

COUNCIL WORKSHOP ITEM

ITEM: C-1-01. A petition seeking an amendment to a special use for a recreation use. The Indian Boundary YMCA is proposing to construct a pavilion structure on their property, and to expand their parking facilities. Property is located on the south side of 59th Street approximately 233 feet east of Lyman Avenue, commonly known as 711 59th Street, Downers Grove, IL (PIN 09-17-400-017); Board of Trustees of the YMCA of Chicago, Owner; Scott Saef and Lynn Hanley, Attorneys/Petitioners.

DATE: February 16, 2001

PREPARED BY: Kenneth J. Rathje, Director of Planning Services

PURPOSE: To obtain approval of an Ordinance authorizing the above referenced special use request.

DISCUSSION:

At its January 24, 2001 meeting, the Zoning Board of Appeals unanimously recommended approval of the above referenced special use request. The Board based its recommendation for approval of the petition upon the fact that the petitioner has met all of the requirements established by the Zoning Ordinance to obtain approval of an amendment to an existing special use for their recreational facility, including the construction of a pavilion structure and an expansion of their parking facilities.

ATTACHMENTS:

Letter to Mayor and Council regarding Case C-1-01, dated February 16, 2001
Draft Minutes of Zoning Board of Appeals public hearing, dated January 24, 2001
Staff findings regarding Case C-1-01

RECOMMENDATION:

Approval of an Ordinance authorizing an amendment to an existing special use for a recreational facility which includes the construction of a pavilion structure and an expansion of parking facilities, consistent with the plans and drawings submitted by the applicant for property located at 711 59th Street, Downers Grove (PIN 09-17-400-017).



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February 16, 2001

Mayor Brian Krajewski and Village Council
Village of Downers Grove
801 Burlington Avenue
Downers Grove, IL 60515

RE: C-1-01 A petition seeking the approval of an amendment to a special use for a recreation use. The Indian Boundary YMCA is proposing to construct a pavilion structure on their property, and to expand their parking facilities. Property is located on the south side of 59th Street approximately 233 feet east of Lyman Avenue, commonly known as 711 59th Street, Downers Grove, IL (PIN 09-17-400-017); Board of Trustees of the YMCA of Chicago, Owner; Scott Saef and Lynn Hanley, Attorneys/Petitioners.

Dear Mayor Krajewski and Village Council,

At its January 24, 2001 meeting, the Zoning Board of Appeals made the following recommendation:

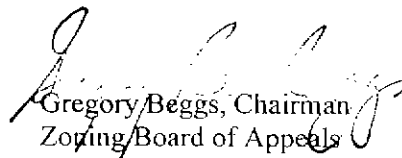
Mr. Domijan moved on the case of C-1-01 that the Zoning Board of Appeals forward a positive recommendation to the Village Council to approve YMCA's amendment to a special use for a recreation use to permit the construction of a freestanding pavilion and to expand the parking lot as depicted on the drawings submitted as part of this petition. Mr. Sleeter seconded the motion.

AYES: Mr. Benes, Mr. White, Mr. Detjen, Mr. Domijan, Mr. Sleeter, Ch. Beggs
NAYS: None

The motion passed: 6:0

The Board based its recommendation for approval of the petition upon the fact that the petitioner has met all of the requirements established by the Zoning Ordinance to obtain approval of an amendment to an existing special use for a recreational facility which includes the construction of a pavilion structure and expansion of existing parking facilities.

Sincerely,


Gregory Beggs, Chairman
Zoning Board of Appeals

GB/agg

**Aye: Mr. Detjen, Mr. Benes, Mr. Domijan, Mr. Sleeter, Mr. White,
Chairman Beggs.**

Nay: None

The Motion passed unanimously.

Chairman Beggs asked Mr. Rathje to take care of the necessary correspondence. Mr. Rathje agreed.

Chairman Beggs asked Mr. Rathje to read the published public hearing notice.

FILE C-1-01: A petition seeking an amendment to a special use for a recreation use. The Indian Boundary YMCA is proposing to construct a pavilion structure on their property and expansion of their parking facilities. Property located on the south side of 59th Street approximately 233 feet east of Lyman Avenue, commonly known as 711 59th Street, Downers Grove, IL (PIN 09-17-400-017); Board of Trustees of the YMCA of Chicago, Owner; Scott Saef and Lynn Hanley, Attorneys/Petitioners

LEGAL NOTICE: VILLAGE OF DOWNERS GROVE NOTICE OF PUBLIC HEARING - Notice is hereby given that a Public Hearing will be held by the Zoning Board of Appeals at 7:30 p.m. on Wednesday, January 24, 2001, in the Council Chambers of the Village Hall, 801 Burlington Avenue, Downers Grove, Illinois, to consider an amendment to a special use for a recreational use. The Indian Boundary YMCA is proposing to construct a pavilion structure on their property and to expand their parking facilities. The property is located on the south side of 59th Street at Fairmount Avenue and approximately 233 feet east of Lyman Avenue, commonly known as 711 59th Street, Downers Grove, Illinois (PIN #09-17-400-017) and is legally described as follows:

The West Half of the Northwest Quarter of the Southeast Quarter of Section 17, Township 38 North, Range 11 East of the Third Principal Meridian excepting therefrom that part described by commencing at the Northwest corner of said Southeast Quarter of Section 17; thence East on the center line of 59th Street as dedicated, being the North line of the said West Half, 268.0 feet; thence South 90 degrees, 472.0 feet; thence West 90 degrees to the West line of the said West Half; thence North along the West line of said West Half to the point of beginning, also excepting that part of 59th Street as dedicated and also excepting the West 33.0 feet as dedicated for right of way, in DuPage County, Illinois

Individuals with a disability requiring a reasonable accommodation in order to participate in any meeting should contact the Community Relations Department (630) 434-5560 prior to the meeting. Wheelchair access may be gained through the side (south) entrance of Village Hall.

All interested persons should attend this hearing and will be given an opportunity to be heard. The hearing may be continued from time to time without further public notice. Zoning Board of Appeals, Gregory Beggs, Chairman. Published in the Downers Grove Reporter, Friday, January 5, 2001.

Petitioner's presentation:

Mr. Scott Saef, of the law firm of Sidley and Austin, said he was representing the Indian Boundary YMCA, a part of the YMCA of Chicago. He said Ms. Judy Ellertson, Director of the Indian Boundary YMCA, architect, Joseph Bonfonti, of Williams Architects, and Gary Cottingham and Brad Hargett of James J. Bennis, project engineer were also present this evening.

Mr. Saef said the YMCA is seeking an amendment to a special use for recreational facilities so that two minor site improvements may be made to benefit primarily the YMCA's Summer Day Camp Program. The improvements include the installation of an open-air wooden pavilion to provide more permanent shelter and toilet facilities for campers, a new day camp drop-off/pick-up area and the addition of 37 new parking spaces to the existing parking lot.

Mr. Saef said the YMCA is located south of 59th Street, east of Lyman Avenue, and north of 61st Street. To the immediate east is the O'Neill Middle School and Fairmount School and their recreational fields, creating somewhat of an institutional campus at this location. The YMCA site has an area of 16 acres and is zoned R-1. The YMCA has been in Downers Grove for 50 years. The first phase built at this location was built in 1970 and a field house addition opened in 1985. There are soccer and ball fields located at the south end of the property. Mr. Saef added that the day camp activities take place at the southern end of the property.

Mr. Saef said the day camp has been operated for quite some time and provides a structured summer recreational opportunity primarily for children in grades K-6. Seventh and eighth graders also participate in day camp, but most of those activities take place off-site. Mr. Saef said there are ten one-week camp sessions with approximately 230 – 240 campers in each session. The day camp operates from 9:00 a.m. to 4:00 p.m., although they do accept campers as early as 7:00 a.m., with pick-ups as late as 6:00 p.m.

Ms. Saef said a key reason for requesting special use approval is to assist the Y with installation of a permanent open-air pavilion. This will provide an area with a roof and a permanent surface for some of the current camp activities and group assemblies. Previously the Y has used a tent for these activities; however this has proved inadequate in inclement weather. Mr. Saef said the pavilion is to have an area of approximately 3,000 square feet and will improve the quality and safety of the camp program. He pointed out that there will continue to be significant setbacks between the camp pavilion and adjacent properties: 275 feet to the western property line and 416 feet to the southern property line. The pavilion is an octagonal structure, 60 feet in diameter, and 21 feet high

at the peak of the roof, with cement slab floors, and a shingled roof with wood beams and columns.

Mr. Saef said a significant part of the pavilion funding is coming from State of Illinois grant money that must be spent by July 1, 2001. As part of the pavilion the Y is seeking approval to provide boys' and girls' toilet rooms and a small storage area. The new toilet facilities will allow campers to have access to bathrooms without having to cross the parking lot to use the facilities in the main recreational building, as they currently need to do.

Mr. Saef said the second component of the Y's plans in 2001 is the southern extension of its parking lot by one aisle to create a dedicated drop-off/pick-up area immediately adjacent to the sidewalk leading to the pavilion. The new drop-off area will allow cars to pull up with the passenger side facing the field. Thirty-seven new parking spaces (each measuring 9 feet by 19 feet) will also be added. New landscaping will also be added to the parking areas. The Y plans to replace the current insufficient lighting standards with new sodium metal halide lights with shields facing the western property line.

Mr. Saef said the existing stormwater detention would be deepened to add storage capacity in order to accommodate the additional asphalt area.

Mr. Saef said they believe that the Y's proposal meets the standards for special use. The pavilion and the parking lot constitute safety and programmatic enhancements that benefit the youngest community members served by the YMCA. Mr. Saef concluded by asking for the Board's favorable consideration of this petition.

Mr. Domijan asked for clarification on the number of additional parking spaces that would be created under this proposal. Mr. Saef said there would be 37 new parking spaces created for a total of 227 spaces.

Staff presentation:

Mr. Rathje stated the petitioner is seeking approval of an amendment to their pre-existing special use for their property located on the south side of 59th Street to the west of Fairmount Avenue, extended. The proposed amendment is being sought so that the YMCA may construct an open-sided pavilion structure and so that they may expand their parking lot facilities. Uses such as the YMCA are categorized as a special use in the underlying R-1, single family residential zoning district under the provisions of Section 28-502 (c) "Country clubs, golf clubs, tennis courts and similar recreational uses..."

Mr. Rathje described the Y's property as a somewhat "L" shaped parcel of land, which has an area of 16.363 acres or approximately 725,840 square feet. The property is bounded by 59th Street along the north, the O'Neill Middle School and the Fairmount School campuses along the east, by a series of 14 residential lots which are located on the north side of 61st Street on the south, and by dedicated but unimproved Lyman Avenue right of way and also several single family lots on the west.

The property has exterior lot dimensions as follows: along the north the property has a width of 395.04 feet, along the east it has a depth of 1,293.63 feet, along the south the property has a width of 631.70 and along the property's west side it has dimensions of 854.19 feet as measured from south to north, 235.17 feet as measured from west to east and 439.00 feet as measured from south to north to the point where the west property line terminates at the south line of 59th Street.

Mr. Rathje explained that the existing facilities sited on the subject property include a 62,503 square foot building which houses an indoor swimming pool, a gymnasium and a variety of other recreational facilities and equipment. The site is also currently improved with a 190-car parking lot. In addition, the YMCA has a sand volleyball court, a skateboard park, three baseball diamonds located within the southwesterly quadrant of the site and three soccer fields located within the southeasterly quadrant of the site.

Mr. Rathje said the petitioner's current plans seek approval to make two specific improvements to the Y's special use. The first improvement is a request to construct an essentially octagonal one-story, wood-frame pavilion. The pavilion structure is intended to be used mostly for the Y's summer day camp program. The structure is to have squared-off dimensions of 55 feet 5 inches by 55 feet 5 inches and is to have a height of 21 feet as measured at the peak of the roof.

Mr. Rathje added that the petitioner's plans indicate that they also would like to construct a 14 foot by 20 foot toilet room and storage wing projecting from the southerly wall of the proposed pavilion. The Y has indicated that this part of the pavilion project is optional as there is a fair amount of additional expense involved to provide the necessary plumbing to the proposed facilities.

Mr. Rathje said the proposed pavilion is to be located 275 feet from the Y's west line, 416 feet from its south line and 302.166 feet from its east lot line. The minimum yard requirements for this structure are as follows: 40 feet from the west line, as that yard is technically a front yard as it is adjacent to a street right of way; 20 feet from the south lot line, as that is technically the rear yard of the property; and 5 feet from the east property line which is a side yard.

Mr. Rathje pointed out that the second part of their petition proposes to expand the total number of parking spaces from 190 to 227 for a net gain of 37 spaces. The proposed parking expansion is a southward expansion of the existing lot. The petitioner has designed the proposed expansion so that the new spaces and the additional driveway are compatible with the existing parking facilities and also provide a safe drop-off and pick-up area adjacent to the pavilion for summer camp children. The drop-off area has been designed to permit parents to park immediately adjacent to the pavilion area so that camp children will not need to walk through parking spaces or have to cross internal parking lot traffic in order to load or unload. Mr. Rathje said all of the parking spaces have been designed to meet or exceed the Zoning Ordinance's parking stall and driveway dimensional requirements. Parking stalls are to measure at least 9 feet by 18 and one-half

feet and aisles for 90-degree parking are to be at least 24 feet wide. Additionally, the Y will have a total of seven handicap-parking stalls, which meets the State's requirements.

Mr. Rathje said that because the petitioner is expanding the amount of hard surface area with its expanded parking area, they are also obligated to provide some additional stormwater detention. The proposed detention is to be located along the east line of the Y's property immediately to the south of the expanded parking lot. The proposed detention area has been designed to be a dry-bottom facility. Mr. Jungwirth, Village Stormwater Engineer, has reviewed the petitioner's plans and has provided his written comments regarding the proposed stormwater management plans.

Mr. Rathje said petitioner's plans are consistent with the Village's parking requirements. With a total floor area of 65,000 square feet, 218 parking spaces would be the minimum required and they will exceed that by nine spaces. With respect to floor area ratio and lot coverage, Mr. Rathje advised that the maximum floor area ratio in the R-1 zoning district is 0.60 for an authorized non-residential use. Including the new pavilion, the floor area ratio will be 0.09 which is 15% of the maximum lot coverage allowed.

Mr. Rathje said that a special use petition is one that the Zoning Board of Appeals is authorized to hear and forward a recommendation to the Village Council. He explained that the provisions of Section 28-1902 provide four measures to be considered by the Village in its deliberations for a special use petition. The Y has provided a rather detailed written explanation in an attachment to its application that describes how the Y believes its petition meets the standards section for the granting of a Special Use. Mr. Rathje said a copy of the petitioner's letter has been included for the Board's consideration.

Mr. Rathje said the provisions of Section 28-1902 provides that, "The Village Council may authorize a special use by ordinance, provided the evidence presented is such as to establish the following:

- (i) That the proposed use at that particular location requested is necessary or desirable to provide a service or facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.
- (ii) That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.
- (iii) That the proposed use will comply with the regulations specified in this Zoning Ordinance for the district in which the proposed use is to be located.
- (iv) That it is one of the special uses specifically listed for the district in which it is to be located.

In conclusion, Mr. Rathje said the petitioner is seeking approval of an "amendment" to its existing special use in order to make certain modifications to its site; namely, the construction of a pavilion structure and an expansion to its off-street parking facilities. The petitioner has submitted a site plan and building elevation drawings prepared in a manner which appears to be in full compliance with the applicable requirement of the Zoning Ordinance. The petitioner has submitted documentation as part of its petition indicating how it believes it is in compliance with the standards of Section 28-1902 of the Zoning Ordinance.

Mr. Sleeter said that as the meeting began, the Board received copies of a letter from a resident indicating that area homeowners did not receive proper notification of this meeting. He asked staff if proper and timely notice was given. Mr. Rathje replied yes, it had been properly given. He said he received an e-mail from Ms. Laurel Bowen, 829 Clyde Drive, the author of the letter in question, in which she said that she and two of her neighbors had not received notice of this meeting. Mr. Rathje said Ms. Bowen's property is approximately 425 feet away from the boundary of the YMCA and the notification provisions require notification be provided to residents within 250 feet of the boundary of the subject property. Mr. Rathje pointed out that Ms. Bowen's neighbor to the east is 333 feet from the Y's property line. Ms. Bowen also stated that Jerry Sebak, 6005 Clyde Drive did not receive notification; however, after checking the list of residents to whom notification was mailed, Mr. Rathje said Mr. Sebak, 6005 Clyde was sent notification. Whether he received it or not is a matter for the Post Office; however, the Village did not receive the notice back as undeliverable. Mr. Rathje said in addition to mailing notices to residents within 250 feet of the subject property, a public hearing sign is placed on the property and the Village publishes a legal notice in the Downers Grove Reporter. The Board's upcoming agenda is also published in the "Village Corner" in the Reporter. Mr. Rathje said he believes that some time ago, during the summer, the YMCA provided notice of their intention for new construction to their immediate neighbors.

Chairman Beggs asked that Ms. Bowen's letter be entered into the record. Mr. Rathje agreed.

Chairman Beggs asked if there is a difference between an initial special use permit and a requested amendment to a special use. Mr. Rathje said the Zoning Ordinance does not distinguish between the procedure to grant approval of a special use and the procedure to "amend". Thus, the Board should give the same type of review and scrutiny to a request for an amendment to a special use as they give to an initial special use petition.

Chairman Beggs asked if the same criteria should be applied when considering an amendment as was applied when considering the original request. Mr. Rathje replied yes. However, he added that when considering an amendment, the Board is able to judge how the facility functions as it is a pre-existing special use.

Chairman Beggs asked Mr. Saef if someone could explain the types of new services the pavilion is expected to provide. Mr. Saef introduced Ms. Judy Ellertson, Executive Director of the YMCA, to tell the Board about the reasons for the new pavilion. Ms.

Ellertson explained that the pavilion is needed to provide an area which can be used by day campers when the weather is too wet to be outside. Currently they have been using a tent that is now in disrepair. The pavilion would also provide shade on sunny days. In addition, the pavilion could be used when it is raining so the children could remain outdoors instead of using the indoor facilities. However, in case of a storm the children would be moved indoors. She said the pavilion would be used for group games and songs and arts and crafts projects. It would also provide a gathering place at the beginning and end of the day. Other groups would benefit from the pavilion, particularly its bathroom facilities, i.e. the soccer, T-ball and flag football teams that use the Y playing fields. Currently children in these activities have to be walked through the parking lot to the main building to use the bathrooms.

Chairman Beggs asked Ms. Ellertson if she is aware of any objections to the activities that have been taking place in the tent. Although she has only been at this YMCA since May 1, 2001, Ms. Ellertson said they held three community meetings last August, inviting residents within 250 feet of their property and there were really no objections to day camp activities. However, there were some complaints about occasional noise from the sports games.

Chairman Beggs asked if anyone in the audience wished to speak in favor of this proposal.

Ms. Helen Kaper, who lives at 731 59th Street, immediately adjacent to the YMCA, said she thinks it is a wonderful idea to replace the tent with a more permanent pavilion. Ms. Kaper said noise from the children has not been a problem for her. As the day camp is an activity for the summer months, Ms. Kaper asked what the pavilion would be used for during the rest of the year. She said that she would object to the Y renting the pavilion out for private parties because parties at the Y sometimes get loud. Ms. Kaper asked if the pavilion would eliminate the storage trailers the Y currently uses, as she feels those are a real eyesore.

Chairman Beggs explained that the petitioner would be given an opportunity to respond to questions during their rebuttal period.

Chairman Beggs asked if anyone wished to speak in opposition to this petition.

Mr. Bob Faetz, 6037 Clyde, whose backyard is adjacent to the field behind the Y, said that on the whole the improvements sound worthwhile; however, he is concerned about water run-off. Mr. Faetz said he lives at the southwest corner of the Y's field, which is an area that becomes a swamp during a wet spring. Mr. Faetz said they have lived in the neighborhood since 1984 shortly after the Y added a major addition, including the gym. Mr. Faetz was told that the water problems increased after that addition was built. Mr. Faetz said he wants to be sure that the pavilion and parking lot expansion would not make the swampy conditions of the southwest corner of the field worse in degree or duration. He also expressed concern about increased traffic congestion with the increasing parking. Mr. Faetz said he hopes that this variation is a specific variation, only for these two

improvements, and it will not increase the likelihood of other requests for variations. Chairman Beggs confirmed that this variation is only for the pavilion and the addition of 37 parking spaces.

Ms. Virginia Holliday, who lives at 6029 Clyde on the west side of the Y, said there is quite a bit of noise from the Y during daylight hours in the summer months and she is afraid there will be more noise with the new building. Ms. Holliday asked why the structure is being placed in the middle of the property instead of along Fairmount Avenue. She said she feels that placing the pavilion as they have, on the top of a hill, will attract noisy children at night during unsupervised hours. Ms. Holliday said currently, on some nights there are noisy children running through the Y fields until midnight and that is a problem. Ms. Holliday said she feels locating the pavilion along Fairmount Avenue would make it easier for children to be dropped-off and picked-up. She said she would like to see the pavilion located farther away from the homes in the area. Chairman Beggs said unless the petitioner decides to move the pavilion, the Board cannot request that they do so.

Ms. Holliday pointed out that there are no streetlights on Clyde Avenue and said she objects to the Y's plans to put up lights on the west side of the property.

Ms. Holliday said she received a letter, which stated that the Y was asking for a vacation of 33 feet set aside for the extension of Lyman Avenue. She said property on her block also has an extra 33 feet added on, and she was concerned that someone may try to take that away. Chairman Beggs assured Ms. Holliday that no one could take 33 feet of her property without her consent. Ms. Holliday said she and her husband did not receive an invitation from the YMCA to attend the community meetings that were held during the summer.

Mr. Gene Sapinski, 808 60th Place, said he did receive a notice about tonight's meeting; however, it was just a legal notice and did not include a description of the proposal. Mr. Sapinski felt they were not notified in the summer by the Y because they live beyond the 250-foot notification area. However, he said the Clyde Estate neighborhood is a neighbor of the YMCA, he would like to be treated as a "good neighbor" and be notified about projects such as this.

Mr. Rathje told Mr. Sapinski that a notice was mailed to him by the Village. Mr. Sapinski acknowledged that he did receive it. However, he said he did not receive any detailed information regarding the planned improvements. Chairman Beggs clarified that the purpose of a public hearing meeting is to explain the details of a proposal. The Village has never mailed out large packets explaining the details of a petition to area residents. However, Chairman Beggs said that anyone who receives notice of a public hearing may contact the Planning Department for more information on the project.

Mr. Sapinski said he objects to the location of the pavilion. He said there is a pavilion at that location now and wondered about the status of that structure. He said assuming that the day campers do not drive, he wondered about the need for the additional 37 parking

spaces. Mr. Sapinski was concerned that the open-air pavilion would at some time become an enclosed pavilion, making it a year-round facility, rather than one just used during the summer for day camp activities.

Mr. Sapinski asked for more information about the sewer and water system; i.e. where the sewer and water connections for the pavilion will come from and if the system would be connected off of Clyde Estates or off of Fairmount.

Mr. Sapinski asked why the pavilion could not be moved closer to the Fairmount side of the property which would provide more direct access for police security. At times the Police have chased kids through the fields. Mr. Sapinski was concerned that the pavilion would provide an attractive place for kids to "hang out".

Mr. Sapinski asked if the Board would vote on the location of the pavilion as stated in the Y's proposal. Chairman Beggs said the purpose of this meeting is to take as much testimony as possible on the petition and forward advice to the Village Council on the matter. Mr. Sapinski said he is not in favor of the improvements as they are currently planned.

Mr. Philip Barr, 4605 Puffer Road, asked the following questions of the YMCA representatives: Are the additional 37 parking spaces needed because of the new pavilion or are they needed for general use? What are the Y's daily hours of operation? What are the total acres of this YMCA site? How many auto entrances are there from the YMCA parking lot and to what roads? Is 59th Street a two or a four-lane road? Is parking allowed on 59th Street? Chairman Beggs replied that 59th Street has two lanes of traffic in each direction and that parking is allowed along the street. Mr. Barr asked if additional detention or retention of rainwater is required due to the addition of 37 new parking spaces and the pavilion?

Mr. Peter Turula, of 6020 Washington Street, located about one block from the proposed pavilion, said he is concerned about the noise. Mr. Turula said about a year and a half ago, on a Sunday afternoon, there was a lot of noise so he called the Y. There was no answer, so he finally called the Police. The Police said they already knew about the noise problem; however, they had no practical way to take care of it. Mr. Turula called the Y management the following Monday. They said they did not know what happened, but they had rented the tent, which they now intend to replace with this pavilion, to a family group for a party. Mr. Turula said, assuming this petition is granted, he would like to request that the permit stipulate that there will be no permanent or temporary exterior sound system permitted.

Mr. Philip Barr, 4605 Puffer Road, returned to asked what is the distance from the nearest single family home to the original Y parking lot and to the new parking spaces.

Chairman Beggs asked if the YMCA representatives would like to respond to the questions that were raised.

Mr. Saef said the total acreage of the YMCA is about 16 acres. There are currently three entrances to the parking lot accessed from a roadway which connects to 59th Street. Mr. Saef did not have the setback to the nearest single family home; however, he said it is approximately 275 feet from the pavilion to the YMCA property line and approximately the same distance to the nearest western edge of the parking lot.

Mr. Saef said, in regard to concerns about parking lot lighting, the planned lighting is to replace existing lighting. They plan to place shields on the lights on the western side of the parking lot to prevent light emission to the west. Mr. White asked if the current lights have shields. Mr. Saef replied no.

Mr. Saef said they chose a location for the pavilion that was as close to the drop-off area as possible and still not infringe on the ball fields or the improvements to the south where a sand volleyball court and toddler play area are located. He added that moving the pavilion farther to the east would put it too close to the detention area.

Regarding concerns about increased traffic, Mr. Saef pointed out that their proposal does not include an increase in population. The day camp size is not changing. The pavilion is being added to the camp program, but there is no expected increase in the number of campers. The additional parking spaces and aisle should reduce traffic congestion, making it more efficient for children to be dropped-off and picked-up.

Regarding questions about an existing drainage concern, Mr. Cottingham noted that the property owned by that speaker is located at the southwest corner of the Y site. He explained that the proposed improvement of the pavilion and the parking area and the detention basin would impact drainage in an easterly direction and would not impact the drainage in the southwest corner of the site. Mr. Cottingham said they plan to enlarge the existing detention basin to meet the required detention for the new parking lot and the new pavilion. He added that they are also putting in a new storm sewer from 59th Street to the basin to allow them to lower the bottom of the basin to provide better drainage.

Regarding the use of the pavilion during the rest of the year, Ms. Ellertson said during some winter months it will not be used at all. However, she said that during the spring and fall, sports teams that use the ball fields would use the pavilion bathrooms. The pavilion may also be used for a picnic following a game. She said they would not plan activities for nighttime hours, and they do have a ban on alcohol and smoking on their premises. Ms. Ellertson said she was not aware of any after hours' parties at the Y, however, she said she is relatively new to this YMCA. At this point, they do not plan to lease the pavilion for non-YMCA functions.

Regarding security, Ms. Ellertson said they would work with the Downers Grove Police Department to provide a safe place after hours and added that they may have to hire a security provider for the nighttime hours.

Chairman Beggs asked if they plan to have a public address system. Ms. Ellertson said they currently do not use one. However, they did allow the Campus Life Program to use

a temporary public address system for a kick-off rally held in the fall for the Downers Grove North and South high schools for about an hour and a half on a weekday evening. Ms. Ellertson said the Y usually uses a megaphone to call children when parents come to pick them up.

Chairman Beggs asked how long Ms. Ellertson has been at this YMCA. She replied since May 1, 2000. Chairman Beggs asked how many times a public address system was used over the past summer? Ms. Ellertson said to her knowledge just one time when the Youth For Christ held a rally after school started. She repeated that a megaphone is used to call the children for pick-up between the hours of 4:00 p.m. and 6:00 p.m.

Concerning the additional 37 parking spaces, a resident asked if they are being put in because of the pavilion. Mr. Saef said they were being installed in order to create an additional aisle in the parking lot and to provide more parking than the Zoning Ordinance currently requires.

Mr. Sleeter asked if the pavilion will be locked and secured during off hours when there is no supervision. Mr. Saef said he did not believe it would be possible to do so because the pavilion is an open-air facility; however, the bathrooms will be locked.

There being no further comments from the Board or the audience, Chairman Beggs closed the public hearing portion of the meeting for this case.

Board Deliberations:

Chairman Beggs asked for the members' opinions on the YMCA's petition for an amendment to a special use.

Mr. Sleeter said it appears to be a well thought-out proposal to provide additional shelter for existing programs. The pavilion is a long way from adjacent property owners' property, and he does not foresee a large increase in traffic. Mr. Sleeter said he was favorably impressed with the presentation, and there appears to be minimal impact on the surrounding area. He said he would lean toward approving the request.

Mr. Domijan concluded that it would improve the amenities currently offered by the Y. He said putting in a permanent structure indicates a commitment to continue the facilities in the future. Mr. Domijan said that perhaps the new facilities would abate some of the noise problems in the area. Based on those conclusions, he said he would support approval of this petition.

Mr. Benes said when he first read the proposal and visited the site, he thought it was a good, well-planned proposal. He acknowledged the neighbors' observations concerning water run-off, traffic, noise and unsupervised children running around after hours. He said he thinks the stop signs at the intersection of 59th and Fairmount have helped the traffic problems at that corner. Mr. Benes said he is in favor of this petition and thinks it is a good program for the Y.

Chairman Beggs said he feels the pavilion is a continuation of the tent that has been used for last six or seven years and that does not seem to have raised any particular problems that can't be handled. He said he thinks the noise problem comes up from time to time. He noted that there was only one instance last year in which a loudspeaker was used so he does not feel that is a problem. Chairman Beggs said he would be in favor of granting this petition.

Chairman Beggs asked for a motion on the petition.

Mr. Domijan moved on the case of C-1-01 that the Zoning Board of Appeals forward a positive recommendation to the Village Council to approve the YMCA's amendment to a special use for a recreation use to permit the construction of a freestanding pavilion structure and to expand the parking lot as depicted on the drawings submitted as part of this petition. Mr. Sleeter seconded the Motion.

Aye: Mr. Domijan, Mr. Sleeter, Mr. Benes, Mr. Detjen, Mr. White, Chairman Beggs

Nay: None

The Motion passed unanimously.

Chairman Beggs asked Mr. Rathje to forward the necessary correspondence to the Village Council.

PUBLIC HEARING:

C-1-01 A petition seeking an amendment to a special use for a recreation use. The Indian Boundary YMCA is proposing to construct a pavilion structure on their property and expansion of their parking facilities.. Property located on the south side of 59th Street approximately 233 feet east of Lyman Avenue, commonly known as 711 59th Street, Downers Grove, IL (PIN 09-17-400-017); Board of Trustees of the YMCA of Chicago, Owner; Scott Saef and Lynn Hanley, Attorneys/Petitioners

FINDINGS:

1. The petitioner, the Indian Boundary YMCA, is seeking approval of an amendment to their pre-existing special use for their property located on the south side of 59th Street to the west of Fairmount Avenue, extended. The proposed amendment is being sought so that the YMCA may construct an open-sided pavilion structure and so that they may expand their parking lot facilities. Uses such as the YMCA are categorized as a special use in the underlying R-1, single family residential zoning district under the provisions of Section 28-502 (c) "Country clubs, golf clubs, tennis courts and similar recreational uses..."
2. The Y's property is a somewhat "L" shaped parcel of land which has an area of 16.363 acres or approximately 725,840 square feet. The property is bounded by 59th Street along the north, the O'Neill Middle School and the Fairmount School campuses along the east, by a series of 14 residential lots which are located on the north side of 61st Street on the south, by dedicated but unimproved Lyman Avenue right of way and also several single family lots on the west.

The property has exterior lot dimensions as follows: along the north the property has a width of 395.04 feet, along the east it has a depth of 1,293.63 feet, along the south the property has a width of 631.70 and along the property's west side it has dimensions of 854.19 feet as measured from south to north, 235.17 feet as measured from west to east and 439.00 feet as measured from south to north to the point where the west property line terminates at the south line of 59th Street.

The existing facilities sited on the subject property includes a 65,503 square foot building which houses an indoor swimming pool, a gymnasium and a variety of other recreational facilities and equipment. The site is also currently improved with a 190 car parking lot. In addition, the YMCA has a sand volleyball court, a skateboard park, three baseball diamonds located within the southwesterly quadrant of the site and three soccer fields located within the southeasterly quadrant of the site.

3. The petitioner's current plans seek approval to make two specific improvements to the Y's special use. The first improvement is a request to construct an essentially octagonal one-story, wood-frame pavilion. The pavilion structure is

intended to be used mostly for the Y's summer day camp program. The structure is to have squared-off dimensions of 55 feet 5 inches by 55 feet 5 inches and is to have a height as measured at the peak of the roof.

The petitioner's plans indicate that they also would like to construct a 14 foot by 20 foot toilet room and storage wing projecting from the southerly wall of the proposed pavilion. The Y has indicated that this part of the pavilion project is optional as there is a fair amount of additional expense involved to provide the necessary plumbing to the proposed facilities.

The proposed pavilion is to be located 275 feet from the Y's west line, 416 feet from its south line and 302.166 feet from its east lot line. The minimum yard requirements for this structure are as follows: 40 feet from the west line, as that yard is technically a front yard as it is adjacent to a street right of way; 20 feet from the south lot line, as that is technically the rear yard of the property; and 5 feet from the east property line which is a side yard.

4. The second part of their petition proposes to expand the total number of parking spaces from 190 to 227 for a net gain of 37 spaces. The proposed parking expansion is a southward expansion of the existing lot. The petitioner has designed the proposed expansion so that new spaces and additional driveway are compatible with the existing parking facilities and has been designed to provide a safe drop-off and pick-up area adjacent to the pavilion for summer camp children. The drop-off area has been designed to permit parents to park immediately adjacent to the pavilion area so that camp children will not need to walk through parking spaces or have to cross internal parking lot traffic in order to load or unload. All of the parking spaces have been designed to meet or exceed the Zoning Ordinance's parking stall and driveway dimensional requirements. Parking stalls are to measure at least 9 feet by 18 and one-half feet and aisles for 90 degree parking are to be at least 24 feet wide. Additionally, the Y will have a total of seven handicap parking stalls which meets the State's requirements.
5. As the petitioner is expanding the amount of hard surface area with its expanded parking area, they are also obligated to provide some additional stormwater detention. The proposed detention is to be located along the east line of the Y's property immediately to the south of the expanded parking lot. The proposed detention area has been designed to be a dry-bottom facility. Mr. Jungwirth has reviewed the petitioner's plans and has provided his written comments regarding the proposed stormwater management plans.
6. The provisions of Section 28-1902 provide four measures to be considered by the Village in its deliberations for a special use petition. The Y has provided a rather detailed written explanation in an attachment to its application which describes how the Y believes its petition meets the standards section for the granting of a Special Use. A copy of the petitioner's letter has been included for the Board's consideration.

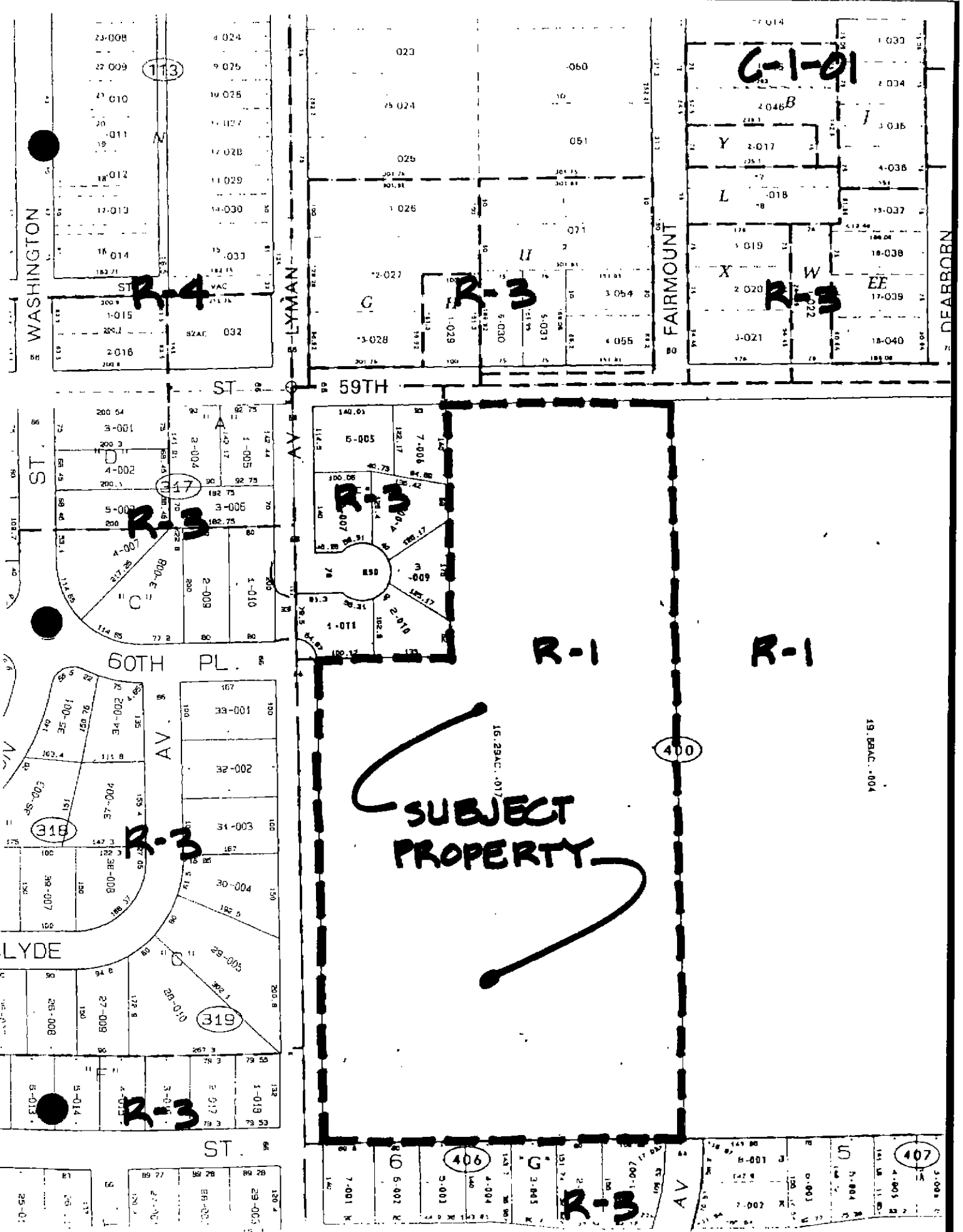
The provisions of Section 28-1902 provides that, "The Village Council may authorize a special use by ordinance provided the evidence presented is such as to establish the following:

- (i) That the proposed use at that particular location requested is necessary or desirable to provide a service or facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.
- (ii) That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.
- (iii) That the proposed use will comply with the regulations specified in this Zoning Ordinance for the district in which the proposed use is to be located.
- (iv) That it is one of the special uses specifically listed for the district in which it is to be located.

CONCLUSION:

The petitioner is seeking approval of an "amendment" to its existing special use in order to make certain modification to its site; namely, the construction of a pavilion structure and an expansion to its off-street parking facilities. The petitioner has submitted a site plan and building elevation drawings prepared in a manner which appears to be in full compliance with the applicable requirement of the Zoning Ordinance. The petitioner has submitted documentation as part of its petition indicating how it believes it is in compliance with the standards of Section 28-1902 of the Zoning Ordinance.

KJR:amd
Attachments
01/xx/01



R-4

R-3

C-1-01

R-3

R-3

R-3

R-1

R-1

R-3

R-3

SUBJECT PROPERTY

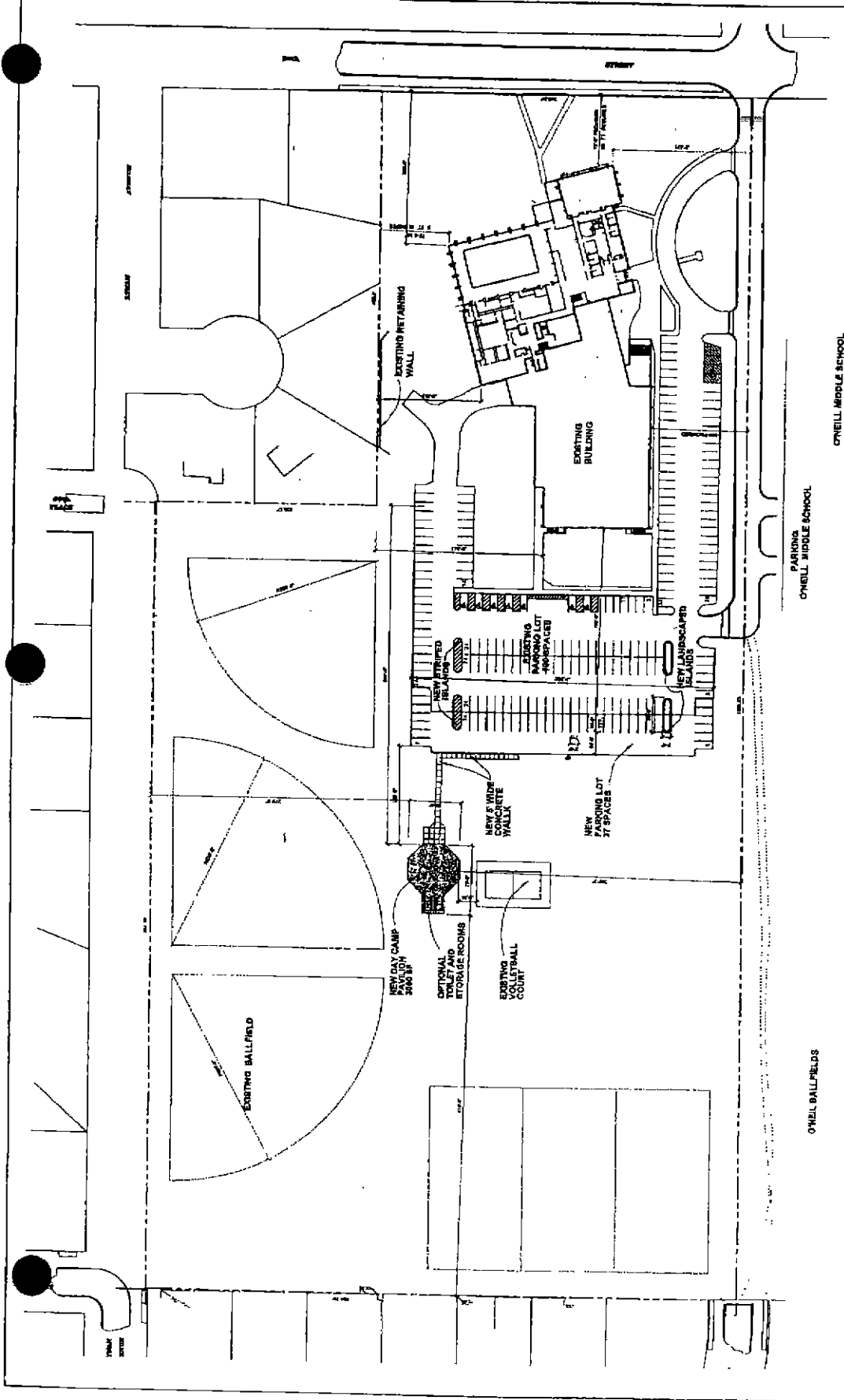
400

406

407

R-3

Williams/associates/architects, ltd.
 architects
 planners
 210 north lakeview/robinhood 601 877(630) 221-1212
 THE YOUNG MEN'S CHRISTIAN ASSOCIATION
 INDIAN BOUNDARY YMCA
 711 58TH STREET
 DOWNERS GROVE, ILLINOIS 60518



PROPOSED SITE PLAN

SITE DATA

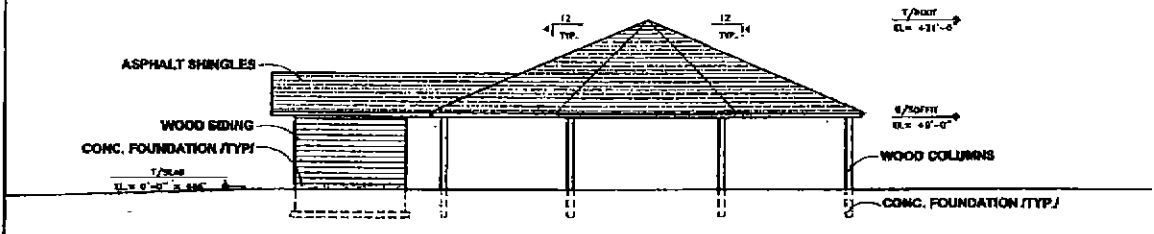
TOTAL SITE AREA (ACRES)	16.35 ACRES
TOTAL SITE AREA (50.FT.)	712,772 S.F.
TOTAL SITE BUILDING COVERAGE	34,592 S.F.
EXISTING BUILDINGS	31,582 S.F.
NEW BUILDINGS	3,000 S.F.
TOTAL SITE PAVED AREA	74,926 S.F.
EXISTING PARKING	14,671 S.F.
NEW PARKING	
TOTAL SITE IMPERVIOUS SURFACE	124,189 S.F.

PARKING DATA

TOTAL PARKING (STALLS)	- 227
EXISTING PARKING	- 190
NEW PARKING	- 37
TOTAL BUILDING AREA (50. FT.)	- 65,503 S.F.
EXISTING BUILDING	62,503 S.F.
NEW BUILDING (PAVILION)	3,000 S.F.
REQUIRED PARKING - 65,503 S.F. - 300 S.F./CAR	- 219 CARS
ACTUAL PRKING	- 227 CARS

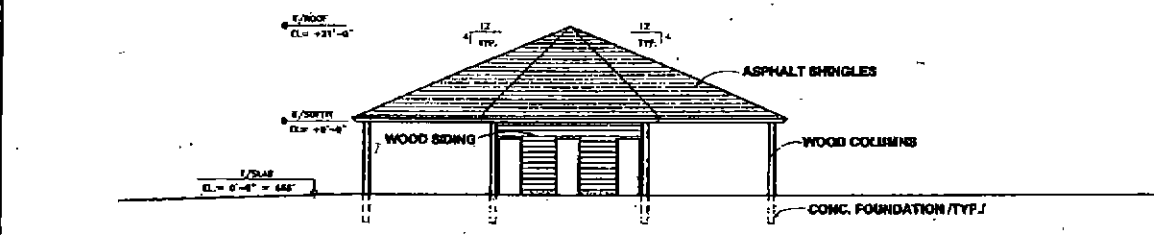
SITE AND BUILDING DATA

DATE: 10/1/80
 DRAWN BY: [Name]
 CHECKED BY: [Name]



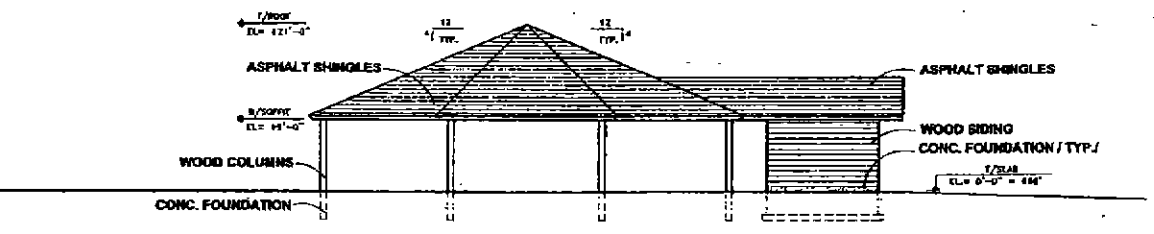
EAST ELEVATION

SCALE: 1/8" = 1'-0" 1



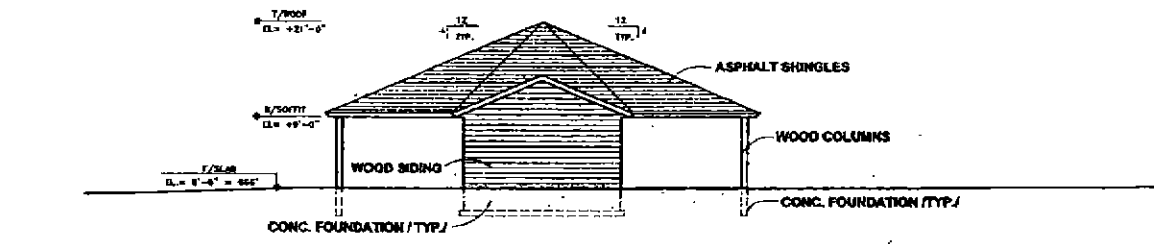
NORTH ELEVATION

SCALE: 1/8" = 1'-0" 2



WEST ELEVATION

SCALE: 1/8" = 1'-0" 3



SOUTH ELEVATION

SCALE: 1/8" = 1'-0" 4

THE YOUNG MENS' CHRISTIAN ASSOCIATION
INDIAN BOUNDARY YMCA
711 59TH STREET
DOWNERS GROVE, ILLINOIS 60518



williams/associates/architects, ltd.
architects
planners

210 north hale/wheaton/illinois 60187/(630) 221-1212



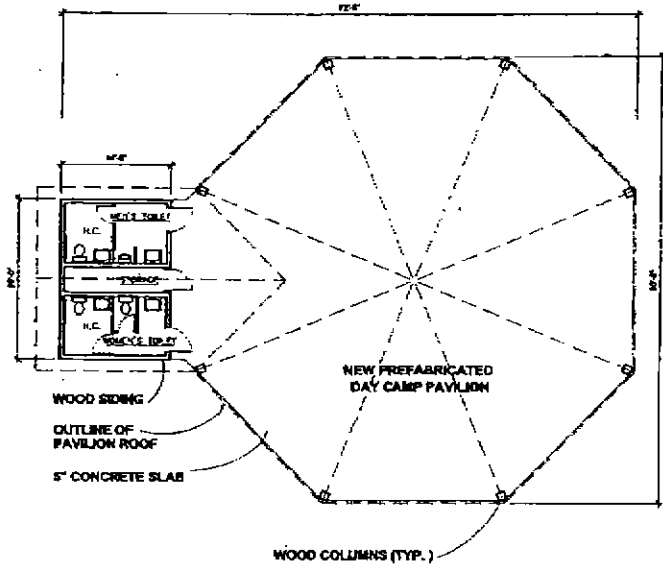
A2

THE YOUNG MEN'S CHRISTIAN ASSOCIATION
INDIAN BOUNDARY YMCA
711 59TH STREET
DOWNERS GROVE, ILLINOIS 60516

DATE	1/15/01
BY	WJL
CHECKED BY	
DATE	
SCALE	
PROJECT NO.	
DESCRIPTION	



williams/associates/architects, ltd.
architects
planners
210 north hale/wheaton/illinois 60187/(630) 221-1212



FLOOR PLAN

SCALE: 1/8" = 1'-0"

DOWNERS GROVE TOWNSHIP

Theresa A. [redacted] Tell, C.I.A.O. • Assessor •

RECEIVED
Indian Boundty YMCA

PPN	ADDRESS
09-17-200-026	FUCHS, VIOLA L 5829 LYMAN AVE DOWNERS GROVE IL 60516
09-17-200-027	FUCHS, VIOLA L 5829 LYMAN AVE DOWNERS GROVE IL 60516
09-17-200-028	BABICH, PETER & NANCY 5833 LYMAN AVE DOWNERS GROVE IL 60516
09-17-200-029	CARROLL, ANITA 728 59TH ST DOWNERS GROVE IL 60516
09-17-200-030	CHICAGO TITLE LAND TRUST TRUST 1107767 171 N CLARK ST NO M109LT CHICAGO IL 60601
09-17-200-031	SWIFT, WILLIAM M & LINDA 718 59TH ST DOWNERS GROVE IL 60516
09-17-200-054	KAMPA, WILLIAM & DEBORAH 5832 FAIRMOUNT AVE DOWNERS GROVE IL 60516
09-17-200-055	DUNN, LAURANCE G & M A 714 59TH ST DOWNERS GROVE IL 60516
09-17-200-071	MINDRUM, NORMAN & DOROTHY 5824 FAIRMOUNT AVE DOWNERS GROVE IL 60516
09-17-205-019	JUNGLES, JAMES & JOAN TR 5827 FAIRMOUNT AVE DOWNERS GROVE IL 60516
09-17-205-020	COHEN, DONALD 5833 FAIRMOUNT AVE DOWNERS GROVE IL 60516
09-17-205-021	ZARN, RUDY 18209 5841 FAIRMOUNT AVE DOWNERS GROVE IL 60516
09-17-205-022	KIPFER, CORNELIUS & LUELLA 630 59TH ST DOWNERS GROVE IL 60516
09-17-317-005	COWELL, WAYNE & YVONNE #50929 801 59TH ST DOWNERS GROVE IL 60516
09-17-317-006	LULEWICZ, RAYMOND T 5928 LYMAN AVE DOWNERS GROVE IL 60516
09-17-317-008	SMOLEN, JANICE C 820 60TH PL DOWNERS GROVE IL 60516
09-17-317-009	SAPINSKI, EUGENE & EILEEN 808 60TH PL DOWNERS GROVE IL 60516
09-17-318-002	ELLING, ROLAND & ELEANOR 6004 CLYDE AVE DOWNERS GROVE IL 60516
09-17-318-004	GOLIK, OTILLIA 6016 CLYDE AVE DOWNERS GROVE IL 60516
09-17-318-008	HAWKSLEY, ARTHUR & PHYLLIS 6028 CLYDE AVE DOWNERS GROVE IL 60516
09-17-319-001	SEBAK, JERRY F 6005 CLYDE AVE DOWNERS GROVE ILL 60516
09-17-319-002	HARBAUER, PATRICK J 6013 CLYDE AVE DOWNERS GROVE IL 60516

C-1-01

DOWNERS GROVE TOWNSHIP

Theresa A. Cockrell, C.I.A.O. • Assessor •

RESIDENTIAL REVIEW
Indian Boundty YMCA

PPN	ADDRESS
09-17-319-003	PORTER, ERIC 6021 CLYDE AVE DOWNERS GROVE IL 60516
09-17-319-004	HOLLIDAY, ROBERT J 6029 CLYDE AVE DOWNERS GROVE IL 60516
09-17-319-005	FAETZ, ROBERT M 6037 CLYDE AVE DOWNERS GROVE IL 60516
09-17-319-010	DAILL, KRAIG T 815 CLYDE AVE DOWNERS GROVE IL 60515
09-17-319-015	RAMING, HERMAN PHILIP 818 61ST ST DOWNERS GROVE IL 60516
09-17-319-016	BREAGEL, MICHAEL & LINDA 812 61ST ST DOWNERS GROVE IL 60516
09-17-319-017	ECKDAHL, GEORGE & DONNA 806 61ST ST DOWNERS GROVE IL 60516
09-17-319-018	KIPFER, STEPHEN & PAMELA 800 61ST ST DOWNERS GROVE IL 60516
09-17-320-001	WALL, STEPHEN & NORMA 6101 WASHINGTON ST DOWNERS GROVE IL 60516
09-17-320-002	TYLER, WILLIAM & PATTI 807 61ST ST DOWNERS GROVE IL 60515
09-17-320-003	TURNER, JAMES & MARY E 801 61ST ST DOWNERS GROVE IL 60516
09-17-320-004	KIBURZ, JACK & JUNE 6105 WASHINGTON ST DOWNERS GROVE IL 60516
09-17-320-005	MC DOWELL, WILLIAM & GAIL 6111 WASHINGTON ST DOWNERS GROVE IL 60516
09-17-320-010	MAKOWSKI, JEROME F 6106 LYMAN AVE DOWNERS GROVE IL 60516
09-17-320-011	COVERMAN, H COLE & V L 6112 LYMAN AVE DOWNERS GROVE IL 60516
09-17-320-012	HAYDEN, ROBERT W 6118 LYMAN AVE DOWNERS GROVE ILL 60516
09-17-400-004	SCHOOL DISTRICT NO 58 1860 63RD ST DOWNERS GROVE IL 60516
09-17-400-005	RUSS, LELAND & SHIRLEY 737 59TH ST DOWNERS GROVE IL 60516
09-17-400-006	KAPER, HANS & HILLEGONDE 731 59TH ST DOWNERS GROVE IL 60516
09-17-400-007	PATELSKI, RICHARD & C 5909 LYMAN AVE DOWNERS GROVE IL 60516
09-17-400-008	LINDEN, ROY C & SUSAN E 5917 LYMAN AVE DOWNERS GROVE IL 60516
09-17-400-009	GIBISCH, GLEN & KAREN 5925 LYMAN AVE DOWNERS GROVE IL 60516

C-1-01

DOWNERS GROVE TOWNSHIP

Theresa A. Krell, C.I.A.O. - Assessor

RENTIAL REVIEW
Indiana Boundy YMCA

PPN	ADDRESS
09-17-400-010	BRINER, EDMUND & ILENE 5933 LYMAN AVE DOWNERS GROVE IL 60516
09-17-400-011	PRESTON, GEORGE & NORA 5941 LYMAN AVE DOWNERS GROVE IL 60516
09-17-400-017	YMCA OF CHICAGO 755 W NORTH AVE CHICAGO IL 60610
09-17-406-001	BAKER JR, LOUIS 8880 760 61ST ST DOWNERS GROVE IL 60516
09-17-406-002	SCHAEFER, ESTELLE M 750 61ST ST DOWNERS GROVE IL 60516
09-17-406-003	MARTINA, WILLIAM & SANDRA 740 61ST ST DOWNERS GROVE IL 60516
09-17-406-004	PELLETIER, KENNETH & ITOKO 730 61ST ST DOWNERS GROVE IL 60516
09-17-406-005	BAKER, WILLIAM & ELIZABETH 720 W 61ST ST DOWNERS GROVE IL 60516
09-17-406-006	POZNIAK, WAYNE 32968-02 710 61ST ST DOWNERS GROVE IL 60516
09-17-406-007	FROEMKE, CHRISTIAN H 700 61ST ST DOWNERS GROVE IL 60516
09-17-407-001	HOUAR, KENTON & DENISE 6025 FAIRMOUNT AVE DOWNERS GROVE IL 60516
09-17-407-002	LEWIS, MARY C 672 61ST ST DOWNERS GROVE IL 60516
09-17-407-003	MC NEELEY, DONALD & E D 660 W 61ST ST DOWNERS GROVE IL 60516
09-17-408-001	FROULA, WILLIAM F & SUSAN 6103 LYMAN AVE DOWNERS GROVE IL 60516
09-17-408-006	NY GUARDIAN MTG CORP P O BOX 219 HEMPSTEAD NY 11551
09-17-408-007	CRINION, JOHN & PENELOPE 731 61ST ST DOWNERS GROVE IL 60516
09-17-408-008	PURSER, SUSANNAH M 721 61ST ST DOWNERS GROVE IL 60516
09-17-408-009	REID, DAVID & CYNDY 711 61ST ST DOWNERS GROVE IL 60516
09-17-408-010	SCALE, TIMOTHY J & BRIGGS, LAURAL L 701 61ST ST DOWNERS GROVE IL 60516
09-17-409-001	ROWE, STEPHEN E & SUSAN 673 61ST ST DOWNERS GROVE IL 60516

59-17-317-010 Zar emba, M

Collis D
804 6th Place
D.S. 60516

c/o Collis Financial
1440 Northwest Highway
240 Park Ridge IL 60068

John + Marilyn
241 West St. & 6. 60516
CHRISTIAN

C-1-01

LEGAL NOTICE: VILLAGE OF DOWNERS GROVE NOTICE OF PUBLIC HEARING


- Notice is hereby given that a Public Hearing will be held by the Zoning Board of Appeals at 7:30 p.m. on Wednesday, January 24, 2001, in the Council Chambers of the Village Hall, 801 Burlington Avenue, Downers Grove, Illinois, to consider an amendment to a special use for a recreational use. The Indian Boundary YMCA is proposing to construct a pavilion structure on their property and to expand their parking facilities. The property is located on the south side of 59th Street at Fairmount Avenue and approximately 233 feet east of Lyman Avenue, commonly known as 711 59th Street, Downers Grove, Illinois (PIN #09-17-400-017) and is legally described as follows:

The West Half of the Northwest Quarter of the Southeast Quarter of Section 17, Township 38 North, Range 11 East of the Third Principal Meridian excepting therefrom that part described by commencing at the Northwest corner of said Southeast Quarter of Section 17; thence East on the center line of 59th Street as dedicated, being the North line of the said West Half, 268.0 feet; thence South 90 degrees, 472.0 feet; thence West 90 degrees to the West line of the said West Half; thence North along the West line of said West Half to the point of beginning, also excepting that part of 59th Street as dedicated and also excepting the West 33.0 feet as dedicated for right of way, in DuPage County, Illinois
Individuals with a disability requiring a reasonable accommodation in order to participate in any meeting should contact the Community Relations Department (630) 434-5560 prior to the meeting. Wheelchair access may be gained through the side (south) entrance of Village Hall.

All interested persons should attend this hearing and will be given an opportunity to be heard. The hearing may be continued from time to time without further public notice. Zoning Board of Appeals, Gregory Beggs, Chairman. Published in the Downers Grove Reporter, Friday, January 5, 2001.

**Village of Downers Grove
Correspondence**

TO: Mayor Krajewski and Village Council Members

FROM: Kenneth J. Rathje, Director 
Department of Planning Services

DATE: February 19, 2001

RE: **Zoning Case C-1-01, YMCA Special Use Request**

Regarding the special use request from the YMCA, Case C-1-01, attached please find a series of correspondence regarding written comments from a nearby resident, Ms. Laurel Bowen.

Ms. Bowen's letter dated January 24, 2001 was distributed to the Zoning Board members at the public hearing on that same date, and was entered into the record by the Chairman. Ms. Bowen also sent the attached email correspondence to the Village Council members and Manager McCurdy, which was forwarded to me for comment. My comments in the form of an email dated January 4, 2001 are also attached for your review.

To: Zoning Board of Appeals
From: Laurel Q. Bowen
Date: January 24, 2001
RE: YMCA Proposed Expansion Project

I, Laurel Bowen, respectfully request the zoning board of appeals to deny the petition requested by the YMCA to expand their facility in Downers Grove.

As a neighbor of the YMCA, I know of only two adjacent homeowners who received any communication of this meeting tonight. We were not one of them. Therefore, due to a prior commitment, I am unable to be in attendance. The opposition would be greater had more residents been notified and made aware of this plan and this meeting. The YMCA had not had their plans available for review at their 59th Street facility, nor have they communicated in any way what their plans are to the surrounding neighborhoods. Calls made to Judy Ellertson, Executive Director, finally revealed that the plans were posted in the lobby this morning, January 24, 2001. That gives the neighbors insufficient time to review and address specific issues at this point.

The YMCA certainly provides a large swim and fitness facility for many people of diverse income levels and locales, including outside Downers Grove. Already, the noise from the soccer and football players on a Saturday morning in the summer months can be heard 3 blocks away. The YMCA is open 7 days a week Monday through Friday 5:30 a.m. - 10 p.m. Saturday 5:30 a.m. - 6 p.m. and Sunday 10 a.m. - 6 p.m. In other words, there is no day of rest or relief from the constant influx of traffic to this business.

The neighbors of this ever-growing business have felt the impact including much traffic. Excessive speeding has caused the village to install a stop sign at 59th and Fairmount Avenues. As regular walkers, my husband and I see many drivers entering and leaving the YMCA at unsafe speeds and not stopping at the signs. The neighboring O'Neill Middle School shares a street with the Y and traffic is not only heavy, but many near misses occur there on a regular basis. The safety of the school children is already at risk under current conditions. More traffic will only cause greater risk to these children.

Street parking overflows into all the neighboring streets. The problem has become so bad that residents on 60th Place petitioned for no parking on their dead end street because they were unable to pull out of their driveways. Further expansion will only encroach further upon these already abused neighborhoods.

Flooding of adjacent properties along Clyde and 61st Street has been an ongoing problem. The Village has attempted to correct flooding on 61st Street, without noticeable improvement. One need not be a licensed plumber or public works sewer man to realize that the water must go somewhere when it is displaced by buildings and parking lots. More building will bring more flooding and water to neighboring properties. This is not a desirable result of improvements to business at the detriment of the residents.

Further expansion of the YMCA will decrease the value of our properties and the quality of our life. Please deny the present petition made to you by the YMCA.

Respectfully Submitted,

Laurel Q. Bowen

829 Clyde Drive, Downers Grove, Illinois 60516-1929 630.852.5490

mmcurdy@xnet.com, 07:09 PM 01/24/2001 -0600, Re: FW: communication

To: <mmcurdy@xnet.com>
From: Ken Rathje <krathje@xnet.com>
Subject: Re: FW: communication
Cc:
Bcc:
Attached:

Mike:

We do mailed notification to all property owners within 250 feet, post a sign on the property, publish a public hearing notice and publish the agenda of the meeting with a description of the petition in the Village Corner.

Ms. Bowen's property is located 423 feet west of the Y's property. The property at 821 Clyde is 333 feet west of the y's west line and the residents of 6005 Clyde Ave, the Sebak's were on the Y's list, were mailed a notice and it that notice was not returned to the Village by the Post Office.

I feel that the Y worked hard to get a complete list of the residents names and addresses within 250 feet of their property. They actually had Downers Grove Township Assessors office research the list and had it updated to December.

With respect to the plans being on display at the Y, they certainly are not obligated to do this. Judy Ellertson advised me earlier today, that once she learned people were interested she put them on display.

I believe that the Y hosted a meeting for their immediate neighbors some months ago to inform them of their plans, which they also didn't have to do.

I just wanted to give you a quick response to this question. If you'd like to talk further on this matter, please advise.

Ken Rathje

At 05:25 PM 01/24/2001 -0600, you wrote:

Ken,

What are the notification requirements?

Mike

-----Original Message-----

From: Laurel.Bowen@pcshs.com [mailto:Laurel.Bowen@pcshs.com]
Sent: Wednesday, January 24, 2001 1:08 PM
To: mconel@xnet.com
Cc: mmcurdy@xnet.com; tsisul@xnet.com; Michael J. Gilbert; Marilyn Schnell; krajwsk@xnet.com
Subject: communication

Good Morning Susan!

mmcurdy@xnet.com, 07:09 PM 01/24/2001 -0600, Re: FW: communication

I find it interesting and discouraging that while you are attempting to encourage communication throughout the village, the Village itself is not making any inroads improving said communication.

Case in point:

Zoning Board of Appeals meeting to be held tonight (1/24)
re: YMCA expansion plans and Park District Recreation Center on Belmont.
As a close neighbor of the YMCA, we received no communication from the village, nor from the YMCA regarding this project. Other adjacent neighbors received no communication either (i.e., 6005 Clyde, 821 Clyde, and others)

I learned of the meeting from the newspaper last Friday and, therefore, due to a conflict am unable to attend. Had I and others known sooner we would be able to attend this meeting tonight.

The YMCA has not made their plans available to the public, nor have they communicated with the neighbors their plans or intentions of expanding.

I was finally able to reach the Executive Director, Judy Ellertson this morning and she informed me that the plans were posted in the lobby this morning (1/24) and she said they didn't know they needed to make them available to the public.

Now, isn't that the responsibility of the zoning area, i.e., Ken Rathje, to make the petitioner aware of the requirements to the citizens and to communicate the request to the surrounding residents? Why isn't this being done?

I believe that the village is obligated to make every effort to inform every neighbor of these plans and this was not done. How are these mailings prepared? The surrounding neighborhoods to the YMCA are well established older homes with original addresses and street names unchanged in decades.

If this happened in our case, I'm certain it is happening in other cases.

This situation needs to be addressed.

Thank you for your time and response.
Laurel Bowen
829 Clyde Drive
852.5490
Work 971.0302

VILLAGE OF DOWNERS GROVE**DEPARTMENT OF CODE SERVICES
STORMWATER MANAGEMENT DIVISION
INTERDEPARTMENTAL CORRESPONDENCE**

DATE: December 22, 2000

TO: Ken Rathje, Director, Planning Services Department

FROM: Robert Jungwirth, Village Engineer

SUBJECT: **Indian Boundary YMCA: Special Use Petition
Stormwater Management Review**

The Stormwater Management Division has completed its review of the preliminary submittal for the above referenced development. It is our conclusion that the design is in substantial compliance with Village standards and requirements.

The customary approach to such incremental developments is to compute the increase in stormwater runoff and determine if additional onsite detention is needed. The design engineer has done that and found a shortfall of approximately 0.85 acre-feet.

In order to provide that additional amount the existing detention basin south of the existing parking lot will be expanded. The present outfall storm sewer will also be replaced, allowing the enlarged pond to store water at a lower level. The pond will remain a dry bottom facility.

Please contact me if the ZBA has any questions regarding this review.

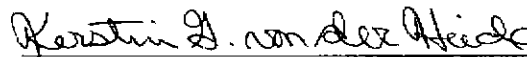
Cc: Chrys Rymas, Stormwater Management Engineer
Don Rosenthal, Director, Code Services

**VILLAGE OF DOWNERS GROVE
FORESTRY DIVISION MEMORANDUM**

DATE: January 10, 2001
TO: Kenneth J. Rathje, Director of Planning Services
FROM: Kerstin G. von der Heide, Village Forester
SUBJECT: Downers Grove YMCA special use petition

I have reviewed the revised landscape plans dated July 26, 2000, for the parking lot expansion and day camp pavilion and find them acceptable as drawn. All plant materials indicated on the plan are acceptable, and should enhance the appearance of the site once construction is completed.

If I can provide any additional information, please let me know.



Kerstin G. von der Heide



VILLAGE OF DOWNERS GROVE, ILLINOIS
 PETITION FOR
 SPECIAL USE PERMIT

To: The Zoning Board of Appeals
 Village of Downers Grove
 801 Burlington Avenue
 Downers Grove, Illinois 60515-4776

\$400.00 Fee Residential
 \$550.00 Commercial
 Application # C - 1-01
 Date Filed _____

Application must be filed in TRIPLICATE. Two copies of a Registered Surveyor's Plat of Survey and a statement in writing by the applicant showing that the proposed conditional use will conform to the requirements set forth in the Zoning Ordinance must accompany the application.

Indian Boundary YMCA by Scott Saef

1. Applicant and Lynn Hanley, Sidley & Austin Telephone (312) 853-4159

Address 10 South Dearborn Street, Chicago, IL 60603
Board of Trustees of

2. Owner the YMCA of Chicago Telephone (312) 932-1324

Address 801 North Dearborn Street, Chicago, IL 60610

3. Applicant is (check one) Attorney Agent Other (specify) _____
 (Submit Letter of Authorization from Owner)

4. The present owner acquired title to the property on (date) September, 1961

5. Location of property 711 59th Street, Downers Grove, IL 60516

6. at Description of property and P.I.N. # 09 17 400 017 (legal description attached)

7. Present Zoning District R-1

8. Zoning Ordinance reference Art. V, Sec. 28-502(c); Art. XIX, Sec. 1902(i)-(iv)
 (Article, Section, Paragraph, Sub-paragraph)

9. Applicant requests approval of above-described property for the following use Recreational

10. Brief description of the improvement proposed, together with architect's rendering of building open-air pavilion and parking lot renovation and expansion (drawings attached)

11. A list of the names and addresses of all persons to whom the latest general real estate tax bills were sent for all property situated within 250 feet of the subject property

See attached

(Attach list of names and address, if room provided is insufficient)

I hereby certify that the above statements and all accompanying statements and drawings are true and correct to the best of my knowledge.

Signature of Applicant Scott E. Aef, Attorney for Applicant

APPLICATIONS FOR SPECIAL USE PERMITS TO ALLOW INCREASED DENSITY SHOULD INCLUDE THE FOLLOWING
3,000 sq. ft. additional

A. Percentage of lot area to be covered by building or buildings (34,592 sq. ft. revised total)

B. Number of proposed one-bed units _____ x 750 sq. ft. _____

two-bed units _____ x 1250 sq. ft. _____

three-bed units _____ x 3000 sq. ft. _____

C. Number of parking spaces provided 39 additional (232 revised total)

Under cover _____ Outdoor 232 TOTAL 232

Applications for Conditional Use Permits to permit uses conditionally authorized in the M-1 and M-2 Manufacturing Districts should include proof of compliance with performance standards as prescribed in Article IX, Section 28-903 and Section 28-906.

Date of Public Hearing _____

Action taken by the Board _____

Chair _____

Submitted to Village Council (date) _____

Action Taken by the Council _____

Date _____

**The Board of Trustees of the
Young Men's Christian Association of Chicago**

**Indian Boundary YMCA
Downers Grove, Illinois**

Application for Special Use

Introduction

The YMCA of Chicago (the "YMCA") is a not-for-profit organization established in Illinois by a special charter passed in 1861 by the Illinois General Assembly. For nearly a century and a half, the YMCA has operated in the Chicago area carrying out its mission to provide human services through social, educational and health facilities. The YMCA reaches every neighborhood from the heart of inner-city Chicago to the farthest reaches of the suburbs. The YMCA fosters an environment where families come closer together, children learn and grow, young people lead, individuals become self-sufficient, and everyone can develop a healthier spirit, mind and body.

The Indian Boundary YMCA (the "Indian Boundary Y") has been a part of the Downers Grove community since 1954. Today, at its current location at 711 59th Street, the Indian Boundary Y serves primarily Downers Grove, but also the surrounding communities of Burr Ridge, Clarendon Hills, Darien, Hinsdale, Lemont, Lisle, Westmont, Willowbrook and Woodridge.

The Indian Boundary Y sits on 16 acres of land adjacent to two public school campuses in a neighborhood which is predominantly single-family in character but also accommodates institutional facilities. Currently, the outdoor facilities include three baseball fields, three soccer fields, a sand volleyball court and a skateboard park. Indoors, the Indian Boundary Y includes a gymnasium, indoor swimming pool, weight-training facilities, rock climbing wall, and running track. There are also meeting rooms and administrative offices.

The Indian Boundary Y provides a number of social, recreational, and educational programs to Downers Grove and surrounding communities. In addition to childcare and preschool programs, the Indian Boundary Y also sponsors a number of activities for older children, including Indian Guides, teen nights, drama and theater, day camp and swimming lessons. Programs for adults include adult aquatic classes, scuba diving classes, aerobics, yoga and personal training. The Indian Boundary Y strongly promotes family activities with events such as Sears Family Night, a time set aside each week for family participation in preschool activities, open gym and swimming.

Proposed Development

In an effort to improve the quality and safety of its outdoor facilities, the Indian Boundary Y proposes to construct a small permanent day camp pavilion, and renovate and slightly expand its parking lot, primarily to improve site circulation associated with day camp operations.

The proposed day camp pavilion is an octagonal open-air structure. The pavilion will have a cement slab floor and a shingled roof supported by wood beams and columns. The pavilion itself is sixty feet in diameter and approximately 3,000 square feet, with a small amount of additional space to be attached for storage and bathroom facilities.

The Indian Boundary Y has operated a day camp at the current location for the past five years. The camp operates from 7 a.m. to 6 p.m. with a target of 240 campers and 50 teen participants in each session. (There are 10 one-week sessions each summer.) Due to limited indoor space, the Indian Boundary Y has been renting and erecting a tent adjacent to its playing fields to provide day camp participants and staff with shade from the sun and shelter from inclement weather. The new pavilion will permit the Y to conduct activities such as arts and crafts as part of its day camp in an outdoor environment, while minimizing the mess and potential danger of wet and muddy fields. The pavilion will also provide, presuming adequate funds can be identified, convenient bathroom facilities for the day camp as well as participants in soccer and baseball games and other outdoor activities, while reducing the pedestrian traffic through the existing parking lot to use bathrooms located in the Indian Boundary Y's main facility. Finally, the Indian Boundary Y intends to use the pavilion in the off-season for the Indian Guide programs and other family activities.

The proposed parking lot renovation and expansion is a minor extension and reconfiguration of the existing parking lot and its patron drop-off patterns. The Indian Boundary Y proposes to add one additional aisle in the parking lot adjacent to the proposed day camp pavilion to facilitate the drop-off and pick-up of day campers. The addition of the drop-off aisle will also allow the Indian Boundary Y to add 37 additional parking spaces. This new pavement area will be landscaped with small shade trees and shrubs.

The Indian Boundary Y has recently been awarded \$140,000 in state funding to improve its Downers Grove facilities. A substantial amount of this funding was earmarked specifically for the proposed day camp pavilion and parking lot renovation and expansion. As a condition of the grant, all of the state funding must be spent by June 30, 2001. Additional project funding will come from private charitable contributions.

Zoning Analysis

The Indian Boundary Y property is a 16-acre lot (the "Property") in an R-1 Single-Family Residential District. The Property fronts 59th Street, an improved right of way on the north, and an unimproved (but dedicated) portion of Lyman Avenue on the west, and is surrounded on two sides by single family residences. Neighboring the Indian Boundary Y on the east is the O'Neill Junior High School and Fairmont Elementary School. As per Section 28-502 of the Downers Grove Zoning Ordinance, the Indian Boundary Y, as a recreational use, is considered an allowable special use in the R-1 Residential District.

As a special use in an R-1 Single-Family Residential District, the Indian Boundary Y will meet (and far exceed) all applicable lot and bulk requirements mandated by Article XI of the Zoning Ordinance. Due to the unusual configuration of the lot, which fronts both 59th Street and Lyman Avenue without an intersection of the two streets, the Indian Boundary Y property has two front lot lines (59th Street and Lyman Avenue), a rear lot line (the southern property line opposite 59th Street) and three side lot lines.

Lot Area and Lot Width: The proposed day care pavilion and expanded and renovated parking lot will have no effect on current lot area or lot width as no changes to the property boundary are proposed.

Floor Area Ratio: The proposed 3,000 square foot day care pavilion will result in a minor increase in floor area, but the resulting new floor area ratio of 0.05 is far below the maximum of 0.6.

Front Yard: The Indian Boundary Y has a front yard setback requirement on both 59th Street and Lyman Avenue. The proposed day camp pavilion and expanded and renovated parking lot will be set back approximately 270 feet from Lyman Avenue. This is well beyond the required 40 foot front yard setback. The proposed pavilion and parking lot renovation will have no effect on the required 40 foot front yard setback on 59th Street.

Side Yard: The proposed day camp pavilion and renovated parking lot are far removed from any side lot line and will, therefore, be located far from the required 5 foot side yard setback.

Rear Yard: The proposed day camp pavilion will be set back approximately 420 feet from the south rear yard line and approximately 300 feet from the east side yard line. The renovated parking lot will be set back approximately 590 feet from the south rear yard line and 30 feet from the east

side yard line. These setbacks are well beyond the required 20 foot rear yard setbacks.

Recreational uses must provide parking spaces at the rate of 1 per 300 square feet of gross floor area and one off-street loading stall for structures of between 10,000 square feet and 100,000 square feet of gross floor area. With the addition of the proposed day camp pavilion, the gross floor area of the Indian Boundary Y would be 65,503 square feet. According to the parking requirements, 219 parking spaces are required. The proposed renovation and expansion of the parking lot at the Indian Boundary Y would bring the total number of parking spaces to 227, including 7 handicapped spaces. This proposal meets the Village's parking requirements.

Compliance with Standards

The Indian Boundary Y's proposed day camp pavilion and parking lot expansion meet the standards for a special use defined in the Downers Grove Zoning Ordinance. Section 28-1902 requires that the Indian Boundary Y establish the following:

- 1. That the proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.**

The day camp pavilion is a desirable improvement to the Indian Boundary Y. The pavilion will create a shelter for the 240 children who participate in the day camp program each summer. The pavilion will contribute to the general welfare because it will replace the temporary tent the Indian Boundary Y currently uses, providing protection from rain, mud, and the hot summer sun. The new pavilion will permit the Y to conduct activities such as arts and crafts outside while minimizing the mess of wet and muddy fields. The pavilion will also provide, presuming adequate funds can be identified, convenient bathroom facilities for the day camp as well as for participants in soccer and baseball games and other outdoor activities. This will reduce the need for athletes and young campers to cross through the Y's parking lot to use the facilities inside the main building. Finally, the pavilion will also be used in the off-season by the Indian Guide program and other family activities.

Along with the proposed pavilion, the Indian Boundary Y is planning a renovation and expansion of its parking lot, primarily to add a drop-off and pick up area adjacent to the day camp pavilion. The new aisle is necessary to improve traffic circulation, provide a safe environment for day camp participants, and make arrival and departure of day campers and other program participants more safe and efficient. Along with the new drop-off aisle, the Indian Boundary Y is

proposing to increase the parking lot size by 37 spaces. The parking lot will comply with the Zoning Ordinance requirements for off-street parking for commercial uses.

2. **That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.**

The day camp pavilion will not be detrimental to the health, safety, morals or general welfare of the Indian Boundary Y neighbors because it is a natural extension of the recreational activities already present at the Indian Boundary Y. The pavilion will provide the permanent facility necessary to enable the Indian Boundary Y to continue to offer the social, recreational and educational programs it has offered for the past three decades. The proposed pavilion will improve the quality of the Indian Boundary Y outdoor facilities and provide a safer environment for the participants of the day camp and other Indian Boundary Y activities.

The day camp pavilion will not be injurious to property values or improvements in the vicinity. On the contrary, the pavilion will add a minimal amount of square feet to the Indian Boundary Y's improvements on the property and is designed to complement the existing improvements on the property. Moreover, the pavilion will be set back approximately 340 feet from the nearest resident on the west and approximately 420 feet from the nearest resident on the south, far in excess of Zoning Ordinance requirements.

The proposed renovation and expansion of the parking lot will not be injurious to the health, safety or welfare of the Indian Boundary Y neighbors. The renovated parking lot is designed to improve traffic circulation and reduce safety concerns associated with the arrival and departure of day campers and athletes. Likewise, the proposed parking lot will not be injurious to neighboring property values. The additional aisle and accompanying 37 spaces are minor additions to the existing parking lot. Moreover, the parking lot will be partially hidden from most residents by additional landscaping and a small berm on the southwest side of the parking lot. The parking lot is also set back approximately 340 feet from the nearest resident on the west and approximately 590 feet from the nearest resident on the south, far in excess of Village requirements.

3. **That the proposed use will comply with the regulations specified in this Zoning Ordinance for the district in which the proposed use is to be located.**

The day camp pavilion will comply with the restrictions listed in §28-502(c) for a recreational use in a single-family residential district, which states that an accessory structure may not be located less than 100 feet from any other lot in a residential district. The pavilion will also comply with all applicable lot and bulk requirements as stated above.

The parking and loading to be provided will comply with both the general and specific requirements of the Village Zoning Ordinance, as indicated above.

4. That it is one of the special uses specifically listed for the district in which it is to be located.

The Indian Boundary YMCA is a recreational use, which is permitted as a special use in the R-1 Single Family Residence District. The day camp pavilion and renovated and expanded parking lot are uses accessory to the Indian Boundary Y.