

VILLAGE OF DOWNERS GROVE
COUNCIL ACTION SUMMARY

INITIATED: Applicant **DATE:** May 21, 2002
(Name)

RECOMMENDATION FROM: Zoning Board of Appeals **FILE REF:** C-4-02
(Board or Department)

NATURE OF ACTION:

- Ordinance
- Resolution
- Motion
- Other

STEPS NEEDED TO IMPLEMENT ACTION:

Motion to Adopt "AN ORDINANCE AUTHORIZING SPECIAL USE AT GOOD SHEPHERD LUTHERAN CHURCH TO PERMIT MODIFICATION TO THE SITE INCLUDING PARKING AND LANDSCAPING ELEMENTS", as presented.



SUMMARY OF ITEM:

At their meeting of March 27, 2002, the Zoning Board of Appeals unanimously recommended that a Special Use be granted for Good Shepherd Evangelical Lutheran Church to make additions to the existing church structure and modification to the site including parking and landscaping elements.

RECORD OF ACTION TAKEN:

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



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

March 19th, 2002

EXHIBIT B

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.

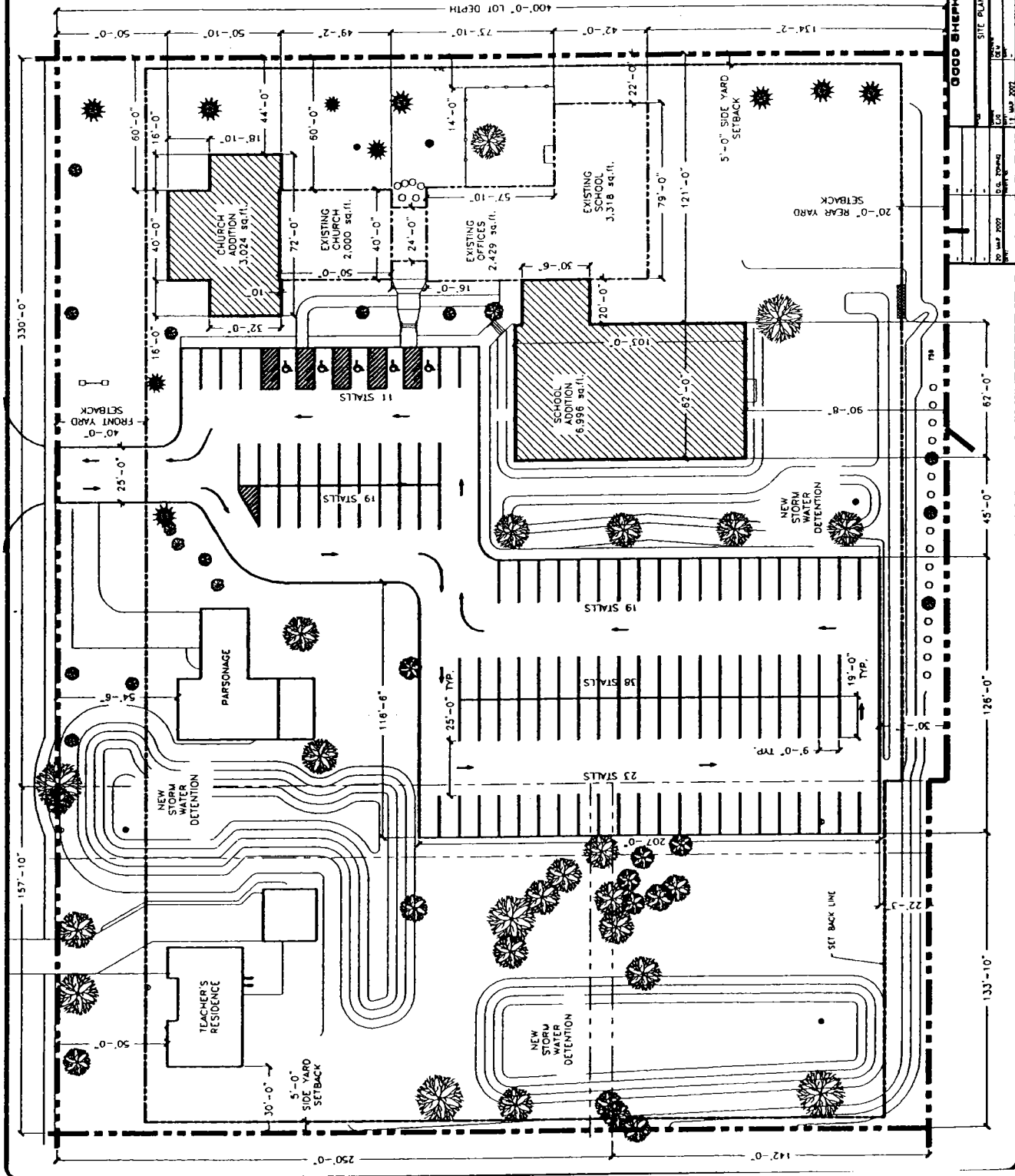
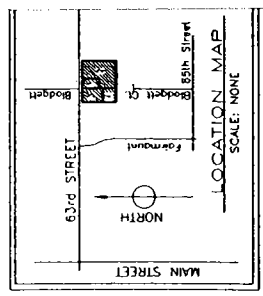
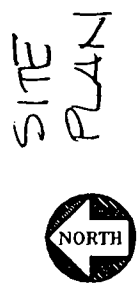
The 6,996 sq. ft. school addition will have a net increase of one classroom, as three of the existing classrooms will be used as a fellowship hall. During the week, the fellowship hall would be used as a lunch room for the school children, and larger bible classes in the evening. Weekend usage would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

C.4.02

GROUP EXHIBIT C

ZONING COMPLIANCE

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 NARTHES 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.	-	6,936	-
TOTAL SQ.FT.	8,131	18,151	-
LOT COVERAGE %	7.3	11.8	<40
FLOOR AREA RATIO	.073	.118	<.6
PERCENT IMPERVIOUS	36.7%	36.2%	1.58
DETENTION VOLUME ACRE-FT.	1.14	2.12	-
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 BENCHES	153	153	5
WHEEL CHAIR SPACES	-	5	5
SEATING ON CHAIRS	-	34	-
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"



GOOD SHEPHERD EV. LUTHERAN CHURCH & SCHOOL
 SITE PLAN for Zoning Board of Appeals
 25 MAR 2008
 11 MAR 2007

R2

C.4.02

ZONING COMPLIANCE

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.	-	<u>6,996</u>	-
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	-	<u>94</u>	-
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

400'-0" LOT DEPTH

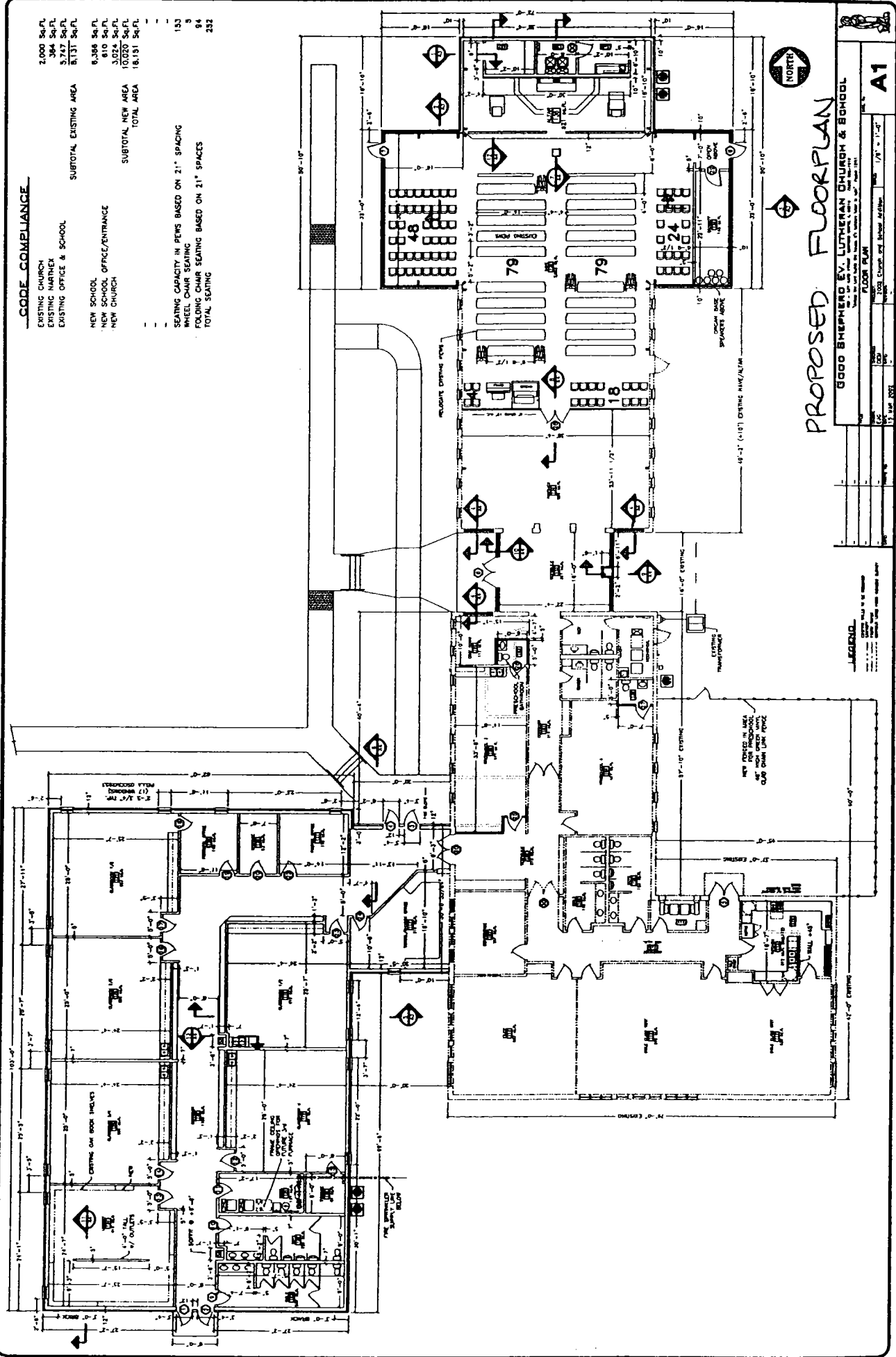


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CODE COMPLIANCE

EXISTING CHURCH	2,000 Sq.Ft.
EXISTING MARTINEK	384 Sq.Ft.
EXISTING OFFICE & SCHOOL	5,747 Sq.Ft.
SUBTOTAL EXISTING AREA	8,131 Sq.Ft.
NEW SCHOOL	6,386 Sq.Ft.
NEW SCHOOL OFFICE/ENTRANCE	810 Sq.Ft.
NEW CHURCH	1,020 Sq.Ft.
SUBTOTAL NEW AREA	8,216 Sq.Ft.
TOTAL AREA	16,347 Sq.Ft.

SEATING CAPACITY IN PENS BASED ON 21" SPACING	153
WHEEL CHAIR SEATING	9
FOLDING CHAIR SEATING BASED ON 21" SPACES	94
TOTAL SEATING	232



PROPOSED FLOOR PLAN

GOOD SHEPHERD EV. LUTHERAN CHURCH & SCHOOL

11711 13th Ave. S.W. Seattle, WA 98148

DATE: 11/14/2023

PROJECT NO: 2303 Church and School Addition

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

A1

LEGEND

--- EXISTING

--- NEW

--- REMOVED

--- RELOCATED

--- RECONSTRUCTED

--- REFINISHED

--- REPAIRS

--- REWORK

--- REUSE

--- RECYCLE

--- RECLAIM

--- RECYCLE

--- RECLAIM

--- RECYCLE

--- RECLAIM

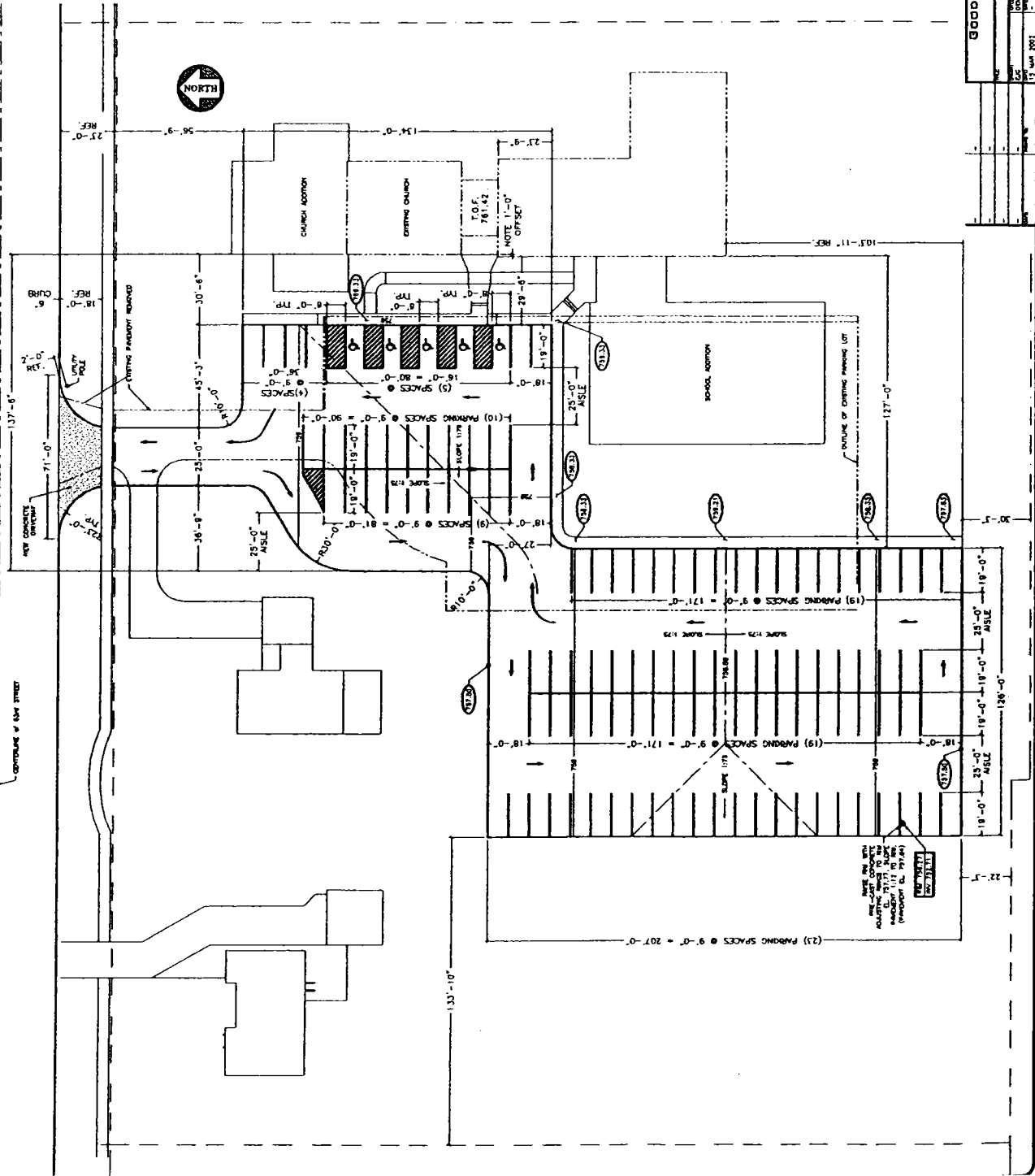
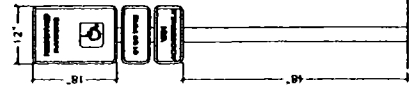
SPECIFICATIONS

1. PARKING LOT BASE TO BE 8" OF 100T CA-6 CRUSHED LIMESTONE PLACED AND VIBRATORY ROLLED IN 2" LIFTS. PRIME BASE WITH 20 GAL./SQ.YD. MINIMUM. OVERLAY WITH 1.5" THICK CONCRETE AND 1.5" CLASS 1 CURB AND GUTTER. WITH SELF PROPELLED MACHINE AND ROLLER TOLERANCE ON BASE TO BE +0/-25 AND 25/10 SQ.FT. MAX. ON SURFACE COURSE.
2. PARKING LOT TO BE STRIPPED AS SHOWN, EXCEPT FOR HANDICAPPED SPACES (WITH CURRENT FIRE ALARM FOR PARKING VIOLATIONS) ADJACENT TO SIDEWALK.
3. EXISTING DRIVEWAY APRON TO BE REMOVED AND REPLACED WITH DURABLE CURB AND SIDEWALK. CONCRETE IS 8" CLASS X WITH 1" STONE BASE AND 668108. WOVEN WIRE MESH REINFORCING. RADIUS CURB TAPERS FROM 8" AT STREET TO FLUSH AT SIDEWALK.

BENCH MARKS

DOWNERS GROVE DATUM No.107: + CUT IN N/W CORNER BOLT OF FIRE POINT ON THE N/W CORNER OF 836 STREET & GRAND AVE. ELEVATION 78.124
 DOWNERS GROVE DATUM No.108: RAUROAD SPIKE IN S/W SIDE OF POWER POLE ON N/E CORNER OF 836 STREET & GRAND AVE. ELEVATION 760.31

DATA	ACTUAL	CODE REQ'D.
NUMBER OF CLASS A PARKING SPACES	105	-
NUMBER OF VAN ACCESSIBLE SPACES	5	5
TOTAL NUMBER OF PARKING SPACES	110	84
CHURCH SEATING	232	-
SEATS PER PARKING SPACE	2.25	-
PARKING STALL WIDTH	9'-0"	9'-0"
PARKING STALL LENGTH	18'-0"	18'-0"
ASILE WIDTH	25'-0"	24'-0"
ORIGINAL PARKING LOT	25,284 SQ. FT.	-
NEW PARKING LOT	40,819 SQ. FT.	-
CONCRETE ENTRANCE	878 SQ. FT.	-



GOOD SHEPHERD EV. LUTHERAN CHURCH & SCHOOL

PROJECT: PARKING LOT PLAN

SCALE: 1" = 1'-0"

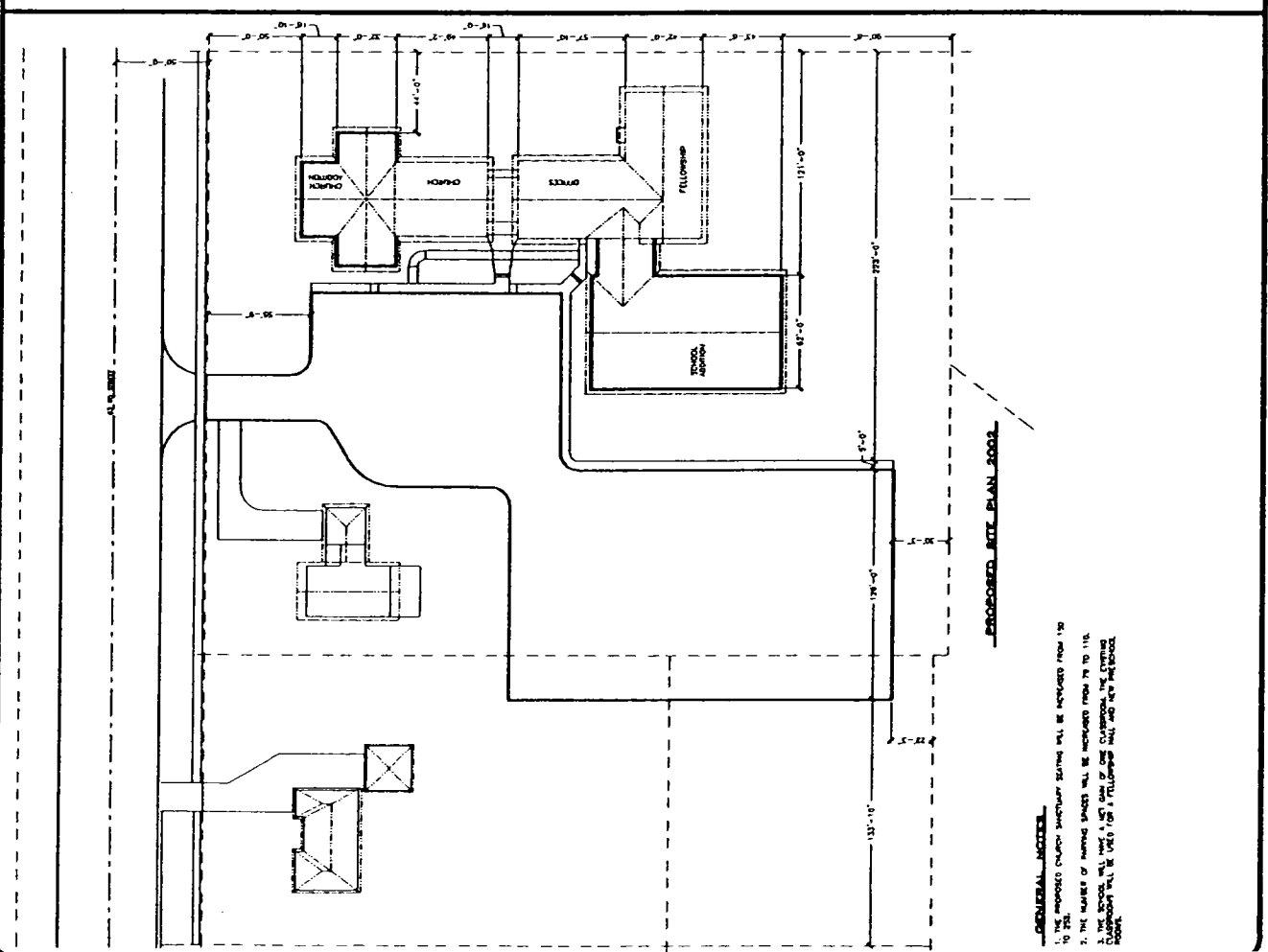
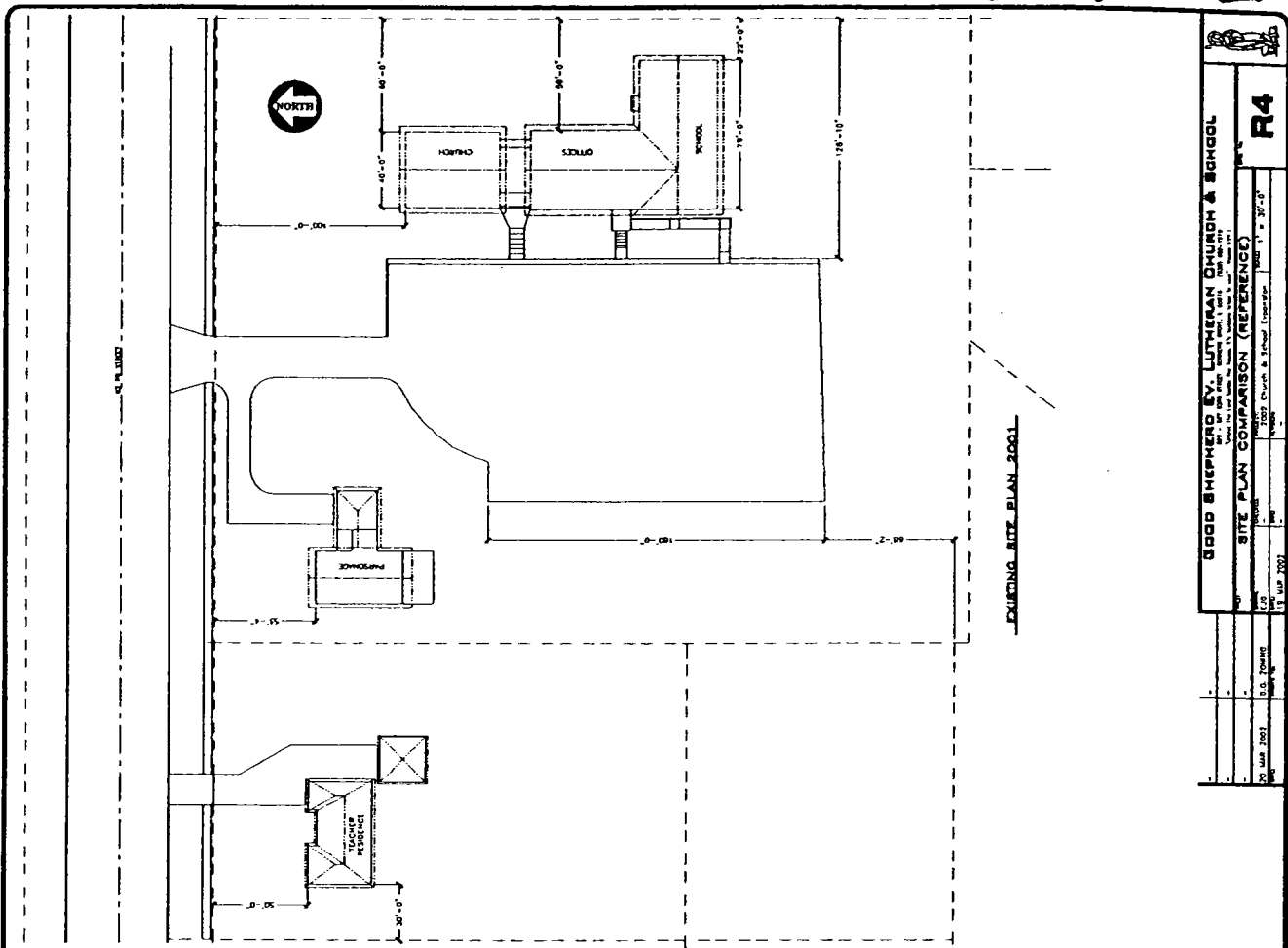
DATE: 15 MAR 2001

BY: [Signature]

CHECKED BY: [Signature]

PROJECT NO. 02

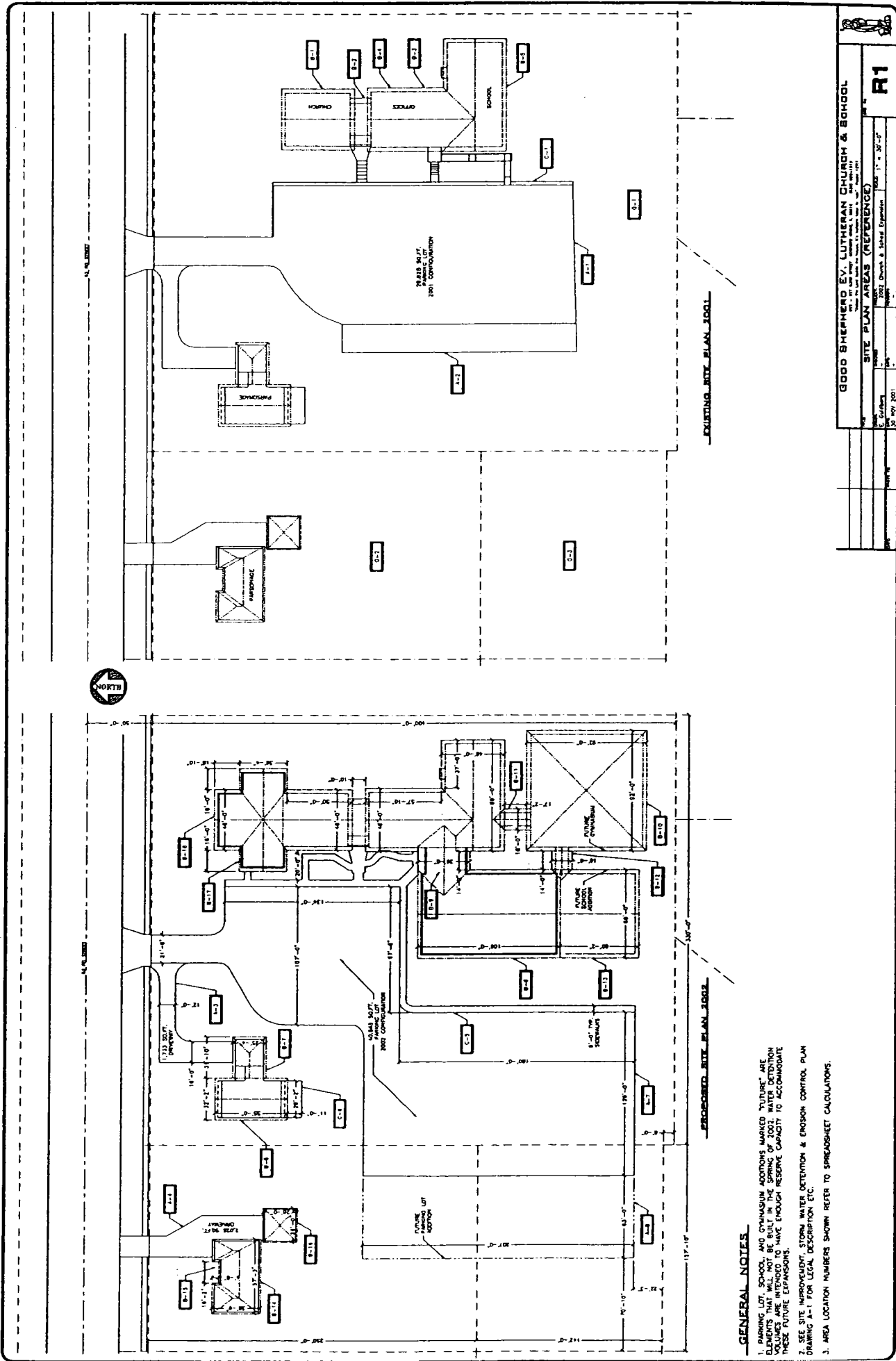
C.4.02



GENERAL NOTES

1. THE PROPOSED CHURCH SANCTUARY SEATING WILL BE INCREASED FROM 120 TO 250.
2. THE NUMBER OF PARKING SPACES WILL BE INCREASED FROM 75 TO 110.
3. THE SCHOOL WILL HAVE A NET GROSS AREA OF ONE QUARTER, THE EXISTING QUARTER WILL BE USED FOR A FELLOWSHIP HALL AND NEW RESTROOM.

GOOD SHEPHERD EV. LUTHERAN CHURCH & SCHOOL	
PROJECT NO.	2002 Church & School Expansion
DATE	10/18/01
SCALE	1" = 20'-0"
SITE PLAN COMPARISON (REFERENCE)	
DATE	10/18/01
SCALE	1" = 20'-0"
R4	



GOOD SHEPHERD EV. LUTHERAN CHURCH & SCHOOL	
SITE PLAN AREAS (REFERENCE)	
NO.	DESCRIPTION
1	EXISTING CHURCH & SCHOOL
2	EXISTING OFFICE
3	EXISTING PARKING
4	EXISTING DRIVE
5	EXISTING SIDEWALK
6	EXISTING UTILITY
7	EXISTING FENCE
8	EXISTING LANDSCAPE
9	EXISTING TREES
10	EXISTING LIGHTS
11	EXISTING SIGNAGE
12	EXISTING DRIVEWAY
13	EXISTING SIDEWALK
14	EXISTING UTILITY
15	EXISTING FENCE
16	EXISTING LANDSCAPE
17	EXISTING TREES
18	EXISTING LIGHTS
19	EXISTING SIGNAGE
20	EXISTING DRIVEWAY
21	EXISTING SIDEWALK
22	EXISTING UTILITY
23	EXISTING FENCE
24	EXISTING LANDSCAPE
25	EXISTING TREES
26	EXISTING LIGHTS
27	EXISTING SIGNAGE
28	EXISTING DRIVEWAY
29	EXISTING SIDEWALK
30	EXISTING UTILITY
31	EXISTING FENCE
32	EXISTING LANDSCAPE
33	EXISTING TREES
34	EXISTING LIGHTS
35	EXISTING SIGNAGE
36	EXISTING DRIVEWAY
37	EXISTING SIDEWALK
38	EXISTING UTILITY
39	EXISTING FENCE
40	EXISTING LANDSCAPE
41	EXISTING TREES
42	EXISTING LIGHTS
43	EXISTING SIGNAGE
44	EXISTING DRIVEWAY
45	EXISTING SIDEWALK
46	EXISTING UTILITY
47	EXISTING FENCE
48	EXISTING LANDSCAPE
49	EXISTING TREES
50	EXISTING LIGHTS
51	EXISTING SIGNAGE
52	EXISTING DRIVEWAY
53	EXISTING SIDEWALK
54	EXISTING UTILITY
55	EXISTING FENCE
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62	EXISTING UTILITY
63	EXISTING FENCE
64	EXISTING LANDSCAPE
65	EXISTING TREES
66	EXISTING LIGHTS
67	EXISTING SIGNAGE
68	EXISTING DRIVEWAY
69	EXISTING SIDEWALK
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78	EXISTING UTILITY
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90	EXISTING LIGHTS
91	EXISTING SIGNAGE
92	EXISTING DRIVEWAY
93	EXISTING SIDEWALK
94	EXISTING UTILITY
95	EXISTING FENCE
96	EXISTING LANDSCAPE
97	EXISTING TREES
98	EXISTING LIGHTS
99	EXISTING SIGNAGE
100	EXISTING DRIVEWAY

GENERAL NOTES

1. PARKING LOT, SCHOOL, AND CHURCH ADDITIONS MARKED 'FUTURE' ARE INTENDED TO BE CONSTRUCTED AT A LATER DATE. CURRENT VOLUMES ARE INTENDED TO HAVE ENOUGH RESERVE CAPACITY TO ACCOMMODATE THESE FUTURE EXPANSIONS.
2. SEE SITE IMPROVEMENT, STORM WATER DETENTION & EROSION CONTROL PLAN DRAWING A-1 FOR LEGAL DESCRIPTION, ETC.
3. AREA LOCATION NUMBERS SHOWN REFER TO SPREADSHEET CALCULATIONS.

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. Guldberg, 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