

PROJECT #2010-0163
COMMUNITY DEVELOPMENT DEPARTMENT STAFF REVIEW
PLAN COMMISSION/ZONING BOARD OF APPEALS
May 20, 2010

**GRACE CHURCH OF DUPAGE,
LANDSCAPE RELIEF FOR FOUNDATION AND
STORMWATER MANAGEMENT DETENTION LANDSCAPING
27W344 GALUSHA ROAD**

INTRODUCTION:

In this case, Schramm Construction Corporation, representing Grace Church of DuPage (the Applicant), is requesting approval of foundation and stormwater management pond landscaping relief associated with the proposed multi-purpose/gymnasium addition on the north side of the existing church facility at 27W344 Galusha Road (the Subject Property).

The Subject Property is located on the north side of Galusha Road, west of Saddle Ridge Court and encompasses approximately 28.6 acres and is zoned R-1 Low Density Single Family Residential District. The property is adjacent to the Saddle Ridge subdivision (zoned R-1A Low Density Semi-Urban Single Family Residential District) along the east side, R-2-zoned residential properties and unincorporated Galusha Farm along the south side and Herrick Lake Forest Preserve along the north and west sides.

BACKGROUND:

Section 2.B.4 of the Zoning Ordinance requires at least one public information and input meeting for the construction of new and/or expansion of existing non-residential permitted use buildings and/or parking lots in the residential district. The required Public Information and Input Meeting for this proposal was conducted on February 7, 2008, at the Warrenville City Hall, where various representatives from Grace Church of DuPage presented the project and were available for questions. Following the February 7, 2008, Public Information and Input Meeting, the Plan Commission conducted a Courtesy Review of the proposal and expressed overall support for the project. A copy of the February 7, 2008, PC/ZBA meeting minutes is attached on Exhibit A. The current proposed development plan is substantially similar to what was presented at the February 7, 2008, Public Input and Information and Plan Commission meetings. The Applicant has also submitted and the Building Division is currently reviewing architectural plans for the proposed building.

The proposal includes contraction of approximately 11,720-square foot multi-purpose/gymnasium building at the northwest corner of the existing parking lot on the Subject Property. The addition would be connected to the existing northern building via enclosed walkway. The existing storm water detention pond would be expanded to the north to accommodate for additional water runoff. Per Warrenville Zoning Ordinance, no additional parking is required for the proposed gymnasium addition.

According to Table 2C of the Zoning Ordinance, the Final Site Plan for the proposed development must be reviewed and approved by the City Council.

ANALYSIS:

The following documents have been submitted to the Community Development Department, previously distributed to the Plan Commission/Zoning Board of Appeals, and are the basis for the

review comments included in this report. Copies of any or all of these documents are available upon request and can be reviewed at the Community Development Department:

1. General Application signed by Fred Schramm, dated April 20, 2010.
2. Landscape Plan prepared by James W. Ruhl Landscape Services, dated March 30, 2010.
3. Landscape Specifications/Sales Order Estimate prepared by James W. Ruhl Landscape Services, dated April 19, 2010.
4. Final Engineering Plans and specifications (Sheets 1-8) prepared by Roake and Associates, Inc.
5. Stormwater Management Analysis prepared by Roake and Associates, Inc., dated March 13, 2010.

Foundation Landscaping Relief

Per Section 11.H of the Zoning Ordinance, “a landscaping area a minimum of 10 feet in width shall be provided around the perimeter of all non-residential buildings.” The Applicant is requesting a landscape relief approval to reduce the required foundation landscaping area at the southeast corner of the gymnasium building to approximately 6 feet and along the east section of the south side of the building to approximately 4 feet. As illustrated on the proposed Landscape Plan attached on Exhibit B, this reduction would allow to retain the existing parking space at the east side of the building and construct an approximately 6-foot wide pedestrian walkway near the main building entrance. Additionally, the requested reduction would allow positioning the building farther away from the wetland on the west side. As proposed, foundation landscaping area along the north, west and remaining portion of the south side would be increased up to 20 – 30 feet in width. *Staff feels that the proposed foundation landscaping provides for effective displacement of the required landscaping and meets the intent of the ordinance. The proposed landscaping exceeds the minimum requirements of the ordinance.*

Detention Pond Landscaping Relief

Per Section 11.K of the Zoning Ordinance, at least one of the following landscape elements should be provided for every 50 feet along the perimeter of the detention pond: 1 shade tree, or 3 ornamental trees, or a 125-square foot planting bed with shrubs and perennials. Based on the perimeter of the expanded portion of the detention pond (300 feet), at least 6 landscape elements are required. The Applicant is proposing to plant three 2.5-inch caliper trees along the perimeter of the extended pond and five 2.5-3-inch caliper trees along the north side of the new building. The existing trees would be preserved.

The north portion of the existing detention pond (north of the bridge) is currently landscaped with two trees, and the south portion of the pond is heavily landscaped with the mature trees and shrub mass. *Staff feels the proposed tree planting would be consistent with the existing north pond landscaping and would allow for effective redistribution of the required landscaping on the Subject Property.*

Staff reviewed the proposed Landscape Plan and feels that the combination of the new trees, shrubs and perennials is effectively redistributed and consistent with the existing landscaping on the Subject Property, meets the intent and overall exceeds the quantitative requirements of the Zoning Ordinance. Staff recommends approval of the proposed Foundation and Detention pond landscape relief.

IT IS IMPORTANT TO NOTE, THAT THE PLAN COMMISSION MAKES FINAL DECISIONS ON LANDSCAPE RELIEF REQUESTS.

CONCLUSION:

Based upon the above findings, Staff recommends the Plan Commission approval of the requested Foundation and Detention Pond Landscape Relief, subject to landscaping being installed as illustrated on the Landscape Plan prepared by James W. Ruhl Landscape Services, dated March 30, 2010 and related Landscape Specifications/Sales Order Estimate prepared by James W. Ruhl Landscape Services, dated April 19, 2010.

ATTACHMENTS:

Exhibit A: February 7, 2008, PC/ZBA meeting minutes.
Exhibit B: Landscape Plan.

V. COURTESY REVIEWS

Grace Church of DuPage

26 W 344 Galusha Avenue

Potential proposal to construct an approximately 13,000-square foot single-story gymnasium addition on the north side of the church facility.

Todd Carlson addressed the Commission, stating that the church is proposing a 13,000 square foot (90 feet by 130 feet) two-story building addition to its 30-acre church property, primarily consisting of a gymnasium, with a second story (totaling 990 square feet) comprised of four offices, a bathroom, and a kitchen area.

In accordance with ADA requirements, since the second floor addition totals less than 1,000 square feet, an elevator would not be required. No parking spaces would be added, as parking requirements are based on worship area seating. Worship area seating numbers 600, requiring 240 parking spaces, wherein 324 spaces currently exist. Chairman Davis inquired whether the new facility would be used as a reception hall for weddings, and Mr. Carlson replied that the addition would serve church functions and an expanded sports ministry, but since a kitchen would be available, such possibility exists. He commented the facilities would likely not be aesthetically acceptable to many brides. Dick Russell stated that the addition would mainly be used for low-key outreach activities, drawing approximately 20-30 people per event.

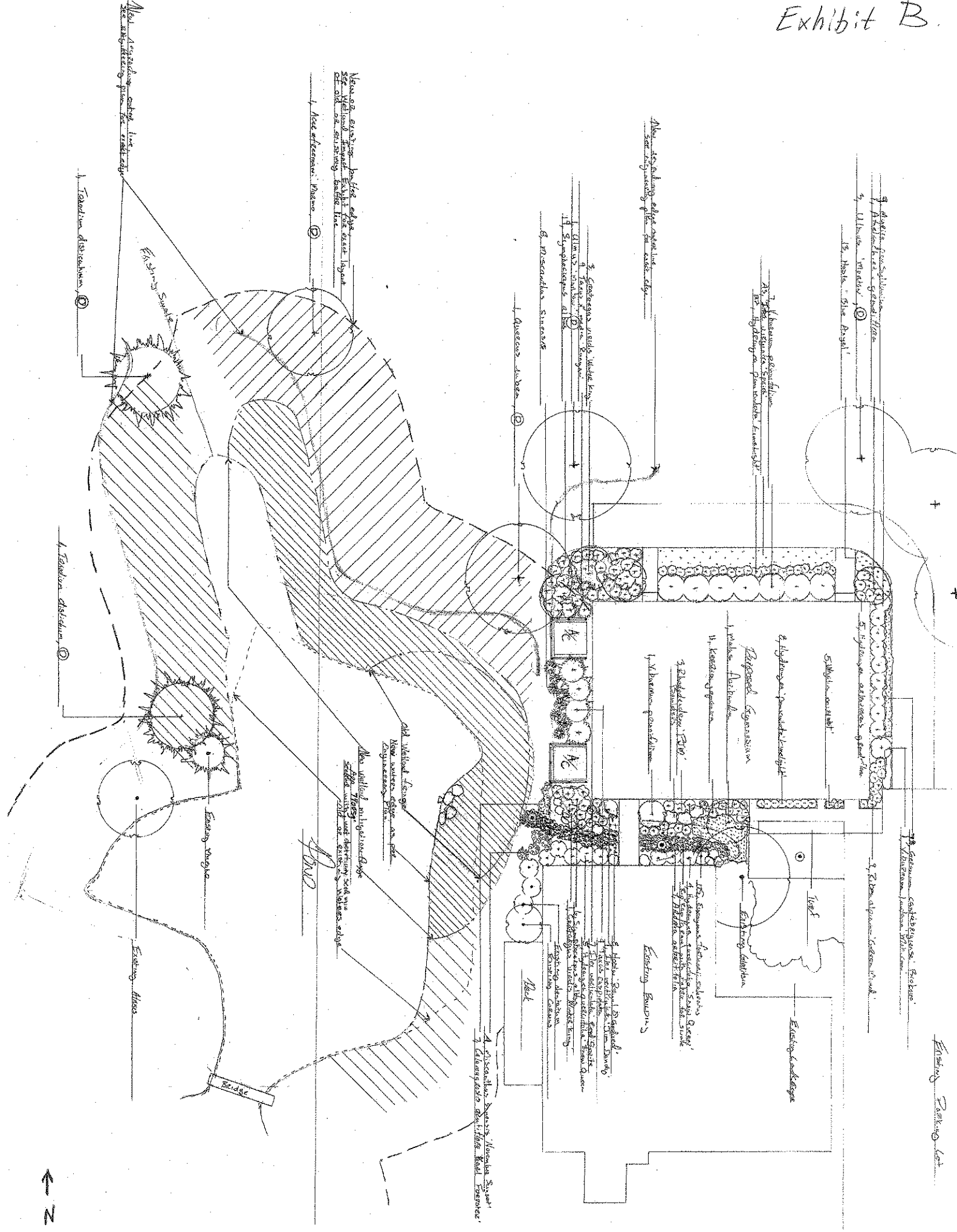
The exterior building material would consist of metal in two color tones, the lower portion of which would match the dark brown brick hue of the existing buildings. Com. Gregory inquired whether the metal building was in keeping with the exterior of the existing building, and Mr. Carlson replied that the metal closely matches the roof of the church building, although the church walls are primarily brick.

Com. Cosgrove inquired as to exterior lighting, and Mr. Carlson stated that building-mounted lighting would be placed above the exit ways. Consulting Engineer Darnell reminded the applicant that City Code requires exit lighting to be horizontally mounted, flat lens fixtures, and that wall packs are not allowable.

In response to Com. Gregory's inquiry regarding sufficient detention, Consulting Engineer Darnell expressed that it appeared reasonable for the proposal, but until he does actual calculations, he could not say for certain. Mr. Carlson indicated that they were working with a civil engineer on the matter.

In response to Com. Goodman's inquiry, Mr. Carlson stated that the wall without windows would be facing the pond and forest preserve.

Com. Cosgrove inquired whether any entryway improvements are planned as part of this submission, and Mr. Carlson replied in the negative.



9. *Asplenium platyneuron*
 10. *Andropogon furcatus*
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 32. *Andropogon furcatus*
 33. *Andropogon furcatus*

Fishing Pond

North Arrow