

COUNCIL WORKSHOP ITEM

ITEM: PLAN COMMISSION FILE NO. 05-04 – Request for approval of a proposed Special Use to authorize an 6,544 SF Church Addition in a R-5 Two-Family Residence zoning district and a Variation for parking lot screening to be located in a front yard.

DATE: June 22, 2004

PREPARED BY: Joseph Skach, AIA, AICP, NCARB
Director, Department of Planning and Community Development

PURPOSE: Consideration of the Plan Commission’s recommendation to approve the subject petition with certain conditions

DISCUSSION:

The petitioner, St. Andrew’s Episcopal Church, is requesting approval of a Special Use for an addition to the existing church located in a R-5, Two-Family residential district. The proposed use is identified as permitted use but subject to meeting Special Use criteria. The proposed addition is to the south side of the existing church structure. Additional parking will also be constructed as part of the addition, resulting in a reduction in the current parking deficit; however, the petitioner is also requesting a variation to allow parking lot landscape screening to be located in the required front yard.

At their May 17, 2004 meeting, the Plan Commission considered the Petitioner’s request and recommended approval subject to certain conditions, as delineated in the attached Staff Report, and Draft Ordinance.

ATTACHMENTS:

1. Draft Approval Ordinance
2. Staff Report with attachments dated May 14, 2004
3. Draft Minutes of Plan Commission Public Hearing dated May 17, 2004

RECOMMENDATION:

That the Village Council place consideration of the amendment request on an active agenda for June 29, 2004

C: Riccardo Ginex, Village Manager
David Barber, Director, Public Works
Donald Rosenthal, Director Code Services

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING 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

PLANNING & 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 very near

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
North	R-4, Single Family Residence	Residential Uses	Residential at 0-6 d.u. per acre (Yellow)
South	R-5, Two Family Residence	Residential Uses	Residential at 6-11 d.u. per acre (Orange)
	R-6, Multiple Family Residence		
East	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)
West	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
<u>I. Franklin Street</u>					
a. Building	27.50	25.80		(6)	Existing Church is Legal Nonconforming
b. Parking	5.00	15.00		300	Existing Condition
<u>II. Saratoga Avenue</u>					
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)	Variation Required
<u>III. Side Yard (East)</u>					
a. Building	5.00	63.08		1261.6	Existing Condition
b. Parking	N/A	5.00	5.00	N/A	Existing and Proposed Condition
<u>IV. Rear Yard (South)</u>					
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 ¹	Existing Parking	Existing Surplus/ (Deficit)	Proposed Parking	Proposed Surplus / (Deficit)
ST ANDREWS PARCEL REQUIRED PARKING	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.

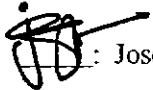
Fire Department

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:

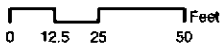
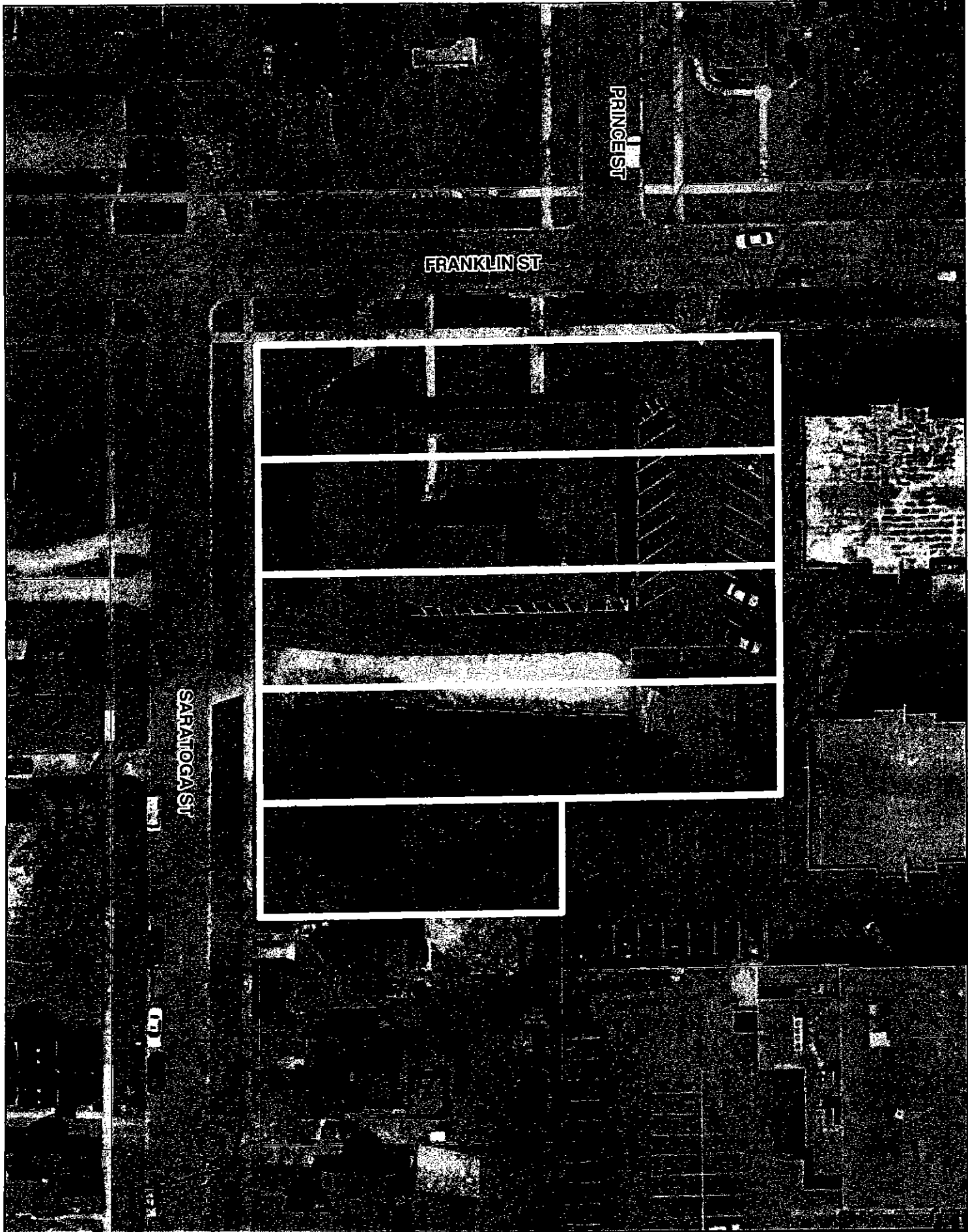
The Staff Development Team has reviewed the petitioner's Requested Action and concurs to recommend that the Plan Commission consider forwarding a positive recommendation to the Village Council regarding the proposal to amend the Special Use by constructing a 6,544 square foot addition to the existing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



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





**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 2nd 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.

Public Works Department Review Details:

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 **1st 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.

Public Works Department Review Details:

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

PETITION MATERIALS

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.

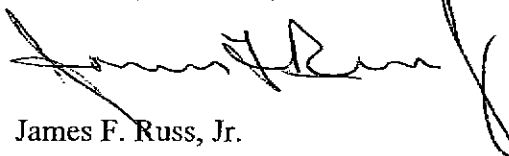
6. The granting of the variation requested will not confer on the owner any special privilege that is denied by the zoning ordinance to other lands or structures in the same district. This variation will not result in any special privilege to this property. The ordinances previously cited create this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



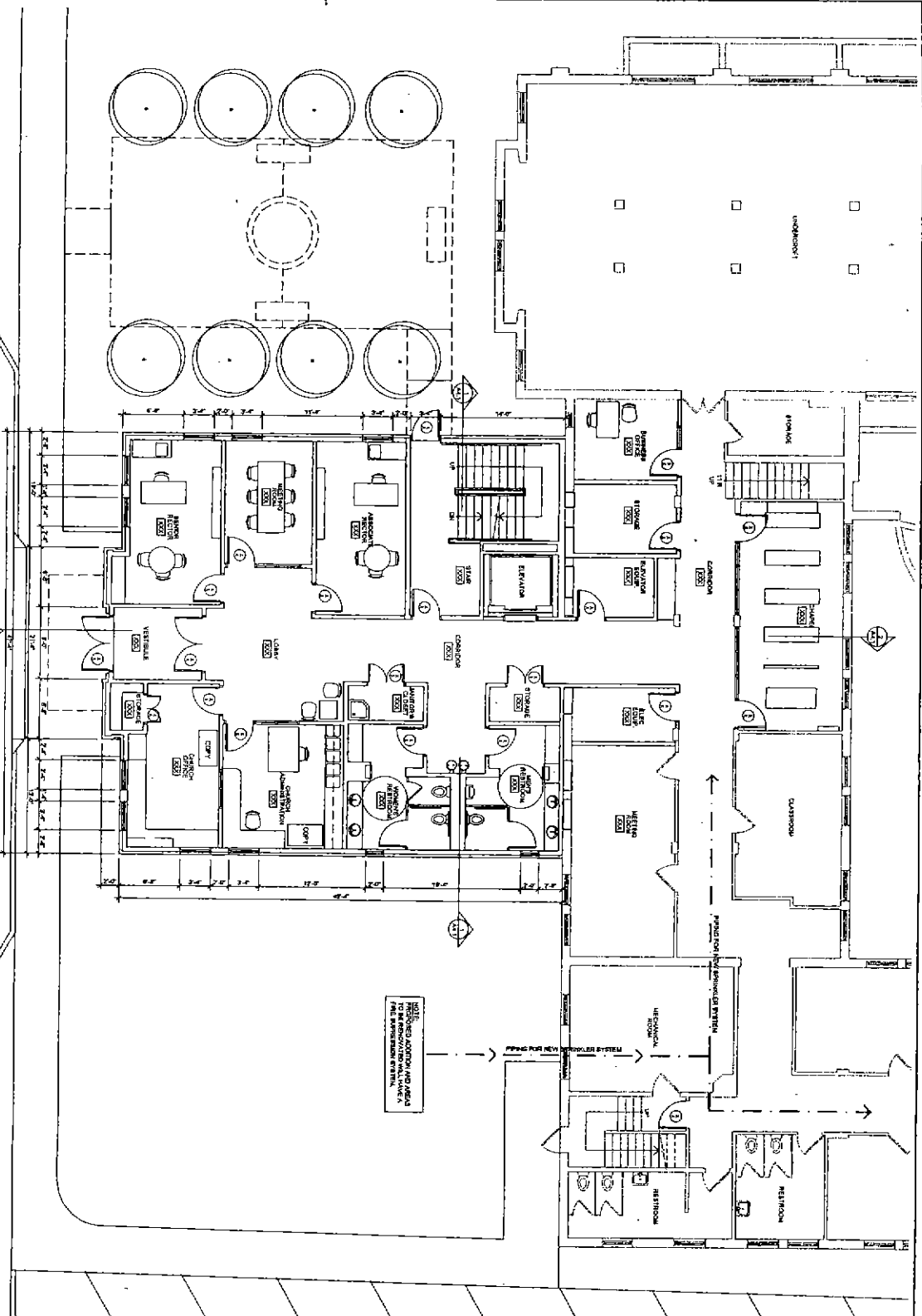
James F. Russ, Jr.

JFR/brd

Enclosure

LOWER LEVEL FLOOR PLAN

SCALE: 3/32" = 1'-0"



THIS AREA SHOULD BE REMOVED TO BE RENOVATED WALLS & FLOORING REMOVED.

RECEIVED
 MAY 12 2004
 Planning and Community
 Development

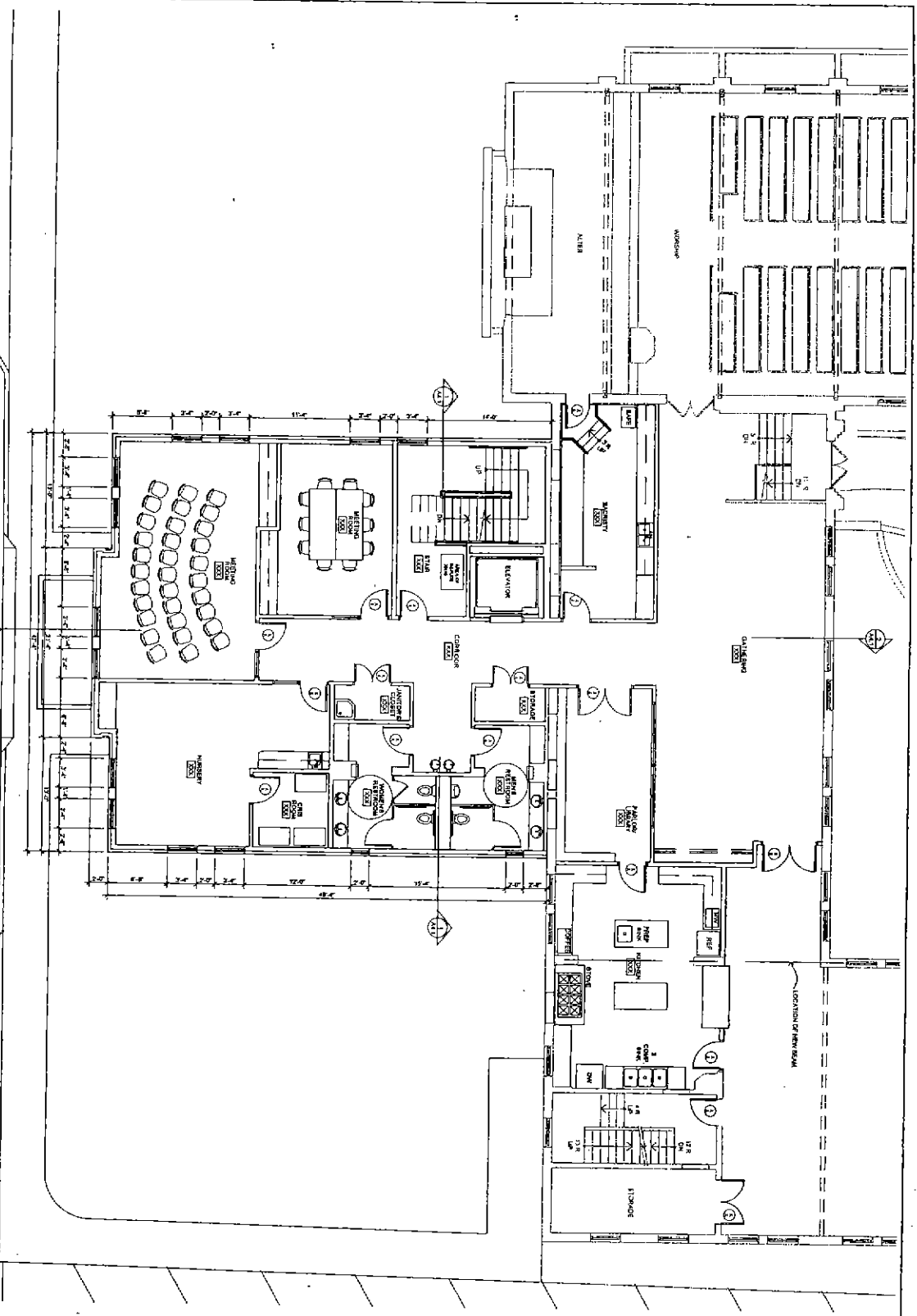
Kelly
Burnett
 ARCHITECTS/JANITORS
 1417 South Lamar
 Austin, TX 78704
 P 512.520.0700

ST. ANDREW'S
 EPISCOPAL CHURCH
 1010 W. 14TH ST.
 AUSTIN, TX 78704

LOWER LEVEL
 FLOOR PLAN

Job No. 01-152
A1.1

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



Kelly Bunker
 ARCHITECTURAL PARTNERS
 1411 Laurel Ridge
 Columbus, Ohio 43202
 P: 614.293.1100
 F: 614.293.1101

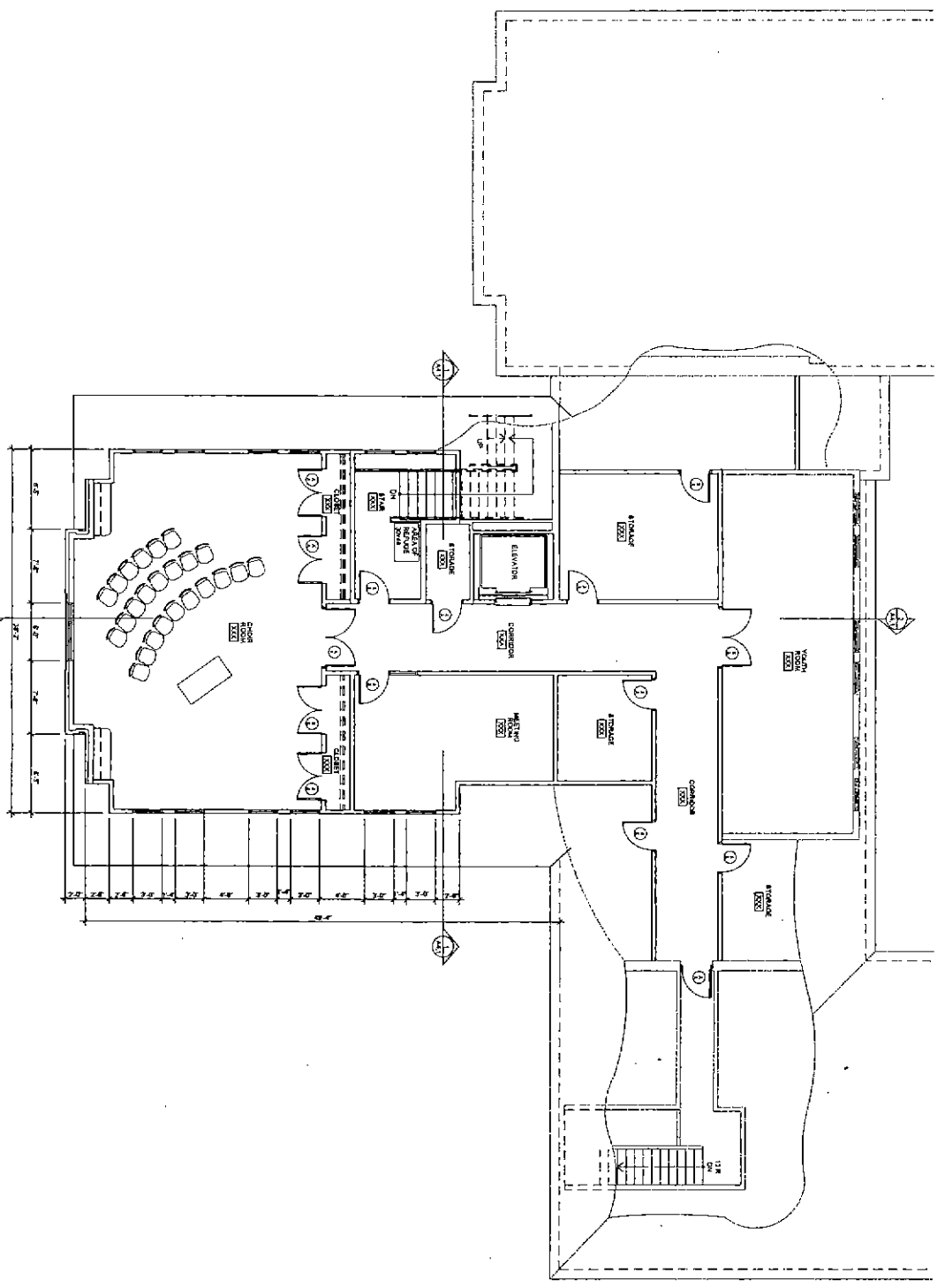
RECEIVED
 MAY 12 2004
 Planning and Community
 Development

NO.	DATE	DESCRIPTION	BY
1	11.18.03	ISSUED FOR PERMITS	KB
2	11.18.03	ISSUED FOR PERMITS	KB
3	11.18.03	ISSUED FOR PERMITS	KB
4	11.18.03	ISSUED FOR PERMITS	KB
5	11.18.03	ISSUED FOR PERMITS	KB
6	11.18.03	ISSUED FOR PERMITS	KB
7	11.18.03	ISSUED FOR PERMITS	KB
8	11.18.03	ISSUED FOR PERMITS	KB
9	11.18.03	ISSUED FOR PERMITS	KB
10	11.18.03	ISSUED FOR PERMITS	KB

**ST. ANDREW'S
 EPISCOPAL CHURCH**
 PROJECT ARCHITECT

GROUND LEVEL
 FLOOR PLAN

JOB No. 01-152
A1.2



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

Kelly/Gracie
 Robert
 ARCHITECTS/INTERIORS
 1417 HIGH DRIVE
 SUITE 200
 FARMINGTON, CT 06030
 P. 860.6333
 F. 860.6333

RECEIVED

MAY 12 2004

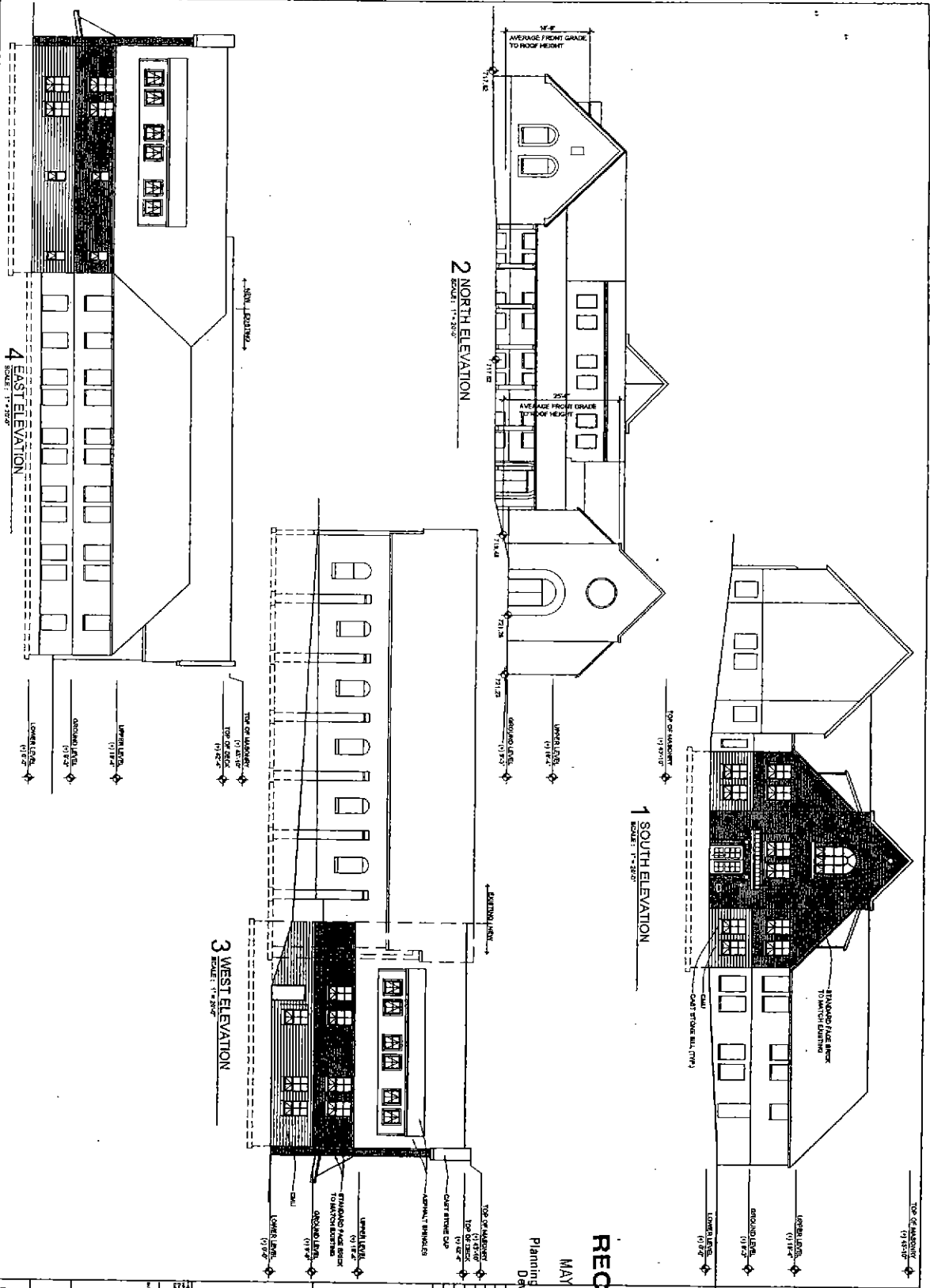
Planning and Community
 Development

NO.	DATE	DESCRIPTION
1	5/1/04	ISSUED FOR PERMITTING

**ST. ANDREW'S
 EPISCOPAL CHURCH**
 100 W. MAIN ST.
 FARMINGTON, CT 06030

UPPER LEVEL
 FLOOR PLAN

Job No. 01-152
A1.3



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MAY 12 2004

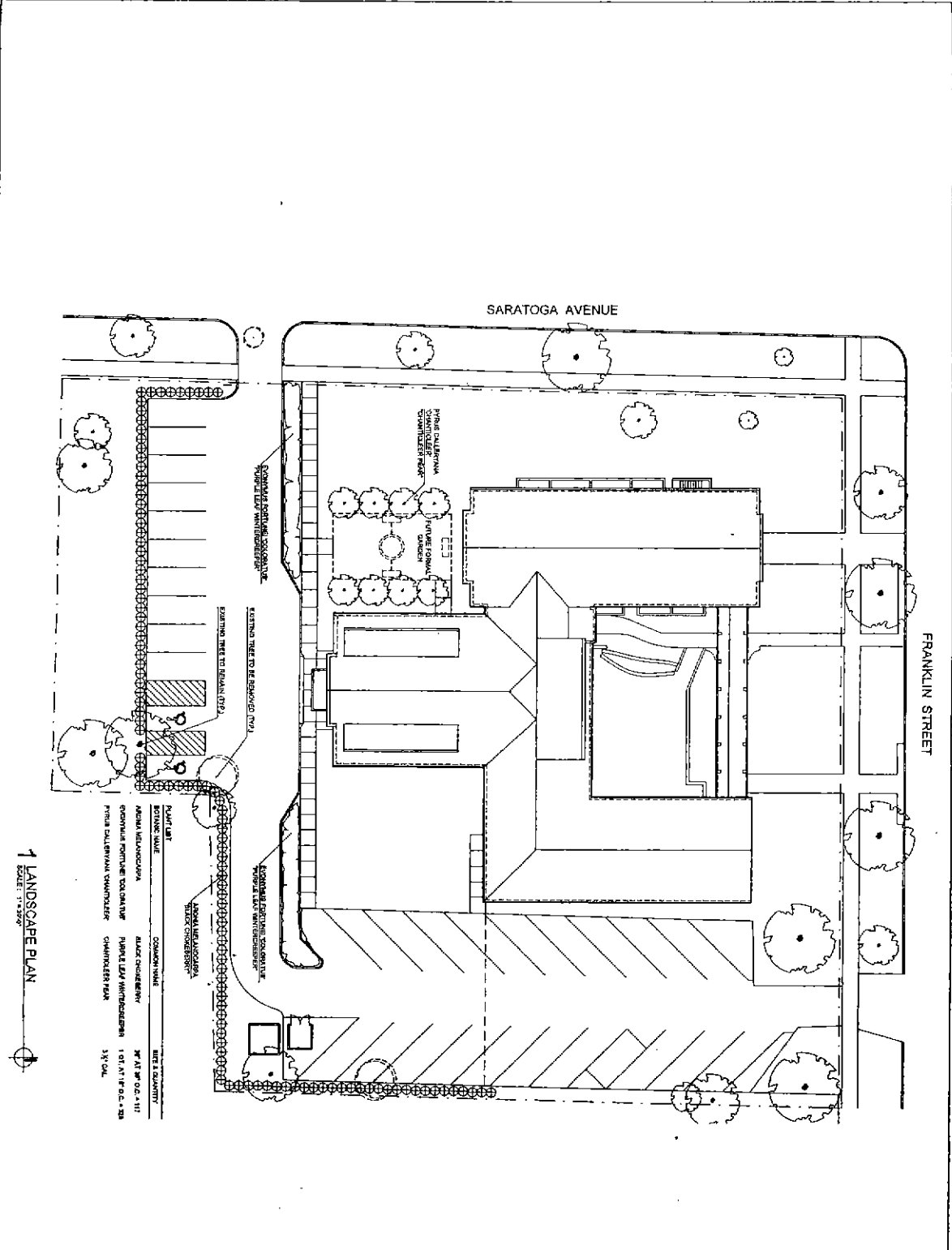
Planning and Community
Development

ST. ANDREW'S
EPISCOPAL CHURCH
LAWSON

EXTERIOR
ELEVATIONS

Job No. 01-152
A3.1

Rebelle
Kearney
Bauer
ARCHITECTS
1000
P. 1.200.200.0000



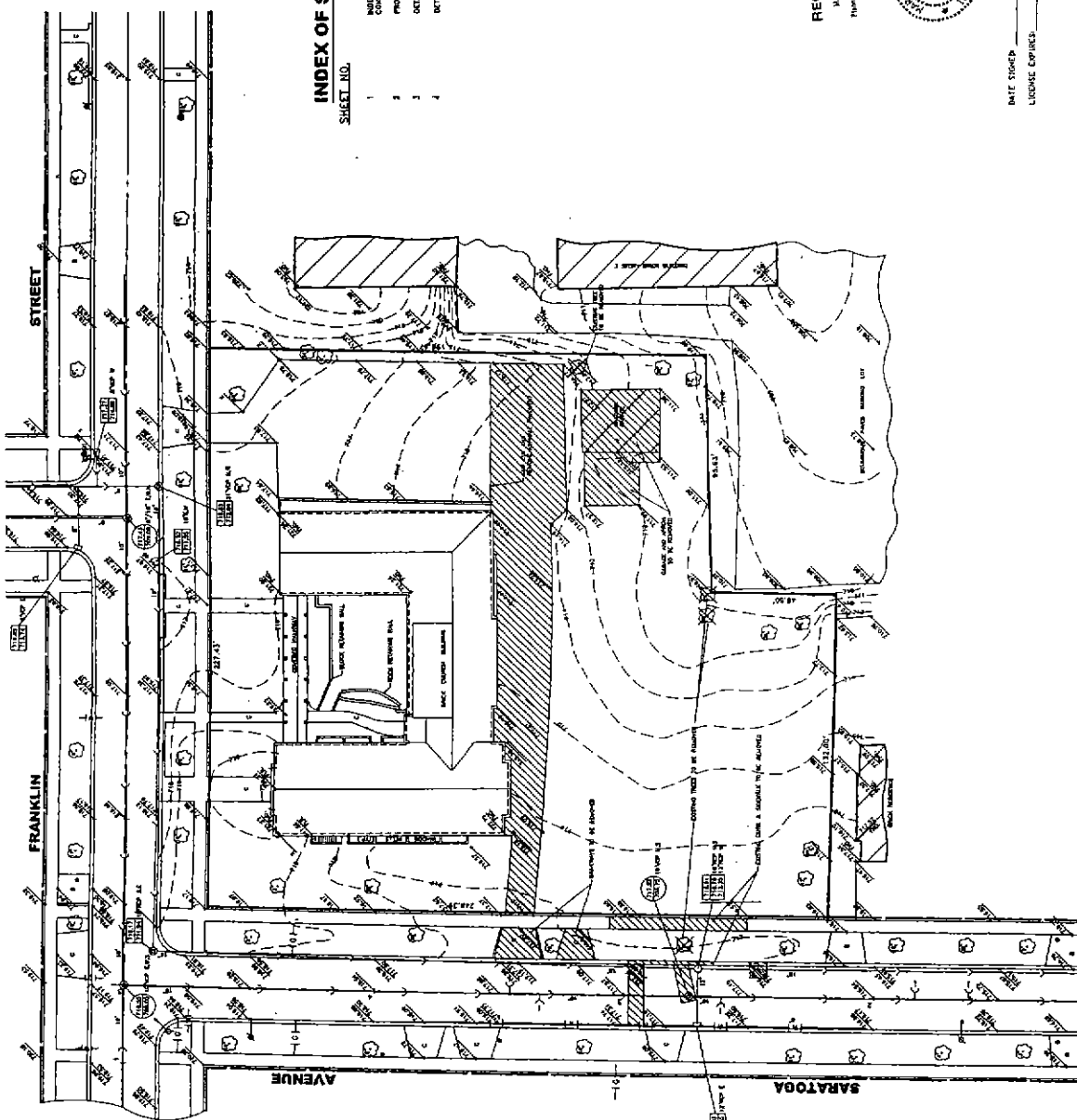
1 LANDSCAPE PLAN
SCALE: 1/8"=1'-0"

PLANT LIST
 BOTANIC NAME COMMON NAME TREE & SHRUBS
 ARBIS VITAEFRONSA BLACK CHERRY 10' AT 10' O.C. 2-117
 GEOMORPHIC PENTAGONAL QUANTUM PINKISH LEAF WINTERGREEN 10' AT 10' O.C. 1-720
 PRINUS DALMANII QUANTUM QUANTUM 10' O.C.

RECEIVED
 MAY 12 2004
 Planning and Community
 Development

Kelly
 Hutter
 ANDERSON
 5 142 2004

ST. ANDREW'S EPISCOPAL CHURCH COMMUNITY CENTER	
LANDSCAPE PLAN	01-152
L1.0	



INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1	INDEX OF SHEETS, LEGEND, CONDITIONS AND SPECIAL PLAN
2	PROPOSED PAVING, GRASSING AND UTILITIES
3	DETAILS
4	DETAILS, SPECIFICATIONS AND NOTES

RECEIVED
JUL 11 2004
Public Library
Baltimore



DATE ISSUED: 3-2-04
LICENSE EXPIRES: 12-31-05

PROJECT NO.	04-001
DRAWN BY	BAKULY
BOOK NO.	---
DATE	3-2-04
C.I.C.E. NO.	551-03-1832
SHEET	1 / 4
OF	4

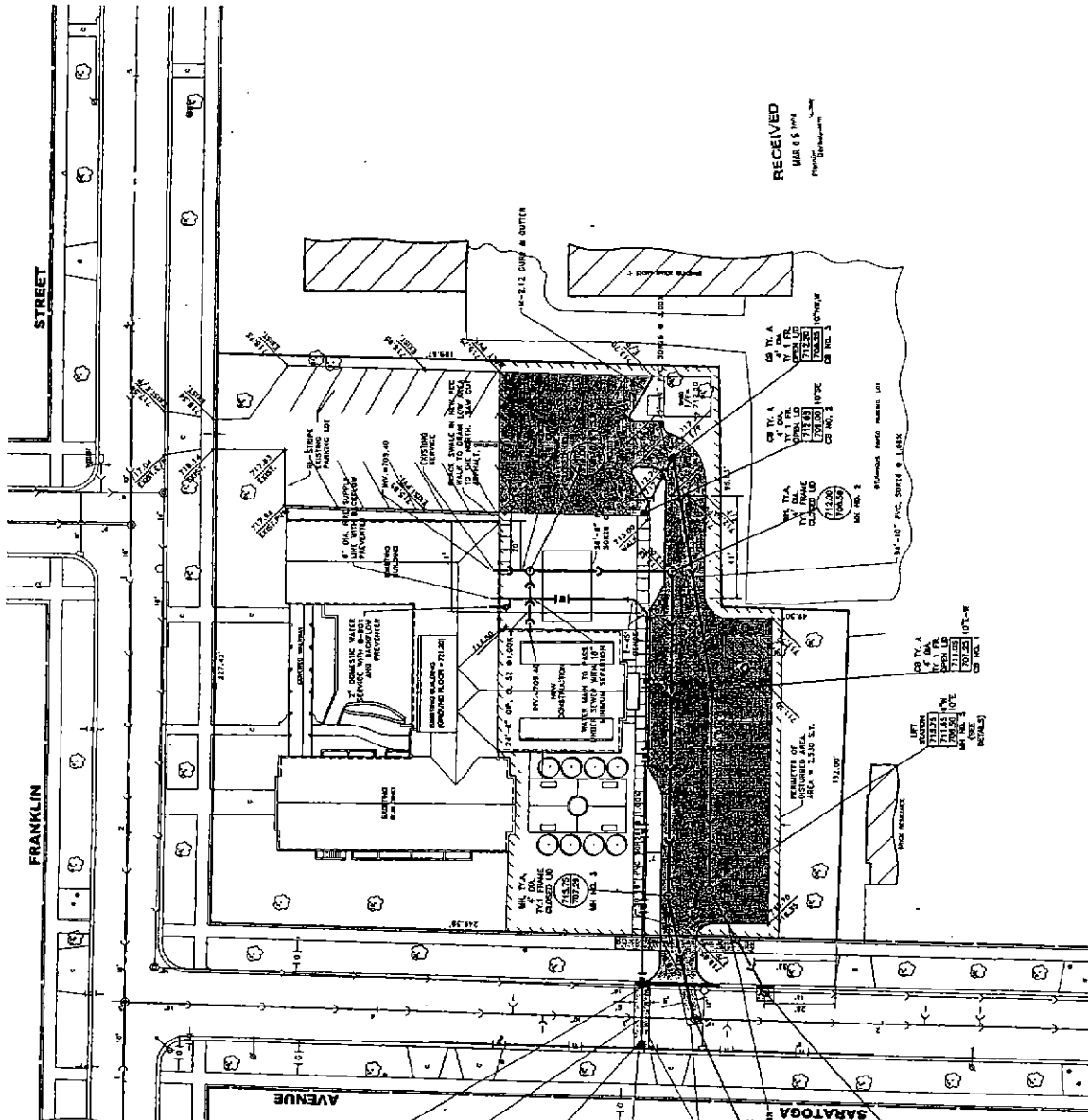
EXISTING CONDITIONS & REMOVAL PLAN

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

3030 Riverside Road
Downers Grove, Illinois 60120
Phone: 708-941-4122
Fax: 708-941-4122

◆ Civil Engineers
◆ Municipal Consultants
◆ Established 1911





RECEIVED
MAR 15 1974
Planning Department

SCALE:	1" = 30'	SHEET	4
DRAWN BY:	DW/VEP	NO.	2
CHECKED BY:		DATE:	3-7-74
DATE:		E.P.C. NO.:	311-02-15212
		REVISION:	

PROPOSED PAVING, GRADING,
& UTILITIES PLAN

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

303 N. Wacker Drive
Downers Grove, Illinois 60515
Phone: 708-461-1111

◆ Civil Engineers
◆ Municipal Consultants
◆ Established 1911



WATER MAIN TO PASS OVER
STORM MAIN AND BE SUPPORTED
BY 18" VERTICAL SEPARATION.
PLACE AND SEAL GUTS.

WATER MAIN TO PASS OVER
SEWER MAIN AND BE SUPPORTED
BY 18" VERTICAL SEPARATION.

1" GUTS MADE IN
2" DIA. TRENCH

OUTSIDE 1" ICE WITH 1/2"
GATE VALVE. CONDENSERS
SHUT DOWN WITH WELDER.

SAW CUT PAVEMENT PATCH 1'
REMOVE TRUCK OR LAMP SIGN
FOR THE PATCHMENT IN PAV.

18" DIA. 10' DEEP 10' DIA. 10' DIA.
47'-8" D.I.P. 10' DIA. 10' DIA.
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10' DIA. 10' DIA. 10' DIA.

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, 2203 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.

BACKGROUND MATERIALS

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,

A handwritten signature in black ink, appearing to read 'Bruce Roth', with a long horizontal flourish extending to the right.

Bruce Roth, AIA

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,

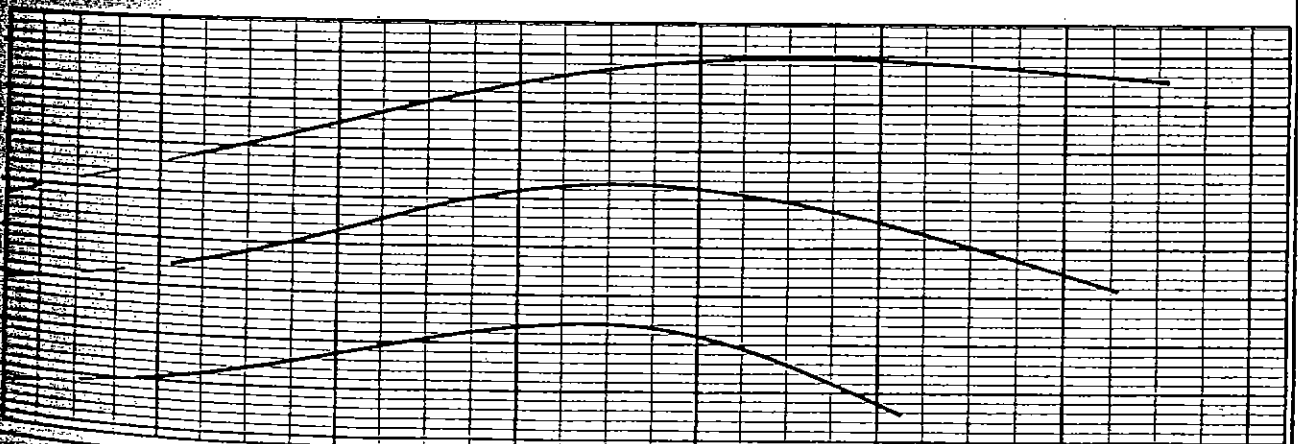
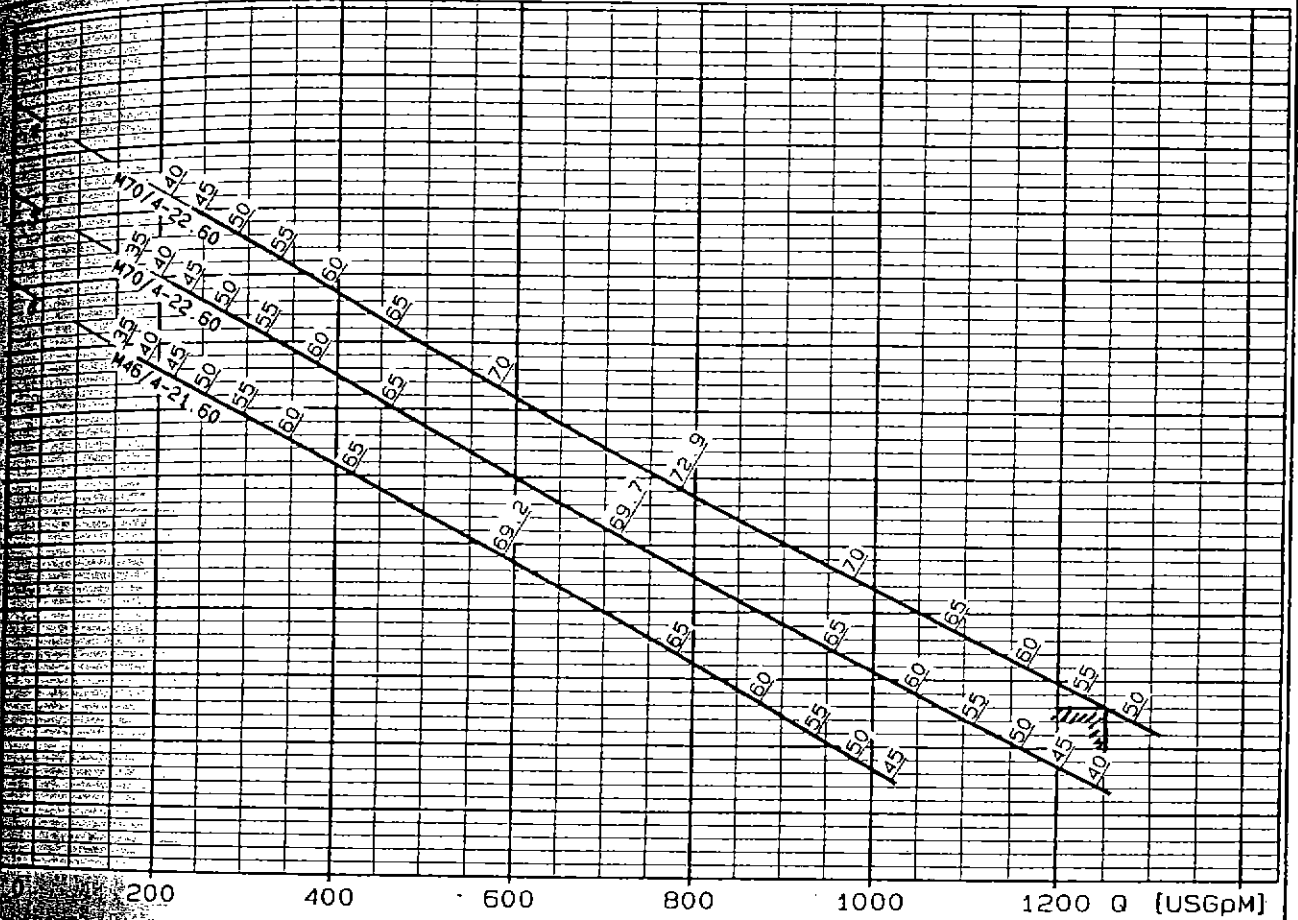
EDWIN HANCOCK ENGINEERING CO.

Mark W. Volk, P.E.

attachments

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

PAGE 1.1



Valve size	100 mm	no. of vane	1
Max motor	1780 RPM		6"
Max hydr	1780 RPM		
Reference	according to hydraulic institute.		
Date	30. Mar 1994	V2/1	

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

Existing Site Condition

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

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
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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				

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

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		Adjusted CN
			%C	%UC	
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
0.2S = .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 TITLE
=====

Proposed Site Development

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

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				

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

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 = SCSTYPE5.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
 0.2S = .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

www.vil.downers-grove.il.us

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

COMMUNITY
RESPONSE CENTER
30.434.CALL (2255)

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

CIVIC CENTER
301 Burlington Ave.
Downers Grove
Illinois 60515-4776
30.434.5500
DD 630.434.5511
AX 630.434.5571

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.

FIRE DEPARTMENT
ADMINISTRATION
701 Main Street
Downers Grove
Illinois 60515-1506
30.434.5980
AX 630.434.5998

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

POLICE DEPARTMENT
25 Burlington Ave.
Downers Grove
Illinois 60515-4783
30.434.5600
AX 630.434.5690

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.

PUBLIC WORKS
DEPARTMENT
301 Walnut Ave.
Downers Grove
Illinois 60515-4074
30.434.5460
AX 630.434.5495

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





www.vil.downers-grove.il.us

COMMUNITY RESPONSE CENTER
30.434.CALL (2255)

CIVIC CENTER
31 Burlington Ave.
Downers Grove
Illinois 60515-4776
30.434.5500
DD 630.434.5511
AX 630.434.5571

FIRE DEPARTMENT ADMINISTRATION
701 Main Street
Downers Grove
Illinois 60515-1506
30.434.5980
AX 630.434.5998

POLICE DEPARTMENT
25 Burlington Ave.
Downers Grove
Illinois 60515-4783
30.434.5600
AX 630.434.5690

PUBLIC WORKS DEPARTMENT
101 Walnut Ave.
Downers Grove
Illinois 60515-4074
30.434.5460
AX 630.434.5495

DEPARTMENT OF SOCIAL & HEALTH SERVICES
12 Curtiss Street
Downers Grove
Illinois 60515-4761
30.434.5595
AX 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

- c: 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





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	
Building (SF Max.) (FAR= (Ch. 28:)	0.80	
Building Coverage (SF) (Ch. 28:)	0.40	
Permanent Common Open Space (SF) (Ch. 28, PD)	Minimum	
Building Height (FT) (Ch. 28:)	Maximum	
Lot Width (LF) (Ch. 28:)	Minimum	
Lot Depth (LF) (Ch. 28:)	Needed	
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 * .35	
Loading (1 Berth(s) per XX SF= (Ch. 28:)	NA	
	Required or Maximum R-5 Special Use	Difference (%)
	NA	0
	41,733	-40.1
	20,866	-48.2
	NA	
	35.0'	??
	NA	
	NA	
	??	??
	??	??
	??	??
	??	??
	37	-13.5
	32 + 2 ADA	

EXISTING BUILDING

G

LAWN

12

14

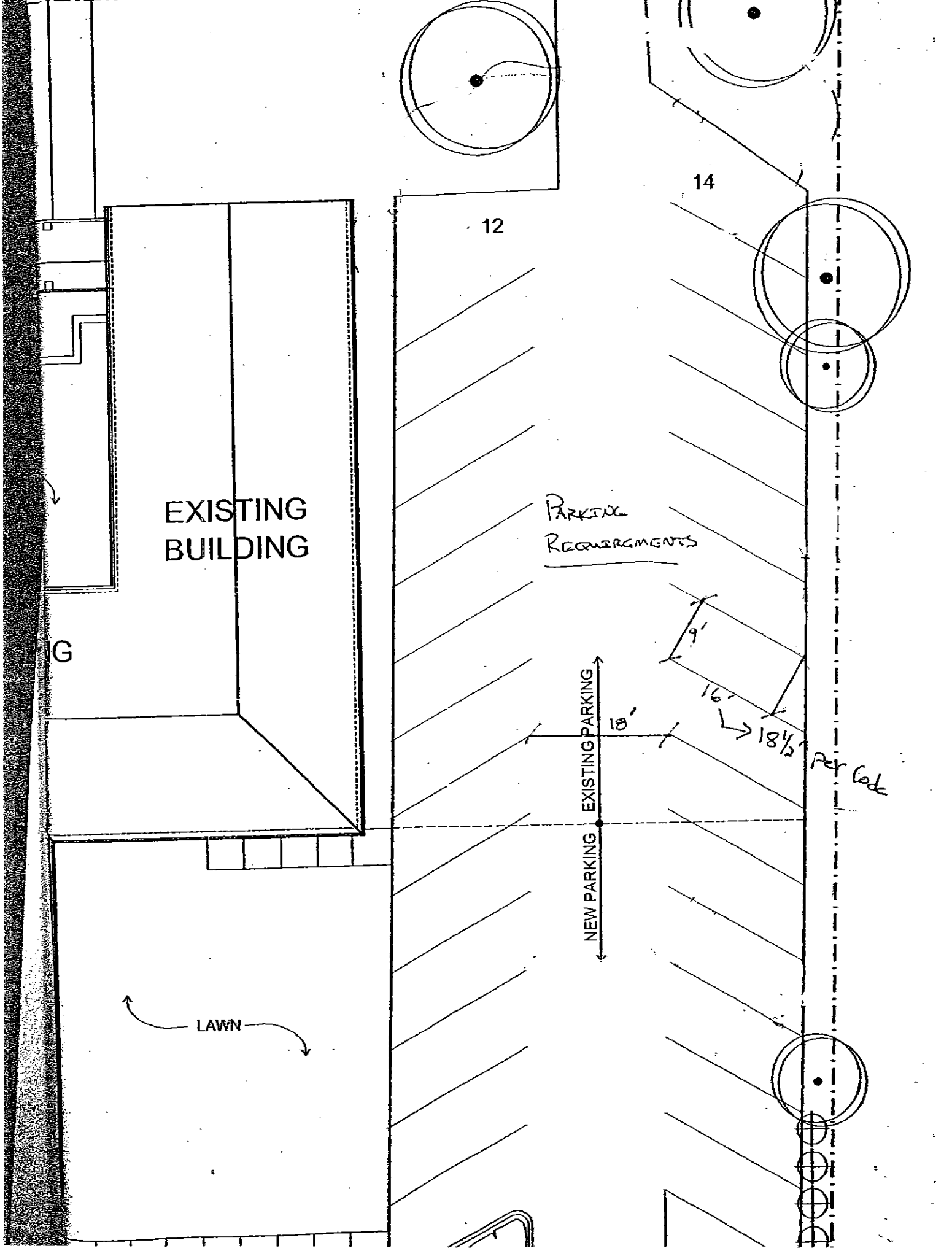
PARKING REQUIREMENTS

NEW PARKING
EXISTING PARKING

18'

9'
16'
18½'

Per Code



to remain in the Council Chambers in the event the Plan Commission members want to address specific questions to them in order to fully understand an issue or a concern. Chairman Jirik stated the final step is the Plan Commission's deliberation of the petition. When deliberation is over, a motion is presented. Chairman Jirik explained the motion can be to either recommend approval based on the information provided, it can be to recommend approval with changes or revisions or it can be to recommend denial. The recommendation along with the minutes, exhibits, etc. is forwarded to the Mayor and the members of the Village Council for further processing.

Chairman Jirik explained there are two items on this evening's agenda. Chairman Jirik noted with regard to these petitions the Plan Commission would be forwarding a recommendation to the Village Council for its consideration.

PC-05-04 – Petition seeking the following: 1) a special use for a church, and 2) to obtain variations to reduce yard requirements for property located at the southeast corner of Franklin Street and Saratoga Avenue, commonly known as 1125 Franklin Street, Downers Grove, IL (PIN 09-08-115-001,-002,-003,-004,-005); St. Andrews Episcopal Church, Owner; James F. Russ, Jr., Petitioner/Attorney

Mr. Matejczyk advised the Chairman that he would be recusing himself from this petition as he is a member of the parish and also will be serving as project manager for this project. Mr. Matejczyk asked for permission to step down from the dais and sit with the representative of the petitioner in order to answer any questions from the Plan Commission.

Mrs. Reynolds also advised the Chairman that she is a member of the parish and would also recuse herself from this petition. Chairman Jirik accepted their explanations and noted the Plan Commission does have a quorum present.

Chairman Jirik asked if there was a representative of the petitioner present.

James F. Russ, Jr. of the law firm Weidel, Hudzik, Russ and Phillip, 4915 Main Street, Downers Grove, Illinois stated several members of the parish are present as well as Rev. Leswing and Phil Matejczyk who has been instrumental in bringing this petition forward to the Plan Commission.

Mr. Russ indicated St. Andrews is located at 1125 Franklin Street at the southeast corner of Franklin Street and Saratoga Avenue. They are seeking an amendment to a special use to provide for a 6,544 square foot addition on the southern end of the existing building. They are also seeking one variation for landscape screening of a parking area.

Mr. Russ advised that St. Andrews has been in Downers Grove since approximately 1844. The current building was constructed in the 1950's. They have been a very important part of the community and have provided many community services and programs to the community. In the last 100 years of the church's history, much has changed. Membership has grown substantially, and the needs of the church and the

community have also grown substantially. St. Andrews is at a point where an addition to the existing building is needed to accommodate church activities.

Mr. Russ stated the property is currently zoned R-5, two family residence district. Churches are allowed as a special use in the R-5 zoning district. The requested addition is on three levels; the lower level will be 2,376 square feet, the ground level will be 2,376 square feet and the second floor will be 1,792 square feet. The lower level of the church will have administrative offices and meeting rooms, the ground level will have a meeting room, a nursery and washrooms, and the second floor will be a choir room. Mr. Russ noted the Plan Commission packet contains copies of the floor plans. Mr. Russ explained the R-5 zoning district allows a maximum floor area ratio of 0.80. The proposed addition would be at approximately 0.48, which is approximately 40% below the maximum allowed under the R-5 district. The maximum building to lot coverage allowed under the Ordinance is 0.40, and the St. Andrews proposal is approximately 48% below the maximum building to lot coverage.

Mr. Russ noted the setback required on the north side along Franklin Avenue (main entrance to the church) is 27.5 feet. The existing setback is 25.8 feet. Mr. Russ explained there is no variation necessary as this is an existing legal non-conforming setback. The east side of the property requires a five-foot setback. The setback will be approximately 63.08 feet. The south side of the property requires a 27.5-foot setback, and the setback will be approximately 40 feet. The west side of the property also requires a 27.5-foot setback. The existing non-conforming setback is 26.5 feet. Because nothing is being done to the existing building, no variation is required. The new west setback will be 72.58 feet, which is where the proposed addition would be located.

Mr. Russ advised some parking would be provided on site. Because the church is within 1,000 feet of the Concentrated Business District, the Zoning Ordinance provides that properties are only required to meet 35% of the required parking. Mr. Russ stated determination of the number of parking spaces is based on the number of seats in the current church auditorium. Based on the current 310 seats, the church would be required to provide 104 parking spaces but for the fact that the church is within 1,000 feet of the Concentrated Business District. Consequently, they are required to provide 37 parking spaces. Mr. Russ pointed out currently they have a legal non-confirming parking situation of 21 spaces.

Mr. Russ advised pursuant to Chapter 28, Section 1902 of the Zoning Ordinance, 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.

Mr. Russ stated St. Andrew's Church has existed in this location since 1884, provides a great service to this community and its residents 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 residents outside 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.

Mr. Russ advised that St. Andrew's Church was established at the same time this neighborhood was established, and they have lived in harmony with each other throughout the years. The general welfare of the persons residing or working in the vicinity has not been harmed, nor will it be harmed in the future by allowing the church to exist on property it has existed on for over 100 years. Clearly, the property values of the surrounding properties have not been detrimentally affected by the existence of the church in the neighborhood. The proposed addition will not substantially change this location, the use or appearance of this facility.

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.

Mr. Russ stated St. Andrew's Church worked very hard to comply with all of the requirements of the R-5 zoning district. There have been numerous reconfigurations to arrive at this site plan. The only variation being sought is to allow the required screening for the parking on the south side of the property. All bulk standards of the R-5 zoning district for height, setback, parking, green space and engineering will be met or exceeded. The current non-conformities with regard to this property are not being increased. In several cases, parking being one of them, they are being reduced from what currently exists on the site.

4. That this is one of the special uses specifically listed for the district in which it is to be located.

Mr. Russ indicated churches are listed as a special use in the R-5 zoning district.

Mr. Russ explained they are seeking one variation with regard to landscape screening on the southwest corner of the property located just south of the entrance onto Saratoga Avenue. The rest of the screening complies with the setback requirements. The variation request is seeking relief from Chapter 28, Section 1406(b) of the Zoning Ordinance as the proposed screening for the parking on the south side of the building will be within the required five-foot setback on the west side of the property. Mr. Russ noted under the existing ordinance you can have parking up to the setback, and then there is required screening on top of that. There currently is no provision that allows for that screening to be within the setback. He commented there is not much use in allowing parking up to the setback if you cannot provide the screening. In this situation, the reason for the requested variation is because of the parking non-conformity. The petitioner feels it is a better use

of the property to provide as much parking on site as possible as opposed to losing spaces to provide landscaping next to a parking lot.

Mr. Russ noted the Plan Commission is authorized under Paragraph 28-1800(a) of the Zoning Ordinance to grant the requested variation. In considering a variation request, the Plan Commission must apply the standards for granting a variation pursuant to Chapter 28-1803 of the Zoning Ordinance. The variation shall be permitted only if the Plan Commission 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 Plan Commission 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.

Mr. Russ stated he believes this provision does not apply in this instance.

2. The plight of the owner is due to unique circumstances.

Mr. Russ stated 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 would benefit the surrounding properties and residential uses.

3. The variation, if granted, will not alter the essential character of the locality.

Mr. Russ pointed out the surrounding area is single-family residential to the north and west, multi-family to the east and south and commercial 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.

Mr. Russ stated in determining the practical difficulties or particular hardships the Plan Commission may also consider the following factors:

1. That the particular physical surrounding shape or topographical conditions of the specific property involved would result in a particular hardship upon the owner as distinguished from a mere inconvenience if the strict letter of the regulations were carried out.

Mr. Russ stated in this case the previous development of this property was conducted at a time prior to current zoning regulations. The current parking provided is non-conforming for this property by current Ordinance requirements. The proposed plan increases the number of parking spaces to minimize and reduce the non-conformity for parking. The additional parking results in the need to place landscaping in the required yard of this

property. Mr. Russ indicated denying the requested variation would be more than a mere inconvenience as it would have a substantial effect on the surrounding area by excluding several proposed parking spaces, which would 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.

Mr. Russ stated the requested variation would not generally be applicable to properties developed under the R-5 zoning requirement. This property is unique due to the existing parking non-conformity. 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.

Mr. Russ explained the requested variation is not the result of any actions by the owner. As previously 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 ordinance and the landscape ordinance. 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, a 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.

Mr. Russ stated the requested variation for the landscape screening would have no effect on the adequate supply of light and air to the adjacent property owners, nor would it impact the value of the surrounding properties. The landscaping would only benefit the appearance of the area. Mr. Russ commented there is an argument to be made that it will decrease the congestion on the public rights of way.

5. That the proposed variation will not alter the land use characteristics of the district.

Mr. Russ advised this property is a special use within the R-5 zoning district, and the use would not be altered or changed as a result of this variation.

6. The granting of the variation requested would not confer on the owner any special privilege that is denied by the Zoning Ordinance to other lands or structures in the same district.

Mr. Russ indicated this variation would not result in any special privilege to this property. The ordinances previously cited created this situation, and the requested variation is the only reasonable solution. Mr. Russ suggested that the conflict between the parking ordinance and the landscape ordinance needs to be examined further so that a variation like this would not have to be brought before the Plan Commission in the future.

Mr. Russ stated the petition is fairly straightforward. St. Andrews is asking to amend their special use, they are asking for a variation for the small section of land along the southern parking lot and its western edge. Mr. Russ reiterated that Saint Andrews has been a good neighbor. Their plans were drawn up with the neighbors in mind. Invitations were sent out to property owners surrounding the church property, and several meetings were held to discuss the church's expansion plans. Mr. Russ stated the number of variations have been reduced to one. The parking non-conformity has been reduced by 12 parking spaces. Mr. Russ commented the petitioner believes this design is optimal for the use of the church and for meeting the Ordinance's criteria.

Mr. Russ advised the expansion is needed because of the good work of the church, which has resulted in an increased activity level and membership of this parish. Mr. Russ concluded by asking that a positive recommendation by the Plan Commission be forwarded to the Village Council. Mr. Russ indicated he would be more than happy to answer any questions when appropriate.

Chairman Jirik asked for the Staff presentation.

Mr. Sbiral advised the Staff report should be entered into the record. He stated he would briefly review key points from the report rather than going through the entire report in great detail.

Mr. Sbiral explained the petitioner is asking for an amendment to the Special Use. The Special Use is by prior existence as the church has been in its present location long before the Zoning Ordinance was first adopted. The petitioner is also asking for a variation for approximately 10-15 feet of landscaping along the west side of the parking lot.

Mr. Sbiral stated 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.

Mr. Sbiral referenced the Staff Report and noted in the Requested Action section the variation request is shown for Cumnor Road. The report should read Saratoga Avenue. He also pointed out the Amendment to the Special Use section of the report refers to a letter of May 10, 2004 from the petitioner. The date of the latest letter, which was included in the packet, was May 14, 2004.

With respect to the request for a variation, Mr. Sbiral noted Mr. Russ reviewed the variation standards from Section 28-1803 of the Zoning Ordinance.

With respect to the zoning and future land use, Mr. Sbiral stated the property is zoned R-5, two-family residence district and the existing Future Land Use Plan designation is Residential 6-11 dwelling units per acre, which is shown as orange on the Future Land Use Map. The existing use is allowed subject to Special Use consideration in the R-5 zoning district. The proposed amendment, if approved, would be consistent with the existing zoning and Future Land Use Map.

With respect to the yards and setbacks, Mr. Sbiral noted there are some existing non-conformities on the north side of the property as well as certain other respects of the property. Mr. Sbiral indicated none of the existing non-conformities are proposed to be expanded. The size of the parcel is not shrinking, so there is no increase in the existing non-conformity with respect to lot size requirements for churches. The only required variation is the parking lot screening variation.

With respect to bulk characteristics, Mr. Sbiral stated the Floor Area Ratio and lot coverage are well within the requirements of the Zoning Ordinance.

Mr. Sbiral advised the green space is at approximately 37%, and noted although there is no requirement for green space/open space in the R-5 Two Family Residence District, the petitioner is proposing significant landscaping to screen parking and add to the site

With regard to signage and site lighting, Mr. Sbiral stated no changes or modifications to existing signage or exterior lighting are proposed as part of the project.

Mr. Sbiral advised the Public Works Staff reviewed the proposed plans. 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.

Mr. Sbiral pointed out an error in the Staff Report with regard to parking. The parking spaces that are presented here are correct on the site plan. They are actually proposing the addition of ten parking spaces, which will result in a total of 31 spaces. The Staff report stated the addition of parking spaces will substantially decrease the existing parking legal nonconformity from 16 spaces to one space when it should read from 16 spaces to six spaces. In addition, they will have their ADA spaces per Code. Mr. Sbiral explained the Village's Traffic Engineer reviewed the parking and site circulation plan and concurs that the proposed plan would not create any additional problems on site.

Mr. Sbiral stated the Fire Prevention Division of the Fire Department has also reviewed the proposed plans. Mr. Sbiral noted 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. Mr. Sbiral stated the church has presented a letter to the Village today which states that within five years of the completion of the proposed

construction the remaining portions of the church that are not being altered will have fire sprinkler/alarm systems installed.

With respect to the recommendation, Mr. Sbiral stated Staff requests should the Plan Commission consider forwarding a positive recommendation to the Village Council that the items listed as conditions in the Staff Report Recommendation section be included in any motion including the ability to re-evaluate the need for the variation; all storage of refuse shall occur completely in appropriate enclosures at all times; compliance with the Public Works memorandum dated March 24, 2004; and compliance with the Fire Prevention Division requirements/conditions as outlined in their memorandum dated March 17, 2004; compliance with all applicable Federal, State, and Village laws, ordinances, regulations and policies.

Mr. Sbiral asked for agreement from the Plan Commission to be allowed to make the three corrections to the Staff Report before it goes to the Village Council.

Chairman Jirik asked if there were any members of the audience who wished to speak.

Norman Young, 26 E. 7th Street, Hinsdale explained he has been the owner of Forest Hill Apartments to the east of the church for over 30 years. Mr. Young stated during that period of time they have had a very fine relationship with the church. Mr. Young indicated he was present this evening to support their petition. Mr. Young advised the Commission members that he met with Mr. Matejczyk over a week ago to go over the church's plans. Mr. Young said what he will be discussing tonight will be the same issues he noted to Mr. Matejczyk. Mr. Young asked to have the site plan displayed on the overhead screen. Mr. Young pointed out the location of his property and the apartment building's parking lot. Mr. Young explained the parking lot is very important as they only have 16 parking spaces underneath the building, which contains 32 units. Mr. Young noted he works hard to make sure that the parking lot is well lighted. Parking in that lot is based on reserved spaces.

Mr. Young pointed out the location of the proposed utility building the church will place at the rear of the lot. Mr. Young stated Mr. Matejczyk had advised him the utility building would be approximately 10 feet by 10 feet and would not be as high as the current building. Mr. Young stated his only concern is with regard to the beautiful trees along the rear and side lot lines. Mr. Young pointed out the area of his parking lot where he makes every attempt to maintain a view of the building so his tenants who park in that lot will feel secure walking from the lot to the rear entrance of his building.

Mr. Nicholaou asked Mr. Young if he was referring to the southeast corner of the church's property, and Mr. Young agreed. Mr. Young noted the people living in the 4910 building have an easement to go on to the church's property. Mr. Young stated he owns the entire driveway and all the parkway.

Chairman Jirik explained, while Mr. Young's comments regarding the trees were noteworthy, the trees are not legally regulated and are not under the Plan Commission's

jurisdiction. With regard to the structure, Chairman Jirik asked Staff to verify that as long as the structure maintains the side and rear yard setbacks, it meets the Village Ordinance and does not require a variation. Mr. Sbiral responded the proposed location of the shed as shown on the site plan does meet the regulations of the Zoning Ordinance. As part of the Special Use procedure, this site plan as well as all of the plans will be adopted as part of the Special Use if approved. The plans shown here this evening would then be what the petitioner would be bound to follow.

With respect to Mr. Young's concern, Chairman Jirik advised the site plan is binding, and any deviation would require another amendment to the Special Use as a petition before the Plan Commission.

Chairman Jirik asked if there was anyone else who wished to speak this evening. As there was no response, Chairman Jirik closed the public participation portion of the public hearing.

Chairman Jirik next asked if there were any questions or comments from the Plan Commission members.

Mr. McCormick referred to Mr. Sbiral's earlier comment that as of today the church has provided a written plan indicating the church would be fully sprinklered within five years. Mr. McCormick asked what the Village's position is on this. Mr. Sbiral explained the Fire Prevention Bureau requested that the church have a plan. In the past, the Bureau has had issues where no specific plan was in place and consequently achieving compliance was difficult. Mr. McCormick asked Mr. Sbiral if the church's proposed plan was satisfactory, and Mr. Sbiral responded that Howard Hoffman, Division Chief, had indicated a five-year plan was satisfactory.

Mr. Waechter asked about the Letter of Compliance in the packet that referenced 36 months for the fire suppression system to be completely installed. Mr. Sbiral explained that was a sample letter Chief Hoffman provides. Mr. Sbiral advised the church has been in discussions with the Fire Prevention Bureau, and they have come to a five-year agreement to balance budgetary concerns with the cost of installing a sprinkler system. Mr. Waechter indicated his concern was with the addition, which would have classrooms etc. Mr. Sbiral explained all the new construction would have a fire suppression system and per the agreement the existing church building would have a fire suppression system within five years. Mr. Russ concurred the addition would be sprinklered as part of the construction, and the infrastructure for the existing structure would be constructed as part of the proposed addition. The existing building will not be sprinklered until the necessary infrastructure is completed within the proposed addition. Mr. Russ emphasized that Fire Prevention has accepted the five-year timeframe. Mr. Russ recalled a similar thing was done when Saint Mary's did the addition to their school building. It was also a five-year program. Mr. Russ expressed the belief that the same process was done when the Baptist Church did their expansion.

Mr. Waechtler stated when he drove by the property he thought there was a house on the south side where the proposed parking spaces are to be located. Mr. Matejczyk concurred that there is a house just to the south of the church's property line. There is green space between the parking and that house. Mr. Waechtler asked if that would be adequate to take care of any headlights from cars parking for evening meetings that might interfere with that neighbor. Mr. Sbiral stated the landscape buffer is intended to be dense enough to prevent that from happening. Mr. Waechtler asked if any thought had been given to some kind of decorative screening. Mr. Sbiral explained in order for the landscaping to meet Code, it has to be dense enough to screen light from shining onto the neighboring property.

Mr. McCormick stated it was his understanding this entire process has been very prolonged and asked if it would be fair to say that at this point the Church has exhausted all means of reducing or eliminating the need for variations. Mr. Sbiral advised the petitioner in working with Staff has sacrificed several parking spaces to make drive aisle widths and parking space dimensions meet Code. He noted all the spaces on the site plan meet Code. Mr. Waechtler expressed appreciation for the Church's efforts to get parking off of the street. Mr. Waechtler stated he drove through the existing parking lot yesterday and the property is very well kept and an asset to the community.

Chairman Jirik asked if there were any further questions or comments. Hearing none, he called for a motion.

MOTION: WITH RESPECT TO FILE PC-05-04 A PETITION SEEKING A SPECIAL USE FOR A CHURCH AND TO OBTAIN A VARIATION TO REDUCE YARD REQUIREMENTS, MR. NICHOLAOU MOVED THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL TO INCLUDE THE FOLLOWING: ALL STORAGE AND REFUSE SHOULD OCCUR COMPLETELY IN APPROPRIATE ENCLOSURES AT ALL TIMES; COMPLIANCE WITH ALL PUBLIC WORKS/ENGINEERING REQUIREMENTS/CONDITIONS AS OUTLINED IN THEIR MEMORANDUM DATED MARCH 24, 2004 INCLUDING RECOMMENDED CONDITIONS, COMPLIANCE WITH ALL FIRE PREVENTION DIVISION REQUIREMENTS/CONDITIONS AS OUTLINED IN THEIR MEMORANDUM DATED MARCH 17, 2004 INCLUDING RECOMMENDED CONDITIONS; COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE LAWS, ORDINANCES, REGULATIONS AND POLICIES. MR. MCCORMICK SECONDED THE MOTION.

Chairman Jirik asked if there were any questions regarding the intent of the motion. Mr. McCormick asked if it was necessary to include a comment regarding the three corrections to the Staff report. Mr. Sbiral responded that it did not need to be a part of the motion if everyone agrees with the corrections. Everyone concurred with the corrections as noted. Mr. Waechtler asked if point number one of the Staff's recommendation had been made a part of the motion. Mr. Nicholaou responded it was not made a part of the motion. Mr. Nicholaou expressed his opinion that the petitioner

would not be before the Plan Commission if they did not need a variation to accommodate what they are proposing. Mr. Nicholaou stated in the past he has found that particular recommendation in most cases to be unnecessary and redundant. Mr. McCormick commented that he felt Recommendation No. 5 in the Staff report was also unnecessary and redundant, and Mr. Nicholaou agreed. Chairman Jirik suggested pursuing this further at the end of this evening's public hearings.

Chairman Jirik next asked if there were any comments regarding the motion. Hearing none, he called for a vote.

ROLL CALL:

AYE: Mr. Nicholaou, Mr. McCormick, and Mr. Kahlke, Mr. Stark, Mr. Waechter, Chairman Jirik

NAY: None

The motion passed unanimously.

Chairman Jirik noted the two recusals do not participate in the vote; however, there is a quorum present.

Chairman Jirik explained the Plan Commission's activities with regard to this petition are complete; however, there are additional steps that will occur as the petition moves through the review process. The next step would be scheduling the petition at the Council Workshop session. Those present who wish to follow the progress of this petition can contact Staff for the date this petition is to be presented to the Village Council. The Council agenda is published in the Village Corner section of the Sun newspaper and will also be available on the Village's web site.

~~PC-06-04 – Ordinance amendment to Chapter 28 of the Municipal Code, Zoning Ordinance, Section 28-902, M-1, Light Manufacturing Districts – Permitted Uses and Section 28-905, M-2, Restricted Manufacturing Districts – Permitted Uses and Section 28-906, M-2, Restricted Manufacturing Districts – Special Uses~~

~~Chairman Jirik noted the Village is the petitioner for this case. Chairman Jirik asked for the technical analysis by Staff.~~

~~Mr. Sbiral commented many of the Plan Commission members have already reviewed this petition as part of the Strategic Land Use Planning meetings.~~

~~Mr. Sbiral explained the Village is acting as petitioner for an amendment to the Zoning Ordinance adding as a permitted use "Medical/Dental Clinic" to both the M-1 and the M-2 districts and removing "Medical-Dental Clinic" as a Special Use in the M-2 district.~~

~~Mr. Sbiral advised this would allow an additional use in the "M" districts and provide an additional zoning classification for medical and dental clinics to be located. No other alterations or modifications are proposed.~~