

# CITY OF WARRENVILLE

## MEMO

To: Mayor Brummel, City council, City Administrator Coakley,  
Community Development Director Mentzer  
From: Natalia Domovessova, Senior Planner  
Subject: SANT NIRANKARI MISSION REVISED SITE PLAN APPROVAL  
(1S750 RT. 59)  
Date: October 1, 2009

### **HISTORY AND BACKGROUND:**

Final Site Plan, Parking Landbanking and Landscape Relief for the Subject Project were approved by the City in June of 2007 by Ordinance #2383. Under that approval, a one-story (with a walk out basement) 375-seat, religious institution facility and associated 113-space parking lot, stormwater management, lighting, and landscape improvements were allowed to be constructed on the 5.49-acre property located at the northwest corner of Mack Road and Route 59.

In June of 2008, the Petitioner requested and subsequently received City approval of an extension to the site plan validity period from June 4, 2008, to April 4, 2009 (Ordinance #2431). In February of 2009, the Petitioner requested and received City approval of another site plan validity period extension until April 1, 2010 (Ordinance #2496). Both approvals were granted subject to the final development and construction plans for the Sant Nirankari Mission Project complying with (i) the requirements and approval conditions of the site plan approval Ordinance #2383, and (ii) any and all applicable codes and ordinances of the City, including Zoning, Subdivision, Building and Stormwater/Floodplain Ordinances, as such codes and ordinances may exist at the time a complete building permit submittal is made to the City of Warrenville Building Division.

### **CURRENT PROJECT STATUS:**

The proposed final site plan and related documents have been revised and resubmitted by the Petitioner to comply with the Stormwater Management Ordinance water quality best management practice (BMPs) provisions adopted in August of 2008. In addition, the proposed building footprint has been reduced by approximately 2,236 square feet. The Petitioner has submitted and the Building Division is currently reviewing the architectural building plans for the proposed building.

Both staff and consulting City Engineer reviewed the revised site plan and related documents and found them to be consistent with the previously approved site plan documents and in compliance with all applicable City Codes and Ordinances, including the recently amended Stormwater Management Ordinance.

**STAFF RECOMMENDATION:**

Based on the above-note findings, staff recommends City Council approval of the revised site plan and related documents listed on the attached Exhibit A, which would allow the construction of a one-story (with a walk out basement) 375-seat, religious institution facility and associated 113-space parking lot, stormwater management, lighting and landscape improvements on the approximately 5.49-acre property located at 1S750 Route 59, subject to the Petitioner complying with the following conditions:

1. Develop the property in accordance with the Site Plan Documents listed on the attached Exhibit A.
2. Tree protection fencing must be installed prior to start of grading work.
3. 48-hour advance notice of vegetation clearing work along west property line shall be provided to both the City and Fox Hollow Homeowners Association.
4. Comply with all applicable conditions documented in Ordinance #2383.
5. Begin implementation of Tree Care Plan for impacted trees, prepared by Kramer Tree Specialists, Inc., dated 11-1-06, prior to grading work start.
6. Submit completed and signed Stormwater Management application form.
7. Submit a copy of NOI application to the City.
8. Submit a copy of IDOT Permit to do work in the IDOT ROW.
9. Submit IEPA Permits to the City for approval and signatures.
10. Pay all required Engineering Review and Inspection fees.
11. Submit required Letter of Credit.
12. Comply with all conditions and recommendations of West Chicago Fire Protection District, and contact West Chicago Fire Protection District for all required inspections.
13. Comply with all conditions and recommendations from the Consulting City Engineer Jim Darnell outlined in his Review Memos dated September 21 and October 1, 2009.

ATTACHMENTS.

**EXHIBIT A**

**List of Final Site Plan Documents,  
Sant Nirankari Mission (1S750 Rt. 59)**

1. General Application form dated April 17, 2006.
2. Final Engineering Plans (C-1 through C-10), prepared by Larson Engineering of Illinois, dated August 12, 2009.
3. Engineers Opinion of Probable Cost for On-Site Improvements, prepared by Larson Engineering of Illinois, dated August 3, 2009.
4. Traffic Impact Study prepared by KLOA, dated April 5, 2006, revised June 21, 2006.
5. Addendum to June 21, 2006 Traffic Impact Study prepared by KLOA, dated August 16, 2006.
6. Revised IL 59/Mack Road Intersection Capacity Analyses prepared by KLOA, dated February 14, 2007.
7. Landscape Plan (L-1 and L-2) prepared by Twin Oaks Landscaping dated August 25, 2009.
8. Native Landscape Plan (L-3) prepared by Encap, Inc, dated May 15, 2009.
9. Trash enclosure detail prepared by Hart 2 Hart dated June 30, 2006.
10. Tree Care Program Letter from Harbor Hoover of Kramer Tree Specialists, Inc., dated November 1, 2006.
11. Parking Lot Lighting Plan, prepared by Larson Engineering, dated September 29, 2006.
12. Photometric Plan, prepared by Ruud Lighting, dated October 13, 2006.
13. Storm Water Analysis prepared by Larson Engineering, dated April 17, 2006.
14. Stormwater Management Pollution Prevention Plan, prepared by Larson Engineering of Illinois, dated August 12, 2009.