

COUNCIL WORKSHOP ITEM

ITEM: Zoning Board of Appeals recommendation regarding Case C-4-01, First Baptist Church, Petitioners. A proposed amendment to an existing special use to allow an addition to the church/school building located at the southwest corner of Maple Avenue and Washington Street, commonly known as 929 Maple Avenue, Downers Grove

DATE: September 18, 2001

PREPARED BY: Amanda G. Browne, Department of Planning Services

PURPOSE: To consider approval of the requested Special Use amendment

DISCUSSION:

The First Baptist Church is proposing an amendment to an existing Special Use (C-4-01) with a companion variation case (V-7-01) which seeks authorization to reduce the minimum side and rear yard setback requirements for a proposed addition to their church and school building.

A portion of the existing church/school building and two detached accessory structures are proposed to be demolished and replaced with a two-story, 16,894 square foot addition. The addition is proposed to accommodate a new gymnasium, a conference room, a nursery, a kitchen, a multi-purpose room, restroom facilities, as well as mechanical and storage rooms. The companion variation request proposes to reduce the westerly side yard setback from the minimum required 13 feet based upon the 28 foot height of the structure to 6.5 feet, as well as to reduce the southerly side yard for a portion of the structure from the minimum required 28 feet to approximately 20 feet.

The Zoning Board of Appeals unanimously forwarded a positive recommendation to the Village Council in favor of the proposed amendment to the existing Special Use. The Board also unanimously voted to approve the requested side and rear yard variations, subject to the Council's approval of the requested amendment to the existing Special Use.

ATTACHMENTS:

1. Correspondence from Zoning Board of Appeals Chairman, dated September 12, 2001
2. Correspondence with attachments from petitioner representative, Pastor Don Zimmerman, dated September 11, 2001
3. Staff Findings for Case C-4-01, with attachments, dated August 16, 2001
4. DRAFT Zoning Board of Appeals minutes excerpt, dated August 22, 2001

RECOMMENDATION:

To place an Ordinance granting the requested amendment to an existing Special Use on an Active Agenda, as recommended by the Zoning Board of Appeals.



September 12, 2001

Village of
DOWNERS GROVE
ILLINOIS

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,

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

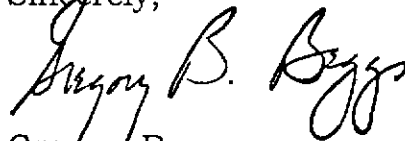
specifically to reduce the side yard setback from the minimum required 13 feet to 6.5 feet, and to reduce the rear yard setback from the minimum required 28 feet to a setback ranging from 20.04 feet to 20.99 feet, as shown on the site plans submitted by the petitioner. Mr. Domijan seconded the Motion.

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

1851 · 2001
FIRST BAPTIST CHURCH
of DOWNERS GROVE

September 11, 2001

Mr. Rick Ginex, Downers Grove Village Manager
801 Burlington Ave
Downers Grove IL 60515

Dear Mr. Ginex:

On Tuesday, September 25, the Village Council will be considering our request for a special use permit. Enclosed are two original copies of information that we are requesting to have included in the packet prepared for the Mayor and Village Council members. These letters address several issues for their consideration. We have also been in touch with your assistant Mike Baker regarding his getting a letter from the Police Department included in the packet. Mr. Baker is working on finalizing that letter. I might mention to you that he has been very helpful and easy to work with.

Thank you for your help in getting these sheets to the council members.

Sincerely,



Pastor Don Zimmerman
Senior Pastor

PDZ:lak

Enclosure: 2 letters

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FIRST BAPTIST CHURCH
of DOWNERS GROVE

September 6, 2001

Honorable Mayor Krajewski and Council Members
801 Burlington
Downers Grove, IL 60515

RE: Special Use for First Baptist Church of Downers Grove

Dear Mayor and Council Members:

I came to First Baptist Church in 1967 as minister of Youth and Music. After five years of ministry in Downers Grove my wife and I moved to Troy Michigan for four years returning as Senior Pastor in 1985. I tell you this only to let you know that I have been a part of this great community and church for the better part of almost 30 years. Downers Grove Christian School has been a part of our ministry for the past 30 years. We provide for students pre-3 through 8th grade. This year we have 190 students with approx 30% coming from our congregation and the rest from a large cross section of surrounding neighborhoods and congregations.

We have always had excellent relationships with our neighbors. Over the years the only complaints we have had are concerning someone who has blocked a driveway while waiting in line for school dismissal. These have been very seldom (once or twice a year at most) and we have been quick to correct the problem.

Every school year handouts are sent to all parents to remind them of the importance of respecting our neighbors and being careful not to at any time block their driveways. (See insert on 2nd page that we used last year.)

We are currently only aware of one neighbor who is opposed to our proposed building. Their objection is focused on our current drop-off and pick-up procedure for the school.

Our procedure has been basically the same for the past 30 years. We have coordinated our traffic with the Park District's and have found them to work well together.

Last year the neighbor's concerns were presented to the principal of our school. He shared the concerns with the staff who considered them and then presented them to the School Board. Two School Board members met with the neighbor and shared why the present system is by far the safest for our children and the best procedure for everyone involved. They also shared that our procedure is not uncommon to Downers Grove in both public and private schools.

Out of a desire to find some solution that would be helpful to our neighbor, we have this year asked that our parents not line up on Washington Street. In past years the line would occasionally come down Randall and then head down Washington Street. We have asked that no one line up on Washington Street, but circle around and line up on Webster. We have timed our dismissal and found that with a 3:00 P.M. dismissal time we have all the cars lined up for pick-up off the road by approximately 3:15 P.M.

The concern was also expressed that in some way we are a danger to the neighborhood children as the cars turn into the driveway from Randall or Webster. The children from Whittier Elementary School are dismissed at 3:00 P.M. and do not as a rule get home until our traffic is

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already off the road. We have never had an accident with anybody over all these years nor are there normally any pedestrians present on either street at our dismissal time.

We have enjoyed a great relationship with all of our neighbors over the years and desire to continue to have many more years of the same.

Sincerely,

Pastor Don Zimmerman



Love your neighbors as yourself..
Romans 13:8d

Although we have made strides to expedite our arrival and dismissal procedures here at FBCS we still find that at times we may be an inconvenience to our neighbors. Please be considerate as you line up. If you are blocking driveways/ walkways, please be prepared to move your vehicle so that surrounding Home Owners are not inconvenienced when attempting to leave or enter their driveways. If you are not blocking, the person in front or back of you could be - so please cooperate as they accommodate our neighbors. Thank you in advance for your cooperation in helping us to be good neighbors and let our lights shine for Christ!

1851 • 2001
FIRST BAPTIST CHURCH
of DOWNERS GROVE

September 6, 2001

Honorable Mayor Krajewski and Council Members
801 Burlington
Downers Grove, IL 60515

RE: Special Use for First Baptist Church of Downers Grove

Dear Mayor and Council Members:

We write to lend our support to the First Baptist Church of Downers Grove's plans to remove an older addition of the existing building and replace it with a new addition.

We are neighbors that are contiguous to the church property on Washington and Randall Streets. Our backyards back up to the proposed new building site. We would like you to know that we are not in opposition to the proposed new building addition.

Sincerely,

Neighbors of the First Baptist Church of Downers Grove

Name: DAVID E. KENT & NANCY K. KENT
Address: 5252 WASHINGTON ST.

David E. Kent
Nancy K. Kent

Name: Beth & Bart deKruyff
Address: 914 Randall Street

Beth A deKruyff
Bart deKruyff

Name: Kevin & Jamie Falasz
Address: 918 Randall St.

Kevin G. Falasz
Jamie M. Falasz

Name: FLORENCE O'REGAN
Address: 5246 WASHINGTON

Florence O'Regan

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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 southwesterly 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

C-4-01
V-7-01

CURTISS

WASHINGTON ST

MAIN ST

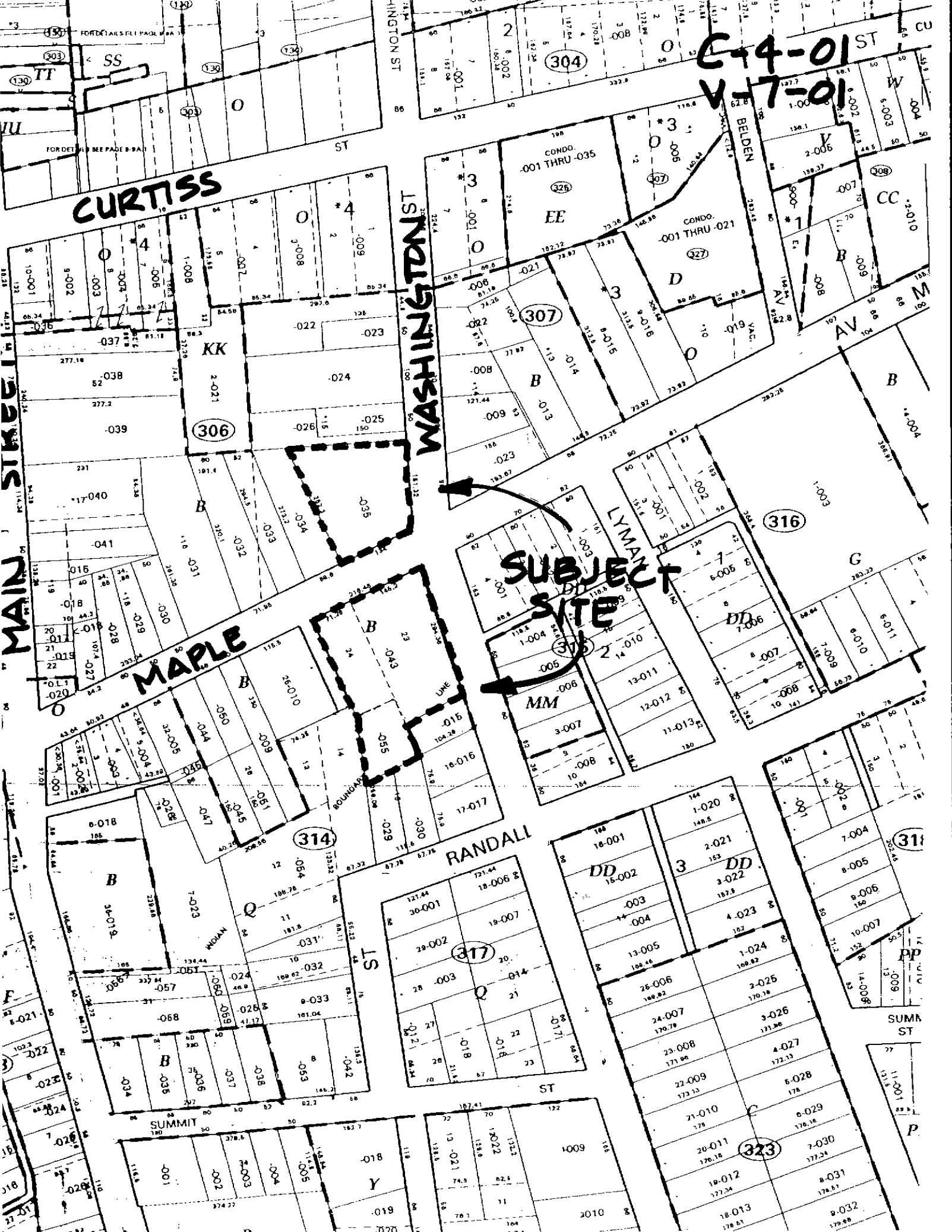
MAPLE

SUBJECT SITE

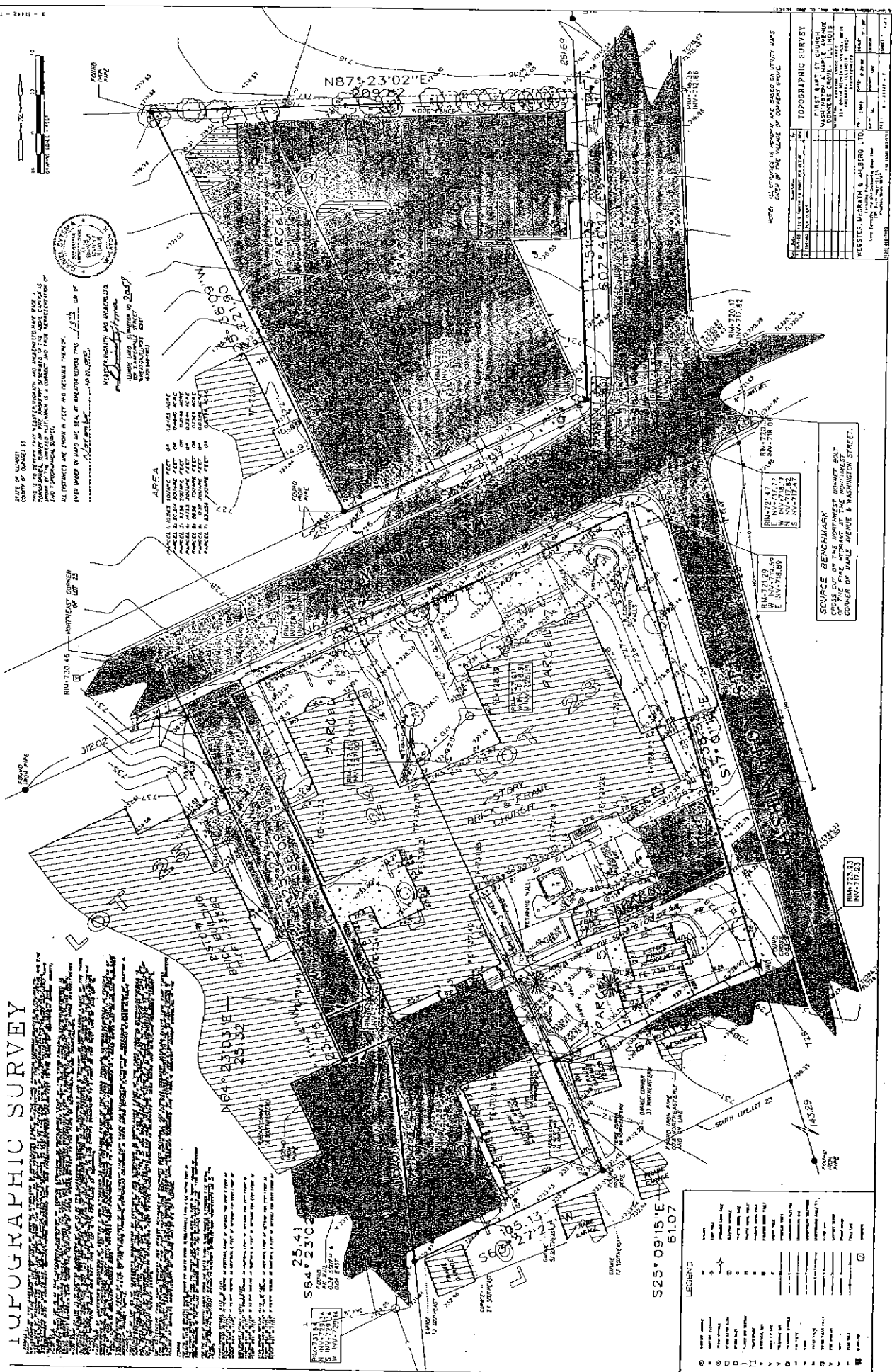
RANDALL ST

SUMMIT ST

SUMMIT ST



TOPOGRAPHIC SURVEY



SCALE OF WORK: 1" = 100' (VERTICAL SCALE AS SHOWN ON SHEET)

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ALL DISTANCES ARE GIVEN IN FEET AND DECIMAL THEREOF.

ALL ANGLES ARE GIVEN IN DEGREES, MINUTES AND SECONDS.

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AREA

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LEGEND

1. BENCH MARK

2. CHURCH

3. BUILDING

4. DRIVE

5. PARKING

6. FENCE

7. CURB

8. SIDEWALK

9. ROAD

10. RAILROAD

11. STREAM

12. TREE

13. ROCK

14. SAND

15. GRAVEL

16. CLAY

17. SILT

18. SANDSTONE

19. LIMESTONE

20. GRANITE

21. GNEISS

22. SLATE

23. SHALE

24. SANDSTONE

25. LIMESTONE

26. GRANITE

27. GNEISS

28. SLATE

29. SHALE

30. SANDSTONE

SOURCE BENCHMARK

CROSS CORNER OF THE NORTHWEST CORNER OF THE CORNER OF MAPLE AVENUE & WASHINGTON STREET.

BM 71889

BM 71890

BM 71891

BM 71892

BM 71893

BM 71894

BM 71895

BM 71896

BM 71897

BM 71898

BM 71899

BM 71900

TOPOGRAPHIC SURVEY

WESTON, MCGRAW & HALL, LTD.

1000 WESTON BUILDING

1000 WESTON BUILDING

1000 WESTON BUILDING

1000 WESTON BUILDING

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TOPOGRAPHIC SURVEY

WESTON, MCGRAW & HALL, LTD.

1000 WESTON BUILDING

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TOPOGRAPHIC SURVEY

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TOPOGRAPHIC SURVEY

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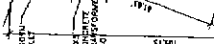
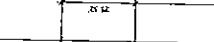
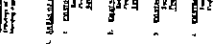
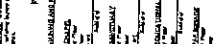
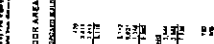
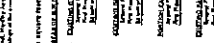
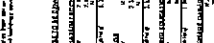
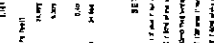
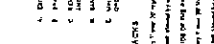
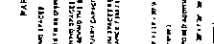
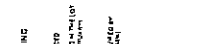
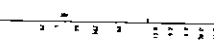
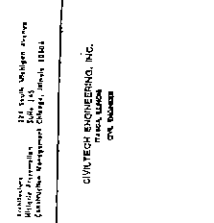
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1000 WESTON BUILDING

C-4-01
V-7-01

↑ NORTH



ANALYSIS SUMMARY

1. **COMPARISON** - The site is located in a residential neighborhood. The proposed development is consistent with the surrounding area.

2. **USE** - The proposed development is a church building and parking lot. This use is appropriate for the site.

3. **DESIGN** - The proposed development is designed to be aesthetically pleasing and to blend with the surrounding area.

4. **ENVIRONMENT** - The proposed development will not have a significant impact on the environment.

5. **TRAFFIC** - The proposed development will not generate excessive traffic.

6. **UTILITIES** - The proposed development will be served by existing utilities.

7. **CONCLUSIONS** - The proposed development is a suitable use for the site and will not have a significant impact on the neighborhood.

LOT COVERAGE (BASED ON 1997 ZONING)

1. **MAXIMUM LOT COVERAGE** - 30%

2. **MINIMUM LOT COVERAGE** - 10%

3. **PERMITTED LOT COVERAGE** - 25%

PERMITS

1. **PERMIT TO CONSTRUCT** - 1/11/01

2. **PERMIT TO OCCUPY** - 1/11/01

REMARKS

1. **EXISTING BUILDING A TO REMAIN** - 1/11/01

2. **EXISTING BUILDING B TO REMAIN** - 1/11/01

3. **EXISTING BUILDING C TO REMAIN** - 1/11/01

4. **NEW CONSTRUCTION** - 1/11/01

EXISTING BUILDING A TO REMAIN

1. **EXISTING BUILDING A TO REMAIN** - 1/11/01

2. **EXISTING BUILDING A TO REMAIN** - 1/11/01

3. **EXISTING BUILDING A TO REMAIN** - 1/11/01

EXISTING BUILDING B TO REMAIN

1. **EXISTING BUILDING B TO REMAIN** - 1/11/01

2. **EXISTING BUILDING B TO REMAIN** - 1/11/01

3. **EXISTING BUILDING B TO REMAIN** - 1/11/01

EXISTING BUILDING C TO REMAIN

1. **EXISTING BUILDING C TO REMAIN** - 1/11/01

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3. **EXISTING BUILDING C TO REMAIN** - 1/11/01

NEW CONSTRUCTION

1. **NEW CONSTRUCTION** - 1/11/01

2. **NEW CONSTRUCTION** - 1/11/01

3. **NEW CONSTRUCTION** - 1/11/01

CONCRETE

1. **CONCRETE** - 1/11/01

2. **CONCRETE** - 1/11/01

3. **CONCRETE** - 1/11/01

HYDROSEED

1. **HYDROSEED** - 1/11/01

2. **HYDROSEED** - 1/11/01

3. **HYDROSEED** - 1/11/01

1 1/2" BITUMINOUS SURFACE COURSE

1. **1 1/2" BITUMINOUS SURFACE COURSE** - 1/11/01

2. **1 1/2" BITUMINOUS SURFACE COURSE** - 1/11/01

3. **1 1/2" BITUMINOUS SURFACE COURSE** - 1/11/01

PROPERTY LINE

1. **PROPERTY LINE** - 1/11/01

2. **PROPERTY LINE** - 1/11/01

3. **PROPERTY LINE** - 1/11/01

CATCH BASIN

1. **CATCH BASIN** - 1/11/01

2. **CATCH BASIN** - 1/11/01

3. **CATCH BASIN** - 1/11/01

CONCRETE

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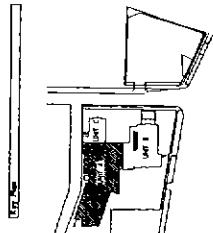
2. **1 1/2" BITUMINOUS SURFACE COURSE** - 1/11/01

3. **1 1/2" BITUMINOUS SURFACE COURSE** - 1/11



HARDING ASSOCIATES
 Architects
 211 North Michigan Avenue
 Chicago, Illinois 60601
 Telephone: (312) 329-1000
 Telex: 251100

CULTORI ENGINEERING INC.
 Mechanical Engineers
 1700 North Dearborn Street
 Chicago, Illinois 60610
 Telephone: (312) 329-1000



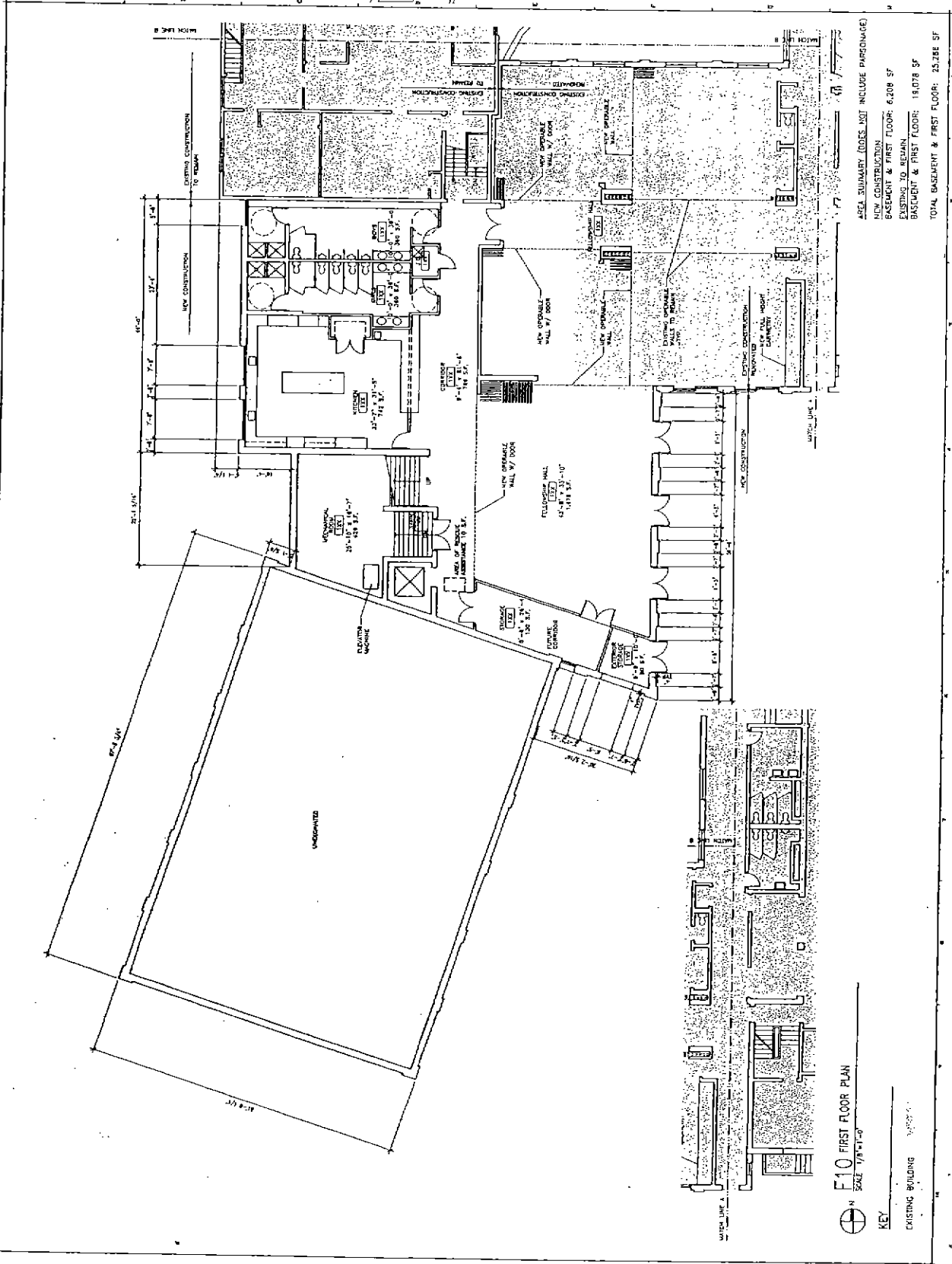
NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	1/2" X 1/2" X 10' BRASS	1	EA	10.00	10.00
2	1/2" X 1/2" X 10' BRASS	1	EA	10.00	10.00
3	1/2" X 1/2" X 10' BRASS	1	EA	10.00	10.00
4	1/2" X 1/2" X 10' BRASS	1	EA	10.00	10.00
5	1/2" X 1/2" X 10' BRASS	1	EA	10.00	10.00
6	1/2" X 1/2" X 10' BRASS	1	EA	10.00	10.00
7	1/2" X 1/2" X 10' BRASS	1	EA	10.00	10.00
8	1/2" X 1/2" X 10' BRASS	1	EA	10.00	10.00
9	1/2" X 1/2" X 10' BRASS	1	EA	10.00	10.00
10	1/2" X 1/2" X 10' BRASS	1	EA	10.00	10.00
11	1/2" X 1/2" X 10' BRASS	1	EA	10.00	10.00
12	1/2" X 1/2" X 10' BRASS	1	EA	10.00	10.00
13	1/2" X 1/2" X 10' BRASS	1	EA	10.00	10.00
14	1/2" X 1/2" X 10' BRASS	1	EA	10.00	10.00
15	1/2" X 1/2" X 10' BRASS	1	EA	10.00	10.00
16	1/2" X 1/2" X 10' BRASS	1	EA	10.00	10.00
17	1/2" X 1/2" X 10' BRASS	1	EA	10.00	10.00
18	1/2" X 1/2" X 10' BRASS	1	EA	10.00	10.00
19	1/2" X 1/2" X 10' BRASS	1	EA	10.00	10.00
20	1/2" X 1/2" X 10' BRASS	1	EA	10.00	10.00
21	1/2" X 1/2" X 10' BRASS	1	EA	10.00	10.00
22	1/2" X 1/2" X 10' BRASS	1	EA	10.00	10.00
23	1/2" X 1/2" X 10' BRASS	1	EA	10.00	10.00
24	1/2" X 1/2" X 10' BRASS	1	EA	10.00	10.00
25	1/2" X 1/2" X 10' BRASS	1	EA	10.00	10.00
26	1/2" X 1/2" X 10' BRASS	1	EA	10.00	10.00
27	1/2" X 1/2" X 10' BRASS	1	EA	10.00	10.00
28	1/2" X 1/2" X 10' BRASS	1	EA	10.00	10.00
29	1/2" X 1/2" X 10' BRASS	1	EA	10.00	10.00
30	1/2" X 1/2" X 10' BRASS	1	EA	10.00	10.00
31	1/2" X 1/2" X 10' BRASS	1	EA	10.00	10.00
32	1/2" X 1/2" X 10' BRASS	1	EA	10.00	10.00
33	1/2" X 1/2" X 10' BRASS	1	EA	10.00	10.00
34	1/2" X 1/2" X 10' BRASS	1	EA	10.00	10.00
35	1/2" X 1/2" X 10' BRASS	1	EA	10.00	10.00
36	1/2" X 1/2" X 10' BRASS	1	EA	10.00	10.00
37	1/2" X 1/2" X 10' BRASS	1	EA	10.00	10.00
38	1/2" X 1/2" X 10' BRASS	1	EA	10.00	10.00
39	1/2" X 1/2" X 10' BRASS	1	EA	10.00	10.00
40	1/2" X 1/2" X 10' BRASS	1	EA	10.00	10.00
41	1/2" X 1/2" X 10' BRASS	1	EA	10.00	10.00
42	1/2" X 1/2" X 10' BRASS	1	EA	10.00	10.00
43	1/2" X 1/2" X 10' BRASS	1	EA	10.00	10.00
44	1/2" X 1/2" X 10' BRASS	1	EA	10.00	10.00
45	1/2" X 1/2" X 10' BRASS	1	EA	10.00	10.00
46	1/2" X 1/2" X 10' BRASS	1	EA	10.00	10.00
47	1/2" X 1/2" X 10' BRASS	1	EA	10.00	10.00
48	1/2" X 1/2" X 10' BRASS	1	EA	10.00	10.00
49	1/2" X 1/2" X 10' BRASS	1	EA	10.00	10.00
50	1/2" X 1/2" X 10' BRASS	1	EA	10.00	10.00

GYMNASIUM ADDITION
FIRST BAPTIST CHURCH
DOWNERS GROVE
 WARD AND WASHINGTON AVENUE
 CHICAGO, ILLINOIS, U.S.A.

FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"	DATE: 11/10/60
DESIGNED BY: J. J. HARDING	DRAWN BY: J. J. HARDING
CHECKED BY: J. J. HARDING	DATE: 11/10/60
PROJECT NO.:	A-101

C-4-01
V-7-01
 ↑ NORTH



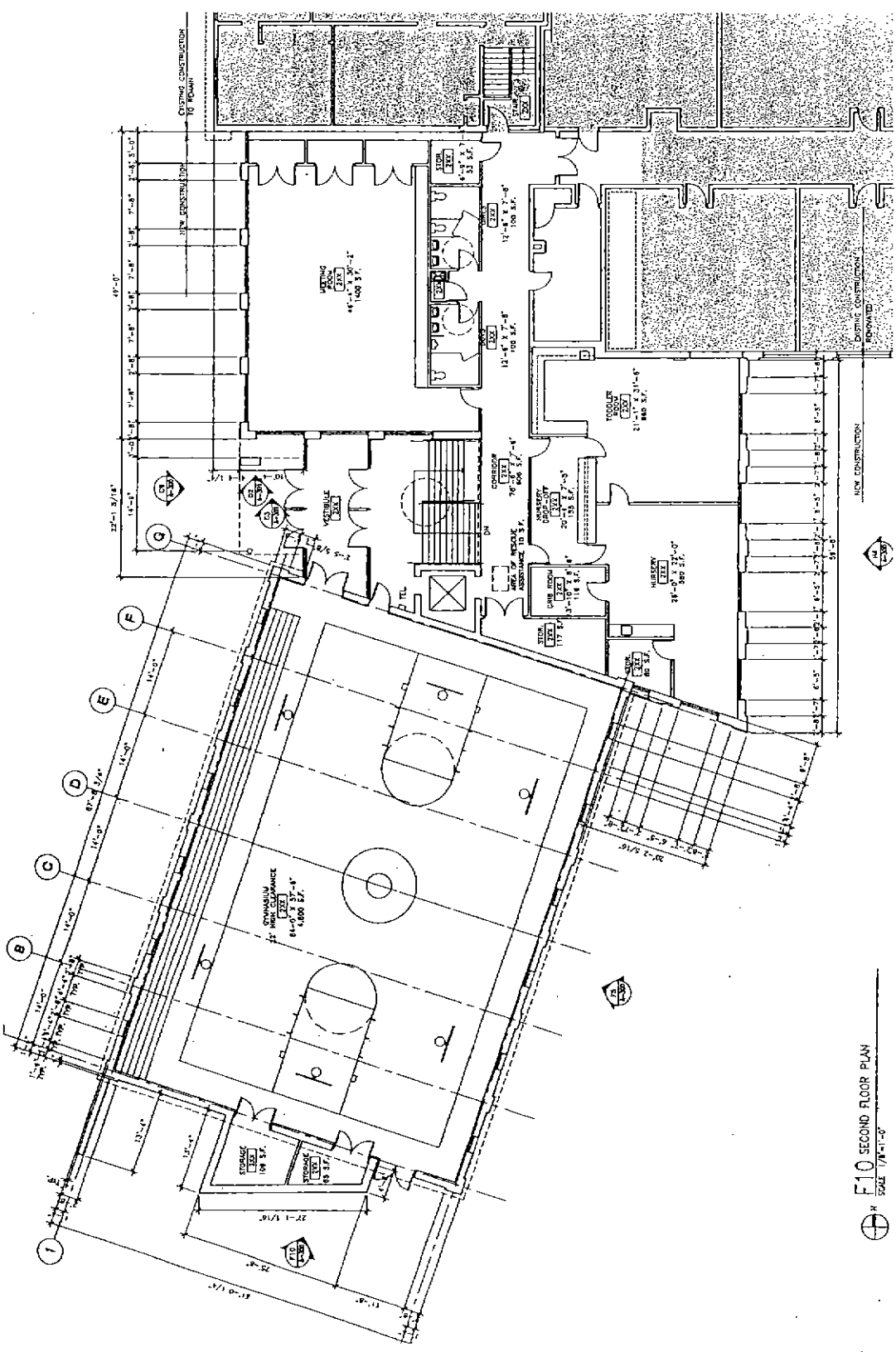
AREA SUMMARY (DOES NOT INCLUDE PARSONAGE)
 NEW CONSTRUCTION
 BASEMENT & FIRST FLOOR: 6,208 SF
 EXISTING 30' REAR
 BASEMENT & FIRST FLOOR: 15,078 SF
 TOTAL BASEMENT & FIRST FLOOR: 21,286 SF

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

KEY
 EXISTING BUILDING

FIRST BAPTIST CHURCH
HARDING ASSOCIATES
 221 South Michigan Avenue
 Chicago, Illinois 60604
 Telephone: (312) 467-1100
 Fax: (312) 467-1101
 Website: www.hardingassoc.com

CAVTECH ENGINEERING, INC.
 1700 N. LAKE STREET
 CHICAGO, ILLINOIS 60642
 (312) 467-1100



AREA SUMMARY (DOES NOT INCLUDE PARSONAGE)
 NEW CONSTRUCTION
 SECOND FLOOR & GYMNASIUM: 10,886 SF
 EXISTING CONSTRUCTION
 SECOND FLOOR: 6,530 SF
 TOTAL SECOND FLOOR: 17,216 SF

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

KEY
 EXISTING BUILDING 1703502

NO.	DESCRIPTION	QTY.	UNIT	PRICE	TOTAL
1	1.00	1	SQ. FT.	1.00	1.00
2	2.00	1	SQ. FT.	2.00	2.00
3	3.00	1	SQ. FT.	3.00	3.00
4	4.00	1	SQ. FT.	4.00	4.00
5	5.00	1	SQ. FT.	5.00	5.00
6	6.00	1	SQ. FT.	6.00	6.00
7	7.00	1	SQ. FT.	7.00	7.00
8	8.00	1	SQ. FT.	8.00	8.00
9	9.00	1	SQ. FT.	9.00	9.00
10	10.00	1	SQ. FT.	10.00	10.00
11	11.00	1	SQ. FT.	11.00	11.00
12	12.00	1	SQ. FT.	12.00	12.00
13	13.00	1	SQ. FT.	13.00	13.00
14	14.00	1	SQ. FT.	14.00	14.00
15	15.00	1	SQ. FT.	15.00	15.00
16	16.00	1	SQ. FT.	16.00	16.00
17	17.00	1	SQ. FT.	17.00	17.00
18	18.00	1	SQ. FT.	18.00	18.00
19	19.00	1	SQ. FT.	19.00	19.00
20	20.00	1	SQ. FT.	20.00	20.00
21	21.00	1	SQ. FT.	21.00	21.00
22	22.00	1	SQ. FT.	22.00	22.00
23	23.00	1	SQ. FT.	23.00	23.00
24	24.00	1	SQ. FT.	24.00	24.00
25	25.00	1	SQ. FT.	25.00	25.00
26	26.00	1	SQ. FT.	26.00	26.00
27	27.00	1	SQ. FT.	27.00	27.00
28	28.00	1	SQ. FT.	28.00	28.00
29	29.00	1	SQ. FT.	29.00	29.00
30	30.00	1	SQ. FT.	30.00	30.00
31	31.00	1	SQ. FT.	31.00	31.00
32	32.00	1	SQ. FT.	32.00	32.00
33	33.00	1	SQ. FT.	33.00	33.00
34	34.00	1	SQ. FT.	34.00	34.00
35	35.00	1	SQ. FT.	35.00	35.00
36	36.00	1	SQ. FT.	36.00	36.00
37	37.00	1	SQ. FT.	37.00	37.00
38	38.00	1	SQ. FT.	38.00	38.00
39	39.00	1	SQ. FT.	39.00	39.00
40	40.00	1	SQ. FT.	40.00	40.00
41	41.00	1	SQ. FT.	41.00	41.00
42	42.00	1	SQ. FT.	42.00	42.00
43	43.00	1	SQ. FT.	43.00	43.00
44	44.00	1	SQ. FT.	44.00	44.00
45	45.00	1	SQ. FT.	45.00	45.00
46	46.00	1	SQ. FT.	46.00	46.00
47	47.00	1	SQ. FT.	47.00	47.00
48	48.00	1	SQ. FT.	48.00	48.00
49	49.00	1	SQ. FT.	49.00	49.00
50	50.00	1	SQ. FT.	50.00	50.00
51	51.00	1	SQ. FT.	51.00	51.00
52	52.00	1	SQ. FT.	52.00	52.00
53	53.00	1	SQ. FT.	53.00	53.00
54	54.00	1	SQ. FT.	54.00	54.00
55	55.00	1	SQ. FT.	55.00	55.00
56	56.00	1	SQ. FT.	56.00	56.00
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58	58.00	1	SQ. FT.	58.00	58.00
59	59.00	1	SQ. FT.	59.00	59.00
60	60.00	1	SQ. FT.	60.00	60.00
61	61.00	1	SQ. FT.	61.00	61.00
62	62.00	1	SQ. FT.	62.00	62.00
63	63.00	1	SQ. FT.	63.00	63.00
64	64.00	1	SQ. FT.	64.00	64.00
65	65.00	1	SQ. FT.	65.00	65.00
66	66.00	1	SQ. FT.	66.00	66.00
67	67.00	1	SQ. FT.	67.00	67.00
68	68.00	1	SQ. FT.	68.00	68.00
69	69.00	1	SQ. FT.	69.00	69.00
70	70.00	1	SQ. FT.	70.00	70.00
71	71.00	1	SQ. FT.	71.00	71.00
72	72.00	1	SQ. FT.	72.00	72.00
73	73.00	1	SQ. FT.	73.00	73.00
74	74.00	1	SQ. FT.	74.00	74.00
75	75.00	1	SQ. FT.	75.00	75.00
76	76.00	1	SQ. FT.	76.00	76.00
77	77.00	1	SQ. FT.	77.00	77.00
78	78.00	1	SQ. FT.	78.00	78.00
79	79.00	1	SQ. FT.	79.00	79.00
80	80.00	1	SQ. FT.	80.00	80.00
81	81.00	1	SQ. FT.	81.00	81.00
82	82.00	1	SQ. FT.	82.00	82.00
83	83.00	1	SQ. FT.	83.00	83.00
84	84.00	1	SQ. FT.	84.00	84.00
85	85.00	1	SQ. FT.	85.00	85.00
86	86.00	1	SQ. FT.	86.00	86.00
87	87.00	1	SQ. FT.	87.00	87.00
88	88.00	1	SQ. FT.	88.00	88.00
89	89.00	1	SQ. FT.	89.00	89.00
90	90.00	1	SQ. FT.	90.00	90.00
91	91.00	1	SQ. FT.	91.00	91.00
92	92.00	1	SQ. FT.	92.00	92.00
93	93.00	1	SQ. FT.	93.00	93.00
94	94.00	1	SQ. FT.	94.00	94.00
95	95.00	1	SQ. FT.	95.00	95.00
96	96.00	1	SQ. FT.	96.00	96.00
97	97.00	1	SQ. FT.	97.00	97.00
98	98.00	1	SQ. FT.	98.00	98.00
99	99.00	1	SQ. FT.	99.00	99.00
100	100.00	1	SQ. FT.	100.00	100.00

GYMNASIUM ADDITION
FIRST BAPTIST CHURCH
DOWNERS GROVE
 1700 N. LAKE STREET
 CHICAGO, ILLINOIS 60642

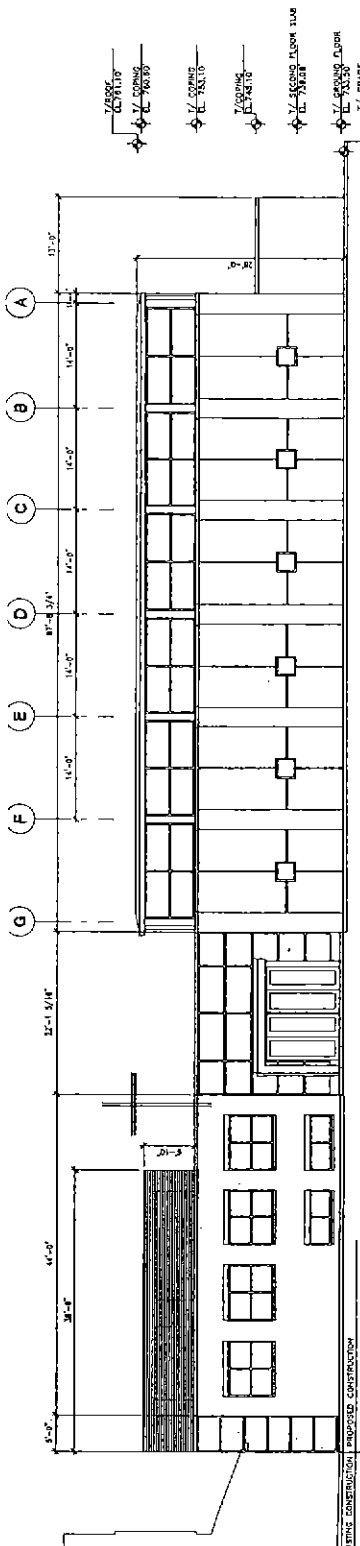
SECOND FLOOR PLAN
 SCALE: 1/8"=1'-0"
 SHEET NO. **A-102**
 DATE: 11/10/03

C-4-01
V-7-01
 ↑ **NORTH**

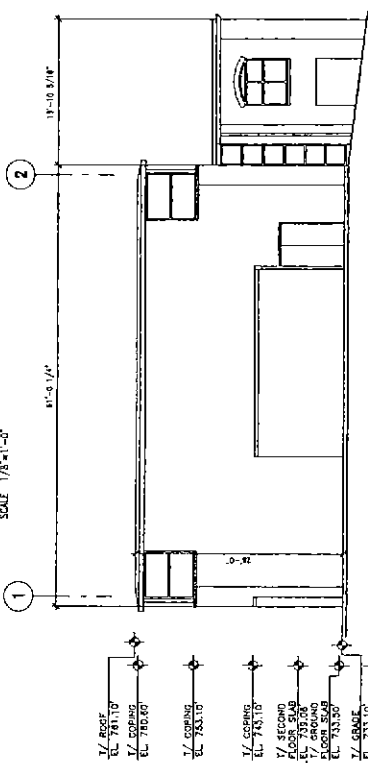


HARDING ASSOCIATES
 Architects
 321 1/2 W. Michigan Street
 Suite 210
 Columbus, Mississippi 39201
 Phone: 601-478-1111
 FAX: 601-478-1112

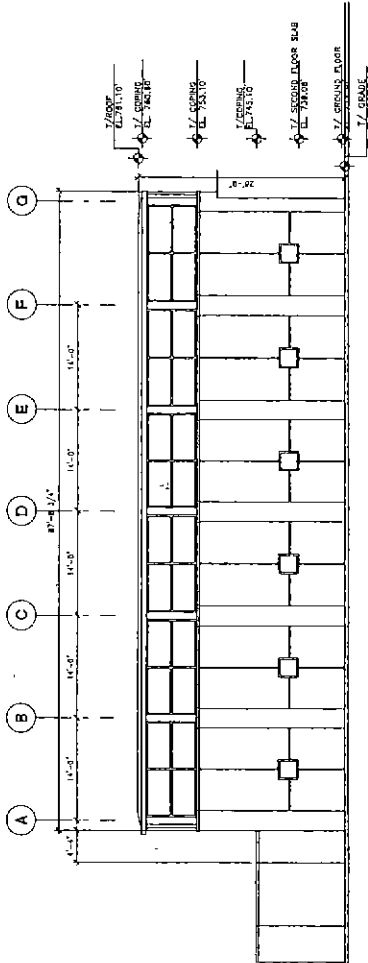
CHRYSTEC ENGINEERING, INC.
 P.O. Box 100
 Hattiesburg, Mississippi 39401
 Phone: 601-478-1111
 FAX: 601-478-1112



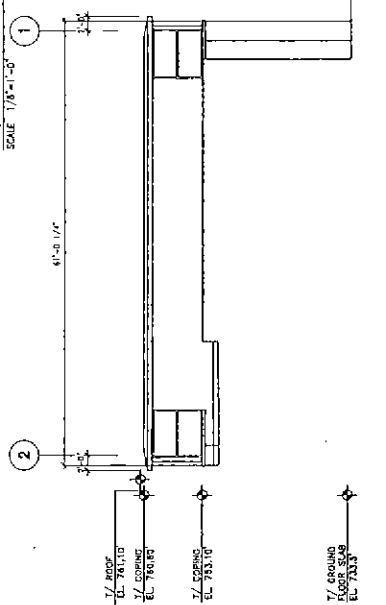
C9 WEST BUILDING ELEVATION-UNFOLDED
 SCALE 1/8"=1'-0"



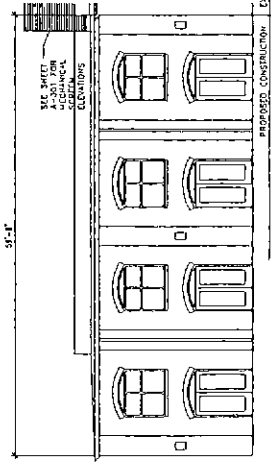
F10 SOUTH BUILDING ELEVATION
 SCALE 1/8"=1'-0"



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



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



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

NO.	DESCRIPTION	DATE
1	ISSUE FOR PERMIT MARKED	06/23/01
2	ISSUE FOR BIDDING MARKED	07/18/01
3	ISSUE FOR BIDDING MARKED	08/10/01
4	ISSUE FOR BIDDING MARKED	08/10/01
5	ISSUE FOR BIDDING MARKED	08/10/01
6	ISSUE FOR BIDDING MARKED	08/10/01
7	ISSUE FOR BIDDING MARKED	08/10/01
8	ISSUE FOR BIDDING MARKED	08/10/01
9	ISSUE FOR BIDDING MARKED	08/10/01
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15	ISSUE FOR BIDDING MARKED	08/10/01
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18	ISSUE FOR BIDDING MARKED	08/10/01
19	ISSUE FOR BIDDING MARKED	08/10/01
20	ISSUE FOR BIDDING MARKED	08/10/01

GYMNASIUM ADDITION
FIRST BAPTIST CHURCH
DOWNERS GROVE
 1000 W. STATE
 DOWNERS GROVE, ILLINOIS

DATE: 06/23/01
 DRAWN BY: J. H. HARRIS
 CHECKED BY: J. H. HARRIS
 SCALE: AS SHOWN

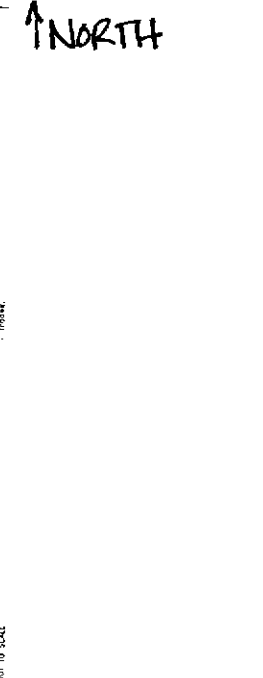
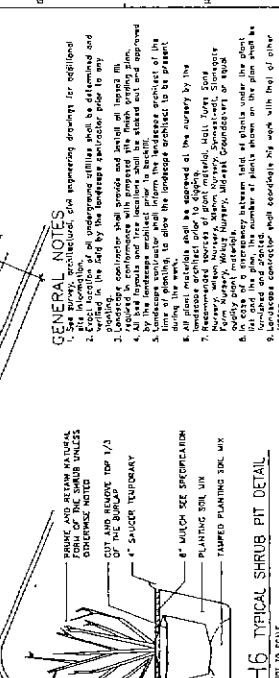
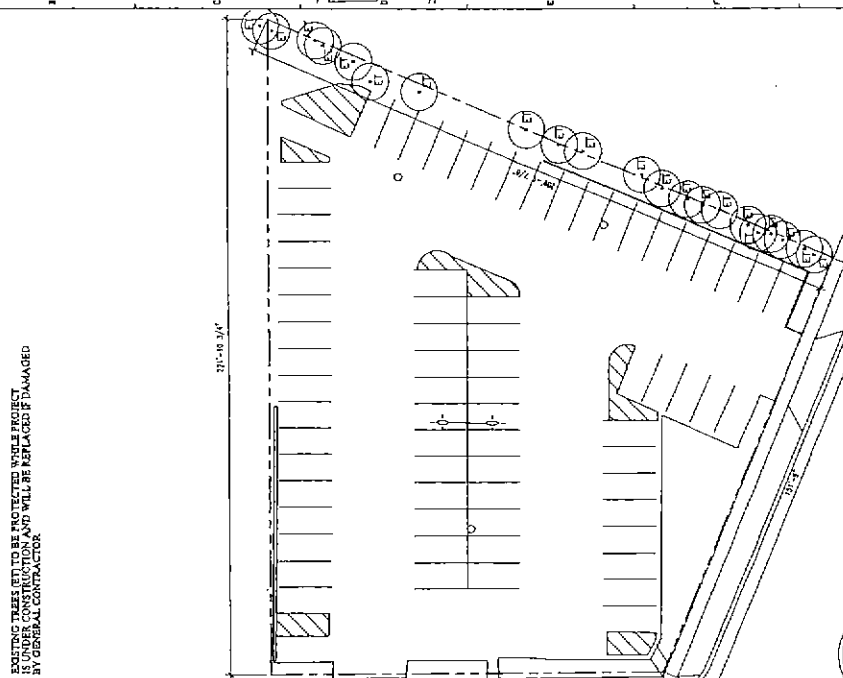
PROJECT NO.: A-300
 SHEET NO.: C-4.01
 TOTAL SHEETS: 4

C-4.01
V-7.01

PLANT MATERIAL LIST

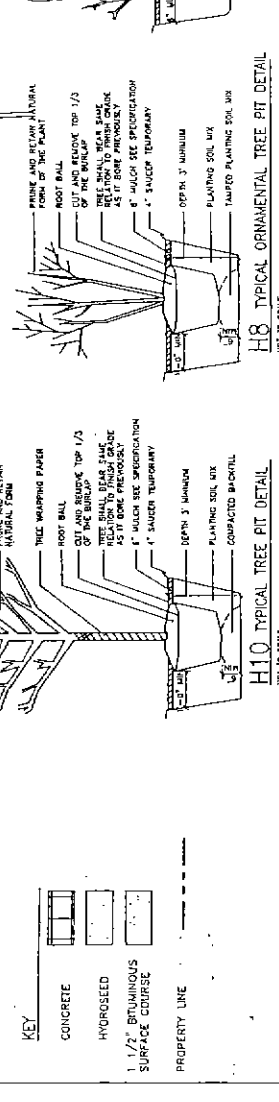
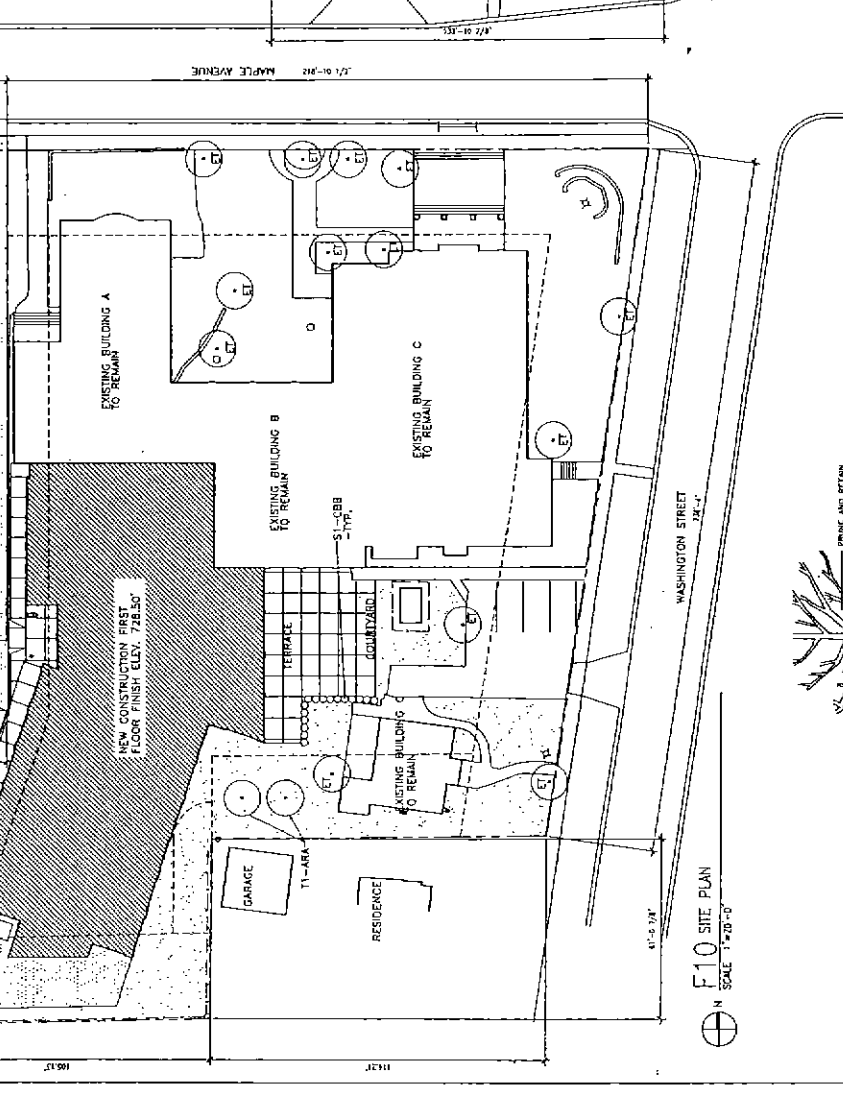
SYMBOL	DESCRIPTION	COMPONENT NAME	TOTAL	SIZE	COMMENTS	REMARKS
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15	PLANT MATERIAL					

EXISTING TREES (ET) TO BE PROTECTED WHILE PROJECT IS UNDER CONSTRUCTION AND WILL BE REPLACED IF DAMAGED BY GENERAL CONTRACTOR.



GYMNASIUM ADDITION

NO.	DESCRIPTION	QUANTITY	UNIT
1	CONCRETE		
2	HYDROSEED		
3	1.75\"/>		



156 17

F10 SITE PLAN
SCALE 1"=20'-0"

KEY
CONCRETE
HYDROSEED
1.75\"/>

PROPERTY LINE

C-4-01
V-7-01

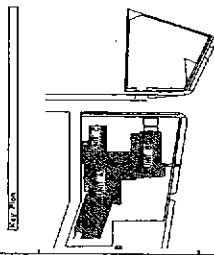
↑ NORTH



HARDING ASSOCIATES
 211 1/2 South Williams Avenue
 Chicago, Illinois 60604
 Telephone: 312-467-1100
 Fax: 312-467-1101

CIVILTECH ENGINEERING, INC.
 1000 North Dearborn Street
 Chicago, Illinois 60610
 Telephone: 312-329-1100
 Fax: 312-329-1101

CONSULTANT NAME
 PROJECT
 CONSULTANT NAME
 DRAWING



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	11/11/01
2	ISSUED FOR PERMITS	11/11/01
3	ISSUED FOR PERMITS	11/11/01
4	ISSUED FOR PERMITS	11/11/01
5	ISSUED FOR PERMITS	11/11/01
6	ISSUED FOR PERMITS	11/11/01
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9	ISSUED FOR PERMITS	11/11/01
10	ISSUED FOR PERMITS	11/11/01

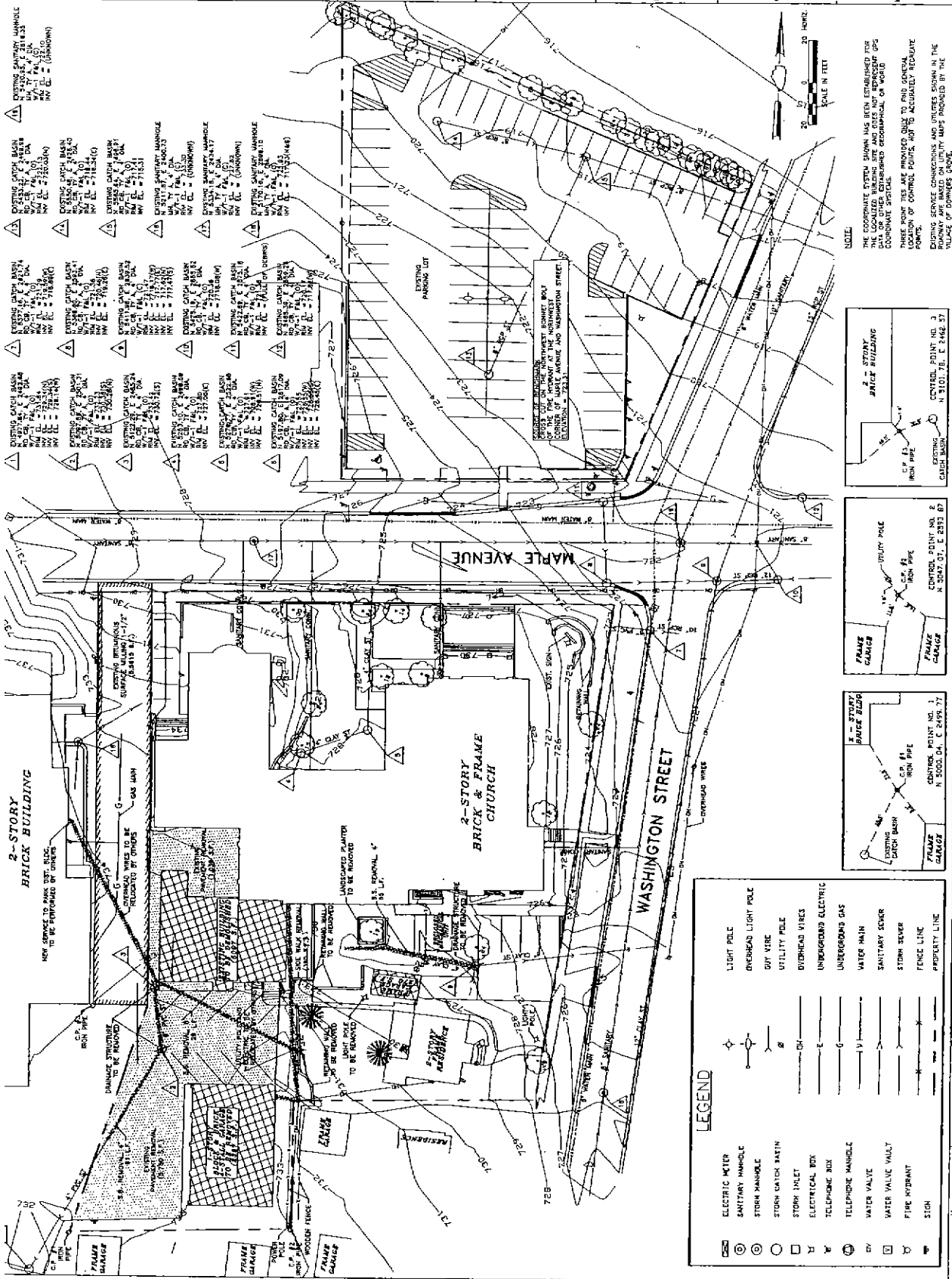
GYMNASIUM ADDITION
 FIRST BAPTIST CHURCH
 DOWNERS GROVE
 1/11/01

EXISTING CONDITIONS

DATE BY: JHM	SCALE: 1/8" = 1'-0"
DATE BY: JHM	SCALE: 1/8" = 1'-0"
DATE BY: JHM	SCALE: 1/8" = 1'-0"
DATE BY: JHM	SCALE: 1/8" = 1'-0"

C-4.01
 V-7.01

↑ NORTH



EXISTING UTILITY MANHOLE
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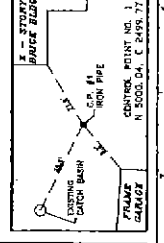
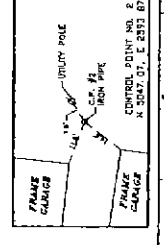
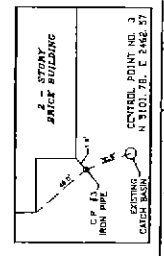
EXISTING UTILITY MANHOLE
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EXISTING UTILITY MANHOLE
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 1" DIA. 12" DEEP
 1" DIA. 12" DEEP

LEGEND

⊕	ELECTRIC METER	○	OVERHEAD LIGHT POLE
⊙	SANITARY MANHOLE	—	BUY WIRE
⊗	STORM MANHOLE	—	UTILITY POLE
⊚	STORM CATCH BASIN	—	DIVERSION VICES
⊛	STORM INLET	—	UNDERGROUND ELECTRIC
⊜	ELECTRICAL BOX	—	UNDERGROUND GAS
⊝	TELEPHONE MANHOLE	—	WATER MAIN
⊞	WATER VALVE	—	SANITARY SEWER
⊟	WATER VALVE VALVE	—	STORM SEWER
⊠	FIRE HYDRANT	—	FENCE LINE
⊡	SIGN	—	PROPERTY LINE

NOTE
 THE COORDINATE SYSTEM SHOWN HAS BEEN ESTABLISHED FOR THESE POINTS ARE PROVIDED ONLY TO AND GENERAL POSITION OF CONTROL POINTS, NOT TO ACCURATELY REPRODUCE POINTS.
 EXISTING SERVICE CONDUITS AND TRENCHES SHOWN IN THE DRAWING ARE BASED ON UTILITY MAPS PROVIDED BY THE OFFICE OF DOWNERS GROVE.



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C-4-01
V-7-01

DEPARTMENTAL CORRESPONDENCE

TO: Amanda Browne, Village Planner
FROM: Chrys Rymas, Stormwater Management Engineer
DATE: August 7, 2001
RE: Zoning Board of Appeals
First Baptist Church



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

The proposed development will consist of an addition to the southwest side of the existing building, associated sidewalks, parking area, repaving of the alley and grading around the site.

The stormwater runoff from a portion of the addition will be directed into the storm sewer system to the southwest of the property. The remaining runoff plus that of the southern grassed courtyard area will flow into a new stormsewer system which will connect to the stormsewer on Washington Street.

Since the Church parcels were developed prior to the Ordinance, and; since the development will not create a rate of stormwater runoff in excess of that which previously existed, the site will not require detention.

Please let me know if further information is needed for the ZBA hearing.

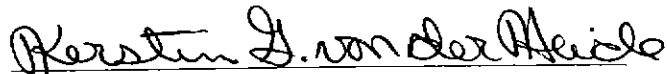
C.4.01
V.7.01

VILLAGE OF DOWNERS GROVE
FORESTRY DIVISION MEMORANDUM

DATE: August 14, 2001
TO: Kenneth J. Rathje, Director of Planning Services
FROM: Kerstin G. von der Heide, Village Forester
SUBJECT: First Baptist Church Landscape Drawing

I have reviewed the revised landscape plan dated July 13, 2001, for the expansion of the First Baptist Church and find it acceptable as drawn. Given the location setting, all plant materials indicated on the plan are suitable to the area 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 4-01

Date Filed 7-13-01

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.

1. Applicant First Baptist Church of DG Telephone 630-852-0800

Address Maple & Washington Streets, Downers Grove, IL 60515

2. Owner same as applicant Telephone _____

Address _____

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

4. The present owner acquired title to the property on (date) 1854, 1947, 1973 & 1984

5. Location of property Church building SW corner of Maple & Washington

Church parking lot NW corner of Maple & Washington

6. Legal Description of property and P.I.N. # 09-08-314-043-055 & 09-08-306-035

Attached as Exhibit A

7. Present Zoning District R-4

8. Zoning Ordinance reference Article 11,28-502(a)R-1 Dist. Special Uses
(Article, Section, Paragraph, Sub-paragraph)

9. Applicant requests approval of above-described property for the following use Church with a private

Christian school

10. Brief description of the improvement proposed, together with architect's rendering of building Demolish a

portion of existing buildings and build a new addition. (See Exhibit B)

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

Attached as Exhibit C

(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 Pastor Don E. Zimera

APPLICATIONS FOR SPECIAL USE PERMITS TO ALLOW INCREASED DENSITY SHOULD INCLUDE THE FOLLOWING

A. Percentage of lot area to be covered by building or buildings 30

B. Number of proposed one-bed units 0 x 750 sq. ft. _____

two-bed units 0 x 1250 sq. ft. _____

three-bed units 0 x 3000 sq. ft. _____

C. Number of parking spaces provided 86 (existing) 77 (proposed)

Under cover 0 Outdoor 77 TOTAL 77

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 _____

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

1851 - 2001
FIRST BAPTIST CHURCH
of DOWNERS GROVE

July 31, 2001

Village of Downers Grove
802 Burlington
Downers Grove, IL 60515

Dear Village of Downers Grove:

With great pleasure, I am sending this letter to the neighbors of First Baptist Church and Downers Grove Christian School to inform you of our plans to demolish a portion of our existing facility and replace it with a new addition. The existing gym and bus garage (near Lincoln Center) and other aging areas of the building will be demolished. (The gym was built in 1923!) The proposed addition, to be built in a similar location, will contain a multi-purpose room, conference room, gym, kitchen, and nursery.

FBC is seeking a Special Use to continue the operation of the church and school, and to build the new addition with three variations. The variations include reducing the side yard (near Lincoln Center and alley) and reducing the rear yards (near existing bus garage and parsonage) on the south property line.

We have been working closely with the Village of Downers Grove to ensure that the addition meets village code and is aesthetically pleasing. In the upcoming months, you will be receiving a legal notice from the village regarding our zoning case.

FBC is celebrating 150 years in Downers Grove this year. We would encourage you to stop by the church office, Monday-Friday, 9:00 A.M. to 5:00 P.M. to see the building plans. Feel free to contact me at 630-852-0800.

Sincerely,



Don Zimmerman
Senior Pastor

FAITHFULLY PROCLAIMING GOD'S TRUTH FOR 150 YEARS

Maple & Washington Streets - Downers Grove, IL - 60515 - 630.852.0800
www.firstbaptistdg.org

C.4.01
V.7.01

PIN NO.	NAME	STREET ADDRESS	CITY, STATE, ZIP
09-08-306-006	DG National Bank Tr. 93-222	Main & Curtiss	Downers Grove, IL 60515
09-08-306-007	David & Marilyn Weiher	4808 Wallbank	Downers Grove, IL 60515
09-08-306-008,009	AF & AM Lodge #824	923 Curtiss	Downers Grove, IL 60515
09-08-306-021	George Hotchkiss	5157 Main	Downers Grove, IL 60515
09-08-306-024	Ivlea & Frida Penavic	42 Kings Ct.	Westchester, IL 60154
09-08-306-025, 026	Kenneth B. Kardynalski	5212 Washington	Downers Grove, IL 60515
09-08-306-030	Robert & Lynda King	946 Maple	Downers Grove, IL 60515
09-08-306-031	Joint Management	1644 E. 53rd St. #108	Chicago, IL 60615
09-08-306-032	M. Flynn	936 Maple	Downers Grove, IL 60515
09-08-306-033	R. Pyburn & E. Schulz	932 Maple	Downers Grove, IL 60515
09-08-306-034	Theodore Cruse	1025 Hickory Trail	Downers Grove, IL 60515
09-08-306-037	Kathleen Hotchkiss	5157 Main	Downers Grove, IL 60515
09-08-306-038	George Hotchkiss	5158 Main	Downers Grove, IL 60515
09-08-306-039,040	Midwest Region	P. O. Box 9245	Oak Brook, IL 60522
09-08-307-006	Richard E. & C. Patelski	5145 Washington	Downers Grove, IL 60515
09-08-307-008	Leonard & Yleana Fisher	5205 Washington	Downers Grove, IL 60515
09-08-307-009	William K. Cawthon	5211 Washington	Downers Grove, IL 60515
09-08-307-013	Charles Matthei	854 Maple	Downers Grove, IL 60515
09-08-307-014	Dawn Ann Krempp	850 Maple	Downers Grove, IL 60515
09-08-307-022	Sonja Meder	P. O. Box 640	Downers Grove, IL 60515
09-08-307-023	DG National Bank Trust #86-119	1027 Curtiss	Downers Grove, IL 60515
09-08-314-005	Barna Trust 76-164	5146 Belden No. A-3	Downers Grove, IL 60515
09-08-314-009,010,045,047,051, 054	Downers Grove Park District	2455 Warrenville Rd.	Downers Grove, IL 60515
09-08-314-015	Florence A. O'Regan Trust	5246 Washington	Downers Grove, IL 60515
09-08-314-016	David & Nancy Kent	5252 Washington	Downers Grove, IL 60515
09-08-314-017	Paul Murray	5258 Washington	Downers Grove, IL 60515
09-08-314-029	Kevin G. & Jamie M. Falasz	918 Randall	Downers Grove, IL 60515
09-08-314-030	Bart & Beth De Kruffyff	914 Randall	Downers Grove, IL 60515
09-08-314-044	William G. & Leslie North	947 Maple	Downers Grove, IL 60515
09-08-314-050	John Falco & E. Salman	943 Maple	Downers Grove, IL 60515
09-08-315-001	R. A. Kessel	909 Maple	Downers Grove, IL 60515
09-08-315-002	William & Linda Curran	905 Maple	Downers Grove, IL 60515
09-08-315-003	James & Robin Krusenoski	853 Maple	Downers Grove, IL 60515
09-08-315-004	Glenn C. & E. Ronaldson	5239 Washington	Downers Grove, IL 60515
09-08-315-005	Judith K. Cavins	5243 Washinton	Downers Grove, IL 60515
09-08-315-006	Nancy Vervaci	5247 Washington	Downers Grove, IL 60515
09-08-315-007	Robert & Barbara Soucek	5251 Washington	Downers Grove, IL 60515
09-08-315-008	Carl A. Peterson	3035 Scenicwood Ln	Woodridge, IL 60517
09-08-315-009	Alexander Kuciunas	5228 Lyman	Downers Grove, IL 60515
09-08-315-010	Nicholas & Cynthia Alban	5234 Lyman	Downers Grove, IL 60515
09-08-315-011	Michael J. & M. Kollker	5240 Lyman	Downers Grove, IL 60515
09-08-315-012	William & T. A. Aldrich	5244 Lyman	Downers Grove, IL 60515
09-08-315-013	James A. & M. J. Switalski	5248 Lyman	Downers Grove, IL 60515
09-08-314-043, 055	First Baptist Church	929 Maple	Downers Grove, IL 60515
09-08-306-035	First Baptist Church	929 Maple	Downers Grove, IL 60515

VILLAGE OF DOWNERS GROVE
ZONING BOARD OF APPEALS
AUGUST 22, 2001 MINUTES

DRAFT

Call to order

Chairman Beggs called the meeting to order at 7:30 PM.

Roll call

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

Absent: None

Approval of minutes of July 25, 2001 meeting

Chairman Beggs asked if there were any corrections or additions to the minutes as submitted.

**Mr. Sleeter moved to approve the minutes of July 25, 2001 as presented.
Mr. Lukas seconded the motion.**

Ayes: Mr. Sleeter, Mr. Lukas, Mr. Domijan, Mr. White,
Ch. Beggs

Nays: Mr. Benes, Mr. Detjen

Chairman Beggs declared the motion carried 5:0:2.

Meeting procedures

Chairman Beggs explained the procedures to be followed for the meeting, reviewing the three petitions before the Board. He explained that the first two cases are related in that they refer to the same piece of property; therefore, they would be heard together. He then asked anyone in the audience who intended to testify in any of the three petitions in this public hearing to rise and be sworn in.

Chairman Beggs then asked Ms. Browne to read the published public hearing notice for the first and second petitions.

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C-04-01 A petition seeking an amendment to an existing special use for 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.

V-07-01 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, 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.

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, AUGUST 22, 2001 IN THE COUNCIL CHAMBERS OF THE VILLAGE HALL, 801 BURLINGTON AVENUE, DOWNERS GROVE, ILLINOIS, ON A PETITION (CASE #C-4-01) SEEKING AN AMENDMENT TO AN EXISTING SPECIAL USE FOR AN ADDITION TO THE EXISTING CHURCH/SCHOOL BUILDING AS WELL AS A PETITION (CASE #V-7-01) SEEKING A VARIATION TO ALLOW THE REDUCTION OF THE APPLICABLE SIDE AND REAR YARD SETBACKS. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF MAPLE AVENUE AND WASHINGTON STREET, COMMONLY KNOWN AS 929 MAPLE AVENUE, DOWNERS GROVE, ILLINOIS, (PIN NO.09-08-314-043, 09-08-314-055 & 09-08-306-035) AND IS LEGALLY DESCRIBED AS FOLLOWS:

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.

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, AUGUST 3, 2001.

Petitioner's Presentation:

Rev. Don Zimmerman, Pastor of First Baptist Church of Downers Grove, gave a brief background of his affiliation with the Church. The Church is celebrating its 150th year at its present location at Main and Washington Streets. Pastor Zimmerman said they are seeking the Village's approval to remove several

existing buildings and construct a new building, together with reduction of the yard requirements in their variation application.

Pastor Zimmerman explained that the Church has a school, a day care program, youth programs, community counseling, a library, drama activities, etc. The new addition will have a multi-purpose room, a conference room, a gymnasium for the church and school, a kitchen and a nursery area.

Pastor Zimmerman said the Church has continuously operated without detriment to the community since 1854. The addition will not disturb the general health welfare of the community. They comply with zoning regulations with the exception of the requested variation for the setback requirements for the side yard and the rear yard. He noted that the First Baptist Church has been at the site since before the creation of the Zoning Ordinance.

Pastor Zimmerman then provided a historical perspective of the church beginning with Pierce Downers founding of Downers Grove in 1843, and the Church's organization in 1843. He reviewed the various constructions since that time, noting that the Church over the years purchased additional land surrounding the original site which they traded with the Park District in the mid 1980s for the land north of their gym. Church visitors use the parking lot at the corner of Washington and Maple, and they are also allowed to use the Park District parking facility adjacent to and west of the Church on Maple. Pastor Zimmerman said that they have contacted the neighbors with their plans. He added that the Church believes they are in compliance with the Zoning Ordinance, with the exception of the requested variances.

Pastor Zimmerman summarized by stating that they intend to remove several existing older buildings and construct a new addition to their church and school. They are seeking variations to reduce the yard requirement by 50% on the west property line from 13' to 6'6". The existing gym has a current side yard of 6.12' on the west. The property across the alley from the church is occupied by the Park District's Lincoln Center.

Using the overhead projector, Pastor Zimmerman showed the property on the site plan, stating the area is adjacent to the Park District property. The south rear yard is currently 11.7'. The proposed rear yard is 21' and if granted, it would increase the yard as compared to its current condition. Further minimizing the setback would change the whole configuration of the gym on the property. He showed on the overhead projection how the variation will assist with the design of the proposed gym. He also noted that the existing detached building has been used as a school bus garage in the past, and is intended to be demolished to accommodate the proposed addition.

Mr. White asked if the amount of the requested setback would actually be an increase of approximately 6' from the existing conditions. Pastor Zimmerman said that was correct.

Pastor Zimmerman added that there are issues that were not anticipated in the original design of the church, such as lack of adequate parking. He added that there are other issues which were not the result of actions by the Church. As the addition was being designed and engineered, they discovered a higher than expected water table under the proposed building, which cancelled their plans for a basement, and caused them to raise the gym from below grade to grade.

Pastor Zimmerman explained that the existing building was developed in phases to connect historic and modern buildings, all of which pose unique construction issues they must overcome. Setbacks are difficult to understand and meet. Due to the irregular shape of their property, they have two rear yards and two east side yards. Their development team has worked diligently and creatively to work within the zoning requirements, and has made changes which they believe will allow them to achieve their goals, but which still require the requested variations.

Pastor Zimmerman said that they have completely deleted their original plan for a large atrium entry. They will also decrease the size of the gym from a high school size to a junior high school size gym which will meet minimum regulations but will be unusable for some athletic functions. He said if the variations were granted, it would not alter the land use characteristics of the community. With the proposed variations, they can increase the rear yard and provide a consistent façade around the building, and the rear and side yards would look as nice as the front yard. He added the variations will not defer a special privilege to the Church, as the unique situation is not caused by them.

Pastor Zimmerman said he understood that a petition has been circulated in the neighborhood concerning the school drop-off/pick-up traffic procedure. He said their school has been part of their ministry for over thirty years and the drop-off/pick-up procedure has been basically the same pattern for many years. The Church has coordinated the traffic and until a few years ago, the only complaint they had received has been cars blocking driveways as they line up. He said it takes time each year to teach new parents not to block the driveways.

Pastor Zimmerman said it is important to understand that 70% of the children in the school are not from the church, but represent a cross-section of surrounding neighbors. The principal of their school has met with the neighbors to discuss the drop-off and pick-up procedures and issues. The situation is not uncommon, and is witnessed in other schools in the community, both private and public. In some other cases, streets are closed to allow for the safety of children. He said that their first priority is the safety of

the children, and the present procedure is the safest. Pastor Zimmerman said the school principal and staff look forward to maintaining a good relationship with their neighbors.

Mr. Sleeter asked if the traffic pattern would remain the same with the proposed building moving closer to the alley, and Pastor Zimmerman said it would be the same.

Mr. Dave Morrow, Chairman of the Church's Building Committee, said he was present to answer any technical questions the Board might have.

There being no further questions from the Board, Chairman Beggs called upon Ms. Browne to present the Staff's findings.

Staff Presentation:

Ms. Amanda Browne, Planning Services Department, said that as the petitioner has described, 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 their building located at the southwest corner of Maple Avenue and Washington Street. 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 and church schools are an authorized special use within this district.

Ms. Browne said that the church has occupied this site for 150 years, since 1851. According to Section 28-1202(f) of the Ordinance, the use is therefore 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.

The total land which comprises the subject property consists of two zoning lots, one each at the northwest and southwest corners of the intersection of Maple Avenue and Washington Street. 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.

Ms. Browne noted that the northerly property is irregular in shape and is approximately 30,777 square feet in area, or roughly 7/10ths of an acre. This parcel has dimensions of 151.75 feet as measured along its easterly property line on its Washington Street frontage, and of 133.91 feet as measured along its southerly property line on its Maple Avenue frontage. The property measures 221.90 feet 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 southerly property is also irregular in shape, and is approximately 54,444 square feet in area, or 1 and ¼ of an acre. 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.

Ms. Browne outlined that the site is currently improved with a 32,780 square foot church/school building; a 2,327 square foot detached accessory structure which is utilized as a bus garage, 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 approximately 7,172 square feet in area, and is comprised of the existing gymnasium, a kitchen, and the educational wing. The parsonage garage and the bus garage are also proposed to be demolished.

Ms. Browne said that with respect to the planned addition, it is proposed to be two stories in height, with 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.

With respect to the Lot and Bulk regulations of Article XI of the Zoning Ordinance, Ms. Browne explained that the minimum setback requirements are

based upon the proposed height of the addition, which is 28 feet as measured to the top of the flat roof.

Ms. Browne said that the minimum required front yard setback as measured from both the Maple Avenue and Washington Street property lines is 29 feet (which is the R-4 base setback of 25 feet plus one additional foot of setback for every two feet of height over 20 feet). The minimum required side yard 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 (which is a base setback of 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 (which is a base setback of 20 feet plus one additional foot of setback for every one foot of height over 20 feet).

Ms. Browne said that due to these setback issues, the petitioners have filed a companion variation petition with respect to the proposed side and rear yard setbacks.

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. This side yard variation represents a 6.5 foot, or a 50% reduction.

Additionally, Ms. Browne explained that a portion of the southerly wall of the addition is 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. This variation represents a reduction ranging from 7.96 feet or 28.43%, to 7.01 feet or 25.04%. The petitioners are seeking approval of these variations under Section 28-1802(b) of the Zoning Ordinance, which authorizes the Board to "permit any yard of less dimension than required by the applicable regulations not to exceed a fifty percent (50%) reduction."

With respect to other applicable lot and bulk regulations, Ms. Browne said that the maximum floor area ratio for non-residential uses in the R-4 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 the single family residence.

For the purposes of calculating floor area ratio, Ms. Browne explained that the area of the subject property is then 77,721 square feet (which is the combined area of the northerly and southerly parcels, or 85,221 square feet, 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.

Ms. Browne further explained that in addition to the standard lot and bulk regulations, churches, church schools and other places of worship in residential zoning districts are subject to three additional requirements under Section 28-502(a) of the Ordinance: they are required to be located on an arterial or collector street or adjacent to a business, office or manufacturing zoning district; they are required to have a lot area of no less than two acres; and the maximum lot coverage percentage by buildings is 40% for properties located within 1,000 feet of the Concentrated Business District, as this property is.

With respect to these requirements, Ms. Browne said that the subject property fronts on two collector streets, Maple Avenue and Washington Streets. The property has a total lot area of approximately 85,221 square feet, or 1.956 acres, which is 1,899 square feet less than the minimum 2 acre 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. With respect to the maximum lot coverage by buildings, 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 allowable 40%.

Ms. Browne said that 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.

Ms. Browne noted that the petitioners' plans indicate that the sanctuary seating capacity is 585 persons, which yields a requirement of 69 parking spaces. 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.

With respect to engineering, Ms. Browne said that the Stormwater Management Engineer has performed her review of the preliminary site improvement plans, and has provided a memorandum indicating that the design is in substantial compliance with the Village's standards and requirements.

Additionally, Ms. Browne said that the petitioner has submitted a landscape plan for the subject site, and the Village Forester has provided a memorandum indicating that the plant materials chosen for the site are appropriate.

With respect to the Board's consideration of the proposed Special Use amendment, Ms. Browne said that Section 28-1902 of the Zoning Ordinance provides the following four criteria:

- (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.

With respect to the Board's consideration of the proposed variations, Ms. Browne said that Section 28-1803(a) of the Ordinance provides the following three criteria :

- (1) That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.
- (2) The plight of the owner is due to unique circumstances.
- (3) The variation, if granted, will not alter the essential character of the locality.”

With respect to the two companion requests, Ms. Browne noted that the granting of the Special Use petition is contingent upon Board's granting the variation requests. Also, if the Board were to grant the requested variations but for some reason the Council were to deny the requested Special Use petition, the variation would be invalid and of no effect.

In conclusion, Ms. Browne said that the proposed amendment to an existing special use, as well as the proposed variations, may be authorized for the subject property, provided that the required findings for each of the requests are made.

Mr. Detjen asked with regard to the parking spaces, whether the new addition will require any changes based on the seating capacity of the church. Ms. Browne said that the parking requirements will not change, as the parking is based upon the sanctuary area and the sanctuary will not be expanded as part of this project.

Chairman Beggs noted for clarification that should the Board grant the requested variation, and the Village Council decide not to grant the request for

an amendment to the special use, the variation would become invalid. Ms. Browne agreed.

There being no further questions from the Board, Chairman Beggs called upon anyone from the audience who wished to speak either in favor of or in opposition to the petitions.

Ms. Nancy Kent stated she was a member of the First Baptist Church, lived two doors away, and her children go to that school. She wanted to express her opinion that the new building will be an addition to the neighborhood. It is not intended to bring in a lot of new people. She said the existing building is basically crumbling and they need the new facility.

Mr. Robert King of 946 Maple said he has lived within a block of the Church for 61 years and he strongly encourages the Board to approve what the Church is asking for. He stated that he believes the church has done a magnificent job, and they are in need of the new facility. In his opinion, what they are asking for is minimal and should not affect the property values in the surrounding area.

Mr. Ken Will of 517 Sherman said he and his wife have lived here about four years. They chose Downers Grove because they felt it had a rich history and the residents appear to be proud of the history of the community. At the same time, it appears to be a progressive community with improvements to the Library and the schools, etc. Mr. Will said he was impressed with how the building project of First Baptist lines up so clearly with the other changes in the community. The church has been here for 150 years and shares that historical nature. He thinks it would be a wonderful thing to see the building increase in size and do so in a way that takes into account the appearance of the corner. He said the church has done a great job throughout the years to ensure it has enhanced its surroundings.

Ms. Michelle Schab, who resides at the corner of Washington and Randall at 5306 Washington, said she would like to support the church; however, she is concerned about the current procedure for student drop-off and pick-up. She thinks the expansion will magnify the problems. Specifically, she is opposed to the idling cars that block the south entrance to the Park District causing delays of Park District programs, cars blocking sidewalks along Randall Street when children are walking home, cars blocking residents' driveways, idling cars all the way along Randall Street and Webster Street and other locations. She said this occurs twice during the day for about 10-15 minutes at a time. She said she would hope as a good neighbor the Church would make plans to remedy this in considering their expansion.

Ms. Sleeter said that is sounded as though her concerns were about the status quo and not about the proposed changes. Ms. Schab said she is concerned

that the growth of the church will bring more cars and will increase the problem. Mr. Sleeter asked if the concern is with the church or the school pick-up, and Ms. Schad said it was with the school pick-up routine.

Ms. Sandy Murray of 5258 Washington on the corner of Washington and Randall Streets, said she grew up in Downers Grove and is concerned about the Village's growth. Ms. Murray said she opposes non-residential expansion south of Maple Avenue along Washington Street and opposes any expansion of the First Baptist Church that would require a variance from the Zoning Ordinance.

Ms. Murray said the Ordinances have been developed to maintain and enhance the quality of life for all the citizens of Downers Grove and should not be abandoned to favor a select few. Currently, the residential area is being encroached upon enough by the downtown redevelopment plan, and the new parking garage will be going up about one block away from the site. That will make the traffic patterns along Washington Street worse. Expansion of the First Baptist Church will increase the problem with more traffic. She said that twice a day streams of cars are illegally parked along Randall Street, Webster Street and Lincoln Center waiting to pick up children from church and school, and that lasts for about half an hour. It increases as people come earlier to get a good spot in line. Cars block driveways with no concern about blocking driveway access, and they drive over driveways destroying private property. Police have been notified, and Ms. Murray said the police have confirmed that this is illegal activity. There are signs that say "No Parking", which means no idling, no inching forward, etc. However, the police are unwilling to enforce the law.

Ms. Murray said that cars are left running and create unnecessary pollution that goes into private homes, cars and lungs. Idling cars are dangerous to other children in other schools. She said that this is all done, even though First Baptist has a private parking lot, and even though this intersection has a 4-way stop and a crosswalk. In addition, many neighbors are concerned that unless something is done about the growing situation, someone will be killed by some driver racing into the entrance to get their children into school on time.

Ms. Murray said that they have asked the Church to re-think their school policy, but the church has been unwilling to accept the fundamental facts about the situation. It is not convenient for the parents of their school to change their routine, most of whom do not live in the neighborhood. She said that First Baptist claims to be a good neighbor, but she asked whether a good neighbor would knowingly put their neighbors' health at risk. She added that there is the unnecessary pollution, destruction of personal property, and a potential casualty risk.

Ms. Murray said that when the church was built 150 years ago there was probably little development around the area, however, that has changed. Now there are residences all around. She then read the provisions of Section 28-1800(a) of the Zoning Ordinance, and stated that the variances are not acceptable to the neighbors.

Chairman Beggs commented that many years ago, his son who is now 38 years old, participated in a program at this church and benefited from it. He said that program of taking children to church and picking them up has been going on for quite a long time, and he wondered how the church is any less of a neighbor at this point than it was then.

Ms. Murray responded that their concern is the safety and health of the neighborhood because of the unnecessary pollution. They have gone to the church, offered their services, volunteered to be crossing guards, and stated they understood the current policy might be difficult to change. Ms. Murray said they offered to help contact other schools to find out how their systems worked. However, she said that the church was not willing to listen and did not believe it was a problem. She said they brought documents from the EPA regarding how dangerous it was for people in the cars and the nearby area regarding the ozone level generated by cars, and the church did not believe them. She said she went to the church to see the proposed plan at the church's invitation and got little information from them.

Ms. Murray said she has lived in this area for two years. This problem started within a week of her living there. She said that the procedure for the drop-off and pick-up policy has always been there. People who drive to Lincoln Center cannot get into the Center because of the driveway blockage. Ms. Murray said she has told people herself not to block the sidewalk because it is illegal, and they ignore her. She said this is a sad way to live. She has to listen to the cars screeching. Ms. Murray said she believes the church has asked the parents to stop blocking the driveways but they are not paying any attention.

There being no further comments from the public, Chairman Beggs gave the petitioner an opportunity for rebuttal.

Pastor Zimmerman said he has been at the church since 1976 and up until this set of complaints within the last two years, he was unaware of any issues of traffic problems or complaints with the neighbors at all. He said the first woman who spoke tonight said the time they are on the street is about ten minutes. He said that in the packet given to all the parents, they are told to respect the driveways of the neighbors. He said they are not causing anywhere near the pollution problems as are public school buses that are idling for longer times, and added that he has been told that just one lawn mower doing one yard would cause more pollution than a car idling for 10 minutes.

Pastor Zimmerman said that they have considered alternatives. The parking lot is used by the overflow for Lincoln Center and they have to use those parking spots. Having the parents walk the children down the street to the parking lot is far more dangerous. They feel this is the safest alternative and the best in every way. He reiterated that they have never had a complaint from anyone trying to get into Lincoln Center. There's a continuous stream of people coming to Lincoln Center off of Maple Avenue. He said they are not aware of anyone who has been inconvenienced.

Mr. White asked how many cars he estimates are dropping off and picking up children. Pastor Zimmerman said they have about 180 students, so he estimates it is between 90-180 cars. There are about 10-12 teachers supervising the students as they walk to and from the cars. Teachers learn who is carpooling with whom, and the children are called out as their rides reach the school. Pastor Zimmerman said that blocked driveways are not a daily occurrence, as the church provides people who stand outside and watch.

Mr. Detjen asked if there has been a change in enrollment of the school, and Pastor Zimmerman said there was a slight change in the past few years. They are not at their maximum capacity at this time.

Mr. Detjen asked what the traffic flow was for student pick-up. Pastor Zimmerman then used the overhead projection to demonstrate on the site plan the traffic pattern. When questioned as to the use of the church bus, he explained they do not use the bus for the school children, as it is used only for church-related activities.

Concerning the school enrollment, Pastor Zimmerman stressed that their intent is to improve the quality of the facilities and not the quantity of the enrollment. The proposed gymnasium is replacing a gymnasium that was built in 1923.

Mr. Domijan asked whether the alleyway was part of their property. Pastor Zimmerman responded that a part of it was, and when it was obtained it was agreed that it would be an alleyway. Mr. Morrow of the Building Committee said that the County records show that back in the late 1800s, the church owned a large parcel along Maple which was dedicated for the purpose of an alleyway, and that is technically a public right-of-way. The church still owns a small portion of it, and the remainder of the dedicated alleyway has served as the Park District's driveway for well over 50 years.

Chairman Beggs asked about the list of names in the packet received by the Board members. Ms. Browne responded that that is the list of property owners within 250' of the subject property who were notified by the Village of the time and place of this public hearing.

There being no further discussion, Chairman Beggs closed the opportunity for further public comment.

Board's Deliberation:

Chairman Beggs asked the Board to deliberate the two cases together, but to take separate votes regarding each case.

Mr. Benes said he looked over the proposal and has no objection to it. He thinks it is a very positive step they are taking. He could see why it is needed. Listening to the two objections regarding the car problem, he is a little concerned that the Police Department, especially if they were notified and did not enforce the law. He would say if this is a problem from the neighbors, they have a justifiable complaint, and if these complaints have been made to the Police Department and nothing was done about the violations when they happened, then there is a problem in the Village. This doesn't always happen in this kind of situation. He sees it happen when cars are parked on residential streets. To him it seems as though Downers Grove is not doing all it can to solve some of these problems and the blame now is thrown onto the church who wants to improve its services. It seems to him that something is wrong here. He said that he feels these objections shouldn't be considered with these improvements to the Baptist Church.

Mr. Domijan said he has been to these facilities and the structures have served their useful life. The petitioners have a good plan and have worked hard to make it fit within that lot. That being said, he is inclined to agree with Mr. Benes that it would be a favorable addition to the town and the property. He is concerned with some of the things he heard regarding some of the problems and urged the neighbors and church to work and resolve the issue in a prudent manner. He has some concerns about foot traffic in the alleyway, particularly in the winter months with heavy snow not being cleared appropriately, and perhaps if there is a situation which needs emergency care with cars idling in that area. There are some concerns, which should be forwarded to Parking and Traffic to work out some means of handling the situation to everyone's satisfaction.

Mr. Sleeter said he tried to pay attention to the objections and the first one is that the objection seems to be to the status quo. There is no evidence or testimony that it will get worse if the petitions are approved, as these improvements will not enlarge the school's enrollment. Obviously, there is traffic from time to time in Downers Grove, and he empathized with it. He said that by nature a private or parochial school tends to draw from a larger radius than a public school, and it's a given that there will be more car traffic. It's too obvious to belabor. He thinks the two key thoughts are that there should be no case made that there is a reduction in property values. Property values will increase as old things are demolished and replaced with up-to-date facilities.

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The addition will not add traffic or noise. He thinks the status quo will remain the same, and aesthetically, the site will improve. He said he would be in favor of the special use.

Mr. White emphasized that the purpose of this meeting is for zoning. The other issues that have been raised by the audience may be highly legitimate issues that need to be addressed; however, this is a zoning hearing. He emphasized that he wants the neighbors to know he does not discard their complaints. However, unless they directly effect the issues of the petition, they cannot be made part of his decision. He said that the addition will not increase the number of students, and he does not think there will be any more cars than before. The variation along the westerly property line adjacent to the Park District's facility will have no effect on the parking issue. With respect to the variation along the southerly boundary, they are increasing the setback by taking down the existing building which is located closer to the property line than the new addition will be. Mr. White said that basically, besides the question of the backup of cars, he would in favor of both of the petitions.

Mr. Detjen said he agrees with what has been said by the other Zoning Board members. He had an initial concern that if the addition were approved, it would add more cars, but this is not that type of facility. Whether it is built or not, the existing condition remains regarding the neighbors' concerns on parking. That is not the Board's direct responsibility, but they can comment on it for others to review. Based on what the petitioners want to accomplish, he would be in favor of granting the variation as well as the amendment to the Special Use.

Mr. Lukas said there are four points to consider before ruling under Section 28-1902, and he believes the petitioner has met the first requirement. Regarding the second requirement that such a use will not be detrimental to the public health, safety, and morals of the community, Mr. Lukas said that the church has indicated its desire to address some of the concerns raised by the neighbors through an ongoing education and awareness program with the parents to alleviate the problem of parking concerns. He said they can also fall back on the police department to correct the problem. Concerning whether they comply with the regulations specified in the Zoning Ordinance, Mr. Lukas said they are satisfying that requirement, and finally the use is one of the special uses listed in the Ordinance for this zoning district. Therefore, he would be in favor of approving the petition.

There being no additional comments from the Board, Chairman Beggs called for a 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.

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.

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V-08-01 A petition seeking a request to reduce the total required number of parking spaces on property located at 1524-30 Centre Circle Drive, Downers Grove (PIN 06-30-204-030); Sidney Hall, Inc., Owner: Alan Berggren, Berggren Realty Corporation, Petitioner

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, AUGUST 22, 2001 IN THE COUNCIL CHAMBERS OF THE VILLAGE HALL, 801 BURLINGTON AVENUE, DOWNERS GROVE, ILLINOIS, ON A PETITION SEEKING A VARIATION TO ALLOW TO REDUCE THE TOTAL REQUIRED NUMBER OF PARKING SPACES ON PROPERTY LOCATED AT 1524-30 CENTRE CIRCLE DRIVE, DOWNERS GROVE, ILLINOIS, (PIN 06-30-204-030) AND IS LEGALLY DESCRIBED AS FOLLOWS:

LOTS 28 AND 29 IN OAK GROVE CENTRE OF COMMERCE, UNIT II, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS.

Downers Grove Police Interdepartmental Memorandum

Date: 09/20/01

To: Riccardo F. Ginex, Village Manager

From: Deputy Chief Kurt Bluder

RE: TRAFFIC ISSUE AT FIRST BATIST CHURCH/SCHOOL - 921 MAPLE

At the request of Mike Baker, I reviewed the signage on Washington Street and Randall near the rear entrance to the First Baptist Church. There has been some concern regarding the traffic that develops daily at that location as parents pickup their children from the school within the church. The vehicles backup along Randall and onto Washington as the parents pull into the church parking lot and pickup their children. As you may recall, one resident was upset with the fact that the traffic backed up in front of her residence and she felt it was a violation of the No Parking signs that are posted in that area.

Based on my review, I do not believe it is a violation. According to Village Ordinance 14-90 (Stopping, standing, or parking outside of business or residence districts), *“No person shall stop, park, or leave standing any vehicle, whether attended or unattended, upon the paved or main traveled part of the highway when it is practical to stop, park, or so leave such vehicle off such part of the highway...”* The key word in this ordinance is practical and it is not practical for these individuals to park their vehicles. This is no different then someone who is caught in rush hour traffic. This is a rather unique situation but again I do not believe it is a violation of the ordinance. The signs on Randall and Washington are posted No Parking. They do not even specify “Standing or Stopping.”

Lastly, I requested that Officer Marco, who is assigned to our Traffic Unit, monitor the traffic pattern during the afternoon on Thursday, September 20th. Officer Marco did so and felt that there was not a problem. He advised me that approximately 4 or 5 cars were forced to wait on Randall prior to moving into the church parking lot. These cars were in the westbound lane of Randall at the rear entrance to the church/Lincoln Center. Officer Marco also noted that approximately 4 cars were waiting in the eastbound lane of Randall to turn left into the church parking lot. He added that the small amount of congestion only lasted 20 minutes and that other vehicles could still drive down Randall during this time period.

If you have any questions or comments please do not hesitate to contact me at any time.