

**VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL MEETING
JANUARY 8, 2013 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
Special Use for a Preschool 6600 Fairview Avenue	Resolution ✓ Ordinance Motion Discussion Only	Tom Dabareiner, AICP Community Development Director

SYNOPSIS

A special use ordinance has been prepared to permit a preschool at Downers Grove Community Church located at 6600 Fairview Avenue.

STRATEGIC PLAN ALIGNMENT

The goals for 2011-2018 identified *Exceptional Municipal Services* and *Strong, Diverse Local Economy*.

FISCAL IMPACT

N/A

RECOMMENDATION

Approval on the January 15, 2013 active agenda.

BACKGROUND

The petitioner is requesting Special Use approval to operate a preschool as part of Downers Grove Community Church located at 6600 Fairview Avenue. The property is zoned R-1 Single Family Residential and preschools are allowed as special uses in the R-1 district.

The petitioner is not proposing any changes to the existing church building or the site. The school will occupy existing classroom space (2,376 total square feet) which is currently used for Sunday school programming. The preschool will operate Mondays, Wednesdays and Fridays from 9:30 am – 12 pm. The school would initially operate with approximately 12-15 students and expand to a maximum of 28 students. All required infrastructure already exists and adequately serves the property. The property will continue to meet all requirements of the Zoning Ordinance.

Religious worship at the church is held only on Sundays. During the week, the building is used for different functions. Several groups meet at the church for up to two hours at a time with the largest group (Bible study) having approximately 25 participants on average.

The church and the proposed preschool are required to have a total of 74 parking spaces. The property has a total of 79 parking spaces. Additionally, the parking demand for the church does not coincide with that of the proposed preschool. The church’s peak parking demand occurs during worship times on Sundays. The peak parking demand for the preschool occurs Mondays, Wednesdays and Fridays at student drop-off and pick-up times (9:30 am and 12 pm) when the church parking lot is generally available for use.

Staff anticipates the majority of traffic the school generates will use Fairview Avenue to access the site. The school's peak hour traffic generation occurs primarily when the school opens at 9:30 am and when it closes at 12 pm. Opening and closing times of the school, however, do not coincide with rush hour traffic. With a maximum of 28 students, the proposed preschool will have minimal impact on the existing traffic pattern in the neighborhood.

The proposal is consistent with the Comprehensive Plan. The proposed preschool, part of the existing church, supports the Plan's vision for an institutional use to remain on this property. The Plan recognizes churches, private organizations and other institutional uses as contributors to the quality of life Village residents enjoy and calls for the Village to support school facilities provided they do not negatively impact surrounding neighborhoods. With no building modifications or changes to the site, maximum of 28 students, programming on three days only and location along a minor arterial road (Fairview Avenue), the school will have adequate public access and its operation will have minimal impact on the surrounding neighborhood.

The Plan Commission considered the petition at their December 3, 2012 meeting. No public input was received. The Plan Commission found that the request met the standards in Section 28.1902 of the Zoning Ordinance for approval of the special use. The Commission found that the property is currently zoned for a preschool and the proposed development is compatible with the surrounding area. Based on their findings, the Plan Commission unanimously recommended approval of the special use request.

ATTACHMENTS

Aerial Map

Ordinance

Staff Report with attachments dated December 3, 2012

Draft Minutes of the Plan Commission Hearing dated December 3, 2012

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING A SPECIAL USE TO PERMIT
A PRESCHOOL FACILITY AT 6600 FAIRVIEW AVENUE**

WHEREAS, the following described property, to wit:

The north half of the north half of the southeast quarter of the southeast quarter of the northeast quarter of Section 20, Township 38 North, Range 11 East of the Third Principal Meridian and Lots 1 and 2 of Janda's Subdivision, being a subdivision of the north half of the south half of the southeast quarter of the southeast quarter of the southeast quarter of the northeast quarter and the south half of the north half of the southeast quarter of the southeast quarter of the southeast quarter of the northeast quarter of Section 20, Township 38 North, Range 11 East of the Third Principal Meridian, recorded as Document 665991, in DuPage County, Illinois.

Commonly known as 6600 Fairview Avenue, Downers Grove, IL 60516; PIN NOs. 09-20-211-019, -034, -052;

(hereinafter referred to as the "Property") is presently zoned "*R-1, Single Family Residential*" 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 28-502 of the Zoning Ordinance be granted to permit a preschool facility at 6600 Fairview Avenue; and,

WHEREAS, such petition was referred to the Plan Commission of the Village of Downers Grove on December 3, 2012, and said Plan Commission has given the required public notice, has conducted a public hearing respecting said petition and has made its findings and recommendations, all in accordance with the statutes of the State of Illinois and the ordinances of the Village of Downers Grove; and,

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

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

1. The proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.
2. The proposed use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.
3. The proposed use will comply with the regulations specified in this Zoning Ordinance for the district in which the proposed use is to be located.
4. The proposed use is one of the special uses specifically listed for the district in which it is

to be located and, if approved with restrictions as set forth in this ordinance, will comply with the provisions of the Downers Grove Zoning Ordinance regulating this Special Use.

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

SECTION 1. That a Special Use of the Property is hereby granted to permit a preschool facility at 6600 Fairview Avenue within the R-1 zoning district.

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

1. The Special Use shall substantially conform to the staff report dated December 3, 2012, and the plans and documents attached to this report except as such plans may be modified to conform to the Village codes and ordinances.
2. The applicant shall update emergency lighting and visual fire alarm system and obtain a Commercial Occupancy Permit prior to opening the school.

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

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

Mayor

Passed:

Published:

Attest: _____

Village Clerk



**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
DECEMBER 3, 2012 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
PC 39-12 6600 Fairview Avenue	Special Use for a Preschool	Damir Latinovic, AICP Planner

REQUEST

The petitioner is requesting approval of a special use to permit a private preschool at Downers Grove Community Church located at 6600 Fairview Avenue.

NOTICE

The application has been filed in conformance with applicable procedural and public notice requirements.

GENERAL INFORMATION

OWNER: Downers Grove Community Church
6600 Fairview Avenue
Downers Grove, IL 60516

APPLICANT: Rev. Howard Hoekstra
Downers Grove Community Church
6600 Fairview Avenue
Downers Grove, IL 60516

PROPERTY INFORMATION

EXISTING ZONING: R-1, Single Family Residence
EXISTING LAND USE: Institutional (Downers Grove Community Church)
PROPERTY SIZE: 4.4 acres
PINS: 09-20-211-034, -019, 052

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
NORTH:	R-3, Single Family Residence	Residential
SOUTH:	R-3, Single Family Residence	Residential
EAST:	R5A, Townhouse Residence & PD #32	Multi Family Residential / Fairview Village
WEST:	R-3, Single Family Residence	Residential

ANALYSIS

SUBMITTALS

This report is based on the following documents, which are on file with the Department of Community Development:

1. Application/Petition for Public Hearing
2. Project Summary
3. Plat of Survey
4. Architectural Drawing

PROJECT DESCRIPTION

The petitioner is proposing to open a preschool as part of Downers Grove Community Church. The church is located at 6600 Fairview Avenue and is zoned R-1, Single Family Residence. Preschools are permitted as special uses in the R-1 district.

The petitioner is not proposing any changes to the existing church building. The school will occupy existing classroom space (2,376 total square feet) which is currently used for Sunday school programming. The preschool will operate Mondays, Wednesdays and Fridays from 9:30 am – 12 pm. The school would start with approximately 12-15 students and expand to maximum of 28 students.

Religious worship is held only on Sundays. The church building is used for different functions during the week. Several groups with approximately 5-25 participants meet at the church and use the Sanctuary space during the week. The Bible study group with approximately 20-25 participants on average is the largest group and meets Wednesday mornings 9:30 am - 11:30 am. The Bible study is finished prior to scheduled closing time for the preschool at 12 pm.

The property has a total of 79 parking spaces. The petitioner is not proposing any changes to the building or the site.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The proposal is consistent with the Comprehensive Plan. The Plan designates the property for Religious/Institutional use. The proposed preschool, part of the existing church, supports the Plan's vision for an institutional use to remain on this property.

The Comprehensive Plan recognizes churches, private organizations and other institutional uses as major contributors to the quality of life Village residents enjoy. It calls for the Village to support school facilities provided they do not negatively impact surrounding residential neighborhoods and that any new school be located along collector streets for improved access. The proposed preschool will use the existing space within the church building with no building modifications or site improvements. With maximum of 28 students, programming on three days only and its location along a minor arterial road (Fairview Avenue), the school will have adequate public access and its operation will have minimal impact on surrounding neighborhood. Staff believes the proposal is consistent with the Comprehensive Plan.

COMPLIANCE WITH THE ZONING ORDINANCE

The property is zoned R-1, Single Family Residential. Per Section 28.502 s) of the Zoning Ordinance, a preschool is permitted as a Special Use. The petitioner is not proposing to make any changes to the building or the site. The property will continue to meet all requirements of the Zoning Ordinance.

PARKING AND TRAFFIC

Staff does not believe the proposed preschool will have negative impacts on the existing parking and traffic patterns. The parking demand for the church does not coincide with that of the proposed preschool. The church's peak parking demand occurs during worship times on Sundays. The proposed preschool will operate Mondays, Wednesdays and Fridays from 9:30 am – 12 pm. There is no worship time during the week. During the week, the parking lot is generally available for use, as the church is only used by smaller groups for several hours during the day.

Per Zoning Ordinance, the church is required to have a total of 64 parking spaces (25% of the 256-seating capacity). The 2,376-square foot preschool is required to have a total of 10 parking spaces (4 parking spaces required per 1,000 square feet of floor area). With 79 parking spaces on the site, the property meets the zoning requirements.

Staff believes the proposed preschool will not have any negative effects on the existing traffic pattern in the area. Staff anticipates majority of traffic the school generates will use Fairview Avenue to access the site. Staff expects the school's peak hour traffic generation occurs primarily during student drop-off and pick-up time when the school opens at 9:30 am and when it closes at 12 pm. Opening and closing time of the school, however, do not coincide with rush hour traffic. Per the Institute of Traffic Engineers (ITE), during its peak hour, the preschool will generate approximately 0.8 trips per student. With a maximum of 28 students, the proposed preschool will have minimal impact on the existing traffic pattern in the neighborhood.

ENGINEERING/PUBLIC IMPROVEMENTS

The petitioner is not proposing any changes to the site. All required infrastructure already exists and adequately services the property.

PUBLIC SAFETY REQUIREMENTS

The Fire Prevention Division of the Fire Department has reviewed the application. The building is equipped with the sprinkler and fire alarm systems. The emergency lighting and visual fire alarm system will be updated to accommodate the proposed use before the preschool can start operating.

NEIGHBORHOOD COMMENT

Notice was provided to all property owners 250 feet or less from the property line in addition to posting the public hearing sign and publishing a legal notice in the *Downers Grove Reporter*. Staff has not received any comments regarding the proposal at this time.

FINDINGS OF FACT

The applicant is requesting a special use to open a private preschool as part of a church. Staff believes the development meets the standards for granting a special use as outlined below:

Section 28.1902 Standards for Approval of Special Uses

The Village Council may authorize a special use by ordinance provided that the proposed Special Use is consistent and in substantial compliance with all Village Council policies and land use plans, including but not limited to the Comprehensive Plan, the Future Land Use Plan and Master Plans and the evidence presented is such as 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.*

The proposed preschool will provide a desirable service to the community and will contribute to the general welfare of the neighborhood and the community. The school will use existing space within the

building currently used for Sunday school and provide similar programming and service three days a week. The proposal is consistent with the Comprehensive Plan which recognizes churches, private organizations and other institutional uses as major contributors to the quality of life Village residents enjoy. Staff believes this standard is met.

- (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.*

The proposed preschool will be part of existing church building with no modifications to the building or the site that could negatively affect surrounding properties. The school will not be detrimental to the safety or general welfare of the surrounding residents. The school will have adequate public access along minor arterial road (Fairview Avenue) with minimal impact to the existing traffic pattern. The programming will be offered only three days a week and the school's opening and closing time will not coincide with the morning or evening rush hour traffic. Staff believes this standard is met.

- (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.*

The petitioner is not requesting any zoning variations. The proposal will meet all requirements of the Village's Zoning Ordinance. Staff believes this standard is met.

- (d) *That it is one of the special uses specifically listed for the district in which it is to be located.*

Preschools are listed as Special Use in the R-1 zoning district. Staff believes this standard is met.

RECOMMENDATIONS

The proposal is consistent and compatible with the Comprehensive Plan and surrounding zoning and land use classifications. Based on the findings listed above, staff recommends the Plan Commission make a positive recommendation to the Village Council regarding PC 39-12 subject to the following condition:

1. The Special Use shall substantially conform to the staff report, plans and documents attached to this report except as such plans may be modified to conform to the Village codes and ordinances.
2. The applicant shall update emergency lighting and visual fire alarm system and obtain a Commercial Occupancy Permit prior to opening the school.

Staff Report Approved By:

Tom Dabareiner, AICP
Director of Community Development

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DOWNERS GROVE COMMUNITY CHURCH

November 1, 2012

Plan Commission
Department of Community Development
Village of Downers Grove
801 Burlington Avenue
Downers Grove, IL 60515

To Plan Commission:


Downers Grove Community Church is petitioning for a Special Use permit. We would like to open a small preschool utilizing our Sunday school rooms. This area is highlighted on the plans. We are hoping to start with 12 – 15 children and expand to 30 children. The preschool would run Monday, Wednesday, and Friday 9:30am-12pm. The church is not used on Monday and Friday therefore we are confident we have adequate parking as shown on the plat of survey. On Wednesdays we have a Bible study with about 50 women. This generates around 30 cars. We do not anticipate this causing any parking problems because the church parking lot can hold up to 100 cars. In addition the preschool children are dropped off in the morning and the Bible study is finished well before pick up time for the preschool.

We expect traffic of 10-15 cars between 9:15am-9:30am. The same number of cars would arrive again between 11:45am-12pm. The church is on Fairview which is a busy street therefore we do not think 10-15 additional cars over a 15 minute period will cause any traffic flow issues on Fairview.

We will continue to comply with the Village Code. We are justified for the Special Use (28.1902) permit since our intention is to reach out to the community and provide a service that will benefit them. Our preschool will not be detrimental to community in any manner and we will comply with the regulations specified in this Zoning Ordinance for our district.

We appreciate your consideration for this Special Use permit.

Sincerely,


Pastor Howard Hoekstra
Senior Pastor





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VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING
PUBLIC HEARING

DECEMBER 3, 2012, 7:00 P.M.

Chairman Hose called the December 3, 2012 meeting of the Plan Commission to order at 7:00 p.m. and asked for a roll call:

PRESENT: Chairman Hose, Mr. Beggs, Mr. Cozzo, Mr. Matejczyk, Mr. Quirk, Mrs. Rabatah, Ms. Urban, Mr. Waechtler, Mr. Webster

STAFF PRESENT: Community Development Planning Manager Jeff O'Brien; Planner Damir Latinovic

VISITORS: Mr. Steve Bonanno, 1952 Wisconsin, Downers Grove; Ms. Laura Neibozy and James Silvestri with Advocate Good Samaritan Hospital, 3815 Highland Ave., Downers Grove; Ms. Robyn Menna Strausser with the Downers Grove Community Church, 6600 Fairview Avenue, Downers Grove; Ms. Marge Earl, 4720 Florence Ave., Downers Grove; Dr. Steve Rembos for the 3800 Condo Association; and resident Ms. Laura West

Chairman Hose led the Plan Commissioners and the public in the recital of the Pledge of Allegiance. A review of the meeting's protocol followed.

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PC-39-12 A petition seeking Special Use approval for a private preschool as part of Downers Grove Community Church. The property is located on the southwest corner of Fairview Avenue and 66th Street, commonly known as Downers Grove Community Church, 6600 Fairview Avenue, Downers Grove, IL (PINs 09-20-211-019, -034, -052). Howard Hoekstra, Petitioner; Downers Grove Community Church, Owner.

Chairman Hose swore in those individuals that would be speaking on the above petition.

Village Planner, Mr. Damir Latinovic, reviewed the location of the R-1 zoned site for the commissioners, noting the property did have a one-story church building with surrounding parking lot and a single-family home structure that is currently used for office use on the site. Photos of the church followed, with Mr. Latinovic explaining that on Sundays the church is used for religious services. During the week the church is used by different groups for various functions and may include anywhere from five to 25 participants for about one or two hours.

The petitioner was seeking special use approval in order to operate a private preschool as part of the church and would occupy the space located in the south wing of the building that is currently being used for Sunday school. No changes were being made to the site or the building and the current classrooms would be utilized. Initially, 12 to 15 students are planned to start the school, with those

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numbers expanding to 28 students and two teachers. The school plans to operate Monday, Wednesday and Friday from 9:30 a.m. to 12:00 p.m.

Per fire code requirements, the building will require an updated fire alarm system. Staff has recognized that there will be minor parking and traffic impacts to the area but, in general, will not have a negative impact to the existing parking conditions or traffic configuration in the neighborhood, being that the school traffic does not interfere with the rush hour traffic in the area. There are 79 existing parking spaces and the church is required to provide 64 parking spaces, per code, while the school is required to provide 10 spaces, for a total of 74 required parking spaces. Details of the expected trip generation were explained by Mr. Latinovic.

In summary, Mr. Latinovic reported the proposal was consistent with the Village's Comprehensive Plan and the proposed preschool on the property would ensure that the institutional use remained on the property for the future. Staff believed the preschool would not have any negative effects on the area. Staff supported the proposal and confirmed the standards for the Special Use were met. All zoning requirements were currently being met and would continue to do so. Staff supported the proposal and recommended that the Plan Commission support the proposal with the two conditions listed in staff's report.

Per Mr. Matejczyk's question, the petitioner will be required to install a visual fire alarm system. A concern raised by Ms. Urban was the fact that there was no clear designation for a drop-off area. She asked whether the parents would be walking their children to the school area, wherein Mr. Latinovic explained that the school would have its own entrance and, at drop off time, the parents would have to park and walk their children to the entrance. At pick up time, the parents would probably park again their vehicles and school staff would escort the children to their vehicle.

Clarification was made regarding the zoning classification on the property and the church, i.e., and why the special use approval is required for the preschool.

Petitioner, Director Robyn Menna Strausser, for the Downers Grove Community Church, addressed the commissioners about the drop-off plan for the children: the parents will line up and the teachers will walk up and assist the children out of their cars and walk them into the school with another teacher walking the children to their classrooms.

Asked if the preschool was required to have any state licenses, Ms. Menna Strausser stated that because the school fell under a church, the school will teach Christian values and will be exempt. While it does not have to run under DCFS, DCFS has asked that the school, prior to operation, comply with the fire/safety requirements, have a health inspection, and prove that they are a church.

Per Mr. Waechtler's questions, a sprinkler system currently exists. A letter was sent out regarding the school, but under DCFS requirements, Ms. Menna Strausser explained that the preschool cannot communicate that there will be a preschool until compliance has been met and that it has received approval by this commission. Mr. Waechtler also commented about his visit to the site.

Mr. O'Brien interrupted and confirmed that staff did send out a required notice letter to the neighbors within 250 feet of the school. No phone calls were received.

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Chairman Hose opened up the meeting to public comment. No comments. Public comment was closed. The petitioner waived her right to a closing comment.

Positive comments followed regarding the overall petition.

WITH RESPECT TO FILE PC 39-12, MR. WAECHTLER MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL APPROVING THE ABOVE PETITION, INCLUDING STAFF'S FOLLOWING TWO CONDITIONS:

- 1. THE SPECIAL USE SHALL SUBSTANTIALLY CONFORM TO THE STAFF REPORT, PLANS AND DOCUMENTS ATTACHED TO THIS REPORT EXCEPT AS SUCH PLANS MAY BE MODIFIED TO CONFORM TO THE VILLAGE CODES AND ORDINANCES; AND**
- 2. THE APPLICANT SHALL UPDATE EMERGENCY LIGHTING AND VISUAL FIRE ALARM SYSTEM AND OBTAIN A COMMERCIAL OCCUPANCY PERMIT PRIOR TO OPENING THE SCHOOL.**

SECONDED BY MR. QUIRK.

ROLL CALL:

AYE: MR. WAECHTLER, MR. QUIRK, MR. BEGGS, MR. COZZO, MR. MATEJCZYK, MRS. RABATAH, MS. URBAN, MR. WEBSTER, CHAIRMAN HOSE

NAY: NONE

MOTION CARRIED. VOTE: 9-0

Staff stated the next Plan Commission meeting will tentatively be held on January 7, 2013 with one or two items possibly on the agenda. Mr. O'Brien said the lot consolidation ordinance recently was approved and so commissioners would not be receiving lot consolidation applications unless specific issues existed. Also, the supportive living facility located at Gilbert and Forest was withdrawn.

Updates followed on the BP Amoco and Dunkin Donuts proposals at 75th and Lemont Roads with Mr. O'Brien stating the commissioners may see the drive-through proposal for Dunkin Donuts return again next year. Details followed. Mr. Waechtler mentioned an article he read in the November 18, 2012 *Chicago Tribune* regarding homes being rented out. He asked staff whether the Village would be considering a residential rental program such as the Village of Woodridge as a preventative maintenance measure. Mr. O'Brien responded that the Village of Downers Grove was not looking at that specifically. However he stated the Village Council did ask staff to look at a vacant properties registry for this year and, while there were some issues with a handful of vacant properties, overall, the housing was stable in the Village.

THE MEETING WAS ADJOURNED AT 9:15 P.M. ON MOTION BY MRS. RABATAH, SECONDED BY MR. WEBSTER. MOTION CARRIED BY VOICE VOTE OF 9-0.

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/s/ Celeste K. Weilandt
Celeste K. Weilandt
(As transcribed by MP-3 audio)