

VILLAGE OF DOWNERS GROVE
COUNCIL ACTION SUMMARY

INITIATED: Applicant

DATE: October 2, 2001

RECOMMENDATION FROM: Zoning Board of Appeals

FILE REF: C-4-01

NATURE OF ACTION:

ORDINANCE

STEPS NEEDED TO IMPLEMENT ACTION:

Motion to adopt "AN ORDINANCE AUTHORIZING SPECIAL USE AT FIRST BAPTIST CHURCH OF CHRIST TO PERMIT AN ADDITION TO THE EXISTING STRUCTURES", as presented.

SUMMARY OF ITEM:

D3

At their meeting of August 22, 2001 the Zoning Board of Appeals unanimously recommended that a Special Use be granted for First Baptist to permit demolition of existing garage building and an addition to the existing First Baptist structure consisting of a two story addition.

RECORD OF ACTION TAKEN:

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING SPECIAL
USE AT FIRST BAPTIST CHURCH/SCHOOL TO PERMIT
AN ADDITION TO THE EXISTING STRUCTURES**

WHEREAS, the following described property, to wit:

PARCEL 1:

THAT PART OF THE ASSESSOR'S SUBDIVISION OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AS FOLLOWS, TO-WIT, BEGINNING ON THE NORTH LINE OF MAPLE AVENUE AT A POINT 84 FEET WESTERLY OF THE INTERSECTION OF THE NORTH LINE OF SAID MAPLE AVENUE AND THE WEST LINE OF WASHINGTON STREET, SAID POINT BEING THE SOUTHWEST CORNER OF THE LOT FORMERLY OWNED BY V. FREDENHAGEN, THENCE SOUTHERLY 65-1/2 DEGREES WEST ALONG THE NORTH LINE OF SAID MAPLE AVENUE, 50 FEET, MORE OR LESS, TO THE EAST LINE OF ALBERT WETTEN'S LOT, THENCE NORTHERLY ALONG SAID WETTEN'S EAST LINE TO HIS NORTHEAST CORNER, THENCE EAST ALONG MILLER AND BALCOMB 5/32 S SOUTH LINE, 50 FEET, MORE OR LESS, TO SAID FREDENHAGEN 5/32 S NORTHWEST CORNER; THENCE SOUTHERLY ALONG SAID FREDENHAGEN'S WEST LINE, 198 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOT 15 OF THE ASSESSOR'S SUBDIVISION OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS, TO-WIT, BEGINNING AT THE INTERSECTION OF THE WEST LINE OF WASHINGTON STREET WITH THE NORTH LINE OF MAPLE AVENUE, IN THE VILLAGE OF DOWNERS GROVE, AND RUNNING THENCE NORTH ALONG THE WEST LINE OF WASHINGTON STREET, 151.32 FEET TO BALCOMB'S SOUTHEAST CORNER, THENCE SOUTH 88-1/2 DEGREES WEST ALONG BALCOMB'S SOUTH LINE, 154.77 FEET, THENCE SOUTH 24-1/2 DEGREES EAST 198 FEET TO THE NORTH LINE OF MAPLE AVENUE, THENCE SOUTH 65-1/2 DEGREES EAST ALONG THE NORTH LINE OF MAPLE AVENUE, 84 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF LOT 15 IN CURTISS SUBDIVISION OF LOT 27 OF THE ASSESSOR'S SUBDIVISION OF SECTIONS 7 AND 8, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT 29341, IN DUPAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS, BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 15, THENCE NORTHEASTERLY ALONG THE NORTH LINE OF SAID LOT 15, A DISTANCE OF 1.08 CHAINS (71.28 FEET) TO THE NORTHEAST CORNER OF SAID LOT 15, THENCE SOUTHEASTERLY ALONG THE EAST LINE OF SAID LOT 15, BEING A CONTINUATION OF THE BAPTIST CHURCH LOT, A DISTANCE OF 1.64 CHAINS (108.24

FEET), THENCE SOUTHWESTERLY ALONG A LINE DRAWN TO THE SOUTHWEST CORNER OF LOT 13 IN SAID CURTISS SUBDIVISION TO A POINT ON THE WEST LINE OF SAID LOT 15, THENCE NORTHERLY ALONG SAID WEST LINE OF LOT 15 TO THE PLACE OF BEGINNING.

PARCEL 4:

THAT PART OF ASSESSOR'S SUBDIVISION OF SECTIONS 7 AND 8, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 25 OF SAID SUBDIVISION, BEING THE SCHOOL HOUSE LOT, THENCE NORTH 65-1/2 DEGREES EAST IN THE CENTER OF ROAD, 1-45/100THS CHAINS, THENCE SOUTH 24-1/2 DEGREES EAST, 3-36/100THS CHAINS TO POST, THENCE SOUTH 65-1/2 DEGREES WEST, 1-45/100THS CHAINS TO STAKE IN EAST LINE OF SAID LOT 25, THENCE NORTH 24-1/2 DEGREES WEST, 3-36/100THS CHAINS TO A PLACE OF BEGINNING DESCRIBED IN A DEED DATED JULY 23, 1872, AND RECORDED MARCH 12, 1873, AS DOCUMENT NO. 16076.

PARCEL 5:

THE NORTHERLY 50 FEET OF THE SOUTHERLY 111 FEET OF LOT 23 (EXCEPT THAT PART TAKEN FOR WASHINGTON STREET) OF ASSESSOR'S SUBDIVISION OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS DESCRIBED IN DEED DATED OCTOBER 7, 1925 AND RECORDED OCTOBER 21, 1925, AS DOCUMENT NUMBER 201743.

PARCEL 6:

THAT PART OF LOT 23 OF ASSESSOR'S SUBDIVISION OF SECTIONS 7 AND 8, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS, BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH 111 FEET OF SAID LOT 23 WITH THE WESTERLY LINE OF WASHINGTON STREET AND RUNNING THENCE WESTERLY ALONG THE SAID NORTH LINE OF THE SOUTH 111 FEET OF LOT 23, 120.6 FEET TO AN ANGLEIRON STAKE ON THE WEST LINE OF SAID LOT 23, THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 23, 18.5 FEET TO AN IRON PIPE, THENCE EASTERLY IN A STRAIGHT LINE, 122.1 FEET TO A POINT ON THE WESTERLY LINE OF WASHINGTON STREET THAT IS 10.0 FEET NORTHERLY, MEASURED ON SAID WEST LINE, FROM THE PLACE OF BEGINNING, THENCE SOUTHWESTERLY ON THE WESTERLY LINE OF WASHINGTON STREET, 10.0 FEET TO THE PLACE OF BEGINNING AS DESCRIBED IN DEED DATED JULY 21, 1937, AND RECORDED AUGUST 5, 1937, AS DOCUMENT 382372.

PARCEL 7:

LOT 23 (EXCEPT THAT PART CONVEYED FOR STREET PURPOSES BY WARRANTY DEED RECORDED JULY 7, 1875, AS DOCUMENT 20281, AND EXCEPT THAT PART TAKEN FOR WASHINGTON STREET, AND EXCEPT THAT PART THEREOF LYING SOUTH OF THE NORTH LINE OF THE PREMISES CONVEYED TO THE BAPTIST CHURCH OF DOWNERS GROVE BY WARRANTY DEED RECORDED AUGUST 5, 1937, AS DOCUMENT 382372) IN ASSESSOR'S SUBDIVISION OF SECTIONS 7 AND 8, TOWNSHIP 38 NORTH, RANGE 11 EAST

OF THE THIRD PRINCIPAL MERIDIAN AS DESCRIBED IN DEED DATED APRIL 4, 1950, AND RECORDED JUNE 8, 1950, AS DOCUMENT NUMBER 595069, ALL IN THE VILLAGE OF DOWNERS GROVE, COUNTY OF DUPAGE AND STATE OF ILLINOIS. [Commonly known as First Baptist Church/School, 929 Maple Avenue, Downers Grove Illinois - PIN NO.09-08-314-043, 09-08-314-055 & 09-08-306-035]

(hereinafter referred to as the "Property") is presently zoned in the "R-4 Single Family Residence District" under the Comprehensive Zoning Ordinance of the Village of Downers Grove, and is a lawful special use as a pre-existing use pursuant to Section 28-1202(f) of the Zoning Ordinance, as heretofore amended (hereinafter referred to as the "Zoning Ordinance"); and

WHEREAS, the owner of the Property has filed with the Secretary of the Zoning Board of Appeals, a written petition conforming to the requirements of the Zoning Ordinance, requesting that an amendment to the special use be granted for the Property to permit an addition to the existing First Baptist building; and

WHEREAS, in conjunction with the request for an amended Special Use, application was filed to grant a variation to allow reduction of the applicable side and rear yard setbacks; and,

WHEREAS, such requests were referred to the Zoning Board of Appeals of the Village of Downers Grove, and said Zoning Board has given the required public notice, has conducted a public hearing respecting said petitions and has made its findings and recommendations, all in accordance with the statutes of the State of Illinois and the ordinances of the Village of Downers Grove; and

WHEREAS, the Zoning Board has recommended approval of the amended special use and has tentatively approved the requested variation, contingent upon approval by the Council of the amended special use; and,

WHEREAS, the Village Council finds that the evidence presented in support of said petition, as stated in the aforesaid findings and recommendations of the Zoning Board of Appeals, is such as to establish the following:

1. 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.
2. The proposed 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.
3. 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.
4. The proposed use is one of the special uses specifically listed for the district in which it is to be located and, if approved with restrictions as set forth in this ordinance, will comply with the provisions of the Downers Grove Zoning Ordinance regulating this Special Use.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Downers Grove, in

DuPage County, Illinois, as follows:

SECTION 1. That the Special Use of the Property is hereby amended to permit construction and operation of an addition to the existing First Baptist building consisting of an approximately 16,894 square foot, two story addition as provided herein.

SECTION 2. This approval is granted subject to the following conditions.

1. The conditions and recommendations of the Zoning Board of Appeals as set forth in their findings dated September 12, 2001. (Exhibit A)
2. Special Use Narrative prepared by applicant (Exhibit B)
3. Substantial compliance with the plans submitted to the Zoning Board of Appeals, a reduced copy of which is attached hereto and made a part hereof. (Group Exhibit C)
4. Staff report. (Exhibit D)

SECTION 2. That all ordinances or resolutions, or parts thereof, in conflict with the provisions of this ordinance be and are hereby repealed.

SECTION 3. That this ordinance shall be in full force and effect from and after its passage and publication in the manner provided by law.

Mayor

Passed:

Published:

Attest: _____
Village Clerk

11wp8vrd.01SU-1stBaptist



Village of
DOWNERS GROVE
ILLINOIS

Civic Center

801 Burlington Avenue
Downers Grove
Illinois 60515-4776
630.434.5500
TDD 630.434.5511
FAX 630.434.5571

CBD Redevelopment Office

1015 Curtiss Street
Downers Grove
Illinois 60515
630.434.5940
FAX 630.968.6346

Fire Department

Administration
3900 Highland Avenue
Downers Grove
Illinois 60515-1506
630.434.5980
FAX 630.434.5988

Police Department

825 Burlington Avenue
Downers Grove
Illinois 60515-4783
630.434.5600
FAX 630.434.5690

Public Works Department

5101 Walnut Avenue
Downers Grove
Illinois 60515-4074
630.434.5460
FAX 630.434.5495

Department of

Social & Health Services

842 Curtiss Street
Downers Grove
Illinois 60515-4761
630.434.5595
FAX 630.434.5599

Village of

Downers Grove Web site

<http://www.vil.downers-grove.il.us>

Info Line

630.434.6800

September 12, 2001

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

RE: C-04-01 and V-7-01. Petitions seeking an amendment to an existing special use and a variation to allow an addition to the existing church/school building on property located at the southwest corner of the intersection of Maple Avenue and Washington Street, commonly known as 929 Maple Avenue, Downers Grove, IL (PIN #09-08-314-043, 09-08-314-055 & 09-08-306-035); First Baptist Church of Downers Grove, Owner/Petitioner.

Dear Mayor Krajewski and Village Council:

At its August 22, 2001 meeting, the Zoning Board of Appeals made the following unanimous recommendation in Case C-4-01:

Mr. Lukas moved that in Case C-4-01, the Zoning Board of Appeals recommend to the Village Council approval of a petition seeking an amendment to an existing special use for a proposed addition to the existing church/school building on property located at the southwest corner of the intersection of Maple Avenue and Washington Street, as shown on the site plans, landscape plan, and building elevations as submitted by the petitioner. Mr. Detjen seconded the Motion.

AYES: Mr. Lukas, Mr. Detjen, Mr. Benes, Mr. Domijan, Mr. Sleeter, Mr. White, Ch. Beggs

NAYS: None

Chairman Beggs declared the Motion carried.

The Zoning Board of Appeals also granted the companion variation request, Case V-7-01 with the unanimous approval of the following motion:

Mr. Lukas moved that in Case V-7-01, the Zoning Board of Appeals grant a petition seeking a variation to allow the reduction of the applicable side and rear yard setbacks on property located at the southwest corner of the intersection of Maple Avenue and Washington Street,

specifically to reduce the side yard setback from the minimum required 13 feet to 6.5 feet, and to reduce the rear yard setback from the minimum required 28 feet to a setback ranging from 20.04 feet to 20.99 feet, as shown on the site plans submitted by the petitioner. Mr. Domijan seconded the Motion.

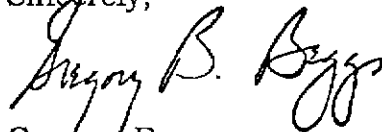
AYES: Mr. Lukas, Mr. Sleeter, Mr. Benes, Mr. Detjen, Mr. Domijan, Mr. White, Ch. Beggs

NAYS: None

Chairman Beggs declared the Motion carried.

The Board made the recommendation regarding the proposed amendment to the existing Special Use and granted the requested companion variation as they found that the proposal is appropriate to the subject site and further that the requirements of the Zoning Ordinance have been satisfied.

Sincerely,



Gregory Beggs
Chairman

GB/tmh

**Exhibit B
Special Use Narrative**

The First Baptist Church of Downers Grove (FBC) seeks a special use to continue the existing church and school and permission to remove several old, existing buildings and build a new addition per Article II, 28-502(a) R-1 District-Special Uses. The FBC buildings are located on the southwest corner of Maple and Washington. At the same time, FBC is requesting a reduction in the yard requirements under a separate application.

FBC provides many services, which contributes to the general welfare of Downers Grove. FBC not only provides the traditional church activities, we also have: a school, day care, Wednesday night youth programming, community counseling services, library, nursery, drama activities, etc. In order for us to serve Downers Grove, we must replace the inefficient (and frankly tired) areas of our building. The new addition will have a new multi-purpose room, conference room, gym for the church and school, kitchen, and nursery.

FBC has been under continuous operation since 1854 in this neighborhood. The use of this property as a school and church has not been detrimental to the health, safety, morals, or general welfare of the neighborhood, nor has it been injurious to the property values of the neighborhood, nor it's residences or workers. The addition will comply with the zoning regulations with the exception of the setback variations we are requesting. The church and school located on collector streets, and is contiguous to a business district. FBC's current site with the proposed addition will have 53% lot coverage. The site is less than 2 acres due to the fact that FBC existed at the current site before the zoning ordinance was created. Churches are permitted as special uses in residential zoning districts.

Brief History of the First Baptist Church of Downers Grove

In 1833, Pierce Dower founded Downers Grove. In 1851, the First Baptist Church (FBC) of Downers Grove was first organized.

- Samuel Curtiss designed the first building that was completed in 1854 near the corner of Maple and Washington. FBC is still located at the same corner.
- Because of fire, a new chapel was completed in 1872. That building is still being regularly used at FBC.
- In 1923, FBC built a gymnasium (unheard of at the time for a church), kitchens, and Sunday School rooms.
- The current parsonage was built in 1926. This home is still used by the church. (The original parsonage was built in 1865 on Main Street near the water tower.)
- In 1947, the property for the current sanctuary was purchased from the Downer family. The current sanctuary was built in 1957.
- A wing connecting the sanctuary to the chapel was completed in 1969.
- In 1973, the lot on the NW corner of Maple and Washington was purchased to create our current parking lot.
- In 1984, FBC purchased three parcels of land with two houses in the 5300 block of Webster for \$130,000. FBC traded these lots in 1985 to the Downers Grove Park District in exchange for the land north of the gym where the current garage stands.

FBC and the Downers Grove Park District have had a mutual parking agreement for many years. FBC permits visitors of Lincoln Center to use the parking lot located on the corner of Washington and Maple. The Park District allows FBC to park at their Lincoln Center facility on Maple. Lincoln Center immediately abuts FBC's property to the west.

FBC fully intends to sprinkle the entire facility in conjunction with the new addition being built. FBC currently has a fire alarm system with automatic notification connected to the Downers Grove Fire Department.

FBC has contacted property owners and neighbors within 250 feet of the church with a letter that invites neighbors to visit the church and to review the plans.

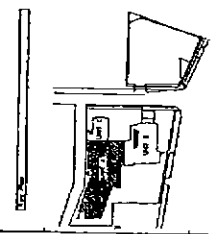
In summary, we believe that FBC church and school has been an asset to the community. The additional will comply with the zoning ordinance with the exception of the side and rear yard setback variations we are requesting.

C-4-01
V-7-01

↑ NORTH

FIRST BAPTIST CHURCH
HARDING ASSOCIATES
 21 East Main Street
 Columbus, Georgia 31904
 PHONE: 534-1111
 FAX: 534-1112

CONTRACTOR: **CONTRACTOR NAME**
 ADDRESS: **CONTRACTOR ADDRESS**
 PHONE: **CONTRACTOR PHONE**

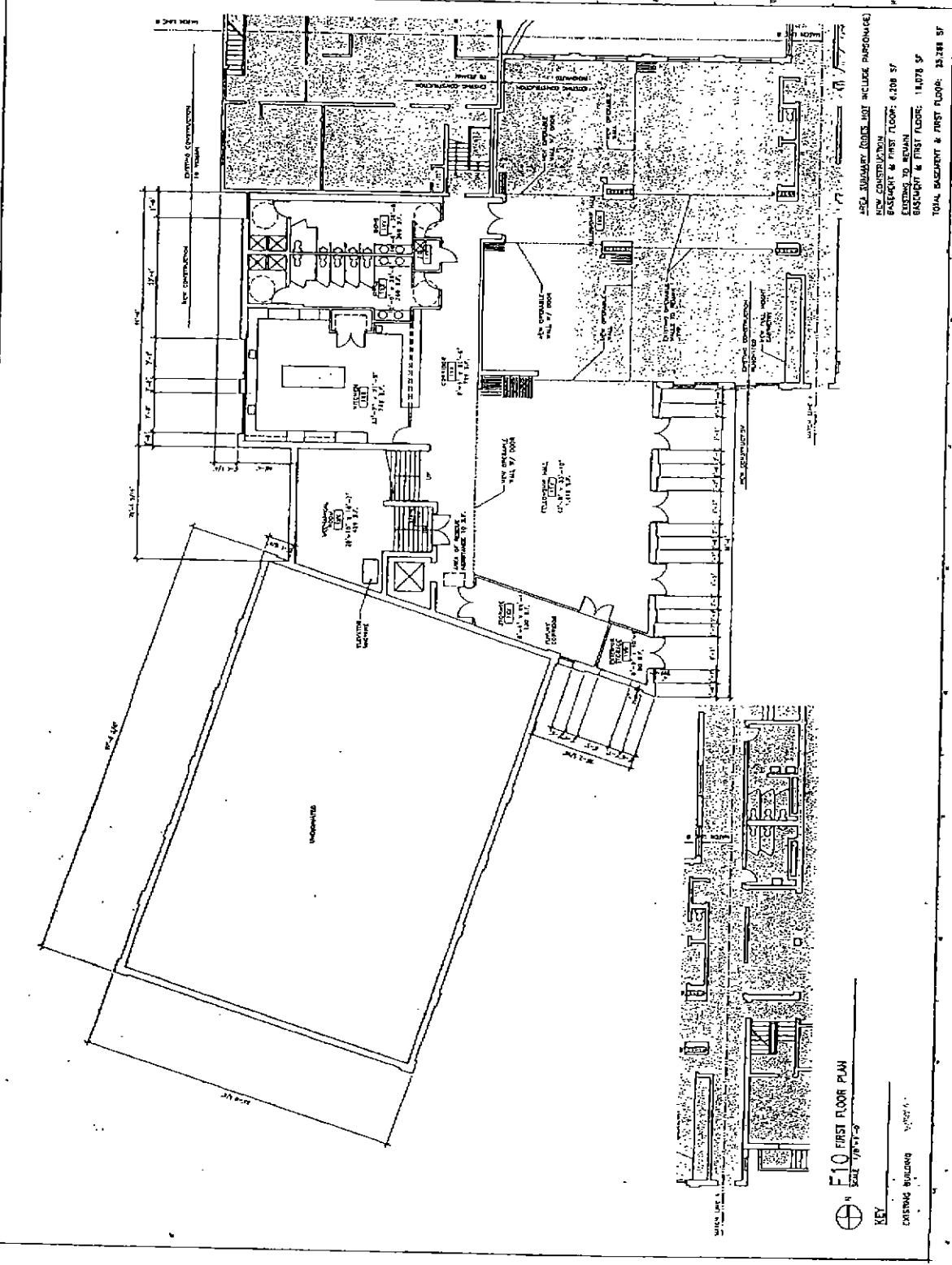


NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	CONCRETE				
2	STEEL				
3	WOOD				
4	GLASS				
5	PAINT				
6	MECHANICAL				
7	ELECTRICAL				
8	PLUMBING				
9	FINISHES				
10	LABOR				
11	PERMITS				
12	CONTINGENCY				
13	TOTAL				

GYMNASIUM ADDITION
FIRST BAPTIST CHURCH
CONNERS DRIVE
 COLUMBUS, GEORGIA 31904

FIRST FLOOR PLAN

DATE: **DATE**
 DRAWN BY: **DATE**
 CHECKED BY: **DATE**
 SCALE: **DATE**
A-101



SEE SUMMARY SHEETS FOR INCLUDES (REFERENCES)
 NEW CONSTRUCTION
 BASEMENT & FIRST FLOOR: 4,100 SF
 EXISTING TO REMAIN
 BASEMENT & FIRST FLOOR: 14,078 SF
 TOTAL BASEMENT & FIRST FLOOR: 18,178 SF

F10 FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

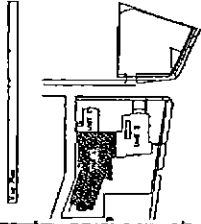
KEY
 CONCRETE BUILDING
 METAL



HARDING ASSOCIATES

Architects
1215 N. 1st Street, Suite 100
Tulsa, Oklahoma 74103
Phone: (918) 438-1111
Fax: (918) 438-1112

CAUTION ENGINEERS, INC.
1001 E. 17th Street
Tulsa, Oklahoma 74103
Phone: (918) 438-1111



NO.	DESCRIPTION	QTY	UNIT	AMOUNT
1	1/2" X 1/2" X 1/2" BRICK	1000	SQ. YD.	1000
2	1/2" X 1/2" X 1/2" BRICK	1000	SQ. YD.	1000
3	1/2" X 1/2" X 1/2" BRICK	1000	SQ. YD.	1000
4	1/2" X 1/2" X 1/2" BRICK	1000	SQ. YD.	1000
5	1/2" X 1/2" X 1/2" BRICK	1000	SQ. YD.	1000
6	1/2" X 1/2" X 1/2" BRICK	1000	SQ. YD.	1000
7	1/2" X 1/2" X 1/2" BRICK	1000	SQ. YD.	1000
8	1/2" X 1/2" X 1/2" BRICK	1000	SQ. YD.	1000
9	1/2" X 1/2" X 1/2" BRICK	1000	SQ. YD.	1000
10	1/2" X 1/2" X 1/2" BRICK	1000	SQ. YD.	1000
11	1/2" X 1/2" X 1/2" BRICK	1000	SQ. YD.	1000
12	1/2" X 1/2" X 1/2" BRICK	1000	SQ. YD.	1000
13	1/2" X 1/2" X 1/2" BRICK	1000	SQ. YD.	1000
14	1/2" X 1/2" X 1/2" BRICK	1000	SQ. YD.	1000
15	1/2" X 1/2" X 1/2" BRICK	1000	SQ. YD.	1000
16	1/2" X 1/2" X 1/2" BRICK	1000	SQ. YD.	1000
17	1/2" X 1/2" X 1/2" BRICK	1000	SQ. YD.	1000
18	1/2" X 1/2" X 1/2" BRICK	1000	SQ. YD.	1000
19	1/2" X 1/2" X 1/2" BRICK	1000	SQ. YD.	1000
20	1/2" X 1/2" X 1/2" BRICK	1000	SQ. YD.	1000

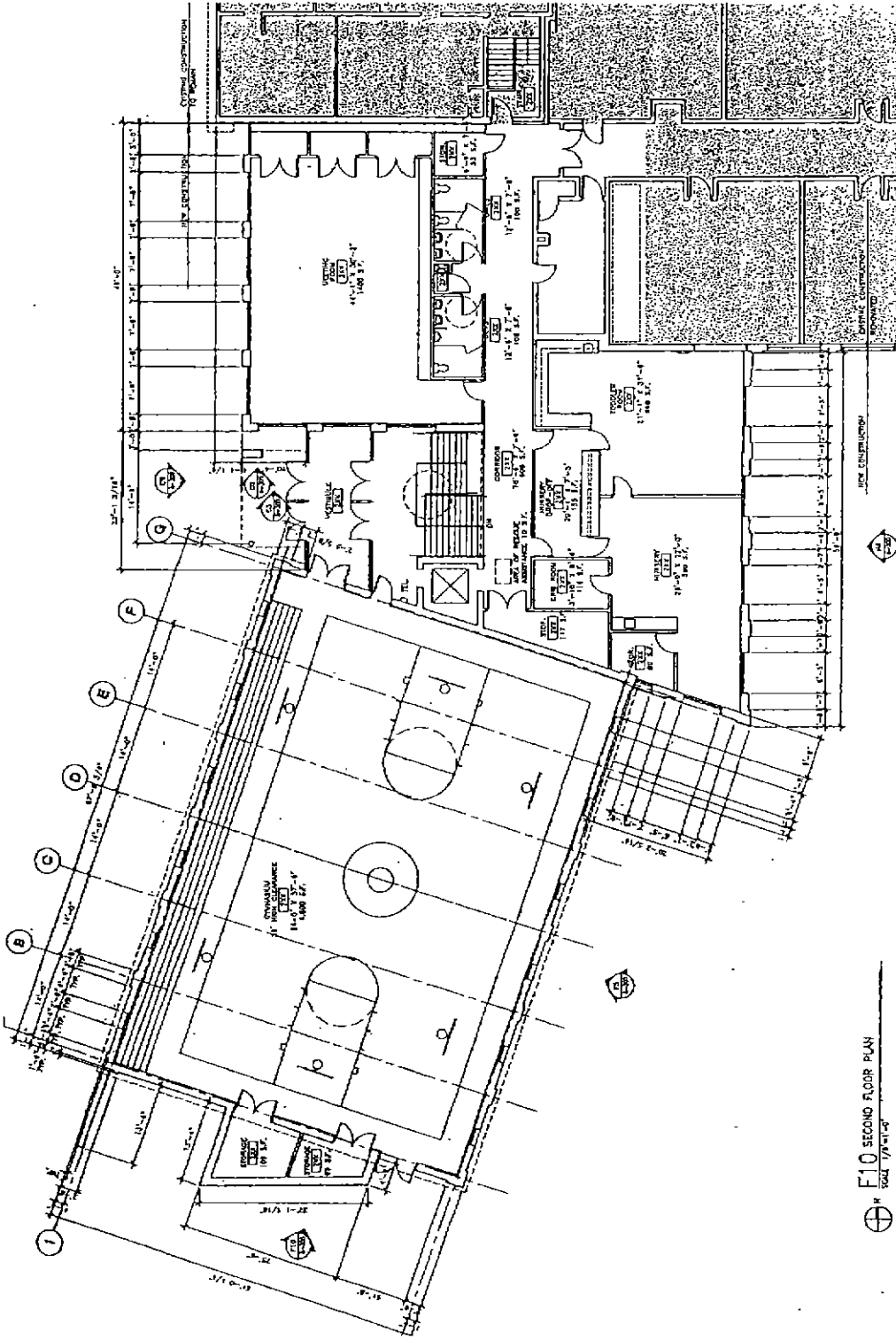
GYMNASIUM ADDITION
FIRST BAPTIST CHURCH
DOWNS GROVE
TULSA, OKLAHOMA

SECOND FLOOR PLAN

A-102

C-4-01
V-7-01

↑ NORTH



AREA SUMMARY (SEE LIST INCLUDE PARASIMAG)

AREA CONSTRUCTION

SECOND FLOOR & GYMNASIUM 16,889 SF

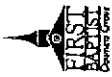
EXISTING CONSTRUCTION

SECOND FLOOR 6,538 SF

TOTAL SECOND FLOOR 17,316 SF

F10 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

DATE: _____
DESIGNED BY: _____
DRAWN BY: _____

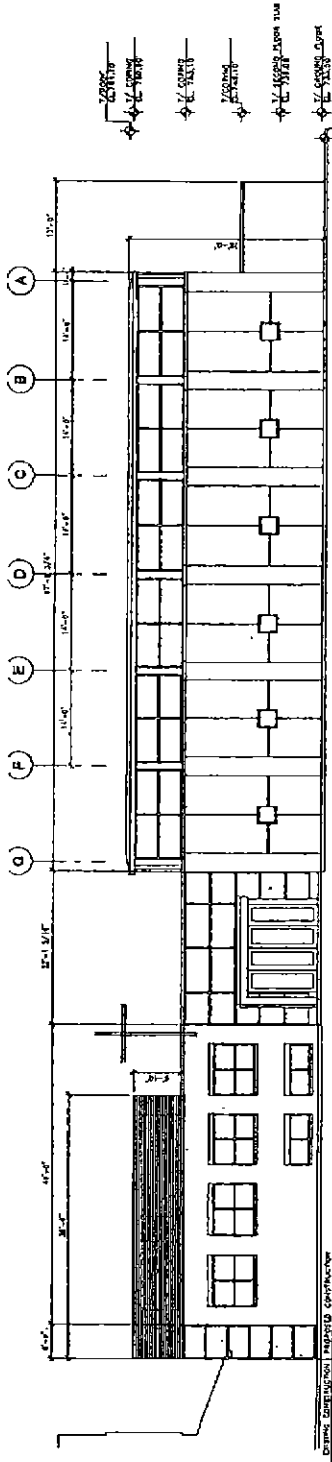


HARDING ASSOCIATES

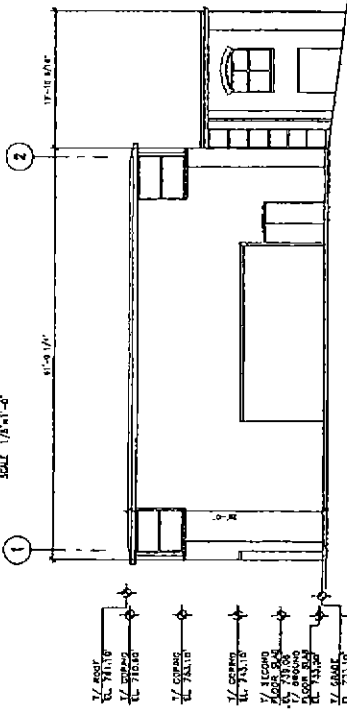
110 Park Village Drive
Downers Grove, Illinois 60515
Telephone: (708) 341-1100
FAX: (708) 341-1101

OVERLICH ENGINEERING, INC.
P.O. Box 1000
Downers Grove, Illinois 60515

C9 WEST BUILDING ELEVATION - UNFOLDED
SCALE: 1/8" = 1'-0"

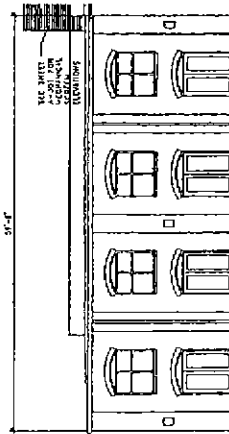
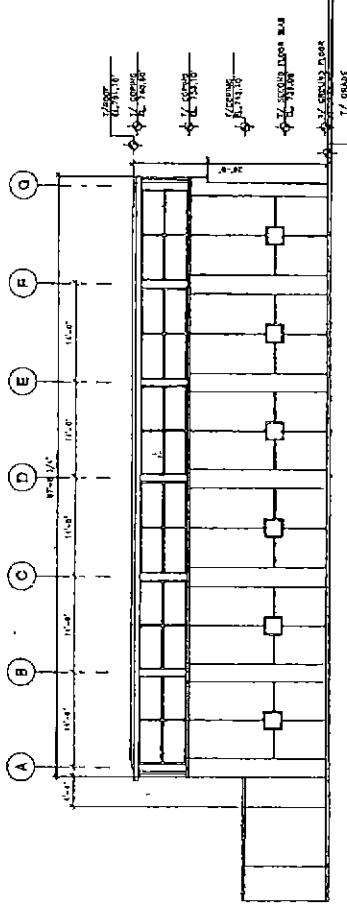
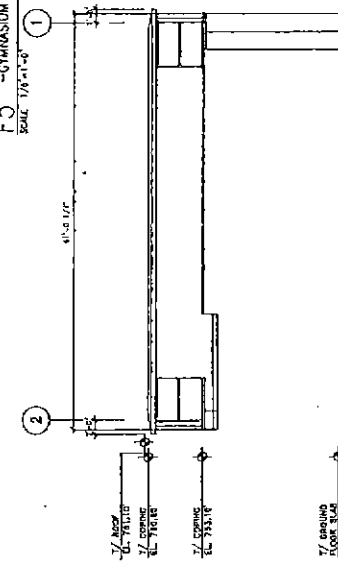


C9 WEST BUILDING ELEVATION - UNFOLDED
SCALE: 1/8" = 1'-0"



F10 SOUTH BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

F5 EAST BUILDING ELEVATION - GYMNASIUM
SCALE: 1/8" = 1'-0"



H4 PARTIAL EAST BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

H7 PARTIAL EAST BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

GYMNASIUM ADDITION

FIRST BAPTIST CHURCH
DOWNERS GROVE

110 PARK VILLAGE DRIVE
DOWNERS GROVE, ILLINOIS 60515

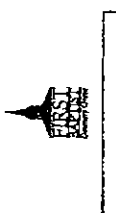
PHONE: (708) 341-1100
FAX: (708) 341-1101

BUILDING ELEVATIONS

DATE: 11/15/01

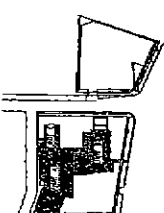
PROJECT: A-300

C-4-01
V-7-01



FIRST ENGINEERING ASSOCIATES, INC.
 CONSULTANTS
 125 South Main Street
 Portland, Oregon 97204
 Phone: 503-228-1111

CIVIL ENGINEERING, INC.
 CONSULTANTS
 125 South Main Street
 Portland, Oregon 97204
 Phone: 503-228-1111



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	11/15/88
2	ISSUED FOR PERMITS	11/15/88
3	ISSUED FOR PERMITS	11/15/88
4	ISSUED FOR PERMITS	11/15/88
5	ISSUED FOR PERMITS	11/15/88
6	ISSUED FOR PERMITS	11/15/88
7	ISSUED FOR PERMITS	11/15/88
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16	ISSUED FOR PERMITS	11/15/88
17	ISSUED FOR PERMITS	11/15/88
18	ISSUED FOR PERMITS	11/15/88
19	ISSUED FOR PERMITS	11/15/88
20	ISSUED FOR PERMITS	11/15/88

GYMNASIUM ADDITION
FIRST BAPTIST CHURCH
DOWNS DRIVE
 1/2" = 1'-0" (VERTICAL)
 1/4" = 1'-0" (HORIZONTAL)

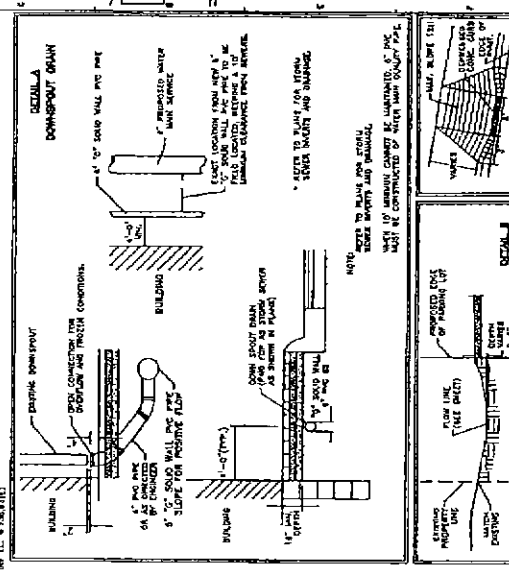
PROPOSED CIVIL
SITE IMPROVEMENTS

DATE: 11/15/88
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 C-002

C-4.01
V-7.01

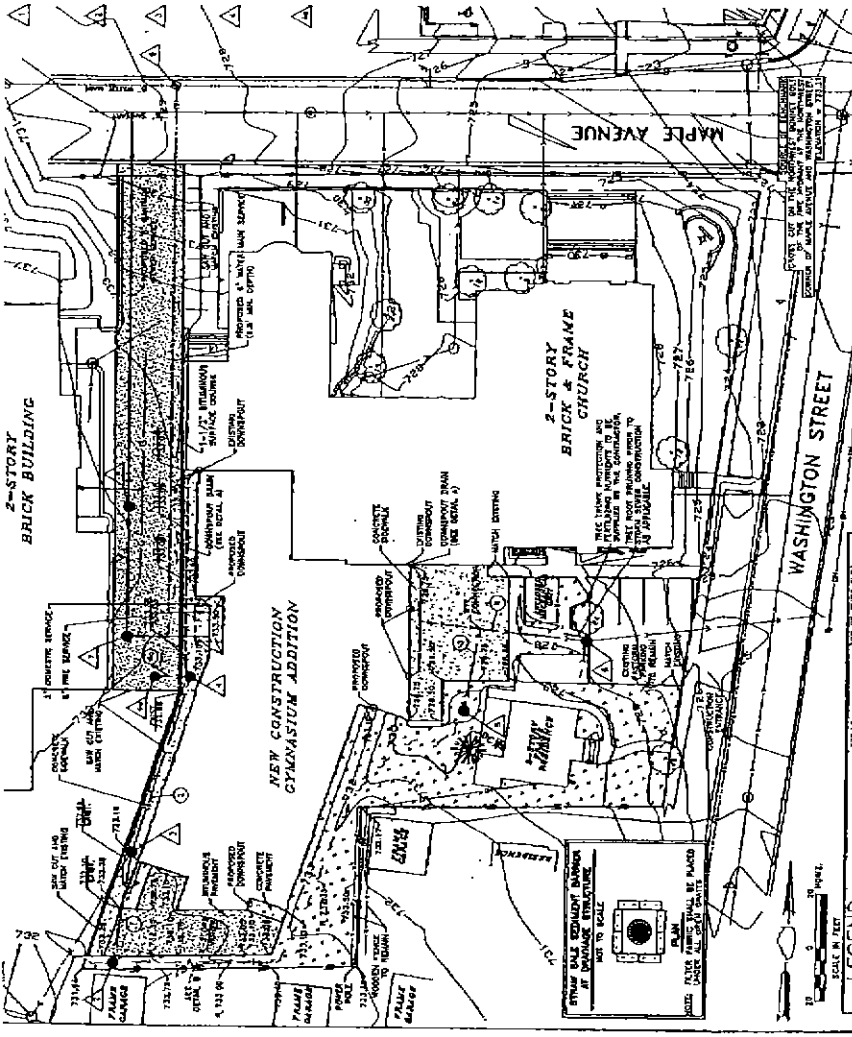
NORTH

- 1. EXISTING CURB MARKS TO BE MAINTAINED.
- 2. EXISTING CURB MARKS TO BE MAINTAINED.
- 3. EXISTING CURB MARKS TO BE MAINTAINED.
- 4. EXISTING CURB MARKS TO BE MAINTAINED.
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- 18. EXISTING CURB MARKS TO BE MAINTAINED.
- 19. EXISTING CURB MARKS TO BE MAINTAINED.
- 20. EXISTING CURB MARKS TO BE MAINTAINED.



GENERAL NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF PORTLAND, OREGON, STANDARD SPECIFICATIONS FOR PUBLIC WORKS, LATEST EDITION.
- ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- ALL NEW UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PORTLAND, OREGON, STANDARD SPECIFICATIONS FOR PUBLIC WORKS, LATEST EDITION.
- ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
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- ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.



LEGEND

○	ELECTRIC METER
○	SEWER MANHOLE
○	STORM MANHOLE
○	FIBER OPTIC BOX
○	STORM INLET
○	ELECTRICAL BOX
○	TELEPHONE KEY
○	TELEPHONE MANHOLE
○	WATER VALVE
○	WATER VALVE W/VALVE
○	FIRE HYDRANT
○	STORM

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

NOTES:

- THE EXISTING SYSTEM SHALL BE MAINTAINED AND PROTECTED. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- ALL NEW UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PORTLAND, OREGON, STANDARD SPECIFICATIONS FOR PUBLIC WORKS, LATEST EDITION.
- ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
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- ALL NEW UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PORTLAND, OREGON, STANDARD SPECIFICATIONS FOR PUBLIC WORKS, LATEST EDITION.

PUBLIC HEARING:

C-4-01. A petition seeking an amendment to an existing special use for an addition to the existing church/school building located at the southwest corner of Maple Avenue and Washington Street, commonly known as 929 Maple Avenue, Downers Grove (PIN 09-08-314-043, and -055; and 09-08-306-035) First Baptist Church of Downers Grove, Owner/ Petitioner

FINDINGS:

1. The petitioner, the First Baptist Church of Downers Grove, is requesting approval of an amendment to an existing special use to allow the construction of a building addition to its existing building located at the southwest corner of Maple Avenue and Washington Street. The two-story, 16,894 square foot addition is proposed to replace an existing detached bus garage, a portion of the existing church building, and the existing parsonage garage, all of which will be razed as part of this project. The proposed addition will accommodate a larger gymnasium, a multi-purpose room, a conference room, a kitchen, new restroom facilities, and a nursery.

The subject property is zoned R-4, Single Family Residence, and pursuant to Section 28-508 of the Zoning Ordinance, (which incorporates Section 28-502(a) by reference), churches are an authorized special use within this district. The First Baptist Church dates back to 1851 at this location, and pursuant to Section 28-1202(f) of the Zoning Ordinance, is deemed a lawful special use in existence prior to the adoption of the current Zoning Ordinance in April of 1965. This petition for an amendment to the pre-existing special use is being sought under the provisions of Section 28-1902 of the Zoning Ordinance.

2. The total land which comprises the subject property consists of two zoning lots, one which is located at the southwest corner of the intersection of Maple Avenue and Washington Street, and one which is located at the northwest corner. These lots have a combined area of approximately 1.956 acres or 85,221 square feet. The parcel located at the southwest corner is occupied by the church and the parsonage, and the parcel located at the northwest corner is utilized as the church's parking lot.

The northwesterly property is irregular in shape and is approximately 30,777 square feet in area. This parcel has dimensions of 151.75 feet as measured along its easterly property line on its Washington Street frontage, 133.91 feet as measured along its southerly property line on its Maple Avenue frontage, 221.90 feet as measured on its westerly property line and 209.82 feet as measured on its northerly property line. No new construction is planned for this northerly parcel, and it will continue to serve as the church's 73-space parking lot.

The southwest property is also irregular in shape, and is approximately 54,444 square feet in area. The property is somewhat of an L-shape, which is created by a jog around an adjacent residential property to its immediate southeast. This parcel has dimensions of

218.87 feet as measured along its northerly property line on its Maple Avenue frontage and of 238.33 feet as measured along its easterly property line on its Washington Street frontage. The southerly property line extends westerly from Washington Street a distance of 141.21 feet, then jogs south a distance of 61.07 feet and then continues westerly a distance of 105.13 feet. The property's westerly boundary line is comprised of two segments measuring 113.61 feet and 191.85 feet.

3. The site is currently improved with a 32,780 square foot church building; a 2,327 square foot detached accessory structure which is utilized as a bus garage and is located to the south of the church building and a 2,450 square foot, two-story parsonage residence which has a 270 square foot detached garage that is located between the parsonage and the church building.

The current floor area of all of the church buildings on site is 37,827 square feet. The portion of the existing church building which is to be demolished to accommodate the proposed addition is comprised of the existing gymnasium, a kitchen, and the educational wing and has an area of 7,172 square feet. The 270 square foot parsonage garage and the 2,327 square foot bus garage are also proposed to be demolished.

4. As indicated on the petitioner's submitted site plans, the proposed two-story addition is to have a floor area of 16,894 square feet. The addition is somewhat irregular in shape, and is proposed to have a maximum width as measured from east to west of approximately 81 feet and a maximum depth as measured from north to south of approximately 170 feet.

The first floor of the addition is to have a floor area of 5,751 square feet and will accommodate a kitchen, a multi-purpose room, restroom facilities, as well as mechanical and storage rooms. The second floor of the addition will have a floor area of 10,686 square feet and will be comprised of the new 5,392 square foot gymnasium, a conference room, a nursery, as well as storage rooms. The addition will also include a 457 square foot partial basement. Based upon the square footages of the areas proposed to be demolished and the area of the proposed addition, the total net increase in floor area is proposed to be 7,125 square feet.

5. With respect to the Lot and Bulk regulations of Article XI of the Zoning Ordinance, the minimum setback requirements are based upon the proposed height of the addition. The height of the addition as measured to the top of the flat roof is proposed to be 28 feet. It is worthy to note that because of the difference in grade between the east and west sides of the addition, grade level access on the east side is on the first floor, and on the west side is on the second floor.

The minimum required front yard setback as measured from both the Maple Avenue and Washington Street property lines is 29 feet (25 feet plus one additional foot of setback for every two feet of height over 20 feet). The minimum required side yard setback as measured from the westerly property line and from the interior side yard created by the jog in the property around the neighboring residential property to the southeast is 13 feet (5 feet plus one additional foot of setback for every one foot of height over 20 feet). The

minimum required rear yard as measured from the southerly property line is 28 feet (20 feet plus one additional foot of setback for every one foot of height over 20 feet).

The addition is proposed to have a side yard setback of 6.5 feet as measured at its closest point from the westerly property line in lieu of the minimum required 13 feet. A portion of the southerly wall of the irregularly shaped addition is also proposed to have a rear yard setback ranging from 20.04 feet to 20.99 feet as measured from the southerly property line in lieu of the minimum required 28 feet. The petitioners have filed a companion variation petition under Zoning Board of Appeals Case V-7-01, which seeks to reduce the minimum required side yard and rear yard as proposed.

The maximum floor area ratio for non-residential uses in the R-4, Single Family Residence Zoning District is 0.6. In this case where a non-residential use of a church is accompanied by a residential use of a parsonage, the floor area ratio is calculated based upon the total site area excluding the minimum lot area required for a single family residence in the underlying R-4, Single Family Residence Zoning District. For the purposes of calculating floor area ratio, therefore, the area of the subject property is 77,721 square feet (85,221 square feet of the combined area of the northerly and southerly parcels minus the 7,500 square feet for the residential lot area). As proposed, the total floor area of all levels of all buildings excluding the parsonage will be 42,502 square feet, which yields a proposed floor area ratio of .547, which is within the maximum permitted 0.6 floor area ratio.

6. In addition to the lot and bulk regulations of Article XI of the Zoning Ordinance, under Section 28-502(a) churches and other places of worship in residential zoning districts are subject to three additional requirements: location on an arterial or collector street or adjacent to a business, office or manufacturing zoning district; a lot area of no less than two acres; and a lot coverage percentage by buildings of no more than 40% for properties located within 1,000 feet of the Concentrated Business Districts and of no more than 30% for properties beyond 1,000 feet of the Concentrated Business District.

The subject property fronts on two collector streets, Maple Avenue and Washington Streets. The subject property has a lot area of approximately 85,221 square feet in total area, or 1.956 acres, which is 1,899 square feet less than the minimum requirement but is lawfully nonconforming as it was in existence prior to the adoption of the current form of the Zoning Ordinance in April of 1965. The total footprint of all buildings is proposed to be 25,992 square feet, which yields a lot coverage percentage of 30.499%, which is within the maximum permitted percentage of 40% as the property is located within 1,000 feet of the Concentrated Business District.

7. With respect to off-street parking requirements, Section 28-1410(a) of the Zoning Ordinance provides that churches in existence prior to January 14, 1991 and located within 1,000 feet of the Concentrated Business District are required to provide 35% of the parking ratio of one parking space for every three persons permitted in the main auditorium area according to the capacity standards of the Building Code. The petitioners' architect has indicated that the sanctuary seating capacity is 585 persons,

which yields a requirement of 69 parking spaces based upon 35% of one parking space for every three persons according to the seating capacity.

The subject property has a total of 77 off-street parking spaces, 73 of which are located on the northerly parcel, and 4 of which are located in the pastoral parking area on the southerly parcel between the existing church and the pastoral residence adjacent to Washington Street. It is worthy to note that the location of the 4 pastoral parking spaces is lawfully nonconforming with respect to its being located within the required 25 foot front yard.

8. The Stormwater Management Division has completed its review of the preliminary site improvement plans for the proposed project. The Stormwater Management Engineer has provided a memorandum for the Board's consideration indicating that the design is in substantial compliance with the Village's standards and requirements.
9. The petitioner has submitted a landscape plan for the subject site, and the Village Forester has provided a memorandum for the Board's consideration indicating that the plant materials chosen for the site are appropriate.
10. The provisions of Section 28-1902 of the Zoning Ordinance provide 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 public 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.

RECOMMENDATION:

The proposed amendment to an existing special use to allow the construction of an addition to an existing church building may be authorized in the underlying R-4, Single Family Residence District of the subject property, provided that the Board and the Village Council are able to make the findings as required under Section 28-1902 of the Zoning Ordinance.

This petition is contingent upon the Zoning Board of Appeals granting the petitioner's companion variation request from the applicable side and rear yard requirements under Case V-7-01.

AB:ad
Attachments
08/16/01