

**VILLAGE OF DOWNERS GROVE
PLAN COMMISSION**

VILLAGE HALL COUNCIL CHAMBERS
801 BURLINGTON AVENUE

June 22, 2020
7:00 p.m.

AGENDA

1. Call to Order

a. Pledge of Allegiance

2. Roll Call

3. Motion to Conduct the June 22, 2020 Plan Commission Electronically

4. Approval of Minutes – May 18, 2020

5. Public Hearings

- a. **20-PLC-0006:** A petition seeking 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 for the St. Mary of Gostyn Parish Campus. The properties are 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, commonly known 4737 Douglas Road, 428 Prairie Avenue, 440 Prairie Avenue, 4809 Douglas Road, 445 Prairie Avenue, 444 Wilson Street, 4725 Douglas Road, 4733 Douglas Road, and 4744 Douglas Road (PINs 09-08-221-039, 09-08-222-035, 09-08-221-030, 09-08-221-031, 09-08-213-037 and 09-08-213-038). Diocese of Joliet, Owner; St. Mary of Gostyn Parish, Petitioner.

6. Adjournment

THIS TENTATIVE REGULAR AGENDA MAY BE SUBJECT TO CHANGE

Due to Governor Pritzker's recent extension of the Stay at Home Executive Order in response to the Covid-19 pandemic, the Village of Downers Grove will be holding our Plan Commission meetings electronically, at least through the month of June.

How do I Participate?

If you are interested in participating at the meeting please contact Planning Manager, Jason Zawila at jzawila@downers.us or 630-434-5520. You will be placed on a contact list and will be contacted no later than May 15th, 2020 with directions on how to enter the Zoom Meeting either through your computer (or telephone).

All participants using zoom will be provided an opportunity to speak during the public input portion of the meeting. Village staff will call on you during the meeting. We respectfully ask that all residents use professional and appropriate language.

Will the meeting be televised?

The meeting will be televised live on the Village's YouTube channel and on DGTv6. DGTv6 is available on local cable and is also available on the Village's webpage at this location: <http://www.downers.us/dgtv/>

Where do I find the Agenda?

Agendas can be found at <http://www.downers.us/govt/boards-commissions/plan-commission>. Once you arrive at the site, select the agenda or the May 18, 2020 meeting. The agenda packet will be posted by the end of business, May 13, 2020.

Can I provide written comments ahead of (and during) the meeting?

Yes, public comment will also be taken via email and read into the record during the meeting. Please email your comments, along with your name and address, before or during the meeting to plancommission@downers.us. During the public input portion of the meeting, all written comments will be read into the public record by Village staff.

Please note that your name and address will also be provided as part of the record. Written comments will also be accepted during the meeting, up until the public hearing is closed. We respectfully ask that all residents use professional and appropriate language with your correspondence.

What happens if I do not have the Zoom software or have a computer to participate in the meeting?

As part of the Zoom meeting, there is an audio only option that allows you to use your personal phone. Additionally you may watch live through DGTv6 or the Village YouTube channel.

**VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MINUTES
May 18, 2020**

CALL TO ORDER:

Ch. Rickard called the May 18, 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. Ch. Rickard provided an overview on how the public can participate 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

PRESENT (ELECTRONICALLY): Mr. Boyle, Mr. Dmytryszyn, Ms. Johnson, Ms. Majauskas, Mr. Maurer, Mr. Patel, Ms. Rollins, Mr. Toth

ABSENT: 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 Mr. Boyle.

**AYES: Boyle, Dmytryszyn, Johnson, Majauskas, Maurer, Patel, Rollins, Toth,
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 (Electronically)

VISITORS: Amy Tiberi, Wight & Co., 2500 N. Frontage Rd. (Electronically)
David Evans, Wight & Co., 2500 N. Frontage Rd. (Electronically)
Kelly Conolly, Sam Schwartz, 223 W. Jackson Blvd. (Electronically)

APPROVAL OF MINUTES: March 2, 2020 meeting

Maurer made a motion, seconded by Johnson to approve the minutes from March 2, 2020.

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-0005: A petition seeking approval of an amendment to Institutional Master Plan for the Downers Grove South High School campus. The subject property is zoned INP-2 Campus-scale Institutional. The Downers Grove South High School campus is located at the southwest corner of Dunham Road and 63rd Street, commonly known as 1436 Norfolk Street, Downers Grove, IL (PINs 09-19-101-002 and 09-19-200-003). District 99, Petitioner and Owner.

Petitioner's Presentation:

Amy Tiberi, Wight and Company, speaking on behalf of Community High School District 99. Ms. Tiberi showed an aerial of the overall site from about a year ago. She noted that in 2015 the district petitioned for a rezoning to INP-2 and in 2019 they petitioned for several amendments to aid in the modernization plan. Ms. Tiberi showed a map indicating the INP-2 transitional areas zoning requirements. She directed attention to the focus area of this petition along 63rd Street and Dunham Road. In the next map, she highlighted Norfolk as the main entrance and noted the improvements that have been completed up to this date. Ms. Tiberi shared that in 2019 the Village partnered with the school district to

conceive a pedestrian safety study that was informed by a traffic study conducted by Sam Schwartz. The district has used the study to review pick-up and drop-off along Norfolk Street.

Ms. Tiberi stated that in order to align with the traffic study and account for the recommendation in the pedestrian safety study the district is proposing a new off-street drop-off lane along Dunham Road. She explained that the design is a one-way counter clockwise semicircle drop-off drive. This will help alleviate congestion on Norfolk Street and Dunham Road for drop-off and pick-up during school hours. The proposed lane would allow for a maximum of eleven cars and it would be a right turn only heading south on Dunham Road. Ms. Tiberi concluded her presentation after sharing that the expected construction schedule was set for June of 2020 with the goal to have the lane opened by the fall of 2020.

Mr. Boyle noted that the presentation was a great response to some of the community's concerns. He asked if this proposal was part of the process where public input was provided. Ms. Tiberi confirmed that the proposal was a combination of input from board members, district administration, the superintendent, the Board of Education, and Sam Schwartz.

Mr. Boyle asked if there was any concern that residents heading north on Dunham Road would try to do a U-turn before they get to the light at 63rd Street. Or was there an expectation that people heading northbound on Dunham Road would turn into the southern parking lot. Ms. Tiberi explained that the design allowed for anyone heading northbound on Dunham Road to turn left into the circle drive but drivers can only turn right outbound.

Mr. Dmytryszyn asked if there were any traffic concerns along 63rd Street for the left turn lane being clogged up. Ms. Tiberi deferred to Kelly Conolly from Sam Schwartz. Ms. Conolly explained that the traffic study looked at traffic flow and capacity specifically at 63rd Street and Dunham Road. The study revealed that most of the traffic on Dunham Road was oriented to and from the south. This was one of the reasons, the left turn in was allowed into the circle drive because a lot of those parents are from the south. Ms. Conolly further noted that the predominant movement would be heading north on Dunham Road, turning left into the circle drive, turning right back on the Dunham Road, and finally heading south on Dunham Road.

Mr. Dmytryszyn asked if the proposal included a study that analyzed a change in traffic patterns. Specifically, where people currently on 63rd Street turn left onto Dunham Road would they now be heading north on Dunham Road to turn left onto the new circle drive. Ms. Conolly stated that because the proposal allowed inbound from both directions on Dunham Road they believe traffic circulation patterns would not change significantly.

Mr. Dmytryszyn asked for an explanation of the traffic counts in the study. Ms. Conolly explained that they study did not include any reassignment of traffic. Instead, the study

accounted for observed traffic before and after school. This information revealed that the vast majority of the traffic was coming from the south on Dunham Road.

Mr. Boyle asked about traffic patterns. If people used the circle drive and turned right onto Dunham Rd., heading south, would they start heading east on Norfolk Street towards the elementary school. He noted that this is part of the community concern due to the lack of stop lights around the elementary school. He asked if there was an expectation that people would continue to head southbound on Dunham Road. Ms. Conolly explained that the proposal would not likely affect traffic circulation patterns heading east on Norfolk Street. In fact it might help alleviate congestion on Norfolk Street keeping more people on Dunham Road. Thus, reducing continuation east along Norfolk Street. The goal of this proposal was to allow for additional storage, separate from what is currently being provided on Norfolk Street to promote relief from Norfolk Street.

Mr. Dmytryszyn again noted that in the mornings there are a lot of people heading towards I-355 and he worried about the backed up traffic on 63rd Street.

Mr. Maurer expressed concerned over queuing issues northbound on Dunham Road. If this occurred he noted that perhaps people coming from the south would move north towards Springside Road, onto 63rd Street, and then turn right onto Dunham Road. There should not be a scenario where Dunham Road is being blocked up with people waiting to get into this circle drive. Ms. Conolly explained the recommendation for the inbound lane to be able to receive both right and left turns should alleviate this. She noted that currently left turn lanes are prohibited into the parking lot further south of the circle drive that is being proposed. Ms. Conolly also shared that planning staff commented previously that if there was back up traffic northbound on Dunham Road that the new drive would be restricted to right in only. Mr. Maurer appreciated the option to make this adjustment in the future.

Ms. Rollins referenced the traffic study and noted that she expected the numbers to be larger. Ms. Conolly provided more background on the traffic study. The study did not include all of the congestion that happened on the west side of the high school campus. During the morning there was not a lot happening on the west side of campus including in the existing drop-off area. In the evening there was less happening on Dunham Road and more happening on the west side of campus. During the morning more is happening along Dunham Road. The numbers in the report are focused on what is happening on the east side of campus. So the numbers might be misleading in terms of the overall load of the school.

Ms. Rollins noted that she was surprised with staff that in the recommendations we would wait until there were accidents to make adjustments. She noted that she found this counterintuitive. Ch. Rickard stated that staff would respond to that comment during the staff report.

Ch. Rickard welcomed any additional questions from the Plan Commissioners before the petition moved to the public input portion of the meeting. Hearing none, he shifted to the public input portion of the meeting.

Public Comment:

Mr. Zawila stated that there were no comments received via email nor were any members of the public available on the call.

Mr. Maurer asked if notice was sent to residents for the requirements to attend the meeting. Ch. Rickard confirmed that notices with directions were sent to residents.

Mr. Zawila added that no comments were received via email. He mentioned that as noted in the staff report one resident did call to ask about the petition, but did not want to participate in the public meeting.

Ch. Rickard then asked staff to make a presentation.

Staff Presentation:

Gabby Baldassari, Development Planner, said she was presenting 20-PLC-0005 an institutional plan amendment for Downers Grove South High School located at 1436 Norfolk. Ms. Baldassari noted that the site was bordered by Springside Avenue on the west, 63rd Street on the north, Dunham Road on the east, and Norfolk Street on the south. She then provided a photo of both the public hearing notice sign and the existing conditions. The current parking lot access is via a single curb cut along Dunham and five curb cuts along Norfolk Street. She explained that the campus was completing these improvements as part of the 2019 Master Plan Amendments. With the 2019 approvals the curb cuts along Norfolk Street had been reduced from a total a six to five.

Ms. Baldassari highlighted an area in red noting that the proposed improvement for this petition was limited to this area. She explained that the proposed off-street drop-off area would consist of a one-way semi-circle route that would provide an additional point for student drop-off and pick-up. The drive aisle would create two curb cuts on Dunham Road. Both north and southbound traffic would enter at the northern curb cut and exit at the south curb cut. The inbound curb cut would be twenty-one feet wide and the outbound curb cut will be limited to fourteen feet. Ms. Baldassari explained that the area from the lot line to the street setback of 30 feet does not allow for parking. She noted that this would not affect the drop off area, but instead the parking during the peak drop-off times. As such, the petitioner would be required to put up no parking signs in these area. The other condition staff is implementing is related to queuing issues, which is addresses the second condition of approval on page four of the staff report. Finally, Ms. Baldassari listed the criteria for an institutional plan amendment. She noted that staff believed that the criteria had been met and if the Plan Commission agreed a draft motion was provided on page four of the staff report.

Mr. Zawila addressed one of the previous questions from Ms. Rollins noting that condition number two was placed in the report after agreeing with the findings of the petitioner's consultant. He explained that this petition was to amend an institutional master plan and if there was ever an issue this option should be documented.

Ms. Rollins asked if staff anticipated accidents or is staff satisfied that the traffic will flow safely. Mr. Zawila stated that staff was satisfied with the findings provided in the traffic study.

Mr. Maurer added that he had not considered possible accidents. Instead his concern was limited to queuing issues on Dunham Road. Now he saw that there was a suggestion of possible collisions. Ms. Rollins referenced the recommendation in the staff report specifically condition number two.

Mr. Boyle reiterated his concern over the additional traffic added to southbound Dunham Road and new traffic heading east on Norfolk Street. He further explained that there is no stop sign at that intersection. Mr. Boyle then asked what considerations are made for the nearby elementary school. Mr. Zawila explained that study is limited to the high school area. The best staff can offer is that this is always an ongoing discussion looking at traffic control.

Mr. Boyle notes that special attention should be placed on this. He then asked who at the Village would likely provide oversight. Mr. Zawila explained that it was a combination of Community Development efforts and Public Works.

Mr. Dmytryszyn agreed with the proposal. However, he again expressed concern over queuing issues on 63rd Street. Mr. Zawila explained that the drop-off lane is just one of the improvements that is proposed for pedestrian safety. He then requested that the applicant talk more about additional improvements being made at the site.

Ms. Conolly gave some background on the previous pedestrian study that revealed a number of pedestrian improvement options. This proposal was on the list of improvements. They have specifically looked at internal circulation on the west side of campus. Discussions have occurred with DuPage County regarding additional access off of 63rd Street. Additionally, they have looked at improvements to the existing parking lot onto Norfolk Street. Lastly, they have reviewed Norfolk Street further to the east and have been in touch with Kingsley Elementary School as part of their community outreach process. Ms. Tiberi added that the district continues to monitor pedestrian improvements and as more funding becomes available the district will consider additional options for improvements.

Ms. Johnson asked about pedestrian traffic on Dunham Road and if this had been interfaced with vehicle traffic. Ms. Conolly stated that they observed that currently there was curbside pick-up and drop-off along Dunham Road both in the morning and in the evening. Their approach included the interface between the traffic lanes and sidewalk. For example the sidewalk would continue as a continuous sidewalk prioritizing the

pedestrian. Additionally the outbound lane was narrowed to minimize the exposure of the pedestrian by limiting the crossing distance.

Mr. Maurer suggested that no parking signs should be placed all along the circular drive. Ms. Baldassari explained that the red hashed area does not allow for cars to park due to the adjacent residential street setback. However, the petitioner wanted to offer an option for vehicles to sit in that area. She then asked the petitioner to speak to the purpose of this request. Ms. Tiberi explained that the intent was that the school would not allow for parking during pick-up and drop-off times. After school hours, if there were an event on campus the school would allow for parking in the non-hatched area.

Mr. Maurer appreciated an overview of all of the current improvements. He assumed that all of the work was reviewed as an aggregate. Mr. Zawila concurred that each improvement is being tracked with separate building permits and the overall master plan is always referenced.

Mr. Maurer thanked Ms. Rollins for directing his attention to the draft motion. He asked if the left turn in sign would be the responsibility of the Village or is the condition assuming that the school district will take responsibility. Mr. Zawila explained that it is a combination of traffic controls in the right-of-way, but changes would also need to occur on the private side.

Mr. Maurer asked why the inbound lane was not minimized for pedestrian safety considering this lane would receive traffic from both directions. Ms. Conolly explained that part of the decision was to maximize the number of cars that they could queue. Also, they considered that the inbound lane would function as a single lane because the left turn in would be waiting for the right turn in to complete the turn. It was most important to have the outbound narrowed, but if the Village would like the north inbound narrowed the design could be revised.

Mr. Maurer appreciated the response but still expressed concern that at the inbound lane considering kids have to watch for traffic from two different directions.

Ms. Rollins noted that she agreed with the proposal especially with the current Covid-19 environment she anticipated more parents looking to do drop-off.

Ch. Rickard did not have any questions for staff. He then asked if there was anyone that had any further questions for staff. Hearing none, he gave the petitioner the opportunity to make any closing remarks or comments.

Ms. Tiberi thanked everyone for their time.

Ch. Rickard closed the opportunity for public comment considering there was no public in attendance, the previous questions were submitted, and there were no additional email comments received. He then opened the meeting for deliberation.

Mr. Boyle, agreed with the comments and believed the proposal would be an improvement. He recommended changing the words in condition number two to "...if any issues develop." He explained that he did not agree with something that states the Village would wait until a crash occurred.

Mr. Dmytryszyn agreed with the concept as an efficient way to add parking. However the traffic study did not convince him and he still worries about traffic on 63rd Street.

Ms. Johnson agreed with eliminating the word "crash" from the condition. Additionally, she noted she still had concerns with the left in turn and believed this would back up traffic on Dunham.

Ms. Majauskas supported the petition and she noted that this was a wait and see issue.

Mr. Maurer agreed with amending the second condition.

Mr. Patel supported the petition and agreed with the modification to condition number two.

Ms. Rollins supported the petition and agreed with the modification to condition number two.

Mr. Toth agreed with amending the second condition.

Ch. Rickard agreed with the adjustment to the second condition.

Plan Commission Recommendation:

Mr. Boyle 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 an 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-0005, subject to the following conditions:

1. The Institutional Master Plan shall substantially conform to the drawings prepared by Wight & Company dated February 21, 2020 and revised on March 26, 2020, April 23, 2020, and May 11, 2020, and attached to this staff report except as such plans may be modified to conform to Village Codes, Ordinances and Stormwater and Flood Plain Ordinance.
2. If queuing or any other issues develop related to the left-in entrance into the off-street drop-off lane, the Village may reassess the left-in entrance and require additional traffic safety measures to be implemented by School District 99, which may include eliminating the left-in option.

3. The petitioner shall install 'no parking' signs adjacent to the off-street drop-off lane in the transitional area of the Master Plan.

Motion seconded by Dmytryszyn

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

NAYS: none

The Motion passed

Ch. Rickard asked if there were any announcements.

Mr. Zawila thanked the Plan Commissioners and the petitioner for participating in the new format. He reminded the Plan Commissioners that a quick meeting was required on June 1st to approve the minutes. Lastly, he shared that there was a quorum for the June 22nd meeting.

There being no further discussion, Ch. Rickard called for a Motion to adjourn. Mr. Dmytryszyn moved to adjourn the meeting, seconded by Mr. Maurer.

The Motion carried unanimously by voice vote.

Respectfully submitted,

Community Development Staff
(Transcribed from mp3 recording)



**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.

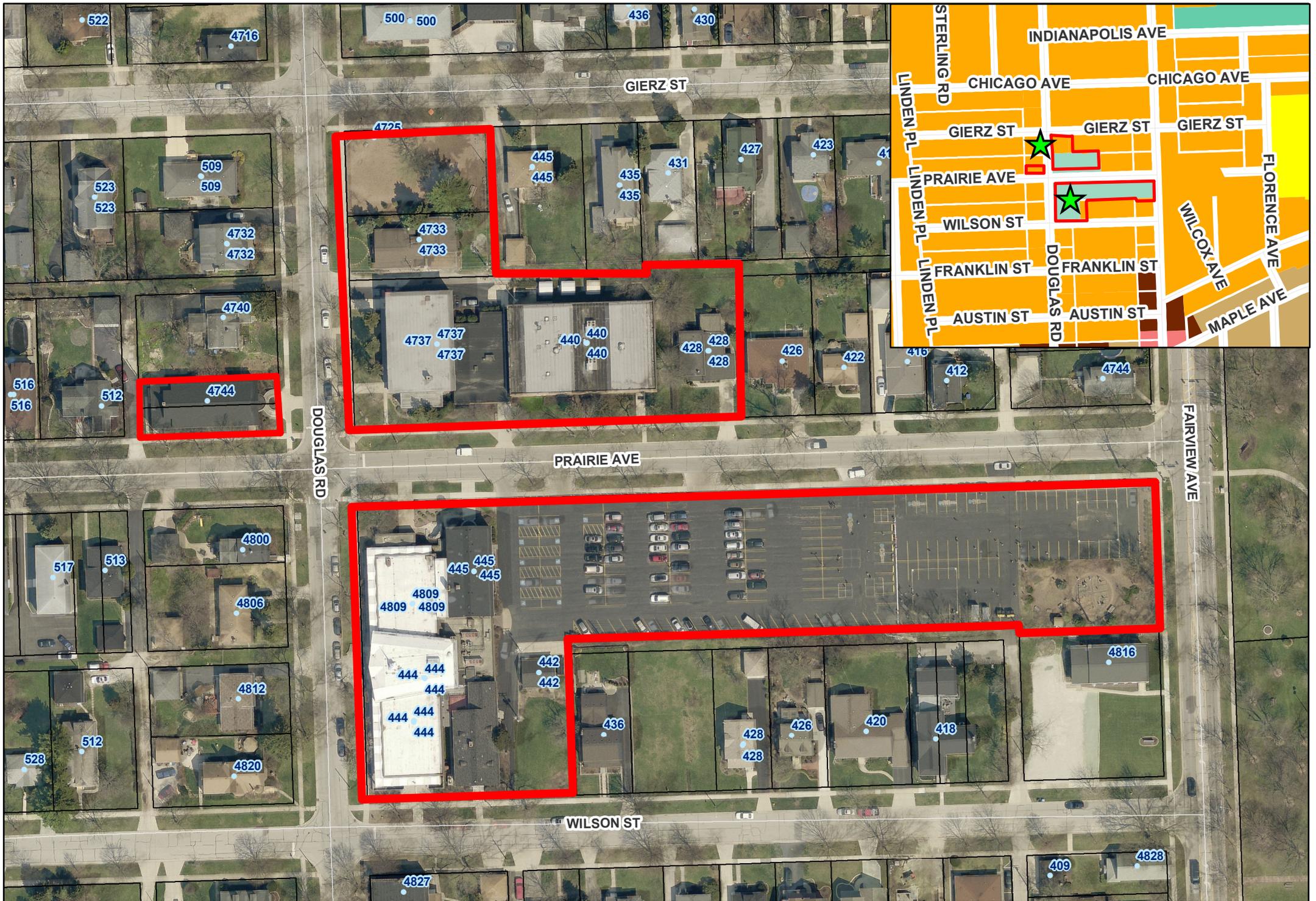
Staff Report Approved By:



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



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 





**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.*

- (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.*



Review and Approval Criteria
PLANNED UNIT DEVELOPMENT

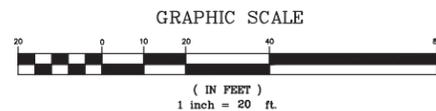
Plan Commission Number & Title: _____

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.*
- 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.*



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

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

PLAT OF SURVEY

BY
GENTILE AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

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.

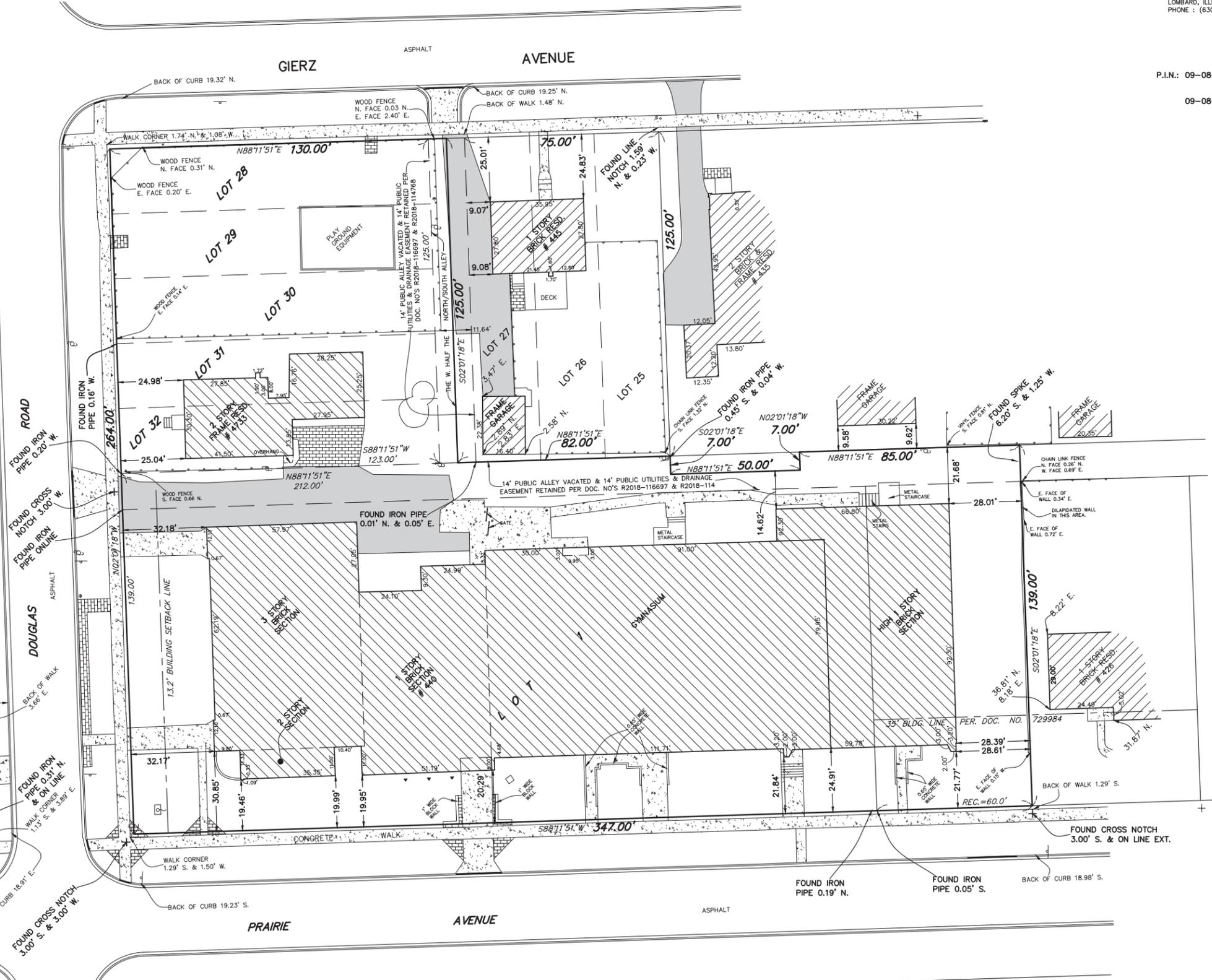
ALSO
LOTS 9 AND 10 IN BLOCK 3 IN GOSTYN SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 8, 1889 AS DOCUMENT NUMBER 41158, IN DUPAGE COUNTY, ILLINOIS.

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.



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.

MARCH 4 A.D. 2020

BY: *Joseph F. Gentile*
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2925
 MY LICENSE EXPIRES NOVEMBER 30, 2020
 ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.002870

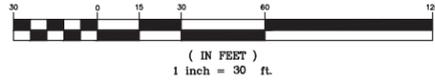
PLAT OF SURVEY

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



LEGAL DESCRIPTION:

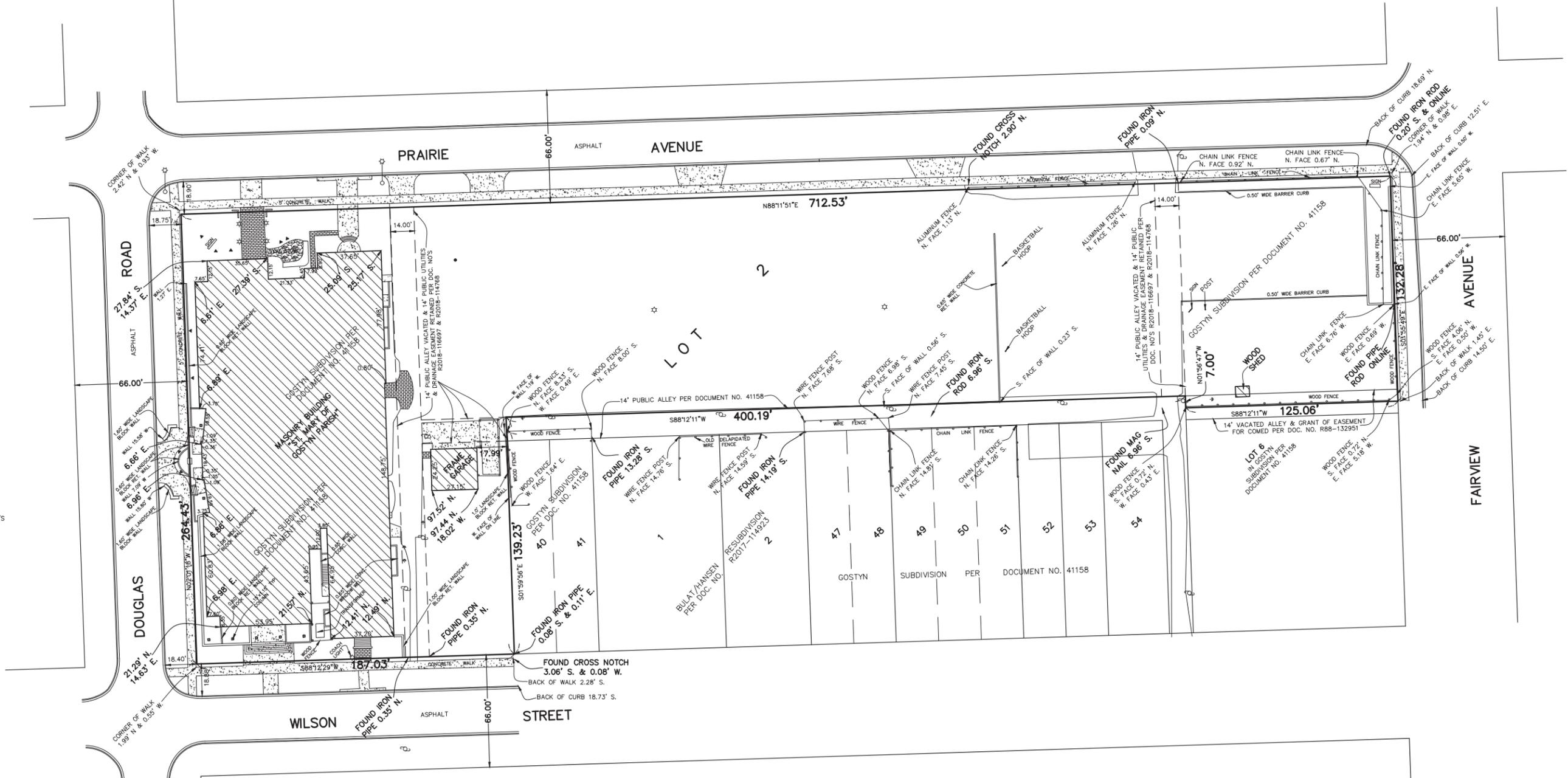
LOT 2 IN ST. MARY OF GOSTYN PARISH PLAT OF CONSOLIDATION BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER R2019-027575, IN DUPAGE COUNTY, ILLINOIS.

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.

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.
 MARCH 4, A.D. 2020
 BY : *Joseph F. Gentile*
 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

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

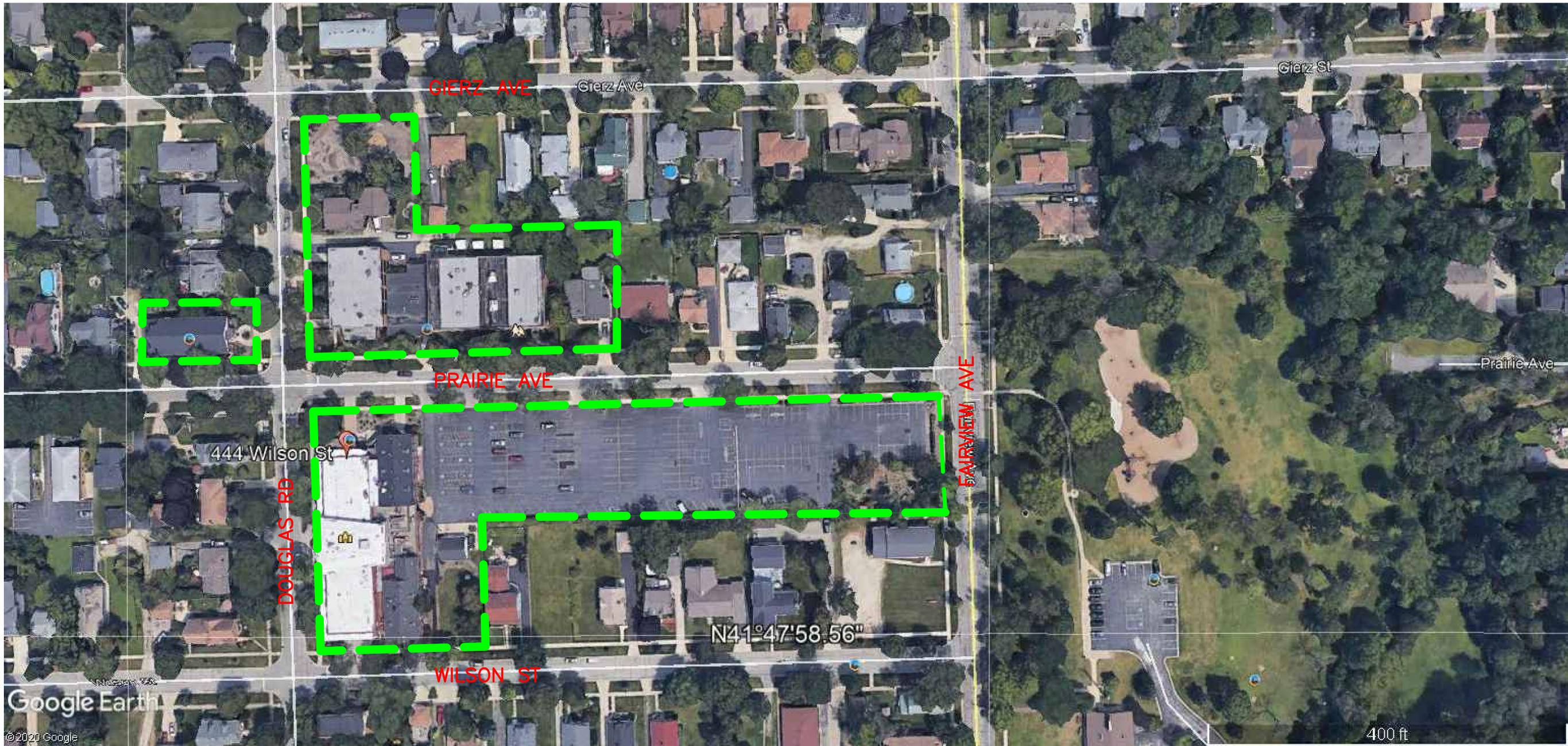
CLIENT:
ST MARY OF GOSTYN DOWNERS GROVE
PROJECT DESCRIPTION:
MASTER PLAN

CONTACT:
TERRI O'DEKIRK
SHEET DESCRIPTION:
INDEX

ILLUSTRATION BY:
MATTHEW J. MEIERS
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

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





--- ST MARY OF GOSTYN CAMPUS

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

CLIENT: ST MARY OF GOSTYN DOWNERS GROVE	CONTACT: TERRI O'DEKIRK	LIFT ILLUSTRATION BY: MATTHEW J. MEIERS	CONTACT: 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	

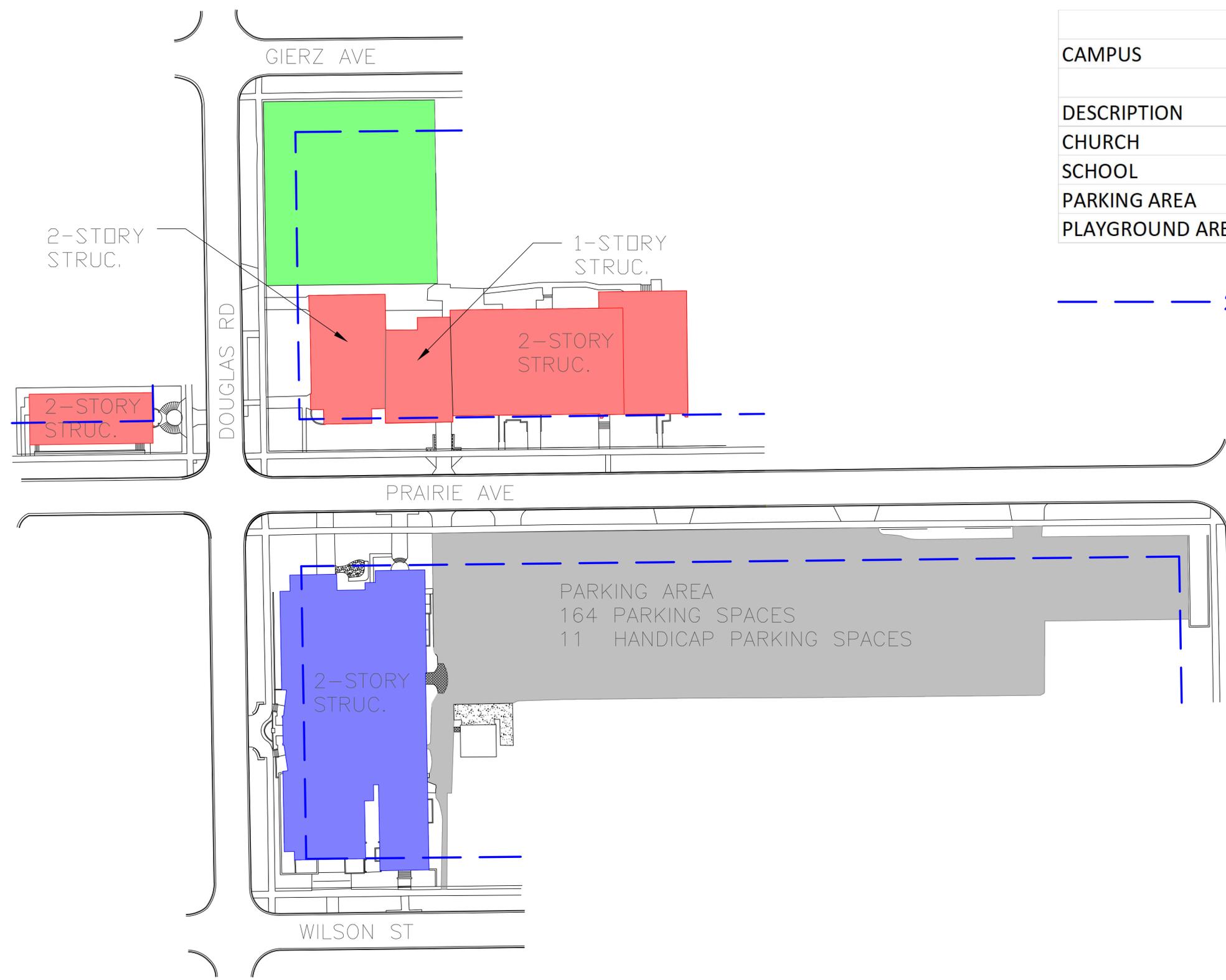
REV	DATE	DESCRIPTION
000	3/18/2020	ISSUED FOR REVIEW
001		
002		
003		
004		
005		
006		



1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

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

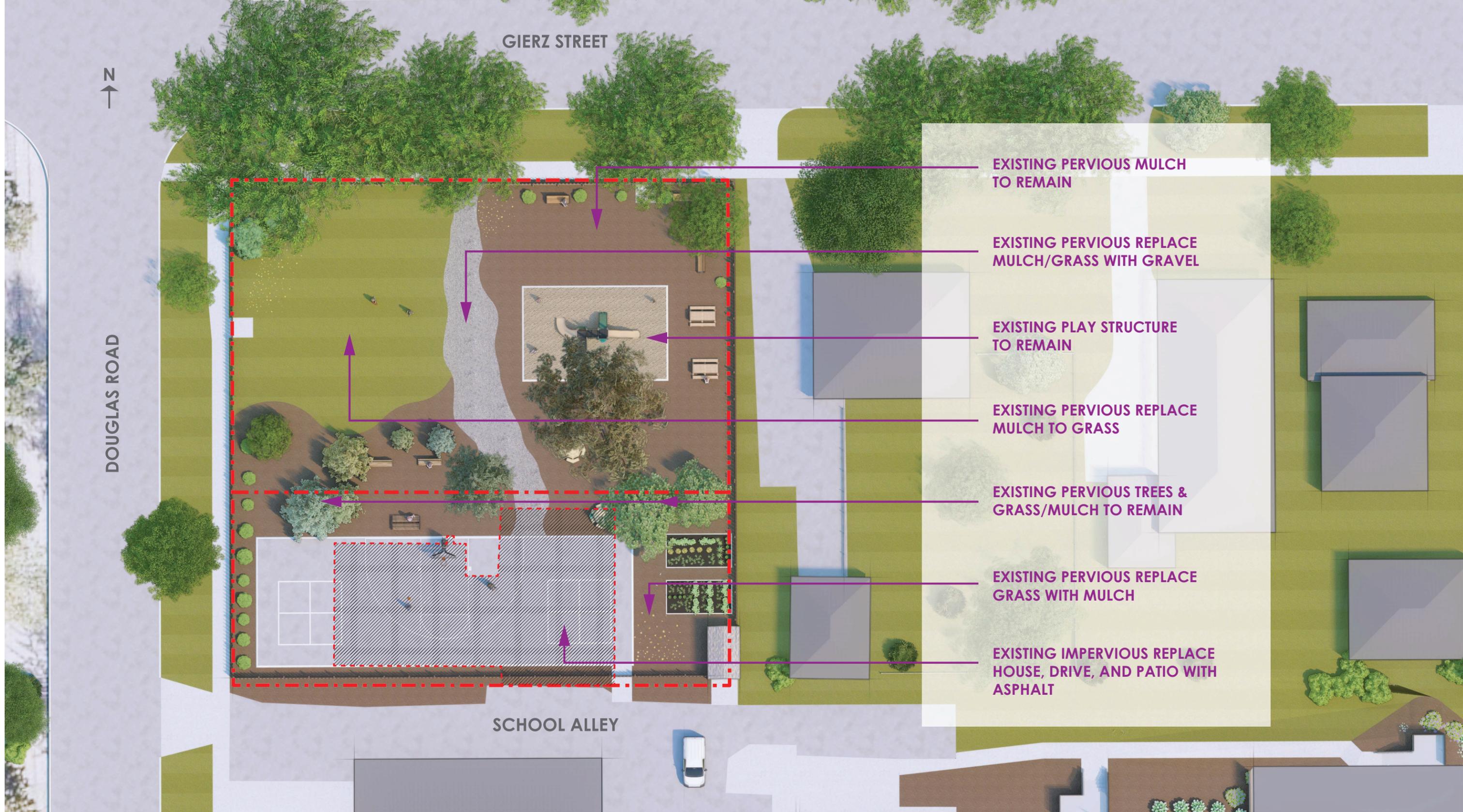
THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION AND SHOULD BE USED FOR INFORMATIONAL PURPOSES ONLY.

CLIENT: ST MARY OF GOSTYN DOWNERS GROVE	CONTACT: TERRI O'DEKIRK	LIFT ILLUSTRATION BY: MATTHEW J. MEIERS	CONTACT: 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		



1 2 3 4 5 6 7 8 9 10 11 12 13 14 15



GIERZ STREET



DOUGLAS ROAD

EXISTING PVIOUS MULCH TO REMAIN

EXISTING PVIOUS REPLACE MULCH/GRASS WITH GRAVEL

EXISTING PLAY STRUCTURE TO REMAIN

EXISTING PVIOUS REPLACE MULCH TO GRASS

EXISTING PVIOUS TREES & GRASS/MULCH TO REMAIN

EXISTING PVIOUS REPLACE GRASS WITH MULCH

EXISTING IMPVIOUS REPLACE HOUSE, DRIVE, AND PATIO WITH ASPHALT

SCHOOL ALLEY

SITE PLAN

ST. MARY OF GOSTYN PARISH PROPOSED PLAY AREA EXPANSION

ST. MARY OF GOSTYN PARISH
APRIL 30, 2020





VIEW FROM GIERZ STREET

ST. MARY OF GOSTYN PARISH PROPOSED PLAY AREA EXPANSION

ST. MARY OF GOSTYN PARISH
APRIL 30, 2020



DLA
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





VIEW FROM GIERZ & DOUGLAS INTERSECTION

ST. MARY OF GOSTYN PARISH PROPOSED PLAY AREA EXPANSION

ST. MARY OF GOSTYN PARISH
APRIL 30, 2020





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
Parish Manager



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

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 Institutional 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



Stay connected with us...



[Quoted text hidden]



Terri ODeKirk <todekirk@stmarygostyn.org>

Zoom link for May 19 town hall

3 messages

Kristen O'Neill:

Wed, May 13, 2020 at 8:22 AM

To: todekirk@stmarygostyn.org

Cc:

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>

Wed, May 13, 2020 at 9:06 AM

To: 1
Cc: 3

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



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 12:57 PM
To: Prescott, Michael J COL USARMY USAR MEDCOM (USA)
Subject: [Non-DoD Source] SMG

2 attachments



IMG_1599.jpg
104K

 **ATT00001.txt**
1K