

APPROVED AUGUST 3rd, 2020

**VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MINUTES
June 22, 2020**

CALL TO ORDER:

Ch. Rickard called the June 22, 2020 meeting of the Plan Commission to order at 7:00 p.m. and provided an overview of the meeting format. Because of the state mandated requirements regarding social distancing, the meeting will be held electronically and in person meeting the maximum occupancy requirements. Ch. Rickard provided an overview on how the public can participate in person, via Zoom or through providing written comments to plancommission@downers.us. He then led the meeting in reciting the Pledge of Allegiance.

ROLL CALL:

PRESENT: Ch. Rickard, Ms. Majauskas, Mr. Maurer, Mr. Patel, Ms. Rollins

PRESENT (ELECTRONICALLY): Mr. Boyle, Mr. Dmytryszyn

ABSENT: Ms. Johnson, Mr. Toth, Ex. Officio Members Olczyk, Livorsi & Menninga

A quorum was established.

MOTION TO CONDUCT MEETING ELECTRONICALLY:

Mr. Maurer made a motion to conduct meeting electronically, as it is an essential meeting, seconded by Ms. Majauskas.

AYES: Boyle, Dmytryszyn, Majauskas, Maurer, Patel, Rollins, Ch. Rickard

NAYS: none

The Motion passed

STAFF: Stan Popovich, Community Development Director
Jason Zawila, Planning Manager
Gabby Baldassari, Development Planner
Flora Ramirez, Development Planner

VISITORS: Terry O'Dekirk, St. Mary of Gostyn Parish Manager, 6900 Grand Ave,
Downers Grove IL 60516.
Father James Schwab, St. Mary of Gostyn
Matt Meiers, MC2

APPROVAL OF MINUTES: May 18, 2020 meeting

Rollins made a motion, seconded by Maurer to approve the minutes from May 18, 2020.

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The Motion to approve the minutes passed by Voice Vote.

Ch. Rickard reviewed the procedures to be followed for the one scheduled public hearing, explaining that the Plan Commission is strictly a recommending body. The purpose of the meeting is to gather facts, information, and testimony of items on the Agenda. The Plan Commission's decision is not final but is strictly a recommendation to the Village Council for the Council's final decision. He said a report would be forwarded to the Council with a motion to recommend approval, recommend approval with refinements, or recommend denial of the petition. The Village Council makes all final decisions.

Ch. Rickard stated that the Petitioner will present its case to the Plan Commission, followed by questions to the Petitioner by Commission members. The Public will then have an opportunity to make comments before the Commission regarding the case under consideration. Ch. Rickard provided an overview of how the public can participate electronically during the public hearing portion of the meeting.

Following presentations by the Public, a member of the Community Development Department will present the Staff's report. Upon completion of presentations by the Staff and the Public, the Petitioner will have the opportunity to question statements made or provide a closing statement. The Chairman will then close the public hearing portion of the meeting, and the Commission will review the information provided and ask questions of the speakers. Upon completion of the Plan Commission's deliberation, a Motion will be made containing a recommendation to the Village Council regarding the case.

Ch. Rickard then asked everyone who intended to speak on the petition before the Commission to rise and be sworn in.

PUBLIC HEARINGS

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,

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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

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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.

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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.

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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.

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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 public hearing 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

Ch. Rickard reminded the petitioner that this is just a recommending body.

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Mr. Popovich said that this item was scheduled to go to Village Council on July 7.

Ch. Rickard asked if there were any announcements.

Mr. Zawila said that the previous cases for 3131 Finley and Downers Grove South High were approved by council, and that staff anticipates the next Plan Commission meeting to be in August. He thanked the commissioners for their flexibility with the new meeting format.

There being no further discussion, Ch. Rickard called for a Motion to adjourn. Ms. Majauskas moved to adjourn the meeting, seconded by Ms. Rollins.

The Motion carried unanimously by voice vote.

Respectfully submitted,

Community Development Staff
(Transcribed from mp3 recording)