VILLAGE OF DOWNERS GROVE
PLAN COMMISSION

VILLAGE HALL COUNCIL CHAMBERS
801 BURLINGTON AVENUE

May 1, 2017
7:00 p.m.

AGENDA

1. **Call to Order**

    a. **Pledge of Allegiance**

2. **Roll Call**

3. **Approval of Minutes** – April 3, 2017

4. **Public Hearings**

    a. **[Continued from 2-27-17 and 4-3-17] 16-PLC-0054:** A petition seeking approval of a Planned Unit Development, Zoning Map Amendment, and a Right-of-Way Vacation. The property is zoned M-2, Restricted Manufacturing and O-R-M, Office Research and Manufacturing. The property is located at Brook Drive between Centre Circle and Downers Drive, commonly known as 1500, 1509, 1515, 1516, 1525, and 1528 Brook Drive, and 1429, 1503, 1505 and 1515 Centre Circle, Downers Grove, IL (PINS 06-30-402-003, -004, -009, -020, and 06-30-403-016, -017, -022). Flavorchem Corporation, Petitioner and Owner.

    b. **17-PLC-0010:** A petition seeking approval of a Zoning Map Amendment to rezone the property to INP-1, Neighborhood-Scale Institutional and Public District, and a Special Use with variations to expand an existing parking lot. The property is zoned R-6, Residential Apartment/Condo and R-4, Residential Detached House 4. The property is located along both the east and west side of Main Street, north of Franklin Street, commonly known 4801 and 4832 Main Street, and 4824 and 4832 Highland Avenue (PINs 09-08-109-018 and 09-08-110-017). Diocese of Joliet, Petitioner; Roman Catholic Diocese of Joliet Trust, Owner.

5. **Adjournment**

<u>THIS TENTATIVE REGULAR AGENDA MAY BE SUBJECT TO CHANGE</u>

VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING
PUBLIC HEARING

APRIL 3, 2017, 7:00 P.M.

Chairman Rickard called the April 3, 2017 meeting of the Downers Grove Plan Commission to order at 7:00 p.m. and led the Plan Commissioners and public in the recital of the Pledge of Allegiance.

ROLL CALL:

PRESENT: Chairman Rickard, Mr. Boyle, Ms. Gassen, Ms. Hogstrom, Ms. Johnson, Mr. Kulovany, Mr. Maurer, Mr. Quirk

ABSENT: Ms. Rollins, Ex-Officios Davenport, Livorsi, Menninga

STAFF: Community Development Director Stan Popovich; Village Senior Planner Rebecca Leitschuh and Village Planner Swati Pandey

VISITORS: Marvin and Dawn Schaar, 909 Rob Roy Place, Downers Grove; Sargent McQuillan, 827 72nd St., Downers Grove; Doris Maag, 823 72nd St., Downers Grove; Jerry and Adriane Holman, 834 72nd St. Downers Grove; John Hanson, 833 Old Orchard Ave., Downers Grove; Emil and Susan Lesniak, 912 Applegate Ave., Downers Grove; Eugene Poulin, 907 Applegate Ave., Downers Grove; Richard Weglarz, 1036 73rd St. Downers Grove; Sharif Takikhi; 348 Brentwood, Downers Grove; Thomas Klouda, 1516 Centre Circle; Downers Grove; Beth and Jim Schloss, 814 Old Orchard, Downers Grove; Mary Ellyn Mercy, 7209 Webster, Downers Grove; Cindy Tory, 7217 Webster, Downers Grove; Elanta Schmengda, 7220 Orchard Place, Downers Grove; Toby Marx, 1019 Claremont Ave., Downers Grove; Doris Chelman, 7216 Orchard Pl., Downers Grove; Barbara Goldenstein, 7221 Webster, Downers Grove; Scott Richards, 1130 Warren Ave., Downers Grove Ken Lerner (Architectural Design Review Board), 4933 Whiffen Pl., Downers Grove; Mike Davenport, 6636 Blackstone Dr., Downer Grove

Chairman Rickard reviewed the protocol for tonight's meeting.

APPROVAL OF MINUTES

FEBRUARY 27, 2017

MOTION BY MR. KULOVANY, SECONDED BY MS. GASSEN TO APPROVE THE MINUTES. MOTION CARRIED BY VOICE VOTE OF 8-0.

MARCH 6, 2017 MINUTES

The chairman stated his name was spelled incorrectly on page 25, near bottom, of the March 6, 2017 minutes. **MOTION BY MS. GASSEN, SECONDED BY MS. JOHNSON, TO APPROVE THE MINUTES AS CORRECTED. MOTION CARRIED BY VOICE VOTE OF 7-0-1 (MS. HOGSTROM ABSTAINS.)**

Chairman Rickard explained the protocol for the public hearings and swore in those individuals that would be speaking on the following two (2) public hearings:

PUBLIC HEARINGS

FILE 16-PLC-0054: *(hearing continued from the February 27, 2017 meeting)* A petition seeking approval of a Planned Unit Development, Zoning Map Amendment, and a Right-of-Way Vacation. The property is zoned M-2, Restricted Manufacturing and O-R-M, Office Research and Manufacturing. The property is located at Brook Drive between Centre Circle and Downers Drive, commonly known as 1500, 1509, 1515, 1516, 1525, and 1528 Brook Drive, and 1429, 1503, 1505 and 1515 Centre Circle, Downers Grove, IL (PINS 06-30-402-003, -004, -009, -020, and 06-30-403-016, -017, -022). Flavorchem Corporation, Petitioner and Owner.

Chairman Rickard referenced staff's memorandum asking the commission to continue the public hearing to the May 1, 2017 Plan Commission meeting.

WITH RESPECT TO FILE 16-PLC-0054, MS. GASSEN MADE A MOTION THAT THE PLAN COMMISSION CONTINUE THE PUBLIC HEARING TO A DATE CERTAIN, THAT DATE BEING MAY 1, 2017, PER THE PETITIONER'S REQUEST.

SECONDED BY MR. KULOVANY. ROLL CALL:

AYE: MR. BOYLE, MS. GASSEN, MS. HOGSTROM, MS. JOHNSON, MR. KULOVANY, MR. MAURER, MR. QUIRK, CHAIRPERSON RICKARD

NAY: NONE

MOTION PASSED. VOTE: 8-0

FILE 17-PLC-0005: A petition seeking approval of a Special Use to allow an animal boarding facility. The property is zoned B-2, General Retail Business District. The property is located south of Lemont Road, 220 feet southwest of the intersection of Lemont Road and Main Street, commonly known as 7221 Lemont Road, Downers Grove, IL (PIN 09-29-110-007).
Pete & Mac's Pet Resort, Petitioner; Kimco Realty, Owner.

Village Planner, Swati Pandey, reviewed her staff report regarding the special use for an animal boarding facility and located the site on the overhead map and referenced the plat of survey with surrounding zoning. The site map was referenced.

Proposed is a daycare/animal boarding/grooming and training facility in the existing 12,000 sq. foot former Walgreens building. The business is proposed to be open 7 days per week, 8:00 AM to 5:00 PM with 24 hour staffing and a maximum occupancy of 35 pets. No changes will occur to the building's façade or parking lot. An outdoor pet play area is proposed on the west side of the building. Specialized turf and noise baffles will address noise. A new trash enclosure is proposed that meets compliance. The proposed use meets the parking requirements, per the zoning ordinance. A new entry doorway is planned for the north façade and a floor plan depicts occupancy for 88 units for pet occupancy. A review of the building's interior followed by staff. Elevations of the building also followed, noting no significant changes.

Reference to the village's zoning map and land use map were noted, with Ms. Pandey explaining that the property is zoned B2 General Retail Business and is identified as Corridor Commercial in the village's Future Land Use Map and no major land use changes were being proposed in the near future. It was pointed out was that one of the goals for the property was to attract a mix of uses that provide services to local residents and the region, as cited in the Comprehensive Plan and its draft update. The standards for approval for Special Use Criteria Section 28.12.050H have been met. Staff recommended a positive recommendation to the Village Council subject to staff's conditions.

The chairman invited commissioner questions.

Ms. Gassen asked for clarification of an animal boarding facility within the zoning ordinance, as it relates to daytime boarding versus overnight boarding. Ms. Pandey stated the zoning ordinance distinguishes between grooming (a permitted use) and does not distinguish specifically daycare, but discusses overnight boarding.

Asked how long the building space was vacant, Ms. Leitschuh stated a couple of years. Asked what the noise decibel level rating is at the lot line, Ms. Pandey stated for daytime at the residential property, maximum allowable decibel level was 65 and for night time it was 50 decibels. If the noise ordinance was violated, could the applicant lose its special use permit, wherein Ms. Pandey indicated they could, as with anything applied as part of the special use application.

Regarding the outdoor covered area and runoff from the soiled turf, Chairman Rickard inquired of staff where it was collected, i.e., the storm sewer? Ms. Pandey deferred to the applicant but surmised it was part of property maintenance. Ms. Leitschuh indicted that such disposal would have to meet approval from the sanitary district.

Mr. Quirk inquired about the location of the sound baffles which staff addressed.

Petitioner, Ms. Gay Barwald, President and Chief Operating Officer for Pete & Mac's Pet Resort reviewed some statistics of the growing industry as well as the story behind Pete n Mac's and its five current locations. Her business was not a franchise. Ms. Barwald described how her managers move up through the business and the training they receive. Tours of the facility are always open and client hours are from 6:30 AM to 7:00 PM, Monday thru Friday; Saturdays 8:00 AM to 5:00 PM and Sunday 8:00 AM to 6:00 PM. Further details of her business were shared.

Services available included overnight (short & long-term) lodging, daycare, theme parties, Paws & Crafts Days, full service groom and spa, and obedience training – a full service pet resort.
Ms. Barwald described the levels of staff training, surveillance of the facility, emergency evacuation

plans, and a van on-site for transport. The outside play area included six-foot walls with a turf system and will be used as an emergency evacuation area. Details of the interior followed. There will be a flush system installed within the building which will tie the daycare flush into the building so that it is flushing into city sewers. Hospital grade/EPA registered cleaning products will be used and an air ventilation system will turn the air in the building four to six times per hour.

Photographs of the "suites" were shown on the overhead. An explanation followed on how the turf would be cleaned, how the noise baffles were constructed, and end of day slow downs.
Ms. Barwald stated she has done noise studies noting traffic noise from a quarter mile was 70 decibels; outdoor pet noise was 62 decibels. Photographs followed. Grooming and spa services were explained.

Ms. Hogstrom asked how many dogs were typical to be outside, wherein Ms. Barwald indicated it depended upon the day, knowing that it gets busier toward the end of the week. Maximum number allowed outside was 35 pets from 8:00 AM to 3:00 PM.

Ms. Barwald explained that the automatic flush system (trench drain) will be added and tied into the building with waste in order to flush it out of the daycare area and into the sanitary sewer.
Ms. Leitschuh proceeded to correct her previous answer and explained that if the applicant has a system that is going to be tied into the sewer system, the village's stormwater engineer will be reviewing it prior to permit.

Asked whether the other facilities were all located in shopping centers, Ms. Barwald explained her building was in "the heart" of retail in Avondale, Arizona and residential in Gilbert, Arizona. Asked if noise complaints were ever issues, Ms. Barwald indicated in the negative.

Mr. Maurer shared some decibel data he "Googled" from Purdue University and asked the applicant if she could provide some data (or anecdotal) from the manufacturer of the sound baffles.
Ms. Barwald said she could provide it but did not have it handy, stating she has used the baffles before and have hung them inside the boarding area. Her staff is trained to control the barking.

Asked how many of the 88 rooms are occupied for daycare, Ms. Barwald stated 35 are occupied. Asked what percent was used for long-term boarding, short-term, etc., Ms. Barwald explained that boarding was seasonal. During Christmas, 80% of the rooms will be for long-term boarding\.

Asked who would enforce noise issues, Ms. Leitschuh explained that it would be a neighbor complaint with the police to respond. Further details followed on how the special use would be removed if it became a consistent offense. Neighbors were the enforcement.

Mr. Maurer, referring to the baffles product included in the applicant's packet, pointed out the product was used for interior spaces and that the applicant was using the product for outside, wherein Ms. Barwald indicated she has used them at their Arizona facility because they sit within the overhang of the roof and fence line.

Per a question, Ms. Barwald confirmed the exterior roof was a solid material.

Per Mr. Boyle's question about daily vehicle trips, Ms. Barwald confirmed that the parking was on the north side of the building in order to drop off the dogs and contain them in that area.

Chairman Rickard invited public comment.

Ms. Marvin Scharr, 909 Rob Roy Place, Downers Grove, read his notes opposing the petition because the petition created an outdoor play area enclosed by a fence and was located east of the building. He shared his concern for noise, its negative effect on the residents, home values, and the large number of dogs allowed. He shared that once the commissioners make their decision it will permanently shift the neighborhood from being quiet to one of noise and the homeowners will have the burden to ask for compliance. Having walked his neighborhood, he stated many homes will be adversely affected by the noise coming from the outdoor play area, specifically those 27 homes located directly across the outdoor play area. He asked the commissioners to change places with those homeowners.

As for the criteria to approve the special use, Mr. Scharr discussed the third criteria and explained that the commission not only looks to the welfare of the shopping center tenant but to all of its citizens. He and his wife believed the petition, as drafted, was "significantly detrimental" to their welfare and they were permitted to enjoy their outdoor space during daylight hours, especially during the weekends without barking dogs. In support of the second criteria of the special use, Mr. Scharr, stated the criteria discusses providing a community need for quality care for dogs in the area. He stated the company could provide the same service to the community by providing an indoor play area versus an outdoor. He cited, as an example, the Pet Smart located at 75th and Lyman which had four indoor play areas. Given the cold weather here, he stated an indoor play would be a positive.

He respectfully opposed the petition, but stated that if the facility were to have an indoor play area, as a condition, he and his wife would not oppose the petition.

Ms. Judy Marks, a resident on Claremont Drive, Downers Grove, near Pinewood Drive, shared a story about a dog that was barking in her neighborhood and how the sound carried throughout the area with her thinking the dog was in her backyard, which it was not. She voiced concern about noise in her quiet neighborhood, additional traffic to the site, it being a strange location for a dog grooming/daycare facility and sewer/drainage backup. She opposed the facility.

Ms. Mary Ellen Mercy, 7209 Webster, lives behind the proposed facility, stated she has two dogs, one of which is louder than the other. She appreciated her neighbors' patience. However, she stated if an animal runs across her yard or if the dog behind her home starts barking, her dog will "wake up the whole neighborhood." She also could not imagine how 88 boarded dogs could not go out to eliminate after 8:00 PM. She noted other dog spas existed around the village that were in non-residential areas, except for Cedar Lanes, which was in a residential area and the dogs could be heard barking. Lastly, she stated her neighborhood was at the end of Downers Grove and asked that the commissioners respect the established neighborhood. She did not want the residents to lose their property value, be upset with barking dogs, nor having to call the police.

Mr. Jerry Hollman, 834 72nd Street, Downers Grove reiterated their neighborhood was wonderful and the residents wanted to maintain the quality of the neighborhood. He pointed out a number of dog owners were negligent in handling their dogs when they transport them to different places. He suggested the commissioners visit the Pet Smart store in Darien and view the parking lot. The store offers boarding, dog care and vet care. He did not believe such businesses should be located in strip

malls due to health issues, especially near a grocery store. He believed they should be located in a stand-alone building for those reasons.

Mr. Jeff McGill, 1040 Pinewood, lives about two doors shy of the north entranceway and mentioned he ran into the petitioner and the architect today. He stated that at today's meeting there were some concerns raised that he was not aware of, such as the hours of operation and the number of dogs allowed. He now shared concerns that from 6:30 AM to 8:00 AM it would be noisy across the street from him. He supported the idea of an indoor play area but it did not solve the entry problem. While he believed it was a wonderful business, there was something that needed to be said about vacancies in strip values, which also affected property values. He did not support the petition.

Mr. James Schloss, 814 Old Orchard Avenue, confirmed with staff that there was no veterinary service on site. He asked the commissioners to describe how the village planned to make revenue from the business, wherein the chairman relayed that was not part of the commission's purview. Mr. Schloss stated that if the business generated low revenue then the petition should be denied. He further explained that the area businesses were retail and there appeared to be a challenge with the strip mall west, on Lemont Road, and would continue to be a challenge. He also asked the commission whether the businesses in the same mall were aware of the petition. The chairman stated businesses within 250 feet are notified and staff pointed out that two signs were advertising the public hearing. Mr. Schloss asked the commissioners to oppose the petition as it was inconsistent with the other businesses and it was an agricultural business. If the petition were to move forward he asked that the outdoor play area be fully enclosed to ease residents' concerns.

Mr. Richard Weglars, 1036 73rd Street, said he is a disabled Vietnam veteran with PTSD and any unexpected or loud noises lands him in the hospital and back to Hines Veterans Hospital. He expressed concern about the ventilation of the proposed facility going into the Shop & Save grocery store next-door and did not want that store to move out because they were harmed by a business that should not be next-door to them. He has been a realtor in town for 41 years and stated the proposed business would negatively affect property values in the area.

Mr. Eugene Poulin, 907 Applegate Avenue, Downers Grove, lived in the village for 86 years and had many dogs over the years -- indoor and outdoor for security -- and also had a poultry and livestock feed business on Ogden Avenue opposite the Omega restaurant. He shared the same concerns raised by the residents, concern about the safety of the animals, the residents, and their comfort. He pointed out that there was no mention of a sprinkler system being retrofitted for the building and there was only one proper exit at the north end of the building, should an emergency evacuation occur.

Ms. Cindy Tory, 7217 Webster St., Downers Grove, discussed the location of her home in relation to the outdoor play area and stated there were several homes on Webster where there was nothing blocking the homes from the proposed outdoor play area. She opposed the facility due to the noise and because she works from her home and it would be a challenge. Her husband, who was a veterinarian, but not in attendance, opposed the facility. She shared the same concerns as stated tonight, voiced concern about negative property values, and potentially losing the Shop & Save grocery store. The facility would also negatively affect the nearby women's shelter.

Ms. Elanta Schmengda (phonetic spelling), 7220 Orchard Place, moved to her home three years ago and if she knew there was a nearby dog facility she would not have purchased her home. She

moved to Downers Grove from Chicago to have peace and quiet. She voiced concern that many truck deliveries take place at the Shop & Save and the dogs will hear those deliveries and be making more noise. She voiced concern about smell, traffic, the costs associated with a "resort" facility and the people who will use such service, and property values. She opposed the facility.

Mr. John DeWolf, 10600 W. Higgins, Rosemont, IL on behalf of Kimco Realty, and owner of the shopping center, explained that he was the one who negotiated the lease with Shop & Save. He has spoken with the grocery store owner about the proposal to ensure that the owner was "on board" and had no major concerns. Some of the concerns were already resolved by relocating the entrance to the north of the proposed facility and speaking to references of Pete & Mac's. Furthermore, Mr. DeWolf added that he has been involved with real estate for 20 years and with Kimco Realty for 10 years, focusing mainly on grocery-anchored shopping centers. He said he is seeing more grocery-anchored shopping centers going to the service side versus retail. He supported the proposed facility.

Ms. Susan and Emil Lesniak, 912 Applegate, were strongly opposed to the proposal because currently Applegate was "really quiet" and would not be quiet anymore with the proposed facility. The location did not make sense. Her concerns included noise, health issues, rodents, smell, quality of life, the burden being on the residents to call the police, traffic, allergies, food storage, property values, and security should a dog get off its leash.

Mr. Lesniak, 912 Applegate, inquired as to how much waste does 88 dogs generate daily and how would it be disposed – inside or outside? He also voiced concern about the smell from that waste, property values, and additional traffic.

Mr. Jeff McGill, 1040 Pinewood, returned and stated that 65 decibels was meaningless in the absence of any other sound. By itself, however, 65 decibels was significant. He also stated he did speak to the grocery store manager last week who was concerned about the proposal.

Ms. Barbara Goldenstein, 7221 Webster, agreed with her neighbors' statements and added that the neighborhood has a lot of dogs and when one barks it sets off the rest of them. Regarding health and drainage, she emphasized that Applegate Street is constantly flooded, along with Webster, and she believed it was an unhealthy plan.

Ms. Doris Chalman, 7216 Orchard Place, agreed with the comments being stated and she and her husband opposed the proposal. Her first thought was the noise issues and the other being the facility being located next to a grocery store. She believed it should be a stand alone business.

Mr. Jerry Hollman, 834 72nd Street, returned and, again, stated his concern about dog waste in the parking lots. He corrected an earlier statement regarding flooding on Applegate, noting it was not flooding but was designed storm water overflow and anything on the ground that gets into the stormwater system was a health risk.

Mr. Emil Lesniak, 912 Applegate Ave., pointed out that in the applicant's presentation there was mention that an owner could pick up a dog anytime. He asked what exactly did that mean?

Hearing no further public comment, the chairman invited the petitioner to respond.

Mr. Bill Stazinski, 221 Eighth Street, Downers Grove, architect, stated he did visit the Avondale, Arizona facility which was located in a shopping center and adjacent to residential uses, stating it worked well. He understood a lot of fears were expressed tonight but it was not what would be perceived, commenting he was before the commission for the Doggie Depot application about 6 months ago, which was an established business with an outdoor play area that was much closer to residential than the proposal. He stated Doggie Depot was relocating further down the street and there was no public concern regarding their facility. Mr. Stazinski also stated that if he had known there was this much public attendance for the proposed facility he would have held a neighborhood meeting prior.

Regarding the comment that the proposed facility was not right for its location, Mr. Stazinski reported that The Dog Spot was located on Ogden Avenue with their outdoor area adjacent to a residential property 22 feet away, which he thought was too close, and he did not know if there were issues with that location. Doggie Depot was 147 feet to the closest property line and 258 feet to the rear of the closest home. Regarding the proposed facility, Mr. Stazinski stated looking at the property on Main Street it was 386 feet to the property line and 421 feet to the home. On Pinewood Place to the north it was 433 feet to the property line and 445 feet to the townhome. He stated the distances were greater for the proposed facility and the other dog facilities did not have sound baffling like Pete & Mac's, which also included a roof to contain the sound

Mr. Stazinski shared that he personally used Doggie Depot for his dog and he did not see the perceived chaos or barking that was mentioned when he dropped off his dog. While he understood there were concerns by the residents, he wanted the Plan Commission to understand that he was not aware of any constant phone calls regarding the facilities being nuisance properties. As to the sanitary concern, he stated trench drains will be throughout the facility with automatic flushes which will drain into the sanitary sewer. The outside area will drain to a central drain and flow into the sanitary sewer. He reiterated he will be working with the sanitary district and building department to meet sanitary conditions.

Applicant, Ms. Barwald returned and discussed that negligent pet owners do exist and people do police her facilities' parking lots, but her business is on top of it so complaints are not received. Further elaboration followed. As for picking up dogs 24/7, her lobby closes at 7:00 PM and will not open until the next morning. Any waste from the evening will be picked up and placed in the dumpster, which is picked up every two days by a contracted waste management company. She emphasized that she wanted to be that "good neighbor." The play area, as being proposed, was basically almost an entirely enclosed area. The roof would be solid with the baffles to fill in the empty spaces to mitigate the noise back to the building.

Ms. Barwald reiterated that she wanted to ensure the grocery store was fine with the proposed facility. Upon visiting the store, she explained the wall that backs up to the proposed facility has 24 inches of solid wall before it touches the proposed facility's wall. Mr. Barwald confirmed the facility has a sprinkler system and a door existed to the outdoor yard from the building so the dogs would never leave the building to get out to the outdoor yard. She asked that the commissioners consider her discussion, stating she is a reputable business that cares about its neighbors.

Asked how necessary was the outdoor play area, Ms. Barwald explained the indoor play area was for the small and older dogs while the larger dogs ran outside. It was for the health of the animals.

She asked that the commissioners take into consideration everything she was willing to do to be that good neighbor and be a part of the village.

Mr. Bill Stazinski, project architect, returned providing last comments on the sanitary concern, pointing out that the health department is at the grocery store and full separation exists between the two facilities. The dogs arrived on the north side and did not share the same sidewalk as those patrons going to the grocery store. Lastly Mr. Stazinski stated there were separation requirements for fresh air/exhaust off the property lines.

Mr. Maurer asked for Mr. Stazinski to describe in more detail, the outdoor enclosure, wherein Mr. Stazinski stated the solid roof will be translucent (fiberglass material) to allow light in and to provide shelter from rain. Six feet of fence will exist and the space between the fence and roof will have offsetting baffles.

A resident indicated he wanted to discuss the ventilation issue, wherein the chairman explained that unless it was something new, such questions about ventilation and sprinklers would be reviewed during the building permit process and that the public would have other opportunities to voice their concerns, since the Plan Commission was a recommending body. The chairman and a couple of the commissioners explained to the inquiring public, the commission's purview, the next steps in the review process, and the available opportunities to voice their concerns on this matter.

Chairman Rickard closed the public hearing and invited commissioners to speak.

Per Mr. Quirk's question as to the last three special uses issued within the past five years for animal boarding facilities and how many complaints were logged against them, Ms. Leitschuh explained she had not received any code compliance issues for Cedar Lane , Doggie Depot or The Dog Spots. Even prior to Doggie Depot's relocation, she could not recall of complaints received which was across from residential. Mr. Quirk shared his own comments about violation reporting.

Responding to Ms. Johnson's questions, Ms. Leitschuh proceeded to explain how the police will refer violations of the zoning ordinance to the Code Enforcement department. There, issues will be addressed by the village code enforcement officers. Details followed.

Responding to Mr. Kulovany's question, Community Development Director Stan Popovich explained how decibel readings will take place if the village is called for one. He also explained how such violations are followed up with the last step being the revocation of the special use.

Mr. Boyle questioned the noise reduction ability of the PVC fencing and whether improvements or other options could be considered for the 80 lineal feet of PVC fencing if the noise was not reduced as well as consideration for a policy to address idling of guest vehicles.

Mr. Kulovany, referred to the meeting that took place regarding the dog facility on 63rd Street and that comments were made for it to relocate to 71st Street or to the empty Walgreen's building. He reminded the public the commission had no power to tell a private owner or tenant that they have to move to a different location but instead the commission's purview was to consider whether the applicant met the code and met the special use requirements.

Ms. Hogstrom, adding to her last comment, stated that much noise could be mitigated by landscaping the vacant lot that was for sale. In addition, a new building in the vacant lot would also mitigate noise between the proposed facility and the homeowners' homes.

Mr. Quirk shared his thoughts on how he felt the standards for approval were being met, as it relates to Standard Nos. 1 and 2. As for Standard No. 3, he asked for the commissioners to provide input.

Chairman Richard supported Standards Nos. 1 and 2. As for Standard 3, he indicated that 15 people spoke who felt the proposed use was detrimental based on noise and other concerns. He also shared the fact that if there was a violation, the special use could be revoked.

Mr. Quirk believed Standard No. 3 was being met, the sound level was measurable, and a significant amount of people used such facilities and there was a need for such facilities. In passing Doggie Depot, he stated he has never heard dogs barking or seen dogs loose near the facility on Ogden Avenue. And if the standard was not met, he believed items were easy to document and there were ways to take corrective actions. He believed if noise issues existed the applicant would work to mitigate them.

Mr. Kulovany referenced the information in the petitioner's packet and suggested the public read it, but he also believed the petitioner was "earnest" in trying to address the issues raised by the residents. Regarding traffic concerns, he believed Walgreens had to have more than 88 customers. He believed Standard Nos. 1 and 2 were met. As for Standard No. 3, he believed the petitioner was putting up a significant amount of money to risk losing its special use and believed that if residents were not happy they would call in to report issues. He believed the petitioner met the standard.

Regarding Standard No. 3 and the lowering of property values, Ms. Hogstrom added that brick and mortar buildings were, unfortunately, struggling to get tenants and there was such a demand for doggie daycare that she believed it was a better use than having a vacant building for so long.

Chairman Rickard referenced the six letters that were included in the packet, noting all six were opposed to the facility. [Ms. Leitschuh noted they were received after the packet was put together.] The chairman referenced staff's recommendation and its three conditions. Ms. Hogstrom recommended adding a 4th condition subject to monitoring the noise level. Dialog followed that such recommendation was addressed under the zoning ordinance and also addressed by staff.

Ms. Gassen agreed with the above comments and believed most of the concerns were addressed. If there were noise issues she encouraged the residents to take action.

The chairman entertained a motion.

WITH RESPECT TO FILE 17-PLC-0005, MS. GASSEN MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL FOR THE SPECIAL USE REQUEST TO ALLOW THE ANIMAL BOARDING FACILITY, SUBJECT TO THE FOLLOWING THREE (3) CONDITIONS:

1. **THE SPECIAL USE SHALL SUBSTANTIALLY CONFORM TO THE STAFF REPORT; ARCHITECTURAL DRAWINGS PREPARED BY STUDIO21ARCHITECTS DATED MARCH 3, 2017, EXCEPT AS SUCH**

PLANS MAY BE MODIFIED TO CONFORM TO THE VILLAGE CODES AND ORDINANCES;

2. **THE APPLICANT SHALL APPLY FOR ALL SIGNAGE UNDER A SEPARATE PERMIT AND SHALL COMPLY WITH THE SIGN ORDINANCE; AND**
3. **THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC SUPPRESSION SYSTEM AND AN AUTOMATIC AND MANUAL FIRE ALARM SYSTEM.**

SECONDED BY MR. KULOVANY. ROLL CALL:

AYE: MS. GASSEN, MR. KULOVANY, MR. BOYLE, MS. HOGSTROM, MR. MAURER, MS. JOHNSON, MR. QUIRK, CHAIRPERSON RICKARD
NAY: NONE

MOTION PASSED. VOTE: 8-0

(The commissioners took a five minute break at 9:20 p.m.; reconvened at 9:25 p.m.)

COMMISSIONER TRAINING

Attorney Scott Day, with the firm of Day Robert & Morrison, handed out a packet (attached to minutes) to the Plan Commissioners and attending board members. Mr. Day reviewed the purview charged to the Plan Commission, discussed how to make a motion in the affirmative, and explained how to evaluate various Plan Commission entitlements according to the village's ordinances and case law.

General questions followed.

THE MEETING WAS ADJOURNED AT 10:50 P.M. ON MOTION BY MR. KULOVANY. SECONDED BY MR. BOYLE. MOTION CARRIED UNANIMOUSLY BY VOICE VOTE OF 8-0.

/s/ Celeste K. Weilandt
(As transcribed by MP-3 audio)

DEPARTMENT OF COMMUNITY DEVELOPMENT
MEMO

To: Plan Commission
From: Rebecca Leitschuh, Senior Planner
Subject: **16-PLC-0054: Planned Unit Development, Zoning Map Amendment, Right-of-Way Vacation**
1500, 1509, 1515, 1516, 1525, and 1528 Brook Drive; and 1429, 1503, 1505 and 1515 Centre Circle
Date: April 24, 2017

The petitioner has made a second request to continue the Planned Unit Development, Zoning Map Amendment, and Right-of-Way Vacation petition to the June 5, 2017 meeting. Staff is recommending that the Plan Commission grant this request and continue the public hearing to the June 5, 2017 Plan Commission meeting.

VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
MAY 1, 2017 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
17-PLC-0010 4801 and 4832 Main Street, and 4824 and 4832 Highland Avenue	Zoning Map Amendment and Special Use with Variations	Scott Williams Planner

REQUEST
The petitioner is requesting approval for a Zoning Ordinance Map Amendment to rezone the properties from R-6, Residential Apartment/Condo 6 and R-4, Residential Detached House 4 to INP-1, Neighborhood-Scale Institutional and Public District. The petitioner is also requesting approval for a Special Use with Variations to expand an existing parking lot providing accessory parking to a religious assembly use.

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

GENERAL INFORMATION

OWNER: Roman Catholic Diocese of Joliet Trust
425 Summit St.
Joliet, IL 60435

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

PROPERTY INFORMATION

EXISTING ZONING: R-6, Residential Apartment/Condo 6 and R-4, Residential Detached House 4
EXISTING LAND USE: Institutional, Accessory Parking, Single Family House
PROPERTY SIZE: 41,675 square feet (3.25 acres)
PINS: 09-08-109-018 & 09-08-110-017

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
NORTH:	R-4, Residential Detached House 4	Single Family Residential
SOUTH:	DB, Downtown Business and R-5, Residential Attached House 5	Downtown/Mixed-Use & Single Family Residential
EAST:	R-4, Residential Detached House 4	Single Family Residential
WEST:	R-4, Residential Detached House 4	Single Family Residential

ANALYSIS

SUBMITTALS

This report is based on the following documents, which are on file with the Department of Community Development:

1. Application/Petition for Public Hearing
2. Plat of Survey
3. Plat of Zoning
4. Plat of Consolidation
5. Project Summary
6. Proposed Site Plan
7. Engineering Plans
8. Landscaping Plan

PROJECT DESCRIPTION

The subject properties, 4801, 4832 Main Street and 4824, 4832 Highland Avenue, are located along both the east and west side of Main Street, north of Franklin Street. The petitioner is requesting to rezone from R-6, Residential Apartment/Condo 6 and R-4, Residential Detached House 4 to INP-1, Neighborhood-scale Institutional and Public District, and a Special Use with Variations. The INP-1 designation is intended for small, institutional scale developments that abut residentially zoned properties.

The properties contain an existing church, school, administration offices, parking lot, and rectory. The petitioner is proposing to demolish the rectory and expand the existing parking lot on the west side of Main Street to provide 26 more parking spaces for their religious assembly use. This will increase the total number of parking spaces to 140 spaces including 6 handicap accessible spaces located on the east side of Main Street near the buildings' main entrances. The parking lot currently has two access points off of Main Street while the rectory has a driveway onto Franklin Street. The new parking lot will have two access points: one existing on Main Street and one proposed on Franklin Street.

Although the parking lot is used on a daily basis, the most intense use occurs during special events and religious services when off-duty police direct traffic.

The applicant is proposing two pedestrian connections leading from the parking lot to the existing sidewalk located in the right-of-way. One connection goes to the northeast towards the intersection of Main Street and Prairie Avenue. The other leads to the intersection of Main Street and Franklin Street.

The applicant is also adding landscaping beyond the minimum in the proposed islands and perimeter screening. A total of 15 trees are proposed along with combinations of shrubs and grasses. The landscaping on the western and northern property lines adjacent to single-family residential will be augmented with a 6-foot privacy fence.

COMPLIANCE WITH COMPREHENSIVE PLAN

The current and draft update Comprehensive Plans' Future Land Use Map designates this property as Institutional/Public. The existing church, private school, and accessory parking are institutional uses. Institutional uses are generally defined as public and semi-private facilities that service the community. A goal of the comprehensive plan is for the village to support the continued operation and improvement of private schools without any negative impact including traffic activity. The proposed improvements will serve the religious assembly and private school use and will increase traffic safety by reducing curb cuts on Main Street and traffic recirculation. Staff finds that the rezoning and continued use of this property as a religious assembly use with accessory parking is consistent with the Comprehensive Plan.

COMPLIANCE WITH ZONING ORDINANCE

The properties on the east side of Main Street are currently zoned R-6, Residential Apartment/Condo while the properties on the west side of Main Street are zoned R-4, Residential Detached House 4. The petitioner is proposing to rezone all the properties to INP-1 in order to apply for a Special Use with Variations to expand the existing parking lot on the west side of Main Street and bring the existing religious assembly and private school use into an appropriate zoning classification. Per Section 4.020.B.3 of the Zoning Ordinance, all future buildings and structures in an INP-1 district shall follow the setbacks of the most restrictive abutting zoning district. The R-4, Residential Detached House 4 zoning designation is the most restrictive abutting zoning district, and off-street parking areas are subject to the principal building setbacks. Special street setbacks for an existing religious assembly use also apply. The proposed parking lot setbacks as summarized are as follows:

4832 Main Street Parking Lot	Required Setbacks	Proposed
East (Street Yard)	5 ft[1]	17.7 ft
South Setback (Street Yard)	5 ft[1]	28.8 ft
West Setback (Side Yard)	14.25 ft	**3.7 ft (existing)**
North Setback (Rear Yard)	20 ft	**17.9 ft (existing)**

[1] Off-street parking spaces accessory to any religious assembly use that was in existence before April 19, 1965 may be located in a required street setback, provided they are set back at least 5 feet from the right-of-way

The northern setback is an existing condition that is not proposed to be changed. To accommodate the expansion and stay in-line with the existing parking lot, the western edge of the parking lot is proposed to extend farther south. The southern street setback is influenced by the proposed stormwater detention facility in the southeast corner of the property and the overall parking lot design. Staff is in support of a reduced eastern setback to accommodate onsite stormwater needs and provide a greater buffer between the parking lot and Main Street, the major corridor into the downtown.

Although there is no strict open space threshold for the parking lot parcel except as determined by the landscaping requirements, the stormwater report indicates 10,890 square feet of open space is proposed. Currently, the church's maximum occupant load requires 107 parking spaces and the school's enrollment requires 41 parking spaces. With the addition of 26 parking spaces, a total of 140 parking spaces are provided. The parking requirement is met because the two uses have different hours/days of operation and can share the parking spaces.

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

ENGINEERING/PUBLIC IMPROVEMENTS

The proposed new impervious surfaces will be under 25,000 square feet. However, the new impervious will exceed 700 square feet and will require Post Construction Best Management Practices per the stormwater ordinance. No other utilities are required for the proposed improvements. The portions of the sidewalk located in the new and old aprons areas of the right-of-way will be replaced. All improvements will comply with applicable Village codes and ordinances.

PUBLIC SAFETY REQUIREMENTS

The Fire Prevention Division of the Fire Department has reviewed the proposed plans. Based upon the submittal, Fire Prevention has sufficient access to the subject properties. There are no additional comments at this time.

NEIGHBORHOOD COMMENT

Notice was provided to all property owners 250 feet or less from the property lines in addition to posting the public hearing notice signs and publishing the legal notice in the Downers Grove Suburban Life. Staff has not received any written neighborhood comment regarding the proposal at this time. One adjacent neighbor called with an informational inquiry. The applicant hosted a neighborhood meeting on April 26th in accordance with Section 12.010.F.3 of the Zoning Ordinance. A summary of the meeting is attached.

FINDINGS OF FACT

The applicant is requesting approval of a Zoning Map Amendment and Special Use with Variations for a parking lot expansion. The proposed use meets the standards as outlined below:

Section 28.12.030.I. Review and Approval Criteria for Zoning Map Amendments

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.

The INP-1 zoning designation is intended for small, institutional scale developments that abut residentially zoned properties. The school, church and ancillary uses are institutional in nature. The designated area is geographically contained to 3.25 acres. The subject properties are bordered by single family residences on all sides. This standard is met.

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

The proposed rezoning will not negatively affect property values. By rezoning, the petitioner will be able to continue using the property as a religious assembly and private school use. This standard has been met.

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

The proposed rezoning will not impact property values or the public health, safety and welfare of the community. The existing use is a religious assembly and private school use and will continue as a religious assembly and private school use. This standard has been met.

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

The subject property is currently zoned single family residential and multi-family; the property owner is proposing to rezone the property to INP-1, Neighborhood-scale Institutional and Public District. A religious assembly and private school use is a special use in this zoning district. This standard has been met.

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

The property is not currently vacant, but the rezoning to INP-1 considers the context of the neighborhood. The existing R-6, Residential Apartment/Condo 6 zoning on the east side of Main Street permits multi-family residential in a single family residential neighborhood. By rezoning to INP-1, multi-family would no longer be permitted in a single family residential neighborhood. This standard has been met.

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

The Comprehensive Plan identifies these specific parcels as an institutional use. The petitioner is proposing to maintain the religious assembly and private school use while offering more parking

spaces. The proposed improvements contribute value to the community because this reduces on-street parking demands of the use. This standard has been met.

(7) The Comprehensive Plan.
The subject property is designated for an institutional use in the current Comprehensive Plan as well as the draft update Comprehensive Plan. This standard has been met.

Section 28.12.050.H Approval Criteria
No special use may be recommended for approval or approved unless the respective review or decision-making body determines that the proposed special use is constituent with and in substantial compliance with all Village Council policies and plans and that the applicant has presented evidence to support each of the following conclusions:

(1) That the proposed use is expressly authorized as a Special Use in the district in which it is to be located.
The petitioner is proposing to rezone the subject property to INP-1, Neighborhood-scale Institutional and Public District. Under Section 5.010 of the Zoning Ordinance, a religious assembly, private school and ancillary parking uses are listed as an allowable Special Use in the INP-1 zoning district. This standard has been met.

(2) That the proposed use at the proposed location is necessary or desirable to provide a service or a facility that is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.
The petitioner is proposing to provide more parking spaces for an existing religious assembly and private school use. The proposed use is in the interest of the public convenience and will contribute to the general welfare because fewer visitors will park using on-street parking spaces during religious services. Also onsite and offsite circulation will improve with more flexible options for vehicles to enter and exit the site without compounding points of conflict in Main Street. Furthermore, the petitioner's proposed use will meet various Comprehensive Plan goals. This standard has been met.

(3) That the proposed use will not, in the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity or be injurious to property values or improvements in the vicinity.
The proposed use will not be detrimental to the health, safety or general welfare of persons residing in or working in the vicinity and will not be injurious to property values or improvements in the vicinity. The petitioner will be maintaining the same use, but with additional parking and enhanced traffic circulation. Significant landscaping and a privacy fence will be added to the site to assist with screening and buffering. This standard has been met.

Section 28.12.090.G Approval Criteria
Variations require evaluation per Section 28.12.090 of the Municipal Code, *Standards and Review Criteria*: "No variation may be approved unless the variation to be approved is consistent with the spirit and intent of this zoning ordinance and that strict compliance with the subject provisions would result in practical difficulties or particular hardships for the subject property owner. The consideration of whether a variation request has met the standards of practical difficulties or particular hardships must include all of the following findings from the evidence presented:"

(1) The subject property cannot yield a reasonable return if required to comply with the regulations that apply to it.

The property is currently yielding a reasonable return. However, if the project has to comply with all parking lot setbacks, then this may reduce the yield of the property because there would be fewer off-street parking spaces serving the religious assembly and private school use. This standard has been met.

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

The existing parking lot setbacks along the northern and western parking lines are legal nonconforming, and the applicant is requesting to maintain them in order to accommodate additional stormwater detention to ensure there is no negative drainage impact on the surrounding properties. The applicant is also proposing larger landscaped street yard setbacks as a transition area from single family residential neighborhood into the downtown. Religious assembly uses have unique parking requirements during peak times and this proposal will assist in meeting this demand. This standard has been met.

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

The proposed variation will not alter the essential character of the locality. By granting a variation to maintain the existing non-street setbacks, the street setbacks will more closely match the surrounding single-family residential setbacks and provide room for significant landscaping including shade trees. This standard has been met.

(4) That the particular physical surroundings, shape, or topographical conditions of the subject property would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.

The property presents a physical hardship to meet the setback, landscaping, and stormwater requirements. The detention facility cannot be easily relocated without significant regrading and placement closer to the adjacent residential properties due to the existing topography. The variation request meets the spirit and intent of the Zoning Ordinance. This standard has been met.

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

The conditions leading to the requested variation are very specific to this property in that there are existing legal nonconforming setbacks for a parking lot providing accessory parking to a religious assembly and private school use in a mostly single-family residential area. Based on the rezoning to INP-1, the variations are from the adjacent R-4, Residential Detached House 4 primary structure setbacks. As such, the variation request is only applicable to this property. This standard has been met.

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

There is no particular difficulty or physical hardship associated with the property that has resulted from the actions of the owner. The petitioner is requesting setback variations for the non-street parking lot setbacks in order to meet the landscaping and parking requirements of Zoning Ordinance and to meet the goals of the Village's Comprehensive Plan. Furthermore, the stormwater ordinance has also changed since the parking lot was first constructed. This standard had been met.

(7) That the proposed variation will not impair an adequate supply of air to adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood.

The approval of the proposed variation will not diminish or impair the property values of similar properties within the neighborhood. Adequate landscaping, screening and buffering will be provided so as to not endanger the public health, safety or welfare. Site circulation of the parking lot has been improved with a reduction of traffic recirculating back onto Main Street. Granting of the requested variation will not negatively impact the desirability of adjacent properties. This standard has been met.

(8) That the proposed variation will not alter the essential character of the area.
The granting of a variation will not alter the essential character of the area as it reflects existing conditions. This standard has been met.

(9) That the granting of the variation will not confer on the subject property owner any special privilege that is not available to other properties or structures in the same district.
If this request is granted it will not confer a special privilege to the subject property owner as there are physical hardships and unique circumstances associated with this property that are not common with the properties found in the same zoning district. This standard has been met.

RECOMMENDATIONS

The proposal is consistent and compatible with the Comprehensive Plan and surrounding zoning and land use classifications. Based on the findings listed above, staff recommends the Plan Commission make a positive recommendation to the Village Council regarding 17-PLC-0010 subject to the following conditions:

1. The Special Use shall substantially conform to the staff report dated May 1, 2017, the drawings prepared by Serena Sturm Architects dated April 7, 2017 and landscape drawings prepared by Green Grass Landscape Architecture & Construction dated April 6, 2017 except as such plans may be modified to conform to Village Codes and Ordinances.
2. The applicant shall administratively consolidate the multiple lots on the west side of Main Street prior to obtaining the parking lot permit.

Staff Report Approved By:

_____
Stanley J. Popovich, AICP
Director of Community Development

SP:sw
-att

0 30 60 Feet

4824, 4832 Highland & 4801, 4832 Main -Location Map

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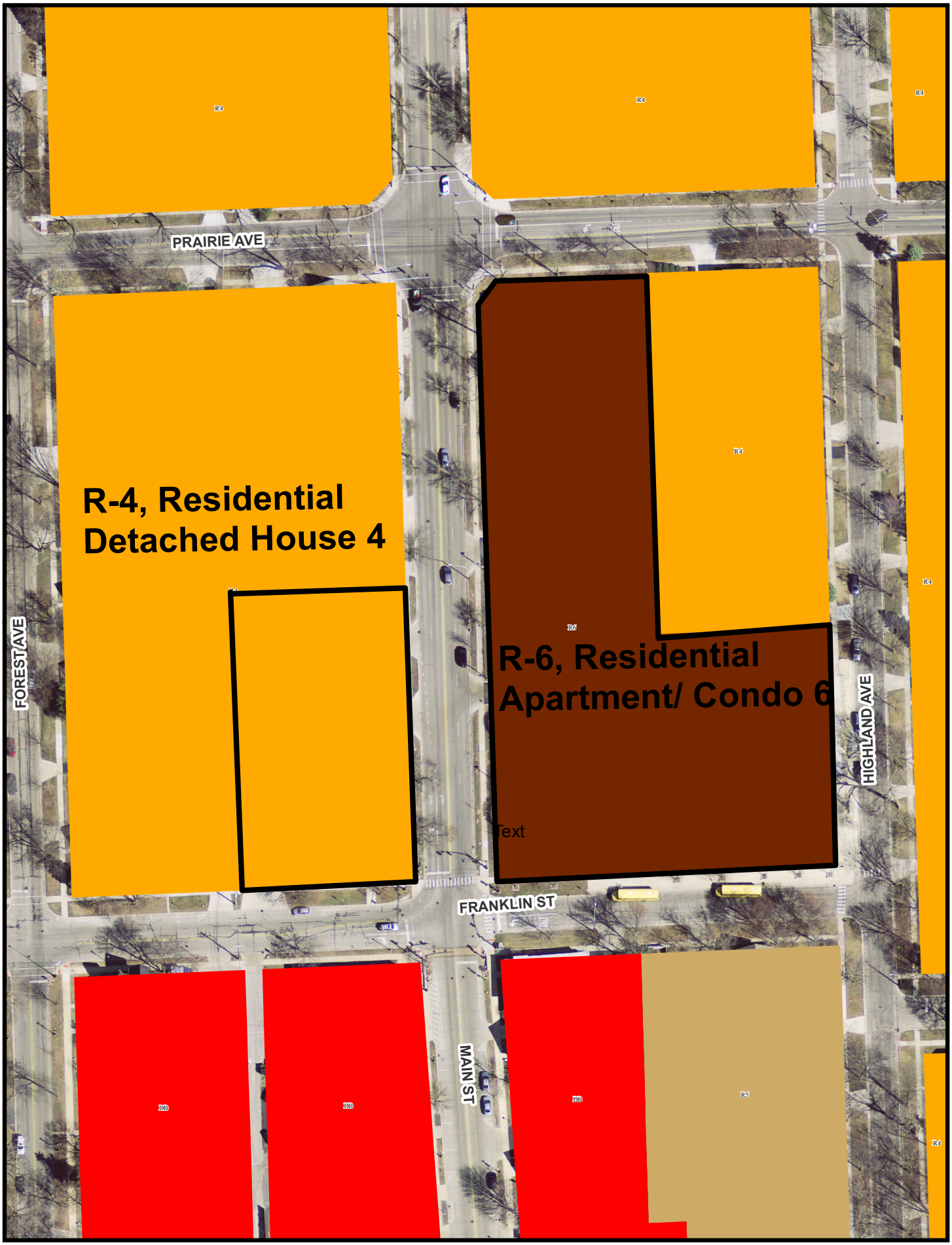


0 40 80 Feet

St. Joseph Zoning Map

N

St. Joseph Parish

Our Faith Our Family Our Future

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

April 1, 2017

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

Dear Mr. Popovich,

St. Joseph Church is requesting:

1.) Rezoning of our property at 4824 & 4832 Highland & 4801 Main Street from R-6 to INP-1

2.) 4832 Main Street from R-4 to INP-1

We are requesting this rezoning because we currently have separate codes for our properties which encompass multiple activities living space, school, church, & office codes. It is our understanding that changing these properties to one zoning code, INP-1, would be beneficial to our operations and alleviate the need for rezoning should we remodel or expand our facilities in the future.

3.) Special Use of our property located at 4832 Main Street, Downers Grove.

We are also requesting a Special Use for our 4832 Main Street property because we would like to demolish the existing building and replace with parking lot.

Sincerely,

Elizabeth A. Harbauer

Elizabeth A. Harbauer
Business Manager

St. Joseph Catholic School

Village of Downers Grove, DuPage County, Illinois

Traffic Summary

Introduction/Project Description

St. Joseph's Catholic School is located at the northeast and northwest corner of Franklin Street and Main Street in Downers Grove, DuPage County, Illinois, in DuPage County. The three-parcel property lies within the NW ¼ of section 8, Township 38N, Range 11E - Downers Grove Township.

The intent of this project is to provide additional off street parking for attendees of the church and school. We understand that it is necessary to re-zone the St. Joseph's campus so that it becomes consistent with the Village's code. St. Joseph's is a long term user and future improvements on the campus are contemplated.

At this time, the church intends to demolish an existing building at the northwest corner of Franklin and Main. The building is currently being used as a rectory and priest's residence. A new parking lot will be constructed on the property. The parking lot has been designed to add parking and improve traffic flow.

Parking

Parking on the western parcel is used primarily by faculty during the week, and by parishioners during church services and at other peak times. With this project, the parking count on the west parcel will be increased from 44 to 70. This will reduce the need for on-street parking and offsite parking at other locations. Traffic congestion will also be reduced since less time will be spent circulating the lot in search of parking spaces.

Traffic

The reconfigured parking lot is expected to enhance traffic movement through the property and reduce the number of movements onto and off of the public streets. As currently configured, the parking lot has one entrance and one exit onto Main Street (two driveways). This configuration can lead to vehicles entering the lots in search of parking, then exiting back onto Main Street to look for better parking - either in the parking lot or on a public street.

The proposed parking lot maintains one entrance/exit location on Main Street and provides a new entrance/exit location on Franklin Street. The plan also allows vehicles to circulate within the lot without needing to exit back onto the public streets. Entrances off of both Franklin and Main Streets will serve to reduce traffic congestion at the intersection of Main and Franklin.

Pedestrians

Given the number of school children and parishioners at St. Joseph's, pedestrian safety is always a concern. The proposed improvements will maintain the existing pedestrian crossing Main Street. Sidewalks are proposed from the west parking lot onto the public sidewalks along

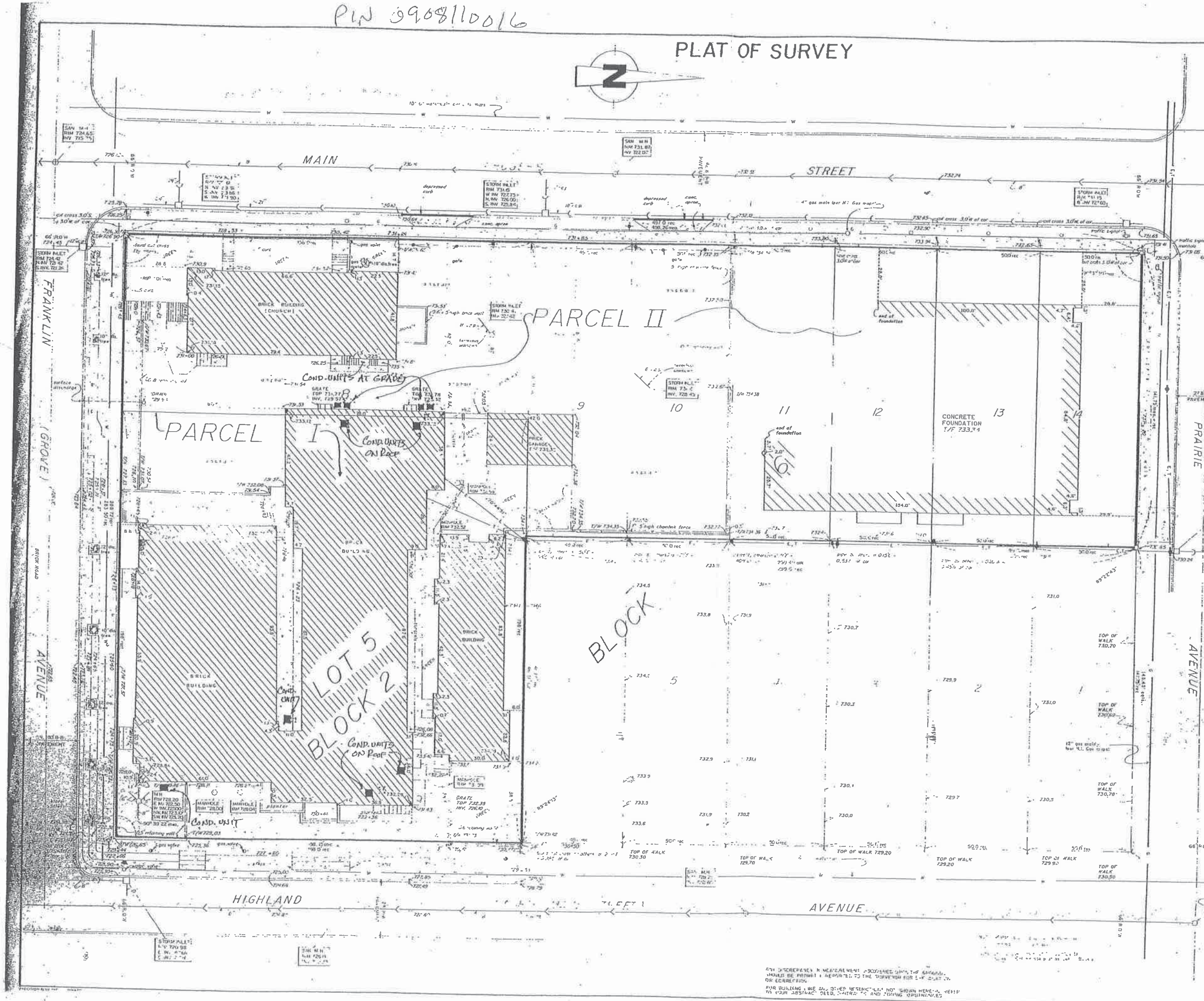
Franklin and Main Streets. Pedestrians can cross at the intersection of Franklin and Main as they have always done.

Conclusion

The proposed project increases the parking provided at St. Joseph's community and decreases the parking impact on the surrounding neighborhood. Traffic movements will be improved and congestion at the intersection of Main and Franklin is expected to be reduced. The addition of sidewalks will contribute to pedestrian safety.

PIN 0908110016

PLAT OF SURVEY



LEGAL DESCRIPTION

PARCEL I - LOT 5 IN BLOCK 2 IN FOOTE'S ADDITION TO DOWNERS GROVE, DUPAGE COUNTY, ILLINOIS

PARCEL II - LOTS 8, 9, 10, 11, 12, 13 AND 14 IN BLOCK 6 IN E.H. PRINCE AND CO'S. ADDITION TO DOWNERS GROVE, DUPAGE COUNTY, ILLINOIS.

Received JUN 2002 Date Services

Note: the following accesses are present along the perimeter of Block 6.

W line: 1.26'
S line: 5.22'
E line: 2.36
N line: 3.72'

These accesses were prorated as shown.

FOUNDATION ON LOTS 11 THRU 14 LOCATED AS SHOWN THIS 27th DAY OF JANUARY, 19

DENNIS G. TONELLI IL. PROF. LAND SURVEYOR No. 2300

BENCHMARK: SE BOLT ON FIRE HYDRANT AT NW COR. OF MAIN ST. & FRANKLIN AVE. ELEV 729.09 (U.S.G.S. DATUM)

UNDERGROUND UTILITIES ARE LOCATED BY USING PHYSICAL EVIDENCE AND UTILITY COMPANY MAPS AND THEREFORE THEIR LOCATIONS ARE APPROXIMATE AND SUSPECTED AND MAY NOT BE COMPLETELY ACCURATE. FOR MORE ACCURATE LOCATION, FIELD EXCAVATE.

LEGEND

UTILITY POLE
FIRE HYDRANT
WATER VALVE
GAS VALVE
MANHOLE
INLET
OVERHEAD ELECTRIC & TELEPHONE — E.T.
GAS SERVICE — G — GAS MAIN
STORM SEWER
SANITARY SEWER
TOP OF WALL T/W
EXISTING ELEVATION XXXX
WATERMAIN — W
TRAFFIC SIGNAL MANHOLE
CONCRETE PLANTER & TREE
EXISTING TREE
TOP OF FOUNDATION T/F
GARAGE FLOOR G/F

REVISED: 1-29-92 / AMENDED ORIGINAL DRAWING No. 388-H-72. DELETED EXISTING HOUSES, GARAGES, TREES PREVIOUSLY REMOVED AND ELIMINATED SPOT ELEVATIONS FROM LOTS 11 THRU 14. ADDED LOCATION AND ELEVATION OF NEW FOUNDATION.

STATE OF ILLINOIS
COUNTY OF WILL

THIS IS TO CERTIFY THAT THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AND AS SHOWN ON THE ANNEXED PLAT, HAS BEEN SURVEYED UNDER MY DIRECTION AND THE ANNEXED PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY GIVEN UNDER MY HAND AND SEAL THIS 18th DAY OF FEBRUARY 1988

DENNIS G TONELLI IL. REG. LAND SURVEYOR No. 2300

REVISED: 12-28-90 / ADDED GATES, DEPRESSED CURBS, GRATES AND ELEVATIONS ON PROPERTY LINE - LOTS 1-6, No. 3000

REVISED: 1-7-91 / ADDED CONCRETE APRONS AND ANGLES

REVISED: 4-1-89 / ADDED TREES, TOP OF FOUNDATION, AND GARAGE FLOOR ELEVATION

ANY DISCREPANCY IN MEASUREMENT DISCOVERED UPON THE GROUND SHOULD BE PROMPTLY REPORTED TO THE SURVEYOR FOR EXPLANATION OR CORRECTION.

FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO YOUR ABSTRACT DEED, CONTRACTS AND ZONING ORDINANCES

RUETTIGER · TONELLI & ASSOCIATES, INC.
LAND SURVEYORS - ENGINEERS - CONSULTANTS
300 N OTTAWA ST JOLIET, ILLINOIS 60431 PH (815) 727-4988
909 E OGDEN AVE NAPERVILLE, ILLINOIS 60540 PH (312) 420-7740

DATE 2-25-88 / SCALE 1" = 20' / DRAWN BY RJS / FILE No. F.B. N-56, P. 28

ST JOSEPHS PARISH
4824 HIGHLAND AVE
DOWNERS GROVE, ILLINOIS 60515

LEGEND
MEASURED
RECORDED
SET IRON ROD
FOUND SURVEY

DRAWING No. 392-H-67

PLAT OF SURVEY

BY

L.S.C.I., INC.

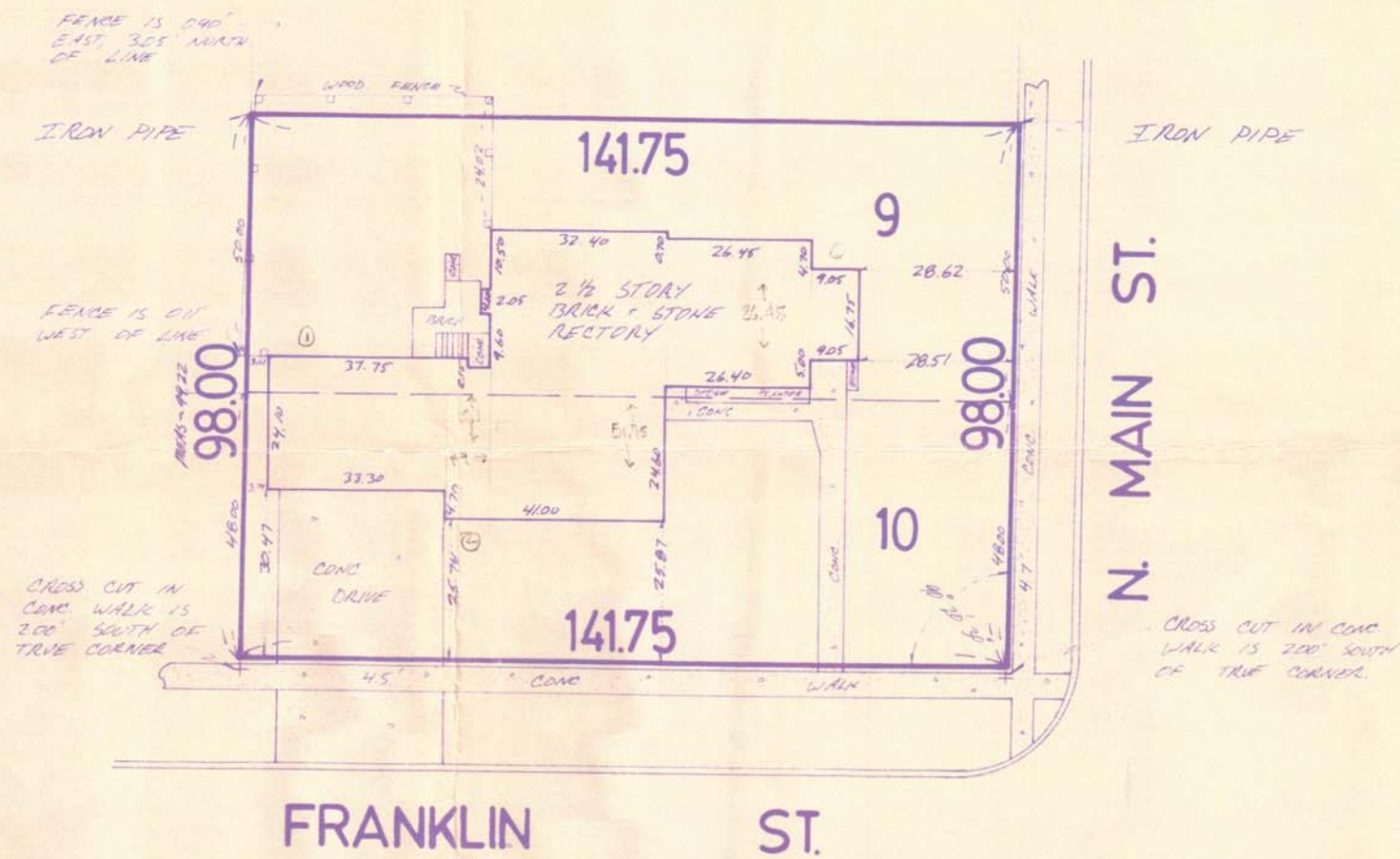
12 EAST WILLOW ST. LOMBARD ILL. 60148 (708) 620-7589

OF

LOTS 9 AND 10 IN BLOCK 7 IN E.H. PRINCE AND COMPANY'S ADDITION TO DOWNERS GROVE, BEING A SUBDIVISION IN SECTIONS 5, 6, 7 AND 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 30, 1890 AS DOCUMENT 43600 IN DU PAGE COUNTY, ILLINOIS.

N

1 INCH = 20 FEET



ADDRESS 4832 N. MAIN ST., DOWNERS GROVE

SURVEYED FOR ST. JOSEPH'S CATHOLIC CHURCH

ORDER NO. 91-9897

BOOK 21 PAGE 1

REFER TO DEED, TITLE POLICY AND LOCAL ORDINANCE FOR BUILDING RESTRICTIONS. NO MEASUREMENTS ARE TO BE ASSUMED BY SCALING.

STATE OF ILLINOIS }
COUNTY OF DU PAGE } S S

I, TIMOTHY J. KRISCH, A REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY, AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, CORRECT AT 62° FAHRENHEIT.

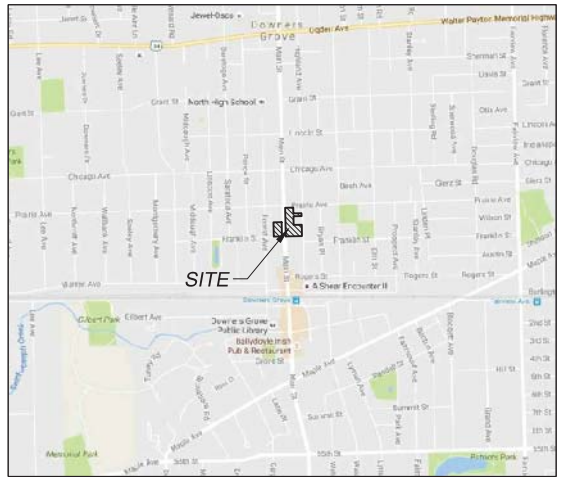
10 MAY 1991
DATE

Timothy J. Krisch
ILLINOIS REGISTERED LAND SURVEYOR #2502

THIS SURVEY AND PLAT OF SURVEY IS NULL AND VOID IF SURVEYORS EMBOSSED SEAL IS NOT AFFIXED HEREON

PLAT OF ZONING
FOR
ST. JOSEPH CATHOLIC COMMUNITY
DOWNERS GROVE, ILLINOIS

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



VICINITY MAP
NOT TO SCALE

AREA

LOT 1		
PARCEL 3	35,383 SQ. FT.	0.8123 ACRES
LOT 2		
PARCEL 1	39,735 SQ. FT.	0.9122 ACRES
PARCEL 2	59,287 SQ. FT.	1.3610 ACRES
PARCEL 4	7,270 SQ. FT.	0.1669 ACRES
TOTAL AREA	41,675 SQ. FT.	3.2524 ACRES

LEGAL DESCRIPTION

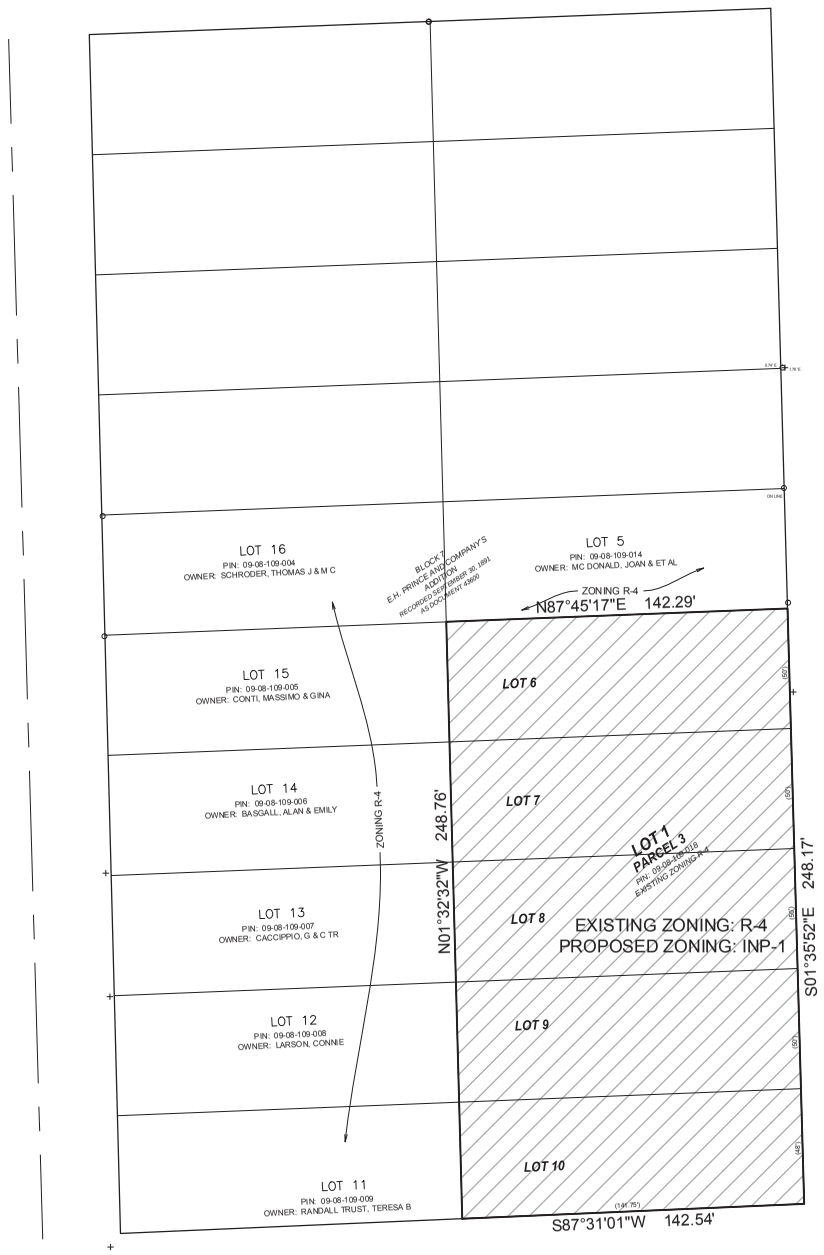
PARCEL 1:
LOT 5 IN BLOCK 2 IN FOOTE'S ADDITION TO DOWNERS GROVE LOCATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:
LOTS 8, 9, 10, 11, 12, 13 AND 14 (EXCEPT THAT PART OF LOT 14 BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 14; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 20 FEET; THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS WEST 28.28 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST 20.00 FEET TO THE POINT OF BEGINNING) ALL IN BLOCK 6 IN E.H. PRINCE AND COMPANY'S ADDITION TO DOWNERS GROVE, BEING A SUBDIVISION IN SECTIONS 5, 6, 7 AND 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 30, 1890 AS DOCUMENT 43600 IN DUPAGE COUNTY, ILLINOIS.

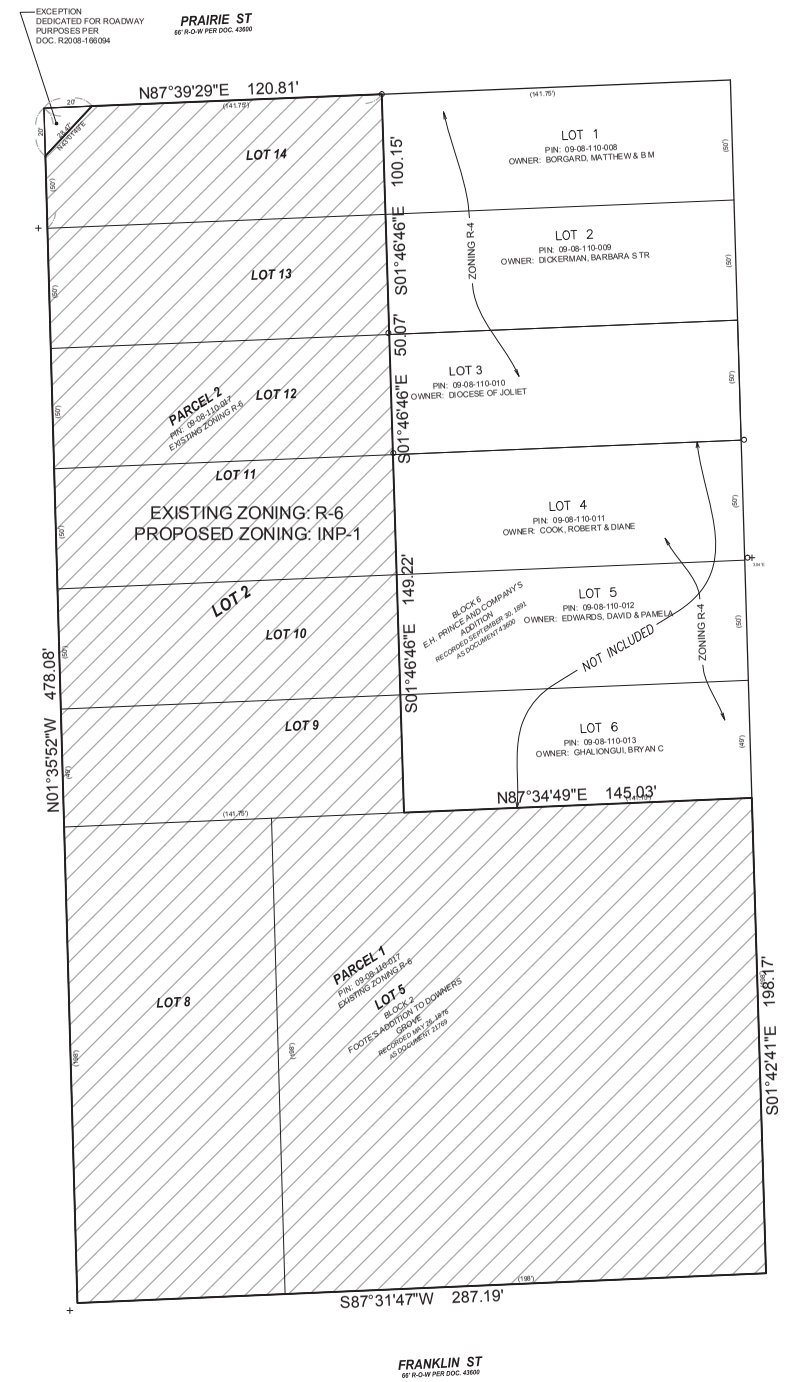
PARCEL 3:
LOTS 6, 7, 8, 9 AND 10 IN BLOCK 7 IN E.H. PRINCE AND COMPANY'S ADDITION TO DOWNERS GROVE, BEING A SUBDIVISION IN SECTIONS 5, 6, 7 AND 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 30, 1890 AS DOCUMENT 43600 IN DUPAGE COUNTY, ILLINOIS.

GENERAL NOTES

1. THIS PLAT DOES NOT CONSTITUTE A PLAT OF SURVEY. NO ASSUMPTIONS OF OWNERSHIP, USE, OR POSSESSION SHALL BE CONSTRUED FOR THIS DOCUMENT.
2. COMPARE ALL POINTS PRIOR TO ANY CONSTRUCTION AND REPORT ANY DIFFERENCES AT ONCE.
3. FOR BUILDING RESTRICTIONS AND EASEMENTS NOT SHOWN HEREON, REFER TO YOUR ABSTRACT, DEED, TITLE GUARANTEE POLICY, AND LOCAL ORDINANCES.
4. DO NOT SCALE ANY DIMENSIONS FROM THIS PLAT.



MAIN ST
BF R-O-W PER DOC. 43600



HIGHLAND AVE
BF R-O-W PER DOC. 43600

FRANKLIN ST
BF R-O-W PER DOC. 43600

GRAPHIC SCALE

1" = 40'

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2007) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT
LATITUDE 41-47-57.25778 N
LONGITUDE 88-00-39.10369 W
ELLIPSOIDAL HEIGHT: 622.478 SFT
GROUND SCALE FACTOR 1.0000458688
ALL MEASUREMENTS ARE ON THE GROUND.

LEGEND

	SECTION CORNER		FOUND DISK IN CONCRETE
	QUARTER SECTION CORNER	FBD	FOUND BRASS DISC
	PROPERTY LINE		FOUND ROW MARKER
	EXISTING RIGHT-OF-WAY LINE	FIR	FOUND IRON ROD
	PROPOSED RIGHT-OF-WAY LINE	FRS	FOUND RAILROAD SPIKE
	EXISTING LOT LINE	FPK	FOUND PK NAIL
	PROPOSED LOT LINE	FMG	FOUND MAG NAIL
	EX. & PRO. CENTERLINE	FCC	FOUND CUT CROSS
	EXISTING EASEMENT LINE	FIP	FOUND IRON PIPE
	PROPOSED EASEMENT LINE	FIB	FOUND IRON BAR
	EX. & PRO. BUILDING SETBACK LINE	TP	SET TRAVERSE POINT
	SECTION LINE	SPK	SET PK NAIL
		SMG	SET MAG NAIL
		SIP	SET IRON PIPE
		SBM	SET CONCRETE MONUMENT WITH BRASS DISC
		SCM	SET CONCRETE MONUMENT WITH IRON PIPE

ABBREVIATIONS

N	NORTH	PC	POINT OF CURVATURE
S	SOUTH	PCC	POINT OF COMPOUND CURVATURE
E	EAST	PRC	POINT OF REVERSE CURVATURE
W	WEST	PT	POINT OF TANGENCY
CB	CHORD BEARING	(REC)	RECORD DATUM
A	ARC LENGTH	MEAS.	MEASURED DATUM
R	RADIUS	[CALC]	CALCULATED DATUM
U.E.	UTILITY EASEMENT	<DEED>	INFORMATION TAKEN FROM DEED
P.U.E.	PUBLIC UTILITY EASEMENT	ETBE	EXCEPTION TO BLANKET EASEMENT
D.E.	DRAINAGE EASEMENT	M.U.E.	MUNICIPAL UTILITY EASEMENT
EX.	EXISTING	I.E.	INGRESS & EGRESS EASEMENT
PRO.	PROPOSED		

LANDS HEREBY RE-ZONED

SURVEYOR CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, CHRISTOPHER D. BARTOSZ, AN ILLINOIS PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE ATTACHED PLAT DRAWN HEREON WAS PREPARED AT AND UNDER MY DIRECTION FROM OFFICIAL MAPS AND PLATS. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS DAY OF , A.D., 2017.

_____
CHRISTOPHER D. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3189
MY LICENSE EXPIRES ON NOVEMBER 30, 2018.
V3 COMPANIES OF ILLINOIS, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2017.

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

Visio, Vertere, Virtute... "The Vision to Transform with Excellence"

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

PROJECT NO.: 16277	DESIGNED BY: JG
FILE NAME: 1.0 ZONING16277.DWG	DRAWN BY: DB
ORIGINAL ISSUE DATE: 03-31-17	CHECKED BY: DLG
SCALE: 1:40	PROJECT MANAGER: DLG

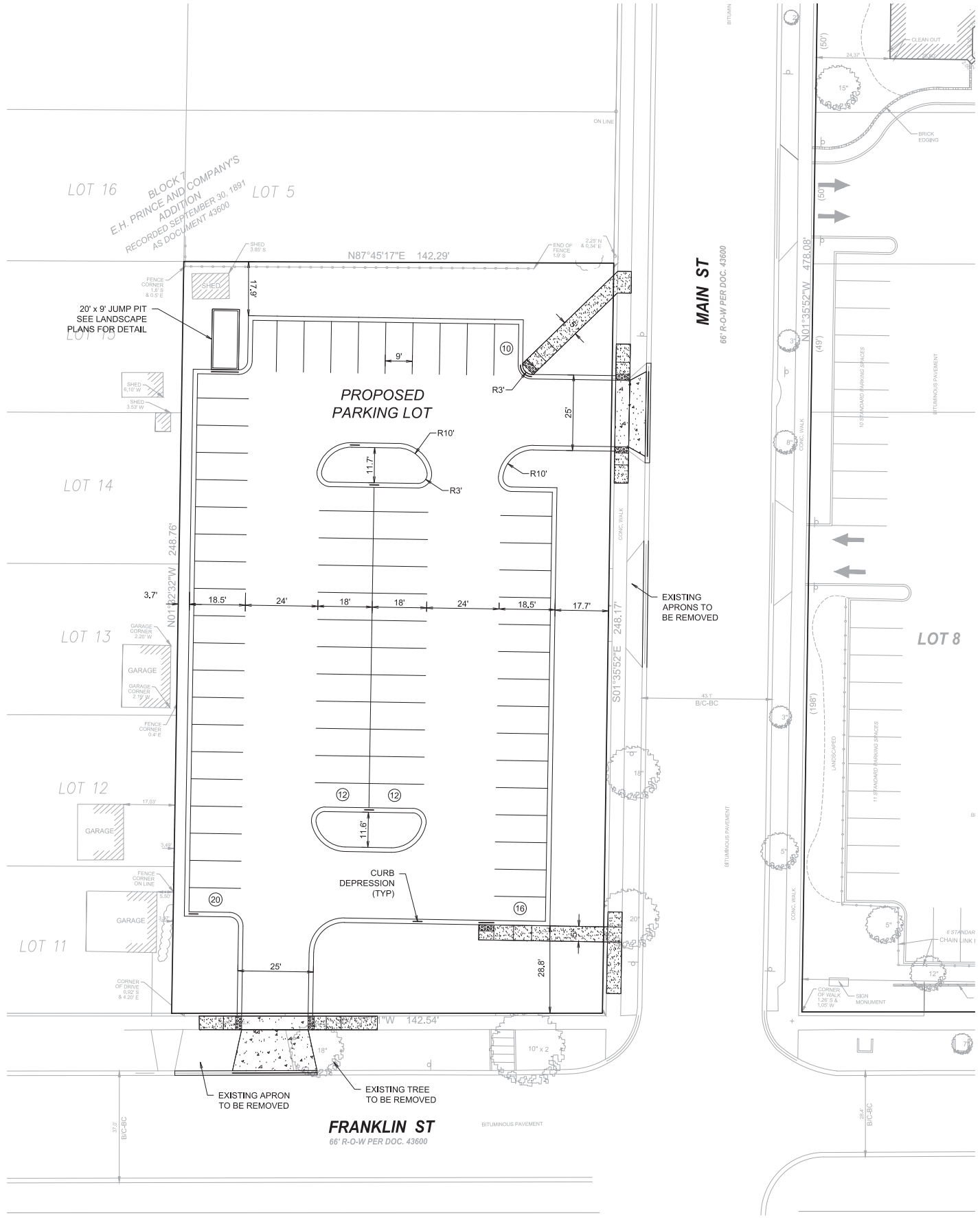
ST JOSEPH CATHOLIC COMMUNITY
DOWNERS GROVE ILLINOIS

PLAT OF ZONING

DRAWING NO. 1.0

16277 - PLAT OF ZONING

1.0 ZONING16277.DWG - 3/31/2017 7:56: AM



NOTES:

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

L□□□□□

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

□□□□□□□ □□MM□□□

	□□□T	□□□T	TOT□L
EXISTING SPACES	44	64	108
PROPOSED SPACES	70	64	134
ACCESSIBLE SPACES	0	6	6

GRAPHIC SCALE

20 10 0 20

1" □ 20'

© 2016 S□□□ S□□ Ar□□□□□ Ltd.

SERENA STURM ARCHITECTS
930 W□□H□□S□□□ C□□□□, IL 60642
T 312.595.0370
WWW.SERENASTURM.COM

CONSULTANTS

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

REVISIONS

NO.	DATE	DESCRIPTION
1	04/07/17	VILLAGE SUBMITTAL

Campus Renovations and Additions
St. Joseph Catholic Community

4824 Highland Avenue
Downers Grove, IL 60515

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

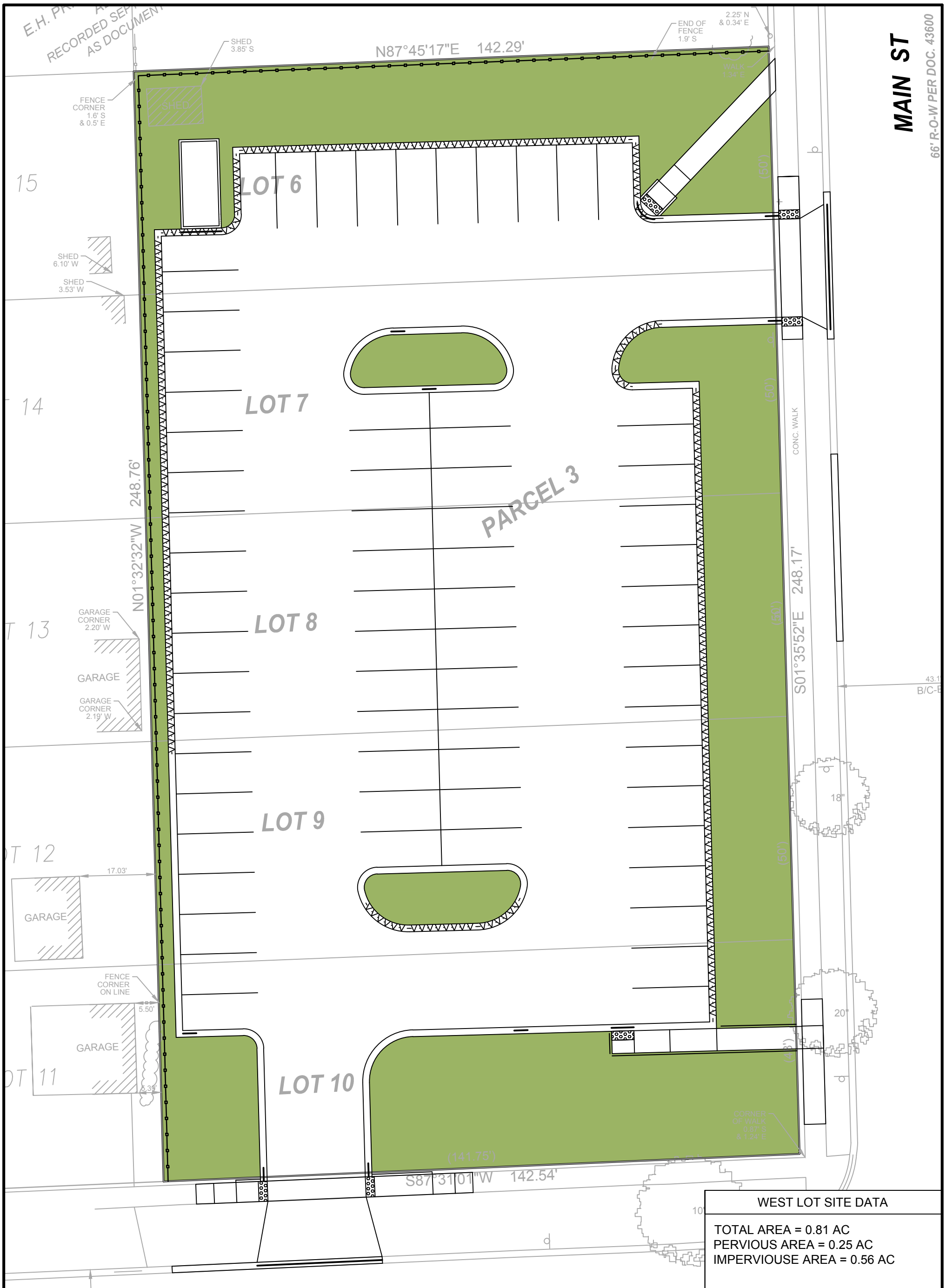
SHEET TITLE

LAYOUT PLAN

PROJ. NO.:	SHEET NO.
16277 S01	C1.0
DATE: 01-13-17	

C1.0 LAY16277.DWG - 4/11/2017 6:46: AM

N:\2016\16277 Dr□□□□ACAD LD S01 S□□□ Dr□□□□C1.0 LAY16277.d□□, 4/11/2017 6:45:59 AM, □□□□



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ST. JOSEPH'S CATHOLIC SCHOOL

PERVIOUS AREA

SKETCH NO.:	001
RFI REFERENCE:	N/A
SHEET REFERENCE:	N/A
DATE:	4/26/17

SCALE: 1"= 20'

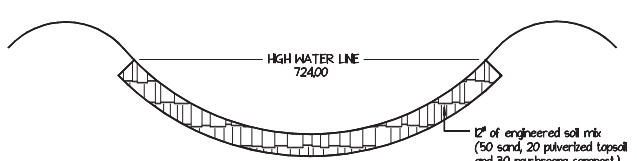
Drawing2.dwg 4/26/2017

ZONE 1
Native Lo Pro Detention - Floodplain Mix

Species - lbs/acre
Agrostis alba (A. gigantea) - Red Top Grass 0.5
Agrostis alba palustris - Bent Grass 1.5
Alisma subcordatum - Common Water Plantain 0.38
Asclepias incarnata - Swamp Milkweed 0.19
Aster novae-angliae (Symphyotrichum n.) - New England Aster 0.13
Aster simplex (Symphyotrichum lanceolatum) - Panicled Aster 0.03
Bidens cernua - Nodding Bur Marigold 0.31
Bidens frondosa - Common Beggar's Tick 0.13
Boehmeria cylindrica - False Nettle 0.02
Boltonia asteroides - False Aster 0.06
Carex bebbii - Bebb's Sedge 0.5
Carex granularis - Meadow Sedge 0.13
Carex lupuliformis - Knobbed Hop Sedge 0.06
Carex scoparia - Pointed Broom Sedge 0.31
Carex stipata - Awlfrulted Sedge 0.06
Carex vulpidoidea - Fox Sedge 0.5
Cyperus Species - Flat Sedge Species 0.06
Echinocloa crusgalli - Barnyard Grass 2.5
Eleocharis Species - Spike Rush Species 0.02
Elymus canadensis - Nodding Wild Rye 1
Elymus virginicus - Virginia Wild Rye 2
Glyceria striata - Fowl Manna Grass 0.13
Helenium autumnale - Sneezeweed 0.09
Juncus effusus - Soft Rush 0.02
Juncus tenuis - Path Rush 0.02
Juncus torreyi - Torrey's Rush 0.02
Leersia oryzoides - Rice Cut Grass 0.19
Mimulus ringens - Monkey Flower 0.03
Panicum dichotomiflorum - Knee Grass 0.25
Penthorum sedoides - Ditch Stonecrop 0.01
Poa palustris - Marsh Blue Grass 0.25
Saggitaria latifolia - Duck Potato 0.06
Scirpus atrovirens - Dark Green Rush 0.75
Scirpus pendulus - Red Bulrush 0.13
Scirpus pungens (Schoenoplectus p.) - Chairmakers Rush 0.63
Teucrium canadense - Germander 0.03
Verbena hastata - Blue Vervain 1

ZONE 2
Lo Pro Prairie for Clay Soils Mix

Species - lbs / acre
Andropogon scoparius (Schizachyrium s.) - Little Bluestem 5
Asclepias syriaca - Common Milkweed 0.06
Aster ericoides (Symphyotrichum e.) - Heath Aster 0.03
Aster laevis (Symphyotrichum laeve) - Smooth Blue Aster 0.3
Aster novae- angliae (Symphyotrichum n.) - New England Aster 0.25
Astragalus canadensis - Canada Milk Vetch 0.3
Baptisia leucantha (B. alba macrophylla) - White Indigo 0.06
Cassia hebecarpa (Senna h.) - Wild Senna 0.3
Cassia marilandica (Senna m.) - Maryland Senna 0.03
Coreopsis lanceolata - Sand Coreopsis 0.25
Desmodium canadense - Showy Tick Trefoil 0.03
Echinacea pallida - Pale Purple Coneflower 0.25
Echinacea purpurea - Purple Coneflower 1
Elymus virginicus - Virginia Wild Rye 1
Eryngium yuccifolium - Rattlesnake Master 0.38
Helliopsis helianthoides - False Sunflower 0.3
Lespedeza capitata - Roundhead Bush Clover 0.3
Liatris spicata - Spiked Gayfeather 0.03
Monarda fistulosa - Bergamot 0.3
Panicum virgatum - Prairie Switch Grass 1
Partherium integrifolium - Wild Quinine 0.06
Penstemon Digitalis - Foxglove Beardtongue 0.3
Petalostemum purpureum (Dalea p.) - Purple Prairie Clover 0.25
Ratibida pinnata - Yellow Coneflower 0.5
Rudbeckia hirta - Black Eyed Susan 0.5
Rudbeckia subtomentosa - Sweet Coneflower 0.38
Solidago rigida (Oligoneuron r.) - Stiff Goldenrod 0.38
Tradescantia ohiensis - Ohio Spiderwort 0.09



NATURALIZED BASIN SECTION
NOT TO SCALE

NATURALIZED BASIN - construction notes

1. Basin shall be excavated to 12" below final grade and replaced with permeable engineered soil mix with a percolation rate of .5"/hour.
2. Soil mix shall consist of 50 percent sand, 20 percent pulverized topsoil and 30 percent mushroom compost. Soil shall be free of any gravel and clumps.
3. Native soils below engineered soil mix shall be ripped prior to installation to allow maximum percolation.
4. Contractor is to avoid excessive compaction of the engineered soil mix during construction.
5. The top 2" of soil shall be raked prior to seed application.
6. Straw blanket shall be installed after seed has been applied and lightly raked into soil.
7. "No-mow" signage shall be provided within the naturalized basin edge, which is also the High Water Line at 724.00 elevation.
8. Actual species planted in naturalized basin may vary depending on availability. Any substitutions must be approved by landscape architect.
9. Depending on timing of seed installation, a temporary/quick cover seeding of Annual Rye (360lbs/acre) and/or Seed Oats (100 lbs/acre) shall be considered.

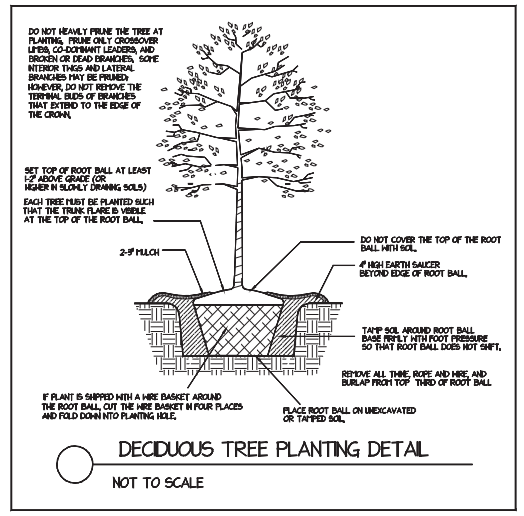
NATURALIZED BASIN - maintenance notes

1. Throughout the first year, regular weedings must be performed. Rhizomatous weeds must be identified and hand-pulled, unless local ordinance will allow use of herbicides such as Round-up. Round-up shall only be used on a non-windy day.
2. During the second year, mow the naturalized basin to 6" tall in early to mid-summer and late summer.
3. In the third year and after, controlled burns may be simulated in spring (May 1st - May 15th) by mowing plants to the ground. Chaff shall be removed to expose soil to sunlight.
4. Contractor is responsible for maintenance and watering of naturalized basin for first year of establishment. Maintenance may be sub-contracted if installing contractor is unable to provide themselves.

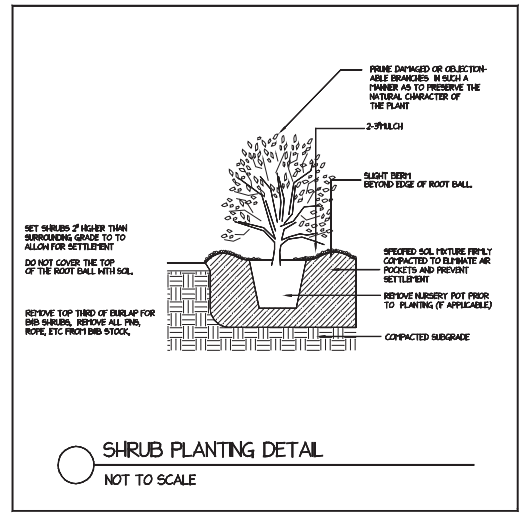
PLANT LIST

Qty	Botanical Name	Common Name	Size/Condition
Trees			
4	Acer freemanii 'Autumn Blaze'	Autumn Blaze Maple	4"
5	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	4"
3	Nyssa sylvatica	Black Tupelo	3"
3	Quercus bicolor	Swamp White Oak	3"
Shrubs			
11	Juniperus chinensis 'Green Sargent'	Green Sargent Juniper	#5
26	Rosa 'Radtkopink'	Double Knock Out Rose (Pink)	#3
20	Syringa meyeri 'Palibin'	Dwarf Korean Lilac	#5
3	Viburnum x juddii	Judd Viburnum	36"
Ornamental Grasses			
80	Calamagrostis acutiflora 'Karl Foerster'	Karl Forester Reed Grass	#1
123	Carex muskingumensis	Palm Sedge	#1
68	Schizachyrium scoparium 'Carousel'	Carousel Little Bluestem	#1
Perennials and Annuals			
71	Allium Langulcum 'Summer Beauty'	Summer Beauty Ornamental Onion	#1

PLANTING DETAILS



DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



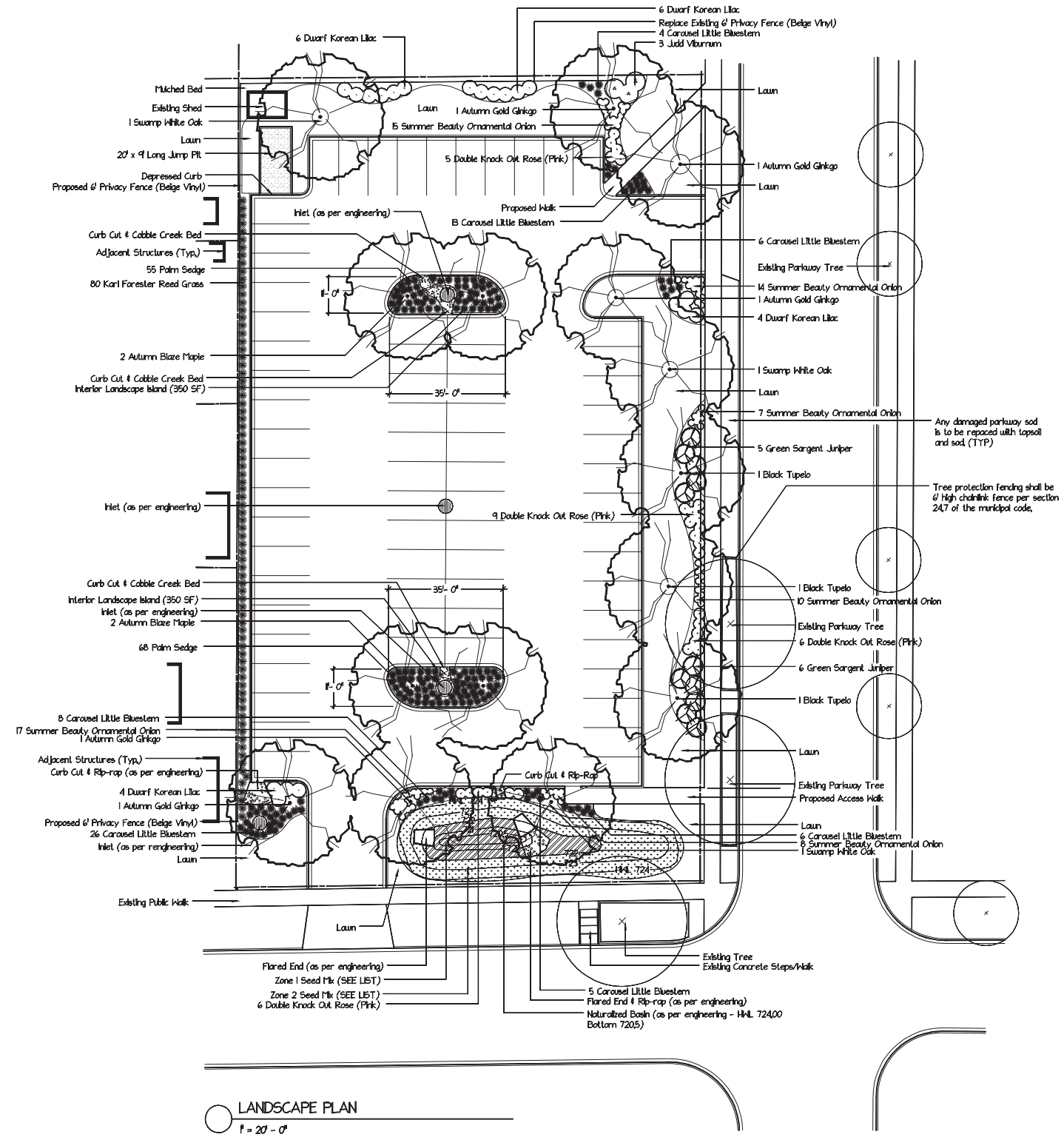
SHRUB PLANTING DETAIL
NOT TO SCALE

GENERAL CONSTRUCTION NOTES

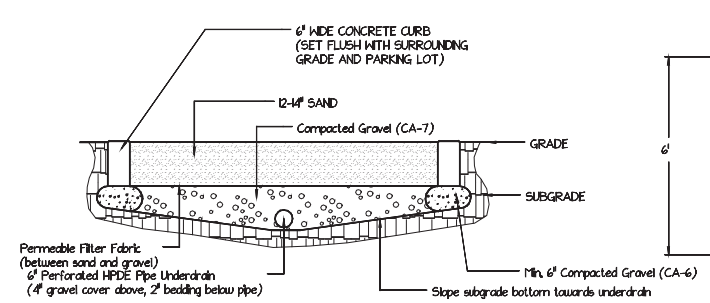
1. Landscape material shall satisfy American Association of Nurserymen Standards and be staked, wrapped, watered and mulched as per ordinance.
2. Contractor is to call JULIE before any work is to be performed. Contractor is responsible for repair of any damaged utilities, pipes, conduit that JULIE is not legally required to mark.
3. All disturbed areas must be stabilized with sod, seed/blanket or mulch.
4. All plant material (excluding seed mixes) shall have a one year guarantee from date of install.
5. Protect from damage existing structures, pavement and utilities that are to remain.
6. Contractor shall keep site clean and debris free. All spills removed from site must be disposed of legally.
7. All work and operations shall comply with all applicable local, state and federal codes and ordinances.

TREE PROTECTION NOTES

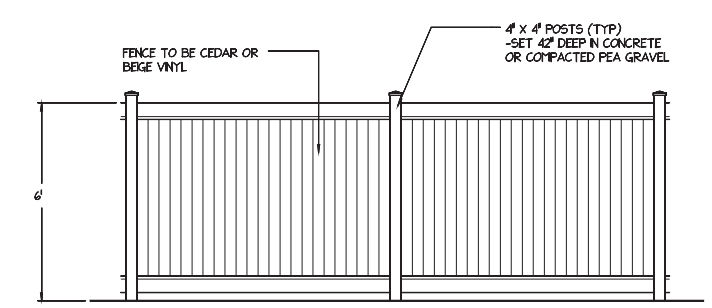
1. Six foot high chainlink fencing is to be erected around the dripline of trees to remain, including parkway trees, in accordance to Downers Grove tree protection guidelines.
2. Maintain grade at all existing trees to remain. Prevent disturbance of root zones. No machinery or materials may be driven across or stored within tree driplines.
3. Root pruning is to be performed where work needs to be done within a tree dripline. Any work within a tree dripline shall be performed by hand, where applicable.
4. Silt fencing shall not be trenched within a tree dripline and shall be secured by sandbags.



LANDSCAPE PLAN
1" = 20' - 0"



LONG JUMP PIT DETAIL
NOT TO SCALE



6' STANDARD PRIVACY FENCE DETAIL
NOT TO SCALE

N

Scale: 1" = 20'-0"
Date: 4.6.17
Drawn: JJ
Checked: J. Johnson
Sheet: 1 of 1

Revised:

St. Joseph Catholic Community
4824 Highland Avenue Downers Grove IL
LANDSCAPE PLAN - WEST PARKING LOT

GREEN GRASS
landscape architecture & construction
www.greengrasslandscape.com

597 Warren Avenue
Downers Grove, IL 60515
P: 630.553.1709
F: 630.820.0850

ZONE 1
Native Lo Pro Detention - Floodplain Mix

Species - lbs/acre
Agrostis alba (A. gigantea) - Red Top Grass 0.5
Agrostis alba palustris - Bent Grass 1.5
Alisma subcordatum - Common Water Plantain 0.38
Asclepias incarnata - Swamp Milkweed 0.19
Aster novae-angliae (Symphyotrichum n.) - New England Aster 0.13
Aster simplex (Symphyotrichum lanceolatum) - Panicled Aster 0.03
Bidens cernua - Nodding Bur Marigold 0.31
Bidens frondosa - Common Beggar's Tick 0.13
Boehmeria cylindrica - False Nettle 0.02
Boltonia asteroides - False Aster 0.06
Carex bebbii - Bebb's Sedge 0.5
Carex granularis - Meadow Sedge 0.13
Carex lupuliformis - Knobbed Hop Sedge 0.06
Carex scoparia - Pointed Broom Sedge 0.31
Carex stipata - Awlfruited Sedge 0.06
Carex vulpinoidea - Fox Sedge 0.5
Cyperus Species - Flat Sedge Species 0.06
Echinacea cruegalii - Barnyard Grass 2.5
Eleocharis Species - Spike Rush Species 0.02
Elymus canadensis - Nodding Wild Rye 1
Elymus virginicus - Virginia Wild Rye 2
Glyceria striata - Fowl Manna Grass 0.13
Helenium autumnale - Sneezeweed 0.09
Juncus effusus - Soft Rush 0.02
Juncus tenuis - Path Rush 0.02
Juncus torreyi - Torrey's Rush 0.02
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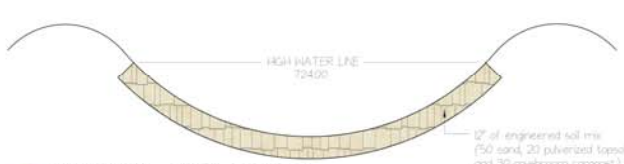
Mimulus ringens - Monkey Flower 0.03
Panicum dichotomiflorum - Knee Grass 0.25
Penthorum sedoides - Ditch Stonecrop 0.01
Poa palustris - Marsh Blue Grass 0.25
Sagittaria latifolia - Duck Potato 0.06
Scirpus atrovirens - Dark Green Rush 0.75
Scirpus pendulus - Red Bulrush 0.13
Scirpus pungens (Schoenoplectus p.) - Chairmakers Rush 0.63
Teucrium canadensis - Germander 0.03
Verbena hastata - Blue Vervain 1

ZONE 2
Lo Pro Prairie for Clay Soils Mix

Species - lbs / acre
Andropogon scoparius (Schizachyrium s.) - Little Bluestem 5
Asclepias syriaca - Common Milkweed 0.06
Aster ericoides (Symphyotrichum e.) - Heath Aster 0.03
Aster laevis (Symphyotrichum laeve) - Smooth Blue Aster 0.13
Aster novae- angliae (Symphyotrichum n.) - New England Aster 0.25
Astragalus canadensis - Canada Milk Vetch 0.13
Baptisia leucantha (B. alba macrophylla) - White Indigo 0.06
Cassia hebecarpa (Senna h.) - Wild Senna 0.13
Cassia marilandica (Senna m.) - Maryland Senna 0.03
Coreopsis lanceolata - Sand Coreopsis 0.25
Desmodium canadense - Showy Tick Trefoil 0.03
Echinacea pallida - Pale Purple Coneflower 0.25
Echinacea purpurea - Purple Coneflower 1
Elymus virginicus - Virginia Wild Rye 1
Eryngium yuccifolium - Rattlesnake Master 0.38
Helianthus helianthoides - False Sunflower 0.13
Lespedeza capitata - Roundhead Bush Clover 0.13
Liatris spicata - Spiked Gayfeather 0.03
Monarda fistulosa - Bergamot 0.13
Panicum virgatum - Prairie Switch Grass 1
Parthenium integrifolium - Wild Quinine 0.06
Penstemon Digitalis - Foxglove Beardtongue 0.13
Petalostemum purpureum (Dalea p.) - Purple Prairie Clover 0.25
Ratibida pinnata - Yellow Coneflower 0.5
Rudbeckia hirta - Black Eyed Susan 0.5
Rudbeckia subtomentosa - Sweet Coneflower 0.38
Solidago rigida (Oligoneuron r.) - Stiff Goldenrod 0.38
Tradescantia ohiensis - Ohio Spiderwort 0.09



NATURALIZED BASIN SECTION
NOT TO SCALE

NATURALIZED BASIN - construction notes

1. Basin shall be excavated to 12" below final grade and replaced with permeable engineered soil mix with a percolation rate of .5/hour.
2. Soil mix shall consist of 50 percent sand, 20 percent pulverized topsoil and 30 percent mushroom compost. Soil shall be free of any gravel and clumps.
3. Native soils below engineered soil mix shall be ripped prior to installation to allow maximum percolation.
4. Contractor is to avoid excessive compaction of the engineered soil mix during construction.
5. The top 2" of soil shall be raked prior to seed application.
6. Straw blanket shall be installed after seed has been applied and lightly raked into soil.
7. "No-mow" signage shall be provided within the naturalized basin edge, which is also the High Water Line at 724.00 elevation.
8. Actual species planted in naturalized basin may vary depending on availability. Any substitutions must be approved by landscape architect.
9. Depending on timing of seed installation, a temporary/quick cover seeding of Annual Rye (36.0lbs/acre) and/or Seed Oats (100 lbs/acre) shall be considered.

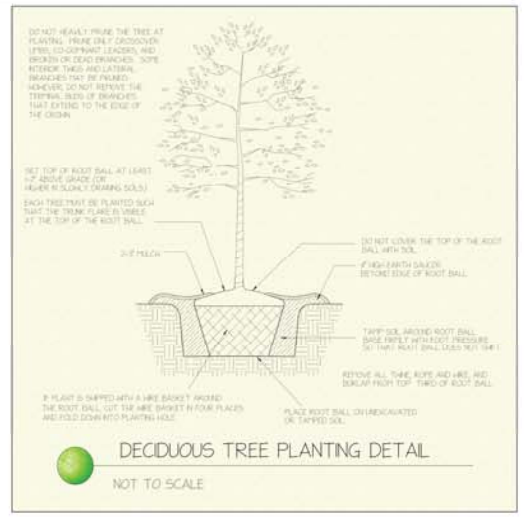
NATURALIZED BASIN - maintenance notes

1. Throughout the first year, regular weedings must be performed. Rhizomatous weeds must be identified and hand-pulled, unless local ordinance will allow use of herbicides such as Round-up. Round-up shall only be used on a non-windy day.
2. During the second year, mow the naturalized basin to 6" tall in early to mid-summer and late summer.
3. In the third year and after, controlled burns may be simulated in spring (May 1st - May 15th) by mowing plants to the ground. Chaff shall be removed to expose soil to sunlight.
4. Contractor is responsible for maintenance and watering of naturalized basin for first year of establishment. Maintenance may be sub-contracted if installing contractor is unable to provide themselves.

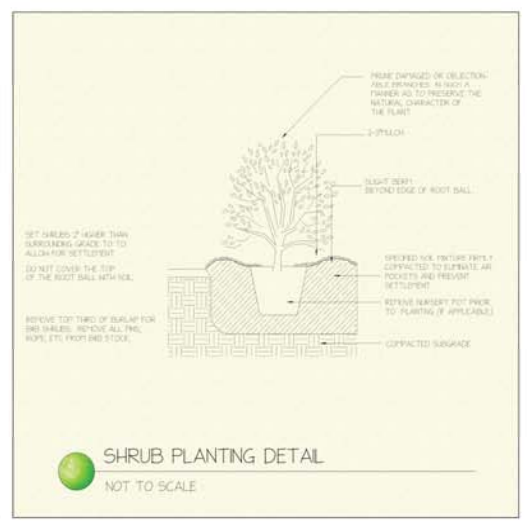
PLANT LIST

Qty	Botanical Name	Common Name	Size/Condition
Trees			
4	Acer freemani 'Autumn Blaze'	Autumn Blaze Maple	4"
5	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	4"
3	Nyssa sylvatica	Black Tupelo	3"
3	Quercus bicolor	Swamp White Oak	3"
Shrubs			
1	Juniperus chinensis 'Green Sargent'	Green Sargent Juniper	#15
26	Rosa 'Radtkopink'	Double Knock Out Rose (Pink)	#3
20	Syringa meyeri 'Palibin'	Dwarf Korean Lilac	#5
3	Viburnum x juddii	Judd Viburnum	36"
Ornamental Grasses			
80	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Reed Grass	#1
123	Carex muskingumensis	Palm Sedge	#1
68	Schizachyrium scoparium 'Carousel'	Carousel Little Bluestem	#1
Perennials and Annuals			
71	Allium tanguticum 'Summer Beauty'	Summer Beauty Ornamental Onion	#1

PLANTING DETAILS



DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



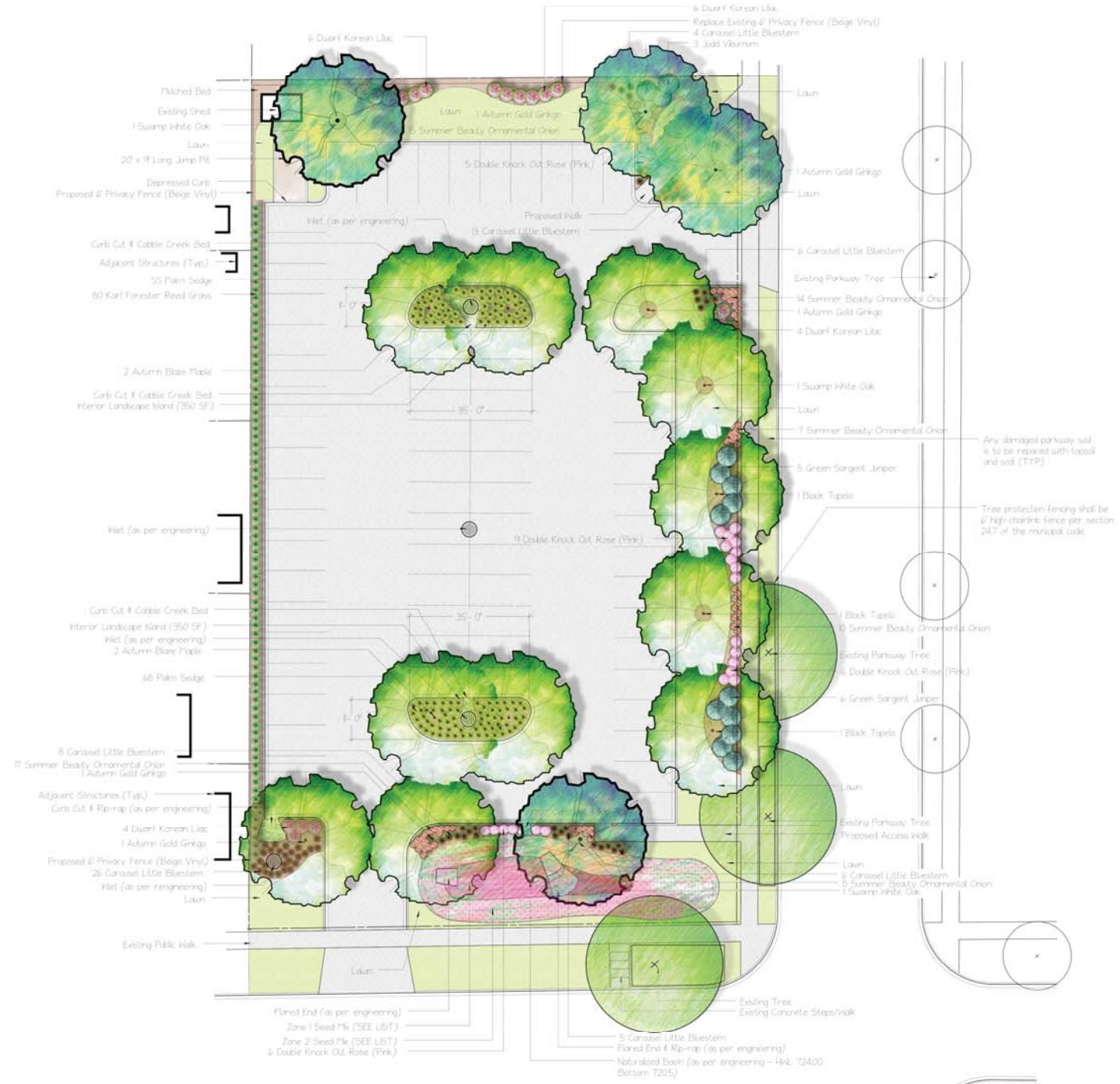
SHRUB PLANTING DETAIL
NOT TO SCALE

GENERAL CONSTRUCTION NOTES

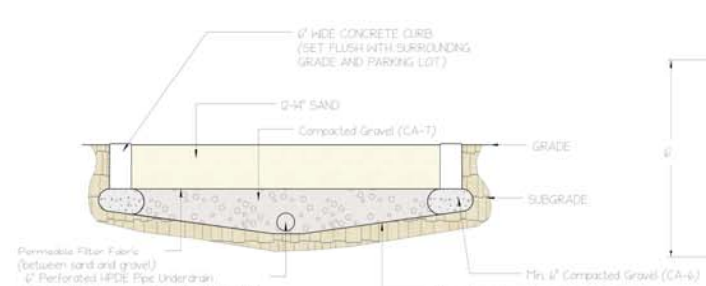
1. Landscape material shall satisfy American Association of Nurserymen Standards and be staked, wrapped, watered and mulched as per ordinance.
2. Contractor is to call JULIE before any work is to be performed. Contractor is responsible for repair of any damaged utilities, pipes, conduit that JULIE is not legally required to mark.
3. All disturbed areas must be stabilized with sod, seed/blanket or mulch.
4. All plant material (excluding seed mixes) shall have a one year guarantee from date of install.
5. Protect from damage existing structures, pavement and utilities that are to remain.
6. Contractor shall keep site clean and debris free. All spoils removed from site must be disposed of legally.
7. All work and operations shall comply with all applicable local, state and federal codes and ordinances.

TREE PROTECTION NOTES

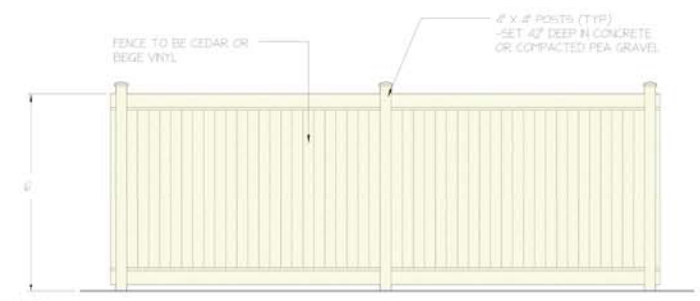
1. Six feet high chainlink fencing is to be erected around the dripline of trees to remain, including parkway trees, in accordance to Downers Grove tree protection guidelines.
2. Maintain grade at all existing trees to remain. Prevent disturbance of root zones. No machinery or materials may be driven across or stored within tree driplines.
3. Root pruning is to be performed where work needs to be done within a tree dripline. Any work within a tree dripline shall be performed by hand, where applicable.
4. Silt fencing shall not be trenched within a tree dripline and shall be secured by sandbags.



LANDSCAPE PLAN
1" = 20' - 0"



LONG JUMP PIT DETAIL
NOT TO SCALE



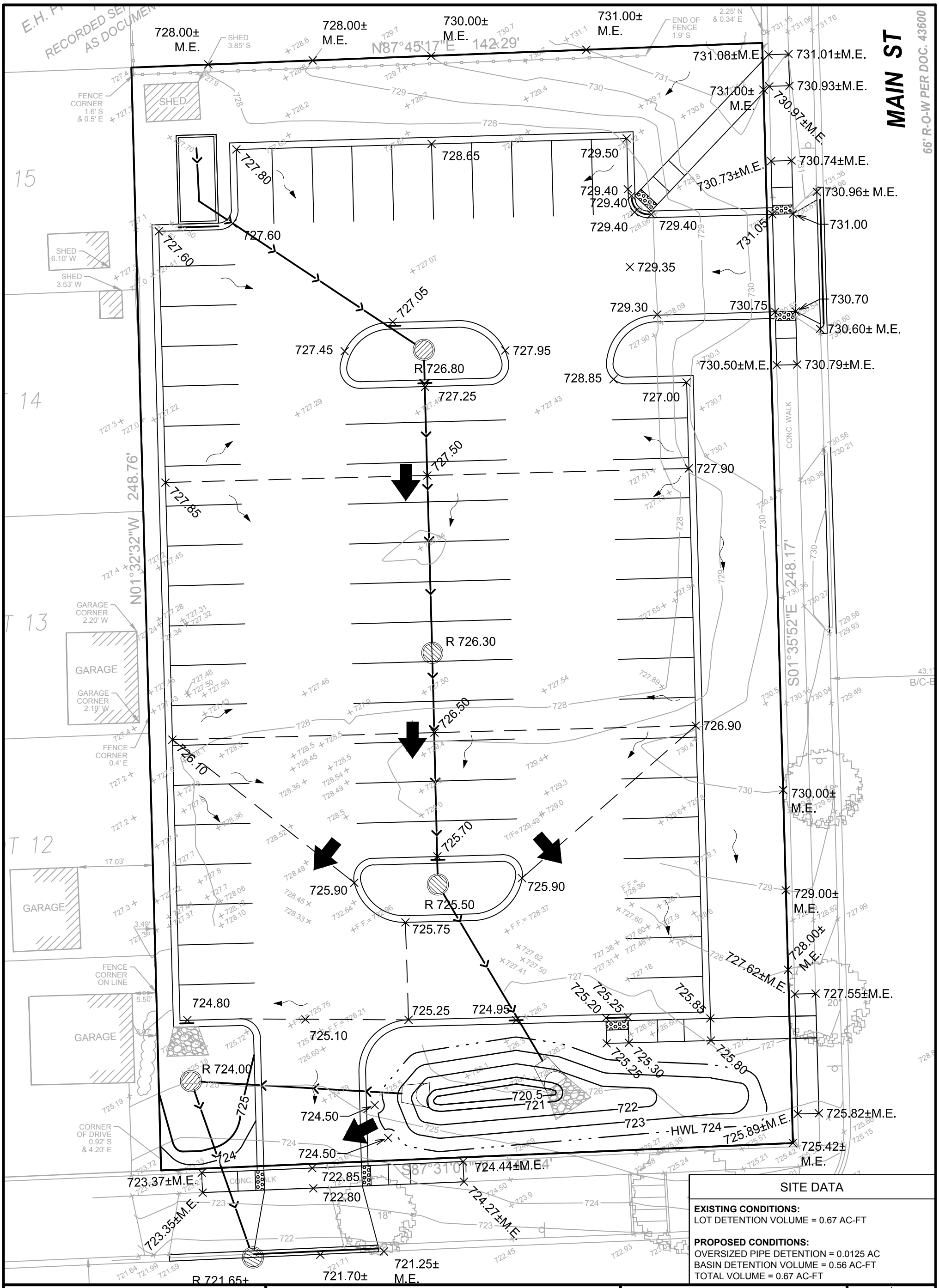
6' STANDARD PRIVACY FENCE DETAIL
NOT TO SCALE

N

Scale: 1" = 20'-0"
Date: 4.6.17
Drawn: JJ
Checked: J. Johnson
Sheet: 1 of 1
Revised:

St. Joseph Catholic Community
4824 Highland Avenue Downers Grove IL
LANDSCAPE PLAN - WEST PARKING LOT

GREEN GRASS landscape architecture & construction
www.greengrasslandscape.com
1597 Warren Avenue
Downers Grove, IL 60515
P: 630.353.1709
F: 630.912.0850



SITE DATA

EXISTING CONDITIONS:
LOT DETENTION VOLUME = 0.67 AC-FT

PROPOSED CONDITIONS:
OVERSIZED PIPE DETENTION = 0.0125 AC
BASIN DETENTION VOLUME = 0.56 AC-FT
TOTAL VOLUME = 0.67 AC-FT

V3 Companies
7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
630.724.9202 fax
www.v3co.com
Visio, Vertere, Virtute... "The Vision to Transform with Excellence"

ST. JOSEPH CATHOLIC SCHOOL

WEST LOT DRAINAGE EXHIBIT

SKETCH NO.:	001
RFI REFERENCE:	N/A
SHEET REFERENCE:	N/A
DATE:	4/6/17

SCALE: 1"= 20'

N:\2016\16277\Drawings\ACAD\LD\S01\Misc Drawings\2017 0406 West Lot Drainage Exhibit_16277.dwg 4/6/2017

St. Joseph Parish

Our Faith Our Family Our Future

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

April 27, 2017

Via: E-Mail and Hand Delivery

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

RE: Neighborhood Meeting Summary
St. Joseph Parish – 4824 Highland Avenue

Dear Scott,

As part of its application for zoning approval, St. Joseph Parish held a neighborhood meeting on April 26, 2017 at 7:00 pm. The meeting was held in our church hall at 4801 Main Street in Downers Grove. Written meeting invitations were mailed on April 18, 2017, to the owners of all property located within 250 feet of 4824 Highland Avenue. A copy of the meeting invitation is enclosed for reference.

The meeting was attended by St. Joseph Parish's Pastor, John Phan, three staff members, four members of our parish Campus Improvement Committee, Bill Sturm(Serena Sturm Architects) and 4 neighbors.

Bill Sturm led the meeting. He had a slide presentation (attached) along with an oral explanation of the proposed zoning changes as well as the demolition of the rectory at 4832 Main Street for expansion of our existing parking lot.

The following questions were asked and addressed.

1. What will the topography look like at the corner of Main and Highland?
   Answer: We will be adhering to BMP – a rain garden with drainage and seed mix of native plantings. Nothing will obscure the motorist view of intersection.
2. Will the new parking lot be at a higher elevation?
   Answer: We will be raising it a little but still much lower than street level. Bill Sturm explained that the current lot holds a lot of water when it rains – the pooling water is visible to all. With a new drainage system and larger underground storage piping the water will be retained underground until it passes thru the restrictor.
3. Will both entrances to the lot be two ways?
   Answer: yes
4. For safety concerns for pedestrians and motorists, will you try to divert pedestrian crossing in the middle of the street and encourage people to use the crosswalk at Main and Franklin or at Main and Prairie?
   Answer: Pedestrian walkways from the parking lot to the sidewalk are being placed at both ends of the parking lot to encourage pedestrians to cross at the crosswalks. We will encourage our parishioners to use crosswalks for the safety of themselves and others.

5. Have we considered using a permeable surface instead of concrete or blacktop?
   Answer: The option was considered, but the expense is outside of our budget. We will be following Village guidelines on drainage and using best management practices with a substantial amount of landscaping. (Note: a slide was shown depicting our drainage plans and our landscaping plans)
6. What is the cost of permeable pavers?
   Answer: Approximately three times the cost of asphalt.
7. Will there be an egress onto Highland Avenue?
   Answer: Not at this time. It was looked at in our 20 to 30 year Master Plan. At the current time we have no plans to create an egress onto Highland Ave.
8. What are your plans for the house you purchased on Highland Ave.?
   Answer: We plan on adding a two car garage and making some internal improvements.

The meeting adjourned at 7:30pm.

Please don't hesitate to contact me with questions.

Sincerely,

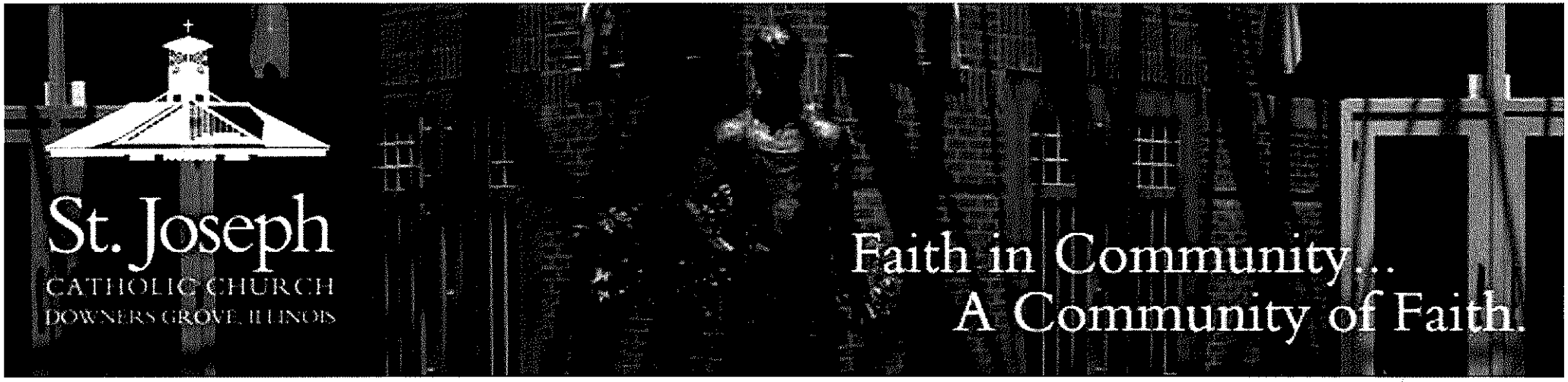
Elizabeth A. Harbauer
Business Manager

Enclosures

St. Joseph Catholic Church

Downers Grove, Illinois

Rezoning and Expanded Parking



April 26, 2017: Neighbors Meeting

SERENA STURM
ARCHITECTS

St. Joseph Properties

SERENA STURM
ARCHITECTS

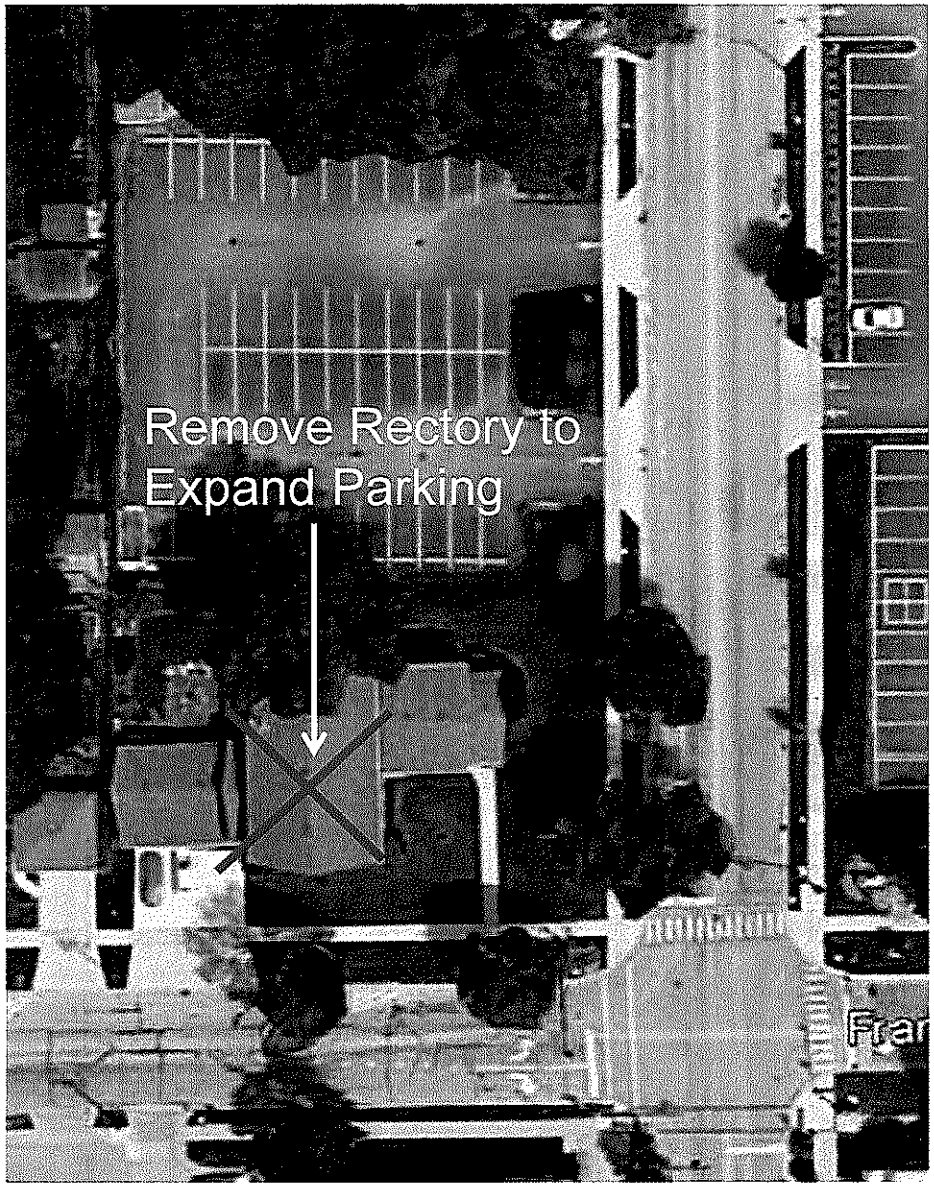
St. Joseph Current Zoning

SERENA STURM
ARCHITECTS

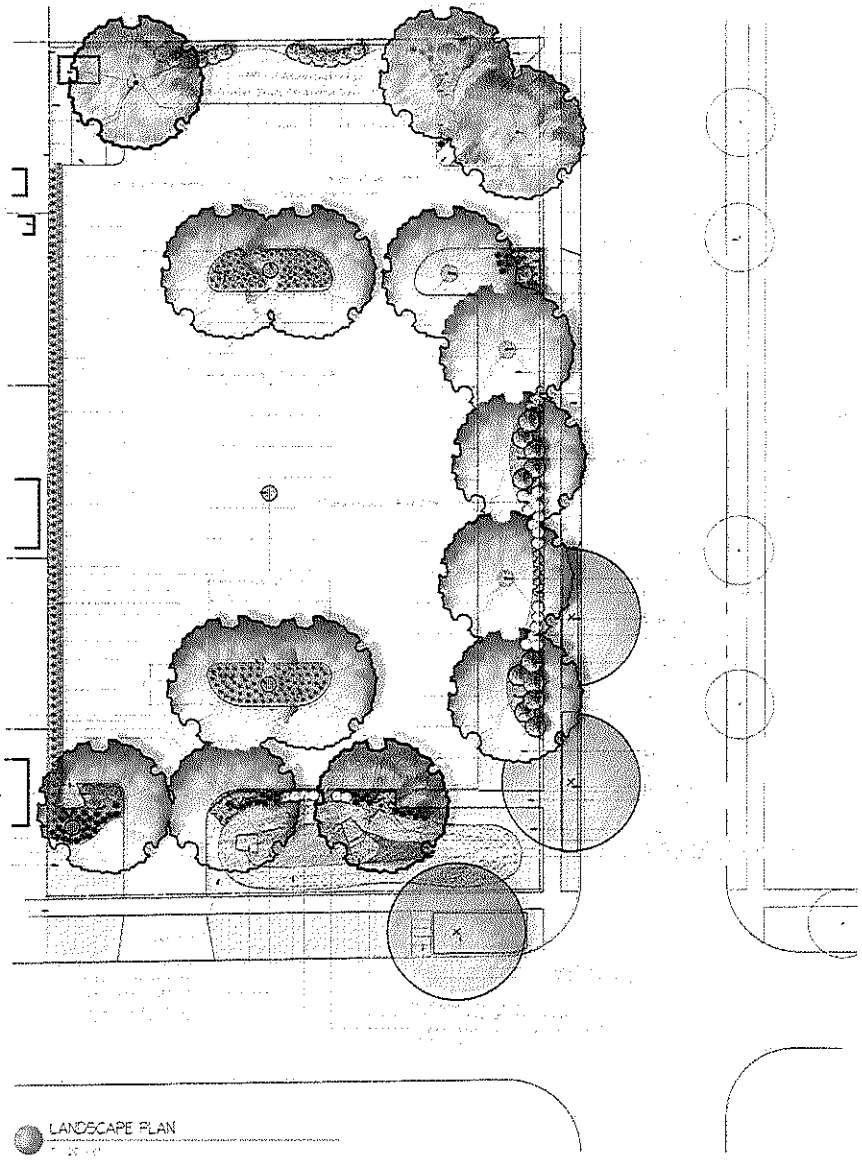
St. Joseph Proposed Zoning

SERENA STURM
ARCHITECTS

West Parking



Existing



Proposed

SERENA STURM
ARCHITECTS

SIGN-IN SHEET

Name	Address
Harley Smart	4804 Main D.G.
Nyboe, Geri	4823 Highland DG
KRISTA VARSBERGS	4826 Bryan Pl. DG.
Dave Edwards	Highland Ave.

St. Joseph Parish

Our Faith Our Family Our Future

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

Neighborhood Meeting Invitation

Dear Neighbors,

St. Joseph Parish has been a vibrant, welcoming and faithful community for over 100 years. In 1906, St. Joseph Parish began as a mission parish and over the next century has grown to over 2,100 families. Due to the growth of our community, we are seeking the Village of Downers Grove's approval to expand our west parking lot by demolishing our current rectory located at the corner of Franklin and Main Street. On May 1, the Village will conduct a public hearing to consider our application for rezoning and for a special use permit to complete this project.

Before that, though, we want to invite the community to a neighborhood meeting to discuss our plans. We will provide an overview of those plans and be available to answer questions. Please join us:

Wednesday, April 26, 2017 – 7:00pm

St. Joseph Church Hall – 4801 Main St. (lower level)

If you cannot attend the meeting but would like to learn more about our plans, please contact our Business Manager, Beth Harbauer at (630) 964-0216 ext. 1101.

Joyfully in Christ,

Rev. John Phan
Pastor