



MANAGER’S MEMO ITEM

ITEM: PLAN COMMISSION FILE NO. 20-05; Avery Coonley School
 Amendment to Special Use Ordinance 4666, amended Setback Variation

WORKSHOP DATE: August 23, 2005

PREPARED BY: Keith R. Sbiral, AICP; Director of Planning and Community Development

PURPOSE: To consider the Plan Commission’s recommendation to approve the requested
 Amendment to a Special Use Ordinance 4666 to increase a Setback Variation for
 the proposed addition to the Avery Coonley School.

BACKGROUND:

Requested Action

In April 2005 the Village authorized a Special Use Amendment and a Side Yard Variation (Ordinance #4666) to construct an addition to the Avery Coonley School with a 17.5 foot side yard. As part of the construction permitting process and after a foundation is poured, an as-built survey is required to be submitted to the Village by the Petitioner to confirm the placement of a building as approved on proposed plans. The as-built survey for Avery Coonley School indicated a discrepancy between the 1991 Plat of Survey submitted as part of the Special Use process. The Petitioner has indicated the 1991 Plat of Survey was in error. The 2.7 foot discrepancy resulted in the school addition being built 14.5 feet from the west lot line instead of the approved 17.5 feet. As a result, the Petitioner is requesting an increased variation to allow the construction of the building to be located in the revised location. It should be noted that the size, shape, and location of the building in relation to the school have not changed.

At their March 14, 2005 meeting, the Plan Commission considered the Petitioner’s Requested Action, and unanimously recommended approval of the Amendment to the Special Use and the side yard Variation subject to certain conditions, as outlined in the attached Draft Ordinance.

ATTACHMENTS:

1. Draft Ordinance Authorizing an Amendment to Special Use Ordinance #4666
2. Staff Report, with attachments, dated August 3, 2005
3. Draft Minutes of Plan Commission Public Hearing dated August 7, 2005
4. Correspondence dated July 29, 2004 from the Forest Preserve District of DuPage County

STAFF RECOMMENDATION:

Staff recommends approval of the Petitioner’s Requested Action subject to the recommended conditions as outlined in the attached Draft Ordinance.

REQUESTED COURSE OF ACTION:

That the Village Council place consideration of the Ordinance approving the proposed Amendment to Special Use Ordinance #4666 on the August 23, 2005 Council Meeting agenda.

ORDINANCE NO. _____**AN ORDINANCE AUTHORIZING AN AMENDMENT TO AN
EXISTING SPECIAL USE TO AUTHORIZE AN
INCREASE IN THE VARIATION FOR AN EXISTING SCHOOL**

WHEREAS, the following described property, to wit:

Parcel 1: That part of Lot 4 of the Assessment Plat of Homestead Estate of Arthur C. Ducat, in part of Sections 7 and 18, Township 38 North, Range 11, East of the Third Principal Meridian, described as follows: Commencing at the Southwest corner of said Lot 4; thence North 62 degrees 00 minutes East, along the South line of said Lot, 276.0 feet; thence North 5 degrees 15 minutes West, 389.0 feet to a point in the North line of said Lot 4; thence North 88 degrees 25 minutes West, along the North line of said Lot 4, a distance of 197.7 feet to the Northwest corner of said Lot 4; thence South, along the West line of said Lot 4 to the place of beginning, (except that part thereof described as follows: Commencing at the Southwest corner of said Lot 4; thence North 62 degrees East, 276.0 feet to an iron stake in the center line of Maple Avenue, for a place of beginning; thence North 5 degrees 15 minutes West, along the Easterly line of the property owned by the first parties; 389.0 feet to a point in the North line of said Lot 4, at the Northwest corner of a tract of land owned by Reba Dickinson; thence West, along the North line of said Lot 4 to a line 10.0 feet(measured at right angles to said Easterly line) Westerly of and parallel with the said Easterly line above described of the property herein conveyed; thence Southerly, along said line (parallel to said Easterly line and 10.0 feet westerly thereof) to the South line of said Lot 4, being the intersection of said parallel line with the center line of Maple Avenue; thence Easterly, along the said center line of Maple Avenue to the place of beginning), in DuPage County, Illinois (PIN 09-07-405-012);

Parcel 2: Lots 5 and 6 of the Assessment Plat of Homestead Estate of Arthur C. Ducat, being a part of Sections 7 and 18, Township 38 North, Range 11, East of the Third Principal Meridian, in DuPage County, Illinois (PIN 09-07-405-011, 09-18-200-002);

Parcel 3: A part of Lot 8 of Assessment Plat of Homestead Estate of Arthur C. Ducat, in Sections 7 and 18, Township 38 North, Range 11, East of the Third Principal Meridian, described as commencing at the Southwest corner of said Lot 8; thence continuing Northerly along the West line of said Lot 8, a distance of 424.4 feet to the Southerly Line of Lot 9 in Block 2 in Ducat Estate Subdivision, in the Southeast Quarter of Section 7, Township 38 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded as Document No. 204266; thence Easterly, along the Southerly line of said Lot 9 in Block 2, a distance of 197.80 feet to an angle; thence continuing along said South line of Lot 9, 123.40 feet, more or less, to the Southeast corner of said Lot 9 in Block 2; thence Easterly, along the Southerly line of Turvey Road (chord distance 30.0 feet) to an iron stake; thence South 4 degrees 22 minutes 30 seconds East, a distance of 7.30 feet to an iron stake; thence South 56 degrees, 58 minutes, 45 seconds West, a distance of 153.70 feet to an iron stake (which bears South 10 degrees, 24 minutes, 30 seconds East, a distance of 27.0 feet from the angle point of the Southerly line of said Lot 9 in Block 2 in Ducat Estate Subdivision); thence South 10 degrees, 24 minutes, 30 seconds East a distance of 452.66 feet, more or less, to the Northeast corner of Lot 6 in said Assessment Plat; thence North 89 degrees 39 minutes West, along the North line of said Lot 6, a distance of 255.9 feet to the place of beginning in DuPage County, Illinois (PIN 09-07-405-001);

Parcel 4: Lot 9 in Block 2 in Ducat Estate Subdivision, being a subdivision of Lot 16 of Stanley and Cole's

Subdivision of part of the Northeast Quarter and the Southeast Quarter of Section 7, Township 38 North, Range 11, East of the Third Principal Meridian, also a part of the County Clerk's Subdivision of a part of Arthur C. Ducat Estate, in the Southeast Quarter of Section 7, Township 38 North, Range 11, East of the Third Principal Meridian, according to the plat of said Ducat Estate Subdivision recorded December 5, 1925 as Document No. 204266, in DuPage County, Illinois (PIN 09-07-402-033)

Parcel 5: The Westerly 32.0 feet of Lot 7 (measured at right angles to the West line) in the Assessment Plat of the Homestead Estate of Arthur C. Ducat, in Sections 7 and 18, Township 38 North, Range 11, East of the Third Principal Meridian, said plat having been recorded on June 29, 1896 as Document No. 61942, in DuPage County, Illinois, (PIN 09-07-405-008),

Commonly known as 1400 Maple Avenue, Downers Grove, IL.

(hereinafter referred to as the "Property") is presently zoned in the "*R-2, Single Family Residence Zoning 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 the existing Special Use be amended to allow the following Variation:

- A. Variation from Chapter 28, Section 28-1111, *Side Yard* - to allow a 14.5 foot side yard versus the minimum requirement of 20 feet for a non-residential structure of 35 feet in height.

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 Special Use Amendment and Variation, subject to certain conditions; and,

WHEREAS, the Village Council finds that the evidence presented in support of the Special Use Amendment, 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. That the proposed use will comply with the regulations specified in this Zoning Ordinance for the district in which the proposed use is to be located or will comply with any variation(s) authorized pursuant to Section 28-1802.

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.

WHEREAS, the Village Council finds that the evidence presented in support of said variation, as stated in the aforesaid findings and recommendations of the Plan Commission, is such as to establish the following:

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

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

SECTION 1. That an Amended Special Use of the Property is hereby granted to permit an increase in variation for an existing school as outlined above.

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

1. Compliance with the plans incorporated herein by reference as Group Exhibit A; and
2. Compliance with the Staff Report dated July 27, 2005 and all plans attached as recommended by the Plan Commission, a copy of which is attached hereto and incorporated herein by reference as Group Exhibit A; and
3. Compliance with all Public Works requirements/conditions as outlined in their memorandum dated February 8, 2005, a copy of which is contained in Group Exhibit A; and
4. Compliance with all Fire Prevention Division requirements/conditions as outlined in their memorandum dated January 24, 2005, a copy of which are contained in Group Exhibit A; and
5. 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. Changes may require additional review of the Special Use; and
6. It is the Petitioner's obligation to maintain compliance with all applicable Federal, State, County and Village laws, ordinances, regulations, and policies.

SECTION 3. The above conditions are hereby made part of the terms under which the Amended Special Use with Variations 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

11wp81ord.05ISU-Avery-#2-PC-20-05

PLANNING & COMMUNITY DEVELOPMENT STAFF REPORT

To: Plan Commission
Prepared By: Keith R. Sbiral, AICP, Director of Planning *KRS*
Date Prepared: July 27, 2005
Meeting Date: August 1, 2005

Project Title: PC 20-05; Avery Coonley School Special Use Amendment and Variation

BACKGROUND INFORMATION:

Petitioner: The Avery Coonley School
Property Address: 1400 Maple Avenue; northwest corner of Maple Avenue, 55th Street and Dunham Road.
Existing Zoning: R-2; Single Family Residential
Application/Notice: The application has been filed in conformance with applicable procedural and public notice requirements.

Requested Action

1. Approval of an Amendment to a Special Use (Ordinance #4666) to authorize an increase in the Variation for an existing school per Chapter 28, Section 28.504; *R-2 District, Special Uses*.
2. Approval of a revised Variation from Chapter 28, Section 28-1111; *Side Yard*, to allow a 14.5 foot side yard as measured from the westerly side property line versus the minimum requirement of 20 feet for a non-residential structure of 35 feet in height.

BACKGROUND

In April 2005 the Village authorized a Special Use Amendment and a Side Yard Variation (Ordinance #4666) to construct an addition to the Avery Coonley School with a 17.5 foot side yard. As part of the construction permitting process and after a foundation is poured, an as-built survey is required to be submitted to the Village by the Petitioner to confirm the placement of a building as approved on proposed plans. The as-built survey for Avery Coonley School indicated a discrepancy between the 1991 Plat of Survey submitted as part of the Special Use process. The Petitioner has indicated the 1991 Plat of Survey was in error. The 2.7 foot discrepancy resulted in the school addition being built closer to the west property line than originally approved. As a result, the Petitioner is applying for an increased variation to allow the construction of the building to be located in the revised location. It should be noted that the size, shape, and location of the building in relation to the school have not changed.

ANALYSIS*Yards and Setbacks*

Yards and setbacks are determined by the height of the structure as measured at the front elevation of the building. The required yards and setbacks for the addition, therefore, are calculated based upon the height of the existing school building. With a height as defined per Code of 35 feet, the minimum required side yard is as follows:

Yard or Setback	Required Setback	Constructed Setback	Previously Approved Variation Setback	Deficit
Side Yard (west)	20 feet	14.5 feet	17.2 feet	-5.5 feet or -27.5%

As the Petitioner has outlined in their attached narrative statement, the stairwell portion of the addition requiring the Variation is approximately 12 feet in length. It will also be set back approximately 1.8 feet further than the existing school building, and as compared to the height of the existing school building of 35 feet, it will also be shorter with a height of approximately 26 feet as measured to its roof midpoint.

STANDARDS FOR APPROVAL*Amendment to the Special Use*

Section 28-1902 of the Zoning Ordinance establishes the Standards for Approval of a Special Use. The Petitioner has previously responded to these standards in the attached Project Summary (PC 06-05) and will address these issues to the

Plan Commission at the public hearing regarding this petition. The Village Council may authorize a Special Use provided evidence is presented to establish the following:

- (a) That 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;
- (b) That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity;
- (c) That the proposed use will comply with the regulations specified in this Zoning Ordinance for the district in which the proposed use is to be located or will comply with any Variation(s) authorized pursuant to Section 28-1802;
- (d) That it is one of the Special Uses specifically listed for the district in which it is to be located

Request for Variations

The revised side yard Variation proposal requires 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.”

RECOMMENDATION

Staff recommends that the Plan Commission forward a favorable recommendation to the Village Council with respect to the Petitioner’s revised Requested Action, subject to the following conditions:

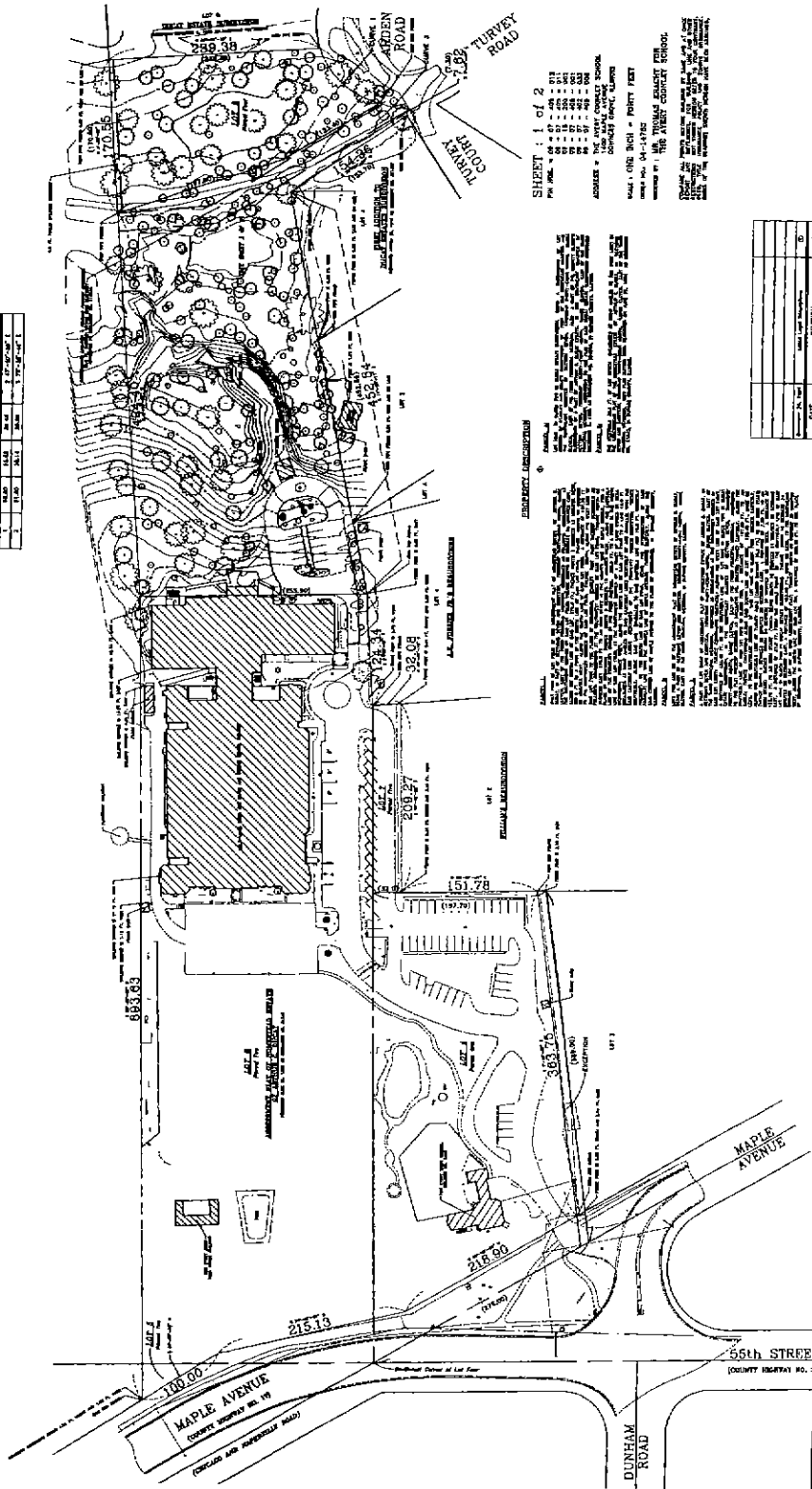
- 1. Compliance with all Public Works requirements and conditions as outlined in their memorandum dated February 8, 2005;
- 2. Compliance with all Fire Prevention Division requirements and conditions as outlined in their memorandum dated January 24, 2005;
- 3. Any further changes to the conditions represented 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. Changes may require additional review of the Special Use; and
- 4. It is the Petitioner’s obligation to maintain compliance with all applicable Federal, State, County and Village laws, ordinances, regulations, and policies.

PLAT OF SURVEY
MARCHESE AND SONS, Inc.
land - marine
 - construction surveys
 10 Weeks Side
 Peoria, Illinois 61677
 Phone: (312) 844-3889

CURVE DATA			
CURVE	RADIUS	ARC	CHORD
1	170.56	112.00	112.00
2	170.56	112.00	112.00

North

SCALE



ADDITIONS AND REMOVALS TO THE AVERY COUNTRY CLUB OWNERS GROVE I
 1400 MAPLE AVENUE
 CHICAGO, ILL. 60614
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]
 DATE: [Date]

EXHIBIT DESCRIPTION

1. [Detailed description of exhibit 1]

2. [Detailed description of exhibit 2]

EXHIBIT DESCRIPTION

3. [Detailed description of exhibit 3]

4. [Detailed description of exhibit 4]

EXHIBIT DESCRIPTION

5. [Detailed description of exhibit 5]

6. [Detailed description of exhibit 6]

EXHIBIT DESCRIPTION

7. [Detailed description of exhibit 7]

8. [Detailed description of exhibit 8]

EXHIBIT DESCRIPTION

9. [Detailed description of exhibit 9]

10. [Detailed description of exhibit 10]

NO.	DATE	DESCRIPTION	APPROVED
1	11/15/77	ISSUED FOR PERMITS	[Signature]
2	11/15/77	ISSUED FOR PERMITS	[Signature]
3	11/15/77	ISSUED FOR PERMITS	[Signature]
4	11/15/77	ISSUED FOR PERMITS	[Signature]
5	11/15/77	ISSUED FOR PERMITS	[Signature]
6	11/15/77	ISSUED FOR PERMITS	[Signature]
7	11/15/77	ISSUED FOR PERMITS	[Signature]
8	11/15/77	ISSUED FOR PERMITS	[Signature]
9	11/15/77	ISSUED FOR PERMITS	[Signature]
10	11/15/77	ISSUED FOR PERMITS	[Signature]

FCM
 ARCHITECTS - ENGINEERS
 1400 MAPLE AVENUE
 CHICAGO, ILL. 60614
 PHONE: (312) 844-3889
 FAX: (312) 844-3889

DATE	DESCRIPTION
11/15/77	ISSUED FOR PERMITS
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11/15/77	ISSUED FOR PERMITS

EXISTING PLAT OF SURVEY - FOR INFORMATION ONLY
 THE AVERY COUNTRY CLUB OWNERS GROVE I
 1400 MAPLE AVENUE
 CHICAGO, ILL. 60614
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]
 DATE: [Date]

G1.04

NO.	DATE	DESCRIPTION	APPROVED
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9	11/15/77	ISSUED FOR PERMITS	[Signature]
10	11/15/77	ISSUED FOR PERMITS	[Signature]

A1 PARTIAL ARCHITECTURAL SITE PLAN
 SCALE: 1"=40'

NO.	DATE	DESCRIPTION	APPROVED


FCM
 ARCHITECTS - ENGINEERS
 1111 N. LAUREL ST. CHICAGO, ILL. 60610
 TEL: (312) 329-3300 FAX: (312) 329-3301

DATE: 01/14/03
 DRAWN BY: J.M.
 CHECKED BY: J.M.
 PROJECT NO.: 03-001

ADDITIONS AND RENOVATIONS TO THE AVERY COONLEY SCHOOL
 DOWNER GROVE I

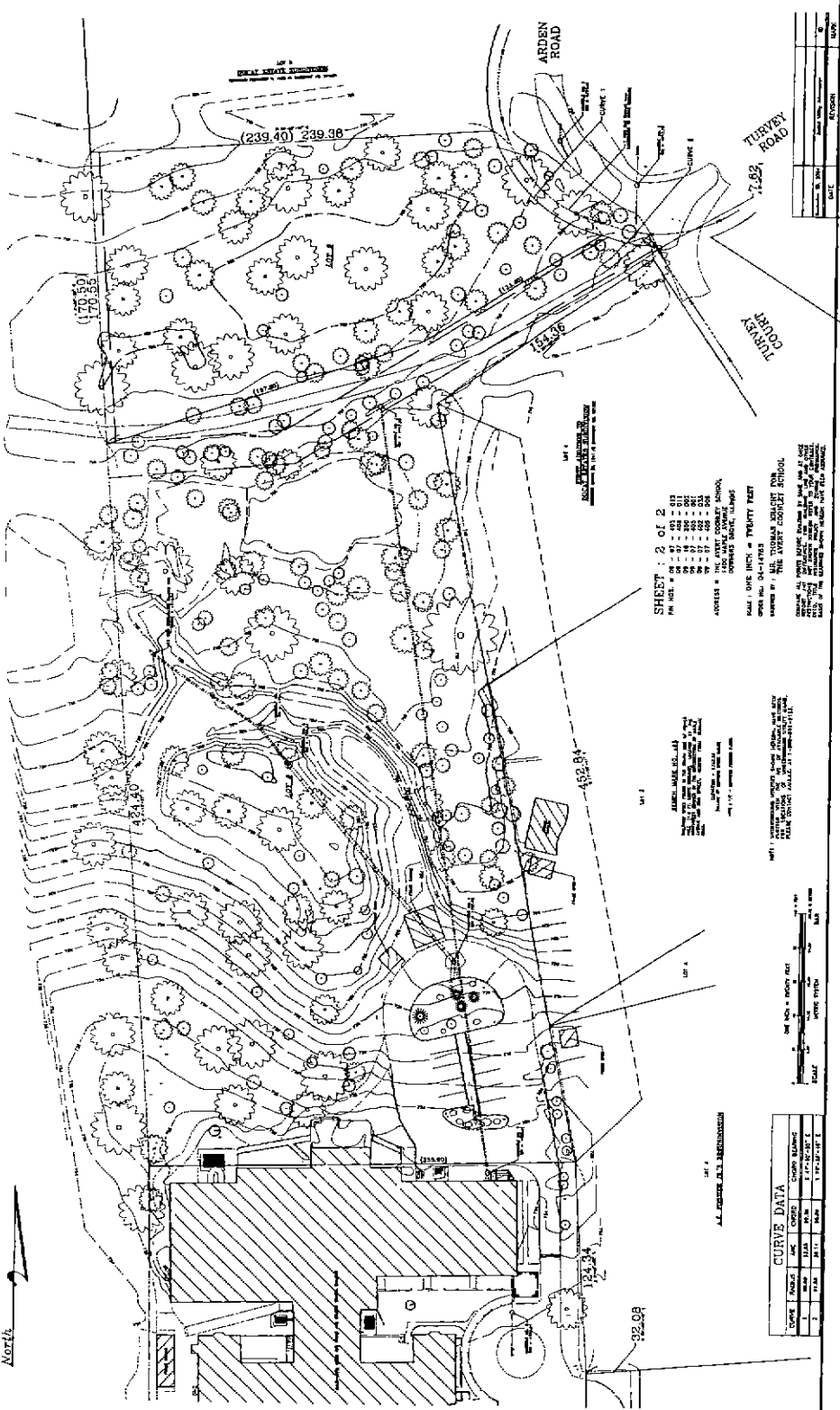
EXISTING PLAT OF SURVEY - FOR INFORMATION ONLY
 THE AVERY COONLEY SCHOOL
 DOWNER GROVE I

SHEET NO. 01-103
G1.03

PLAT OF SURVEY
 PREPARED BY
MARCHESE AND SONS, Inc.
 land - marine - construction surveys
 10 Hancock Drive
 Pacific Beach, B1772
 Phone: (602) 941-3800
 Fax: (602) 941-3899

MANHOLE DETAILS

MANHOLE NO. 1	MANHOLE NO. 2	MANHOLE NO. 3	MANHOLE NO. 4	MANHOLE NO. 5	MANHOLE NO. 6	MANHOLE NO. 7	MANHOLE NO. 8	MANHOLE NO. 9	MANHOLE NO. 10	MANHOLE NO. 11	MANHOLE NO. 12	MANHOLE NO. 13	MANHOLE NO. 14	MANHOLE NO. 15	MANHOLE NO. 16	MANHOLE NO. 17	MANHOLE NO. 18	MANHOLE NO. 19	MANHOLE NO. 20	MANHOLE NO. 21	MANHOLE NO. 22	MANHOLE NO. 23	MANHOLE NO. 24	MANHOLE NO. 25	MANHOLE NO. 26	MANHOLE NO. 27	MANHOLE NO. 28	MANHOLE NO. 29	MANHOLE NO. 30	MANHOLE NO. 31	MANHOLE NO. 32	MANHOLE NO. 33	MANHOLE NO. 34	MANHOLE NO. 35	MANHOLE NO. 36	MANHOLE NO. 37	MANHOLE NO. 38	MANHOLE NO. 39	MANHOLE NO. 40	MANHOLE NO. 41	MANHOLE NO. 42	MANHOLE NO. 43	MANHOLE NO. 44	MANHOLE NO. 45	MANHOLE NO. 46	MANHOLE NO. 47	MANHOLE NO. 48	MANHOLE NO. 49	MANHOLE NO. 50
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SHEET : 2 of 2
 PLAN NO. : 03-001-010
 DATE : 01/14/03
 DRAWN BY : J.M.
 CHECKED BY : J.M.
 PROJECT NO. : 03-001

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 UNLESS OTHERWISE NOTED
 ALL CURVES TO BE ROUNDED
 ALL DISTANCES TO BE MEASURED
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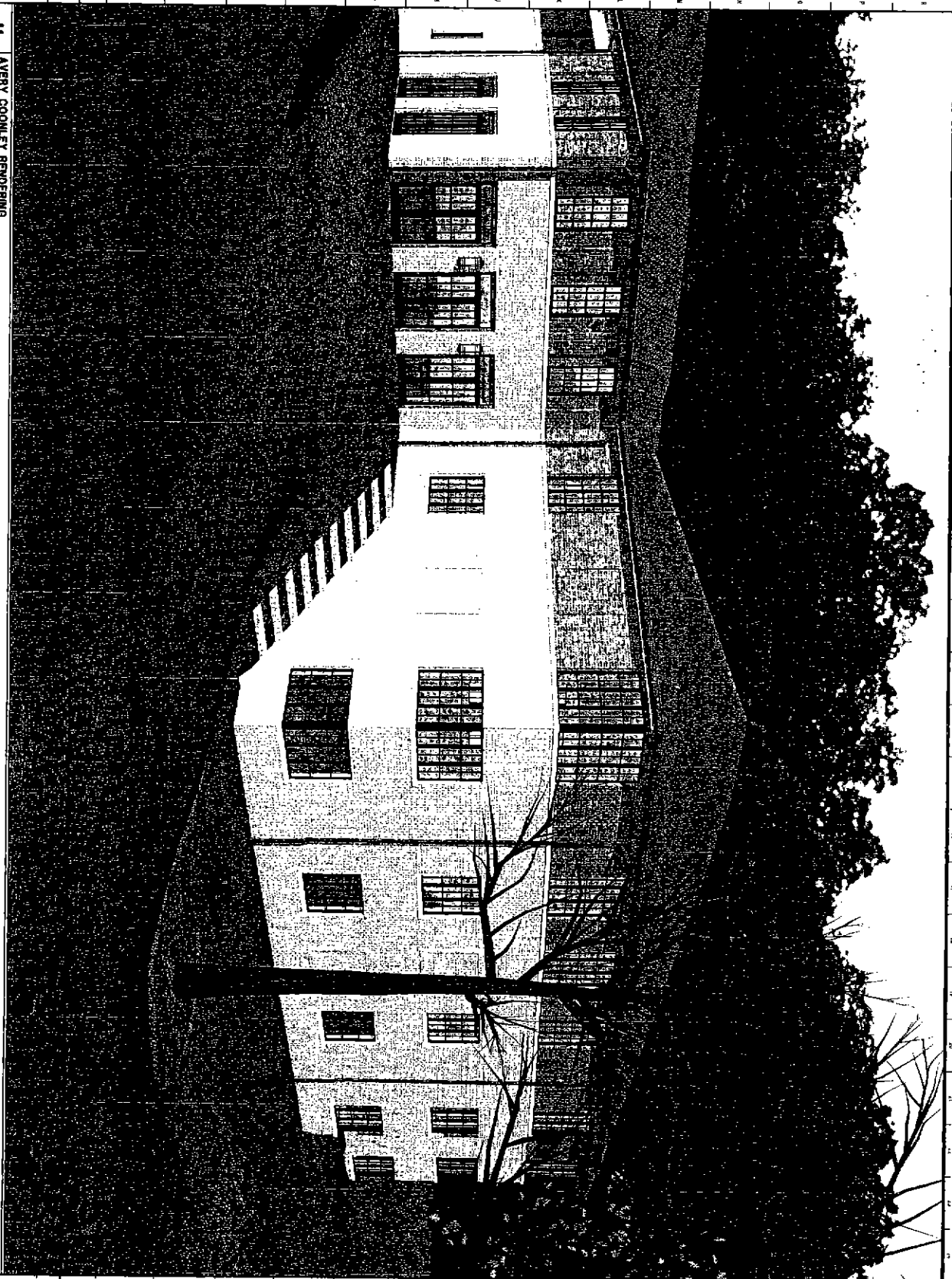
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48	100.00	1.5708	1.5708
49	100.00	1.5708	1.5708
50	100.00	1.5708	1.5708

REVISION SCHEDULE
 NO. DATE DESCRIPTION
 1 01/14/03 ISSUED FOR PERMITTING

A1 PARTIAL ARCHITECTURAL SITE PLAN
 SCALE: 1/8" = 1'-0"

10/10/2008 10:00 AM
 10/10/2008 10:00 AM
 10/10/2008 10:00 AM

A1
 AVERY COONLEY RENDERING



5
 A0.00

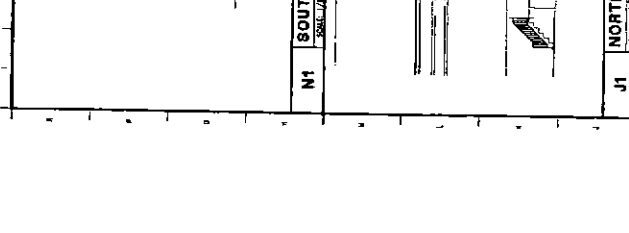
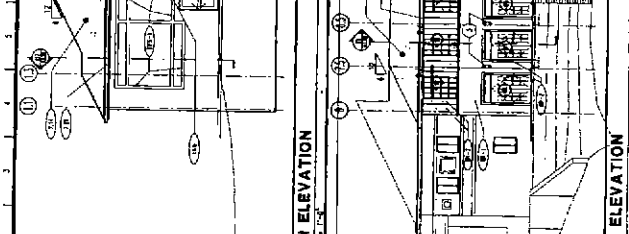
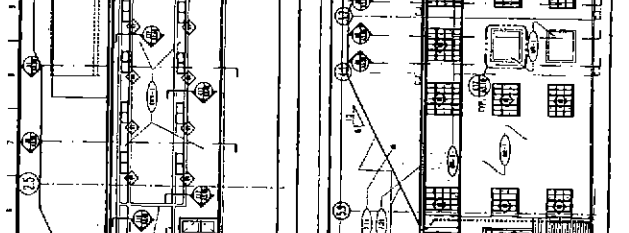
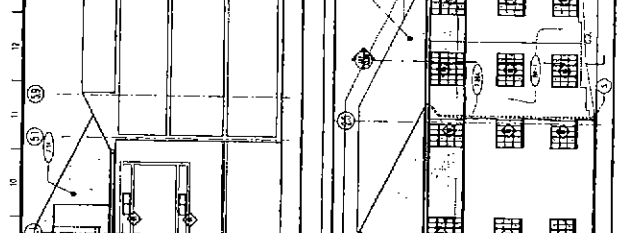
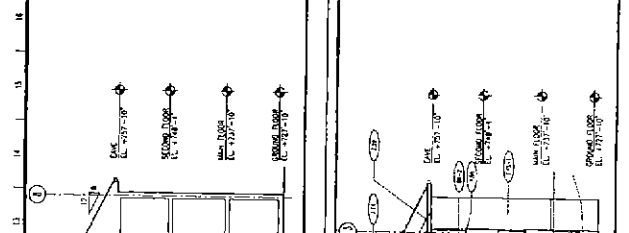
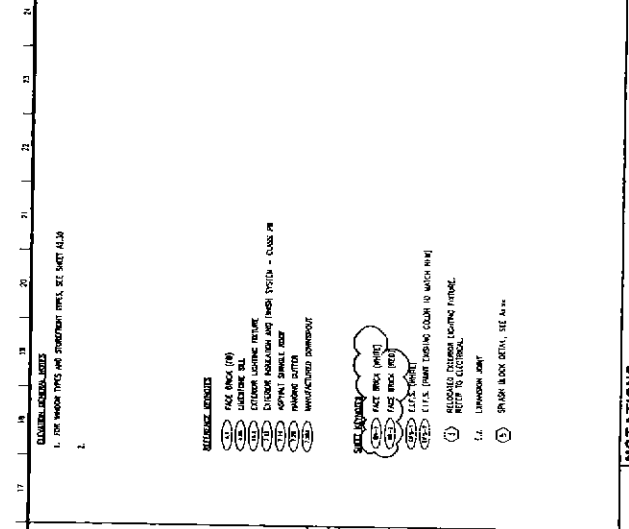
ADDITIONS AND RENOVATIONS TO
 THE AVERY COONLEY SCHOOL
 1400 MAPLE AVENUE
 DOWNERS GROVE, IL
 AVERY COONLEY RENDERING

DATE
 DRAWN: JAL
 CHECKED: JAL
 APPROVED: JAL
 Professional Design Firm
 # 184-000150

FGM
 ARCHITECTS - ENGINEERS
 BELLEVILLE
 CHICAGO
 MAHONEY, ILL.
 ARLINGHEIM
 CHAMPAIGN
 SPRINGFIELD
 ST. LOUIS

ISSUANCE NO.	DATE	DESCRIPTION	APPROVED
1	1/17/2008	ADDITION #1	
2	1/17/08	C.H. BERRY	
3	1/17/08	REVISED FOR PERM	
4	1/17/08	REVISED FOR PERM	

NO. DATE	DESCRIPTION	APPROVED
1/15/10	ISSUED FOR PERMIT REVIEW	
2/10/10	ISSUED FOR PERMIT REVIEW	



NOTATIONS

1. FOR WINDOW TYPES AND FINISHES, SEE SHEET A3.11

LEGEND

- ① FACE BRICK (NB)
- ② CLAY TILE
- ③ EXTERIOR STONE
- ④ EXTERIOR STONE AND WOOD TRIM - CLASS #1
- ⑤ ASPHALT SHINGLE ROOF
- ⑥ PAINTED METAL
- ⑦ MANUFACTURED COMPOSITE

⑧ 1/2" x 1/2" x 1/2" (NB)

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WIEDEL, HUDZIK, RUSS & PHILIPP

A Partnership of Professional Corporations
Attorneys & Counselors
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July 5, 2005

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†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

Re: The Avery Coonley School, 1400 Maple Avenue, Downers Grove, IL 60515

Dear Chairman Jirek:

As you may recall, this Petition was heard before the Plan Commission on March 7, 2005. At that time, a variation request was made for a side yard encroachment of the westerly stairwell of the addition. The request was for a reduction in this required side yard of 20' to 17.2'. That request received a positive recommendation from the Plan Commission and the project was approved by the Council on April 19, 2005. Construction began shortly thereafter. On June 10, 2005, an as-built survey locating the foundation of the addition was completed. It was only after the as-built survey was completed that a miscalculation was determined regarding the stairwell encroachment.

The architects, in designing the addition, worked off of a 1991 survey to dimension the building. Based upon that survey, the stairwell was 17.2' from the westerly lot line. After the as-built survey was completed, it was determined that the 1991 survey inaccurately showed the westerly property line of the school's property.

Currently, the as-built survey shows the stairwell 14.49' from the westerly lot line as opposed to 17.2'. We hereby request a variation to reduce the required side yard setback for the stairwell addition from 20' to 14.49'. The remaining portion of the addition still exceeds the required side yard setback. In addition, the existing building continues to encroach further into the required side yard than the request we are making for the stairwell addition. The existing building encroachment is a legal non-conforming encroachment.

Due to the great time constraints of the school year and the minor variation from what was originally requested, the School has asked and the Village granted a permit to continue work on this project pending the outcome of this Petition. The School recognizes the Village's permit in no way indicates the recommendation of the variation requested and that all work performed is at the risk of the School. Should the Plan Commission not recommend the variation as amended,

Page 2
July 5, 2005

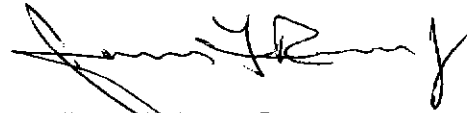
the School is well aware that the building would have to be modified to comply with the original variations granted and that all expense for said work would be at the School's expense.

Clearly the nature and schedule of the School is what is driving the continuance of work and not a disregard for the Village's procedures and ordinances.

We are submitting copies of all documents previously submitted with our original Petition and request that these documents be considered as part of this Petition. We look forward to answering any questions the Plan Commission may have.

Sincerely,

WIEDEL, HUDZIK, RUSS & PHILIPP

A handwritten signature in black ink, appearing to read "James F. Russ, Jr.", written over a horizontal line.

James F. Russ, Jr.

JFR/brd

PLANNING & COMMUNITY DEVELOPMENT STAFF REPORT

To: Plan Commission
Prepared By: Amanda G. Riordan
Date Prepared: March 3, 2005
Meeting Date: March 7, 2005

Project Title: PC 06-05; Avery Coonley School Special Use Amendment and Variation

BACKGROUND INFORMATION:

Petitioner: The Avery Coonley School
Property Address: 1400 Maple Avenue; northwest corner of Maple Avenue, 55th Street and Dunham Road.
Existing Zoning: R-2; Single Family Residential
Application/Notice: The application has been filed in conformance with applicable procedural and public notice requirements.

Requested Action

1. Approval of an Amendment to a Special Use by prior existence to authorize an 15,000 square foot, three-story addition to an existing school per Chapter 28, Section 28.504; *R-2 District, Special Uses*.
2. Approval of a Variation from Chapter 28, Section 28-1111; *Side Yard*, to allow a 17.2 foot side yard as measured from the westerly side property line versus the minimum requirement of 20 feet for a non-residential structure of 35 feet in height.

BACKGROUND

The subject property is located at the northwest corner of the intersection of Maple Avenue, 55th Street and Dunham Road and is the site of the Avery Coonley School which was established in 1929. As the use of the property for a school was initiated prior to the adoption of the current form of the Zoning Ordinance in April of 1965, the school is recognized as having a Special Use by prior existence per Section 28.1202 (f) of the Ordinance. The requested action, if approved, would formally document the Special Use for the property as well as approve its amendment for the proposed building addition. The requested action also includes a request for a side yard variation for the stairwell portion of the proposed addition.

The Avery Coonley School is proposing a three-story addition of approximately 15,000 square feet in area to be located to the rear (north) of the main school building and connected to the existing building on all three levels. The addition is intended to accommodate updated classrooms, new science laboratories, as well as new conference and office spaces. The proposed addition does not include any proposed changes to the existing parking or driveway facilities.

ANALYSIS**Zoning and Future Land Use Plan**

	Existing Zoning	Existing Use	Future Land Use Plan
North	R-2, Single Family Residence	Residences	Residential at 0-6 d.u. per acre
South	R-2, Single Family Residence	Residences	Residential at 0-6 d.u. per acre
East	R-4, Single Family Residence	Residences	Residential at 0-6 d.u. per acre
West	DuPage County	Park	Open Space

The subject property is zoned R-2, Single Family Residence District, consistent with the Future Land Use Plan designation of Residential 0-6 d.u. per acre. In the R-2 Zoning District, the existing use is allowed subject to approval of a Special Use, and the proposed amendment, if approved, would be consistent with the existing zoning and Future Land Use Map designations.

Site**Existing Site Characteristics**

The subject property is approximately 10.45 acres in area. The total land area of the irregularly shaped site is approximately 10.45 acres (455,292 square feet), with overall approximate dimensions of 1,490 feet as measured north to

south and 530 feet as measured east to west along Maple Avenue. The central portion of the site narrows to approximately 200 feet where the main school building is located, and the northern portion of the site narrows to approximately 170 feet at its narrowest point.

The school facilities include a 4,500 square foot gate house located at the southeastern portion of the site; the 89,300 square foot main school building located in the central portion of the subject site; outdoor recreational areas including ball courts, field areas, a pool and pool house and various accessory structures and parking facilities. The school campus facilities are concentrated in the southern half of the site, with the remainder of the site to the north of the main school building being wooded areas. The site is accessed by way of Maple Avenue at its intersection with 55th Street and Dunham Road at the southeast corner of the site. The site also has street frontage along Turvey Road at its northeast corner; however, no vehicular access is present by way of Turvey Road.

Proposed Site Plan

The addition is proposed to have overall dimensions of approximately 65 feet by 61 feet, located to the north of the main school building and west of a parking area. An existing deck will be removed, providing the connection to the main school building adjacent to the lunchroom and commons areas, which will be expanded as part of the proposed addition. Two patio areas are proposed to be constructed to the north and east of the proposed addition, and will incorporate a terraced walkway between the two patios due to the change in grade along the east wall of the addition.

The addition is intended to accommodate new classrooms, new science laboratories, as well as new conference and office spaces. The proposed addition will also allow certain interior modifications to be made to the existing school facility including remodeling and relocation of classroom, laboratories and office spaces.

Bulk Characteristics

Based upon the maximum Floor Area Ratio (FAR) for non-residential uses in the R-2 District of 0.60, the maximum allowable gross floor area would be approximately 273,175 square feet. The current school buildings total approximately 95,000 square feet of gross floor area, resulting in a current FAR of 0.20. The proposed addition of 15,000 square feet would increase the gross square footage to approximately 110,000 square feet, resulting in a nominal increase in FAR to 0.24, well below the maximum permitted of 0.60.

Building Height

The maximum building height in the R-2 District is 35 feet as measured from the average grade to the midpoint between the eave and the peak. The existing school structure is 35 feet in height, and due to the change in grade from south to north along the existing building and the proposed addition, the addition will be shorter than the existing building and will not be seen from the front (south) elevation.

Yards and Setbacks

Yards and setbacks are determined by the height of the structure as measured at the front elevation of the building. The required yards and setbacks for the addition, therefore, are calculated based upon the height of the existing school building. With a height as defined per Code of 35 feet, the minimum required yards and setbacks for the addition are as follows:

Yard or Setback	Required Setback	Existing Setback	Proposed Setback	Surplus/Deficit
Front Setback (south)	32.5 feet	420 feet	NA	NA
Side Yard (east)	20 feet	33 feet	115 feet	+82 feet
Side Yard (west)	20 feet	15.4 feet	17.2 feet to stairwell 25.4 feet to main addition	-2.8 feet or 14% +5.4 feet
Rear Setback (north)*	32.5 feet	585 feet	530 feet	+497.5 feet

*Due to the irregular shape of the subject property and the location of the buildings in relation to Turvey Road to the north, the northerly yard is represented as a rear yard as measured to the northerly property line.

As noted, the westerly side yard as measured to the stairwell portion of the proposed addition requires consideration as a Variation from the minimum setback requirement of 20 feet based upon the height of the existing structure. As the petitioner has further outlined in their attached narrative statement, the stairwell portion of the addition requiring the variation is approximately 12 feet in length. It will also be set back approximately 1.8 feet further than the existing

school building, and as compared to the height of the existing school building of 35 feet, it will also be shorter with a height of approximately 26 feet as measured to its roof midpoint. The proposed side yard Variation for the stairwell portion of the addition of 2.8 feet represents a Variation of 14%.

Signs

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

Site Lighting

Although there are no requirements for lighting of non-residential uses in the Residence Districts, the petitioner is aware that lighting of the proposed addition or existing facilities should take into consideration the close proximity of the subject property to adjacent residential structures, park uses and natural areas.

Buildings and Design

As indicated on the attached elevation plans, the petitioner is proposing a traditionally based design and a combination of materials that should be architecturally compatible and complementary to the existing school structure as well as the surrounding residential neighborhood. The exterior façade of the addition is proposed to be predominantly composed of beige face brick on the lower two floors and burgundy face brick on the upper floor. The stairwell facades, the north side of the addition facing the main building and decorative accent areas surrounding certain windows on the second and third floors are proposed to be EIFS (Exterior Insulation and Finish System). A decorative limestone sill is proposed to wrap the addition between the second and third floors. The gray asphalt roof design also further complements the existing structure and the surrounding residential neighborhood.

Public Works / Engineering

Public Works Staff has reviewed the proposed plans as outlined in the attached memorandum dated February 8, 2005.

Engineering and Stormwater Management

Although no significant engineering or stormwater management issues have been identified, a comprehensive stormwater management review will be required to be completed during the building permit review process. No additional stormwater detention will be required as part of the proposed project, as the land area to be disturbed is less than 25,000 square feet.

Wetlands

A wetlands determination was performed and identified a wetland on the northerly portion of the site, approximately 180 feet north of the building. The proposed addition is outside the buffer zone surrounding the wetland and is not anticipated to impact the wetlands area.

Traffic

The subject site will continue to be accessed by the existing driveway located approximately 60 feet north of the intersection of Maple Avenue, 55th Street and Dunham Road. No changes to the traffic circulation patterns or parking facilities are proposed.

The petitioner's Traffic Consultant, Kenig, Lindgren, O'Hara, Aboona Inc., has submitted the attached traffic evaluation dated January 6, 2005. This evaluation indicates that the proposed addition would result in an insignificant increase in the trips generated by the school. The Village's Traffic Engineer has also evaluated potential traffic circulation and impacts and concurs with the Traffic Consultant.

Landscape Plan

No new existing landscape areas or plant materials are proposed as part of the addition project.

Fire Department

The Fire Prevention Division of the Fire Department has reviewed the proposed addition and has provided the petitioner with instructions for permitting requirements as outlined in the attached memorandum dated January 24, 2005.

STANDARDS FOR APPROVAL*Amendment to the Special Use*

Private schools are authorized Special Uses in the R-2 Zoning District, requiring consideration by the Plan Commission and the Village Council. The petitioner has provided a synopsis of the proposed addition and building modifications in the attached correspondence dated February 17, 2005 and will further address the criteria for consideration of a Special Use Request at the Plan Commission hearing.

Section 28-1902 of the Zoning Ordinance establishes the Standards for Approval of a Special Use. The petitioner has responded to these standards in the attached Project Summary and will address these issues to the Plan Commission at the public hearing regarding this petition. The Village Council may authorize a Special Use provided evidence is presented to establish the following:

- (a) That 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;
- (b) That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity;
- (c) That the proposed use will comply with the regulations specified in this Zoning Ordinance for the district in which the proposed use is to be located or will comply with any variation(s) authorized pursuant to Section 28-1802;
- (d) That it is one of the Special Uses specifically listed for the district in which it is to be located.

Request for Variations

The proposed side yard Variation requires 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."

RECOMMENDATION

The Staff Development Team recommends that the Plan Commission consider forwarding a favorable recommendation to the Village Council with respect to the petitioner's Requested Action, subject to the following conditions:

1. Compliance with all Public Works requirements and conditions as outlined in their memorandum dated February 8, 2005;
2. Compliance with all Fire Prevention Division requirements and conditions as outlined in their memorandum dated January 24, 2005;
3. 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. Changes may require additional review of the Special Use; and
4. It is the Petitioner's obligation to maintain compliance with all applicable Federal, State, County and Village laws, ordinances, regulations, and policies.

Attachments



**INTEROFFICE CORRESPONDENCE
DEPARTMENT OF PUBLIC WORKS**

TO: Amanda Riordan, 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 *MDM*
Jonathan C. Hall, P.E., Development Engineering Manager *JH*
DATE: February 8, 2005
RE: Planning / Zoning Request
Proposed Special Use Amendment for Addition to Avery Coonley School
Public Works Department – 2nd Review (stormwater only)

Documents Reviewed:

- FMG Inc. Architectural Plans dated January 5, 2005
- PRI wetland determination letter dated February 7, 2005

Attachments:

- PRI wetland determination letter dated February 7, 2005

Public Works Review Summary:

Division	Representative	Date	Conclusion	Comments included
Engineering	M. Millette	1/20/05	No Comment	
Stormwater	J. Hall	2/7/05	See Comments	X
Water	D. Bird	1/19/05	No Comment	
Traffic	D. Fera	1/11/05	No Comment	
Forestry	K. von der Heide	1/20/05	No Comment	
Pavement	R. Ebel	1/20/05	No Comment	

Findings:

The Public Works concurs with placement on the Plan Commission agenda at this time. A comprehensive Stormwater review will be completed during the building permit review process.

Public Works Department Review Details:

Engineering Review Comments:

No Comment

Stormwater Review Comments:

A wetland determination was performed by Planning Resources, Inc. Although a wetland is located approximately 180 feet north of the building, this is outside the buffer zone and will not be impacted by the development. The proposed project will not require additional stormwater detention, as the disturbed area is less than 25,000 square feet.

Water Division Review Comments:

No Comment.

Traffic Review Comments:

No Comment.

Forestry Review Comments:

No Comment.

Pavement Division Review Comments:

No Comment.

- c: PW Division Managers
D. Rosenthal, Director of Code Services
A. Hightower, Stormwater Management Engineer
S. Connell, Administrative Technician

FILE COPY



PLANNERS • ECOLOGISTS • LANDSCAPE ARCHITECTS

February 7, 2005

P205011-00

Mr. Brad Hartjes
CM Lavoie & Associates
1050 W. Route 126
Plainfield, IL 60544

RE: Avery School Addition
Wetland Determination
Downers Grove, DuPage County, Illinois

Dear Mr. Hartjes:

Per your request, Planning Resources visited the above-referenced site on 4 February 2005 to evaluate the northern, undeveloped portion of the site for the presence of wetlands and other areas that would be regulated under the special management area provisions of the DuPage County Stormwater and Flood Plain Ordinance (January 2004) or Section 404 of the Clean Water Act. The study area is located at 1400 W. Maple Avenue in Downers Grove, DuPage County, Illinois. The legal location is in the southeast quarter of Section 7, Township 38 North, Range 11 East of the Third Principal Meridian. The site contains undeveloped, mature woodland.

Wetland exists in the northeastern portion of the site, approximately 180 feet from the edge of the proposed school expansion as illustrated on the January 24, 2005, plan prepared by FGM Architects-Engineers. The following information supports this conclusion.

Methodology

Under the County's Stormwater Ordinance, wetland boundaries are determined in accordance with the current on-site delineation methodologies established by the U.S. Army Corps of Engineers (COE). In 1987, the COE approved a three-parameter methodology for identifying and delineating wetland boundaries. In most cases, all three parameters (i.e., wetland vegetation, hydric soils, and wetland hydrology) must be present before an area is classified as wetland.

Prior to the site visit, in-house documentation was compiled and reviewed (i.e., the National Wetlands Inventory map, County wetland map, soil survey, DuPage County Regulatory Flood map, and aerial photographs). Following this review, a cursory field investigation was performed. The main purpose was to evaluate the site for the presence of wetlands and other regulated areas. The field investigation also included observations of adjacent properties to determine if the site contained wetland buffers associated with off-site wetlands. Detailed vegetation and soil sampling was not conducted because snow covered the site and the upper soil horizon was frozen.

Existing Information

The Natural Resources Conservation Service's mapped soil series on the entire site is Morley silt loam (MU 194B), a non-hydric soil, and Ashkum silty clay loam (MU 232), a hydric soil. The National Wetland Inventory (Wheaton Quad) does not identify wetland on the site. The DuPage County wetland inventory identifies regulatory wetland in the northern portion of the site and off-site to the west.

Wetland Determination
Avery School

P205011-00

Page 2

Site Conditions

The area north of the existing school building is composed of woodland containing mature oak and maple trees. The area slopes to the north and contains an earthen berm in the central portion of the woodland. The lowest portion of the site exists near the northern property boundary. All areas except the northern portion of the site were classified as non-wetland because those areas contained a dominance of upland vegetation.

Wetlands

Wetland exists in the northeastern portion for the site. Although detailed vegetation and soil sampling was not conducted due to weather conditions, this area is a depression likely containing an area of open water in the spring. The open area is surrounded by a wooded fringe containing Eastern cottonwood (*Populus deltoides*), reed canary grass (*Phalaris arundinacea*), and dogwood (*Cornus* sp.). The wetland extends off-site to the west.

The wetland appears to be located approximately 180 feet from the edge of the proposed school additional and associated improvements. Detailed wetland studies would be needed during the growing season to established the actual wetland boundary.

Wetland Buffer

Under the County Ordinance, all Regulatory wetlands have a 50-foot-wide protected buffer zone extending from the boundary of the wetland and Critical wetlands have a 100-foot buffer. Because detailed wetland studies were not conducted as part of this investigation, it is not know if a 50 or 100-foot buffer will apply.

Riparian Environment

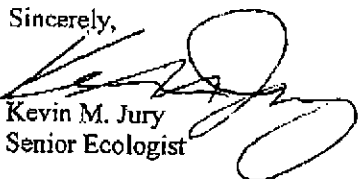
No riparian environment exists on the site. As currently defined, riparian environments are those vegetated areas along waterways within the 100-year floodplain. The DuPage Regulatory Flood Map (Panel 0901 of Township Downers Grove North) does not illustrate Zone A on the site.

Conclusion

Wetland exists in the northeastern portion of the site, approximately 180 from the edge of the proposed development.

If you have any questions, please call me.

Sincerely,


Kevin M. Jury
Senior Ecologist

KENIG, LINDGREN, O'HARA, ABOONA, INC.

9575 W. Higgins Road • Suite 400
Rosemont, Illinois 60018

(847) 518-9990 • Fax (847) 518-9537
email: kloa@kloainc.com

MEMORANDUM TO: Brad L. Hartjes
C. M. Lavoie & Associates

FROM: Michael A. Werthmann, PE

DATE: January 6, 2004

SUBJECT: Preliminary Traffic Evaluation
Avery Coonley School Expansion
Downers Grove, Illinois

This memorandum summarizes the results of a preliminary traffic evaluation conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed expansion of the Avery Coonley School located in Downers Grove, Illinois. Avery Coonley School, which is a pre kindergarten through eighth grade elementary school, is located in the northwest quadrant of the intersection of 55th Street with Maple Avenue and Dunham Road. As proposed, the expansion is to consist of a total of 15,000 square feet of space and no modifications are proposed to the existing access and circulation system of the school.

According to the school, the purpose of the new space is to expand and improve the existing school facilities and will only result in a limited number of new students. It is our understanding that the enrollment of the school will only increase by a maximum of five additional pre kindergarten students in both the morning and afternoon classes. Subsequently, the expansion of the school will result in a maximum of five additional trips at the start and end of both the morning and afternoon pre kindergarten classes. However, the additional traffic actually generated will likely be reduced due to car pooling. Therefore, it can be seen that the additional traffic generated by the proposed expansion will be insignificant and will have minimal, if any, impact on the existing operation of the school's access and circulation system.



DOWNERS GROVE FIRE DEPARTMENT PREVENTION DIVISION

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



PLAN REVIEW COMMENTS

January 24, 2005

AMANDA RIORDAN
PLANNING & COMMUNITY DEVELOPMENT

RECEIVED

JAN 25 2005

Planning and Community
Development

**RE: 1400 Maple Avenue
Addition and Renovation
Avery Coonley School**

Pursuant to a recent plan review of the above referenced submission, I have the following comments:

Fire Alarm System – Submit Complete Plans

The fire alarm system shall be installed per 1999 NFPA 72, and the 1996 BOCA Building Code (soon to be changed to IBC 2000) and plans submitted by a Fire Alarm Contractor, with the following amendments:

1. Rate of rise heat detectors to be installed in elevator hoistways for shunt trip replacing smoke detectors.
2. Fire alarm monitoring is not allowed by central stations.
3. Separate zones are required for smoke detectors, water flow devices, pull stations, and other detection devices regardless of building height.
4. A visual device is required on the exterior having a sprinkler system, located above the FD connection and shall activate for water flows.
5. All visual devices shall be synchronized per ADA requirements.
6. Fire alarm panels shall be capable of transmitting a 4+2 standard format.
7. A fire alarm system zone map shall be provided.
8. All structures requiring a fire alarm system shall have a separate fire alarm panel and phone lines, this includes any parking structures.

Sprinkler System – Submit Complete Plans

The sprinkler system shall be installed per 1999 NFPA 13, and the 1996 BOCA Building Code (soon to be changed to IBC 2000) and plans submitted by a Sprinkler Contractor, with the following amendments:

1. The use of PIV's or WPIV's is prohibited.
2. Sprinklers shall be installed throughout the building to include telecommunication, electrical power, battery, and standby engine areas.
3. Dry sprinkler systems shall have a dryer on the air compressor.
4. All sprinkler systems shall have a double check valve installed with the exception of anti-freeze systems, which will have an RPZ.
5. Where components of a sprinkler system are individually controlled and send independent zoned alarms, any main flow switches, pumps running, and other primary flow indicators, shall be connected to a supervisory zone.
6. All sprinkler systems shall be supported by a FD connection visible from the street and installed as required, with proper signage.

Standpipe System – Submit Complete Plans

The standpipe system shall be installed per 1999 NFPA 14, and the 1996 BOCA Building Code (soon to be changed to IBC 2000), with the following amendments:

1. The number of risers shall be such that all parts of every floor area can be reached by 30 foot hose stream from a nozzle attached to not more than 100 feet of hose connected to the riser.
2. Standpipe hose connections shall be required to be located in enclosed stairways at each level in a multi-story building, and shall be no more than five (5) feet above the floor, and shall have a 2 ½ inch hose connection.
3. Pressure regulating devices are required at standpipe connections where the pressure exceeds 100 psi regardless if fire hoses are required or if the pressure does not exceed 175 psi.
4. The riser size shall be based on hydraulic calculations for a minimum flow of 500 gpm with no exceptions.
5. System piping shall be sized for a minimum flow of 500 gpm. Where more than one (1) riser is required, piping shall be sized to flow 500 gpm for the first riser plus 250 gpm for each additional riser and the total shall not be required to exceed 1,250 gpm, with no exceptions.
6. A residual pressure of 65 psi shall be maintained at the topmost outlet of system risers with no exceptions.

Fire Pump – If Required, Submit Complete Plans

The fire pump shall operate automatically at all times by connection to an automatically switched emergency power generator.

Elevator Size

There is no indication of an elevator on the plans but if an elevator is installed the following is required:

1. Elevators size shall be sized as to accommodate an ambulance cot 30 x 76 inches in the horizontal position, without lifting or adjustments, and four (4) fire fighters dressed in protective gear.

Emergency Lights – Submit Plans

20% of required emergency lights that are powered by an emergency generator must have battery power.

Fire Stopping

Where fire rated assemblies are breached, a UL listed fire stopping system, or equipment shall be installed.

Marking of Assemblies

Where fire rated assemblies are installed, they shall be marked at a minimum spacing of 20 feet with contrasting lettering at least ½ inch in size. Areas where penetrations in these assemblies are made shall have a label adjacent to the opening protective installed. Labels may be placed above drop ceilings and under carpeting as necessary.

Fire Hydrants

1. Fire hydrants shall be placed approximately 300 feet on center.
2. No portion of a structure or building shall be over 300 feet from a fire hydrant.
3. Hydrants shall be located a minimum of 25-feet from a building or structure.

Fire Department Connection

1. The fire department connection shall be visible from the street.
2. Fire Department connections shall be provided with signs indicating their use with no less than on inch lettering.
3. Fire Department connections shall be located not less than 18 inches and no more than 42 inches in elevation measured form the ground to the centerline of the inlets.
4. Fire Department connection shall be 5" Stortz.

Fire Department Vehicle Requirements

1. A minimum of 14 feet in height shall be required for any canopies, overhangs, or the like, for fire apparatus access.
2. A minimum of 30 feet, measure from curb to curb, shall be required for fire apparatus turning radius.
3. Curbs shall not exceed nine (9) inches in height.

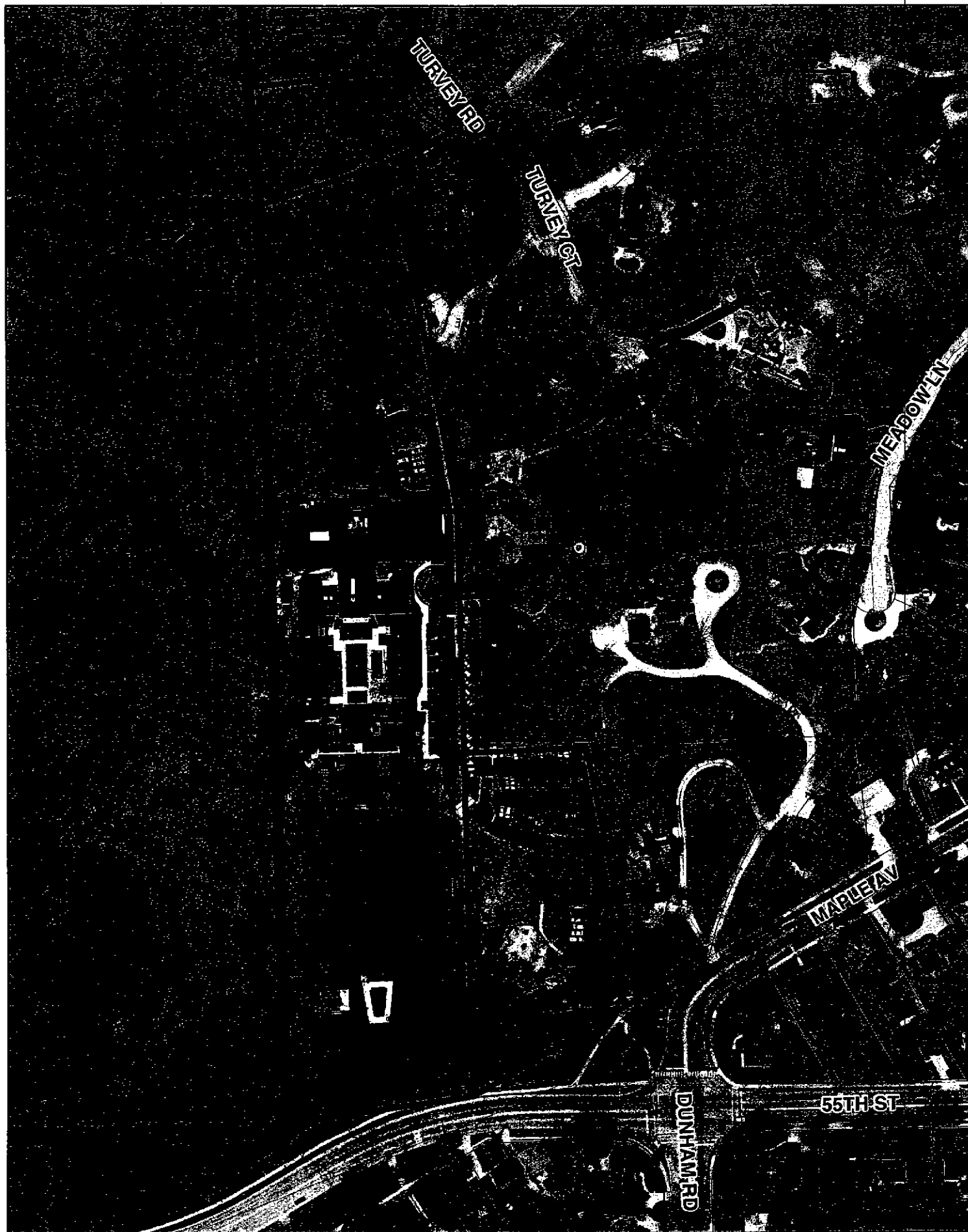
If you have any questions or if I can be of any assistance, please do not hesitate to call me at (630) 434-5983.

Sincerely,

FIRE PREVENTION DIVISION



William A. Mierzejewski
Fire Marshal



0 50 100 Feet

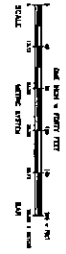
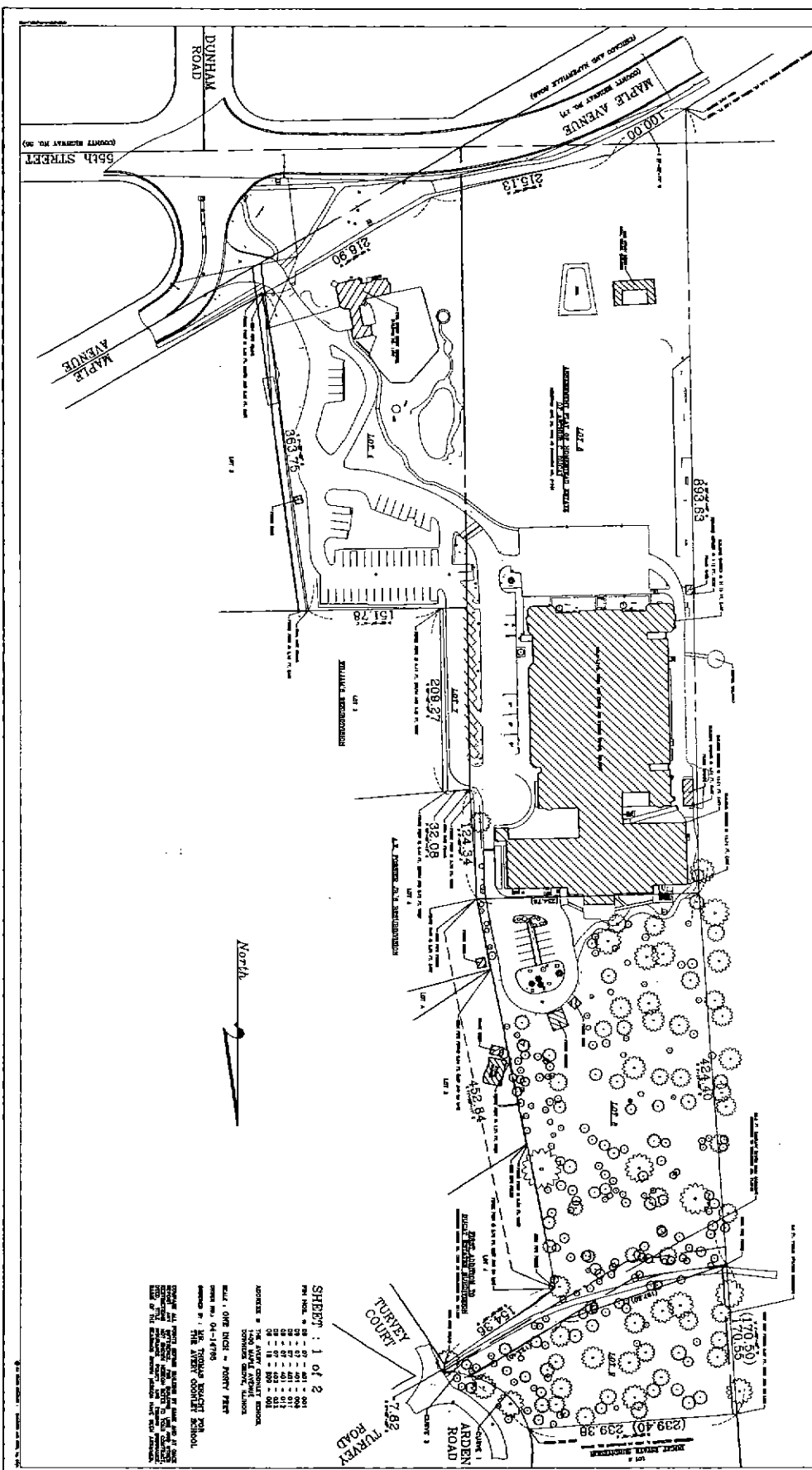
PC-06-05: Avery Coonley School, 1400 Maple Ave.
09-07-405-001, 09-07-402-033, 09-07405-008, 09-07-405-012, 09-07-405-011 & 09-18-200-002
Planning & Community Development

Legend

Selected Property VDG Boundary



PARTIAL ARCHITECTURAL SITE PLAN



NOTE: THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT, CHAPTER 100, ILCS 100/1-1. THE SURVEY WAS CONDUCTED BY MARCHESE AND SONS, INC. ON 10/20/10. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT, CHAPTER 100, ILCS 100/1-1.

CURVE DATA					
STATION	BEARING	ARC	CHORD	CHORD BEARING	CHORD DISTANCE
1	112.00	20.00	19.95	112.00	19.95
2	112.00	20.00	19.95	112.00	19.95

PLAT OF SURVEY
 Prepared by
MARCHESE AND SONS, Inc.
 Land - Marine - Construction Surveys
 18 Simpson Drive
 Normal, Illinois 61712
 Phone: (815) 891-1580
 Fax: (815) 891-4888

SHEET: 1 of 2
 PLAN NO. 10-20-10-001
 DATE 10-20-10
 DRAWN BY JTB
 CHECKED BY JTB
 APPROVED BY JTB
 PROJECT NO. G104
 SHEET NO. 01-1-1710
 NAME: THE TRIPLE HEIGHTS SCHOOL
 ADDRESS: THE AVERY COONLEY SCHOOL
 1400 MAPLE AVENUE
 DOWNERS GROVE, ILLINOIS
 SHEET NO. 01-1-1710
 NAME: THE TRIPLE HEIGHTS SCHOOL
 ADDRESS: THE AVERY COONLEY SCHOOL
 1400 MAPLE AVENUE
 DOWNERS GROVE, ILLINOIS

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24

G104

ADDITIONS AND RENOVATIONS TO THE AVERY COONLEY SCHOOL
 1400 MAPLE AVENUE
 DOWNERS GROVE, IL
 EXISTING PLAT OF SURVEY - FOR INFORMATION ONLY

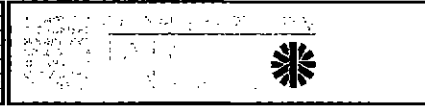
DATE: 10/20/10
 DRAWN: JTB
 CHECKED: JTB
 APPROVED: JTB
 Professional Design Firm
 # 184-0003-00

FGM
 ARCHITECTS - ENGINEERS

BELLEVILLE
 CHICAGO
 MCLEOD CO.
 MT. VERNON
 OAK BROOK
 SPRINGFIELD
 - ILLINOIS -

ISSUANCE NO.	DATE	DESCRIPTION	APPROVED
1	10/20/10	ISSUED FOR PERMITS	
2	10/20/10	ISSUED FOR PERMITS	
3	10/20/10	ISSUED FOR PERMITS	

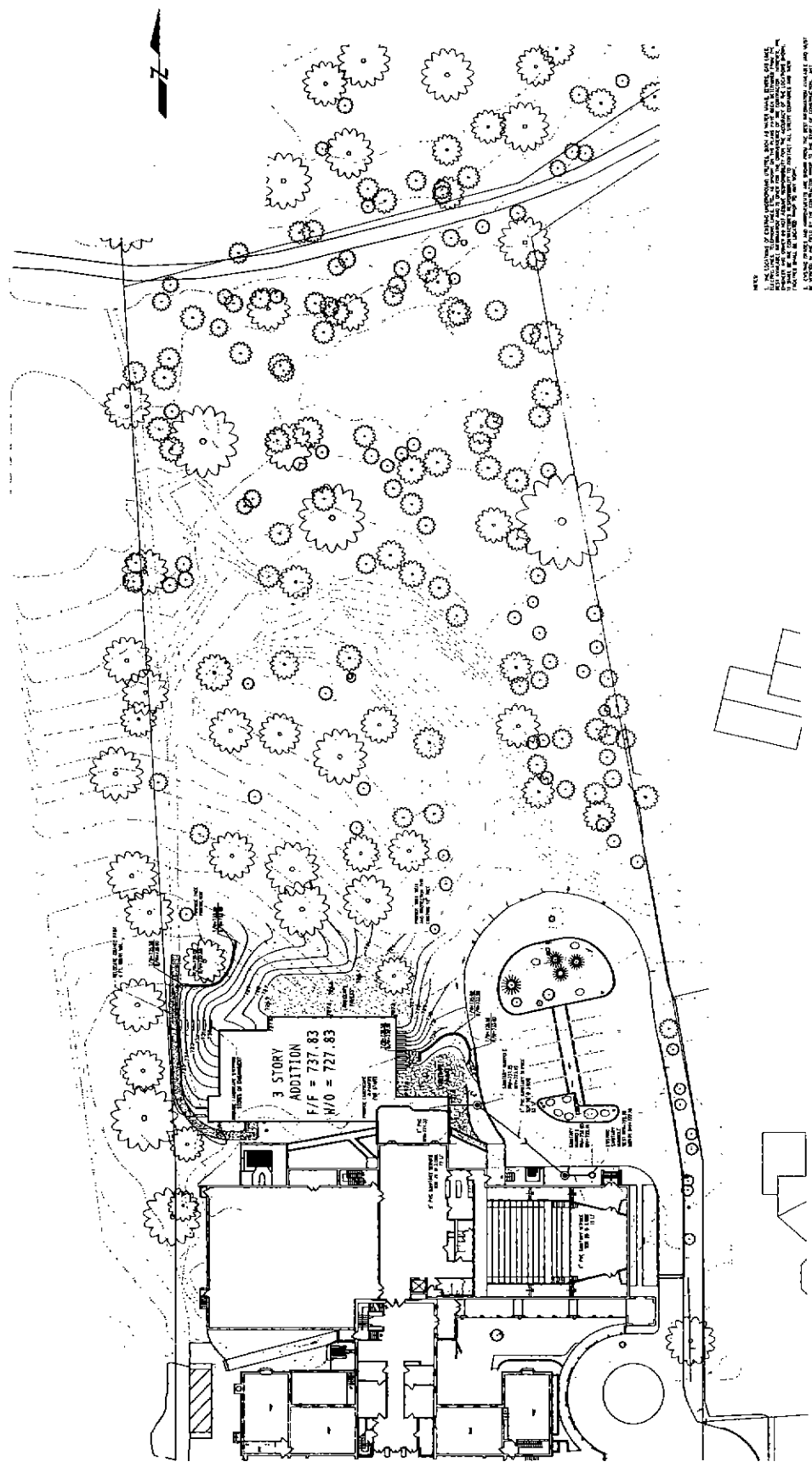
DATE	DESCRIPTION	APPROVED



DATE	BY

ADDITIONS AND RENOVATIONS TO
THE AVERY COONLEY SCHOOL
MAPLE AVENUE
DOWNS GROVE, IL

JOB NO. 04-020
SHEET NO.
C-2.00



NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. THE EXISTING BUILDING IS TO BE DEMOLISHED AND REBUILT AS SHOWN.
3. THE NEW BUILDING IS TO BE CONSTRUCTED AS SHOWN.
4. THE EXISTING DRIVEWAY IS TO BE RECONSTRUCTED AS SHOWN.
5. THE EXISTING LANDSCAPING IS TO BE MAINTAINED AS SHOWN.
6. THE NEW LANDSCAPING IS TO BE AS SHOWN.
7. THE EXISTING UTILITIES ARE TO BE MAINTAINED AS SHOWN.
8. THE NEW UTILITIES ARE TO BE AS SHOWN.
9. THE EXISTING SITEWORK IS TO BE MAINTAINED AS SHOWN.
10. THE NEW SITEWORK IS TO BE AS SHOWN.

GRAPHIC SCALE
1" = 20' - 0"

DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 APPROVED BY: _____
 PROFESSIONAL DESIGN FIRM: _____
 REGISTERED IN: _____

ADDITIONS AND RENOVATIONS TO THE AVERY COOMLEY SCHOOL
 1400 MAPLE AVENUE
 DOWNERS GROVE, IL

EXTERIOR ELEVATIONS AND NOTES

A3.10
 SHEET NO.

JOB NO. 04-008

DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 APPROVED BY: _____

REVISIONS

NO.	DATE	DESCRIPTION	APPROVED
1	1/27/09	ADDITIONAL 2'	
2			

CLIENT: CHICAGO METRO AREA
 PROJECT: AVERY COOMLEY SCHOOL
 ARCHITECTS: FCM ARCHITECTS • ENGINEERS

GENERAL NOTES

- FOR WINDOW TYPES AND SCHEDULES, PAGES, SEE SHEET A3.15

EXTERIOR MATERIALS

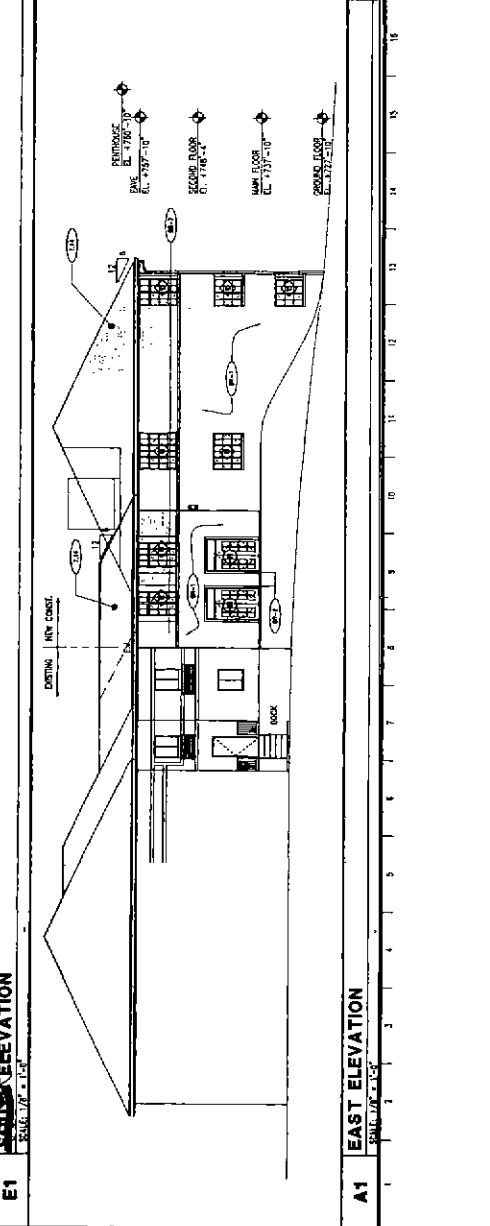
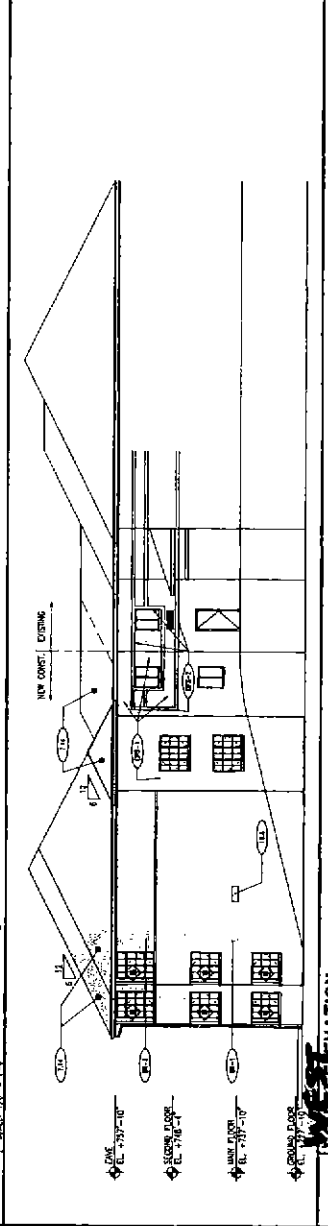
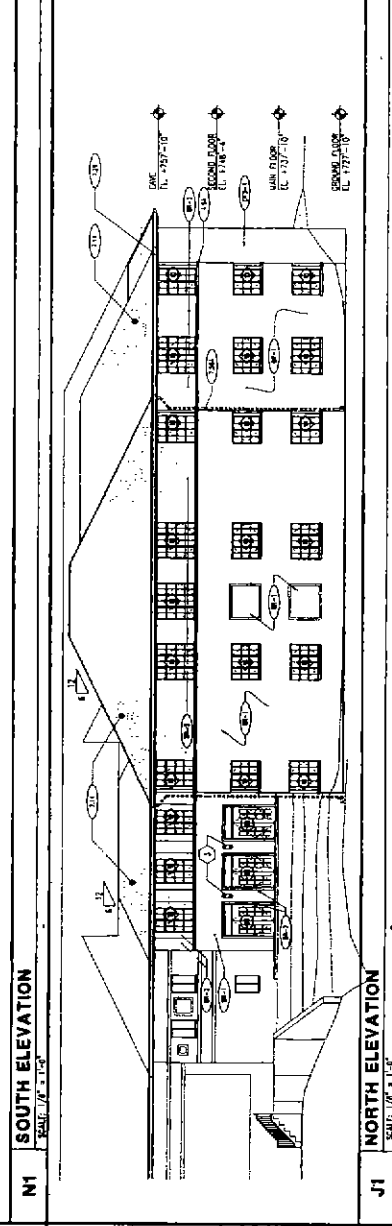
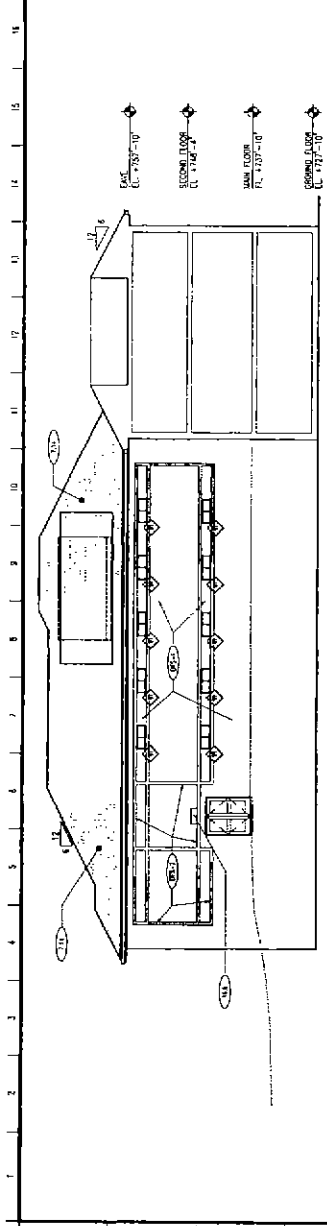
- FACE BRICK (18")
- INTERIOR BRICK (12")
- CONCRETE
- ASPHALT/FLY ASH CONCRETE - CLASS PA
- CONCRETE
- MANUFACTURED DIMENSIONAL

EXTERIOR MATERIALS

- FACE BRICK (18")
- INTERIOR BRICK (12")
- CONCRETE
- ASPHALT/FLY ASH CONCRETE - CLASS PA
- CONCRETE
- MANUFACTURED DIMENSIONAL

NOTATIONS

- RELOCATED EXTERIOR LIGHTING FEATURE, REFER TO ELECTRICAL
- DOWNSPOUT



**The Avery Coonley School**

1400 Maple Avenue, Downers Grove, Illinois 60515-4828
630-969-0800 / FAX 630-969-0131 / www.averycoonley.org

Thomas A. Kracht
Head of School

February 17, 2005

Mr. Alan Jirik, Chairman
Village of Downers Grove Plan Commission
801 Burlington
Downers Grove, IL 60515

Dear Chairman Jirik:

Attached is our Petition for Extension of the existing Special Use Permit to allow the construction of a 15,000 square foot, three-story addition to the current Avery Coonley School building, located at 1400 Maple Avenue in Downers Grove, IL. The property is located on the northwest corner of Maple Avenue and Dunham Road, at the intersection where Maple Avenue and 55th Street converge. Approval by the Village will enable ACS to make significant improvements in its educational facilities and programs by adding updated classrooms for the students in grades five through eight. In addition to new classrooms, the addition will provide new science laboratories and conference and office space.

As you may know, The Avery Coonley School was constructed in Downers Grove in 1929 by Mrs. Queene Ferry Coonley, who purchased approximately ten and a half acres of land at 1400 Maple Avenue and commissioned Mr. Waldron Faulkner to design an elementary school well suited to the lovely wooded site. Due to the fact that the School's existence preceded the adoption of the Village's Comprehensive Zoning Ordinance by about 36 years, the use has been allowed in an R-2 zoning district as a pre-existing conditional use permit. (See Article VI, section 4.1 of the Comprehensive Zoning Ordinance of the Village of Downers Grove). Presently, a school is allowed in an R-2 District as a special use.

The purpose of the Avery Coonley School petition: To allow for certain structural improvements to the campus, which will facilitate improvements in our teaching facilities as well as enhancing our educational programs. The physical changes to the property will be relatively minor in view of the size of the campus, but will enhance the site.

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. The Avery Coonley School has been at this location for sixty-six (66) years since its construction in 1929, and provides significant service to this community and its residents, as well as contributing to the general welfare of the Village of Downers Grove and surrounding communities.

2. That such use will not under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity. Over sixty-five years ago, The Avery Coonley School was built to provide service to the children of the Village of Downers Grove and the surrounding communities. The School also has conducted a Summer Program, which is open to all children in the community. In many ways, the property values of surrounding properties have been enhanced by the proximity and stability of the school. The proposed improvement will not change the use of the existing building.
3. That the proposed use will comply with the regulation specified in the Zoning Ordinance for the district in which the proposed use is to be located or will comply with any variation(s) authorized pursuant to Section 28-1802. The Avery Coonley School complies with all the requirements of the R-2 zoning district. No variances are requested.
4. That it is one of the special uses specifically listed for the district in which it is to be located. According to Article V, Section 28-504, the following uses are allowed in the R-2 Single-family Residence District as special uses subject to the conditions stipulated for each use: Special uses as set forth for the R-1 Residence District, Article V, Section 28-502 (r). R-1 District-special uses. – Private schools, elementary and high.

We are seeking one variation with regard to minimum side yard requirements on the west side of the property. This variation request is seeking relief from Chapter 28, Section 1111(b) as the stairwell located on the west side of the structure will be within the minimum required setback for the west lot line.

In considering a variation request, the plan Commission applies 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 Zoning Board of Appeals or Plan Commission finds that it is in harmony with the general provisions and interest of the 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 Zoning Board or Plan Commission may consider three factors with regard to determining the practical difficulties or particular hardships.

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. This provision does not apply in this instance.

2. The plight of the owner is due to unique circumstances. The existing gymnasium, constructed in 1992-1993, has less than a 20 foot side yard dimension. The proposed addition is setback further from the west lot line than the existing gymnasium structure. The stairwell portion, approximately 12 feet in length, of the addition is the only portion of the structure that does not meet the 20 foot side yard requirement and it only decreases the 20 foot side yard requirement by approximately 35 inches. Furthermore the stairwell of the addition is approximately 25 feet tall, which is lower than the rest of the proposed addition and the existing gymnasium.

Page Three

3. The variance, if granted, will not alter the essential character of the locality. The proposed decrease in the side yard requirement is located on the west side of the property which is not adjacent to any residence or commercial building and/or property. The entire west side of the property contains woodlands and as a result none of the essential character of the surrounding area will be affected by the proposed addition.

In determining the practical difficulties or particular hardships, the Board or plan Commission may also consider the following factors:

1. 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 adjacent property along the west lot line contains only woodlands, there are no residences or commercial buildings and/or properties adjacent to the west lot line. The variation will not increase congestion in public streets, increase the dangers of fire, or endanger the public safety in any way.

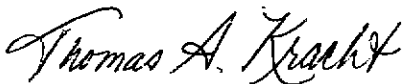
2. That the proposed variation will not alter the land use characteristics of the district. This property is a special use within the R-2 zoning district and the use will not be altered or changed in any way as a result of this variation.

3. That granting the proposed variation will not confer on the owner any special privilege that is denied by this zoning ordinance to other lands or structures in the same district. Granting this variation will not, in any way, result in any special privilege to this property.

This is a relatively small addition to the existing building, which will provide substantial benefit to the village of Downers Grove, as well as to members of the school community. The Avery Coonley School has existed in harmony with its neighbors for many years. In designing the proposed addition, all care was taken to design a facility that will meet the needs of the community and the school with the least possible impact to the surrounding area.

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

Sincerely,



Thomas A. Kracht
Head of School

TAK:mjs

Enclosure



Forest Preserve District of DuPage County

3 S. 580 Naperville Road • Wheaton, IL 60187-8761 • 630.933.7200 • Fax 630.933.7204 • TTY 800.526.0857

VIA FACSIMILE and REGULAR MAIL

March 8, 2005

Alan Jirik, Chairman
Downers Grove Plan Commission
801 Burlington
Downers Grove, IL

Re: Public Hearing Notice on Avery Coonley School Property
Zoning Application #PC-06-05

Dear Mr. Jirik:

The Forest Preserve District of DuPage County recently received notice of a proposed project on the Avery Coonley School property. We appreciate receiving timely notification of such projects that may have an impact on our adjacent property, and thank you for the opportunity for review and comment. As a matter of principle, the District strongly encourages adherence to Village rules and ordinances, to ensure appropriate and sensitive development. When permanent improvements are erected closer than normal to a preserve, it often impacts that open space.

The District has been involved in significant land preservation efforts in order to preserve and protect open space and natural resources in DuPage County, and specifically at the adjacent Maple Grove Forest Preserve. Again, we appreciate the opportunity to provide comments, and we would like to extend an offer to provide any appropriate assistance to the School and/or Village.

Sincerely,

Karen Zilly
Director, Dept. of Land Preservation

cc: Brent Manning, Executive Director
D. Pierotti, President
Amanda Riordan, Interim Director, Planning & Community Development

RECEIVED

MAR 14 2005

Planning and Community
Development

Chairman Jirik called the March 14, 2005 meeting of the Plan Commission to order at 7:30 p.m.

ROLL CALL:

PRESENT: Mr. Griesbaum, Mr. McCormick, Mr. Nicholaou, Mr. Quandt, Mrs. Rabatah, Chairman Jirik

ABSENT: Mr. Matejczyk, Mr. Waechter

STAFF: Amanda G. Riordan, Senior Planner
Alice M. Dornan, Recording Secretary

FILE NO. PC-06-05 (Continued from March 7, 2005 meeting) A petition seeking 1) an Amendment to a Special Use for an addition to a school in the R-2, Single Family Residence Zoning District; and 2) a Variation to reduce the minimum required side yard. The Property is located at the northwest corner of the intersection of Maple Avenue, 55th Street and Dunham Road, commonly known as 1400 Maple Avenue, Downers Grove, IL (PIN Nos. 09-07-405-001, 09-07-402-033, 09-07-405-008, 09-07405-012, 09-07-405-011, 09-18-200-002); The Avery Coonley School, Petitioner/Owner

Chairman Jirik asked Staff to make its presentation.

Mrs. Riordan stated the petitioner is seeking approval of an Amendment to a Special Use by prior existence to allow the construction of a 15,000 square foot addition to an existing school facility, as well as a Side Yard Variation for a portion of the proposed addition with a setback of 17.2 feet as measured to the westerly side property line versus the minimum requirement of 20 feet as required per Code.

The subject property is located at the northwest corner of the intersection of Maple Avenue, 55th Street and Dunham Road and is occupied by the Avery Coonley School which was established on this property in 1929. Mrs. Riordan explained that as the use of the property for a school was established prior to the adoption of the current form of the Zoning Ordinance in April of 1965, it is recognized by the Ordinance as having a Special Use by prior existence. The proposed addition represents a change to the existing use and therefore requires approval as an amendment to the Special Use by prior existence.

Mrs. Riordan advised that the subject site is approximately 10.45 acres in area, and the school facilities include a 4,500 square foot gate house located at the southeastern portion of the site adjacent to the entry of the site at Maple Avenue and Dunham Road; the 89,300 square foot main school building located in the central portion of the site; outdoor recreational areas including ball courts, field areas, a pool and pool house; as well as various accessory structures and parking facilities.

Mrs. Riordan said the school campus facilities are concentrated in the southern half of the site, with the remainder of the site being occupied by wooded areas. The site is currently accessed by way of a driveway at Maple Avenue at the intersection at 55th Street and

Dunham Road. Mrs. Riordan noted the site also has street frontage on Turvey Road at the northern portion of the site; however, no vehicular access currently exists at that location, nor is any proposed as part of the proposed addition.

Mrs. Riordan explained the addition itself is approximately 15,000 square feet in area, and is proposed to be located to the immediate north of the main school building. The addition is intended to accommodate updated classrooms, new science laboratories, new conference and office spaces. No changes to access, parking or driveway facilities are proposed as part of the addition.

The addition itself would result in what Staff considers to be a nominal increase in the Floor Area Ratio for the entire subject site. The existing FAR is 0.20, and the proposed addition would result in an increase to 0.24, well within the maximum allowable threshold of 0.60.

Mrs. Riordan stated the maximum building height in the R-2 district is 35 feet, and is measured per Code from the average grade at the front of the structure to the midpoint between the eave and the peak. The existing school structure is 35 feet in height as measured at its southerly front elevation and due to the change in grade from south of the existing facility moving north through the existing building and through the proposed addition, the existing building will actually prevent the addition from being seen from its southerly elevation. It is the 35 foot height as measured from the south will dictate the minimum side yard setback requirements.

Mrs. Riordan continued that the Code prescribes a height to setback ratio, requiring additional setbacks for taller structures. A building height of 35 feet requires a side yard setback of 20 feet based upon the requirement of 5 feet of setback plus one additional foot of setback for every one foot in height over 20 feet. Mrs. Riordan noted that the petitioner is seeking a side yard Variation for the stairwell portion of the proposed addition which has a proposed setback of 17.2 feet as measured from the westerly property line versus the minimum requirement of 20 feet. The main portion of the addition would be conforming with respect to the minimum setback requirement, and it is only the stairwell portion of the addition that is the subject of the Variation. The Variation represents a difference of 2.8 feet, or a 14% Variation. Mrs. Riordan added that the existing school building is currently nonconforming with respect to its westerly side yard, and that the proposed addition would be set back further from the property line than the existing building.

With respect to the Public Works review, Mrs. Riordan explained that the Public Works Department has indicated that although they have found no significant engineering or stormwater management issues of note, a comprehensive stormwater management review will be required prior to the building permit review process and prior to any permits being issued for the construction of the addition.

Additionally, a wetlands determination was performed by the Petitioner's wetlands consultant, and although a wetland was identified on the far northerly portion of the site,

the proposed addition is outside of the required buffer zone and is not anticipated to impact the wetlands area.

With respect to the Traffic Division review, Mrs. Riordan stated there are no changes to traffic circulation proposed as part of the proposed addition. The petitioner's Traffic Consultant did submit a traffic evaluation which was found acceptable by the Village's Traffic Engineer.

Mrs. Riordan indicated the Fire Department has also reviewed the proposed plans, and they have identified no outstanding issues with either the Special Use or the Variation request.

Mrs. Riordan noted the Staff report outlined the standards for approval for both the Special Use and Variation requests, which the petitioner has also evaluated in their support documentation and will further review during their presentation.

Mrs. Riordan stated Staff recommends the Plan Commission consider forwarding a favorable recommendation regarding both the Special Use and the Variation request to the Village Council subject to the four conditions as outlined in the Staff report:

1. Compliance with all Public Works requirements and conditions outlined in their memorandum
2. Compliance with all Fire Prevention Division requirements and conditions as outlined in their memorandum;
3. The standard condition regarding any changes to the proposed plans; and
4. The standard condition regarding the Petitioner's obligation to maintain compliance with all applicable regulations.

For the record, Mrs. Riordan noted for there was a piece of correspondence from the DuPage County Forest Preserve District in the Plan Commission packets distributed Friday, March 11, 2005. Chairman Jirik advised Staff to make sure that correspondence is included with the other information transmitted to the Mayor and Village Council.

Chairman Jirik asked if there were any questions for Staff. There was no response from either the Plan Commission members or members of the audience.

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

James J. Russ, Jr., Weidel, Hudzik, Russ and Phillip, 4915 Main Street, Downers Grove, confirmed he had been sworn in. Mr. Russ stated he was here this evening on behalf of Avery Coonley School. Mr. Russ noted also present is Mr. Phillip Zarcone, who is a school board member and head of the building project, as well as representatives from FGM Architects and Engineers, who are the design and engineering company with regard to this proposed addition.

Mr. Russ advised the Plan Commission members that Mr. Thomas Kracht, the school's Headmaster, had passed away just Sunday evening. Mr. Russ noted that Mr. Kracht will

be sorely missed, as he was the motivating factor and the head cheerleader behind this proposed addition for the benefit of the children. Mr. Russ stated he was dedicating this evening's presentation to Mr. Kracht.

Mr. Russ explained the property is located at 1400 Maple Avenue where Dunham Road, Maple Avenue and 55th Street come together. The school was established as a private school in 1929 by Mrs. Queenie Fairie Coonley. The site is approximately 10.4 acres in size, or approximately 455,292 square feet, and is currently zoned R-2, Single Family. The school is a Special Use within the R-2 Zoning District. The property is surrounded to the north and south by R-2, Single Family, to the east by R-4, Single Family and to the west by DuPage County Forest Preserve land.

Mr. Russ stated they are seeking an amendment to their Special Use to allow for an approximately 15,000 square foot, three-story addition. Mr. Russ explained the addition will allow for expanded and additional classrooms, science labs, offices and work rooms, computer labs, an expanded commons area (meeting room/cafeteria area) and additional storage.

Mr. Russ stated the front yard setback requirement under the Village Ordinance taking into account the height of the building is 32.5 feet. He noted the front yard setback is actually measured off of the south end of the property. Mr. Russ stated they are providing a 420 foot front yard setback. The side yard on the east has a required 20 foot setback, and they are providing a 33 foot side yard setback. The required rear yard setback is 32.5 feet. Currently the rear yard setback is 585 feet from the northerly lot line. Mr. Russ noted with the proposed addition that will be reduced to a 530 foot setback.

Mr. Russ indicated the only Variation they are seeking is from the required 20 foot side yard setback on the west side of the property. The non-confirming setback on the current building is 15.4 feet. The staircase portion of the addition will be approximately 17.2 feet from the westerly side property line, and that is the sole Variation they are seeking in conjunction with this petition.

Mr. Russ stated the R-2 Single Family Zoning District allows for a FAR of 0.6; currently the property has a FAR of 0.20. The addition would raise the FAR to .24. Mr. Russ asked Mrs. Riordan to display the elevation drawings on the overhead screen. Mr. Russ indicated the elevations are going to be similar to what currently exists with regard to the existing building.

Mr. Russ noted Special Uses are authorized under Chapter 28 of the Zoning Ordinance, Section 1902, and are subject to the following four conditions:

- (a) That 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.

Mr. Russ reiterated Avery Coonley has been at this location for 66 years. It has provided a significant service to the community of Downers Grove as well as surrounding communities and has contributed to the general welfare of the Village of Downers Grove.

- (b) That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.

Mr. Russ explained Avery Coonley School has been teaching the children good morals and has been a support in the community for the past 66 years. The school also conducts summer programs for children in our community as well as the surrounding communities. In many ways, the property values of the surrounding properties have been enhanced by the proximity of such a fine institution in our community.

- (c) That the proposed use will comply with the regulations specified in this Zoning Ordinance for the district in which the proposed use is to be located or will comply with any variation(s) authorized pursuant to Section 28-1802.

Mr. Russ stated the sole Variation they are seeking is for the side yard setback. All other aspects of the Zoning Ordinance for the R-2 Single Family Zoning District will be met.

- (d) That it is one of the Special Uses specifically listed for the district in which it is located.

Mr. Russ stated a school in the R-2, Single Family Residential Zoning District is a Special Use provided for under the Ordinance.

With respect to the Variation being sought, Mr. Russ explained it is on the west side of the addition. There is an enclosed staircase which is approximately 12 feet in length. The staircase will encroach approximately 35 inches resulting in a 17.2 foot setback. Mr. Russ recalled his previous statement regarding the existing building's 15.4 foot setback. Mr. Russ explained they will be approximately two feet further into the school property away from the property line than what exists today. The encroachment faces the Forest Preserve and will not affect any residential neighbors surrounding this property.

Mr. Russ noted the Plan Commission is authorized to recommend approval of up to a 50% reduction in the required side yard. They are seeking a 2.8 foot reduction in that side yard, or a 14% reduction. Chapter 28 Section 1803(a) provides criteria to consider in recommending the 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;

Mr. Russ stated that provision does not really apply in this situation.

- (2) The plight of the owner is due to unique circumstances;

Mr. Russ indicated the existing gymnasium has less than a 20 foot side yard setback. The proposed stairwell portion of the addition is approximately 12 feet in length. In order to connect the building in a logical way to what already exists, it becomes logical to provide for the stairwell in the proposed location, thus the need to request a Variation.

- (3) The variation, if granted, will not alter the essential character of the locality.” Mr. Russ explained it will still be a school use in a residential area. The Variation will not directly affect any of the surrounding properties, it will be adjacent to the Forest Preserve property to the west, and they do not believe it will have any affect on the character of the area.

Mr. Russ indicated that the Plan Commission, in making the determination whether there are practical difficulties or particular hardships, can also consider the following facts:

- 1) That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the 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 noted the Variation concerns only a 12 foot enclosed staircase on the side of the property that faces the Forest Preserve District. It should have no effect on the surrounding properties or the values of the surrounding properties.

- 2) The proposed variation will not alter the land use characteristics of the district.

Mr. Russ said they are a Special Use in the R-2 Single Family Residential Zoning District and that is not going to change.

- 3) The granting of the variation requested will not confer on the owner any special privilege that is denied by the Zoning Ordinance or other lands or structures in the same district.

Mr. Russ stated the fact the building was constructed in 1929 makes it sort of unique. Mr. Russ did not believe the granting of the Variation would confer any special privilege to Avery Coonley School that other people would not be entitled to in the same situation. Mr. Russ noted all the various Village Departments have reviewed their plans and have found them to be in compliance with the Village Ordinances.

Mr. Russ advised that the Petitioner has also had meetings with the neighbors. When the tree survey was undertaken, trees were marked. There were some concerns expressed as to whether or not they would be tearing down all the marked trees. Those trees that had identification tags placed on them are not going to be cut down. Mr. Russ stated to the best of his knowledge there are no concerns that have gone unaddressed at this time.

Mr. Russ advised the addition will provide additional space for the existing student body. The enrollment will remain constant; they are not looking to increase the enrollment as a result of this addition. The proposed addition will allow for a full-day five-year-old kindergarten class. It will also provide for two half-day four-year-old kindergarten classes. They are unable to provide a full day kindergarten in the current facilities. This is not the only reason for the addition, but rather just an example of what they will be able to do with the additional space. It will also allow for updated labs and technology for the students in existing programs.

Mr. Russ noted Special Use in an R-2 district includes schools. The requested Variation is within the Plan Commission's authorization. Avery Coonley is committed to continuing to provide an excellent education to the children of our community as well as other communities. Mr. Russ concluded his presentation by asking that a positive recommendation be forwarded to the Village Council.

Chairman Jirik asked the Plan Commission members if they had any questions of the Petitioner.

Mr. Griesbaum thanked Mr. Russ and his clients for returning this evening and being patient with the Plan Commission last week and accepting the continuance due to the length of the previous petition. Mr. Griesbaum also expressed the Plan Commission's sympathy to the Avery Coonley School in the loss of the Head Master.

Mr. Griesbaum asked if there is an existing structure that is setback 15.4 feet and if so, will it be removed. Mr. Russ explained the existing structure is the gymnasium, and it will remain. Mr. Russ pointed out the gymnasium on the site plan displayed on the overhead screen, and identified the proposed addition in relation to the existing gymnasium.

Mrs. Rabatah recalled that Mr. Russ stated it was logical to construct the stairwell in the proposed location. She asked for an explanation as to why it is logical there as opposed to somewhere else. Mr. Russ suggested that the project architect could better answer that question.

Dean Manasses, FGM Architects & Engineers, 1211 W. 22nd Street, Oak Brook, IL noted he had been sworn in. He explained the student traffic line created on the south with the stairway and the corridor was designed so that all of the classrooms could face the beautiful scenery at the north end of the property, and they did not want to destroy that view from the classrooms. Mr. Manasses pointed out there is also a mechanical unit on the to the north of the existing building, so by wrapping the addition around this

mechanical area, they have actually provided a sound and a visual buffer from the classrooms as well. Mr. Manasses further advised the topography also made that a logical location because there is where less of the earth would be disturbed for exiting onto the grade at that location. Mr. Russ noted there is a floor plan in the Plan Commission packet.

Mr. Quandt asked if the stairwell is an emergency exit only, or is it a general purpose stairwell. Mr. Manassis replied the Code requires the provision of an emergency exit, and that this stairwell would not be a main artery for traffic. It has the two double doors coming out from the corridor which would exit out in the event of an emergency. There were no other questions from the Plan Commission members, and Chairman Jirik noted they reserve the right to ask questions later.

Chairman Jirik next asked if any member of the public had questions for the Petitioner or his experts. He explained after questions from the public are completed, the Plan Commission moves on to comments from any member of the public.

Gordon Goodman, 5834 Middaugh, Downers Grove stated he lives in the neighborhood of the school. Chairman Jirik asked him if he had been sworn in, and Dr. Goodman indicated he had not been sworn in. Chairman Jirik administered the oath.

Dr. Goodman stated the questions he has are about the Petitioner's submittal, and he was hoping to hear the comments of the Forest Preserve District for the record. The Recording Secretary noted the letter was not received until Friday. Copies of the letter were made and distributed to the audience.

Dr. Goodman stated his question concerns the trees on this site. He noted Mr. Russ' comments that a tree survey was done. He looked at one of the figures that was provided with the packet, and he did a rough count of the trees that seem to be within either the building footprint or where the contours of the land are going to be substantially altered. Dr. Goodman indicated there are five major trees that will be removed as part of this addition, and one major tree that looks like it is being preserved. He added that 13 lesser size trees were identified in the survey and will have to be removed from the project site. Dr. Goodman asked if his reading of 18 surveyed trees that are to be removed was correct. He also asked if the school has plans to replant some of these trees or plant substitute trees somewhere else on the school site.

Chairman Jirik pointed out these trees are a matter of private property and noted the Petitioner is under no obligation to answer these questions in any way. He added that any indication the Petitioner might give with regard to the school's willingness to replace a tree would not means bind the school to such an action because the trees are unregulated.

Mr. Russ explained five of the larger trees will be taken down as a result of this proposed addition. Mr. Russ stated both he and the architect are not certain about the smaller trees referenced by Dr. Goodman. Mr. Russ explained there is no landscape plan right now, and added that there is a heavily wooded area on the site. He was not certain of the

benefit in planting more trees in that particular area. There is a courtyard area between the two buildings which will be developed into something which has not yet been determined.

Dr. Goodman responded perhaps his question about replanting or planting substitute trees was not clear. Dr. Goodman further explained his question dealt with the entire site not just the landscaping for this particular part of the project. Dr. Goodman noted this is a very large piece of land so there are some other opportunities the school might want to consider. Dr. Goodman concluded by stating he was trying to call that to the school's attention.

Mr. Russ stated there will be landscaping that will be done surrounding the building; however, he did not know if any definite plan had been determined as yet. Chairman Jirik asked if there was anyone else in the audience who had questions of the Petitioner. There was no response, and Chairman Jirik advised the public questioning period was now completed.

Chairman Jirik next moved to the public's comment, discussion, opinion or statements that any member of the public might wish to make. He asked if there was any member of the public who wished to speak at this time.

Gordon Goodman, 5834 Middaugh Avenue, Downers Grove, mentioned his son attended Avery Coonley School. They were very pleased with the relationship between the school and the community. Dr. Goodman stated this is a worthwhile improvement of the school's facilities. He expressed support for the petition and noted the requested Variation is very reasonable as is the requested expansion of the Special Use. Dr. Goodman indicated it is appropriate for a landowner of land with substantial amenities related to forestry to give attention to the issues he raised in his earlier questions. He encouraged the Petitioner to consider ways in which they can keep the overall wooded canopy of the campus relatively constant by restoring some of these major trees that are being removed. Dr. Goodman noted the newly planted trees would not grow immediately, but we have to plan for the future.

Dr. Goodman extended his sympathy for the loss of the school's head master. He suggested they might consider not only this building as a memorial but also the idea of having a campus that regenerates itself and planting some of these trees in his honor.

Chairman Jirik asked if there were others who had comments or statements with regard to this petition. There was no response from the audience, and Chairman Jirik closed the public comment portion of the Public Hearing.

Chairman Jirik next asked the Plan Commission members if they had questions of any member of the public. There were none.

Chairman Jirik stated the Petitioner has an opportunity to ask questions of any member of the public. The Petitioner responded they had no questions.

Chairman Jirik next asked if any member of the public who had previously spoken wished to make a summary statement. There was no response, and Chairman Jirik declared that portion of the Public Hearing complete.

Chairman Jirik asked the Petitioner if he had any closing statement to make. The Petitioner responded they had no closing statement.

Chairman Jirik stated the last step in the Public Hearing process is deliberation by the Plan Commission in preparation of a motion.

Mr. Griesbaum commented it looks like a great plan for the school and the community. Mr. Nicholaou agreed and noted he was ready to make a motion.

MOTION: WITH RESPECT TO FILE NO. PC-06-05, MR. NICHOLAOU MOVED THAT THE PLAN COMMISSION RECOMMEND THAT THE PETITIONER'S REQUESTED ACTION BE GRANTED BY THE VILLAGE COUNCIL SUBJECT TO THE FOLLOWING CONDITIONS:

1. **COMPLIANCE WITH ALL PUBLIC WORKS REQUIREMENTS AND CONDITIONS AS OUTLINED IN THEIR MEMORANDUM DATED FEBRUARY 8, 2005;**
2. **COMPLIANCE WITH ALL FIRE PREVENTION DIVISION REQUIREMENTS AND CONDITIONS AS OUTLINED IN THEIR MEMORANDUM DATED JANUARY 24, 2005;**
3. **ANY CHANGES TO THE CONDITIONS REPRESENTED BY THE PETITIONER AS THE BASIS FOR THIS PETITION SHALL BE PROMPTLY REPORTED TO THE VILLAGE. CHANGES MAY REQUIRE ADDITIONAL REVIEW OF THE SPECIAL USE; AND**
4. **IT IS THE PETITIONER'S OBLIGATION TO MAINTAIN COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, COUNTY AND VILLAGE LAWS, ORDINANCES, REGULATIONS AND POLICIES.**

MR. GRIESBAUM SECONDED THE MOTION.

Chairman Jirik asked if there was any discussion regarding the motion. There was none.

ROLL CALL:

AYES: Mr. Nicholaou, Mr. Griesbaum, Mr. McCormick, Mr. Quandt, Mrs. Rabatah, Chairman Jirik

NAY: None

The motion passed unanimously.

Chairman Jirik explained this is a positive recommendation which will be forwarded to the Mayor and Council for final action. It will be scheduled for a Workshop session in late April. Notice of the Workshop will appear in the Village Corner section of The Sun

newspaper. The Workshop will be the next public dialog leading to final action by the Mayor and Council.

Chairman Jirik polled the Plan Commission members for the reasons for their votes. Mr. Nicholaou stated he made the motion in favor of the petition because the Avery Coonley School has been a marvelous addition to this community for many, many years, and has provided exceptional educational possibilities for gifted children in and outside of the community. Mr. Nicholaou expressed his opinion that the school has added an incredible amount of stature to the community and continues to do so.

Mr. Griesbaum echoed Mr. Nicholaou's comments and indicated he was looking forward to seeing the building addition upon completion.

Mr. McCormick agreed and added that the request for the Variation is very reasonable. It has a minimal impact on the adjacent property as it abuts a Forest Preserve. The requested Variation is less than two feet, and it is even less than the encroachment of the existing gymnasium.

Mr. Quandt concurred and thanked the Petitioner for presenting what will be a nice architectural addition to the building which will blend in well with the existing facility.

Mrs. Rabatah also concurred. She commented the school definitely provides a desirable service to the community.

Chairman Jirik added the petitioner's testimony provided a solid foundation relative to the standards of approval. There was compelling evidence regarding the standards for approval, so it made the assessment quite easy. Chairman Jirik pointed out the Variation is of less intensity and quite minor relative to the current existing structure. Chairman Jirik concluded this is a very positive development.

* * * * *

FILE NO. PC-08-05 A petition seeking a Lot Split for property located on the southeast corner of Douglas Road and 41st Street, commonly known as 4103 and 4111 Douglas Road, Downers Grove, IL (PIN Nos. 09-05-214-001,-002); Kenneth J. Rathje, Agent; Bradford & Kent Properties, LLC, Owner

Chairman Jirik noted the Commission will follow the same process as in the previous petition and will incorporate it by reference so he will not read it again.

Mrs. Riordan explained the Petitioner in this case is seeking Lot Split approval for two parcels of land located at the southwest corner of the intersection of 41st Street and Douglas Road. The subject property is zoned R-2, Single Family Residence. The Petitioner is seeking to create one new lot by splitting off the easterly 100 feet of each of the two existing parcels. As no Exceptions from the minimum lot area, width or depth requirements are being requested, the Plan Commission is authorized to make the final determination with respect to the proposed Lot Split.



MANAGER'S MEMO ITEM

ITEM: PLAN COMMISSION FILE NO. 06-05; Avery Coonley School
Amendment to Special Use by prior existence, and Setback Variation

WORKSHOP DATE: April 11, 2005

PREPARED BY: Amanda G. Riordan; Planning and Community Development

PURPOSE: To consider the Plan Commission's recommendation to approve the requested Amendment to a Special Use by prior existence and a Setback Variation for the proposed addition to the Avery Coonley School. The property is located at the northwest corner of the intersection of Maple Avenue, 55th Street and Dunham Road.

BACKGROUND:

Requested Action

The petitioner is seeking approval of an Amendment to a Special Use by prior existence, as well as a side yard setback Variation, to allow an addition to the Avery Coonley School facility located at the northwest corner of the intersection of Maple Avenue, 55th Street and Dunham Road. The proposed 15,000 square foot, three-story addition is to be located to the rear (north) of the main school building, and is intended to accommodate updated classrooms, new science laboratories, as well as new conference and office spaces.

Because the use of the property as a school was initiated prior to the adoption of the Zoning Ordinance in April of 1965, the school is recognized as having a Special Use by prior existence. Significant expansions of or additions to such uses require consideration as an Amendment to the Special Use by prior existence.

The petitioner is also requesting a side yard setback Variation for the proposed addition. Based upon the height of the structure, the addition requires a side yard setback of 20 feet. The enclosed stairwell portion of the addition is proposed to have a setback of 17.2 feet as measured from the westerly property line, requiring a Variation of 2.8 feet or 14%. The main portion of the addition is proposed to have a setback of 25.4 feet, which would exceed the minimum 20 foot setback requirement.

At their March 14, 2005 meeting, the Plan Commission considered the Petitioner's Requested Action, and unanimously recommended approval of the Amendment to the Special Use and the side yard Variation subject to certain conditions, as outlined in the attached Draft Ordinance.

ATTACHMENTS:

1. Draft Ordinance Authorizing an Amendment to a Special Use by prior existence
2. Staff Report, with attachments, dated March 3, 2005
3. Draft Minutes of Plan Commission Public Hearing dated March 14, 2005
4. Correspondence dated March 8, 2004 from the Forest Preserve District of DuPage County

STAFF RECOMMENDATION:

Staff recommends approval of the Petitioner's Requested Action subject to the recommended conditions as outlined in the attached Draft Ordinance.

REQUESTED COURSE OF ACTION:

That the Village Council place consideration of the Ordinance approving the proposed Amendment to a Special Use by prior existence on the April 19, 2005 Council Meeting agenda.

**AN ORDINANCE AUTHORIZING AN AMENDMENT TO AN EXISTING
SPECIAL USE FOR A 15,000 SQUARE FOOT ADDITION
TO AN EXISTING SCHOOL WITH VARIATION**

WHEREAS, the following described property, to wit:

Parcel 1: That part of Lot 4 of the Assessment Plat of Homestead Estate of Arthur C. Ducat, in part of Sections 7 and 18, Township 38 North, Range 11, East of the Third Principal Meridian, described as follows: Commencing at the Southwest corner of said Lot 4; thence North 62 degrees 00 minutes East, along the South line of said Lot, 276.0 feet; thence North 5 degrees 15 minutes West, 389.0 feet to a point in the North line of said Lot 4; thence North 88 degrees 25 minutes West, along the North line of said Lot 4, a distance of 197.7 feet to the Northwest corner of said Lot 4; thence South, along the West line of said Lot 4 to the place of beginning, (except that part thereof described as follows: Commencing at the Southwest corner of said Lot 4; thence North 62 degrees East, 276.0 feet to an iron stake in the center line of Maple Avenue, for a place of beginning; thence North 5 degrees 15 minutes West, along the Easterly line of the property owned by the first parties; 389.0 feet to a point in the North line of said Lot 4, at the Northwest corner of a tract of land owned by Reba Dickinson; thence West, along the North line of said Lot 4 to a line 10.0 feet(measured at right angles to said Easterly line) Westerly of and parallel with the said Easterly line above described of the property herein conveyed; thence Southerly, along said line (parallel to said Easterly line and 10.0 feet westerly thereof) to the South line of said Lot 4, being the intersection of said parallel line with the center line of Maple Avenue; thence Easterly, along the said center line of Maple Avenue to the place of beginning), in DuPage County, Illinois (PIN 09-07-405-012); Parcel 2: Lots 5 and 6 of the Assessment Plat of Homestead Estate of Arthur C. Ducat, being a part of Sections 7 and 18, Township 38 North, Range 11, East of the Third Principal Meridian, in DuPage County, Illinois (PIN 09-07-405-011, 09-18-200-002);

Parcel 3: A part of Lot 8 of Assessment Plat of Homestead Estate of Arthur C. Ducat, in Sections 7 and 18, Township 38 North, Range 11, East of the Third Principal Meridian, described as commencing at the Southwest corner of said Lot 8; thence continuing Northerly along the West line of said Lot 8, a distance of 424.4 feet to the Southerly Line of Lot 9 in Block 2 in Ducat Estate Subdivision, in the Southeast Quarter of Section 7, Township 38 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded as Document No. 204266; thence Easterly, along the Southerly line of said Lot 9 in Block 2, a distance of 197.80 feet to an angle; thence continuing along said South line of Lot 9, 123.40 feet, more or less, to the Southeast corner of said Lot 9 in Block 2; thence Easterly, along the Southerly line of Turvey Road (chord distance 30.0 feet) to an iron stake; thence South 4 degrees 22 minutes 30 seconds East, a distance of 7.30 feet to an iron stake; thence South 56 degrees, 58 minutes, 45 seconds West, a distance of 153.70 feet to an iron stake (which bears South 10 degrees, 24 minutes, 30 seconds East, a distance of 27.0 feet from the angle point of the Southerly line of said Lot 9 in Block 2 in Ducat Estate Subdivision); thence South 10 degrees, 24 minutes, 30 seconds East a distance of 452.66 feet, more or less, to the Northeast corner of Lot 6 in said Assessment Plat; thence North 89 degrees 39 minutes West, along the North line of said Lot 6, a distance of 255.9 feet to the place of beginning in DuPage County, Illinois (PIN 09-07-405-001);

Parcel 4: Lot 9 in Block 2 in Ducat Estate Subdivision, being a subdivision of Lot 16 of Stanley and Cole's Subdivision of part of the Northeast Quarter and the Southeast Quarter of Section 7, Township 38 North, Range 11, East of the Third Principal Meridian, also a part of the County Clerk's Subdivision of a part of Arthur C. Ducat Estate, in the Southeast Quarter of Section 7, Township 38 North, Range 11, East of the Third Principal Meridian, according to the plat of said Ducat Estate Subdivision recorded December 5, 1925 as Document No. 204266, in DuPage County, Illinois (PIN 09-07-402-033);

Parcel 5: The Westerly 32.0 feet of Lot 7 (measured at right angles to the West line) in the Assessment Plat of the Homestead Estate of Arthur C. Ducat, in Sections 7 and 18, Township 38 North, Range 11, East of the Third Principal Meridian, said plat having been recorded on June 29, 1896 as Document No. 61942, in DuPage County, Illinois, (PIN 09-07-405-008),

All commonly known as 1400 Maple Avenue, Downers Grove, Illinois

(hereinafter referred to as the "Property") is presently zoned in the "R-2, Single Family Residence Zoning 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 the existing Special Use be amended to allow a 15,000 square foot, three-story addition to an existing school, including the following Variation:

- A. Variation from Chapter 28, Section 28-1111, *Side Yard* - to allow a 17.2 foot side yard versus the minimum requirement of 20 feet for a non-residential structure of 35 feet in height.

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 Special Use Amendment and Variation, subject to certain conditions; and,

WHEREAS, the Village Council finds that the evidence presented in support of the Special Use Amendment, 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. That the proposed use will comply with the regulations specified in this Zoning Ordinance for the district in which the proposed use is to be located or will comply with any variation(s) authorized pursuant to Section 28-1802.
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.

WHEREAS, the Village Council finds that the evidence presented in support of said variation, as stated in the aforesaid findings and recommendations of the Plan Commission, is such as to establish the following:

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

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

SECTION 1. That an Amended Special Use of the Property is hereby granted to permit a 15,000 square foot, three-story addition to an existing school including the requested Variation as outlined above.

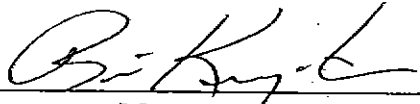
SECTION 2. This approval is subject to the following conditions:

1. Compliance with the plans incorporated herein by reference as Group Exhibit A; and
2. Compliance with the Staff Report dated March 3, 2005 and all plans attached as recommended by the Plan Commission, a copy of which is attached hereto and incorporated herein by reference as Group Exhibit A; and
3. Compliance with all Public Works requirements/conditions as outlined in their memorandum dated February 8, 2005, a copy of which is contained in Group Exhibit A; and
4. Compliance with all Fire Prevention Division requirements/conditions as outlined in their memorandum dated January 24, 2005, a copy of which are contained in Group Exhibit A; and
5. 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. Changes may require additional review of the Special Use; and
6. This recommendation is further conditioned upon the fact 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 Amended Special Use with Variations 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.

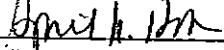
SECTION 5. That this ordinance shall be in full force and effect from and after its passage and publication in pamphlet form as provided by law



Mayor

Passed: April 19, 2005

Published: April 20, 2005

Attest: 

Village Clerk

11ep81ord 05/SU-Avery-PC-06-05

over the years, and because of their experience with the Village they have a better understanding of the Village's needs. She added that C.V. Starr has the strongest breadth of coverage available to municipalities.

The Mayor asked whether HRH gets contingent payments, and Ms. Jacobs said they do not. Mr. Burke said that the RFP is for a three-year contract.

Active Agenda and Informational Items

1. **Prosecutor Agreement.** The Manager said staff recommends entering into an agreement with Michael McMahon for six months.

The Mayor said he understands that there is money in the budget to renew this for six months or to hire another part-time attorney. Attorney Petrarca said that was correct. She stated she was happy with the services they provided.

2. **Avery Coonley Special Use.** The Manager asked Mike Baker to address this matter.

Mike Baker, Interim Director of Planning and Community Development, said this concerns an amendment to a special use, and a setback variation which has been recommended by the Plan Commission. He said the expansion is proposed at 15,000 square feet for a 3-story addition.

Commissioner Schnell noted that the variation being asked is not toward residences, and Mr. Baker said that was correct. He further responded that there will be five trees taken out which are within the footprint of the building.

3. **Sign Ordinance Amendment.** Mr. Baker provided a summary on this request for approval to change the Village's Sign Code, which began with the moratorium in May 2004. The Joint Strategic Plan Committee and Zoning Board of Appeals met to discuss proposed revisions, and a Sign Subcommittee was also established to focus in more detail. The Subcommittee met almost weekly for 17 weeks and business owners and representatives were invited to participate in the discussions. He then read the purpose of the Sign Ordinance as stated on page 28 of the proposed Ordinance:

The purpose of this article is to create a comprehensive but balanced system of sign regulations to promote effective communication and to prevent placement of signs that are potentially harmful to traffic and pedestrian safety, property values, business opportunities and community appearance. This article is adopted for the following purposes:

- (1) To preserve, protect, and promote public health, safety, and welfare.
- (2) To preserve the value of private property by assuring the compatibility of signs with surrounding land uses.
- (3) To enhance the physical appearance of the Village.
- (4) To enhance the Village's economy, business and industry by promoting the reasonable, orderly and effective display of signs, and encouraging better communication between an activity and the public it seeks with its message.
- (5) To protect the general public from damage and injury, which may be caused by the faulty and uncontrolled construction and use of signs within the Village.

Summary of Item: A RESOLUTION AUTHORIZING EXECUTION OF AN AGREEMENT FOR LEGAL SERVICES WITH DOLCI, McMAHON & SCARPINO

RESOLUTION 2005-20

A motion was made to Pass this file on the Consent Agenda.

Indexes: DUI Prosecutions, Village Prosecutor

Passed The Consent Agenda

A motion was made by Commissioner Urban, seconded by Commissioner McConnell, that the consent agenda be passed. The motion carried by the following vote:

Votes: Yea: Commissioner McConnell, Commissioner Sandack, Commissioner Urban, Commissioner Schnell, Commissioner Zabloudil and Mayor Krajewski

7. Active Agenda

ORD 00-01924

Ordinance: Authorize an Amendment to an Existing Special Use for a 15,000 Square Foot Addition to an Existing School with Variation

Sponsors: Planning and Community Development

Summary of Item: At their meeting of March 14, 2005, the Plan Commission unanimously recommended that a Special Use be granted for the property located at the northwest corner of the intersection of Maple Avenue, 55th Street and Dunham Road, for a Special Use Amendment for a proposed addition to the Avery Coonley School.

AN ORDINANCE AUTHORIZING AN AMENDMENT TO AN EXISTING SPECIAL USE FOR A 15,000 SQUARE FOOT ADDITION TO AN EXISTING SCHOOL WITH VARIATION

ORDINANCE NO. 4666

A motion was made by Commissioner Urban, seconded by Commissioner McConnell, to Adopt this file. Mayor Krajewski declared the motion carried by the following vote:

Votes: Yea: Commissioner McConnell, Commissioner Sandack, Commissioner Urban, Commissioner Schnell, Commissioner Zabloudil and Mayor Krajewski

Indexes: Special Use - Avery Coonley School

ORD 00-01927

Ordinance: Adopt the Fiscal Year 2005/06 Budget in Lieu of Passage of an Appropriation Ordinance

Sponsors: Financial Services

Summary of Item: This adopts the fiscal year 2005/06 budget in lieu of an appropriation ordinance. As provided by law, proper notice has been given, the budget has been available for inspection for at least ten days, and a public hearing was held on April 5, 2005.

AN ORDINANCE ADOPTING THE FISCAL YEAR 2005/06 BUDGET IN LIEU OF PASSAGE OF AN APPROPRIATION ORDINANCE

ORDINANCE NO. 4667



www.downers.us

RECEIVED

MAY - 4 2005

Planning and Community
Development

**COMMUNITY RESPONSE
CENTER**

630.434.CALL (2255)

CIVIC CENTER

801 Burlington Avenue

Downers Grove

Illinois 60515-4776

630.434.5500

TDD 630.434.5511

FAX 630.434.5571

May 2, 2005

James J. Russ, Jr.
Weidel, Hudzik, Russ and Phillip
4915 Main Street
Downers Grove, IL 60515

FIRE DEPARTMENT

ADMINISTRATION

6701 Main Street

Downers Grove

Illinois 60516-3426

630.434.5980

FAX 630.434.5998

Re: Special Use

Dear Mr. Russ:

At its regular meeting on April 19, 2005, the Downers Grove Village Council adopted Ordinance No. 4666 authorizing a special use amendment be granted for the property located at the northwest corner of the intersection of Maple Avenue, 55th Street and Dunham Road for a proposed addition to the Avery Coonley School.

POLICE DEPARTMENT

825 Burlington Avenue

Downers Grove

Illinois 60515-4783

630.434.5600

FAX 630.434.5690

I am enclosing a copy of the ordinance.

Very truly yours,

April K. Holden
Village Clerk

PUBLIC WORKS

DEPARTMENT

5101 Walnut Avenue

Downers Grove

Illinois 60515-4074

630.434.5460

FAX 630.434.5495

VILLAGE OF DOWNERS GROVE

encls: a/s

DEPARTMENT OF

SOCIAL AND HEALTH SERVICES

842 Curtiss Street

Downers Grove

Illinois 60515-4761

630.434.5595

FAX 630.434.5599

cc: Keith Sbiral, Director, Planning & Community Development ✓



FILE NO. PC-20-05 - Petition seeking 1) an amendment to a Special Use for an addition to a school in the R-2, Single Family Residence zoning district; and 2) a Variation to reduce the minimum required side yard. Property is located at the Northwest corner of Maple Avenue, Dunham Road and 55th Street, commonly known as 1400 Maple Avenue, Downers Grove (PIN Nos. 09-07-402-033; 09-07-405-001, -008, -011, and -012; and 09-18-200-002); The Avery Coonley School, Owner/Petitioner

Chairman Jirik swore in those who would be speaking on File No. PC-20-05.

Mr. Sbiral recalled this petition was before the Plan Commission in March 2005. In going through the building permitting and construction process, the Petitioner found a discrepancy in the 1991 Plat of Survey of approximately three feet. Currently the approved Variation for the west wall of the new structure is for 17.2 feet. The building was constructed at approximately 14.5 feet to the west property line as identified in the spot survey submitted to the Village. The building, as constructed, is not larger or positioned differently. He noted technically, the proposed amendment was an amendment to the Special Use since the school was originally approved as a Special Use. The Petitioner is seeking for an increase in the Variation that was previously granted.

Mr. Sbiral noted, however, that Ms. Karen Zilly, Director of Land Preservation for the DuPage Forest Preserve District, expressed the County's concerns in a letter dated July 29, 2005 to Chairman Jirik. Mr. Sbiral read the letter into the record:

*"Re: Public Hearing Notice on Avery Coonley School Property
Zoning Application #PC-20-05*

The Forest Preserve District of DuPage County recently received notice of the requested revisions to the Avery Coonley School project. We understand that, due to survey problems, the School is requesting that the previously approved reduced setback of approximately 17.5 feet now be reduced to approximately 14.5 feet. I wish to take this opportunity to reiterate that our concerns are still as stated in my original letter. From the Forest Preserve District's perspective, we would actually like to see larger setbacks to provide greater protection to open space. However, we realize that it is the Village's right and authority to establish setbacks.

This property is adjacent to a natural area within Maple Grove Forest Preserve that has the highest rating according to our classification system. There are 2 Illinois Endangered and Threatened species, and 14 Species of Special Concern in this ecosystem. This is a relatively small preserve completely surrounded by development, and adjacent buffers are important to preservation efforts. Any reduction in the buffer by allowing a reduction in setback on adjacent property could have a negative impact. For instance, root systems generally extend beyond the property lines; excavation and construction activities within setback areas create a potential for damage to and subsequent mortality of large trees along the property line.

We would like to encourage the City to take into consideration the adjacent high quality natural area. We hope that you will help foster the type of environment that is needed for the success of the plants and wildlife at the adjacent forest preserve, and that this development will not cause any significant impacts to the preserve. With this in mind, we anticipate that

this preserve will continue to add to the quality of life for citizens of Downers Grove and DuPage County residents alike.

Sincerely,

Karen Zilly, Director, Dept. of Land Preservation"

Mr. Sbiral offered to answer questions. He noted the foundation and a large part of the building were in place. Chairman Jirik asked if there were any questions for Staff.

Mrs. Rabatah noted for the record on Sheet No. 1 under Background, it should read 17.2 feet and not 17.5; Staff concurred. Mr. Quandt asked whether any old growth trees were destroyed or disturbed in the construction, wherein Mr. Sbiral indicated the Petitioner should answer the question.

Mr. James F. Russ, Jr., on behalf of the Avery Coonley School, acknowledged nothing changed on the project since appearing before the Plan Commission in March 2005; however, the survey being used at the time incorrectly placed the structure with relation to the property line. The criteria for the Special Use and the Variation remained the same, and the responses to both remained the same. The error was not recognized until the "as built" survey was completed. He explained the building was not encroaching any further into the property. It was his understanding that no old growth tree roots or any other issues were determined. He reminded the Plan Commissioners that the only portion that was subject to the Variation was the 12-foot stairwell.

Mr. Waechtler asked how such error could happen, and Architect John Ochoa, with FGM, Inc., responded older survey technology was probably used which is not as accurate as the newer Global Positioning Satellite methods.

Chairman Jirik opened up the meeting to the public.

Dr. Gordon Goodman, 5834 Middaugh Avenue, Downers Grove stated he was pleased to see that a letter came from the Forest Preserve District, and he supported its position. Because he understood that the matter would move forward, he believed it was important to know what level of injury may have been done to the trees and asked what steps were being taken by the school and its contractors to ensure that no future injury would occur on the adjoining property.

In response, Mr. Kevin Kovak, Avery Coonley School, 1400 Maple Avenue, explained that an arborist did come in before the project was started, and the west side was root protected within the school's property line. He could not determine how far the re-grading extended out to the property line but offered to get the answer. Mr. John Ochoa, FGM, Inc., explained the grades would be matched along the existing property line and re-grading was being done to accommodate the new construction.

Dr. Goodman asked if the building was up and the architect indicated it was under construction.

Dr. Goodman also noted the lack of a landscape plan with the prior petition and suggested the school, as a good will gesture, plant new trees to replace the trees that were removed for this construction.

Mr. Russ stated the landscaping had not changed since the original design, and no specific plan existed for landscaping or the replacement of trees. Dr. Goodman concluded he supported the request for the Special Use Amendment and the Variation.

Chairman Jirik closed the public participation. There being no further questions on either side, Mr. Russ closed by stating his client did resubmit all the documentation with this petition as with the previous

petition and asked that the Commissioners consider the testimony from the previous hearing in March as responses to the conditions for the Special Use and the Variation in this petition.

Chairman Jirik opened up the discussion to the Plan Commissioners. Mr. Waechtler asked for the status of the construction, wherein Mr. Russ stated construction had commenced, but the school asked for permission to continue construction at their own risk because of the fast approaching school year. Responding to Mr. Waechtler's questions about a worse case scenario, Mr. Russ explained the 12-foot staircase would be removed and inserted somewhere internally.

WITH RESPECT TO FILE NO. PC 20-05, COMMISSIONER GRIESBAUM MADE A MOTION THAT THE PLAN COMMISSION FORWARD A FAVORABLE RECOMMENDATION TO THE VILLAGE COUNCIL WITH RESPECT TO THE PETITIONER'S REVISED REQUESTED ACTION, SUBJECT TO THE FOUR CONDITIONS OUTLINED IN STAFF'S RECOMMENDATION. THE MOTION WAS SECONDED BY MRS. RABATAH.

ROLL CALL:

AYE: MR. GRIESBAUM, MRS. RABATAH, MR. NICHOLAOU, MR. MATEJCZYK, MR. MCCORMICK, MR. QUANDT; MR. WAECHTLER, MR. WEBSTER, CHAIRMAN JIRIK

NAY: NONE

MOTION PASSED. VOTE: 9-0

Mr. Nicholaou recommended that someone representing the school respond to the County Forest Preserve's questions. Mr. Waechtler concurred and suggested a recommendation to remedy the landscaping situation along the property line be included. Lastly, Mr. Griesbaum believed it was important for this Commission to be more cognizant of current and future plats of survey so that in the future errors such as this do not occur.



Forest Preserve District of DuPage County

3 S. 580 Naperville Road • Wheaton, IL 60187-8761 • 630.933.7200 • Fax 630.933.7204 • TTY 800.526.0857

VIA FACSIMILE and REGULAR MAIL

July 29, 2005

Alan Jirik, Chairman
Downers Grove Plan Commission
801 Burlington
Downers Grove, IL

RECEIVED

AUG - 1 2005

Planning and Community
Development

Re: Public Hearing Notice on Avery Coonley School Property
Zoning Application #PC-20-05

Dear Mr. Jirik:

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Sincerely,

Karen Zilly
Director, Dept. of Land Preservation

cc: Brent Manning, Executive Director
D. Pierotti, President
Amanda Riordan, Interim Director, Planning & Community Development