

**VILLAGE OF DOWNERS GROVE  
COUNCIL ACTION SUMMARY**

INITIATED: Applicant DATE: July 6, 2004  
(Name)

RECOMMENDATION FROM: Plan Commission FILE REF: PC 05-04  
(Board or Department)

**NATURE OF ACTION:**

- Ordinance
- Resolution
- Motion
- Other

**STEPS NEEDED TO IMPLEMENT ACTION:**

Motion to Adopt "AN ORDINANCE AUTHORIZING A SPECIAL USE FOR ST. ANDREW'S EPISCOPAL CHURCH TO PERMIT AN ADDITION TO THE EXISTING STRUCTURE", as presented.

*glo*

**SUMMARY OF ITEM:**

At their meeting of May 17, 2004, the Plan Commission unanimously recommended that a Special Use be granted for the property located at 1125 Franklin Street, Downers Grove to permit an addition to the existing structure.

**RECORD OF ACTION TAKEN:**

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ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AUTHORIZING A SPECIAL  
USE FOR ST. ANDREW'S EPISCOPAL CHURCH TO PERMIT  
AN ADDITION TO THE EXISTING STRUCTURE**

WHEREAS, the following described property, to wit:

The west 132 feet of Lot 29 and all of Lots 30, 31, 32, and 33 in Block 4 in E. H. Prince and Company's Addition to Downers Grove, being a subdivision in Sections 5,6,7 and 8, Township 38 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded September 30, 1891 as Document Number 43600, in DuPage County, Illinois.

Commonly known as 1125 Franklin Street, Downers Grove, IL 60515 (PIN 09-08-115-001,-002,-003,-004,-005)

(hereinafter referred to as the "Property") is presently zoned in the "R-5, Two-family Residence District" under the Comprehensive Zoning Ordinance of the Village of Downers Grove; and

WHEREAS, the owner of the Property has filed with the Plan Commission, a written petition conforming to the requirements of the Zoning Ordinance, requesting that a special use be granted for the Church to allow a 6,544 square foot addition to accommodate a choir room, and support space, additional parking and parking lot improvements, and landscaping improvements including the following variation:

1. Variation from Chapter 28, Section 28-1406, *Design of Off-Street Parking Spaces*, to allow a three foot setback as measured from the front property line along Saratoga Avenue versus the minimum requirement of 5 feet to allow for screening of parking adjacent to residentially zoned property.

WHEREAS, such petition was referred to the Plan Commission of the Village of Downers Grove, and said Plan Commission has given the required public notice, has conducted a public hearing respecting said petition 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 Plan Commission has recommended approval of the requested special use and variations, subject to certain conditions; 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 Plan Commission, 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 a Special Use of the Property is hereby granted to permit a 6,544 square foot addition to accommodate a choir room, support space, additional parking, parking lot improvements and landscaping improvements with variations.

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

1. All storage of refuse shall occur completely in appropriate enclosures at all times; and
2. Substantial compliance with the plans submitted to the Plan Commission, a reduced copy of which is attached hereto and incorporated herein by reference as Exhibit A; and
3. Substantial compliance with the Staff report dated May 14, a copy of which is attached hereto and incorporated herein by reference as Exhibit B; and
4. Compliance with all Public Works/Engineering requirements/conditions as outlined in their memorandum dated March 24, 2004, a copy of which is contained in Exhibit B; and
5. Compliance with all Fire Prevention Division requirements/conditions as outlined in their memorandum dated March 17, 2004, a copy of which is contained in Exhibit B; and
6. Any changes to the conditions represented by the Petitioner as the basis for this petition, whether those changes occur prior to or after Village approval, shall be promptly reported to the Village. The Village reserves the right to re-open its review process upon receipt of such information; and
7. This recommendation is further conditioned that it is the Petitioner's obligation to maintain compliance with all applicable Federal, State, and Village laws, ordinances, regulations, and policies.

SECTION 3. The above conditions are hereby made part of the terms under which the Special Use is granted. Violation of any or all of such conditions shall be deemed a violation of the Village of Downers Grove Zoning Ordinance, the penalty for which may include, but is not limited to, a fine and or revocation of the Special Use granted herein.

SECTION 4. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 5. That this ordinance shall be in full force and effect from and after its passage and publication in pamphlet form as provided by law

\_\_\_\_\_  
Mayor

Passed:

Published:

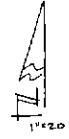
Attest: \_\_\_\_\_

Village Clerk

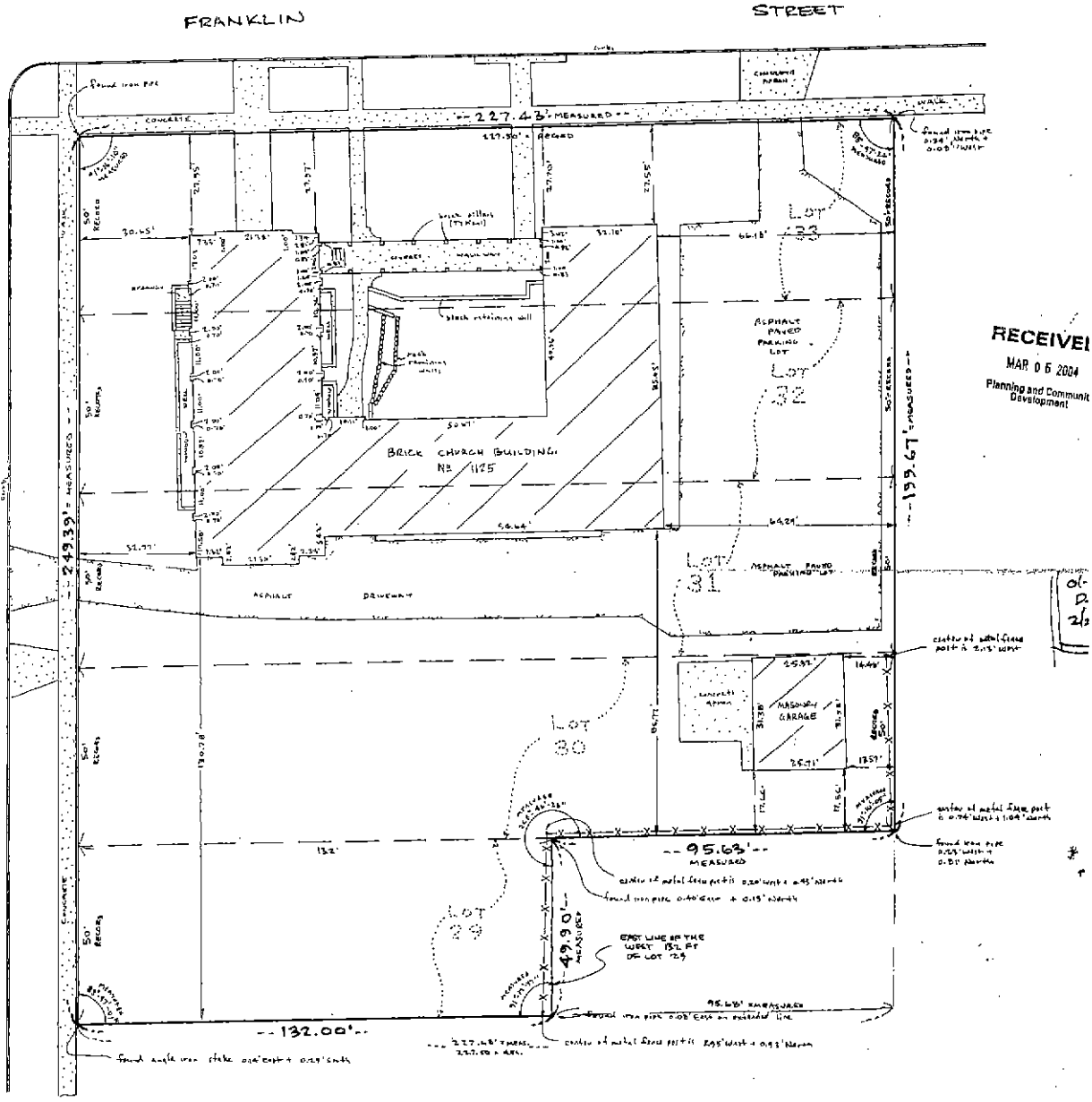
T:\wp8\wv\04\SU-St-Andrews

J. DE CRAENE  
 LAND SURVEYOR  
 11111 W. WILSON DRIVE  
 N.E. IL 60531  
 (708) 789-0888  
 (708) 789-0887

# Plat of Survey



THE WEST 132 FEET OF LOT 29 AND ALL OF LOTS 30, 31, 32 AND 33 IN BLOCK 4 IN E. H. PRINCE AND COMPANY'S ADDITION TO DOWNERS GROVE, BEING A SUBDIVISION IN SECTIONS 5, 6, 7, AND 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 30, 1891 AS DOCUMENT NUMBER 48600, IN DUPAGE COUNTY, ILLINOIS.



RECEIVED  
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 Planning and Community  
 Development

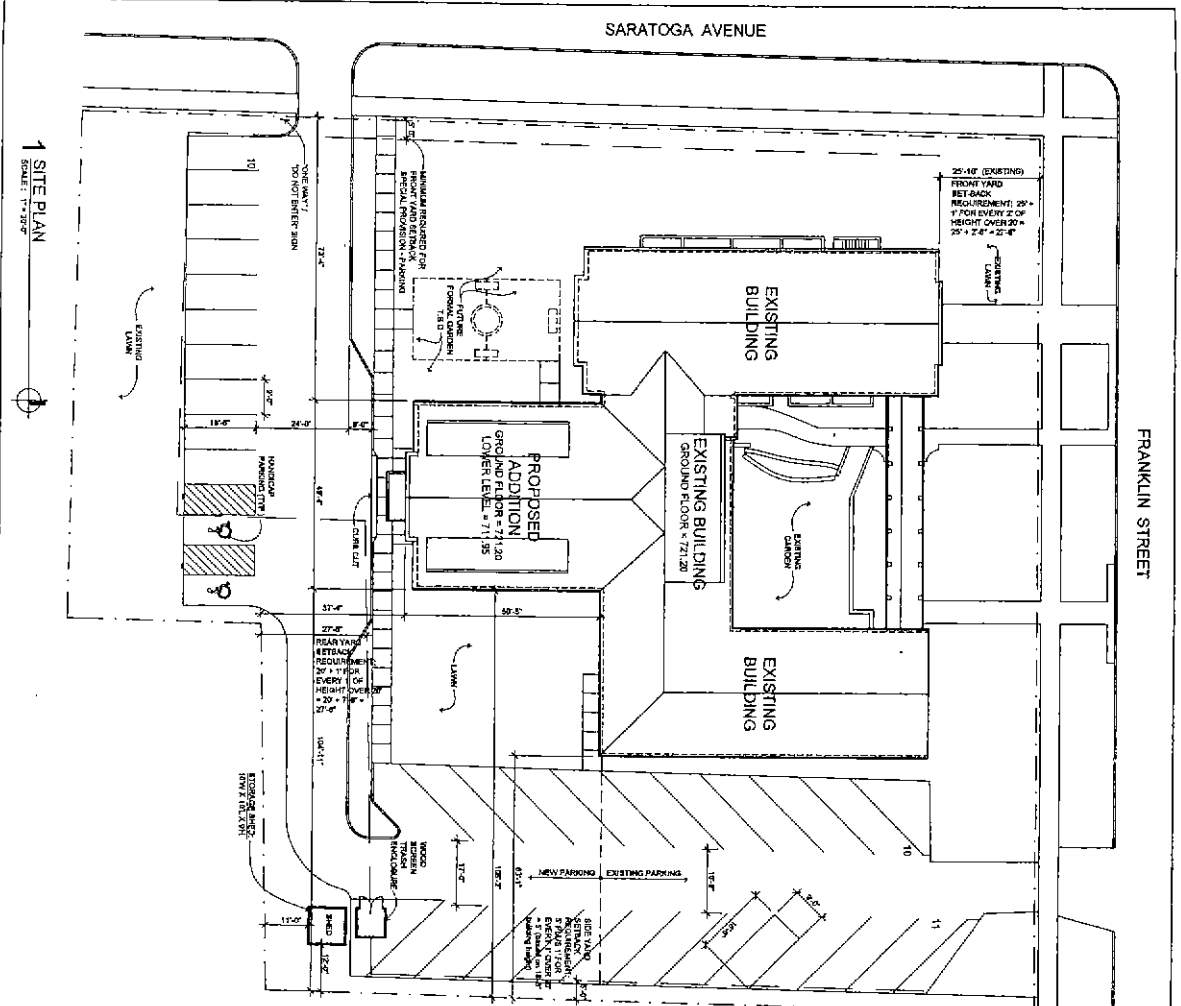
notes: Building lines and other resolutions,  
 two persons,  
 inscription hereon against deed,  
 may be approximate in certain areas, do not  
 it.  
 information shown before use,  
 surveyor prior to using this plat for any  
 purpose, it  
 is valid unless embossed impression of  
 it is affixed hereon.



STATE OF ILLINOIS }  
 COUNTY OF DUPAGE }  
 I HEREBY CERTIFY THAT I HAVE SURVEYED  
 PROPERTY DESCRIBED HEREON.  
 DATE: FEBRUARY 22, A.D. 2007  
 Joseph M. De Craene  
 ILLINOIS LAND SURVEYOR NO. 2416  
 LIC. EXP. 11-30-2007  
 ORDERED BY: MILDRED, KENNETH, BAUER  
 ORDER NO. 02-0131-BANDRAH  
 ©COPYRIGHT 2007 JOSEPH M. DE CRAENE

Blumberg No. 5118  
 EXHIBIT  
 A

Site name: **St. Andrew's Episcopal Church Addition**



**1 SITE PLAN**  
Scale: 1" = 30'-0"

CRITERION	FACTORS	REQUIRED OR EXISTING	PROPOSED OR EXISTING	DIFFERENCE (%)	REMARKS
Lot Area	Minimum	N/A	52,798 sq ft	-	-
Building Area	5.4x - 4.80	41,722 sq ft	24,981 sq ft	-40.7%	-
Building Coverage	0.40	20,868 sq ft	10,791 sq ft	-48.2%	-
Permitted Open Space	Minimum	N/A	-	-	-
Building Height	Maximum	N/A	20'-0" Per Code	-	Measured from existing ground level.
Lot Width	Minimum	N/A	-	-	-
Lot Depth	Minimum	N/A	-	-	-
Front Yard	Medium	25' x 7' for every 2' over 20' ft	Minimum 25' x 7' for every 2' over 20' ft	-4.0%	-
Side Yard	Medium	5' or 7' for every 2' over 20' ft	Minimum 5' or 7' for every 2' over 20' ft	-2.0%	-
Rear Yard	Minimum	20' x 1' for every 1' of height	20' x 1' for every 1' of height	-1.4%	-
Permitted Parking	Minimum	31 x 2' ADA	31 x 2' ADA	-	-
Permitted Loading	N/A	N/A	N/A	-	-

**ANALYSIS OF EXISTING AND PROPOSED BUILDINGS**

**A. AREA OF PROPOSED ADDITION:** 24,981 sq ft. EXISTING LOWER LEVEL: 8,002 sq ft. EXISTING UPPER LEVEL: 2,313 sq ft. PROPOSED LOWER LEVEL: 2,313 sq ft. PROPOSED UPPER LEVEL: 17,365 sq ft. EXISTING BUILDING SHED/TAIL: 18,437 sq ft. PROPOSED NEW CONSTRUCTION SHED/TAIL: 4,104 sq ft. TOTAL EXISTING AND PROPOSED: 24,981 sq ft.

**B. AREA OF EXISTING BUILDING:** 24,981 sq ft. EXISTING LOWER LEVEL: 8,002 sq ft. EXISTING UPPER LEVEL: 2,313 sq ft. PROPOSED LOWER LEVEL: 2,313 sq ft. PROPOSED UPPER LEVEL: 17,365 sq ft. EXISTING BUILDING SHED/TAIL: 18,437 sq ft. PROPOSED NEW CONSTRUCTION SHED/TAIL: 4,104 sq ft.

**C. LOT COVERAGE:** This is no maximum lot coverage for an R-2 district. The lot coverage of the existing and proposed buildings is 10.4% (24,981 sq ft) and 10.4% (24,981 sq ft) respectively of the total lot area of 241,000 sq ft.

**D. PARKING:** There is no maximum number of parking spaces for an R-2 district. The existing church is located within 1,000 feet of a public parking lot.

**E. OPEN SPACE / LANDSCAPED GREEN SPACE:** There is no maximum open space or landscaped green space for an R-2 district. The existing church is located within 1,000 feet of a public park.

**ST. ANDREW'S EPISCOPAL CHURCH ADDITION ANALYSIS SUMMARY**

**A. EXISTING ZONING:** R-2  
**PROPOSED ZONING:** R-2  
**PROPOSED USE:** CHURCH

**B. ZONING AREA (Z.A.R.):** The Z.A.R. of the existing and proposed buildings is 241,000 sq ft. The existing church is located within 1,000 feet of a public parking lot.

**C. LOT COVERAGE:** This is no maximum lot coverage for an R-2 district. The lot coverage of the existing and proposed buildings is 10.4% (24,981 sq ft) and 10.4% (24,981 sq ft) respectively of the total lot area of 241,000 sq ft.

**D. PARKING:** There is no maximum number of parking spaces for an R-2 district. The existing church is located within 1,000 feet of a public parking lot.

**E. OPEN SPACE / LANDSCAPED GREEN SPACE:** There is no maximum open space or landscaped green space for an R-2 district. The existing church is located within 1,000 feet of a public park.

Scale: 1" = 30'-0"

ST. ANDREW'S EPISCOPAL CHURCH  
Donald L. Brown, Pastor

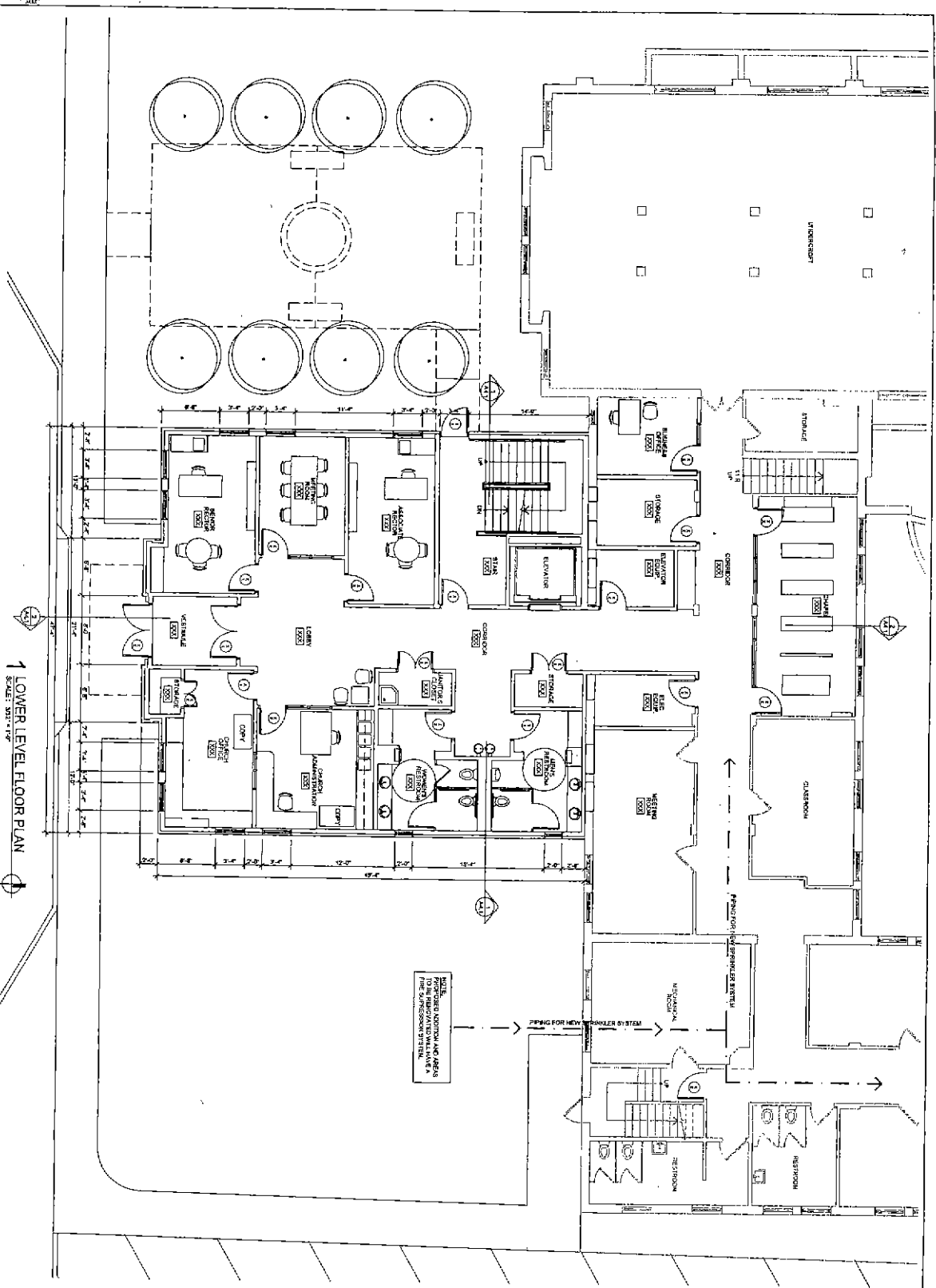
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MAY 19 2014  
Planning and Development

McBride Kelly & Bunker Architects  
1000 14th St  
San Francisco, CA 94103  
415.774.8771

01-152

AO.1

file name: s:\a11\p11.dwg



1 LOWER LEVEL FLOOR PLAN  
SCALE: 3/8" = 1'-0"

**Kelly Kohrde**  
**REGISTERED ARCHITECT**  
 1411 North Logan  
 Chicago, Illinois 60642  
 P. 312.266.1400  
 F. 312.266.1401

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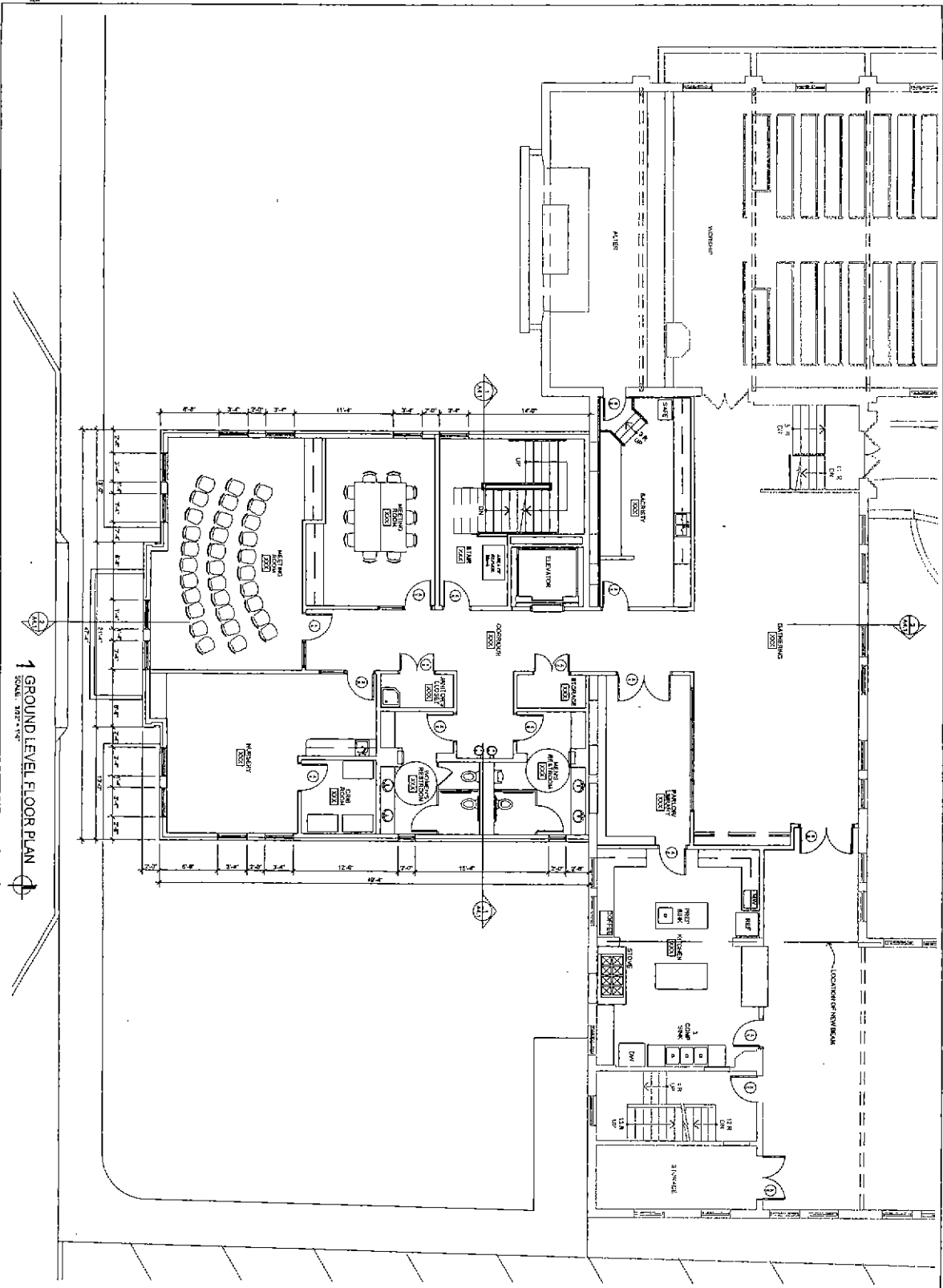
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2	01.15.04	FINAL DESIGN
3	01.15.04	CONSTRUCTION

**ST. ANDREW'S  
 EPISCOPAL CHURCH**  
 1411 North Logan  
 CHICAGO, ILLINOIS

LOWER LEVEL  
 FLOOR PLAN

DATE: 01-15-04  
 DRAWN BY: JAC  
 CHECKED BY: JAC  
 SCALE: 3/8" = 1'-0"  
 SHEET: A1.1

No name:  
reference:



**Kelly Yehuda**  
**Architect**  
 ARCHITECTURAL FIRM  
 1111 North Duane  
 Chicago, Illinois  
 P: 312.286.2825  
 F: 312.286.2825

**RECEIVED**  
 MAY 12 2004  
 Planning and Community  
 Development

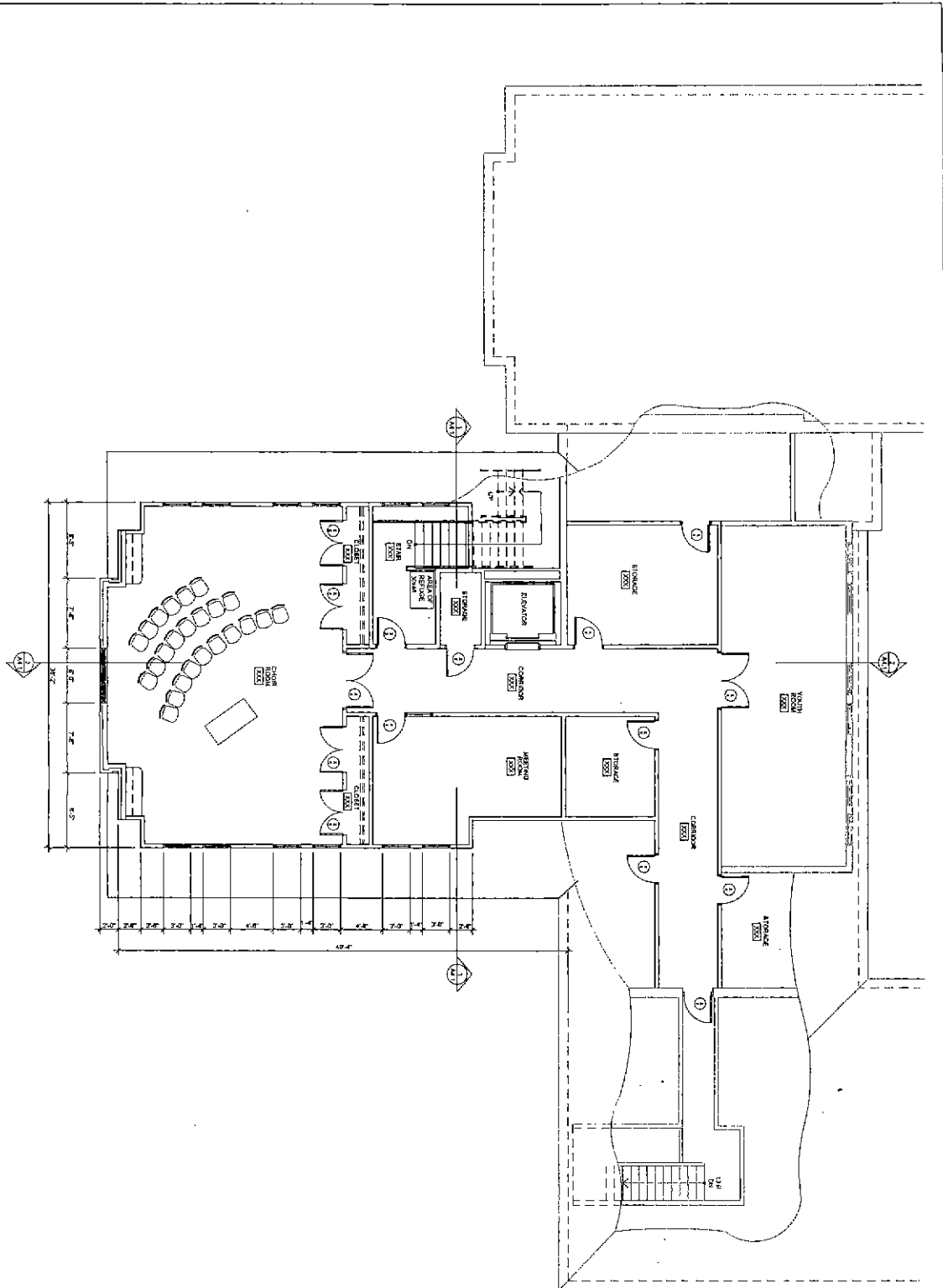
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2	1.14.04	ISSUED FOR PERMITS

**ST. ANDREW'S  
 EPISCOPAL CHURCH**  
 200 W. WASHINGTON  
 CHICAGO, ILLINOIS

**GROUND LEVEL  
 FLOOR PLAN**

DATE: 01-15-04  
 DRAWN BY: JAC  
 CHECKED BY: JAC  
 SCALE: 1/8" = 1'-0"  
 SHEET: **A1.2**

Sheet Name: A1.3



**Kelly**  
**Kelly**  
**Edgerton**  
ARCHITECTS/PLANNERS  
1417 NORTH DAVEN  
PORTLAND, OREGON  
503.253.1234  
P. 503.253.1235

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MAY 12 2004

Planning and Community  
Development

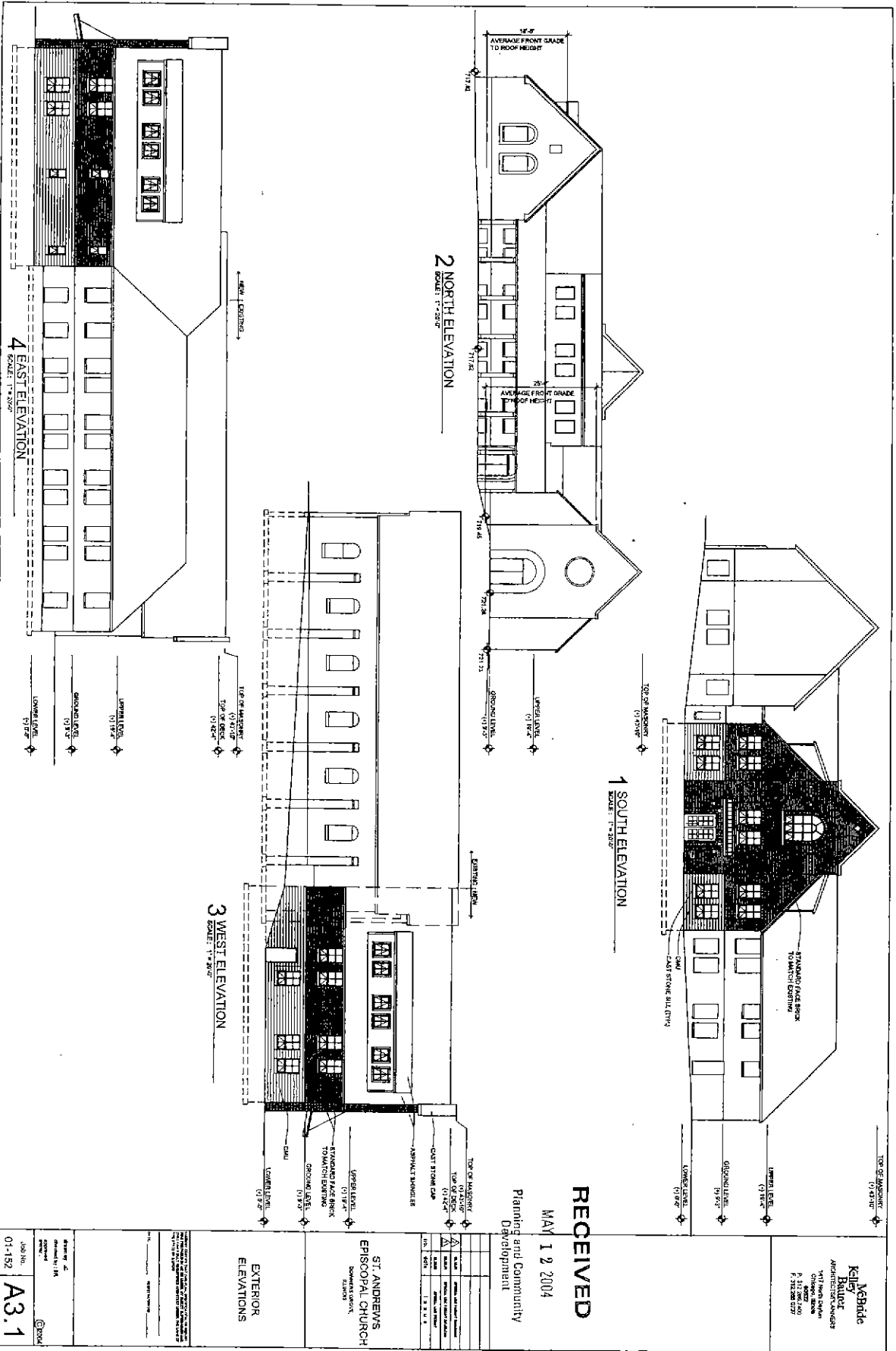
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6	1.1.1.6	1.1.1.6
7	1.1.1.7	1.1.1.7
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9	1.1.1.9	1.1.1.9
10	1.1.1.10	1.1.1.10

ST. ANDREW'S  
EPISCOPAL CHURCH  
COMMUNITY DEVELOPMENT

UPPER LEVEL  
FLOOR PLAN

JOB NO. 01-152  
**A1.3**

File name: 3/26/04/egp



**Kelly McBride**  
**Balducci Architects/Architects**  
 10000  
 10000  
 P. 312.208.5277

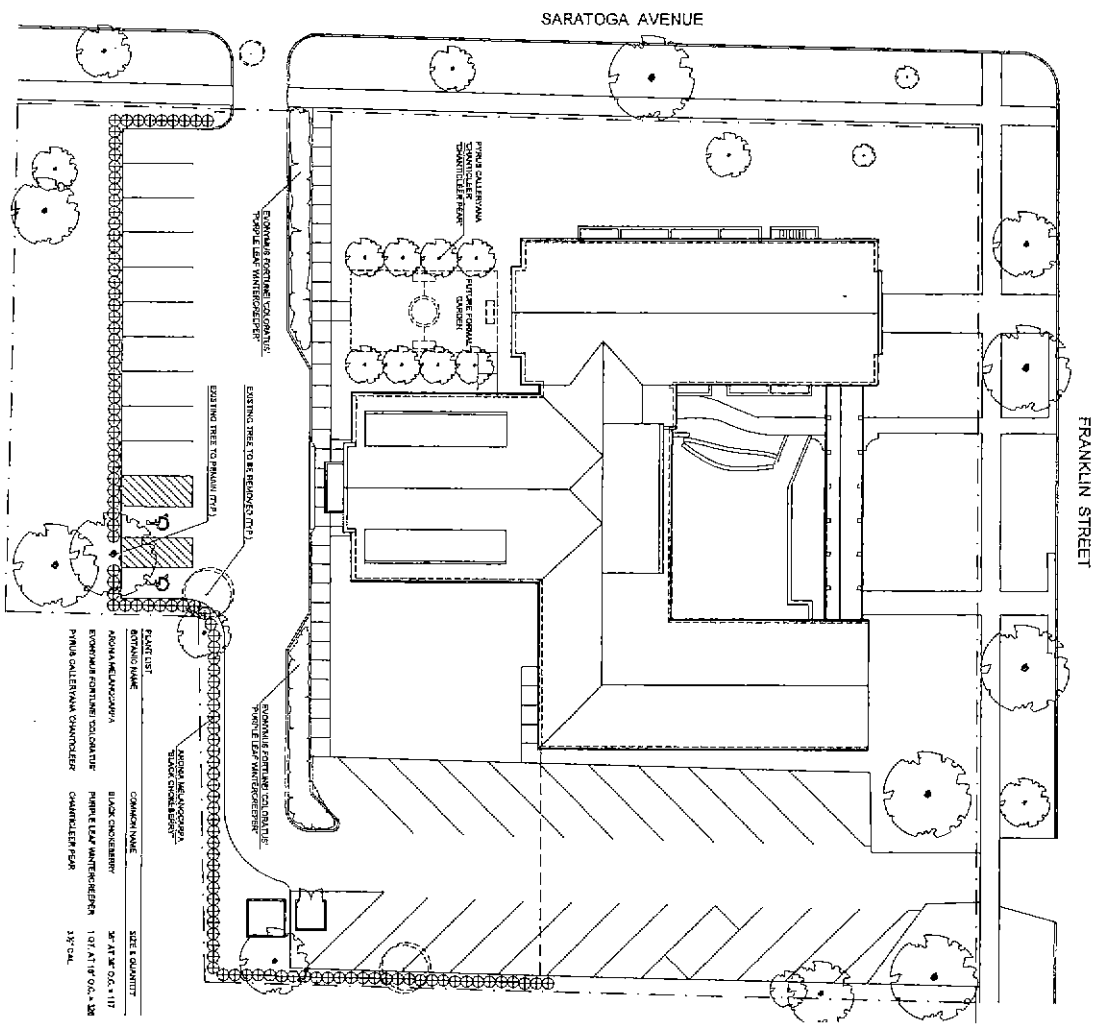
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 Planning and Community  
 Development

**ST. ANDREW'S  
 EPISCOPAL CHURCH**  
 DOMINICK GARDNER  
 12000

**EXTERIOR  
 ELEVATIONS**

Job No. **A3.1**  
 01-152

By name:  
 scale: 1" = 30'



1 LANDSCAPE PLAN  
 SCALE: 1" = 30'

PLANT LIST	COMMON NAME	SIZE & QUANTITY
AKONIA LANCIFOLIA	BLACK CHOCOLATE	3" AT 12" O.C. x 117
EVONKIA CONTINENSIS COLCUTIE	PINK BLOSSOM	1.5" AT 18" O.C. x 138
PINK CALISTEMMA CHAMBERSII	CHAMBERSII PEAR	3/2" O.C.

McBride  
 Kelley  
 Architects  
 1411 NORTH DAVENPORT  
 CHICAGO, ILLINOIS 60610  
 P. 312.288.1800  
 F. 312.288.1877

RECEIVED

MAY 12 2004

Planning and Community  
 Development

ST. ANDREW'S  
 EPISCOPAL CHURCH  
 1411 NORTH DAVENPORT  
 CHICAGO, ILLINOIS 60610

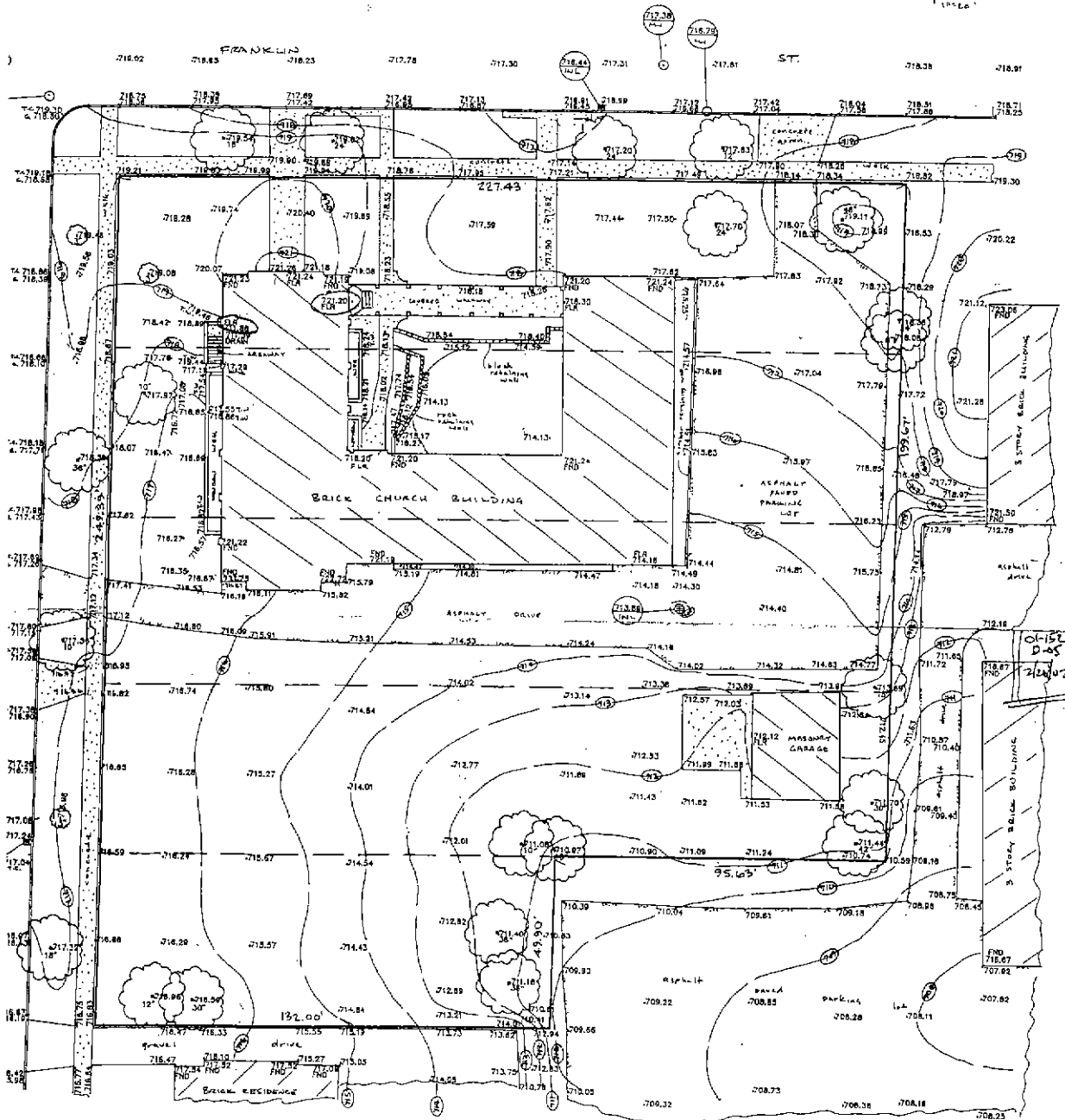
LANDSCAPE  
 PLAN

Job No. 01-162  
 L1.0

# TOPOGRAPHY

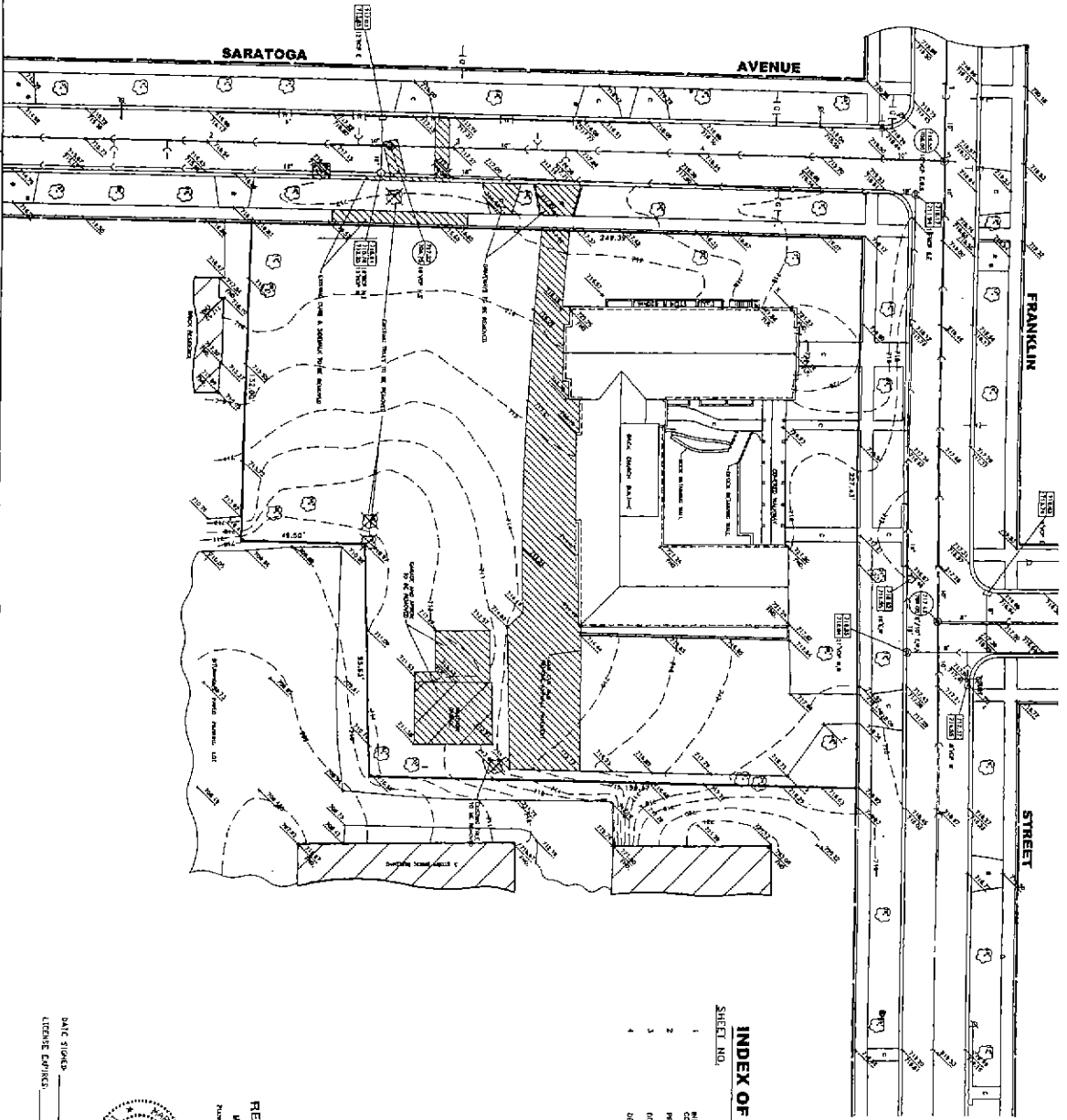
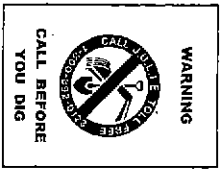
CON ARE IN REFERENCE TO:  
 S GROVE BENCHMARK NO 448  
 BONNET BOLT OF HYDRANT ON  
 PRINCE ST. AND FRANKLIN ST.

THE WEST 132 FEET OF LOT 29 AND ALL OF LOTS 30, 31, 32 AND 33 IN BLOCK 4 IN E. H. PRINCE  
 AND COMPANY'S ADDITION TO DOWNERS GROVE, BEING A SUBDIVISION IN SECTIONS 5, 6, 7  
 AND 8, TOWNSHIP 28 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN,  
 ACCORDING TO THE PLAT THEREOF REGISTERED SEPTEMBER 30, 1891 AS DOCUMENT NUMBER  
 43860, IN DUPAGE COUNTY, ILLINOIS.



PLAT OF SURVEY. PROPERTY CORNERS ARE NOT MONUMENTED  
 FOR PURPOSE OF INDICATING EXISTING SURFACE TOPOGRAPHY ONLY.  
 INTENDED BY THE SURVEYOR HEREON.  
 OF SURVEY FOR BUILDING DIMENSIONS AND LOCATIONS.  
 TRACTOR SHOULD CONTACT J.L.L.E. 1-800-852-0123 PRIOR TO ANY  
 DRAINING.  
 OF SURVEY FOR LAND AND BOUNDARY DETAILS.  
 USER ARE SHOWN HEREON.  
 INFORMATION NOT SHOWN HEREON. CONSULT VILLAGE ATLAS FOR  
 ABLE TO THIS PROJECT.  
 SE ATLAS FOR WATER MAIN SIZE AND LOCATION.  
 T SHOWN HEREON.

- LEGEND**
- ELEVATION POINT
  - EXISTING LOT CORNER
  - EXISTING CENTERLINE
  - ELEVATION
  - FUND
  - FLD
  - FV
  - INCL
  - 100 FT
  - 200 FT
  - 400 FT
  - 800 FT
  - 1600 FT
  - 3200 FT
  - 6400 FT
  - 12800 FT
  - 25600 FT
  - 51200 FT
  - 102400 FT
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  - 29230032739907176505357415062211255821027814400 FT
  - 58460065479814353010714830124422510441647628800 FT
  - 1169201



**INDEX OF SHEETS**

SHEET NO.	DESCRIPTION
1	PLAN OF EXISTING BUILDING
2	PROPOSED FLOORING, CEILING AND UTILITIES
3	DETAILS
4	GENERAL SPECIFICATIONS AND NOTES

RECEIVED  
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 PLANNING DEPARTMENT  
 CITY OF CHICAGO

DATE STICKED 3-2-84  
 LICENSE EXP. 11-28-83

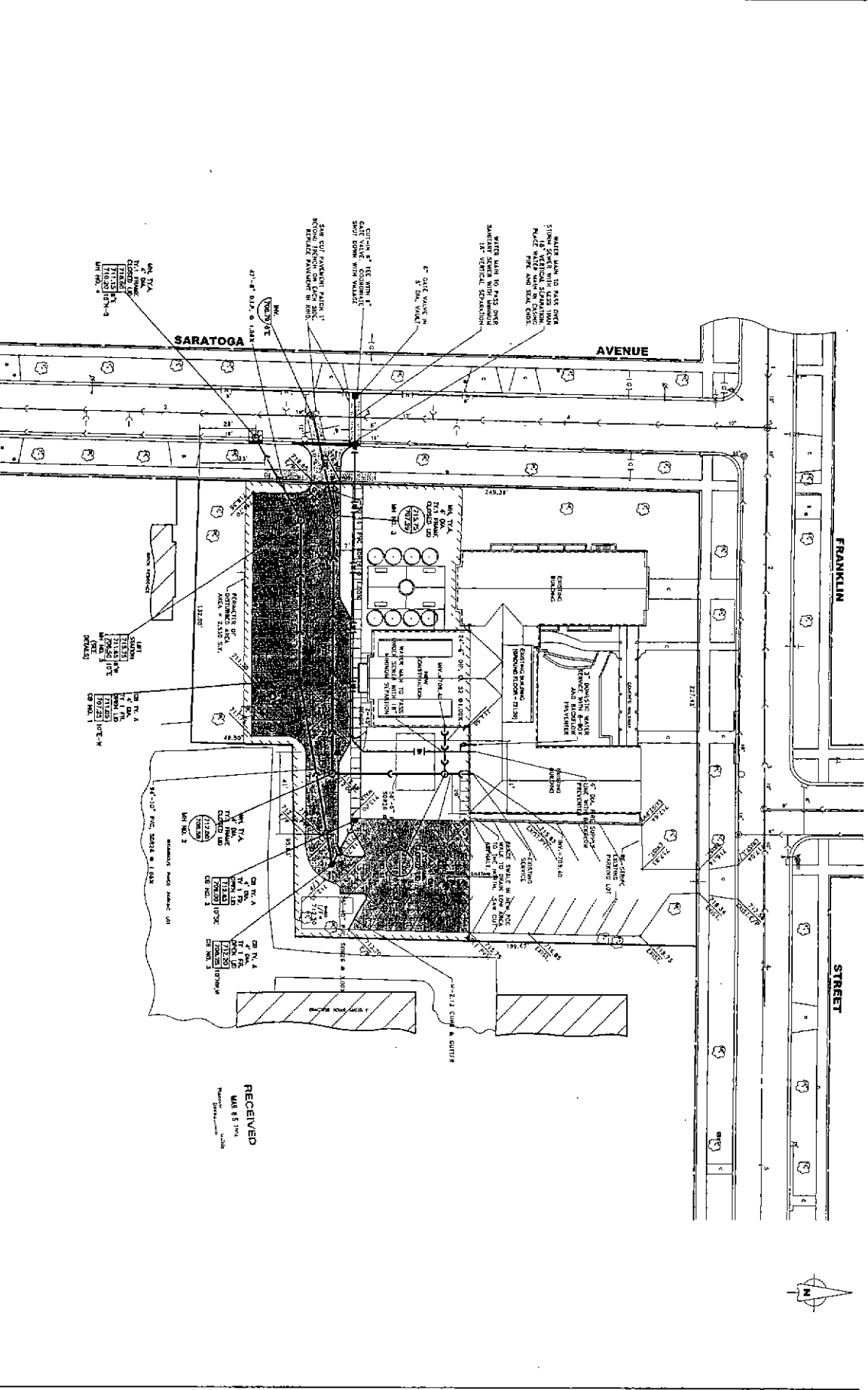
**HANCOCK**  
 ENGINEERING

◆ Civil Engineers  
 ◆ Municipal Consultants  
 ◆ Established 1911

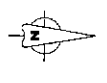
PRELIMINARY PLANS-SPECIAL USE PERMIT FOR  
 ST. ANDREW'S EPISCOPAL CHURCH ADDITION,  
 DOWNERS GROVE, ILLINOIS

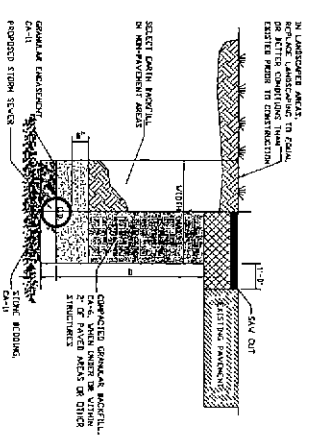
EXISTING CONDITIONS &  
 REMOVAL PLAN

SCALE	1"=20'	SHEET	1
DRAWN BY	DMJ/LVN		
DATE	1-3-84		
CITY NO.	555-03-1363		

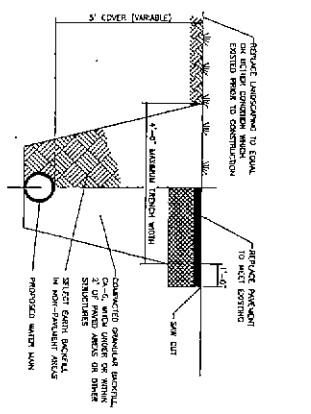


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MAR 15 1984  
CITY OF NORTHBROOK, ILLINOIS

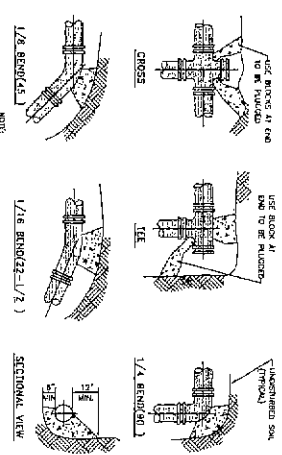




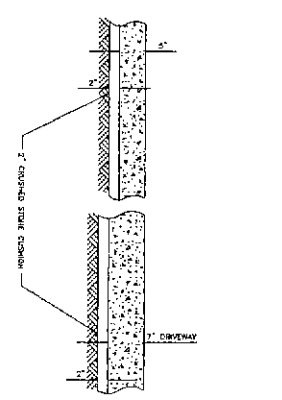
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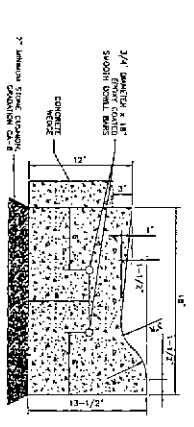
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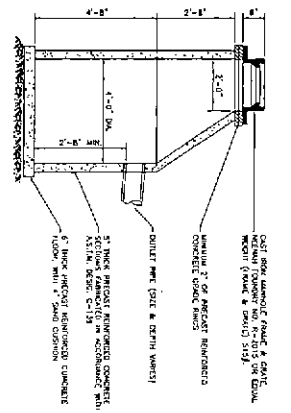
**THRUST BLOCK DETAIL**



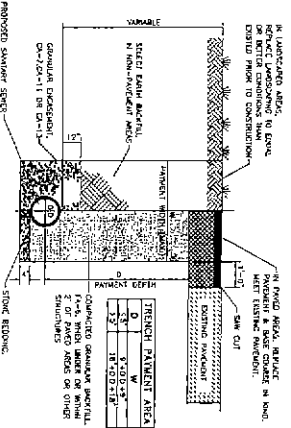
**P.C.C. SIDEWALK CROSS SECTION**



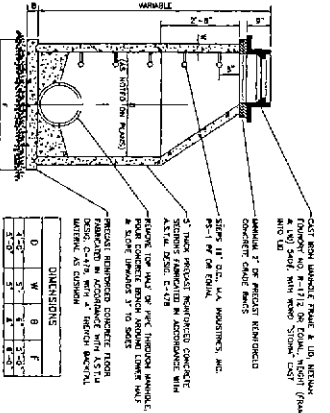
**COMBINATION CONCRETE CURB & GUTTER TYPE M-2.12 (MODIFIED)**



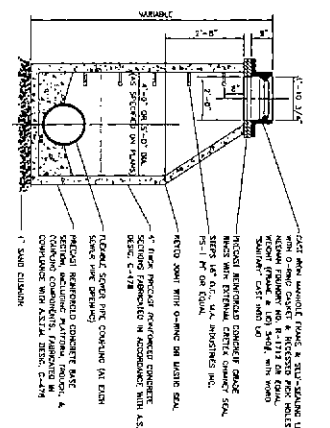
**CATCH BASIN, TYPE A**



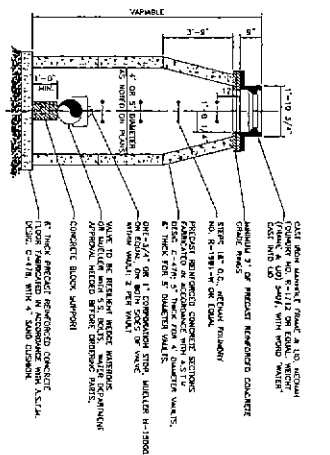
**TYPICAL PVC SANITARY SEWER TRENCH DETAIL**



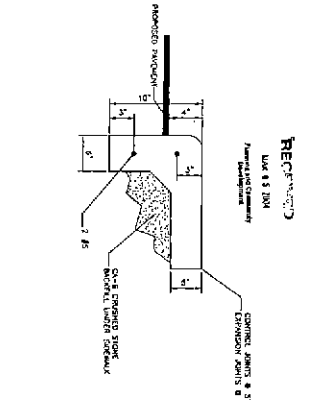
**STANDARD STORM SEWER MANHOLE**



**STANDARD SANITARY SEWER MANHOLE**



**STANDARD VALVE VAULT DETAIL**



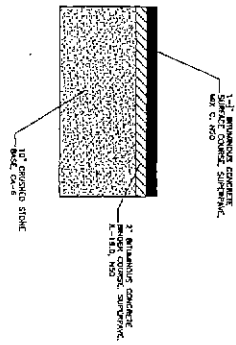
**MONOLITHIC CURB/SIDEWALK DETAIL**

**HANCOCK ENGINEERING**  
 Civil Engineers  
 Municipal Consultants  
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**PRELIMINARY PLANS-SPECIAL USE PERMIT FOR ST. ANDREW'S EPISCOPAL CHURCH ADDITION, DOWNERS GROVE, ILLINOIS**

**DETAILS**

SCALE:	DATE:	SHEET:
AS SHOWN	5-2-04	3
DATE:	FILE NO.:	OF
5-2-04	55-03-1352	4



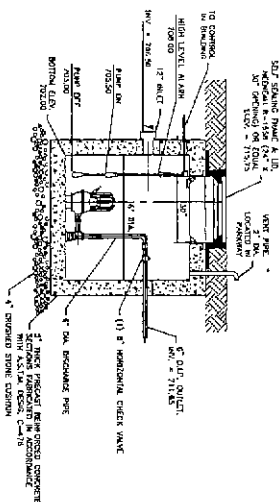
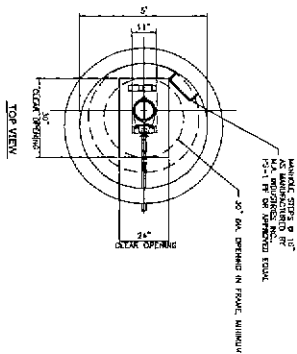
PAVEMENT SECTION DETAIL

**SANITARY SEWER GENERAL NOTES**

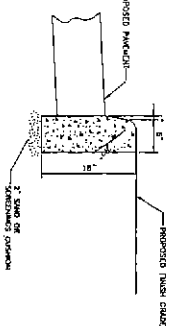
1. ALL SANITARY SEWER SHALL BE CONFORMANT TO THE SANITARY SEWER DESIGN AND INSTALLATION MANUAL, 1995 EDITION, AS AMENDED.
2. ALL SANITARY SEWER SHALL BE 15\"/>

**WATER MAIN GENERAL NOTES**

1. ALL WATER MAIN SHALL BE 12\"/>



LIFT STATION WET WELL DETAIL



BARRIER CURB DETAIL

**LIFT STATION SPECIFICATIONS**

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2. THE LIFT STATION SHALL BE 12\"/>

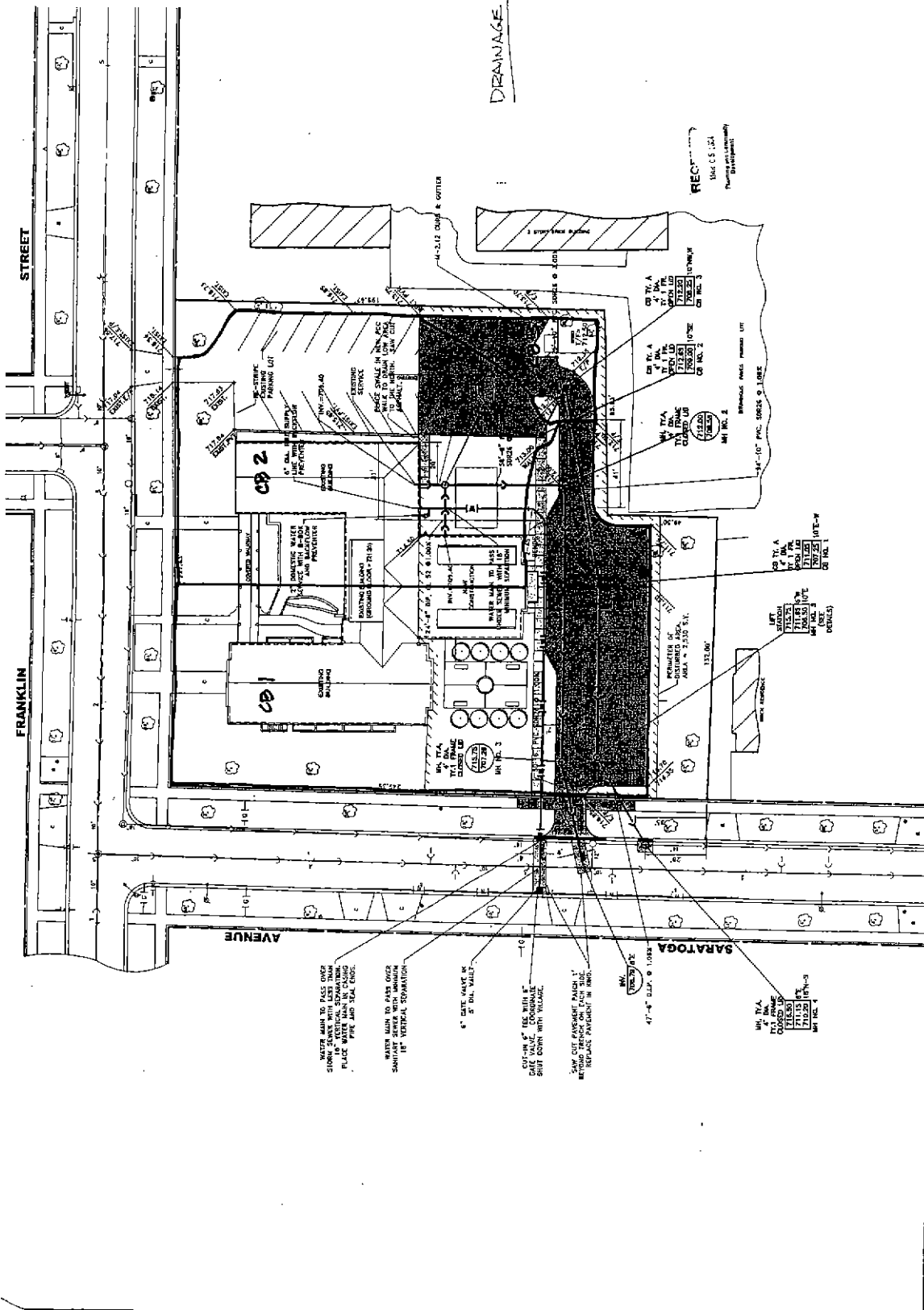
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Planning Department

**HANCOCK ENGINEERING**  
Civil Engineers  
Municipal Consultants  
Established 1911

PRELIMINARY PLANS-SPECIAL USE PERMIT FOR  
ST. ANDREW'S EPISCOPAL CHURCH ADDITION,  
DOWMERS GROVE, ILLINOIS

DETAILS

REVISION	DATE	BY	CHKD



DRAINAGE AREAS

DATE	11-20	SHEET	2
PROJECT	ST. ANDREW'S EPISCOPAL CHURCH ADDITION	OF	4
SCALE	AS SHOWN		
DATE	11-20-04		
PROJECT NO.	035-03-1833		

PROPOSED PAVING, GRADING,  
& UTILITIES PLAN

PRELIMINARY PLANS-SPECIAL USE PERMIT FOR  
ST. ANDREW'S EPISCOPAL CHURCH ADDITION,  
DOWNERS GROVE, ILLINOIS

3115 Belmont Road  
Downers Grove, Illinois 60130  
Phone: 708-953-8800  
Fax: 708-953-1311

◆ Civil Engineers  
◆ Municipal Consultants  
◆ Established 1911



- WATER MAIN TO PASS OVER  
SEWER MAIN TO PASS UNDER  
AT THE VERTICAL SEPARATION,  
PLACE PIPE AND SEAL ENDS.
- WATER MAIN TO PASS OVER  
SEWER MAIN TO PASS UNDER  
AT VERTICAL SEPARATION.
- 6" DUCT BANK OF  
2" DIA. VALVES.
- CUT-IN 4" REC WITH 8"  
DIE VALVE, CONDENSE  
SHUT DOWN WITH THERMOC.
- SAW CUT PAVEMENT PATCH 1'  
WIDE BY 1' DEEP TO REMOVE  
REPLACE PAVEMENT IN PLACE.
- 47"-4" DIA. 8' LONG
- 18" DIA. 10' LONG
- 18" DIA. 10' LONG
- 18" DIA. 10' LONG

REC'D  
STATE OF ILL.  
DEPARTMENT OF TRANSPORTATION

CR. NO. A  
11/20/04  
7/1/04  
7/1/04  
CR. NO. 3

CR. NO. A  
11/20/04  
7/1/04  
7/1/04  
CR. NO. 2

CR. NO. A  
11/20/04  
7/1/04  
7/1/04  
CR. NO. 1

## PLANNING &amp; COMMUNITY DEVELOPMENT / STAFF DEVELOPMENT TEAM REPORT

**To:** Plan Commission  
**Prepared By:** Keith R. Sbiral, Current Development Planner, P&CD  
**Meeting Date:** May 17, 2004  
**Date Prepared:** May 14, 2004

**FILE COPY**

**Project Title:** St. Andrews Episcopal Church Addition  
**Petitioner:** St. Andrews Church  
 c/o James Russ, Jr., Attorney  
**Petitioner Address:** 1125 Franklin Street

**BACKGROUND INFORMATION**

**Property Address:** 1125 Franklin Street, Downers Grove  
**Existing Zoning:** R-5, Two Family Residence District

**Requested Action**

1. Approval of proposed Amendment to a Special Use to authorize an addition to the existing church, and other site modifications, per Chapter 28 Section 28.510; R-5, *District-Special Uses*, and Section 28.502; R-1 *District, Special Uses*, by reference.
2. Approval of a request for Variation from Chapter 28, Section 28-1406, *Design of Off-Street Parking Spaces*, to allow a 3 foot setback as measured from the front property line along Cumnor Road for required screening of a parking lot fronting a residentially zoned lot versus the minimum requirement of 5 feet.

**BACKGROUND**

The subject property is located at the southeast corner of the intersection of Franklin Street and Saratoga Avenue. The property is the site of St. Andrew's Episcopal Church established in 1884. The use of the property for a church was initiated prior to the current ordinance requirements for Special Use approval in 1955. Consequently, the church use is considered per Code to have a Special Use *by prior existence* per Section 28.1202 (f). Consequently, the requested action, if approved would formally document the Special Use for the property as well as its amendment should it be approved.

**ANALYSIS****Requested Action**

St. Andrew's Church is proposing a 6,544 square foot addition to the rear of the church building, to accommodate a choir room and support space, additional parking and parking lot improvements, and landscaping improvements, all of which combined constitute a substantial modification to the existing Special Use conditions and consequently require an Amendment.

*Amendment to the Special Use*

A Church is a permitted use in the R-5 zoning district but is subject to Special Use consideration and approval. The petitioner has provided a synopsis of the proposed modifications in the attached correspondence dated May 10, 2004, and will further address the criteria for consideration of a Special Use Request to the Plan Commission at the Plan Commission hearing per Section 28-1902 of the Zoning Ordinance, *Standards for Approval*.

*Request for Variations*

The petitioner is requesting a Variation from Chapter 28, Section 28-1406, *Design of Off-Street Parking Spaces*, to allow a three foot setback as measured from the front property line along Saratoga Avenue, for required screening of a parking lot fronting a residentially zoned lot versus the minimum requirement of 5 feet.

While the petitioner is requesting to reduce the front setback (Saratoga Avenue) for required screening of parking adjacent to residentially zoned property, it should be noted that the required screening is desirable, but per Code, it is required to conform to the zoning district's setback requirement of 5 feet. In this particular case, given y



proximity of residential properties, it would be more desirable to have the required screening at or near the property line to perform its intended function of screening parking areas and headlights. Nevertheless, the Variation must be requested. The petitioner is proposing the use of dense landscape plantings to screen all new portions of the parking lot from adjacent residential uses. The petitioner has outlined the request and response to the standards for granting a variation in an attached letter and will address the proposal and proposed justification to support the requested variation at the Public Hearing.

Variations from front yard regulations require evaluation per Section 28-1803 of the Zoning Ordinance, *Standards for Granting a Variation*: “A variation shall be permitted only if the Board finds that it is in harmony with the general provisions and interests of this Zoning Ordinance and that there are practical difficulties or particular hardships in the way of carrying out the strict letter of the provisions of this Zoning Ordinance. In its consideration of the standards of practical difficulties or particular hardship, the Board shall require that: (1) The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located; (2) The plight of the owner is due to unique circumstances; and (3) The variation, if granted, will not alter the essential character of the locality.”

### Zoning and Future Land Use Plan *Surrounding Land Uses and Zoning*

**Table 1: Land Use and Zoning**

	Existing Zoning	Existing Use	Future Land Use Plan
<b>North</b>	R-4, Single Family Residence	Residential Uses	Residential at 0-6 d.u. per acre (Yellow)
<b>South</b>	R-5, Two Family Residence	Residential Uses	Residential at 6-11 d.u. per acre (Orange)
	R-6, Multiple Family Residence		
<b>East</b>	R-6, Multiple Family Residence	Multiple Family	Residential at 6-11 d.u. per acre (Orange) Residential at 25-60 d.u. per acre (Brown)
<b>West</b>	R-5, Two Family Residence	Residential Uses	Residential at 6-11 d.u. per acre (Orange)

The subject property is currently zoned R-5, Two Family Residence District, consistent with the Future Land Use Plan designation of Residential 6-11 d.u. per acre (Orange). The existing use is allowed subject to Special Use consideration in the zoning district. The proposed amendment, if approved, would be consistent with the existing zoning and Future Land Use Map.

### Site

#### Yards and Setbacks

Proposed yards and setbacks are summarized in Table 2, with Variations requested from Code as noted:

Table 2: Yards and Setbacks

ST ANDREWS PARCEL REQUIRED YARDS/SETBACKS	Minimum Required from Property Line (feet)	Existing (feet)	Proposed	Surplus / (Deficit) (%)	Remarks
<b><u>I. Franklin Street</u></b>					
a. Building	27.50	25.80		(6)	Existing Church is Legal Nonconforming
b. Parking	5.00	15.00		300	Existing Condition
<b><u>II. Saratoga Avenue</u></b>					
a. Existing Building	27.50	26.50		(3.6)	Existing Church is Legal Nonconforming
b. Proposed Addition	27.50		72.58	163.91	
c. Parking	5.00		5.00	0	Per Section 28.1404
d. Screening	5.00		3.00	(40)	<b>Variation Required</b>
<b><u>III. Side Yard (East)</u></b>					
a. Building	5.00	63.08		1261.6	Existing Condition Existing and Proposed Condition
b. Parking	N/A	5.00	5.00	N/A	
<b><u>IV. Rear Yard (South)</u></b>					
a. Building	27.50		40.00	45	
b. Parking	N/A		4	N/A	

It should be noted that the proposed addition and site modifications are not expanding any existing legal nonconformities per Code, consequently, items I.a. and II.a. do not require a request for Variation, as the characteristics are being neither modified nor increased.

#### Bulk Characteristics

The total land area of the redevelopment site is approximately 52,166 square feet (1.2 acres), with overall dimensions of approximately 227 feet as measured east to west along Franklin Street and 249 feet as measured north to south along Saratoga Avenue. Based upon the maximum Floor Area Ratio (FAR) in the R-5 District of 0.80, the proposed parcel would have a maximum gross floor area of 41,733 square feet as compared to the proposed 24,981 square feet (an effective FAR of 0.48 or 41% below the maximum permitted).

Section 28.502 of the Zoning Ordinance requires that the lot coverage of a Church not exceed 40 percent of the total lot area. The proposed St. Andrews Church building and addition is proposed to have lot coverage of 10,791 square feet, 48 percent less coverage than permitted by ordinance.

Table 3: Bulk Characteristics

ST ANDREWS PARCEL REQUIRED BULK CHARACTERISTICS	Maximum Permitted Per Code (sq.ft.)	Proposed (sq.ft.)	Surplus / (Deficit)	Difference (%)
Floor Area Ratio	41,733	24,981	20,867	-40.1
Lot Coverage	20,866	10,791	10,075	-48.2

#### Loading

Section 28.1410 of the Code requires one loading space be provided for any church over 100,000 square feet of floor area. Churches in existence prior to January 14, 1991, however, are exempt from this requirement. Though no loading /unloading space is required per Code, loading and unloading should be conducted on-site.

#### Greenspace

Although there are no specific requirements for greenspace/open space in the R-5 Two Family Residence District, the petitioner is proposing additional site landscaping including additional trees, parking lot screening and a formal garden at

the southeast side of the church grounds with an approximate 37 percent greenspace percentage on the site. The proposed landscape parking screen should be as dense as possible to perform its intended function.

#### Signs

No changes or modifications to existing signage are proposed; additionally, no new signage is proposed as part of the addition project.

#### Site Lighting

The petitioner is not proposing modifications to existing exterior lighting; additionally, no new exterior lighting is proposed as part of the addition project. Any future lighting should take into consideration the very close proximity of residential uses.

### **Buildings and Design**

#### Building Height

The maximum building height per Code is 35 feet as measured to the midpoint between the bottom of the eave and the top of the peak. The existing church structure is 25 feet high per Code as measured in the front yard. The proposed addition will be lower than or equal to the height of the existing sanctuary. The ridge of the addition will be 43.8 feet high as measured from the rear of the property and will conform to Code requirements.

#### Design

The petitioner is proposing a traditionally based aesthetic/design and a combination of materials that should be architecturally compatible and complementary to the historical nature and aesthetic of the existing church structure as well as the surrounding residential neighborhood. The addition is proposed to be predominantly composed of brick masonry facing to match the existing church with a concrete masonry unit plinth (building base) and cast stone windowsills. The hipped/gabled roof also further complements the original aesthetic and residential neighborhood. The petitioner indicated that due to cost considerations of the Church a color rendering of the proposed design would not be available; however, consideration should be given to an architectural treatment to the concrete masonry unit (e.g., rustication, architectural CMU, etc.). Samples of major materials proposed would be beneficial to present at the Plan Commission hearing.

### **Public Works / Engineering**

#### Engineering and Stormwater Management

Public Works Staff have reviewed the proposed plans and detail their conclusions in the attached memorandum dated March 24, 2004. There are no outstanding engineering/stormwater management issues affecting the currently proposed petition; however, certain procedural requirements will be required to be satisfied prior to issuance of construction and stormwater permits.

#### Parking

Section 28.1410 of the Zoning Ordinance requires Churches that were in existence as of January 14, 1991 and located within 1,000 feet of the Concentrated Business District (CBD) are allowed to provide only 35 percent of the on-site parking normally required for Churches. In this case, that is one space per three persons in the main auditorium, which would result in a requirement of 104 spaces. However, the site is located approximately 250 feet from the CBD and therefore is entitled a parking requirement of 35 percent of the requirement in the zoning district which is 37 spaces.

St. Andrews Episcopal Church was built prior to 1991 and contains 310 seats in the main auditorium. The existing church site contains 21 parking spaces and is legal nonconforming with respect to the number of spaces required. Although the addition does provide additional capacity, the proposed building does not add capacity to the auditorium and, therefore, per Code, does not require an increase in the parking requirements on site. Nevertheless, the proposed plans include an additional 15 parking spaces to the current 21 spaces as well as ADA compliant spaces in addition to those required per Code. The proposed voluntary addition of parking spaces will substantially decrease the existing parking legal nonconformity from 16 spaces to one space.

Table 4: Parking

	Required Parking Per Code	Alternate Required Parking Per Code <sup>1</sup>	Existing Parking	Existing Surplus/ (Deficit)	Proposed Parking	Proposed Surplus / (Deficit)
<b>ST ANDREWS PARCEL REQUIRED PARKING</b>	104	37	21	-16	36	(1)

Notes:

1. For churches within 1,000 feet of CBD (Ch. 28, Section 1410)

The Village's Traffic Engineer has reviewed the parking plan and concurs that the increased parking supply will assist in meeting the demands of the Church.

Traffic

The entire site will continue to be accessed by two existing driveways located on Franklin Street and Saratoga Avenue. Site circulation will be one-way providing ingress to the site from Franklin Street and circulating traffic south and west for egress on Saratoga Avenue. A "One Way / Do Not Enter" sign will be placed at the Saratoga Avenue driveway for clear site circulation. The proposed parking lot will be paved with asphalt.

The Village's Traffic Engineer has also evaluated potential traffic circulation and impacts and concurs that the proposed traffic circulation pattern will remain substantially similar to the existing circulation with improved signage for way finding, and the proposed addition would not negatively impact traffic characteristics as compared to existing conditions.

Landscape Plan

The proposed landscape plan has been reviewed by the Village Forester who has approved the landscape material and plant list on the proposed plans. The Forester noted that the small tree being removed in the Saratoga Avenue parkway will require compensation to the Village per Code. The Village will determine the value at the time of building permit.

The petitioner has proposed additional landscaping to meet parking area screening requirements adjacent to newly proposed parking areas. Consideration should be given to additional landscaping opportunities on the parcel including extending the parking screening to the north property line to screen parking.

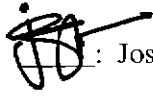
**Fire Department**

The Fire Prevention Division of the Fire Department has reviewed the proposed plans and as indicated in the attached report dated March 17, 2004, has found the proposed plans acceptable at this preliminary stage, subject to review of permit plans in the future. The Fire Prevention Division is requiring a timeline outlining the completion of the sprinkler system in the existing portions of the building. This timeline indicates tangible dates that the petitioner is committing to for the future installation of the sprinkler system. The proposed timeline is attached.

**RECOMMENDATION:**

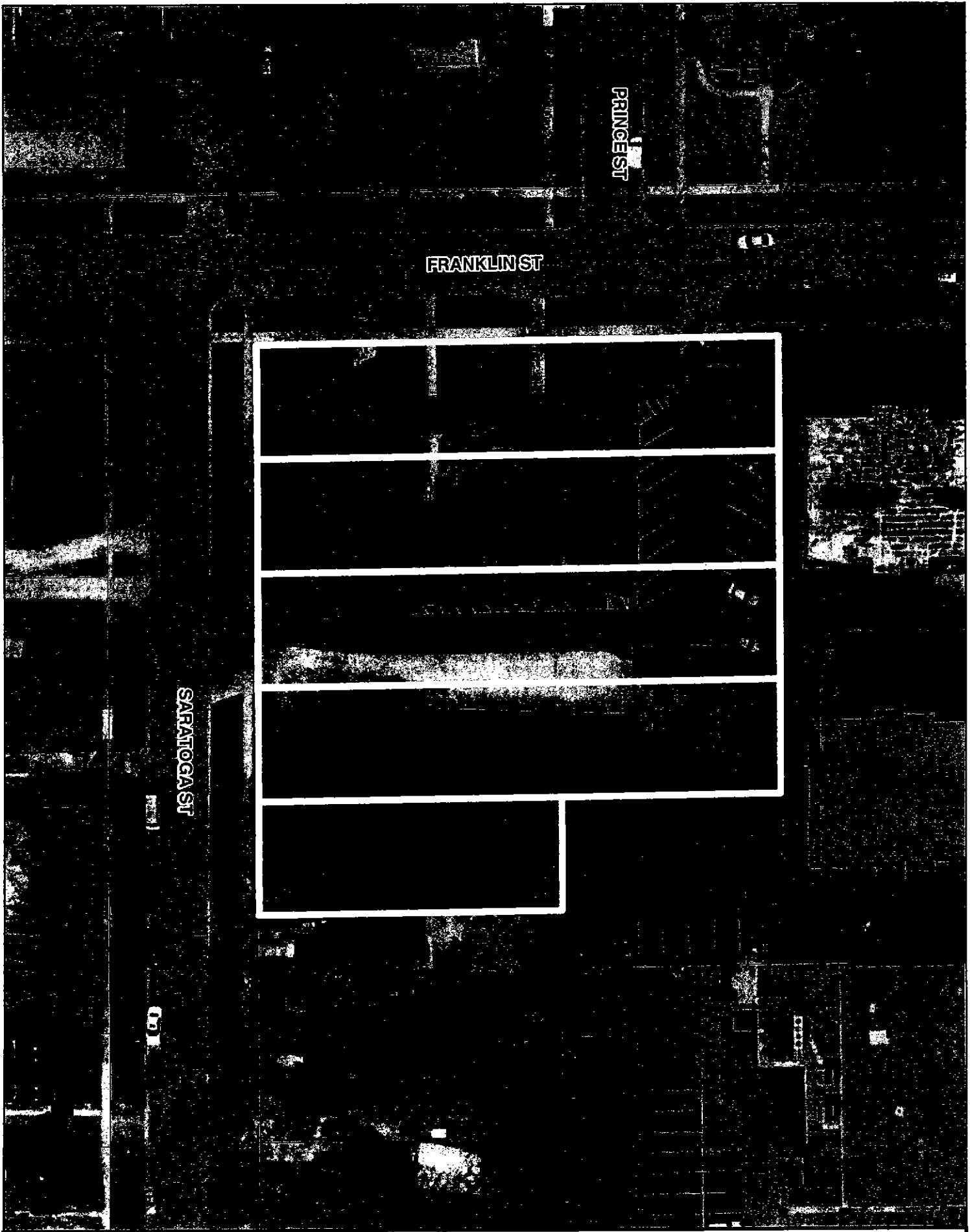
The Staff Development Team has reviewed the petitioner's Requested Action and concurs to recommend that the Plan Commission consider forwarding a positive recommendation to the Village Council regarding the proposal to amend the Special Use by constructing a 6,544 square foot addition to the existing Church including 15 additional parking spaces, subject to the following:

1. The petitioner should continue to evaluate means to reduce or eliminate the need for Variations to the extent possible and practical including the provision of an additional parking space if possible;
2. All storage of refuse shall occur completely in appropriate enclosures at all times;
3. Compliance with all Public Works/Engineering requirements/conditions as outlined in their memorandum dated March 24, 2004 including recommended conditions;
4. Compliance with all Fire Prevention Division requirements/conditions as outlined in their memorandum dated March 17, 2004 including recommended conditions;
5. Compliance with all applicable Federal, State, and Village laws, ordinances, regulations and policies.



: Joseph Skach, Director, Planning and Community Development

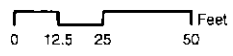
c: Riccardo Ginex, Village Manager  
David Barber, Director, Public Works  
Don Rosenthal, Director, Code Services  
Howard Hoffman, Chief, Fire Prevention Bureau  
File



PRINCE ST

FRANKLIN ST

SARATOGA ST



St. Andrews Church 09-08-115-001,-002,-003,-004,-005  
Planning & Community Development





# FILE COPY

# RECEIVED

**INTEROFFICE CORRESPONDENCE  
DEPARTMENT OF PUBLIC WORKS**

APR 14 2004

Planning and Community  
Development

**TO:** Joseph P. Skach, AIA, AICP, Director of Planning & Community Development  
**FROM:** David H. Barber, P.E., Director of Public Works  
**BY:** Michael D. Millette, P.E., Asst. Director of Public Works – Engineering  
Jonathan C. Hall, P.E., Development Engineering Manager *JH*  
**DATE:** March 24, 2004  
**RE:** Planning / Zoning Petition for Special Use Amendment  
St. Andrew's Episcopal Church Addition  
Public Works Department 2<sup>nd</sup> Review

**Documents Reviewed:**

- Site Plans dated 3/2/04
- McBride Kelley Baurer correspondence dated 3/4/04

**Attachments:**

- None

**Public Works Review Summary:**

Division	Representative	Date	Conclusion	Comments included
Engineering	M. Millette	3/11/04	No Comments	
Stormwater	J. Hall	3/24/04	Place on PC Agenda	X
Water	D. Bird	3/15/04	Approval as noted	X
Traffic	D. Fera	3/23/04	No Comments	X
Forestry	K. von der Heide	3/23/04	Approval as noted	X
Pavement	R. Ebel		None required	

**Findings:**

The Public Works Department does not object to placement of the subject petition on the Plan Commission Agenda at this time. Outstanding issues must be addressed before issuance of a building permit.

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**Public Works Department Review Details:**

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**Stormwater Review Comments:**

Following is an updated status of our previous review dated January 13, 2004:

1. Provide an exhibit clearly delineating the boundaries of areas to be developed or redeveloped. The total of such areas developed since 1992 must be less than 25,000 square feet for the detention exemption to apply. Also include calculations summing all such areas.

**Accepted**

2. If the total developed area (since 1992) is slightly less than 25,000 square feet, the applicant would still be advised to incorporate detention into the design plan, whether constructed now or with the next project which moves the total over the 25,000 square feet mark. The applicant's engineer has been advised in person and via phone that a minor future project could validate the requirement for detention for all development since 1992, including the currently proposed expansion. This could result in additional expenses for excavation, utility relocation, and pavement replacement.

**Accepted**

3. Provide storm sewer and pump flow calculations (including HGL) for the 10-year critical duration storm. Provide 100-year critical duration overland flow (and pipe where applicable) calculations for pre-project and post-project conditions. Demonstrate that no negative impacts will occur on downstream properties. Include an exhibit showing the tributary area flowing to each storm sewer structure; include roof areas.

**Not Accepted - Use critical duration rather than 24-hour duration for 100-year overland flow calculations.**

4. A pump is not permitted for a storm sewer without a gas-powered generator and an automatic transfer switch, unless a sufficient overland flow route will carry the 100-year critical runoff in the event that the storm sewer / pump system completely fails. Please consider grading modifications that might eliminate the need for the pump.

**Accepted**

5. Change north-south street name label from Franklin to Saratoga.

**Accepted**

6. The pavement slope in the handicap parking stall area exceeds the ADA limit of 2.0%.

**Accepted**

7. Provide an easement over the storm sewer system.  
***Not Accepted - This is a requirement of the Village (and County) stormwater ordinance, particularly for property not owned by the Village.***
8. Upon receipt of a complete stormwater submittal, the Village may elect to have a full stormwater permit review performed by our consultant.  
***Review Pending***

Outstanding stormwater issues must be addressed prior to issuance of a building permit.

**Forestry Review Comments:**

When the permit is applied for, the small parkway tree that is being removed on Saratoga will need to be paid for. Forestry will determine the dollar value at that time. Landscape material listed on L1 is acceptable.

**Water Division Review Comments:**

All my comments from the first review dated 12/23/03 have been corrected and noted on the revised utility plans dated 3/2/04. I have no other water related issues at this time.

c: PW Division Managers  
Director of Code Services  
Stormwater Management Engineer  
C. Chalberg, Administrative Technician  
L. Sup, CBBEL



INTEROFFICE CORRESPONDENCE  
DEPARTMENT OF PUBLIC WORKS

**TO:** Joseph P. Skach, AIA, AICP, Director of Planning & Community Development  
**FROM:** David H. Barber, P.E., Director of Public Works  
**BY:** Michael D. Millette, P.E., Asst. Director of Public Works – Engineering  
Jonathan C. Hall, P.E., Development Engineering Manager  
**DATE:** January 13, 2004  
**RE:** Planning / Zoning Petition for Special Use Amendment  
St. Andrew's Episcopal Church Addition  
Public Works Department **1<sup>st</sup> Review**

**Documents Reviewed:**

- Site Plans dated 12/23/03

**Attachments:**

None.

**Public Works Review Summary:**

Division	Representative	Date	Conclusion	Comments included
Engineering	M. Millette	1/16/04	Place on PC Agenda.	X
Stormwater	J. Hall	1/16/04	Revise prior to PC Agenda	X
Water	D. Bird	1/5/04		X
Traffic	D. Fera	1/2/04	No comments.	
Forestry	K. von der Heide	1/9/04		X
Pavement	R. Ebel		No comments	

**Findings:**

The Public Works Department recommends that the application be revised prior to placement on the Plan Commission Agenda. Refer to specific comments on the following pages.

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**Public Works Department Review Details:**

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**Engineering Review Comments:**

No public improvements are required for this project, and therefore Engineering issues will be addressed during the right-of-way permit phase (concurrent with building permit review).

**Stormwater Review Comments:**

1. Provide an exhibit clearly delineating the boundaries of areas to be developed or redeveloped. The total of such areas developed since 1992 must be less than 25,000 square feet for the detention exemption to apply. Also include calculations summing all such areas.
2. If the total developed area (since 1992) is slightly less than 25,000 square feet, the applicant would still be advised to incorporate detention into the design plan, whether constructed now or with the next project which moves the total over the 25,000 square feet mark. The applicant's engineer has been advised in person and via phone that a minor future project could validate the requirement for detention for all development since 1992, including the currently proposed expansion. This could result in additional expenses for excavation, utility relocation, and pavement replacement.
3. Provide storm sewer and pump flow calculations (including HGL) for the 10-year critical duration storm. Provide 100-year critical duration overland flow (and pipe where applicable) calculations for pre-project and post-project conditions. Demonstrate that no negative impacts will occur on downstream properties. Include an exhibit showing the tributary area flowing to each storm sewer structure; include roof areas.
4. A pump is not permitted for a storm sewer without a gas-powered generator and an automatic transfer switch, unless a sufficient overland flow route will carry the 100-year critical runoff in the event that the storm sewer / pump system completely fails. Please consider grading modifications that might eliminate the need for the pump.
5. Change north-south street name label from Franklin to Saratoga.
6. The pavement slope in the handicap parking stall area exceed the ADA limit of 2.0%.
7. Provide an easement over the storm sewer system.

8. Upon receipt of a complete stormwater submittal, the Village may elect to have a full stormwater permit review performed by our consultant.

**Traffic Review Comments:**

No comments.

**Forestry Review Comments:**

No landscaping plan was provided. For the parkway tree which requires removal on Saratoga, an appraisal form for the tree value will be prepared by the Forestry Division and will be attached to the permit.

**Water Division Review Comments:**

- The Street Name on the Utility drawing needs to be changed to Saratoga St.
- The Water main size on Saratoga is 6" and requires the Connection to be a cut in valve not a pressure tap.
- The Valve Must be a resilient Wedge Waterous or Mueller with Stainless steel bolts.
- The Valve must be in a 5' Vault Not 4' as noted on the plan.
- The 90 degree bend needs to be changed to two 45 degree bends.
- All fittings must have retainer glands.
- A 10' Separation between the water and sewer line must be maintained at all times.
- Storm Sewer crossing with the new water main noted (24" 6" DIP) is ok.
- New Domestic water service should be tapped off the new 6" main outside and have its own separate b-box.
- The Existing Water service MUST be disconnected at the main after the new service is activated and on line.
- Backflow devices must be installed on Both Fire and Domestic lines.
- Thermal Expansion will be required inside the Building
- Water Dept will inspect tap and pressure test and will and will need 48 hour notice.

c: PW Division Managers  
Director of Code Services  
Stormwater Management Engineer  
C. Chalberg, Administrative Technician  
Lara Sup, CBBEL (via fax only: 847-823-0520)

Here are my comments for the second Submittal plan review for the St. Andrew Church located at Franklin & Saratoga.

1. All my comments from the first review dated 12/23/03 have been corrected and noted on the revised utility plans dated 3/2/04. I have no other water related issues at this time.

Here are my comments on the plan review dated 12/23/03 for the St. Andrews Church.

1. The Street Name on the Utility drawing needs to be changed to Saratoga St.
2. The Water main size on Saratoga is 6" and requires the Connection to be a cut in valve not a pressure tap.
3. The Valve Must be a resilient Wedge Waterous or Mueller with Stainless steel bolts.
4. The Valve must be in a 5' Vault Not 4' as noted on the plan.
5. The 90 degree bend needs to be changed to two 45 degree bends.
6. All fittings must have retainer glands.
7. A 10' Separation between the water and sewer line must be maintained at all times
8. Storm Sewer crossing with the new water main noted (24" 6" DIP) is ok.
9. New Domestic water service should be tapped off the new 6" main outside and have its own separate b-box.
10. The Existing Water service **MUST** be disconnected at the main after the new service is activated and on line.
11. Backflow devices must be installed on Both Fire and Domestic lines.
12. Thermal Expansion will be required inside the Building
13. Water Dept will inspect tap and pressure test and will need 48 hour notice.



**DOWNERS GROVE FIRE DEPARTMENT  
PREVENTION DIVISION**

801 Burlington Ave., Downers Grove, IL 60515  
Phone: 630-434-5983 Fax: 630-434-5593



**SITE PLAN REVIEW**

**FILE COPY**

03/17/04

To: Keith Sbiral, Planner

From: Howard Hoffman, Division Chief

Re: St Andrew's Church Proposed addition.

---

Keith,

The Fire Department has reviewed the preliminary site plans for St. Andrew's Church and have the following comments:

- Plans do indicate the installation of the Fire Sprinkler System in the new portion of the building.
- A letter of commitment was received by this office indicating; that the remainder of the structure will have the fire sprinkler system extended throughout, and it will be spread out over five years following completion of the addition.
- We are looking for a timeline outlining the completion of the sprinkler system in the remaining portions of the building. Basically we need to be able to attach tangible dates to the commitment letter. However the owner wants to break down the project into affordable phases is okay. We need to be able to show that there is progress on completion of the entire building. Indicating over the next five years it will be done is too vague.

Upon receipt of the detailed timeline the Fire Department will approve this project. This is a preliminary site plan review for fire protection and prevention concerns **only**. Petitioner shall be required to submit all required plans for permit approval and issuance. Any questions or concerns call me at 434-5983.

Sincerely,

Howard Hoffman  
Division Chief  
Downers Grove Fire Department  
Prevention Division



## DOWNERS GROVE FIRE PREVENTION

801 Burlington Ave., Downers Grove, IL 60515  
Phone: 630-434-5983 Fax: 630-434-5571



FILE COPY

### LETTER OF COMPLIANCE

I, \_\_\_\_\_ on \_\_\_\_\_, hereby agree to within six (6) months of this date, that the owner of \_\_\_\_\_, shall submit to the Downers Grove Fire Prevention Bureau for approval, a detailed written description of the method(s) and schedule to be used for compliance with the Fire Sprinkler Ordinance.

In no case shall the plan provide for the completion of all work required by this Ordinance later than three (3) years from the effective date of this letter document. Application for permit(s) necessary for compliance with the provisions of this letter, shall be submitted to the Fire Prevention Bureau, upon approval of the written description in accordance with the following:

- 1) Within **eighteen (18) months**, water supplies to all the floors of the building, and compliance with the sprinkler and standpipe connection requirements, **Ordinance #4149, Section 904.1.**
- 2) Within twenty-four (**24**) months, fire suppression system must be installed in forty-percent (40 %) of the floors of the building.
- 3) Within thirty (**30**) months, fire suppression system must be installed in eighty-percent (80%) of the floors in the building.
- 4) Within thirty-six (**36**) months, fire suppression system will be installed in one hundred percent (100%) of the floors in the building.  
(Prior to the expiration of six (6) months after the effective date of this letter)

Upon notification by the Fire Prevention Bureau, that each permit review has been completed, the applicant shall obtain permits within thirty (30) days of notification.

Fire Prevention Bureau \_\_\_\_\_

Building Owner \_\_\_\_\_

Village Attorney \_\_\_\_\_

Date of Agreement \_\_\_\_\_

# WIEDEL, HUDZIK, RUSS & PHILIPP

A Partnership of Professional Corporations  
Attorneys & Counselors  
4915 Main Street  
P.O. Box 578  
Downers Grove, Illinois 60515

Michael C. Wiedel, P.C.  
Richard F. Hudzik, P.C.  
James F. Russ, Jr., P.C.†  
Michael G. Philipp, P.C.

Beth A. Indelicato\*

May 14, 2004

Telephone 630/969-2300  
Fax 630/969-1342

†Also Licensed in Wisconsin

\*Also Licensed in California

Mr. Alan Jirek, Chairman  
Village of Downers Grove Plan Commission  
801 Burlington  
Downers Grove, IL 60515-4776

Dear Chairman Jirek:

Attached is our Petition for Amendment to the Special Use and Variation to allow landscape screening in a setback with regard to St. Andrew's Episcopal Church located at 1125 Franklin Street, Downers Grove, IL. This property is located on the southeast corner of Franklin and Saratoga. St. Andrew's Church has been an institution within our community for decades and has served our community very well since it was established in 1884.

St. Andrew's Church is seeking an amendment to their special use to construct a 6,544 square foot addition to their existing building. The proposed addition would expand the southern portion of the existing building and would consist of church administration office space on the lower level, a meeting room, nursery area and washroom facilities on the main floor and a choir room on the upper level. St. Andrew's Church is in great need of the additional space due to the tremendous increase in church population and activities within the church. St. Andrew's Church currently exists as a special use within the R-5 zoning district.

Pursuant to Chapter 28, Section 1902, the Village Council may authorize a special use subject to evidence being presented with regard to the following items:

1. That the proposed use requested at that particular location 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. St. Andrew's Church has existed in this location since 1884, and provides a great service to this community and is in the interest of public convenience, as well as contributing to the general welfare of the community. St. Andrew's Church provides many community services to the residents of Downers Grove, as well as beyond the residents of Downers Grove.

2. That the 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. St. Andrew's Church was established at the time this neighborhood was established. The general welfare of the persons

residing or working in the vicinity has not been injured, nor will they be injured in the future by allowing the church to exist on the property it has existed on for over 100 years. Clearly, the property values of the surrounding properties have not been detrimentally effected by the existence of the church, nor will this improvement substantially change the use or structure of the existing building.

3. The proposed use will comply with the regulations specified in the zoning ordinance for the district in which the proposed use is to be located. St. Andrew's Church has worked very hard to comply with all of the requirements of the R-5 zoning district. The sole variation being sought is to allow the required screening for the parking on the south side of the property to be within the required western setback. All bulk standards of the R-5 zoning district will be met or exceeded for height, setback, parking, green space and engineering.

4. That it is one of the special uses specifically listed for in the district in which it is to be located. Churches are provided as a special use within the R-5 zoning district.

The proposed addition will meet all bulk requirements of the R-5 zoning district. The proposed addition will meet all requirements as to height, area coverage and setbacks.

All parking requirements will remain as legal non-conforming parking. We are adding ten additional spaces on the south side of the property, plus two ADA handicap accessible parking spaces. We will be adding five spaces to the east side parking for a total of 31 parking spaces.

We are seeking one variation with regard to landscape screening on the southwest corner of the property. This variation request is seeking relief from Chapter 28, Section 1406(b) as the proposed screening for the parking on the south side of the property will be within the required five-foot setback on the west side of the building.

The Planning Commission is authorized under Paragraph 28-1802(q) to grant the variation requested. In considering a variation request, the Plan Commission must apply the standards for granting a variation pursuant to Chapter 28-1803 of the Village of Downers Grove Zoning Ordinance. The variation shall be permitted only if the Board finds it to be in harmony with the general zoning provisions and interests of the Village of Downers Grove Zoning Ordinance and there are practical difficulties or particular hardships in the way of carrying out the strict letter of the provisions of the Zoning Ordinance. The Board may consider three factors with regard to determining the practical difficulties or particular hardships.

1. That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located. This provision does not apply in this instance.

2. The plight of the owner is due to unique circumstances. This property was developed at a time prior to the current zoning ordinance and has existed in harmony with the surrounding properties long before the current zoning ordinance was put into place. The

proposed screening required by Chapter 28, Section 1406 will only benefit the residential uses to the west of this property.

3. The variation, if granted, will not alter the essential character of the locality. The surrounding area is single-family residential to the north and west, multi-family use to the east and to the south and commercial use to the southeast. This church has existed in harmony with the surrounding area for over 100 years. The proposed screening will maintain the character of the area as residential.

In determining the practical difficulties or particular hardships, the board may also consider the following factors:

1. That the particular physical surrounding shape or topographical conditions of the specific property involved will result in a particular hardship upon the owner as distinguished from a mere inconvenience if the strict letter of the regulations were carried out. In this case, due to the previous development of this property, at a time prior to zoning regulations, parking is non-conforming for this property. The proposed plan increases the number of parking spaces to minimize and reduce the non-conformity for parking. This results, however, in the need to place landscaping in the required yard of this property. Denying the requested variation will be more than a mere inconvenience as it will have a substantial effect on the surrounding area by excluding several proposed parking spaces which will then result in additional cars finding on-street parking in the surrounding neighborhood.

2. That the conditions upon which the requested variation is based would not be applicable generally to other properties within the same zoning classification. The variation requested would not be generally applicable to properties developed under the R-5 zoning requirement. This property is unique due to the existing non-conformity of parking. In this particular case, the variation will reduce the non-conformity and, therefore, is not generally applicable to all R-5 properties.

3. That the alleged difficulty or hardship has not resulted from the actions of the owner. The variation requested is not the result of any actions by the owner. As stated, this property is unique due to the non-conformity of parking and the desire to reduce the non-conformity. This variation request is the result of a conflict between the parking ordinances and the landscape ordinances. Although parking is allowed up to the setback line, the landscape ordinance does not allow the required screening to be within the required setback. As a result of this conflict, this variation request is necessary.

4. The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion in public streets or increase the danger of fires or endanger the public safety or substantially diminish or impair property values within the neighborhood. This variation will have no effect on the adequate supply of light and air to adjacent property owners, nor will it impact the value of the surrounding properties. The landscaping will only benefit the appearance of the area.

5. That the proposed variation will not alter the land use characteristics of the district. This property is a special use within the R-5 zoning district and the use will not be altered or changed as a result of this variation.

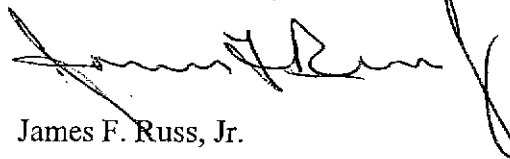
6. The granting of the variation requested will not confer on the owner any special privilege that is denied by the zoning ordinance to other lands or structures in the same district. This variation will not result in any special privilege to this property. The ordinances previously cited create this situation and the variation requested is the only reasonable solution.

This is a very modest addition to the existing building which will provide substantial benefit to our community as well as members of the church community. St. Andrew's Episcopal Church has existed in harmony with its neighbors for over 100 years. In designing the proposed addition, every effort was made to minimize the variations requested. The sole landscape variation request is due to technical conflicts created by the ordinance and not as a result of petitioner's actions. The benefit of additional parking for this site far outweighs the detriment of granting the variation to allow the screening of parking within the required setback. Only the variation absolutely necessary is being sought of this petition.

We will be asking for a positive recommendation with regard to the amendment of this special use and variation requested.

Sincerely,

WIEDEL, HUDZIK, RUSS & PHILIPP



James F. Russ, Jr.

JFR/brd

Enclosure

**FILE COPY**

**McBride  
Kelley  
Baurer**

March 4, 2004

Keith R. Sbiral  
801 Burlington Avenue  
Downers Grove, IL 60515

**RECEIVED**

**MAR 05 2004**

**Planning and Community  
Development**

McBride Kelley Baurer  
Architects / Planners  
1417 North Dayton  
Chicago, IL 60622  
mkb@mkbdesign.net  
www.mkbdesign.net  
tel 312.266.7400  
fax 312.266.0737

Re: Special Use Permit Revisions

St. Andrew's Episcopal Church, Downers Grove, Illinois

Dear Mr. Sbiral,

We have revised the drawings submitted December 23, 2003 for Special Use Permit per the Village of Downers Grove comments received January 26, 2004. A description of the revisions are as follows:

1. A recent Plat of Survey indicating existing conditions is included.
2. A revised Site Plan includes all building related dimensions, parking space and drive isle dimensions, square footage calculations, setbacks of all structures and other dimensions demonstrating compliance with Code criteria. Note that the proposed storage shed is now in compliance with regulations (Section 28.1302).
3. Revised Building Elevations indicate all building related dimensions including building height from average front grade to highest point of roof, per Code. The North Elevation has been drawn as well as notes on the remaining elevations regarding material designations. The revised Site Plan includes the height of the proposed shed, as well.
4. A Zoning Analysis Table has been included (See Sheet A0.1) summarizing compliance with requirements per Code based on the proposed addition.
5. We indicated the revised dimensions of all the parking areas. Our parking space totals are now 36 spaces in addition to 2 accessible spaces for a total of 38 spaces. We have met the five foot set back requirement according to the special provision for parking in the front yard.
6. The "One Way / Do not Enter" sign has been located on private property.
7. Screening has been provided for adjacent residentially zoned land per Code. (See Sheet L1.0).
8. A note indicating that the addition will be equipped with a fire sprinkler system has been added (See Sheet A1.1)
9. For Engineering responses see attached letter.

9. For Engineering responses see attached letter.

10. A letter per request of the Fire Department establishing the timeline with benchmarks for installing fire sprinklers in the existing building will be submitted by the owner.

Attached are 10 sets of Special Use Permit Revision drawings dated March 2, 2004 and supporting documents are enclosed.

Sincerely,



Bruce Roth, AIA



Civil Engineers ♦ Municipal Consultants ♦ Established 1911

March 2, 2004

Ms. Janet Chu  
McBride Kelley Baurer  
1417 North Dayton  
Chicago, Illinois 60622

Re: Preliminary Plans, Special Use Permit  
St. Andrews Church Addition, Downers Grove, Illinois

Dear Ms. Chu:

We have revised the Preliminary Plans for the subject project per the Public Works Department Review comments received January 26, 2004 via FAX from James Russ. These plans also incorporate the revisions to the south parking lot dimensions and geometry that you provided to us. A disposition of the Storm Water Review Comments follows:

1. The plan now shows the boundary of the area to be disturbed by construction. It is 22,770 SqFt, which is below the 25,000 SqFt threshold required for storm water detention.
2. The owner is aware that if the any improvements occur in the future to raise the total area above 25,000 SqFt, detention will be required.
3. We have prepared a storm sewer spreadsheet showing sewer capacities for the 10-year storm along with a plan sheet showing tributary areas. We have also included the pump curve for the proposed storm sewer pump for the 10-year storm (1250 GPM). The existing overland flow route for the 100-year storm is the southeast corner of the lot. This will be the same route for the post-construction 100-year storm. Pre-Construction and post-construction runoff calculations are included.
4. An emergency gas-powered generator with a transfer switch will be provided. However, the 100-year critical runoff flow route to the southeast corner of the lot will carry the peak flow regardless of whether the pump is running or not.
5. The north-south street name has been changed to Saratoga.
6. The pavement slope in the handicapped parking stalls has been reduced to below 2.0%.
7. The storm sewer system is entirely on the church's private property until it reaches the outlet in the public right-of-way.



A disposition of the Water Division Review Comments follows:

1. The north-south street name has been changed to Saratoga.
2. A cut-in connection will be made to the existing 6" water main on Saratoga.
3. The required valve has been noted on the plans.
4. The vault diameter has been changed to 5' diameter.
5. Two - 45 degree bends have been substituted for the single 90 degree bend.
6. A note has been added requiring retainer glands on all fittings
7. The separation between water main and sewer is at least 10' horizontally.
8. The new domestic water service will be tapped off of the 6" main outside and will have its own B-Box.
9. A section labeled Water Main General Notes has been added to address the rest of the comments.

Attached are ten (10) sets of calculations and supporting documents and revised Preliminary Plans, stamped and signed as requested, for use in obtaining the Special Use Permit.

Very truly yours,

EDWIN HANCOCK ENGINEERING CO.

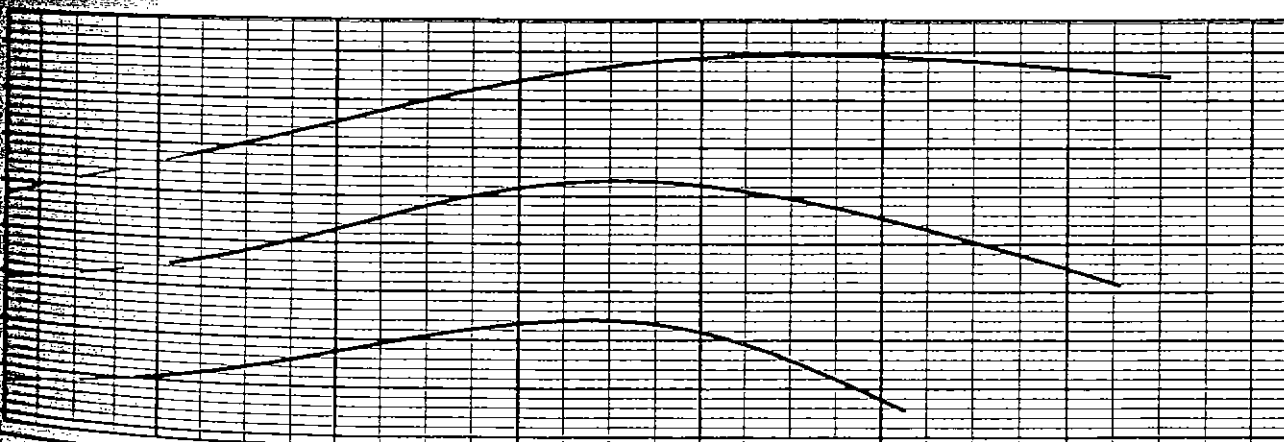
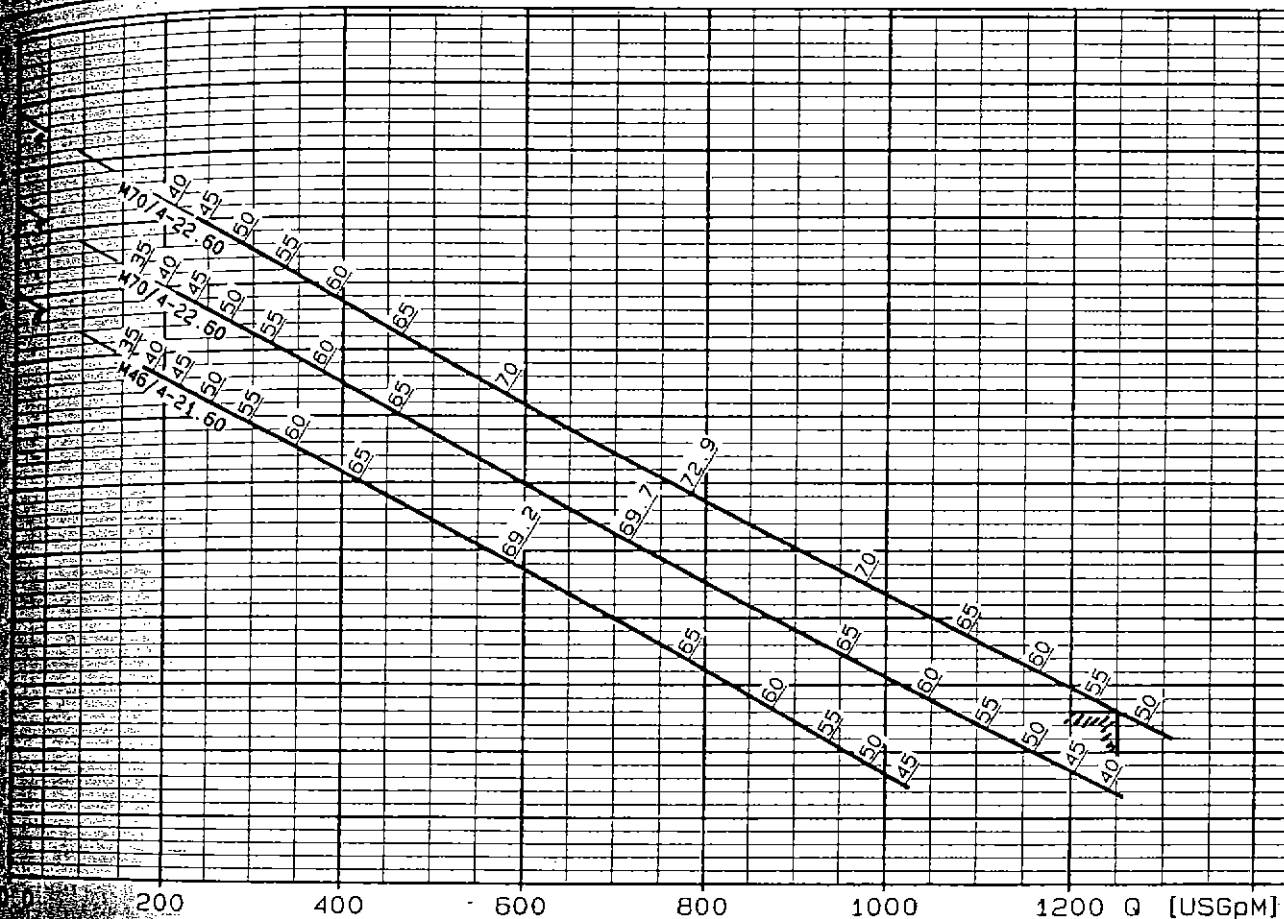
Mark W. Volk, P.E.

attachments



SERIES: AFP 1  
TAB. 6" OPEN CB MODEL: AFP 1541 4P

PAGE 1.1



Impeller size	100 mm	no. of vane	: 1	<b>6"</b>
Speed motor	1780 RPM			
Speed hydr.	1780 RPM			
Reference	according to hydraulic institute			
Date	30. Mar 1994		V2/1	

Job File: C:\HAESTAD\PPKW\ST ANDREWS\EXISTING.PPW  
Rain Dir: C:\HAESTAD\PPKW\RAINFALL\

=====  
JOB TITLE  
=====

Existing Site Condition

S/N: E21701806A8E  
PondPack Ver. 7.5 (765)

Compute Time: 09:10:12    Date: 03/02/2004

CUMULATIVE RAINFALL DEPTHS (in)  
 Output Time increment = .1000 hrs  
 Time on left represents time for first value in each row.

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Time hrs					
.0000	.0000	.0077	.0153	.0231	.0309
.5000	.0389	.0468	.0550	.0631	.0713
1.0000	.0796	.0880	.0964	.1050	.1135
1.5000	.1223	.1310	.1399	.1487	.1577
2.0000	.1668	.1759	.1851	.1944	.2038
2.5000	.2132	.2227	.2323	.2420	.2517
3.0000	.2615	.2714	.2814	.2915	.3015
3.5000	.3118	.3220	.3324	.3428	.3533
4.0000	.3638	.3745	.3854	.3964	.4075
4.5000	.4188	.4302	.4418	.4536	.4655
5.0000	.4775	.4897	.5021	.5146	.5273
5.5000	.5401	.5530	.5662	.5794	.5928
6.0000	.6064	.6201	.6340	.6480	.6622
6.5000	.6765	.6910	.7056	.7204	.7353
7.0000	.7504	.7657	.7810	.7966	.8123
7.5000	.8281	.8441	.8603	.8766	.8930
8.0000	.9096	.9267	.9445	.9630	.9824
8.5000	1.0025	1.0233	1.0449	1.0673	1.0904
9.0000	1.1143	1.1385	1.1628	1.1870	1.2113
9.5000	1.2355	1.2604	1.2865	1.3138	1.3423
10.0000	1.3720	1.4032	1.4363	1.4711	1.5078
10.5000	1.5463	1.5873	1.6312	1.6782	1.7282
11.0000	1.7813	1.8395	1.9050	1.9778	2.0578
11.5000	2.1451	2.3258	2.6860	3.2654	4.3044
12.0000	5.0255	5.1693	5.2957	5.4048	5.4967
12.5000	5.5713	5.6353	5.6953	5.7514	5.8036
13.0000	5.8518	5.8969	5.9400	5.9809	6.0197
13.5000	6.0564	6.0913	6.1246	6.1565	6.1868
14.0000	6.2156	6.2434	6.2706	6.2974	6.3235
14.5000	6.3492	6.3743	6.3990	6.4230	6.4466
15.0000	6.4695	6.4920	6.5139	6.5354	6.5562
15.5000	6.5766	6.5964	6.6157	6.6345	6.6527
16.0000	6.6704	6.6878	6.7049	6.7219	6.7386
16.5000	6.7552	6.7716	6.7878	6.8038	6.8197
17.0000	6.8353	6.8507	6.8660	6.8810	6.8959
17.5000	6.9106	6.9251	6.9394	6.9535	6.9675
18.0000	6.9812	6.9947	7.0081	7.0213	7.0342
18.5000	7.0471	7.0596	7.0721	7.0843	7.0963
19.0000	7.1081	7.1198	7.1313	7.1426	7.1536
19.5000	7.1645	7.1752	7.1858	7.1961	7.2062
20.0000	7.2162	7.2260	7.2358	7.2456	7.2553
20.5000	7.2650	7.2746	7.2842	7.2938	7.3033
21.0000	7.3128	7.3223	7.3317	7.3411	7.3504
21.5000	7.3597	7.3690	7.3782	7.3874	7.3966
22.0000	7.4057	7.4148	7.4238	7.4328	7.4417

Type.... Synthetic Cumulative Depth  
Name.... TypeII 24hr Tag: 100yr  
File:.. C:\HAESTAD\PPKW\RAINFALL\SCSTYPES.RNF  
Title... Bulletin 70 - 100 year storm event

Page 2.12  
Event: 100 yr

CUMULATIVE RAINFALL DEPTHS (in)  
Output Time increment = .1000 hrs  
Time on left represents time for first value in each row.

Time hrs					
22.5000	7.4507	7.4596	7.4684	7.4772	7.4860
23.0000	7.4947	7.5034	7.5121	7.5207	7.5293
23.5000	7.5379	7.5463	7.5548	7.5632	7.5717
24.0000	7.5800				

S/N: E21701806A8E  
PondPack Ver. 7.5 (765)

Compute Time: 09:06:05 Date: 03/02/2004

File.... C:\HAESTAD\PPKW\ST ANDREWS\EXISTING.PPW

.....  
TIME OF CONCENTRATION CALCULATOR  
.....

-----  
Segment #1: Tc: TR-55 Sheet  
Description: Grass Area Sheet Flow

Mannings n           .2400  
Hydraulic Length     92.00 ft  
2yr, 24hr P          3.0400 in  
Slope                 .028000 ft/ft

Avg.Velocity           .13 ft/sec

Segment #1 Time:     .1995 hrs

-----  
Segment #2: Tc: TR-55 Sheet  
Description: Pavement Section

Mannings n           .0110  
Hydraulic Length     50.00 ft  
2yr, 24hr P          3.0400 in  
Slope                 .025800 ft/ft

Avg.Velocity           1.29 ft/sec

Segment #2 Time:     .0107 hrs

-----  
Segment #3: Tc: TR-55 Sheet  
Description: Grass Area to Outlet

Mannings n           .2400  
Hydraulic Length     89.00 ft  
2yr, 24hr P          3.0400 in  
Slope                 .047600 ft/ft

Avg.Velocity           .16 ft/sec

Segment #3 Time:     .1571 hrs

-----  
=====  
Total Tc:             .3674 hrs  
=====

File.... C:\HAESTAD\PPKW\ST ANDREWS\EXISTING.PPW

-----  
Tc Equations used...  
-----

==== SCS TR-55 Sheet Flow =====

$$Tc = (.007 * ((n * Lf)**0.8)) / ((P**.5) * (Sf**.4))$$

Where: Tc = Time of concentration, hrs  
n = Mannings n  
Lf = Flow length, ft  
P = 2yr, 24hr Rain depth, inches  
Sf = Slope, ft/ft

Type.... Runoff CN-Area  
Name.... EXISTING SITE

File.... C:\HAESTAD\PPKW\ST ANDREWS\EXISTING.PPW  
Title... Existing Site CN

RUNOFF CURVE NUMBER DATA

Existing Site CN

Soil/Surface Description	CN	Area acres	Impervious Adjustment %C %UC	Adjusted CN
Impervious	98	.500		98.00
Grass	74	.690		74.00

COMPOSITE AREA & WEIGHTED CN ---> 1.190 84.08 (84)

SCS UNIT HYDROGRAPH METHOD

STORM EVENT: 100 year storm  
Duration = 24.0000 hrs Rain Depth = 7.5800 in  
Rain Dir = C:\HAESTAD\PPKW\RAINFALL\  
Rain File -ID = SCSTYPES.RNF - TypeII 24hr  
Unit Hyd Type = Default Curvilinear  
HYG Dir = C:\HAESTAD\PPKW\ST ANDREWS\  
HYG File - ID = Existing.HYG - EXISTING SITE 100yr  
Tc = .3674 hrs  
Drainage Area = 1.190 acres Runoff CN= 84

=====  
Computational Time Increment = .04899 hrs  
Computed Peak Time = 12.1003 hrs  
Computed Peak Flow = 6.76 cfs

Time Increment for HYG File = .0500 hrs  
Peak Time, Interpolated Output = 12.1000 hrs  
Peak Flow, Interpolated Output = 6.76 cfs  
=====

DRAINAGE AREA

-----  
ID:EXISTING SITE  
CN = 84  
Area = 1.190 acres  
S = 1.9048 in  
0.25 = .3810 in

Cumulative Runoff

-----  
5.6928 in  
.565 ac-ft

HYG Volume... .565 ac-ft (area under HYG curve)

\*\*\*\*\* UNIT HYDROGRAPH PARAMETERS \*\*\*\*\*

Time Concentration, Tc = .36742 hrs (ID: EXISTING SITE)  
Computational Incr, Tm = .04899 hrs = 0.20000 Tp

Unit Hyd. Shape Factor = 483.432 (37.46% under rising limb)  
K = 483.43/645.333, K = .7491 (also, K = 2/(1+(Tr/Tp))  
Receding/Rising, Tr/Tp = 1.6698 (solved from K = .7491)

Unit peak, qp = 3.67 cfs  
Unit peak time, Tp = .24494 hrs  
Unit receding limb, Tr = .97978 hrs  
Total unit time, Tb = 1.22472 hrs

Job File: C:\HAESTAD\PPKW\ST ANDREWS\DISTURBDEVELOPED.PPW  
Rain Dir: C:\HAESTAD\PPKW\RAINFALL\

=====  
JOB TITLE  
=====

Proposed Site Development

S/N: E21701806A8E  
PondPack Ver. 7.5 (765)

Compute Time: 09:54:27    Date: 03/02/2004

CUMULATIVE RAINFALL DEPTHS (in)  
 Output Time increment = .1000 hrs  
 Time on left represents time for first value in each row.

Time hrs					
.0000	.0000	.0077	.0153	.0231	.0309
.5000	.0389	.0468	.0550	.0631	.0713
1.0000	.0796	.0880	.0964	.1050	.1135
1.5000	.1223	.1310	.1399	.1487	.1577
2.0000	.1668	.1759	.1851	.1944	.2038
2.5000	.2132	.2227	.2323	.2420	.2517
3.0000	.2615	.2714	.2814	.2915	.3015
3.5000	.3118	.3220	.3324	.3428	.3533
4.0000	.3638	.3745	.3854	.3964	.4075
4.5000	.4188	.4302	.4418	.4536	.4655
5.0000	.4775	.4897	.5021	.5146	.5273
5.5000	.5401	.5530	.5662	.5794	.5928
6.0000	.6064	.6201	.6340	.6480	.6622
6.5000	.6765	.6910	.7056	.7204	.7353
7.0000	.7504	.7657	.7810	.7966	.8123
7.5000	.8281	.8441	.8603	.8766	.8930
8.0000	.9096	.9267	.9445	.9630	.9824
8.5000	1.0025	1.0233	1.0449	1.0673	1.0904
9.0000	1.1143	1.1385	1.1628	1.1870	1.2113
9.5000	1.2355	1.2604	1.2865	1.3138	1.3423
10.0000	1.3720	1.4032	1.4363	1.4711	1.5078
10.5000	1.5463	1.5873	1.6312	1.6782	1.7282
11.0000	1.7813	1.8395	1.9050	1.9778	2.0578
11.5000	2.1451	2.3258	2.6860	3.2654	4.3044
12.0000	5.0255	5.1693	5.2957	5.4048	5.4967
12.5000	5.5713	5.6353	5.6953	5.7514	5.8036
13.0000	5.8518	5.8969	5.9400	5.9809	6.0197
13.5000	6.0564	6.0913	6.1246	6.1565	6.1868
14.0000	6.2156	6.2434	6.2706	6.2974	6.3235
14.5000	6.3492	6.3743	6.3990	6.4230	6.4466
15.0000	6.4695	6.4920	6.5139	6.5354	6.5562
15.5000	6.5766	6.5964	6.6157	6.6345	6.6527
16.0000	6.6704	6.6878	6.7049	6.7219	6.7386
16.5000	6.7552	6.7716	6.7878	6.8038	6.8197
17.0000	6.8353	6.8507	6.8660	6.8810	6.8959
17.5000	6.9106	6.9251	6.9394	6.9535	6.9675
18.0000	6.9812	6.9947	7.0081	7.0213	7.0342
18.5000	7.0471	7.0596	7.0721	7.0843	7.0963
19.0000	7.1081	7.1198	7.1313	7.1426	7.1536
19.5000	7.1645	7.1752	7.1858	7.1961	7.2062
20.0000	7.2162	7.2260	7.2358	7.2456	7.2553
20.5000	7.2650	7.2746	7.2842	7.2938	7.3033
21.0000	7.3128	7.3223	7.3317	7.3411	7.3504
21.5000	7.3597	7.3690	7.3782	7.3874	7.3966
22.0000	7.4057	7.4148	7.4238	7.4328	7.4417

Type.... Synthetic Cumulative Depth  
Name.... TypeII 24hr Tag: 100yr  
File.... C:\HAESTAD\PPKW\RAINFALL\SCSTYPES.RNF  
Title... Bulletin 70 - 100 year storm event

Page 2.12  
Event: 100 yr

Time hrs	CUMULATIVE RAINFALL DEPTHS (in)				
	Output Time increment = .1000 hrs				
-----					
Time on left represents time for first value in each row.					
-----					
22.5000	7.4507	7.4596	7.4684	7.4772	7.4860
23.0000	7.4947	7.5034	7.5121	7.5207	7.5293
23.5000	7.5379	7.5463	7.5548	7.5632	7.5717
24.0000	7.5800				

Type.... Tc Calcs  
Name.... DEVELOPED

File.... C:\HAESTAD\PPKW\ST ANDREWS\DISTURBDEVELOPED.PPW  
Title... Disturbed Area

.....  
TIME OF CONCENTRATION CALCULATOR  
.....

Disturbed Area  
-----

Segment #1: Tc: TR-55 Sheet  
Description: Developed Grass Route

Mannings n           .2400  
Hydraulic Length    153.00 ft  
2yr, 24hr P         3.0400 in  
Slope                .029410 ft/ft

Avg.Velocity           .14 ft/sec

Segment #1 Time:       .2939 hrs  
-----

Segment #2: Tc: TR-55 Sheet  
Description: Developed Parking Lot Route

Mannings n           .0110  
Hydraulic Length    75.00 ft  
2yr, 24hr P         3.0400 in  
Slope                .048000 ft/ft

Avg.Velocity           1.80 ft/sec

Segment #2 Time:       .0116 hrs  
-----

=====  
Total Tc:            .3055 hrs  
=====

File.... C:\HAESTAD\PPKW\ST ANDREWS\DISTURBDEVELOPED.PPW  
Title... Disturbed Area

-----  
Tc Equations used...  
-----

==== SCS TR-55 Sheet Flow =====

$$Tc = (.007 * ((n * Lf)**0.8)) / ((P**.5) * (Sf**.4))$$

Where: Tc = Time of concentration, hrs  
n = Mannings n  
Lf = Flow length, ft  
P = 2yr, 24hr Rain depth, inches  
Sf = Slope, ft/ft

Type.... Runoff CN-Area  
Name.... DEVELOPED

File.... C:\HAESTAD\PPKW\ST ANDREWS\DISTURBDEVELOPED.PPW  
Title... Developed Area

RUNOFF CURVE NUMBER DATA

.....

Developed Area

-----

Soil/Surface Description	CN	Area acres	Impervious Adjustment		Adjusted CN
			%C	%UC	
Impervious	98	.720			98.00
Grass	74	.470			74.00

COMPOSITE AREA & WEIGHTED CN --->            1.190            88.52 (89)

.....

SCS UNIT HYDROGRAPH METHOD

STORM EVENT: 100 year storm  
 Duration = 24.0000 hrs Rain Depth = 7.5800 in  
 Rain Dir = C:\HAESTAD\PPKW\RAINFALL\  
 Rain File -ID = SCSTYPES.RNF - TypeII 24hr  
 Unit Hyd Type = Default Curvilinear  
 HYG Dir = C:\HAESTAD\PPKW\ST ANDREWS\  
 HYG File - ID = DISTURBD.HYG - DISTURBDEVELOPED 100yr  
 Tc = .3055 hrs  
 Drainage Area = 1.190 acres Runoff CN= 89

=====  
 Computational Time Increment = .04073 hrs  
 Computed Peak Time = 12.0566 hrs  
 Computed Peak Flow = 7.87 cfs

Time Increment for HYG File = .0500 hrs  
 Peak Time, Interpolated Output = 12.0500 hrs  
 Peak Flow, Interpolated Output = 7.82 cfs  
 =====

DRAINAGE AREA

-----  
 ID:DEVELOPED  
 CN = 89  
 Area = 1.190 acres  
 S = 1.2360 in  
 0.25 = .2472 in

Cumulative Runoff

-----  
 6.2751 in  
 .622 ac-ft

HYG Volume... .622 ac-ft (area under HYG curve)

\*\*\*\*\* UNIT HYDROGRAPH PARAMETERS \*\*\*\*\*

Time Concentration, Tc = .30549 hrs (ID: DEVELOPED)  
 Computational Incr, Tm = .04073 hrs = 0.20000 Tp  
 Unit Hyd. Shape Factor = 483.432 (37.46% under rising limb)  
 K = 483.43/645.333, K = .7491 (also, K = 2/(1+(Tr/Tp))  
 Receding/Rising, Tr/Tp = 1.6698 (solved from K = .7491)

Unit peak, qp = 4.41 cfs  
 Unit peak time Tp = .20366 hrs  
 Unit receding limb, Tr = .81463 hrs  
 Total unit time, Tb = 1.01829 hrs



January 22, 2004

Via Facsimile and Post

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FAX 630.434.5495

DEPARTMENT OF  
SOCIAL & HEALTH  
SERVICES  
42 Curtiss Street  
Downers Grove  
Illinois 60515-4761  
30.434.5595  
FAX 630.434.5599

St. Andrews Episcopal Church  
c/o Mr. James F. Russ, Jr.  
4915 Main Street  
Downers Grove, IL 60515

**Re: 1125 Franklin Street; Proposed Church Addition; Special Use**

Dear Mr. Russ,

Thank you for the opportunity for the Staff Development Team (SDT) to provide a preliminary review of the concept plan for the proposed St. Andrews Church addition. The Future Land Use Plan designates the property as Residential 6-11 DU/Acre and the property is zoned R-5, Two family Residence District. A Church is a listed use requiring a Special Use approval in the R-5 zoning district.

At this preliminary stage, the SDT offers the following observations to address in a future submission:

1. Provide a recent Plat of Survey/existing site plan accurately indicating existing conditions.
2. Provide a revised Site Plan indicating all building related dimensions, parking space and drive aisle dimensions, square footage calculations, setbacks of all structures and other dimensions demonstrating compliance with Code criteria. Note that the proposed storage shed is currently located within the required side and rear yard and exceeds size regulations (Section 28.1302 *Sheds*).
3. Provide revised building elevation drawings indicating all building related dimensions, including height, per Code. Revised plans should also include the height of the proposed shed. Note that the north elevation is required to determine building height and resulting setbacks. Annotate key/major material designations on the elevation drawings. Also note that the Plan Commission has consistently asked that, at minimum, colored/rendered representations of the completed building should be provided.
4. Provide a zoning analysis table indicating/summarizing compliance with requirements per Code based on the proposed addition (See attached sample).
5. Reconfiguration of the proposed parking space geometry may be required. Please note that the size of angled parking spaces is measured as the smallest rectangular area within the parking space. Section 28-1405(a), *Size of Parking Spaces*, requires parking spaces to be no less than 9 feet wide and 18.5 feet deep. The proposed new 60-degree spaces appear to be based on the geometry of the existing 60-degree spaces and measure 16 feet in depth (see attached diagram). Section 28-1405(a) also establishes minimum driveway aisle widths of no less than 18 feet for 60-degree parking spaces. Note that accessible spaces are to be provided in addition to the Code-calculated parking requirement. Also note that at least two spaces shown on the proposed plan are located in the required front yard adjacent to Saratoga.
6. The indicated directional signage (One-Way/Do Not Enter) shown on public property must be located on private property.
7. Provide screening for adjacent residentially zoned land per Code. Also, exterior refuse storage, if employed, should be provided for in an architecturally compatible enclosure.





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SERVICES**  
42 Curtiss Street  
Downers Grove  
Illinois 60515-4761  
630.434.5595  
FAX 630.434.5599

8. Please note Engineering, Stormwater, Traffic, Forestry, and Water Division comments are outlined on the attached memo from the Department of Public Works dated, January 13, 2004. Fire Prevention Division requirements are attached in a memo dated January 8, 2004.
9. For future reference we have attached a Plan Commission Application Packet. Note that a project summary and statement addressing/demonstrating compliance with the conditions for approval of a Special Use (Section 28.1902 *Standards for Approval*) must be included and verbally presented to the Plan Commission at the public hearing. The date of construction of the original existing church should also be provided.

It also may be beneficial to indicate any future, potential plans/projects such as renovation/seating modifications of the main sanctuary discussed by Mr. Matejczyk during the preliminary project meeting on December 5, 2003. Should sanctuary seating be expanded in the future, an amendment to the Special Use may be required. Consequently, parking would need to be addressed per Code.

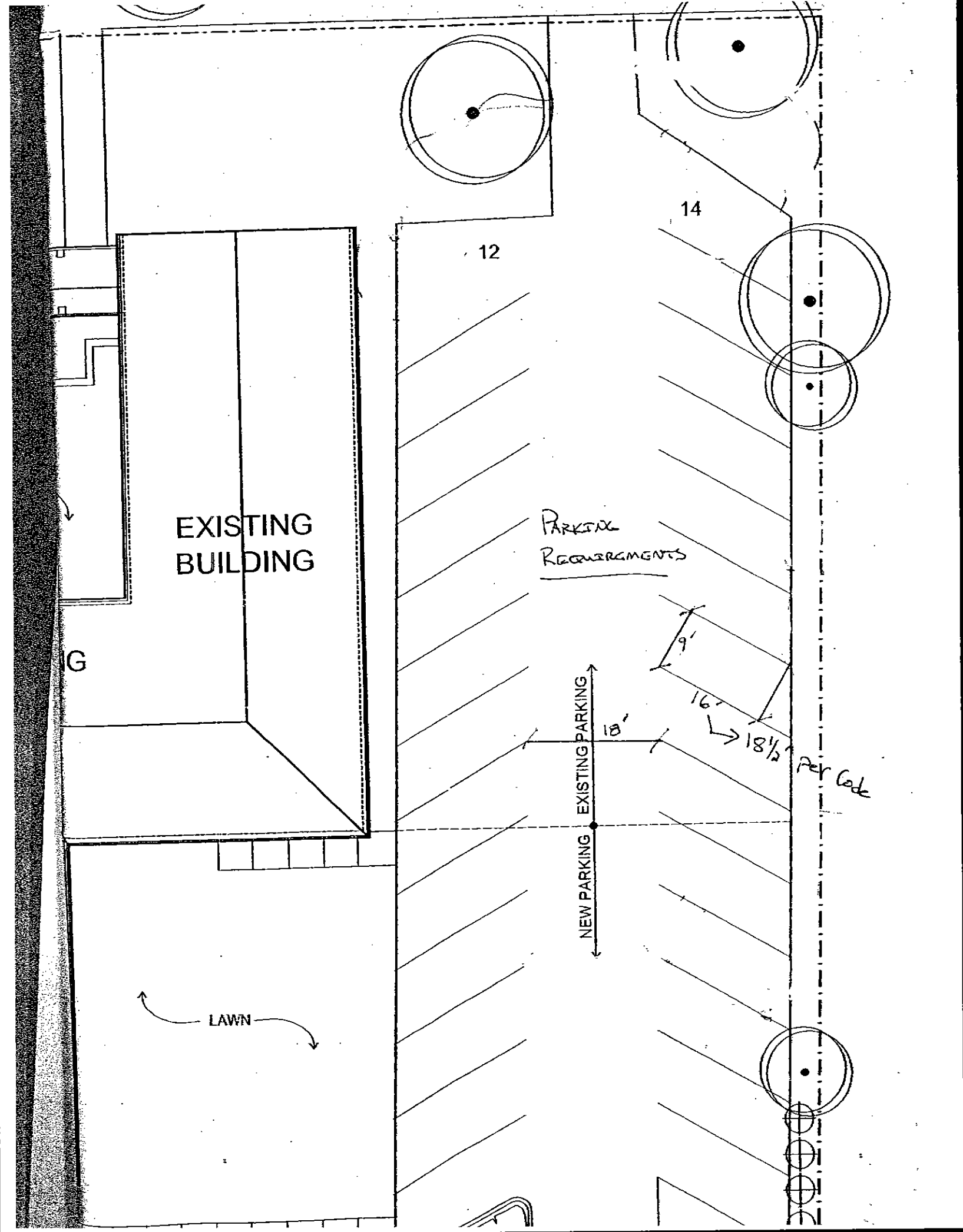
The above comments are preliminary. A more detailed review will be conducted upon the receipt of more detailed and revised plans. As always, we would be happy to discuss the issues with you further. Please do not hesitate to contact me at 630-434-5520 with any additional questions.

Sincerely,

Keith R. Sbiral  
Current Development Planner

cc: Joseph Skach, Director, Planning and Community Development  
Mike Millette, Assistant Director Public Works, Engineering  
Jon Hall, Stormwater Manager/Engineer  
Dorin Fera, Traffic Engineering Manager  
File





EXISTING BUILDING

LAWN

PARKING REQUIREMENTS

NEW PARKING EXISTING PARKING

Per Code

12

14

G



**CONFIDENTIAL**

**PRELIMINARY ZONING ANALYSIS**

Project: Proposed St. Andrews Church Addition

Location: 1125 Franklin Street

Date: 01/23/04

CRITERIA	FACTORS	REMARKS
Existing Zoning	R-5	
Proposed Zoning	R-5	
Proposed Use	Church.	
Lot Type (Standard, Corner, etc.)	Corner	
CRITERION (Code Ref.)	FACTOR	
Lot Area (SF) (Ch. 28: )	Minimum	52,166
Building (SF Max.) (FAR= (Ch. 28: )	0.80	41,733
Building Coverage (SF) (Ch. 28: )	0.40	20,866
Permanent Common Open Space (SF) (Ch. 28, PD)	Minimum	NA
Building Height (FT) (Ch. 28: )	Maximum	35.0'
Lot Width (LF) (Ch. 28: )	Minimum	NA
Lot Depth (LF) (Ch. 28: )	Needed	NA
Front Yard Depth (LF) (Ch. 28: )	Minimum	??
Side Yards Depth (LF) (Ch. 28: )	Two Side; Min.	??
Rear Yard Depth (LF) (Ch. 28: )	Minimum	??
Parking (1 Space(s) per XX SF= (Ch. 28: )	1 per 3 persons in main auditorium *	37 32 + 2 ADA
Loading (1 Berth(s) per XX SF= (Ch. 28: )	NA	
		-13.5
		-40.1
		-48.2
		Requirement for SU in R-5
		?? Measured from average front grade. Petitioner must submit Front Elevation with grade.
		?? Unable to determine without building height. Petitioner must submit Front Elevation with grade.
		?? Unable to determine without building height.
		?? Unable to determine without building height. Petitioner must submit Front Elevation with grade.
		?? Unable to determine without building height. Petitioner must submit Front Elevation with grade.
		Based on 310 auditorium seats and loss of two spaces for front setback. Please note this is an improvement of an existing nonconformity. Please note if additional seats will be added as part of renovation.