

**VILLAGE OF DOWNERS GROVE  
REPORT FOR THE VILLAGE COUNCIL MEETING  
APRIL 3, 2007 AGENDA**

<b>SUBJECT:</b>	<b>TYPE:</b>	<b>SUBMITTED BY:</b>
Special Use for Gloria Dei Resubdivision	Resolution ✓ Ordinance Motion Discussion Only	Don Scheidler Interim Community Development Director

**SYNOPSIS**

An ordinance has been prepared for a Special Use to allow the Gloria Dei Church to construct an addition to their existing building with a variation from parking requirements.

**FISCAL IMPACT**

N/A.

**UPDATE & RECOMMENDATION**

This item was discussed at the March 27, 2007 Village Council Workshop. Approval is recommended on the April 3, 2007 Active Agenda.

**BACKGROUND**

Gloria Dei Church is located at 4501 Main Street. The building sits at the southeast corner of the Main Street and Grant Street intersection. A 15 car parking lot, with primary access from Highland Avenue, is located east of the existing building. A drive aisle connects the parking lot to Main Street. To the south of the church and parking lot is an open green space. Currently, there is no stormwater detention on the site.

The petitioner is proposing an addition and interior renovation to the Gloria Dei Church. The addition will add approximately 9,000 square feet to the existing building and will change the shape of the building from a 'L' to a square. The addition will include a lounge, library, meeting rooms, and other ancillary spaces but will not increase the capacity of the nave.

A church is a Special Use in the R-4 zoning district. The proposal complies with setback, height and other bulk provisions of the Zoning Ordinance. The petitioner is requesting a parking variance to construct a 52 car parking lot to replace an existing 15 car parking lot. Based on the capacity of the nave, the Zoning Ordinance requires a 110 car parking lot. Due to site constraints, a 52 car parking lot is the largest that can be constructed on the site. The parking lot will be screened with vegetation on the east, west, and south. A six-foot fence will also be installed along the south property line. The primary access to the parking lot is along Highland Avenue. An exit-only drive aisle provides access onto Main Street. A canopy extends from the proposed addition into the parking lot to provide a covered drop-off area. The parking area will be lighted with acceptable light levels at the property lines.

Within the Northeast corner of the development, a large stormwater detention basin will be constructed. The detention basin will provide improved stormwater management for the entire site. As a result of the

basin, some utilities will require relocation within the site. As required by code, the petitioner has completed a Plat of Subdivision to consolidate ten separate parcels into a single larger parcel.

The petitioner held a neighborhood open house in December 2006 to provide neighbors an opportunity to view drawings and renderings of the proposed project and ask questions. The petitioner noted that a few neighbors attended the open house.

The Plan Commission considered the project at their March 5, 2007 meeting and recommended unanimous approval of the Special Use, Parking Variations, and Plat of Subdivision with the conditions as noted in the staff report. Staff concurs with the Plan Commission recommendation.



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

**AN ORDINANCE AUTHORIZING A SPECIAL USE FOR  
4501 MAIN STREET TO PERMIT A CHURCH FACILITY WITH A VARIATION**

WHEREAS, the following described property, to wit:

Lots 1 to 5 and 18 to 22 in Block 28 in E. H. Prince and Co.'s Addition to Downers Grove, being a subdivision of parts of Sections 5, 6, 7, and 8, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded on September 30, 1891 as Document 43600, in DuPage County, Illinois.

Commonly known as 4501, Main Street, Downers Grove, IL (PIN NO. 09-05-315-020)

(hereinafter referred to as the "Property") is presently zoned in the "*R-4, Single Family Residential District*" under the Comprehensive Zoning Ordinance of the Village of Downers Grove; and

WHEREAS, the owner of the Property has filed with the Plan Commission, a written petition conforming to the requirements of the Zoning Ordinance, requesting that a Special Use per Section 28-610(d)(1) of the Zoning Ordinance be granted to allow a church facility.

WHEREAS, the owner of the Property has filed with the Plan Commission, a written petition conforming to the requirements of the Zoning Ordinance, requesting that a Special Use per Section 28-1802 of the Zoning Ordinance be granted to allow a church facility including the following Variation(s):

1. Variation from Chapter 28, Section 1410; *number of parking spaces*, to reduce the number of parking spaces to fifty-two (52) versus the minimum (110) parking space requirement in the R-4 Zoning District.

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 laws of the State of Illinois and the ordinances of the Village of Downers Grove; and,

WHEREAS, the Plan Commission has recommended approval of the requested Special Use and Variations, subject to certain conditions; and,

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

1. The proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.
2. The proposed use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.

3. The proposed use will comply with the regulations specified in this Zoning Ordinance for the district in which the proposed use is to be located 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.

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

SECTION 1. That a Special Use of the Property is hereby granted to permit a church facility dwellings including the requested Variation(s) as outlined above.

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

1. The development shall substantially conform to the staff report dated March 5, 2007; the preliminary engineering plan prepared by C.M. Lavoie & Associates dated October 13, 2006, revised February 1, 2007; architectural plans prepared by Cone Kalb Wonderlick Architects dated February 2, 2007; the Final Plat of Subdivision prepared by C.M. Lavoie & Associates dated February 2, 2007, except as such plans may be modified to conform to Village Codes and Ordinances.
2. Prior to the issuance of construction/site development permits, the following changes shall be made to the plans:
  - a. An IEPA Notice of Intent shall be filed. A copy of all correspondence shall be sent to the Village.
  - b. Downspouts and their discharge paths from the existing church and the addition shall be shown on the grading and utility plans.
  - c. Stormwater easements shall be granted over all stormwater facilities.
  - d. There shall be at least two locations of depressed curb in the northeast corner of the parking lot south of the detention basin. This is the only location for the 100-year overflow into the pond. It is recommended that the depressed curb be located both east and west of the trash enclosure and be greater than the length currently shown in the revised plans.
  - e. The grading along the northern edge of the detention basin is missing a 742 contour. The grading shall be revised to include a berm rising up to 742.1, and 742 contours shall be shown around it.
  - f. A complete automatic and manual fire detection system shall be installed throughout the addition. If there is an existing detection system within the existing building, it shall meet current fire and life safety code requirements.
  - g. A complete automatic and manual sprinkler system shall be installed throughout the addition. If there is an existing sprinkler system within the existing building, it shall meet current fire and life safety code requirements.

SECTION 3. The above conditions are hereby made part of the terms under which the Special Use with Variation(s) 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.

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Mayor

Passed:

Published:

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

Village Clerk

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