



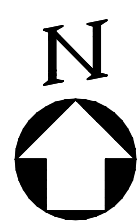
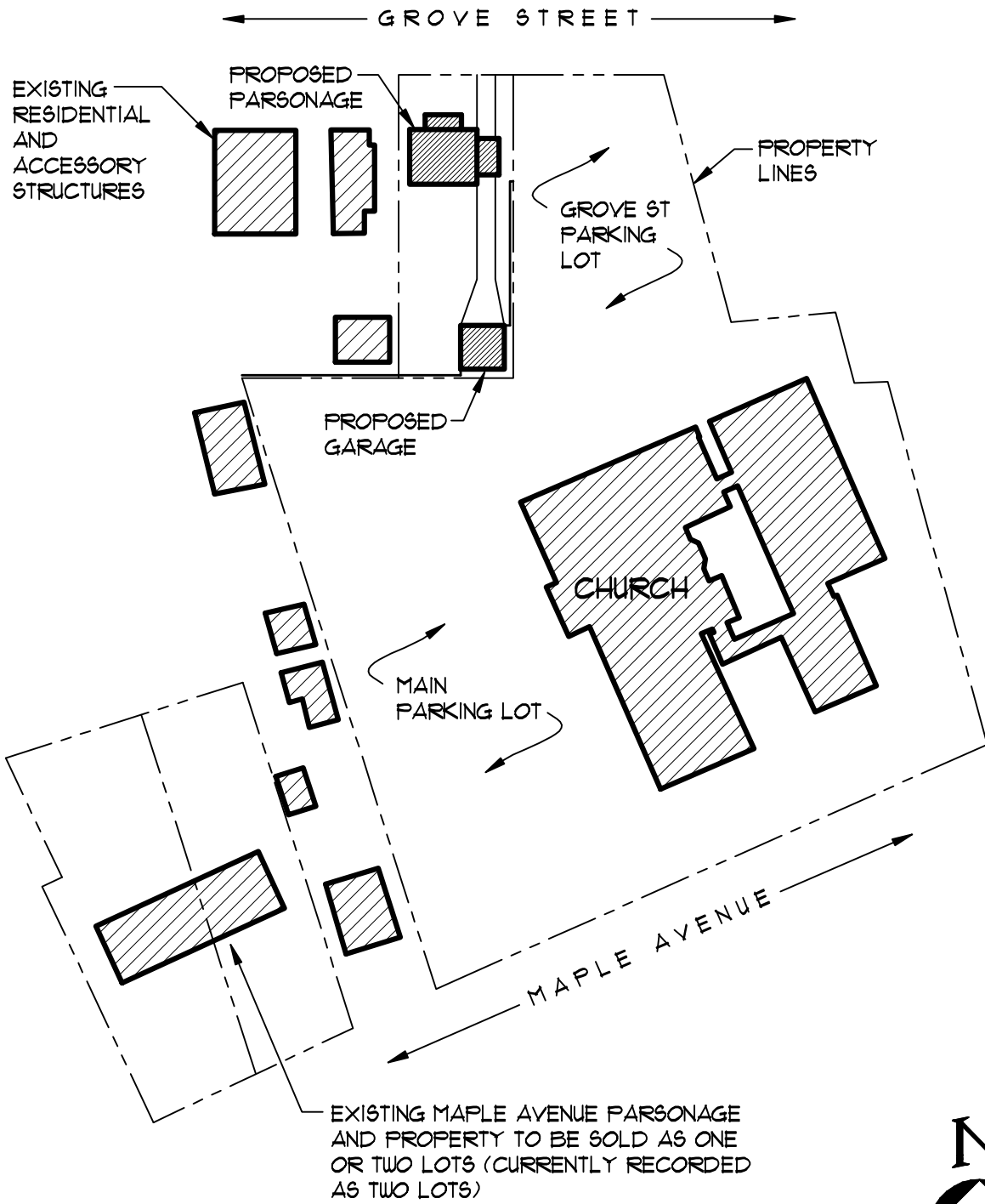
DAVENPORT Architects

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August 26, 2013

Proposed Site Plan Highlights

1. Retaining the Grove Street Lot preserves contiguous property providing greater planning flexibility for present and future needs. Maintenance and security are also improved since the parsonage and church would no longer be separated by neighboring property.
2. Selling the Maple Avenue Parsonage at a value of \$700k (my guestimate) would allow us to build a new +/- \$350k parsonage and pay down +/- \$350k of debt.
3. The Valley View parsonage would be retained for use by our pastors while the new parsonage is under construction thereby reducing or eliminating the need to borrow construction funds. If we intend to update the Valley View parsonage prior to selling, I suggest we do so as a first phase of this project to create a comfortable temporary home for our senior pastors. Eventually selling an updated Valley View will also generate more funds than selling it 'as is'.
4. Building a new parsonage allows for the creation of an accessible living environment for our pastor(s), which is an attractive benefit for our current and future pastors...and may help us attract pastors who otherwise couldn't consider coming to our church. We also avoid up to \$100k of renovation expenses on the existing parsonage plus ongoing maintenance costs associated with older structures and their systems.
5. Building a two story detached garage at the south east corner of the Grove Street lot (\$75k +/-) allows for a typical garage for our pastor's use (in addition to an attached 1 ½ car garage) and several hundred square feet of storage accessible from the upper parking lot for church use, this due to the substantial grade change between the properties. The upper storage could be used for both youth fundraising activities and buildings and grounds maintenance storage. The garage also inherently functions as a retaining wall and therefore eliminates several lineal feet of wall and fencing.
6. Improving the Grove Street lot returns enough value to the property such that our cost to build plus our original investment could approach the improved property value. Alternatively, selling the lot now would guarantee a loss on our original investment. Current value is between \$175k and \$200k per an appraiser I asked to informally review the property.
7. Continuing ownership of the Grove Street lot without any improvements, be it building or landscaping, continues an unsightly condition and poor stewardship of our assets.
8. Architectural fees would be very affordable thanks to a charitable husband and wife architectural firm willing to work at a greatly reduced rate (again ;-)



NO SCALE



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FUMC DG
PROPOSED SITE PLANNING
MAPLE AVENUE
DOWNERS GROVE, ILLINOIS

TITLE: **SITE PLAN**

DRAWN BY:
MJD

DATE:
09/28/2013

PROJ NO:
808

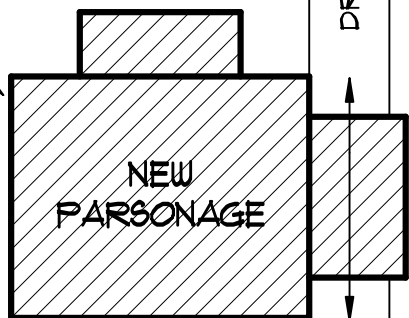
SHEET NO.

1

← GROVE STREET →

PROPOSED 'CAPE COD' STYLE HOME

- SINGLE LEVEL ACCESSIBLE LIVING
- 2 BEDROOMS AND BATH IN PARTIAL 2ND FLR
- FRONT PORCH
- 1 1/2 CAR DRIVE THROUGH GARAGE
- +/- 2000 SF FINISHED SPACE PLUS BASEMENT



DRIVE WAY

DRIVE WAY

VEHICLE ACCESS AT 1ST LEVEL

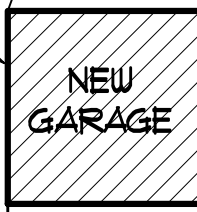


PROPERTY LINES

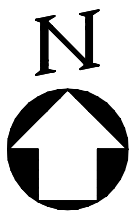
RETAINING WALL

PROPOSED TWO STORY +/- 500 SF DETACHED GARAGE

- LOWER LEVEL 2-CAR GARAGE FOR PARSONAGE
- UPPER LEVEL STORAGE ACCESSIBLE FROM PARKING LOT



2ND LEVEL STORAGE ACCESS



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**FUMC DG
PROPOSED SITE PLANNING**

MAPLE AVENUE
DOWNERS GROVE, ILLINOIS

TITLE:
NEW PARSONAGE

DRAWN BY:
MJD

SHEET NO.

DATE:
08/28/2013

2

PROJ NO:
808