed what had previously been rezoned in 2018 to INP-1, also the learning center and the expanded play area would create a total of 4.28 acres, which is over the minimum for INP-2, which triggers the rezoning to INP-2.

Ms. Ramirez showed the master plan and the location of each building. She showed the 25 foot setback line which will be the recognized setback for this master plan since the zoning code calls for the bulk regulations of the most restrictive abutting zoning district to be observed, which is R-4.

Ms. Ramirez showed the plat of survey and compared the building footprint of the house proposed to be demolished compared to the proposed play lot. A new sports court will be added, and existing vegetation will remain. Staff finds that the criteria for rezoning and the master plan amendment have been met, and if the plan commission agrees, there is draft motion on page 5 of the staff report. Ms. Ramirez asked if there were any questions for her.

Ms. Majauskas asked if the lots would all become one and asked for clarification on which parcels are considered in the calculation of 4.28 acres.

Ms. Ramirez said that the lots would not be consolidated since they are not contiguous, and pointed to each lot on the slide that would be included. All of these lots together account for the 4.28 acre measurement.

Ms. Rollins said that this could provide flexibility for the future.

Ms. O'Dekirk agreed that they wanted to keep the flexibility and mentioned they have consolidated several lots in the past but have purposely not consolidated others.

Ms. Majauskas said that the change from INP-1 to INP-2 meant that the cinema or theater would be permitted in INP-2. Mr. Zawila clarified that this type of proposal would require an additional review by the Plan Commission, as the current layout of the master plan is part of this request.

Mr. Patel asked if there was a change proposed in impervious materials.

Ms. Ramirez returned to the slide that compared the existing footprint of the house and proposed footprint of the play lot, and said it was very even and that stormwater is not a concern for this project. Mr. Maurer added that the house footprint didn't include any driveway or other hardscape, so the transition of impervious is even a greater relief than this slide might demonstrate. Ch. Rickard agreed that the staff report detailed that the impervious area would decrease with this proposal.

Ms. Majauskas said the impervious area might go up in the future since with the new zoning district they have additional uses that are permitted. Mr. Maurer reminded her that a new development would also be subject to the stormwater code.

Ms. Majauskas said that this is the biggest change and they were approving are possible separate structures in the future. Ch. Rickard said that any changes to the master plan would come back through a public hearing.

Ch. Rickard asked if the electronically joining commissioners had any questions.

Mr. Boyle said he was in support of the petition.

With no further questions for staff, Ch. Rickard asked if the petitioner would like to give any closing comments.

Ms. O'Dekirk thanked the commissioners for their support.

Ch. Rickard closed the staff presentation and opened for discussion.

Ms. Rollins shared that this would be a great improvement for safety, since children wouldn't need to cross the street.

Mr. Maurer said that he was happy about the plan.

Mr. Patel voiced his support.

Mr. Dmytryszyn voiced his support.

Mr. Boyle voiced his support.

Ch. Rickard agreed that the standards had clearly been met and he was in support. He asked if anyone would like to make a motion.

Plan Commission Recommendation:

Mr. Maurer made a motion stating 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 and accompanying Institutional Master Plan Amendment for the Downers Grove South Campus 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 20-PLC-0006, subject to the following conditions:

1. The Institutional Master Plan shall substantially conform to the staff report dated June 22, 2020, the play area expansion site plan prepared by DLA Architects, Ltd. dated April 30, 2020, and master plan prepared by MC2 dated March 19, 2020, except as such plans may be modified to conform to Village Codes and Ordinances.

Motion seconded by Ms. Rollins
AYES: Rollins, Majauskas, Patel, Boyle, Dmytryszyn, Ch. Rickard
NAYS: none

The Motion passed

Respectfully submitted,

Community Development Staff
(Transcribed from mp3 recording)