

COUNCIL WORKSHOP ITEM

ITEM: C-4-02 A petition seeking an amendment to an existing special use for a church. The petitioner is proposing to add additional land to the special use and is seeking approval of an amendment to the special use to make additions to the existing church structure and to make other modifications to the site including parking and landscaping elements. The properties are located at 527 63rd Street (PIN 09-20-209-043), 525 63rd Street (PIN 09-20-209-042) and 601 63rd Street (PIN 09-20-206-005 and part of PIN 09-20-206-006), Downers Grove, IL; Good Shepherd Evangelical Lutheran Church, Owner, Erik J. Guldberg, Petitioner

DATE: April 18, 2002

PREPARED BY: Kenneth J. Rathje, Director Planning Services

PURPOSE: Obtain approval for an amendment to an existing special use for a church.

DISCUSSION:

At its March 27, 2002 meeting, the Zoning Board of Appeals unanimously recommended approval for the requested special use amendment for church based on its belief that the petition presented complies with the requirements of the Village's Zoning Ordinance with regard to special uses for a church. The petitioner is proposing to add additional land to the special use and is seeking approval of an amendment to the special use to make additions to the existing church structure and to make other modifications to the site including parking and landscaping elements.

ATTACHMENT:

1. Letter to Mayor & Council from Zoning Board of Appeals Chairman dated April 18, 2002.
2. Draft Minutes of the Zoning Board of Appeals Public Hearing March 27, 2002.
3. Staff Findings regarding Case C-4-02 with attachments dated 03/21/02.

RECOMMENDATION:

Approval of an amendment to an existing special use for a church. An amendment to a special use may be approved by the adoption of an ordinance.



Village of
DOWNERS GROVE
ILLINOIS

Civic Center

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

*Fire Department
Administration*

6701 Main Street
Downers Grove
Illinois 60516-3426
630.434.5980
FAX 630.434.5998

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 60515-4074
630.434.5595
FAX 630.434.5599

Village of

Downers Grove Website

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

Community Response Center

630.434.CALL (2255)

April 18, 2002

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

RE: **C-4-02** A petition seeking an amendment to an existing special use for a church. The petitioner is proposing to add additional land to the special use and is seeking approval of an amendment to the special use to make additions to the existing church structure and to make other modifications to the site including parking and landscaping elements. The properties are located at 527 63rd Street (PIN 09-20-209-043), 525 63rd Street (PIN 09-20-209-042) and 601 63rd Street (PIN 09-20-206-005 and part of PIN 09-20-206-006), Downers Grove, IL; Good Shepherd Evangelical Lutheran Church, Owner, Erik J. Guldberg, Petitioner

Dear Mayor Krajewski and Village Council:

At its March 27, 2002 meeting, the Zoning Board of Appeals made the following unanimous recommendation in case C-4-02:

Mr. Benes moved that in case C-4-02 the Board recommend to the Village Council to approve the request for an amendment to a special use for a church as shown on the site plan submitted. Mr. Gray seconded the Motion.

AYES: Mr. Benes, Mr. Gray, Mr. Domijan, Mr. Lukas, Chairman White
NAYS: None

Chairman White declared the Motion carried unanimously.

The Board based its recommendation upon the belief that the evidence presented showed the proposed plan to be in compliance with the Village's Zoning Ordinance requirements for a special use.

Sincerely,

William White/WR
William White

Chairman

**AYES: Mr. Gray, Mr. Domijan, Mr. Benes, Mr. Lukas,
Chairman White**

NAYS: None

Chairman White declared the Motion carried unanimously.

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After a brief recess, Chairman White asked staff to read the published public hearing notice for the next case.

C-4-02 A petition seeking an amendment to an existing special use for a church. The petitioner is proposing to add additional land to the special use and is seeking approval of an amendment to the special use to make additions to the existing church structure and to make other modifications to the site including parking and landscaping elements. The properties are located at 527 63rd Street (PIN 09-20-209-043), 525 63rd Street (PIN 09-20-209-042) and 601 63rd Street (PIN 09-20-206-005 and part of PIN 09-20-206-006), Downers Grove, IL; Good Shepherd Evangelical Lutheran Church, Owner, Erik J. Guldberg, 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, March 27, 2002 in the Council Chambers of the Village Hall, 801 Burlington Avenue, Downers Grove, Illinois, on a petition seeking an amendment to an existing special use for a church. The petitioner is proposing to add additional land to the special use and is seeking approval of an amendment to the special use to make additions to the existing church structure and to make other modifications to the site including parking and landscaping elements. The properties are located at 527 63rd Street, Downers Grove, IL (PIN 09-20-209-043), 525 63rd Street, Downers Grove, IL (PIN 09-20-209-042) and 601 63rd Street, Downers Grove, IL (PIN 09-20-206-005 and part of PIN 09-20-206-006) and are legally described as follows:

Parcel 1: 527 63rd Street

The west 100.0 feet of the north 250.0 feet of the west 20 rods (or the west 10 acres) of the north half of the Northeast Quarter of Section 20, Township 38 North, Range 11, East of the Third Principal Meridian, in DuPage County, Illinois.

Parcel 2: 525 63rd Street

The north 450.0 feet of the west 20 rods (or the west 10 acres) of the north half of the east half of the Northeast Quarter of Section 20, Township 38 North, Range 11, East of the Third Principal Meridian, except the west 100.0 feet of the north 250.0 feet thereof, in DuPage County, Illinois.

Parcel 3: 601 63rd Street

All of Lot 52 and that part of Lot 47, in Downers Grove Meadow Lawn Unit Two, being a Subdivision of Part of the Northwest Quarter of the Northeast Quarter of Section 20, Township 38 North, Range 11, East of the Third Principal Meridian described as follows, commencing at the northeast corner of said Lot 47 for the point of beginning, Thence north 89 degrees 06 minutes 42 seconds west along the north Line of said Lot 47, a distance of 157.51 feet more or less to the southwest corner of Lot 52 in Downers Grove Meadow Lawn Unit Two; Thence south 00 Degrees 50 Minutes 58 Seconds west along the southerly extension of the west line of aforementioned Lot 52, a distance of 142.12 feet more or less to the south line of Lot 47; Thence south 89 degrees 06 Minutes 39 seconds east along the south line of Lot 47, a distance of 157.50 feet to the southeast corner of Lot 47; Thence north 00 degrees 49 minutes 04 seconds east along the east line of Lot 47, a distance of 142.12 feet to the point of beginning, according to the plat thereof recorded April 10, 1952 as Document No. 648841 in DuPage County, Illinois

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

All interested persons should attend this hearing and will be given an opportunity to be heard. The hearing may be continued from time to time without further public notice. Zoning Board of Appeals, William White, Chairman. Published in the Downers Grove Reporter, Friday, March 8, 2002.

Petitioner's Presentation:

Mr. Eric Guldberg of 1129 Green Valley Road in Darien, stated he is a member of Good Shepherd Evangelical Lutheran Church and was representing them in this petition. He noted that he is a mechanical engineer by profession. Mr. Guldberg said the petition before the Board requests an amendment to an existing special use for a church. The petition proposes to add land to the existing special use permit as they have bought two adjacent parcels over the past two years. They wish to expand the worship area by about 3,000 square feet, and to add an approximately 7,000 square foot addition to the school area. They will relocate some of the parking spaces and will also provide additional parking spaces. He described the addition, using an overhead projection. He noted that the addition will form a cross shape for the building, and the roofline will be at the same elevation as the existing roof. The proposal is to add five classrooms to the school building, three of which will have moveable walls. He stated that their stormwater detention plan consists of three dry-bottom detention basins, which will double the detention capacity of the site.

In regard to landscaping, Mr. Guldberg said their plan has been approved by the Village Forester and includes about 100 new plantings. They will be adding a

small number of oaks and sugar maples. Concerning parking, Mr. Guldberg said their plan exceeds the parking requirements established by the Zoning Ordinance, and will adequately meet the needs of their Sunday services and Sunday school. All of the new building and most of the old building will be retrofitted with a sprinkler system. Mr. Guldberg said that the two residences on the property presently are served by septic systems and he advised that they will be connected to the sanitary sewer with this expansion. He indicated that they would like to connect the teacher's residence to the sewer; however, the parkway is a minefield of fiber optic cable which prevented the sewer hookup north of the building. In 1985 when they constructed the school addition, the Village said the church could no longer be on a septic system. So MCI allowed them to hook onto their sewer lines and cross their property. They are allowing them to do the same thing in order to allow them to connect their sprinkler line. Mr. Guldberg said they try very hard to maintain all of their landscaping and vegetation, and over the years their property has become a mini arboretum.

Mr. Guldberg said that Mr. Rathje indicated lighting is often an important issue with the neighbors. He described the lighting along Blodgett Court, which is high-pressure sodium lighting. He said that he had walked the church property line several days earlier and that he was able to see his shadow from the light of the full moon. He showed on the overhead the area he walked and the location of the parking lot lights, which he said were of equal brightness as the full moon. There are two light standards there now. When completed, the new lighting will be 67' from the property line and he does not believe lighting will pose a problem for the neighbors, as the effect of the moon dominated the lighting effect of the parking lot lights before he even got to the property line

Mr. Guldberg said the Church had invited the neighbors over for coffee and donuts to see how they felt about the project. One person only wanted donuts, and one person was just curious. The person who lives directly to the west was concerned about the large Douglas fir trees which have been there for a very long time. Mr. Guldberg said that none of the trees will be cut down along that property line.

There being no questions from the Board, Chairman White called upon staff to make its presentation.

Staff's Presentation:

Mr. Rathje said the petitioner is seeking approval to amend their special use for a church and church school for property located on the south side of 63rd Street between Grand Avenue extended on the east and Blodgett Avenue extended on the west. The subject property is also located immediately west of the MCI property. The petitioner's proposal includes two essential elements. The first element requests approval to include some additional land into the special use. The second element of their petition requests approval to construct two additions

to the existing church/school building and to expand the capacity of the parking lot. In addition, the petitioner will be providing additional stormwater detention capacity.

Mr. Rathje said that Good Shepherd Lutheran Church was last before the Village with a special use petition in 1984. The 1984 petition involved the original 132,000 square foot or 3.03 acre site and involved a request to construct an approximately 3,190 square foot addition to the original church/school building. That addition was proposed to be located on the south side of the original church/school structure. On August 27, 1984 the Village Council granted approval to the church's petition with the adoption of Ordinance No. 2830, and the addition was subsequently constructed. The current church/school has a total floor area of 8,131 square feet.

Mr. Rathje said the petitioner has acquired two additional parcels of land which have not heretofore been included within the church's special use. The two new parcels are located immediately to the west of the existing church property. The new property consists of one complete lot which is improved with a single family residence that is being used to house a teacher who is employed by the church and also includes the easterly 157.50 feet of the adjacent lot to the south of the other new parcel.

Mr. Rathje described the overall dimensions of the two new parcels as having a width ranging between 157.38 feet as measured on the north and 157.50 feet as measured on the south, a depth of 392.53 feet and an area of 61,784.18 square feet or approximately 1.4184 acres. When the new parcels are added to the existing land under the special use, the area of the land subject to the special use will increase to 193,784.18 square feet or approximately 4.45 acres.

With respect to the proposed modifications to the building, Mr. Rathje said the petitioner is proposing to make two modifications; one to the church section of the building and one to the school section of the building. He said the proposed church modification is to be made to the north side of the existing church structure. This addition is "T" shaped and has a maximum depth of 50.833 feet and has a width ranging from 40 feet as measured on the north and 72 feet as measured on the south. The total floor area of the church addition is to be 3,024 square feet. The church addition has been designed to provide for a new altar area which is to occupy the northerly-most portion of the addition. The remaining section of the proposed church addition has been designed to accommodate additional seating. If approved as presented, the seating capacity of the church will increase from its current capacity of 153 to a new capacity of 252.

Mr. Rathje noted that the height of the church addition is to be 17 feet 11 inches as measured to the midpoint of the roof for zoning purposes and will have a height as measured to the peak of the roof of 25 feet 5 inches.

Mr. Rathje said the proposed school addition, which is to be sited to the immediate southwest of the present school, is to have a north to south dimension of 103 feet and an east to west dimension of 62 feet exclusive of the connector section of the building. The connector section of the building is to measure 20 feet by 30.5 feet. The overall area of the proposed school addition is to be approximately 6,996 square feet. The proposed school addition is to include five classrooms, a library area, two offices, bathroom facilities and some storage and mechanical space. The height of the school addition is to be 16 feet 1 inch as measured to the midpoint of the roof for zoning purposes, and will have a height as measured to the peak of the roof of 21 feet 3 inches.

With respect to parking, Mr. Rathje said the petitioner's existing parking lot currently has capacity for 79 cars. The petitioner intends to increase the parking capacity to 110 spaces including five handicap spaces. Based upon a new church sanctuary seating capacity of 252 and a parking ratio requirement of one space per each three seats in the main sanctuary area, a minimum of 83.33 spaces or 84 spaces is required. The petitioner's plans are consistent both with the Village's parking requirements and with the State's handicap parking requirement.

Mr. Rathje stated that the subject property is located within an R-1, single family residence zoning district. This zoning district has a minimum front yard setback of 40 feet, minimum side yard setbacks of five feet and a minimum rear yard setback of 20 feet. The Ordinance requires additional setback based upon building height above 20 feet. Based upon the proposed building height of the church and school additions as well as the height of the existing structure, the petitioner is required only to provide the prescribed minimum setbacks. The site plan indicates that the church/school structure is to have the following setbacks: a front yard setback of 50 feet is to be provided. The side yard setback on the east side will be as follows: 44 feet at the closest point for the new church addition, 22 feet at the closest point for the existing school with the remainder of the building having a side yard of 60 feet. The rear yard as measured between the south line of the school addition and the south property line is to be 90.66 feet.

Mr. Rathje told the Board that churches, church schools and other places of worship are listed as a special use in the underlying R-1, single family residence zoning district according to the provisions of Section 28-502(a). This provision of the ordinance requires that a church be located on an arterial or collector street, and 63rd Street is considered to be a minor arterial roadway. Another provision is that the site area be no less than 2 acres. The current site area is 3.03 acres and is proposed to be increased to approximately 4.45 acres. The provisions of the Zoning Ordinance limit building coverage to 40% of the land area. With a gross land area of 193,784 square feet, minus 20,000 square feet of land area for each of the two dwellings, the church/school would have a net land area of 153,784 square feet. With a new total building area of 18,151 square feet, the

resulting land area coverage would equal 11.80% which is well below the 40% maximum coverage permitted.

Mr. Rathje noted to the Board that the floor area ratio of the church/school equals 0.1180 which is well below the maximum floor area ratio for a permitted non-residential use in the R-1, single family residence zoning district which is 0.60.

Mr. Rathje said that as part of its preparation for the requested special use petition, the petitioner, through its civil engineer, has prepared stormwater engineering plans for the proposed site modifications. The petitioner's plans indicate that there are to be three interconnected stormwater detention areas which are to have a combined capacity of 2.12 acre feet of stormwater storage compared to the current storage volume of 1.14 acre feet. The petitioner is only obligated to provide a storage volume of 1.56 acre feet for the proposed and the existing development; however, the petitioner has indicated that they are building excess storage in anticipation of possible future expansion. The detention ponds are proposed to be located in the southwest corner of the property in the southwesterly quadrant of the site, in the northwesterly quadrant of the site in the northwesterly quadrant of the site, between the parsonage and the teacher's house, and in an area immediately to the west of the proposed school expansion.

Mr. Rathje informed the Board that the petitioner has been working with the Village's Stormwater consultant Burke & Associates and has completed their engineering designs which has resulted in Burke signing the stormwater improvement permit which will allow the church to commence site improvement work as soon as the Village Council acts on the special use petition, assuming that it is approved.

Mr. Rathje reminded the Board that in its deliberation of the proposed special use petition, the Board may wish to review and consider the conditions which are necessary for the granting of a special use as enumerated under Section 28-1902 (i) through (iv) which he then read as follows:

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

this Zoning Ordinance for the district in which the proposed use is to be located.

- (iv) That it is one of the special uses specifically listed for the district in which it is to be located.**

In conclusion, Mr. Rathje said the petitioner has submitted a request to amend its existing special use permit to incorporate additional land for the church's use, to permit the construction of two additions to the church/school building and to permit the expansion of the parking lot. The petitioner has submitted a petition that has been prepared in a manner that is consistent with the requirements of the Zoning Ordinance as it would apply to churches specifically and with respect to the general provisions as well. He added that it would be appropriate for the Board to forward a positive recommendation to the Village Council provided that the Board is able to determine that this petition satisfies the conditions necessary for approval of a special use as such are outlined under Section 28-1902 (i) through (iv).

There being no questions from the Board, Chairman White called upon anyone who wished to speak either in favor of, or in opposition to the petition.

Mr. Philip Bohlander of 648 63rd Street said the proposed structure is pointed toward 63rd Street. He said that he felt that they do not have much landscaping and it is a very open area. He believes the entire thing has to be redesigned. He doesn't oppose what they are doing, but he is opposed to the way they are doing it. He believes the whole structure should be turned around on the lot

Mr. Guldberg said the petitioner has spent a long time preparing the plans for this addition to be sure it does not look like an add-on, and also to provide for any future build-out.

There being no further discussion, Chairman White closed the public portion of the meeting.

Board's Deliberations:

Mr. Benes said the proposed plan is the petitioner's choice and seems to be a good plan. He said the frontage from 63rd, and the new sanctuary structure is in line with the other houses and the setback of the other buildings. He sees nothing really objectionable in the proposed plan.

Chairman White called for any contrary opinions and there were none.

Mr. Benes moved that in case C-4-02 the Board recommend to the Village Council to approve the request for an amendment to a special use for a

church as shown on the site plan submitted. Mr. Gray seconded the Motion.

AYES: Mr. Benes, Mr. Gray, Mr. Domijan, Mr. Lukas,
Chairman White
NAYS: None

Chairman White declared the Motion carried unanimously.

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There being no further discussion, Chairman White adjourned the meeting at 11:33 PM.

Respectfully submitted,

Tonie Harrington
Recording Secretary

PUBLIC HEARING:

C-4-02 A petition seeking an amendment to an existing special use for a church. The petitioner is proposing to add additional land to the special use and is seeking approval of an amendment to the special use to make additions to the existing church structure and to make other modifications to the site including parking and landscaping elements. The properties are located at 527 63rd Street (PIN 09-20-209-043), 525 63rd Street (PIN 09-20-209-042) and 601 63rd Street (PIN 09-20-206-005 and part of PIN 09-20-206-006), Downers Grove, IL; Good Shepherd Evangelical Lutheran Church, Owner, Erik J. Guldborg, Petitioner

FINDINGS:

1. The petitioner is seeking approval to amend their special use for a church and church school for property located on the south side of 63rd Street between Grand Avenue extended on the east and Blodgett Avenue extended on the west. The subject property is also located immediately west of the MCI property. The petitioner's proposal includes two essential elements: The first element requests approval to include some additional land into the special use. The second element of their petition requests approval to construct two additions to the existing church/school building and to expand the capacity of the parking lot. In addition, the petitioner will be providing additional stormwater detention capacity.
2. Good Shepherd Lutheran Church was last before the Village with a special use petition (conditional use), in 1984. The 1984 petition involved the original 132,000 square foot or 3.03 acre site and involved a request to construct an approximately 3,190 square foot addition to the original church/school building. That addition was proposed to be located on the south side of the original church/school structure. On August 27, 1984 the Village Council granted approval to the church's petition with the adoption of Ordinance No. 2830, and the addition was subsequently constructed. The current church/school has a total floor area of 8,131 square feet.
3. As noted above, the petitioner has acquired two additional parcels of land which have not heretofore been included within the church's special use. The two new parcels are located immediately to the west of the existing church property. The new property consists of one complete lot which is improved with a single family residence that is being used to house a teacher who is employed by the church and also includes the easterly 157.50 feet of the adjacent lot to the south of the other new parcel.

The two new parcels have overall dimensions as follows: A width ranging between 157.38 feet as measured on the north and 157.50 feet as measured on the south, a depth of 392.53 feet and an area of 61,784.18 square feet or approximately 1.4184 acres. When the new parcels are added to the existing land

under the special use, the area of the land subject to the special use will increase to 193,784.18 square feet or approximately 4.45 acres.

4. With respect to the proposed modifications to the building, the petitioner is proposing to make two modifications; one to the church section of the building and one to the school section of the building.

The proposed church modification is to be made to the north side of the existing church structure. This addition is "T" shaped and has a maximum depth of 50.833 feet and has a width ranging from 40 feet as measured on the north and 72 feet as measured on the south. The total floor area of the church addition is 3,024 square feet. The church addition has been designed to provide for a new altar area which is to occupy the northerly-most portion of the addition. The remaining section of the proposed church addition has been designed to accommodate additional seating. If approved as presented, the seating capacity of the church will increase from its current capacity of 153 to a new capacity of 252.

The height of the church addition is to be 17 feet 11 inches as measured to the midpoint of the roof for zoning purposes and will have a height as measured to the peak of the roof of 25 feet 5 inches.

The proposed school addition, which is to be sited to the immediate southwest of the present school, is to have a north to south dimension of 103 feet and an east to west dimension of 62 feet exclusive of the connector section of the building. The connector section of the building is to measure 20 feet by 30.5 feet. The overall area of the proposed school addition is to be approximately 6,996 square feet. The proposed school addition is to include five classrooms, a library area, two offices, bathroom facilities and some storage and mechanical space.

The height of the school addition is to be 16 feet 1 inch as measured to the midpoint of the roof for zoning purposes, and will have a height as measured to the peak of the roof of 21 feet 3 inches.

5. With respect to parking, the petitioner's existing parking lot currently has capacity for 79 cars. The petitioner intends to increase the parking capacity to 110 spaces including five handicap spaces. Based upon a new church sanctuary seating capacity of 252 and a parking ratio requirement of one space per each three seats in the main sanctuary area, a minimum of 83.33 spaces or 84 spaces is required. The petitioner's plans are consistent both with the Village's parking requirements and with the State's handicap parking requirement.
6. The subject property is located within an R-1, single family residence zoning district. This zoning district has a minimum front yard setback of 40 feet, minimum side yard setbacks of five feet and a minimum rear yard setback of 20 feet. The Ordinance requires additional setback based upon building height above 20 feet. Based upon the proposed building height of the church and school

additions as well as the height of the existing structure, the petitioner is required only to provide the prescribed minimum setbacks. The site plan indicates that the church/school structure is to have the following setbacks: A front yard setback of 50 feet is to be provided. The side yard setback on the east side will be as follows: 44 feet at the closest point for the new church addition, 22 feet at the closest point for the existing school with the remainder of the building having a front yard of 60 feet. The rear yard as measured between the south line of the school addition and the south property line is to be 90.66 feet.

7. Churches, church schools and other places of worship are listed as a special use in the underlying R-1, single family residence zoning district according to the provisions of Section 28-502(a). This provision of the ordinance requires that a church be located on an arterial or collector street, and 63rd St. is considered to be a minor arterial roadway. That the site area be no less than 2 acres, the current site area is 3.03 acres and is proposed to be increased to approximately 4.45 acres. Finally, the provisions of this Section limit building coverage to 40% of the land area. With a gross land area of 193,784 square feet, minus 20,000 square feet of land area for each of the two dwellings, the church/school would have a net land area of 153,784 square feet. With a new total building area of 18,151 square feet, the resulting land area coverage would equal 11.80% which is well below the 40% maximum coverage permitted.

It may also be of interest to note that the floor area ratio of the church/school equals 0.1180 which is well below the maximum floor area ratio for a permitted non-residential use in the R-1, single family residence zoning district which is 0.60.

8. As part of its preparation for the requested special use petition, the petitioner, through its civil engineer, has prepared stormwater engineering plans for the proposed site modifications. The petitioner's plans indicate that there are to be three interconnected stormwater detention areas which are to have a combined capacity of 2.12 acre feet of stormwater storage compared to the current storage volume of 1.14 acre feet. The petitioner is only obligated to provide a storage volume of 1.56 acre feet; however, the petitioner has indicated that they are building excess storage in anticipation of future expansion. The detention ponds are proposed to be located in the southwest corner of the property in the southwesterly quadrant of the site, in the northwesterly quadrant of the site, in the northwesterly quadrant of the site between the parsonage and the teacher's house and in an area immediately to the west of the proposed school expansion.

The petitioner has been working with the Village's Stormwater consultant Burke & Associates and have completed their engineering designs which has resulted in Burke signing the stormwater improvement permit which will allow the church to commence site improvement work as soon as the Village Council acts on the special use petition, assuming that it is approved.

9. **In its deliberation of the proposed special use petition, the Board may wish to review and consider the conditions which are necessary for the granting of a special use as enumerated under Section 28-1902 (i) through (iv) which read as follows:**
- (i) That the proposed use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of the public convenience and will contribute to the general welfare of the neighborhood or community.**
 - (ii) That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.**
 - (iii) That the proposed use will comply with the regulations specified in this Zoning Ordinance for the district in which the proposed use is to be located.**
 - (iv) That it is one of the special uses specifically listed for the district in which it is to be located.**

CONCLUSION:

The petitioner has submitted a request to amend its existing special use permit to incorporate additional land for the church's use, to permit the construction of two additions to the church/school building and to permit the expansion of the parking lot. The petitioner has submitted a petition that has been prepared in a manner that is consistent with the requirements of the Zoning Ordinance as it would apply to churches specifically and with respect to the general provisions as well. It would be appropriate for the Board to forward a positive recommendation to the Village Council provided that the Board is able to determine that this petition satisfies the conditions necessary for approval of a special use as such are outlined under Section 28-1902 (i) through (iv).

KJR:amd
Attachments
03/20/02



CHRISTOPHER B. BURKE ENGINEERING, LTD.
9575 West Higgins Road • Suite 600 • Rosemont, Illinois 60018-4920 • TEL (847) 823-0500 • FAX (847) 823-0520

February 18, 2002

Erik Guldberg, P.E.
Morgan Engineering Co.
2230 Wisconsin Ave.
Downers Grove, IL 60515

Subject: 2nd Stormwater Management Review of Good Sheperd Evangelic
Lutheran Church and School
(CBBEL Project No. 01-528 B10)

Dear Mr. Guldberg:

Christopher B. Burke Engineering, Ltd. (CBBEL) has reviewed the following document:

1. Stormwater Management Permit Application, prepared by Erik Guldberg, dated February 1, 2002.
2. Good Sheperd Ev. Lutheran Church and School Site Improvement, Storm Water Detention and Erosion Control Plan (A-1), prepared by Morgan Engineering Co., dated November 27, 2001, revised January 31, 2002, revised February 14, 2002.
3. Stormwater Management Report for Good Sheperd Evangelical Lutheran Church, prepared by Morgan Engineering Co., dated January 30, 2002.
4. Good Sheperd Ev. Lutheran Church and School Site Plan Areas (R-1), prepared by Morgan Engineering Co., dated November 30, 2001.

Project Description

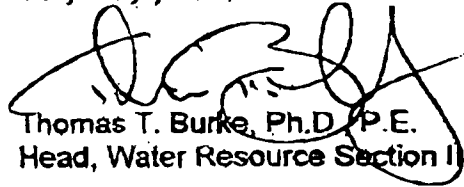
The project consists of an addition, parking spaces, and ± 1.7 ac-ft of stormwater detention for Good Sheperd Evangelical Lutheran Church. The total disturbed area is 4.45 acres.

CBBEL has reviewed the plans and finds the project is in conformance with the Downers Grove Stormwater and Flood Plain Ordinance (Ordinance #4271).


This review did not include utility connections to the proposed development. There is no floodplain, wetland, Special Management or Localized Poor Drainage Area noted on the site.

We recommend the plans approval by the Village of Downers Grove.

Very truly yours,



Thomas T. Burke, Ph.D./P.E.
Head, Water Resource Section III



Paul Bourke, P.E.
Senior Civil Engineer

Cc: Jack Bajor – Village of Downers Grove – Public Works
Chrys Rymas – Village of Downers Grove – Public Works
June Gornik - Village of Downers Grove – Code Services
Kay Whitlock – Stormwater Administrator

LTS/

LTS d:\projects\01528\B10\01528B10.218.doc

**VILLAGE OF DOWNERS GROVE
FORESTRY-GROUNDS MEMORANDUM**

DATE: March 15, 2002
TO: Kenneth J. Rathje, Director of Planning Services
FROM: Todd C. Jacobson, Village Landscape Specialist
SUBJECT: Landscape Plan for Good Shepherd Evangelical Lutheran's Additions
CC: Kerstin G. von der Heide, Village Forester

I have reviewed the landscape plan, dated 2/27/02, for the proposed additions to the Good Shepherd Church property. After reviewing the plan and walking the site, I have concluded that the submitted landscape plan meets the criteria set forth by the Village. All plant material listed is hardy to this area and should flourish on the site, assuming that proper care and maintenance are provided.

If this submitted landscape plan is installed as proposed, the landscape will provide the necessary screening, while enhancing the aesthetics of the Good Shepherd Church property. If I can be of any further assistance, please feel free to contact me.



Todd C. Jacobson

C-4-02

Assessment Tax Parcel Map

GROVE TOWNSHIP
SECTION 20

for the 1998 Assessment

Gary A. King, DuPage County Clerk

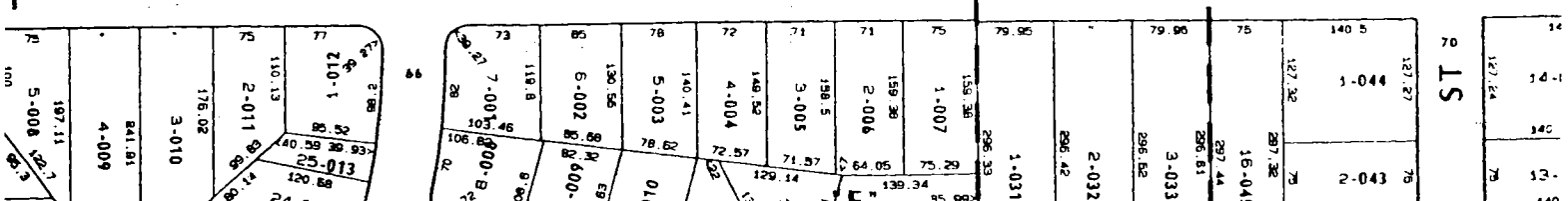
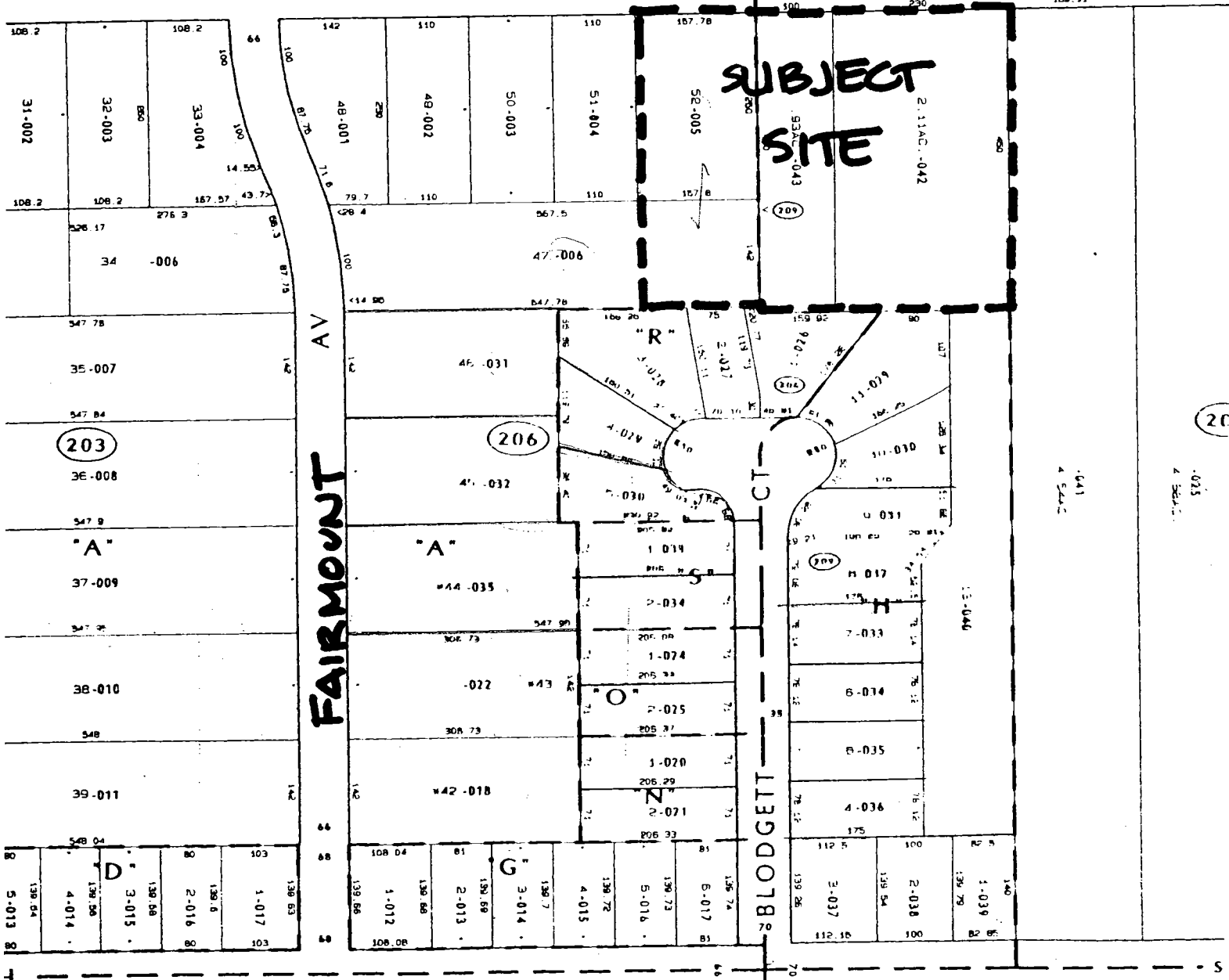
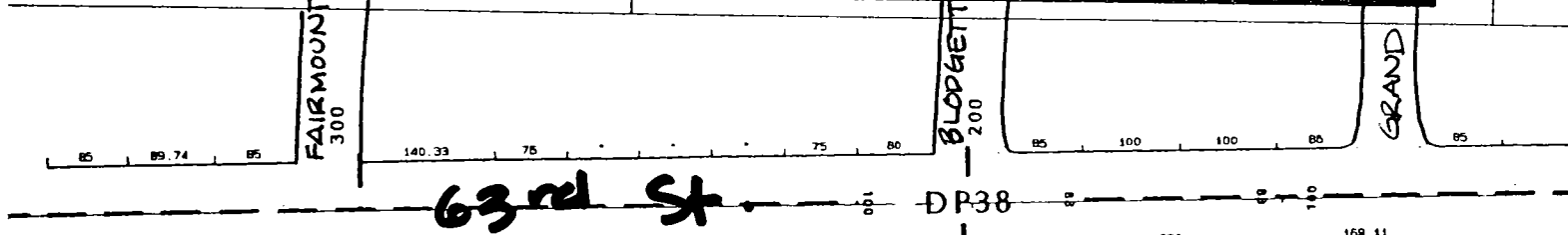
COPYRIGHT - COUNTY OF DU PAGE, ILLINOIS 1998 - ALL RIGHTS RESERVED

THIS MAP WAS CREATED FOR ASSESSMENT PURPOSES ONLY. PLEASE REFER TO THE OFFICIAL RECORDED PLATS OR DEEDS FOR THE ACTUAL LEGAL DESCRIPTIONS AND PROPERTY DIMENSIONS. THIS QUARTER SECTION PAGE WAS ISSUED 04/27/98. THIS WORK MAY CONTAIN VALUABLE AND PROPRIETARY INFORMATION OF THE COUNTY OF DU PAGE WHICH IS PROTECTED BY THE UNITED STATES COPYRIGHT LAW, TITLE 17, SECTION 101, ET SEQ. YOU ARE NOT PERMITTED TO USE AND/OR REPRODUCE ANY PART OF A COPYRIGHTED WORK OF THE COUNTY OF DU PAGE IN VIOLATION OF FEDERAL COPYRIGHT LAW. DOING SO MAY RESULT IN PROSECUTION UNDER SUCH LAW. IF YOU WISH TO USE PROPERTY IN WHICH THE COUNTY OWNS A COPYRIGHT, YOU MUST OBTAIN WRITTEN PERMISSION THROUGH THE PUBLIC INFORMATION OFFICE OF THE COUNTY OF DU PAGE, AT 421 N. COUNTY FARM ROAD, WHEATON, ILLINOIS 60187.
MAP PROJECTION: ILLINOIS STATE PLANE COORDINATE SYSTEM EAST ZONE - 1927 NORTH AMERICAN DATUM.



DuPage County Data Processing Department

0 100 200 Scale in Feet 400 600



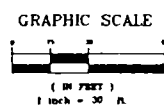
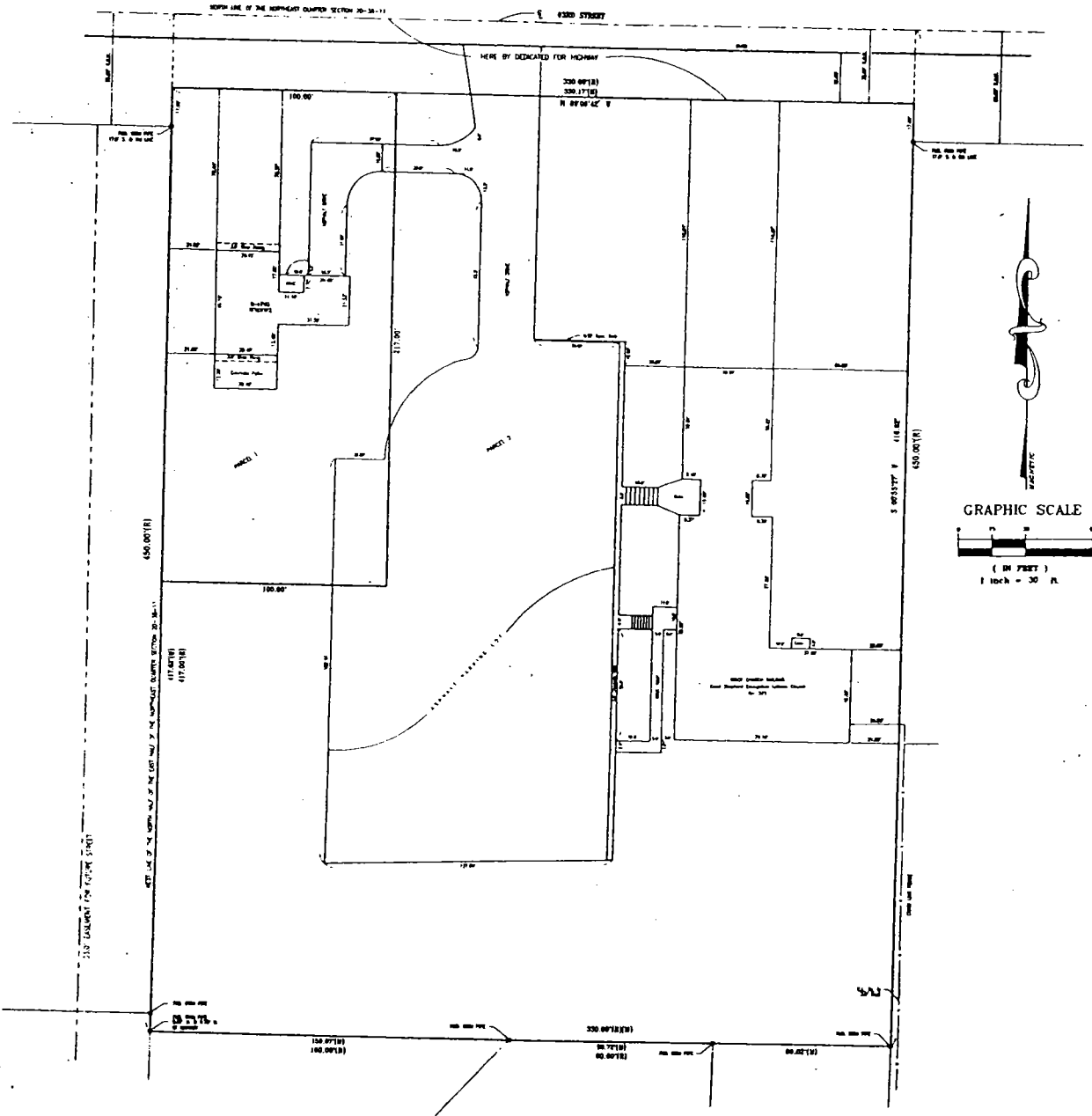
PLAT OF SURVEY EXISTING SITE

OF

C-4-02

PARCEL 1
THE WEST 100.0 FEET OF THE NORTH 250.0 FEET OF THE WEST 20 RODS (OR THE WEST 10 ACRES) OF THE NORTH HALF OF THE
NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS.

PARCEL 2
THE NORTH 450.0 FEET OF THE WEST 20 RODS (OR THE WEST 10 ACRES) OF THE NORTH HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF
SECTION 20, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE WEST 100.0 FEET OF THE NORTH 250.0 FEET
THEREOF, IN DUPAGE COUNTY, ILLINOIS.



STATE OF ILLINOIS)
COUNTY OF DUPAGE)
I, TED G. STALEY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR HEREBY
CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED
UNDER MY DIRECTION AND THAT THIS PLAT IS A TRUE AND CORRECT
REPRESENTATION THEREOF. ALL DIMENSIONS ARE GIVEN IN FEET AND
DECIMAL PARTS THEREOF.
DATED THIS 1ST DAY OF NOVEMBER A.D. 1994
Ted G. Staley
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2348

NO.	DESCRIPTION	AREA	REMARKS

PLANS PREPARED FOR:
Good Shepherd St. Luthers Church
300 S. 1st St.
Joliet, Ill. 60431

PLAT OF SURVEY
Good Shepherd St. Luthers Church
NORTHMOOR GROVE, ILLINOIS

DRAWN BY: *Shane D. L.J.L.*
CHECKED BY: *TEG* DATE: 11-1-94

GENESIS SURVEY, P.C.
PROFESSIONAL LAND SURVEYORS
215 West Liberty Drive, Wheaton, IL 60187
Phone (708) 943-8800 Fax (708) 942-8841

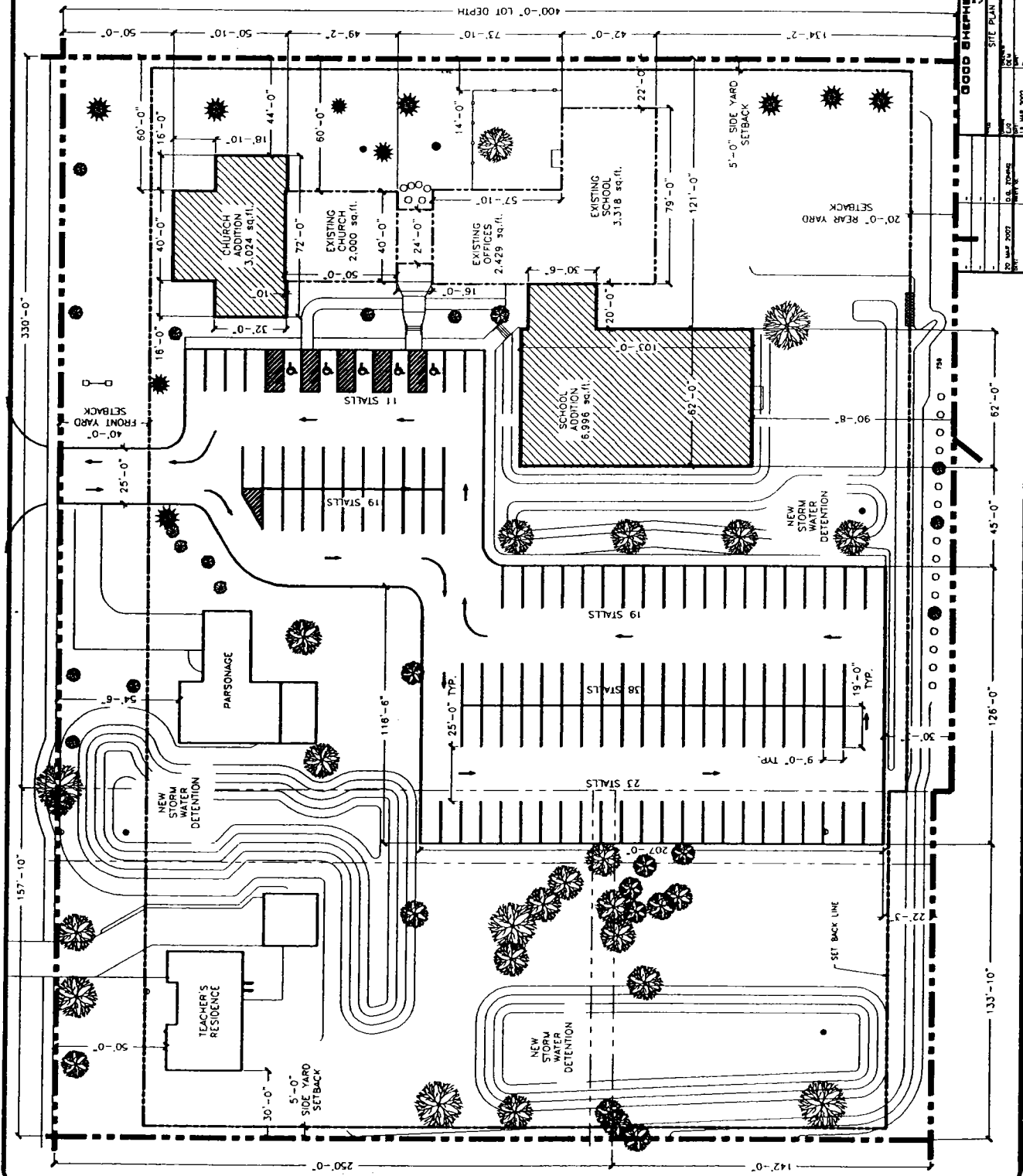
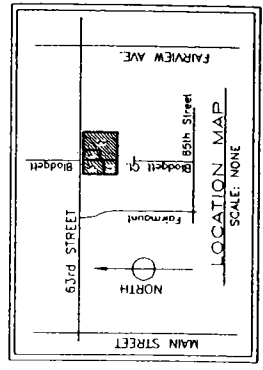
SHEET
1
OF 1
JOB No. 94-814

C.4.02

ZONING COMPLIANCE

ITEM	EXISTING	PROPOSED	CODE
LOT AREA ACRES	3.030	4.448	24
LOT AREA SQ.FT.	132,000	193,784	87,120+
NET AREA SQ.FT. (LESS 20,000 SQ.FT. PER RESIDENCE)		153,784	87,120+
EXISTING CHURCH SQ.FT.	2,000	2,000	-
EXISTING NARTHEX SQ.FT.	384	384	-
EXISTING OFFICES SQ.FT.	2,429	2,429	-
EXISTING SCHOOL SQ.FT.	3,318	3,318	-
NEW CHURCH SQ.FT.	-	3,024	-
NEW SCHOOL SQ.FT.	-	6,396	-
TOTAL SQ.FT.	8,131	18,151	-
LOT COVERAGE %	7.3	11.8	<40
FLOOR AREA RATIO	.073	.118	<.6
PERCENT IMPERVIOUS	36.7%	38.2%	-
DETENTION VOLUME ACRE-FT.	1.14	2.12	1.56
PARKING STALLS (1 PER 3 SEATS CODE)	78	110	84
ACCESSIBLE STALLS	2	5	4
STALL WIDTH	9'-0"	9'-0"	9'-0"
STALL LENGTH	19'-0"	19'-0"	18'-6"
AISLE WIDTH	25'-0"	25'-0"	24'-0"
SEATING ON PEWS	153	153	-
WHEEL CHAIR SPACES	-	5	5
SEATING ON CHAIRS	-	94	-
TOTAL CHURCH SEATING	153	252	<330
MAX. BUILDING HEIGHT	17'-11"	17'-11"	35'-0"
FRONT YARD SETBACK	100'-0"	50'-0"	40'-0"
EAST SIDE YARD SETBACK	22'-0"	22'-0"	5'-0"
WEST SIDE YARD SETBACK	30'-0"	30'-0"	5'-0"
REAR YARD SETBACK	68'-2"	22'-3"	20'-0"

SITE PLAN



GOOD SHEPHERD EV. LUTHERAN CHURCH & SCHOOL

SITE PLAN FOR Zoning Board of Appeals

DATE: 11/14/2023
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1" = 20'-0"

PROJECT: [Name]
 ADDRESS: [Name]
 CITY: [Name]

APPLICANT: [Name]
 ADDRESS: [Name]
 CITY: [Name]

PREPARED BY: [Name]
 ADDRESS: [Name]
 CITY: [Name]

DATE: [Date]
 SCALE: 1" = 20'-0"

PROJECT: [Name]
 ADDRESS: [Name]
 CITY: [Name]

F2

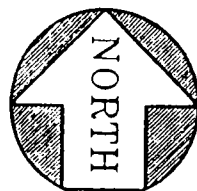
C.4.02

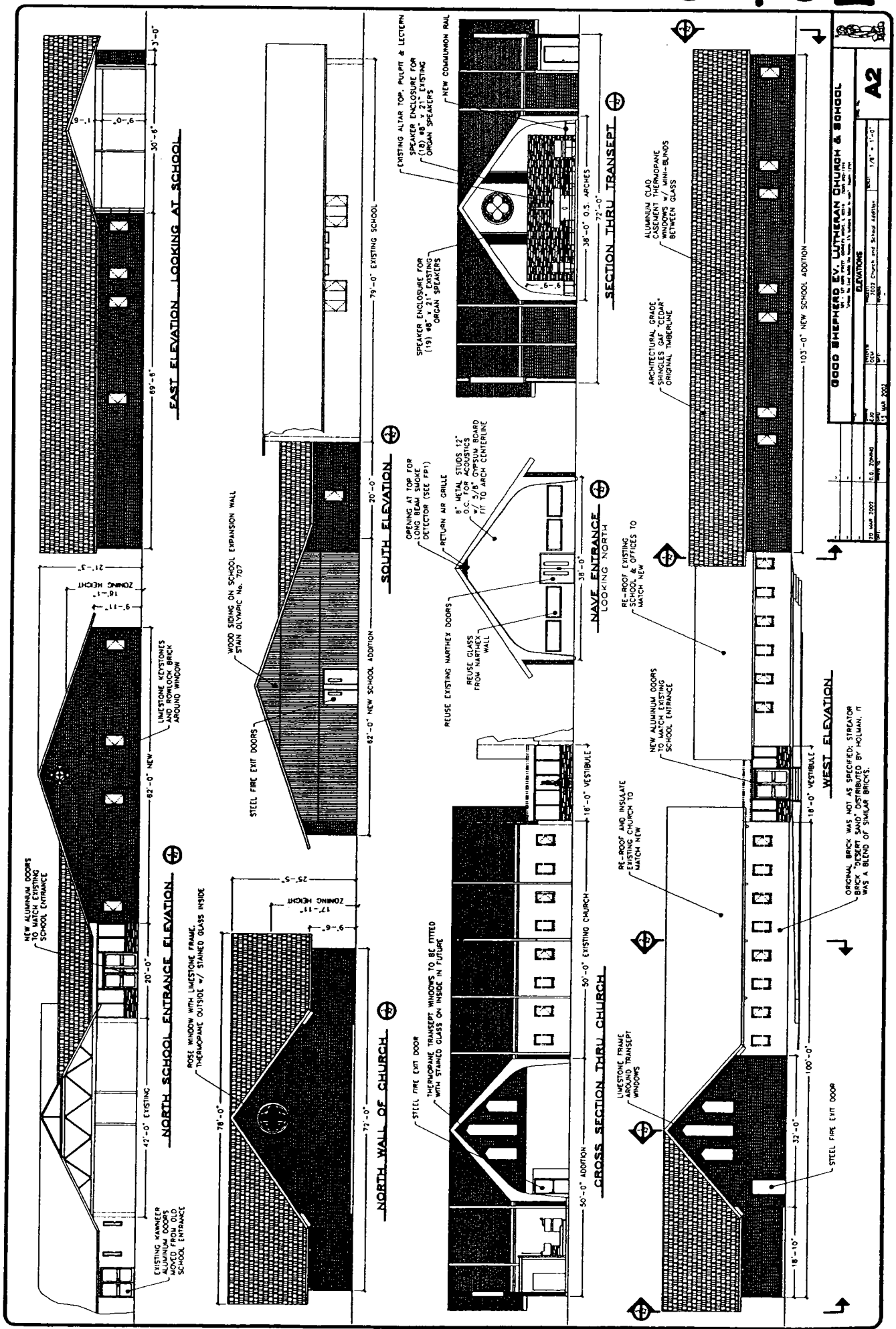
ZONING COMPLIANCE

400'-0" LOT DEPTH

ITEM	EXISTING	PROPOSED	CODE
LOT AREA ACRES	3.030	4.448	2+
LOT AREA SQ.FT.	132,000	193,784	87,120+
NET AREA SQ.FT. (LESS 20,000 SQ.FT PER RESIDENCE)		153,784	87,120+
EXISTING CHURCH SQ.FT.	2,000	2,000	-
EXISTING NARTHEX SQ.FT.	384	384	-
EXISTING OFFICES SQ.FT.	2,429	2,429	-
EXISTING SCHOOL SQ.FT.	3,318	3,318	-
NEW CHURCH SQ.FT.	-	3,024	-
NEW SCHOOL SQ.FT.	-	6,996	-
TOTAL SQ.FT.	8,131	18,151	-
LOT COVERAGE %	7.3	11.8	<40
FLOOR AREA RATIO	.073	.118	<.6
PERCENT IMPERVIOUS	36.7%	38.2%	-
DETENTION VOLUME ACRE-FT.	1.14	2.12	1.56
PARKING STALLS (1 PER 3 SEATS CODE)	79	110	84
ACCESSIBLE STALLS	2	5	4
STALL WIDTH	9'-0"	9'-0"	9'-0"
STALL LENGTH	19'-0"	19'-0"	18'-6"
aisle width	25'-0"	25'-0"	24'-0"
SEATING ON PEWS	153	153	-
WHEEL CHAIR SPACES	-	5	5
SEATING ON CHAIRS	-	94	-
TOTAL CHURCH SEATING	153	252	<330
MAX. BUILDING HEIGHT	17'-11"	17'-11"	35'-0"
FRONT YARD SETBACK	100'-0"	50'-0"	40'-0"
EAST SIDE YARD SETBACK	22'-0"	22'-0"	5'-0"
WEST SIDE YARD SETBACK	30'-0"	30'-0"	5'-0"
REAR YARD SETBACK	68'-2"	22'-3"	20'-0"

SITE
DATA
CHART





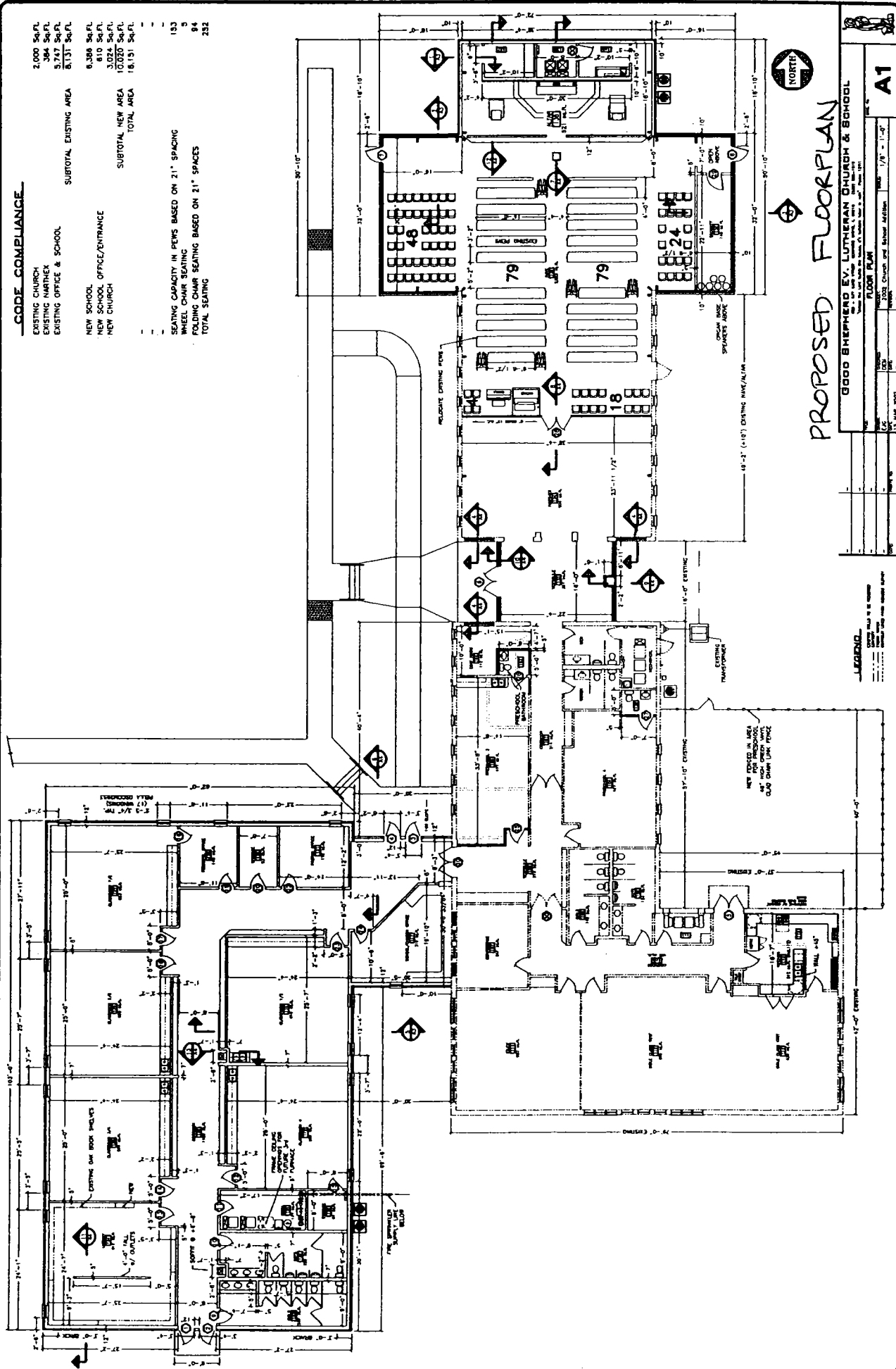
6800 SHEPHERD EV. LUTHERAN CHURCH & SCHOOL	
DATE	10/04/2002
DESIGNED BY	C. R. BARNARD
CHECKED BY	C. R. BARNARD
SCALE	1/8" = 1'-0"
PROJECT NO.	2002 Church and School Addition
ELEVATIONS	
SHEET A2	

C.4.02

CODE COMPLIANCE

EXISTING CHURCH	2,000 Sq.Ft.
EXISTING NARBECK	304 Sq.Ft.
EXISTING OFFICE & SCHOOL	5,242 Sq.Ft.
SUBTOTAL EXISTING AREA	7,546 Sq.Ft.
NEW SCHOOL	6,384 Sq.Ft.
NEW SCHOOL OFFICE/ENTRANCE	810 Sq.Ft.
NEW CHURCH	3,024 Sq.Ft.
NEW CHURCH	10,000 Sq.Ft.
SUBTOTAL NEW AREA	18,151 Sq.Ft.
TOTAL AREA	25,697 Sq.Ft.

SEATING CAPACITY IN Pews BASED ON 21" SPACING	133
WHEEL CHAIR SEATING	5
FOLDING CHAIR SEATING BASED ON 21" SPACES	84
TOTAL SEATING	232



PROPOSED FLOOR PLAN

GOOD SHEPHERD EV. LUTHERAN CHURCH & SCHOOL	
NO.	10
DATE	12/15/11
SCALE	1/8" = 1'-0"
PROJECT	FLOOR PLAN
DESIGNED BY	15 MAR 2008
CHECKED BY	
APPROVED BY	

LEGEND

- EXISTING CONSTRUCTION
- NEW CONSTRUCTION
- EXISTING FINISHES
- NEW FINISHES

C.4.02



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-4-02
Date Filed 20 FEB 2002

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 ERIK GOLDBERG Telephone 963-2445 WK
Address 2249 GREEN VALLEY RD, DARIEN, IL 60561

2. Owner(s) BROD SHEPHERD EV. LUTHERAN CHURCH Telephone 852-1519
Address 525 63RD STREET DOWNERS GROVE, IL 60516

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

4. Present owner acquired title to the property on (date) _____

5. Location of property 525, 527 & 601 63RD STREET
DOWNERS GROVE

6. Legal Description of property SEE ATTACHED

P.I.N. # 09-20-209-043, 09-20-209-042, 09-20-206-005

7. Present Zoning District R-1

8. Zoning Ordinance reference 28-502 a R-1 DISTRICT SPECIAL USES
(Article, Section, Paragraph, Sub-paragraph)

9. Applicant requests approval of above-described property for the following use ADDITIONS TO
CHURCH, SCHOOL, PARKING LOT & WATER DETENTION

10. Brief Description of the improvement proposed, together with architect's rendering of building SEE ATTACHED NARRATIVE

11. A list of the names, addresses and Property Identification Number (PIN) of all persons to whom the latest general real estate tax bills were sent for all property situated within 250 feet of the subject property:

SEE ATTACHED LIST

C.4.02

(Attach list of names and addresses, 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

[Handwritten Signature] EJG

Date of Public Hearing _____

Action taken by the Board _____

Chair: _____

Submitted to Village Council (date) _____

Actions Taken by the Council _____

Date _____

partitions, which are currently being used to split it into three classrooms. The new classroom wing will have a larger library/multi-media room, additional bathrooms, storage space and office spaces for the principal and pastor. The connection area between the new and existing buildings is used as the new school entrance and school office.

The church addition is 3,024 sq. ft. and will change the shape of the building from a rectangle to a cross in the plan view. Existing pews would be relocated and reused. New seating would be provided by folding chairs until such time as new matching pews can be purchased.

Part of the existing school/office space will be remodeled to provide two new preschool classrooms, and a larger serving kitchen. The preschool rooms will have new integral bathrooms sized to their needs.

The church building committee believes that this request conforms to all requirements of a special use permit as outlined in the Village Zoning Ordinance and we respectfully request that the Zoning Board of Appeals recommend approval of this project.

Sincerely yours,



Erik J. Guldborg
Good Shepherd Ev. Lutheran Church

GOOD SHEPHERD EVANGELICAL LUTHERAN CHURCH AND SCHOOL

525 Sixty-Third Street, Downers Grove, IL 60516
630.852.1519 (church) 630.852.5081 (school) 630.852.7965 (fax)

C-4-02

Friday, February 22, 2002

Good Shepherd Lutheran Church
Pastor Matthew E. Schwartz
525 Sixty Third Street
Downers Grove, IL 60516

Mr. Ken Rathje
Zoning Board Of Appeals
801 Burlington Avenue
Downers Grove, IL 60515

To Whom It May Concern:

Let it be known that Good Shepherd Lutheran Church of Downers Grove hereby authorizes Mr. Erik Guldborg to be our agent for any and all permit applications and any other miscellaneous business that might need to be directed to the village of Downers Grove as it pertains to our upcoming building project / addition to our church and school which is physically located at 525 Sixty Third Street in the village of Downers Grove. We are confident of his ability to serve in this regard seeing as he has served our congregation as past president and in various other offices as well. If you should have any questions or need any other information, please feel free to contact us at #852 - 1519. On behalf of Good Shepherd Lutheran Church we extend to you our thanks and appreciation in advance for helping us to make a needed building expansion a reality.

Sincerely,



Pastor Matthew E. Schwartz
Good Shepherd Lutheran Church



A member of the Wisconsin Evangelical Lutheran Synod

"My sheep hear my voice, and I know them, and they follow me." John 10:27

March 19th, 2002

Village of Downers Grove
Zoning Board of Appeals
801 Burlington Avenue
Downers Grove, IL 60515-4776

**Re: Request for Special Use Permit for Church, School and
Parking Lot Additions for Good Shepherd Evangelical Lutheran Church,
525 63rd Street, Downers Grove, IL 60516**

History:

The property consists of three parcels comprising 4.451 acres, zoned R-1, on 63rd Street between Main Street and Fairview Avenue. Located on the property are two residential homes (parsonage and teacher's house), a detached garage, parking lot and one large building containing the church, offices, and elementary school. The church, offices and parsonage were built in 1978, with a school addition in 1985. The teacher's house on 9/10th of an acre was purchased in 1999. A ½ acre parcel of open land was purchased and conveyed to that residential plot in 2002, which made the total campus shape nearly square.

Church seating capacity is 150 and there are 79 parking spaces provided. School enrollment K-8 is 70, with a teaching staff of four. Water detention is provided by a basin, the parking lot and drain connected to the Village stormwater sewer, all constructed in 1978. The two residences are connected to separate septic fields while the church/school building was converted from septic to Village sewer in 1985.

Proposed Development:

The congregation is planning an addition to the church, school, parking lot, and stormwater detention for late spring 2002. The single story school addition will be constructed with metal stud framing, face brick to match the existing, and architectural grade asphalt shingles. The church addition will match the existing laminated arch, heavy timber roof deck and brick wall construction of the existing. New casement windows will be aluminum-clad and match the existing style. The existing church and school have smoke alarms, heat detectors, and an alarm panel with a dedicated phone line to the DGF. The new additions will have a sprinkler system, and the existing structure will be retrofitted at the same time. The two residences will be hooked up to the Village sanitary sewer system.

The proposed additions will conform to the Village Code 28-502 R-1 District Special Uses for churches, as the property fronts on an arterial (63rd Street), has an area greater than the two acres required and the buildings cover 7.3% of the lot with an allowable of 40%. The percentage is based on 4.448 acres less 20,000 sq. ft. per residence and a total building area of 18,151 sq. ft. Since all buildings are single story with no basements, the Floor Area Ratio calculates the same. Chapter 28-201 FAR maximum is .6, and the actual proposed is .118.

The maximum building height as defined by 28-201 is 17'-11", which is the existing church height. All other portions on the structure have lower rooflines. The front yard setback is 50'-10", which lines up with most residential property fronting on 63rd Street and is greater than the 40 feet minimum required by Chapter 28-1110. The side yard depth on the eastern boundary is 22'-0", and 50'-0" on the west, both of which are more than the 5 feet minimum required under 28-1111. The rear yard depth will be 90'-8" which greatly exceeds the 20 feet requirement in 28-1112.

Off-street parking will be provided for 110 cars including 5 handicapped spaces that are van-accessible in a newly resurfaced parking lot. The Class A spaces will be 9'-0" wide x 19'-0" long with 25'-0" aisles which are larger than the minimums specified in Chapter 28-1405. Van spaces will be 16'-0" wide x 19'-0" long with striped access aisles conforming to the Illinois Accessibility Code both in size, number and signage. The church seating will be increased to 250 as result of the church addition. Seating is based on 21" spaces in the pews, and 21" spacing of folding chairs. The ratio of 1 parking space per 3 seats required by Chapter 28-1410 would require 84 spaces. A study of parking lot use on school days shows that about 6-10 cars for full-time staff and volunteers remain in the lot all day. In the morning, 70 school children are dropped off over a half hour period and typically there are no more than 3-8 additional cars in parking lot at one time. At the end of the day, there are usually about 30-35 cars waiting to pick up students. Many of the parents carpool and kindergarten lets out earlier than the other grades. Entry to the parking lot from 63rd Street will be widened from 21'-6" to a 25'-0" width at the property line with 18'-6" flare radii to comply with both Village and DuPage County requirements.

The parking lot base will be 9" of crushed limestone paved over with 3" of IDOT Class 1 asphalt placed in two layers. Chapter 28-1406 (a) of the Code specifies 4" of stone and 2" of asphalt. Additional landscaping, approved by the Village Forester, consisting of "densely planted, compacted hedge not less than four (4) feet nor more than six (6) feet in height" will be planted to supplement the existing trees and shrubs at the borders of the parking lot. They will be planted on top of the new water detention berms to maximize their screening effect. Lighting will be provided by the two existing high-pressure sodium light poles, which do not create a nuisance for neighboring properties. The southern light pole will be moved west to center it on the new parking lot. The parking lot lights are on a timer/electric eye circuit that turns them on at sundown and off at 10:30 PM.

A stormwater plan has been approved which will increase detention capacity from 1.14 to 2.12 acre-ft. using three connected dry bottom detention basins. The proposed 2002 building expansion would only require 1.56 acre-ft.; extra volume is being provided for any future expansion. The existing stormwater release rate is unrestricted as the system was designed in 1978. The new basins will be emptied into the Village stormwater sewer through a new restrictor device that limits outflow to 0.1 cfs. / acre as required by Chapter 26. Detention basin planning will minimize the number of trees removed, especially at our property lines. The congregation wishes to retain the open space and park like atmosphere of the campus.

The 6,996 sq. ft. school addition will have a net increase of one classroom, as three of the existing classrooms will be used as a fellowship hall. During the week, the fellowship hall would be used as a lunch room for the school children, and larger bible classes in the evening. Weekend usage would typically be a potluck dinner or Easter breakfast. This hall has two demountable

C.4.02

PIN 09-17-415-013
Robert J. Epstein
637 62nd Court
Downers Grove, IL 60516

PIN 09-17-415-014
Calvin M. & Linda Christy
649 62nd Court
Downers Grove, IL 60516

PIN 09-17-415-023
Thomas J. & Jane Powers
6248 Blodgett Ave.
Downers Grove, IL 60516

PIN 09-17-415-025
Philip Bohlander
648 63rd Street
Downers Grove, IL 60516

PIN 09-17-415-026
Dennis Welsh
636 63rd Street
Downers Grove, IL 60516

PIN 09-17-415-027
1st National Bank of
Brookfield
Attn: Debra Sitter
9136 Washington
Brookfield, IL 60513

PIN 09-17-415-028
Lisa Straka
612 63rd Street
Downers Grove, IL 60516

PIN 09-17-415-029
David Sviehl
600 63rd Street
Downers Grove, IL 60516

PIN 09-17-416-009
Robert & Ellen Ford
630 63rd Street
Downers Grove, IL 60516

PIN 09-17-416-010
Robert & Ellen Ford
630 63rd Street
Downers Grove, IL 60516

PIN 09-17-416-011
Joseph & Kathleen Demasi
520 63rd Street
Downers Grove, IL 60516

PIN 09-17-416-012
Joseph & Kathleen Demasi
520 63rd Street
Downers Grove, IL 60516

PIN 09-17-417-009
Shelley Chen
913 W. 63rd Street
Downers Grove, IL 60516

PIN 09-17-417-010
Shelley Chen
913 W. 63rd Street
Downers Grove, IL 60516

PIN 09-20-206-002
Connie & Mitchel Beringer
655 W. 63rd Street
Downers Grove, IL 60516

PIN 09-20-206-003
Alan B. Smith 6747
645 63rd Street
Downers Grove, IL 60516

PIN 09-20-206-004
Stephen D. Reid
609 63rd Street
Downers Grove, IL 60516

PIN 09-20-206-006
Margaret M. Colucci
6319 Fairmount Ave.
Downers Grove, IL 60516

PIN 09-20-206-030
Michael & R. Walaszek
6837 Valley View Dr.
Downers Grove, IL 60516

PIN 09-20-206-031
Roman & Angela Racic
6325 Fairmount Ave
Downers Grove, IL 60516

PIN 09-20-206-032
Rich Binder
1401 Branding Lane No.
275
Downers Grove, IL 60515

PIN 09-20-206-026
Michael & MM Lesiak
6325 Blodgett Court
Downers Grove, IL 60516

PIN 09-20-206-027
HBH Trust L-3459
50 S. Lincoln
Hinsdale, IL 60522

PIN 09-20-206-028
Nicholas & Karen Martisek
6336 Blodgett Court
Downers Grove, IL 60516

PIN 09-20-206-029
Howard & Andrea Erickson
6340 Blodgett Court
Downers Grove, IL 60516

PIN 09-20-209-025
MCI Telecommunications
% Property Tax Dept.
500 Clinton Center D
Clinton, MS 39056

PIN 09-20-209-029
Stephen W. Barrett
6331 Blodgett Court
Downers Grove, IL 60516

PIN 09-20-209-030
Arsenio Arvi Sarrol
6337 Blodgett Court
Downers Grove, IL 60516

PIN 09-20-209-031
Timothy P & CM Herlihy
6401 Blodgett Court
Downers Grove, IL 60516

PIN 09-20-209-041
MCI Telecommunications
% Property Tax Dept.
500 Clinton Center D
Clinton, MS 39056

C.4.02

PIN 09-17-415-027
1st National Bank of Brookfield
Attn: Debra Sitter
9136 Washington
Brookfield, IL 60513

PIN 09-20-209-041
MCI Telecommunications
% Property Tax Dept.
500 Clinton Center D
Clinton, MS 39056

*

PIN 09-20-209-025
MCI Telecommunications
% Property Tax Dept.
500 Clinton Center D
Clinton, MS 39056

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, March 27, 2002 in the Council Chambers of the Village Hall, 801 Burlington Avenue, Downers Grove, Illinois, on a petition seeking an amendment to an existing special use for a church. The petitioner is proposing to add additional land to the special use and is seeking approval of an amendment to the special use to make additions to the existing church structure and to make other modifications to the site including parking and landscaping elements. The properties are located at 527 63rd Street, Downers Grove, IL (PIN 09-20-209-043), 525 63rd Street, Downers Grove, IL (PIN 09-20-209-042) and 601 63rd Street, Downers Grove, IL (PIN 09-20-206-005 and part of PIN 09-20-206-006) and are legally described as follows:

Parcel 1: 527 63rd Street

The west 100.0 feet of the north 250.0 feet of the west 20 rods (or the west 10 acres) of the north half of the Northeast Quarter of Section 20, Township 38 North, Range 11, East of the Third Principal Meridian, in DuPage County, Illinois.

Parcel 2: 525 63rd Street

The north 450.0 feet of the west 20 rods (or the west 10 acres) of the north half of the east half of the Northeast Quarter of Section 20, Township 38 North, Range 11, East of the Third Principal Meridian, except the west 100.0 feet of the north 250.0 feet thereof, in DuPage County, Illinois.

Parcel 3: 601 63rd Street

All of Lot 52 and that part of Lot 47, in Downers Grove Meadow Lawn Unit Two, being a Subdivision of Part of the Northwest Quarter of the Northeast Quarter of Section 20, Township 38 North, Range 11, East of the Third Principal Meridian described as follows, commencing at the northeast corner of said Lot 47 for the point of beginning, Thence north 89 degrees 06 minutes 42 seconds west along the north Line of said Lot 47, a distance of 157.51 feet more or less to the southwest corner of Lot 52 in Downers Grove Meadow Lawn Unit Two; Thence south 00 Degrees 50 Minutes 58 Seconds west along the southerly extension of the west line of aforementioned Lot 52, a distance of 142.12 feet more or less to the south line of Lot 47; Thence south 89 degrees 06 Minutes 39 seconds east along the south line of Lot 47, a distance of 157.50 feet to the southeast corner of Lot 47; Thence north 00 degrees 49 minutes 04 seconds east along the east line of Lot 47, a distance of 142.12 feet to the point of beginning, according to the plat thereof recorded April 10, 1952 as Document No. 648841 in DuPage County, Illinois

C-4-02

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, William White, Chairman. Published in the Downers Grove Reporter, Friday, March 8, 2002.

C-4-02

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING SPECIAL
USE AT GOOD SHEPHERD LUTHERAN CHURCH TO PERMIT
MODIFICATION TO THE SITE INCLUDING PARKING AND LANDSCAPING ELEMENTS**

WHEREAS, the following described property, to wit:

Parcel 1: 527 63rd Street

The west 100.0 feet of the north 250.0 feet of the west 20 rods (or the west 10 acres) of the north half of the Northeast Quarter of Section 20, Township 38 North, Range 11, East of the Third Principal Meridian, in DuPage County, Illinois.

Parcel 2: 525 63rd Street

The north 450.0 feet of the west 20 rods (or the west 10 acres) of the north half of the east half of the Northeast Quarter of Section 20, Township 38 North, Range 11, East of the Third Principal Meridian, except the west 100.0 feet of the north 250.0 feet thereof, in DuPage County, Illinois.

Parcel 3: 601 63rd Street

All of Lot 52 and that part of Lot 47, in Downers Grove Meadow Lawn Unit Two, being a Subdivision of Part of the Northwest Quarter of the Northeast Quarter of Section 20, Township 38 North, Range 11, East of the Third Principal Meridian described as follows, commencing at the northeast corner of said Lot 47 for the point of beginning, Thence north 89 degrees 06 minutes 42 seconds west along the north Line of said Lot 47, a distance of 157.51 feet more or less to the southwest corner of Lot 52 in Downers Grove Meadow Lawn Unit Two; Thence south 00 Degrees 50 Minutes 58 Seconds west along the southerly extension of the west line of aforementioned Lot 52, a distance of 142.12 feet more or less to the south line of Lot 47; Thence south 89 degrees 06 Minutes 39 seconds east along the south line of Lot 47, a distance of 157.50 feet to the southeast corner of Lot 47; Thence north 00 degrees 49 minutes 04 seconds east along the east line of Lot 47, a distance of 142.12 feet to the point of beginning, according to the plat thereof recorded April 10, 1952 as Document No. 648841 in DuPage County, Illinois.

Commonly known as 527 63rd Street, Downers Grove, IL (PIN 09-20-209-043), 525 63rd Street, Downers Grove, IL (PIN 09-20-209-042) and 601 63rd Street, Downers Grove, IL (PIN 09-20-206-005 and part of PIN 09-20-206-006)

(hereinafter referred to as the "Property") is presently zoned in the "R-1 Single Family Residence District" under the Comprehensive Zoning Ordinance of the Village of Downers Grove, and is a lawful special use pursuant to Section 28-1900 through 28-1904 of the Zoning Ordinance, as heretofore amended (hereinafter referred to as the "Zoning Ordinance"); and

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

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

WHEREAS, the Zoning Board has recommended approval of the amended special use; and,

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

1. The proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.
2. The proposed use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.
3. The proposed use will comply with the regulations specified in this Zoning Ordinance for the district in which the proposed use is to be located.
4. The proposed use is one of the special uses specifically listed for the district in which it is to be located and, if approved with restrictions as set forth in this ordinance, will comply with the provisions of the Downers Grove Zoning Ordinance regulating this Special Use.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Downers Grove, in DuPage County, Illinois, as follows:

SECTION 1. That the Special Use of the Property is hereby amended to permit an amendment to an existing special use which seeks approval to add additional land to the special use and approval of an amendment to the special use to make additions to the existing church/school structure and to make other modifications to the site including parking and landscaping elements as provided.

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

1. The conditions and recommendations of the Zoning Board of Appeals as set forth in their findings dated April 18, 2002, which is attached hereto and incorporated herein by reference as Exhibit A.
2. Special Use Narrative prepared by applicant, which is attached hereto and incorporated herein by reference as Exhibit B.
3. Substantial compliance with the plans submitted to the Zoning Board of Appeals, a reduced copy of which is attached hereto and incorporated herein by reference as Group Exhibit C
4. Staff report, which is attached hereto and incorporated herein by reference as Exhibit D.

SECTION 3. That all ordinances or resolutions, or parts thereof, in conflict with the provisions of this ordinance be and are hereby repealed.

SECTION 4. That this ordinance shall be in full force and effect from and after its passage and publication in the manner provided by law.

Mayor

Passed:

Published:

Attest: _____
Village Clerk