

**VILLAGE OF DOWNERS GROVE  
PLAN COMMISSION**

VILLAGE HALL COUNCIL CHAMBERS  
801 BURLINGTON AVENUE

May 18, 2020  
7:00 p.m.

**AGENDA**

**1. Call to Order**

**a. Pledge of Allegiance**

**2. Roll Call**

**3. Motion to Conduct the May 18, 2020 Plan Commission Electronically**

**4. Approval of Minutes – March 2, 2020**

**5. Public Hearings**

- a. **20-PLC-0005:** A petition seeking approval of an amendment to Institutional Master Plan for the Downers Grove South High School campus. The subject property is zoned INP-2 Campus-scale Institutional. The Downers Grove South High School campus is located at the southwest corner of Dunham Road and 63rd Street, commonly known as 1436 Norfolk Street, Downers Grove, IL (PINs 09-19-101-002 and 09-19-200-003). District 99, Petitioner and Owner.

**6. Adjournment**

**THIS TENTATIVE REGULAR AGENDA MAY BE SUBJECT TO CHANGE**

Due to Governor Pritzker's recent extension of the Stay at Home Executive Order in response to the Covid-19 pandemic, the Village of Downers Grove will be holding our Plan Commission meetings electronically, at least through the month of May.

**How do I Participate?**

If you are interested in participating at the meeting please contact Planning Manager, Jason Zawila at [jzawila@downers.us](mailto:jzawila@downers.us) or 630-434-5520. You will be placed on a contact list and will be contacted no later than May 15th, 2020 with directions on how to enter the Zoom Meeting either through your computer (or telephone).

All participants using zoom will be provided an opportunity to speak during the public input portion of the meeting. Village staff will call on you during the meeting. We respectfully ask that all residents use professional and appropriate language.

**Will the meeting be televised?**

The meeting will be televised live on the Village's YouTube channel and on DGTv6. DGTv6 is available on local cable and is also available on the Village's webpage at this location: <http://www.downers.us/dgtv/>

**Where do I find the Agenda?**

Agendas can be found at <http://www.downers.us/govt/boards-commissions/plan-commission>. Once you arrive at the site, select the agenda or the May 18, 2020 meeting. The agenda packet will be posted by the end of business, May 13, 2020.

**Can I provide written comments ahead of (and during) the meeting?**

Yes, public comment will also be taken via email and read into the record during the meeting. Please email your comments, along with your name and address, before or during the meeting to [plancommission@downers.us](mailto:plancommission@downers.us). During the public input portion of the meeting, all written comments will be read into the public record by Village staff.

Please note that your name and address will also be provided as part of the record. Written comments will also be accepted during the meeting, up until the public hearing is closed. We respectfully ask that all residents use professional and appropriate language with your correspondence.

**What happens if I do not have the Zoom software or have a computer to participate in the meeting?**

As part of the Zoom meeting, there is an audio only option that allows you to use your personal phone. Additionally you may watch live through DGTv6 or the Village YouTube channel.

**VILLAGE OF DOWNERS GROVE  
PLAN COMMISSION MINUTES  
MARCH 2, 2020**

**CALL TO ORDER:**

Ch. Rickard called the March 2, 2020 meeting of the Plan Commission to order at 7:00 p.m. and led in reciting the Pledge of Allegiance.

**ROLL CALL:**

**PRESENT:** Mr. Boyle, Ms. Johnson, Ms. Majauskas, Mr. Maurer, Mr. Patel, Ms. Rollins, Mr. Toth, Ch. Rickard

**ABSENT:** Mr. Dmytryszyn, Ex. Officio Members Olczyk, Livorsi & Menninga

**A quorum was established.**

Chairman Rickard reminded everyone present to silence any electronic devices during the meeting and noted that copies of the Agenda are available on the shelves at either side of the Chamber.

**STAFF:** Enza Petrarca, Village Attorney  
Stan Popovich, Development Services Director  
Jason Zawila, Planning Manager  
Flora Ramirez, Development Planner  
Gabby Baldassari, Development Planner

**VISITORS:** Robin Pinson, ETW Land LP  
Bill Elwood, CBRE  
Bill Bennett, Project Designer  
Michael Cassa, Downers Grove Economic Development Corporation

**APPROVAL OF MINUTES: February 3, 2020 meeting**

**Mr. Boyle made a motion, seconded by Ms. Johnson to approve the minutes from February 3, 2020.**

**The Motion to approve the minutes passed by Voice Vote.**

Ch. Rickard reviewed the procedures to be followed for the one scheduled public hearing, explaining that the Plan Commission is strictly a recommending body. The purpose of the meeting is to gather facts, information, and testimony of items on the Agenda. The Plan Commission's decision is not final but is strictly a recommendation to the Village Council for the Council's final decision. He said a report would be forwarded to the Council with a motion to recommend approval, recommend approval with refinements, or recommend denial of the petition. The Village Council makes all final decisions.

Ch. Rickard stated that the Petitioner will present its case to the Plan Commission, followed by questions to the Petitioner by Commission members. The Public will then have an opportunity to make comments before the Commission regarding the case under consideration. Ch. Rickard asked that each speaker provide his or her name and address for the record.

Following presentations by the Public, a member of the Community Development Department will present the Staff's report. Upon completion of presentations by the Staff and the Public, the Petitioner will have the opportunity to question statements made or provide a closing statement. The Chairman will then close the public hearing portion of the meeting, and the Commission will review the information provided and ask questions of the speakers. Upon completion of the Plan Commission's deliberation, a Motion will be made containing a recommendation to the Village Council regarding the case.

Ch. Rickard then asked everyone who intended to speak on the petition before the Commission to rise and be sworn in.

## **PUBLIC HEARINGS**

**20-PLC-0004: A petition seeking Special Use approval to establish an accessory use (parking lot) before the principal use is established. The property is currently zoned B-3, General Services and Highway Business. The property is located at the northeast corner of Finley Road and Branding Avenue, commonly known as 3131 Finley Road, Downers Grove, IL (PIN: 06-30-409-009). Robyn Pinson, Petitioner and ETW Land LP, Owner.**

### **Petitioner's Presentation:**

Robin Pensen, ETW Land LP, speaking on behalf of the ownership of the property, shares that they are trying to lease the building, and need to have enough parking for the building so that they are able to lease it.

Bill Elwood, Leasing Agent, says he will speak to non-technical aspects of the project. He stated he has experience leasing for existing notable tenants within Downers Grove. State Farm announced they would vacate Executive Towers West, and are now completely vacated from the site, leaving over 100,000 square feet vacant. Trends in the marketplace show that office tenants are seeking amenities such as covered parking, fitness centers, delis, and others. Density within office spaces is increasing, and this isn't an issue in an urban market such as Chicago, however increasing densities in offices in the suburbs means more parking is required. The suburbs must compete financially with offices that do not need to require parking. Parking ratios in these buildings were 3.2 spaces per 1000 square feet of building, but now tenants are seeking up to 5 spaces per 1000 square feet due to increased density.

Bill Elwood continued that when he saw that the restaurant and parking lot was listed on the market, he recognized that this could be a unique opportunity. The property could be

more effective as a parking lot than its previous purpose as a failed restaurant, and that the dense office workers brought in will have a positive impact on other local businesses. A parking deck would not be possible to be built because tenants would be displaced, and the cost of the deck would raise rents above market rate. This parking is required for the space to compete for occupancy. Other buildings may not be asking for this density because they do not cater to as high of density of users, this would not be a call center building. Mr. Elwood said he was available for questions.

Bill Bennett, Project Designer, shared that the parking for the north and west would remain parking, and a land bank along Finley Road would be turned into plantings rather than parking. A photometric study has been provided and complies with Village requirements. The proposal has maintained ADA requirements, and pedestrian access has been provided. There is a minor grade difference on the northeast corner of the site, due to having increased the impervious surface coverage, so the stormwater system has been improved. Mr. Bennett thanked staff for their time and shared that this design reflects the suggestions made by staff.

Ms. Majauskas asked for clarification that, at this point, there is not a plan to build another structure once the building is demolished. Ms. Pinson said this is correct. Ms. Majauskas further stated said there are other ways to get this parking than to come to the Plan Commission. She asked why they didn't just combine the two parcels if they were under the same ownership. Mr. Elwood said that this is not a plan for perpetuity, and that how people choose to get to work in ten years from now could be very different from how people get to work today. There could come a time when these parking ratios are not required for office users.

Ms. Majauskas said that she understands that the parking is required but that the ownership should have explored other options before coming to the Plan Commission. Maybe ownership would want to divide in a different way in ten years. This is a Special Use, this is a Variance, and when there are actions that fit the rule, they should be used. A small building could be kept on the property. She asked if the intent was not to build a building. Mr. Elwood said that this is correct, there is no plan to build another building. The space is needed for parking. In ten years, maybe that will change. Mr. Zawila clarified that this is not a Variance, and the review criteria are different from that of a Variance. Mr. Maurer asked for confirmation that there would not be another use proposed. Mr. Zawila said this was correct.

Ch. Rickard asked, in referencing the approval criteria for Special Uses, if there was no main use on the property, is the parking the main use? Mr. Zawila confirmed that parking is an approved Special Use in the zoning district.

Ch. Rickard said that this is similar to a recent case from Amazon, except that a building was proposed to be built after the approval of the parking lot. Ms. Majauskas said that case was different because the lots were not continuous so they could not have combined lots.

Mr. Boyle asked how many spaces were in the lot before and after the proposal. Mr. Elwood said there would be 240 new spaces added after construction of the new lot. Mr. Boyle asked if the building was considered impervious previously. Mr. Elwood said that it had not been attractive for restaurants. Mr. Bennett said that it had been considered impervious, and this was replaced by the impervious surface of the parking lot, but the land bank would increase the pervious area overall. The change overall is a reduction in impervious surface by 6000 square feet.

Mr. Maurer asked how many spaces they had existing, and with the spaces taken away with the addition of the land bank, how many there would be. Mr. Elwood said that 782 spaces existed, and with an addition of 250 spaces, the ratio would be 4.5 spaces per 1000 square feet. Ch. Rickard referenced the letter from the applicant that echoed these numbers.

Ms. Rollins asked about the second condition of approval, and commented that the time frame provided was not very long. Mr. Zawila said this would be addressed later.

Further discussion occurred on ADA parking spaces and compliance with the code. Mr. Boyle asked how many spaces were on the Rockwood Tap lot prior to the demolition. Mr. Bennet said there were about 170 spaces.

Ch. Rickard asked if there were any additional questions from the Commission for the applicant. None responded. He then asked if there was anyone in the audience that wanted to speak in regards to this public hearing.

### **Public Comment:**

Michael Cassa, Chairman and CEO of the Downers Grove Economic and Development Corporation, said that Downers Grove is a premier location for Class A office spaces. Downers Grove is known for having a diverse economy, and is known for its premier office buildings. Recently it has been established that the greatest threat to the office space is that as the trend of collaborative work spaces increases, old office buildings that were built with old parking ratios cannot be utilized effectively. These spaces are often land locked and cannot build new parking. This is not an issue in the city, so this makes locating in the suburbs difficult for these users. Locally, Downers Grove competes with Lisle, Naperville, and Oakbrook. In these competing communities, they have larger parking facilities for their Class A office structures. We do not want to be stopped from signing a major tenant because we do not have the parking.

Mr. Cassa continued that the parking needs to be under construction before a tenant can be found. The fact that ownership has spent millions acquiring this lot shows that they are committed to serving this building. About five years ago, the Rockwood Tap inquired about selling the space, but it was too far off of Butterfield for other restaurants to be interested in the location. Also, the site is too big for a restaurant. This is a good alternate use because it will allow the Village to be as competitive as possible by giving brokers the tools they need to continue to lease space in the Village.

Ch. Rickard asked if there were any further questions or comments from the audience. None responded. He then asked staff to make a presentation.

**Staff Presentation:**

Flora Ramirez, Development Planner, said she is presenting an overview of the project at 3131 Finley Road, for a Special Use permit to establish the accessory use prior to establishing the principal use.

Ms. Ramirez referenced the screen where she showed a map of the property with the lot outlined. The 1400 Opus Place location, where additional parking would be added, was also outlined. Not only are these two separate parcels, but the parcel to the north is zoned B-3 while the parcel to the south is zoned O-R-M. Ms. Ramirez presented the existing conditions site plan, and explained what would be converted into parking. She showed the required landscaping medians and trees that would be added. Additional green space would be converted from parking spaces along Finley Road. On the north border, parking spaces would be shifted to the south as they are currently in the Village Right of Way.

Ms. Ramirez shared the Special Use approval criteria and said staff found all had been met. The first condition of approval imposed is routine and requires that the petitioner adhere to current codes and the most recent approved plan set, and the next condition has three parts. The first is that the parking lot should be constructed within six months of the ordinance approval date, the second is that if the parking lot is not serving a tenant within the 1400 Opus Place building within twelve months, then the entire lot needs to be converted to green space. The third part is that the council can extend the expiration period two times.

Ms. Ramirez asked if there were any questions for her.

Ch. Rickard noted that there were improvements being made in the area where the building was. Are any improvements being made to the existing part of the lot? Ms. Ramirez said that the existing stalls met the dimension requirements.

Ch. Rickard asked if landscape islands or other parking lot requirements were considered. Ms. Ramirez said that the existing area is not being changed. Ch. Rickard followed up asking if the part that remained would meet all requirements, had it been constructed today. Ms. Ramirez confirmed that the existing parking lot does not meet the existing standards.

Ms. Majauskas asked why the restrictions in the second condition existed because the minute someone parks there the condition has been met and also it is impossible to track. Also, why doesn't it say that if the 1400 Opus Place isn't using the parking lot then it reverts back to a building, because they call do all kinds of stuff with it once they use it for parking once. Mr. Zawila clarified that the first condition was meant to have the restaurant removed as quickly as possible, while the ownership seeks a new tenant,

rather than having the vacant space sit longer. The second condition says that either a new building be built or the space be returned to green space if there is no tenant within 12 months. The third offers them the opportunity to request additional time to seek a tenant.

There was further discussion on the draft conditions. Ms Majauskas said that after one minute of parking, Downers Grove loses control and the petitioner can do whatever they want with the parking lot. Why don't we just say that after Opus Place stops using the lot then we get the lot back. At this point once they use it, they are off the hook and can use the parking lot however they want. Mr. Zawila said that the commission can recommend changes to the conditions.

A discussion occurred regarding the specific wording of the condition, and whether or not the condition allowed the tenant to use the parking lot however they wanted after having used it for parking once. Ch. Rickard said that with the money invested, they would want to keep using it as a parking lot.

Additional discussion occurred about policing the conditions.

Mr. Boyle asked if the green space would be used for the office tenants to enjoy. Ms. Ramirez said she would defer to the petitioner regarding programming of the green space.

Ch. Rickard asked if there were any further comments. None responded. He then closed the public hearing.

Ms. Pinson said they would be open to programming the green space. Ms. Pinson said that the need for the parking exists, and currently the office had a lower parking ratio. If acquiring the restaurant and filling it with a restaurant tenant would be more lucrative, they would have gone that route, but using it as parking is the best option.

Mr. Elwood clarified that the intent of using the parking lot is to occupy the lot with parking. They have already closed on the property. There is no other motivation than using this for parking. He explained that they would like to get a tenant right away, but it could take 12 months to 36 months, and that this is a typical timeline. They are trying to move as quickly as possible by being in front of the Plan Commission now. It is likely that the space will be filled with multiple tenants.

Ch. Rickard asked about the location of the ADA stalls. Mr. Zawila said staff would review and make sure this was up to code. Ch. Rickard asked if additional landscape islands could be added in the existing parking area. Mr. Elwood said this would cause them to lose parking and the intent is to increase parking. He added that the proposal will look better than what is out there today. Mr Bennett said that there is landscaping in the existing parking lot as well as new landscaping proposed.

Mr. Zawila said that there is only one row of existing parking that does not meet code. All rows of 20 or more spaces must be broken up with a landscape island according to the

Village code, and there is only one existing row that does not meet this requirement. Mr. Maurer asked if the existing trees were to remain or be replaced. The existing trees are larger than what would be planted if it were new. Mr. Zawila said they are remaining. Mr. Bennett said that the first row along Finley is green space. The parking stall islands will be maintained. On the west, the old curb and island will be part of green space, and the trees and islands at the end of each parking row will remain. The spaces in the Right of Way will be moved out of the Right of Way, so the landscape islands will be relocated accordingly.

Ch. Rickard said that it would only take minimal landscape islands to bring the existing lot into compliance. Mr. Bennett said that you need an island every 20 stalls, and this row is only 21 stalls. Commissioners agreed.

Ch. Rickard closed the public hearing.

### **Plan Commission Discussion:**

Ch. Rickard said he felt the conditions have been met and he has no problem with this petition, though he would like the location of the ADA spaces to be revisited.

Mr. Zawila said that this would be considered with the building permit and that the first Condition of Approval provided the flexibility to change the plans presented today to reflect codes.

Ms. Majauskas said she felt the petitioner is premature in the proposal. Maybe it is in the best interest of Downers Grove to keep the two parcels separate. She is ok with the use, but feels that the second condition of approval needs to be modified to say that if the parking lot is built within twelve months, and at all times is used only for 1400 Opus Place, if it ceases to be used for parking for Opus Place, then it reverts back to green space or a building is built. Also, she would be in favor of requiring the extra trees to be added.

Ch. Rickard said that this changes the intent that they can continue to keep the parking lot there if it is not occupied as long as it is still dedicated for that address. Mr. Boyle said the timeline would be effective to motivate the owner to get a tenant. Ms. Majauskas agreed.

Mr. Zawila suggested that the condition be updated to an "or" statement, if a parking lot is not constructed in six months, or a tenant is not secured within twelve months, or if the parking lot is no longer used for 1400 Opus Place, then the parking lot must be reverted to green space or a building built. Mr. Maurer said that the Village has the authority to step in if the parking lot is being used incorrectly. Ms. Majauskas said she did not want them to have the authority to go and sell the lot. Mr. Zawila said this would not be permitted, the parking lot is connected to 1400 Opus Place with this Special Use.

Mr. Maurer asked if six months enough time to build the parking lot is. Ch. Rickard mentioned that the petitioner did not object to this during their presentation.

**Plan Commission Recommendation:**

**Ms. Majauskas made a motion stating based on the petitioner’s submittal, the staff report, and the testimony presented, I find that the petitioner has met the standards of approval for a Planned Unit Development as required by the Village of Downers Grove Zoning Ordinance and is in the public interest and therefore, I move that the Plan Commission recommend to the Village Council approval of 20-PLC-0004, subject to the following conditions:**

1. The proposed Special Uses shall substantially conform to the staff report, engineering plans prepared by Bleck, originally on January 23, 2020 and revised on February 14, 2020, and to the photometric plans prepared by KSA originally submitted on January 31, 2020, except as such plans may be modified to conform to the Village codes and ordinances.
2. The parking lot must be constructed within 6 months of passage of this ordinance. If within six months of passage of construction of the parking lot, or if the parking lot is no longer used for 1400 Opus Place, or if a tenant is not secured that will utilize the parking lot, a building must be built on the parking lot, or the parking lot removed and the entire site restored to green space. The Village Council is authorized to extend the expiration period for good cause on up to two separate occasions by up to one year each. Requests for extension must be submitted to the Community Development Director, and forwarded to the Village Council for final decision.

**Motion seconded by Ms. Rollins**

**AYES: Boyle, Johnson, Majauskas, Maurer, Patel, Rollins, Toth, Rickard**

**NAYS: none**

**The Motion passed**

Ch. Rickard called for a quick intermission and dismissed the petitioner should they choose to leave.

**OTHER BUSINESS**

**Plan Commission Training**

Mr. Zawila introduced the training session for Plan Commissioners. Enza Petrarca, Village Attorney, and Stan Popovich, Community Development Director, joined Mr. Zawila in providing a Plan Commission training course. Staff provided an overview of the zoning ordinance and the Village’s comprehensive plan. This was followed by an overview of the various application types the Plan Commission considers, including text amendments, map amendments, special uses and PUD request. The various standards were explained

for each request in addition to related case law that pertain to Plan Commission hearings and requests the commission considers. With the final segment of the training staff provide an overview of procedures and recommendations that are made to the Village Board.

Ch. Rickard asked if the mailing notices that are sent out are optional. Mr. Popovich confirmed that mailing notices are a courtesy notice.

Ch. Rickard asked about the statement that the petitioner is able to cross examine members of the public who have spoken during public comment. He asked how this would work. Ms. Petrarca said that this is typically seen in the case of an expert bought by the neighborhood or interested parties.

Ch. Rickard asked for confirmation that this wouldn't be necessarily used for a resident who stood up to make comments. Ms. Petrarca agreed that it was possible but not necessarily the intent of this rule. She added that this would occur as part of the petitioner's final comment, not a separate section of the hearing. Mr. Popovich said that this would typically be used on someone claiming to be an expert in the field, like if a third party traffic engineer commented on the petition.

Mr. Boyle asked if most members of the public understand that the Plan Commission is not the final decision maker, and is there any point where the Plan Commission should not recommend a Special Use for approval? Ms. Petrarca said a general applicant might not understand these nuances. Mr. Popovich said there would need to be something extraordinarily different about a request as to why A is not permitted but B can be permitted. It would have to be something about that specific use in that specific location.

Mr. Boyle asked how their actions would be perceived, and if the conversation of the night would have been deemed unnecessary. Mr. Maurer said that it has been made clear that the Plan Commission is just a recommending body.

There being no further discussion, Ch. Rickard called for a Motion to adjourn. Mr. Boyle moved to adjourn the meeting, seconded by Ms. Majauskas.

The Motion carried unanimously by voice vote.

Respectfully submitted,

Community Development Staff  
(Transcribed from mp3 recording)



**VILLAGE OF DOWNERS GROVE  
REPORT FOR THE PLAN COMMISSION  
MAY 18, 2020 AGENDA**

<b>SUBJECT:</b>	<b>TYPE:</b>	<b>SUBMITTED BY:</b>
20-PLC-0005 1436 Norfolk Street (Downers Grove South High School Campus)	Institutional Master Plan Amendment	Gabriella Baldassari Development Planner

**REQUEST**

The petitioner is requesting an amendment to the Institutional Master Plan for the Downers South High School (DGS) Campus located at 1436 Norfolk Street.

**NOTICE**

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

**GENERAL INFORMATION**

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**OWNER/PETITIONER:** School District 99  
6301 Springside Avenue  
Downers Grove, IL 60516

**PROPERTY INFORMATION**

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**EXISTING ZONING:** INP-2, Campus-scale Institutional and Public District  
**EXISTING LAND USE:** High School Campus and Administration Building  
**PROPERTY SIZE:** 43.8 acres (1,907,722 square feet)  
**PINS:** 09-19-101-002 and 09-19-200-003

**SURROUNDING ZONING AND LAND USES**

	<b>ZONING</b>	<b>FUTURE LAND USE</b>
<b>NORTH:</b>	R-1, Residential Detached House 1 R-3, Residential Detached House 3	Single Family Residential
<b>SOUTH:</b>	R-3, Residential Detached House 3	Single Family Residential Parks – Open Space
<b>EAST:</b>	R-3, Residential Detached House 3	Single Family Residential
<b>WEST:</b>	R-3, Residential Detached House 3	Single Family Attached Residential

**ANALYSIS**

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**SUBMITTALS**

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

1. Location Map
2. Project Narrative
3. Institutional Master Plan Criteria

4. Plat of Survey
5. Proposed Site Plans
6. Traffic Review dated 3-5-2020

## **PROJECT DESCRIPTION**

Downers Grove South High School Campus (DGS) is on 43.8 acres of land at the southwest corner of Dunham Road and 63<sup>rd</sup> Street. The property currently includes a high school building, multiple athletic facilities, ancillary structures, multiple parking lots and the district administrative offices. The petitioner is requesting approval of an amendment to the institutional master plan for DGS to construct a new off-street drop-off lane along the eastern portion of the campus from Dunham Road.

Construction of a new one-way semi-circular drive is proposed on the west side of Dunham Road to provide additional off-street drop-off/pick-up area. Traffic would circulate in a one-way counterclockwise manner. The circular drive will intersect Dunham Road at two locations and be approximately 21 feet wide providing a curb lane and a single one-way travel lane. The new access drives are designed with a continuous sidewalk along Dunham Road crossing the intersecting travel lane, giving the pedestrian priority. In addition, the throat width that crosses the sidewalk at the exit will be limited to 14 feet to minimize the crossing distance for pedestrians.

In 2015, the petitioner received approval to rezone the campus to INP-2, Campus-scale Institutional and Public District. The Institutional Master Plan provides a framework of development that protects the character and integrity of adjacent uses while allowing some flexibility in site development. The institutional master plan identifies development regulations specific to the campus. In 2019, the petitioner received approval for several amendments to the Institutional Master Plan. The approved amendments were the result of a multi-year effort for a modernization plan for both high school campuses.

Development reviews are not required for minor modifications to the approved institutional master plan, such as interior or exterior modifications that do not increase the number of employees or students or the need for an increase in parking. However, the proposed off-street drop off lane will necessitate a change in the vehicle circulation pattern that will increase points of access to the campus. This requires Village Council review and approval; with a recommendation from the Plan Commission.

### *Traffic and Parking*

The primary entrances to the high school building are off of Norfolk Street and Dunham Road. The campus is currently completing the improvements approved as part of the 2019 Master Plan Amendments and the points of access will remain unchanged along Norfolk Street from what is depicted in the Master Plan. Parking lot access is via a single curb cut on Dunham Road and five curb cuts along Norfolk Street. With the 2019 approvals the curb cuts along Norfolk were reduced from six to five access points. Each curb cut serves a different user whether that is faculty, visitors, students or buses. The proposed off-street drop-off area will consist of a one-way semi-circular route that provides an additional point for student drop-off and pick-up. The drive aisle will create two curb cuts on Dunham Road. Both southbound and northbound traffic will enter at the north curb cut, and exit at the south curb cut.

This proposal is consistent with recommendations from the Pedestrian Safety Study completed in 2020 for Downers Grove South High School Campus, which focused on the evaluation of pedestrian and traffic safety improvements. The new school drop-off driveway along Dunham Road is to improve campus wide circulation and assist with student drop-off and pick-up. The drop-off is also intended to relieve traffic congestion at the corner of Dunham Road and Norfolk Street.

## **COMPLIANCE WITH ZONING ORDINANCE - INSTITUTIONAL MASTER PLAN**

### *Interior Site Areas*

The Zoning Ordinance allows areas of INP-2 districts that are greater than 150 feet from the boundary of a residential zoning district to be governed by regulations approved at the time of the institutional master plan approval. No changes to the interior site areas are proposed with the off-street drop-off lane.

#### *Transitional Areas*

As the Downers Grove South campus borders residential zoning districts, the Zoning Ordinance and the original approved institutional master plan restricts development within 150 feet of residential zoning districts to the bulk requirements of the abutting residential district. The east side of the property must observe the 30 foot street setback for the R-3 zone. The drive aisle is permissible, however parking is not permitted within the 30 foot street setback. Parking is not permitted in the portion of the drop-off lane that is in the transitional area of the Master Plan and the petitioner will be required to install signage indicating this prohibition.

#### *Signage*

The DGS campus has a variety of signs associated with the school, administration building, and athletic fields. Directional signs or “no parking” signs do not count toward the total sign area permitted.

#### **COMPLIANCE WITH THE COMPREHENSIVE PLAN**

The Comprehensive Plan designates the DGS campus as Institutional/Public/Train, which includes government facilities, community service providers, and schools. The Comprehensive Plan recommends that the Village continue to promote the continued operation and improvement of both public and private school facilities, ensure they do not impact residential neighborhoods, and cooperate with the various organizations to maintain high quality school sites and facilities.

#### **ENGINEERING/PUBLIC IMPROVEMENTS**

During the site permitting process, the campus will be reviewed to ensure compliance to the Stormwater and Floodplain Ordinance.

#### **PUBLIC SAFETY REQUIREMENTS**

The Fire Department reviewed the proposed institutional master plans and determined that there is sufficient access for emergency vehicles to access the existing campus. The Fire Department can use the existing parking lots and streets to access the individual buildings and overall campus.

#### **NEIGHBORHOOD COMMENT**

Notice was provided to all property owners 250 feet or less from the property in addition to posting the public hearing notice sign and publishing the legal notice in in *Enterprise Newspapers, Inc., (The Bugle)*. Staff has received a single inquiry regarding this petition. The resident inquired about the project and did not have any comments.

#### **STANDARDS OF APPROVAL**

The petitioner is requesting approval to amend the Institutional Master Plan for the Downers Grove South High School Campus. The review and approval criterion is listed below.

The petitioner has submitted a narrative that attempts to address all the standards of approval. The Plan Commission should consider the petitioner’s documentation, the staff report and the discussion at the Plan Commission meeting in determining whether the standards for approval have been met.

#### ***Section 28.12.040.C.6 Review and Approval Criteria***

Institutional Master Plans require review and approval in accordance with the PUD procedures of Section 12.040.C.6, *Review and Approval Criteria*, “The decision to amend the zoning map to approve a PUD development plan and to establish a PUD overlay district are matters of legislative discretion that are not controlled by any single standard. In making recommendations and decisions regarding approval of planned

unit developments, review and decision-making bodies must consider at least the following factors for each campus:

- a. *The zoning map amendment review and approval criteria of Sec. 12.030.I.*
- b. *Whether the proposed PUD development plan and map amendment would be consistent with the comprehensive plan and any other adopted plans for the subject area.*
- c. *Whether PUD development plan complies with the PUD overlay district provisions of Sec. 4.030.*
- d. *Whether the proposed development will result in public benefits that are greater than or at least equal to those that would have resulted from development under conventional zoning regulations.*
- e. *Whether appropriate terms and conditions have been imposed on the approval to protect the interests of surrounding property owners and residents, existing and future residents of the PUD and the general public.*

## **DRAFT MOTION**

---

Staff will provide a recommendation at the May 18, 2020 meeting. Should the Plan Commission find that the request meets the standards for approval for an Institutional Master Plan Amendment, staff has prepared draft motions that the Plan Commission may make for the recommended approval of 20-PLC-0005:

### Downers Grove South Campus

Based on the petitioner's submittal, the staff report and the testimony presented, I find that the petitioner has met the standards of approval for an Institutional Master Plan Amendment for the Downers Grove South Campus as required by the Village of Downers Grove Zoning Ordinance and is in the public interest and therefore, I move that the Plan Commission recommend to the Village Council approval of 20-PLC-0005, subject to the following conditions:

1. The Institutional Master Plan shall substantially conform to the drawings prepared by Wight & Company dated February 21, 2020 and revised on March 26, 2020, and attached to this staff report except as such plans may be modified to conform to Village Codes, Ordinances and Stormwater and Flood Plain Ordinance.
2. If crash or queuing issues develop related to the left-in entrance into the off-street drop-off lane, the Village may reassess the left-in entrance and require additional traffic safety measures to be implemented by School District 99, which may include eliminating the left-in option.
3. The petitioner shall install 'no parking' signs adjacent to the off-street drop-off lane in the transitional area of the Master Plan.

Staff Report Approved By:



---

Stanley Popovich, AICP  
Community Development Director



0 195 390 Feet

### 1436 Norfolk Street - Sign Map

 Subject Property  
 Location  
VODG PC PACKET - PAGE 16

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## Introduction

Downers Grove South High School (DGS) is currently undergoing a *Master Facility Implementation Plan* project that requires multiple building additions and site improvements. In 2015, Downers Grove South High School campus was re-zoned to INP-2. and established zoning restrictions for the site. In 2019, the Village of Downers Grove Plan Commission approved Downer Grove South High School master facility implementation plan improvement; however, since time of approval there has been some amendments to the site improvements at South High.

Since Village Council approval, in April 2019 the Village of Downers Grove alongside CHSD99 conducted a High School Pedestrian Safety Study, completed in February 2020, focusing on evaluation of pedestrian and traffic safety improvements. One recommendation from this report included constructing new school drop-off driveway along Dunham Road to relieve traffic congestion at the corner of Dunham Road and Norfolk Street. The following paragraphs summarize the scope of work for the proposed amended site improvements.

## Downers Grove South High School

### Existing Site Conditions

Downers Grove South High School is currently bounded by 63rd Street on the north, Dunham Road on the east, Norfolk Street on the south and Springside Avenue on the west. Per the traffic study conducted on January 15, 2020 parents and buses drop-off mainly using the Norfolk parking lots. The west main drop-off/pick-up area was observed to be congested and experience long vehicle queuing.

### Site Improvements

The proposed developments at Dunham Road are necessary to enhance vehicular circulation during student arrival and dismissal. Additional access on the site aside from Norfolk Street will alleviate vehicular congestion in neighborhood specifically at the corner of Norfolk and Dunham. The proposed new one-way drive aisle on the west side of Dunham Road shall provide an additional twelve (12) car off-street drop-off/pick-up area. This new drive will supplement the Norfolk and far west drop-off/pick-up areas. Per the traffic study, we are requesting left turn into the new access drive be allowed for maximum site access flexibility. It is still proposed access exiting the access drive back on Dunham be limited to right turn only. Outside school hours, it is also intended the access drive be allowed for additional parking on the site.

## Memorandum

**To:** Community District 99  
**From:** Sam Schwartz Consulting, LLC  
**Date:** May 11, 2020  
**Re:** Proposed Access Review, Downers Grove South High School  
**Project No:** 20-03-0020

Sam Schwartz Consulting (Sam Schwartz) was retained by Community District 99 to review a new on-site drop-up/pick-up location proposed on the east side of Downers Grove South High School (DGS) along Dunham Road. This new configuration is proposed as a first step to improve campus-wide circulation. Additional improvements are also being considered. An aerial view of the general study area can be seen on **Figure 1** and a conceptual site plan of the proposed semi-circular drive is attached (dated February 24, 2020).

The following memorandum summarizes existing conditions in the immediate area and documents Sam Schwartz's observations of school drop-off and pick-up activity. Recommended improvements are documented to mitigate impacts to pedestrian access and to improve the functionality of the local transportation system.

### Existing Access & Street Network

The DGS campus is bounded by 63<sup>rd</sup> Street on the north, Dunham Road on the east, Norfolk Street on the south and Springside Avenue on the west. Nearby land uses are generally residential in nature. Ruth Powers Park is located south of the school at the southeast corner of Norfolk Street and Springside Avenue and Kingsley Elementary School is located on Norfolk Street just east of Powell Street. Existing access to the campus is provided via one access drive on Dunham Road and five access drives on Norfolk Street.

Dunham Road is a north-south, two-lane major collector roadway that runs along the eastern boundary of Downers Grove South High School. At its signalized intersection with 63<sup>rd</sup> Street, the north- and southbound approaches of Dunham Road each provide an exclusive left-turn lane and a shared through/right-turn lane. At its all-way stop-controlled intersection with Norfolk Street, the north- and southbound approaches of Dunham Road also each provide an exclusive left-turn lane and a shared through/right-turn lane. There is one access drive to Downers Grove South High School on Dunham Road approximately 85 feet north of its intersection with Norfolk Street. Signage is currently in place to prohibit inbound left turns to this access drive from Dunham Road. Between 63<sup>rd</sup> Street and Norfolk Street, on-street parallel parking is permitted on the west side of Dunham Road before 7:00 AM and after 1:00 PM. Parking is prohibited on the east side.

### Traffic Volumes

Intersection turning movement and pedestrian counts were conducted by the Village of Downers Grove in May 2019 as part of a pedestrian safety study. Counts were performed on a school day over a 24-hour period at the intersections of Dunham Road with 63<sup>rd</sup> Street and Norfolk Street. Traffic volumes are shown in **Figure 2** that coincide with the morning (7:15-8:15 AM) and afternoon dismissal (3:00-4:00 PM) peak periods.

**Drop-off/pick-up Observations**

In order to assess current traffic operations during the pick-up and drop-off periods at Downers Grove South, observations were conducted on January 15, 2020 from 7:15-8:15 AM and 3:00-4:00 PM. School begins at 8:00 AM and ends with a dismissal bell at 3:20 PM. Observations were focused along Dunham Road and did not include the western portion of campus.

In the morning, parents and buses both use the eastern Norfolk parking lot to drop off students in a one-way counterclockwise manner along the south frontage of the building. Almost all buses approach the school from the south, enter via the eastern Norfolk Street access drive, unload students at the building entrance in a moving queue, and depart the parking lot via the western Norfolk Street access drive. Bus activity occurs primarily 7:20-7:30 AM when a total of 37 buses were observed entering the parking lot. The maximum observed queue was ten buses which extended through the parking lot to Norfolk Street. A few parent vehicles are mixed with buses during this time, though the peak time for parent drop-off activity is later from 7:45-8:00 AM. Simultaneously, though, drop-off activity occurs along Dunham Road, mostly in the west curb lane where vehicles quickly drop off students, dwelling for less than one minute on average. At the time of observation, many of the spaces along the west side of Dunham Road were occupied by parked vehicles (which appeared to be related to the construction activity at the school) though parents used available curb lane to pull over.

During the afternoon, school buses began arriving around 3:00 PM in the eastern Norfolk parking lot which is used exclusively for bus staging at this time (prior to 3:00 PM the lot accommodates faculty and staff parking). Buses enter via the western driveway on Norfolk Street and face northbound waiting for student dismissal. By 3:30 PM, 23 buses were queued in this area. After loading students, they departed together just after 3:30 PM to the south via Dunham Road and Norfolk Street. Parent vehicles begin arriving closer to 3:20 PM after the dismissal bell and use the west side of Dunham Road to pick up (since the parking lot is reserved for buses at this time), as well as the main pick-up area west of the school which is congested and experiences long vehicle queuing. Vehicles retrieved students quickly along Dunham Road, with a maximum observed queue of five vehicles and an average dwell time of two minutes. Pick-up activity was mostly cleared by 3:35 PM. **Table 1** summarizes the total number of school-generated vehicles observed in the study area during the peak hour.

**Table 1: Number of Vehicles during Peak Hour of Activity**

	Morning Drop-Off (7:15-8:15 AM)			Afternoon Pick-Up (3:00-4:00 PM)		
	Buses	Auto		Buses	Auto	
		Dunham	Parking Lot		Dunham	Parking Lot
No. of vehicles	37	87	228	24	28	0

Source: Sam Schwartz observation, January 15, 2020

### **Proposed Plan**

Construction of a new one-way semi-circular drive is proposed on the west side of Dunham Road to provide additional off-street drop-off/pick-up area. Traffic would circulate in a one-way counterclockwise manner. It would intersect Dunham Road at two locations and be approximately 21 feet wide providing a curb lane and a single one-way travel lane. Minor-leg stop control is assumed for outbound site traffic exiting onto Dunham Road.

After completion of the proposed drive, school circulation is expected to operate similarly to current conditions. Buses will continue to use the eastern Norfolk lot. Parent drop-off will continue to occur within the eastern Norfolk lot in the morning, and drop-off and pick-up will continue in the curb lane on the west side of Dunham Road, both north and south of the new semi-circular drive. The new semi-circular drive will supplement both of those locations, as well as the main pick-up area to the west of the school, with an additional 200 feet of on-site queue storage accommodating ten vehicles.

Traffic from the south on Dunham Road during the afternoon period will benefit the most as the new drive will provide a convenient alternate to using Norfolk Street and the west pick-up area. It should be noted that northbound left turns are currently prohibited from Dunham Road to the existing parking lot access drive due to its proximity to the Norfolk Street intersection and the southbound queues along Dunham Road that block the driveway. Those queues do not extend to the proposed inbound access drive, and, as such, all inbound movements should be allowed to afford traffic maximum site access flexibility.

### **Recommendations**

Based on the existing conditions and observations detailed in this memorandum, it is anticipated that the proposed semi-circular drive will operate well. The following recommendations are offered to ensure efficient traffic and pedestrian circulation:

- Construct a new one-way parent drop-off/pick-up drive intersecting the west side of Dunham Road in two locations providing an 8-foot curbside staging lane and a maximum 13-foot travel/bypass lane to maintain slow speeds.
- It is preferred that the new access drives be designed with a continuous sidewalk along Dunham Road crossing the intersecting travel lane, giving the pedestrian priority. In addition, the throat width that crosses the sidewalk at the intersecting outbound driveway should be limited to 14 feet to minimize the crossing distance for pedestrians.
- Drop-off and pick-up activity will likely continue to be accommodated within the west curb lane of Dunham Road. Parking restrictions should be considered along the west side of Dunham Road within 20 feet of the radius return to allow for adequate sight distance.



63<sup>rd</sup> Street

Dunham Rd

Mike

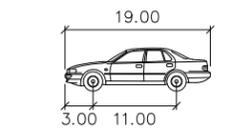
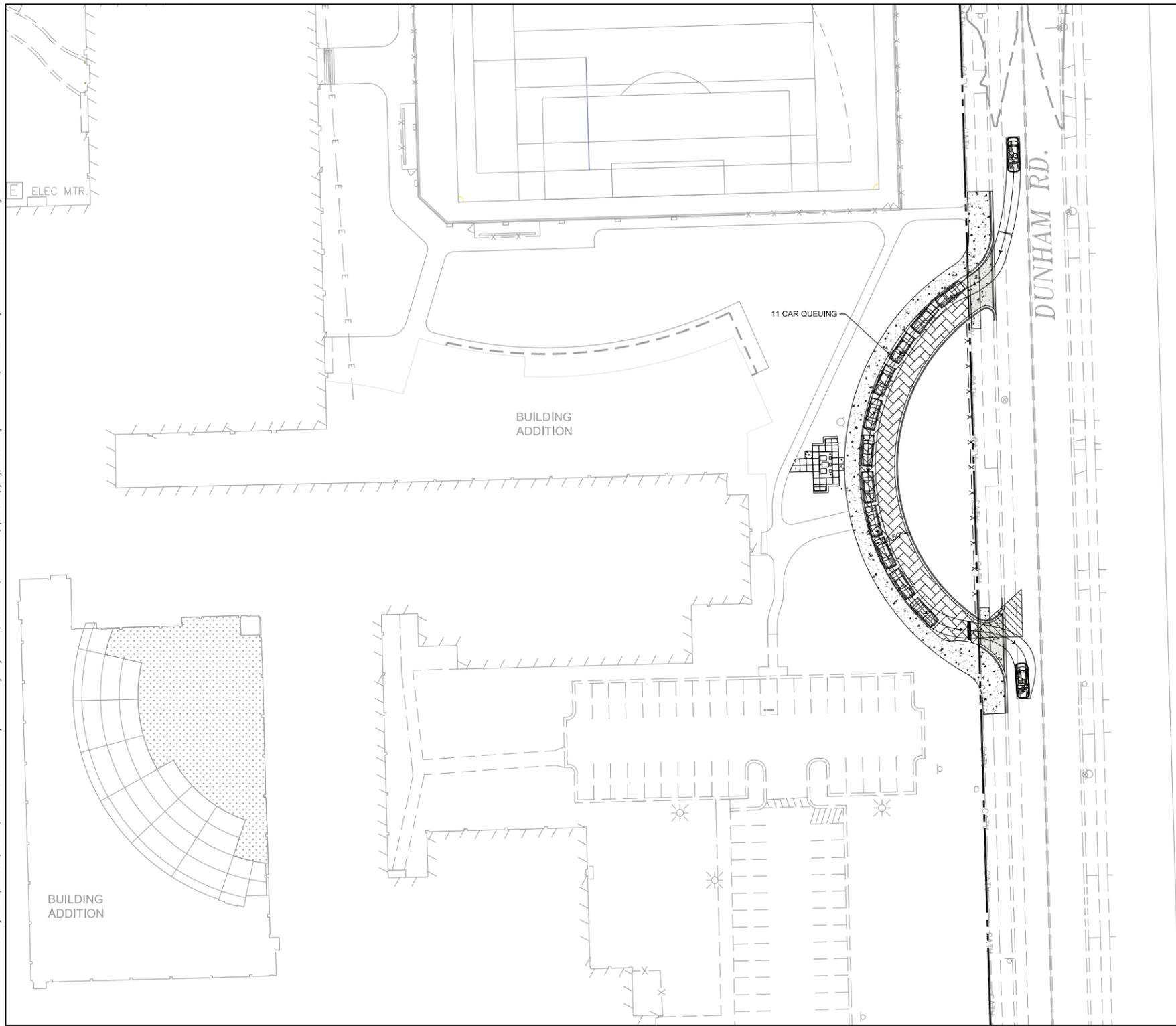
Norfolk St

Figure 1  
**Study Area**

Fri Oct 18 2019  
Imagery © 2020 Google, HERE

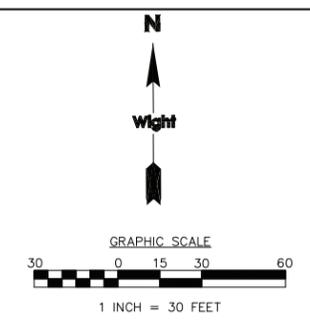
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P

	feet
Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6



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 F 630.969.7979

ISSUED FOR BID GROUP 10	05.11.2020	
ISSUED FOR PLAN COMMISSION	02.24.2020	
REV	DESCRIPTION	DATE

**COMMUNITY SCHOOL DISTRICT 99 – MFP IMPLEMENTATION SOUTH HIGH SCHOOL**  
 1436 NORFOLK STREET  
 DOWNERS GROVE, IL 60516

**DUNHAM DROP-OFF EXHIBIT – SOUTH**

Project Number:  
 5274-02  
 Drawn By:  
 DE  
 Sheet:

**DROPOFF**

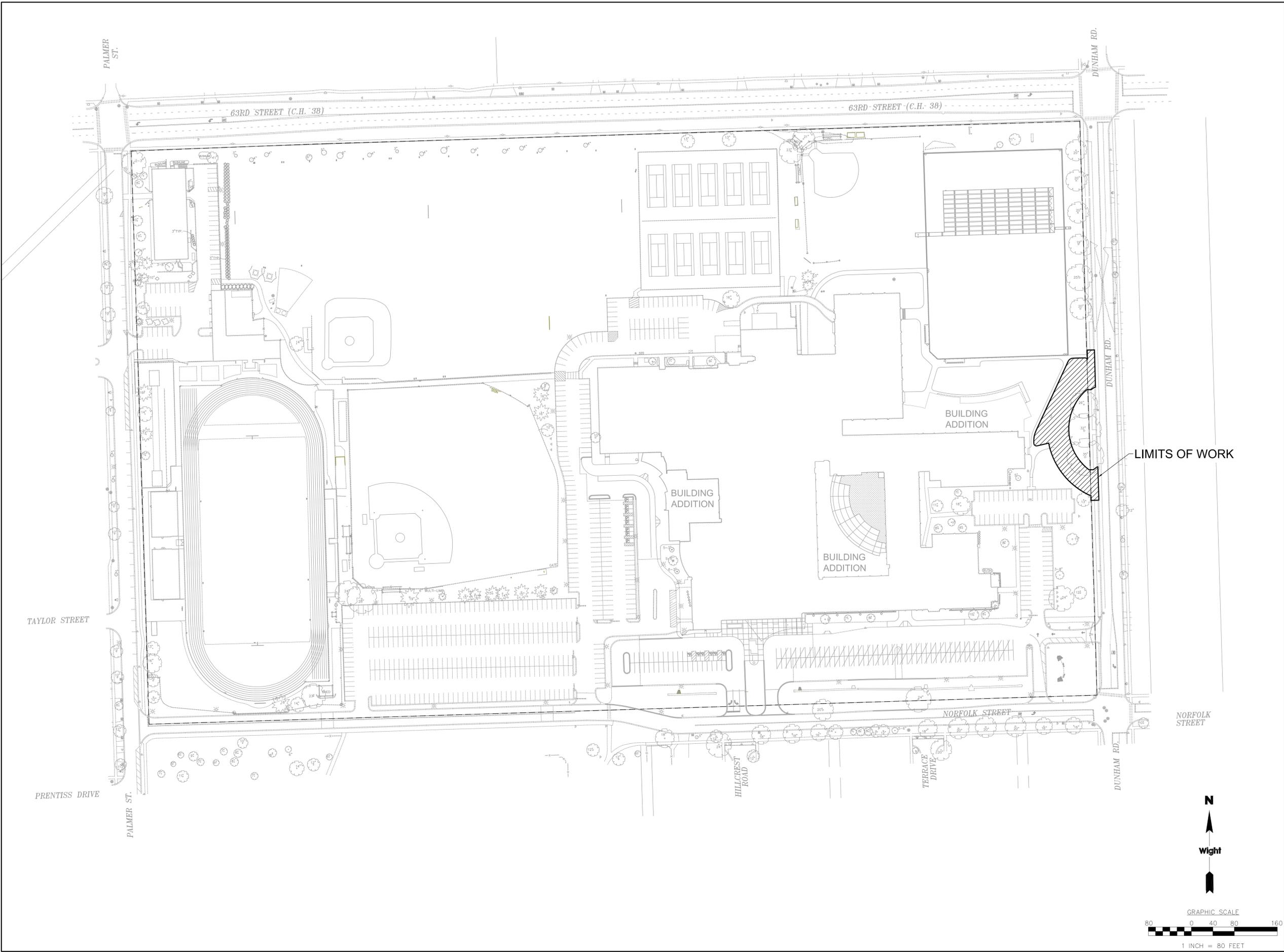


Figure 1  
Study Area



Figure 1  
**Study Area**

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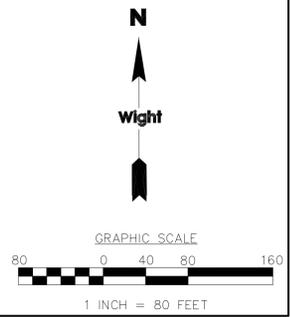
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ISSUED FOR PERMIT	04.03.2020	
REV	DESCRIPTION	DATE

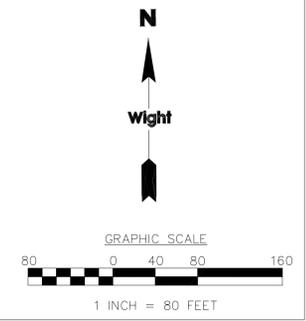
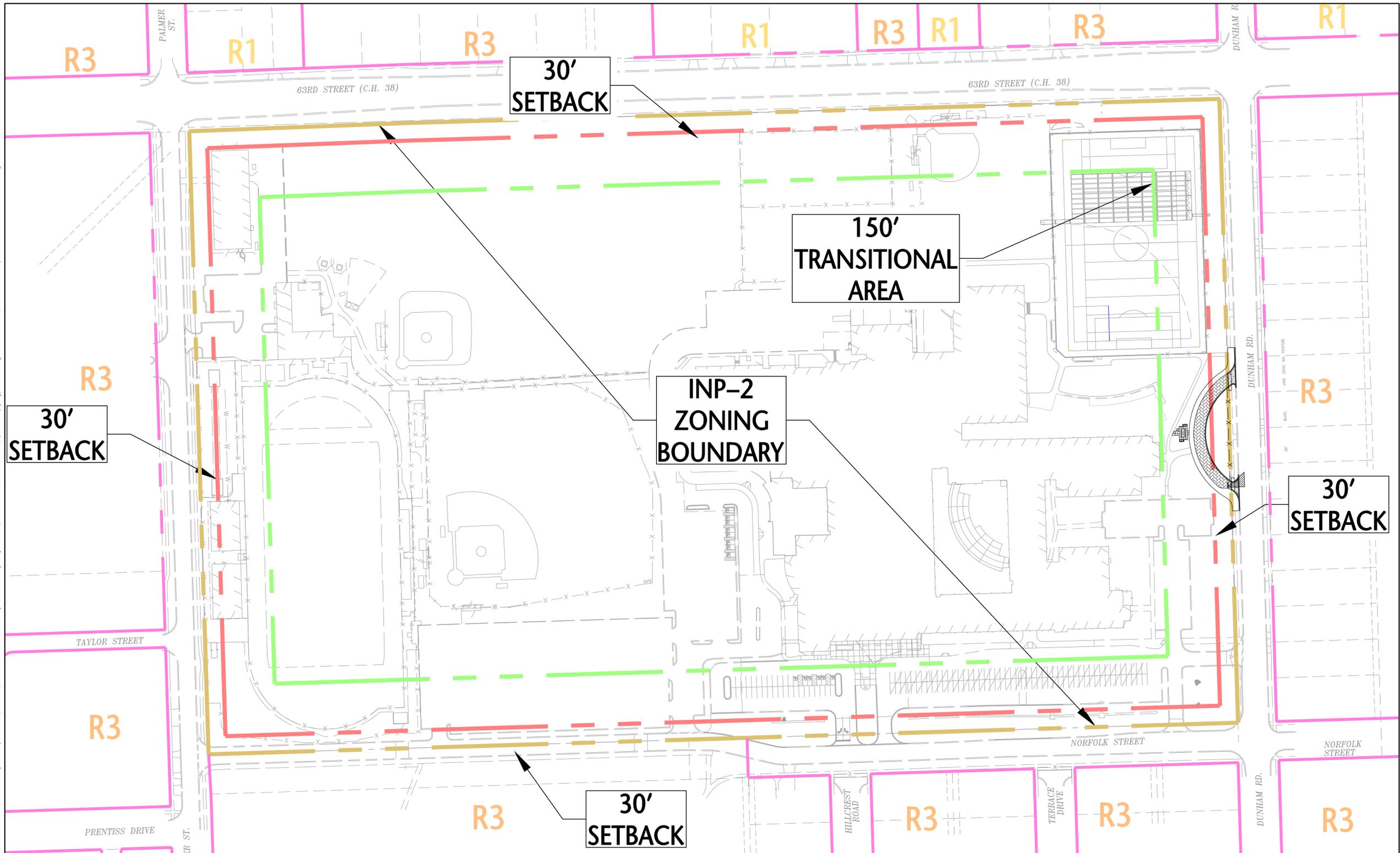
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**LIMITS OF WORK DUNHAM DROP-OFF**

Project Number:  
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 Sheet:

**LIMITS**





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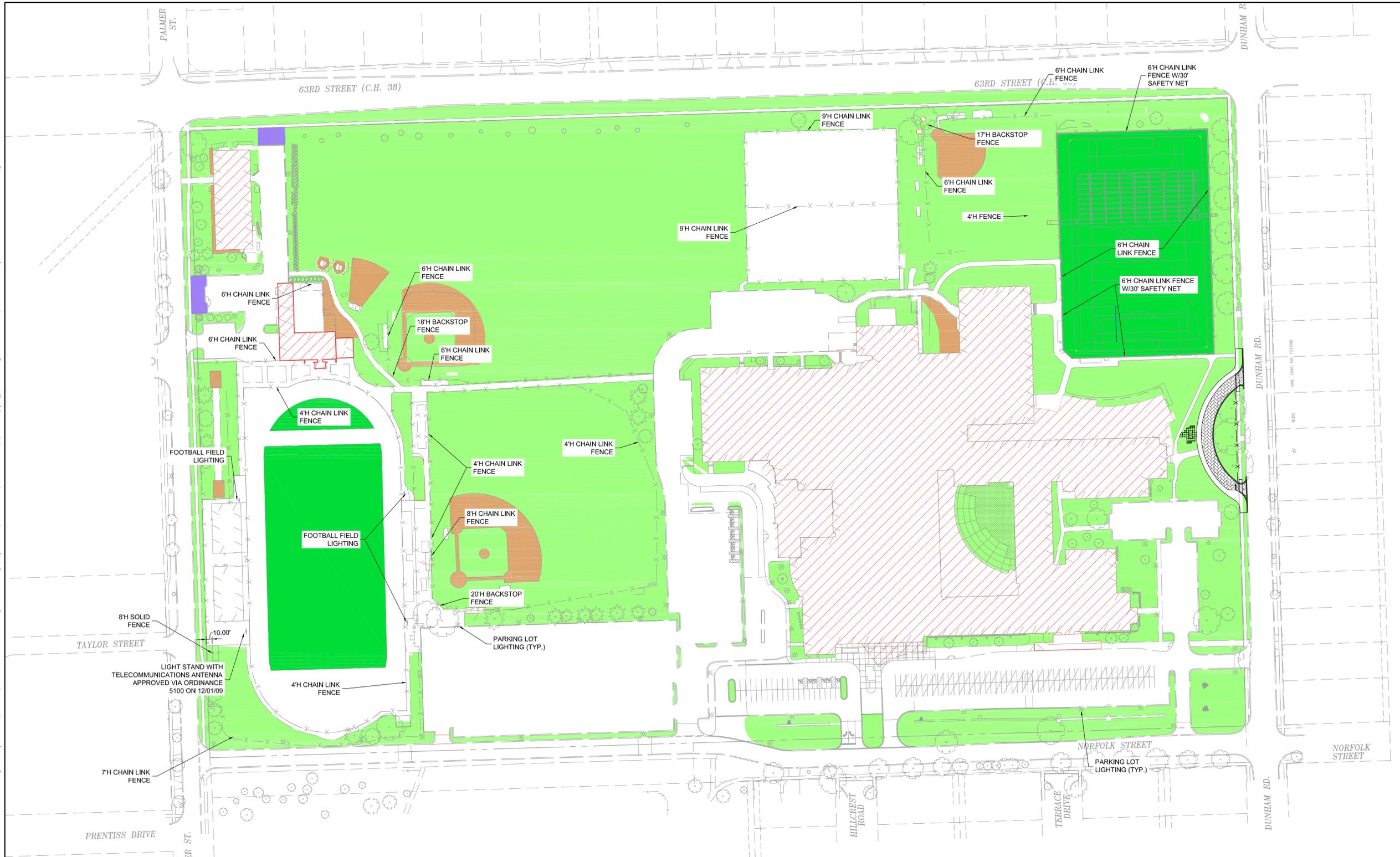
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**PROPERTY SETBACKS AND TRANSITION AREA EXHIBIT**

Project Number:  
 5274-02  
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 DE  
 Sheet:



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**LEGEND**

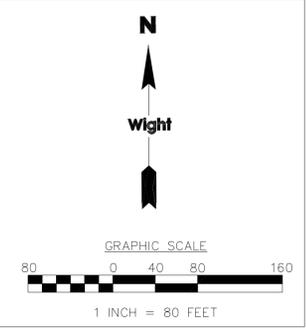
	PAVEMENT / BUILDING		R.O.W. LINE
	TURF & FOUNDATION PLANTING AREA		LIGHT POLE
	LANDSCAPE SCREENING		FOOTBALL FIELD LIGHT POLE
	SYNTHETIC TURF GRASS		FOOTBALL FIELD LIGHT POLE WITH ANTENNA
	CLAY INFIELD / MISC. ATHLETIC SURFACES		
	PRIMARY BUILDING		

**EXISTING SITE COVERAGE**

	SQUARE FEET	PERCENTAGE
BUILDING COVERAGE	309,429	16.45%
HARDSCAPE - PERMEABLE	3,004	0.16%
HARDSCAPE - IMPERMEABLE	554,128	29.46%
SYNTHETIC TURF - PERMEABLE	179,993	9.57%
GREEN SPACE	834,270	44.36%
<b>TOTAL</b>	<b>1,880,824</b>	<b>100.00%</b>

**PROPOSED SITE COVERAGE**

	SQUARE FEET	PERCENTAGE
BUILDING COVERAGE	309,429	16.45%
HARDSCAPE - PERMEABLE	7,222	0.38%
HARDSCAPE - IMPERMEABLE	556,705	29.60%
SYNTHETIC TURF - PERMEABLE	179,993	9.57%
GREEN SPACE	827,475	44.00%
<b>TOTAL</b>	<b>1,880,824</b>	<b>100.00%</b>



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	ISSUED FOR PLAN COMMISSION	02.24.2020

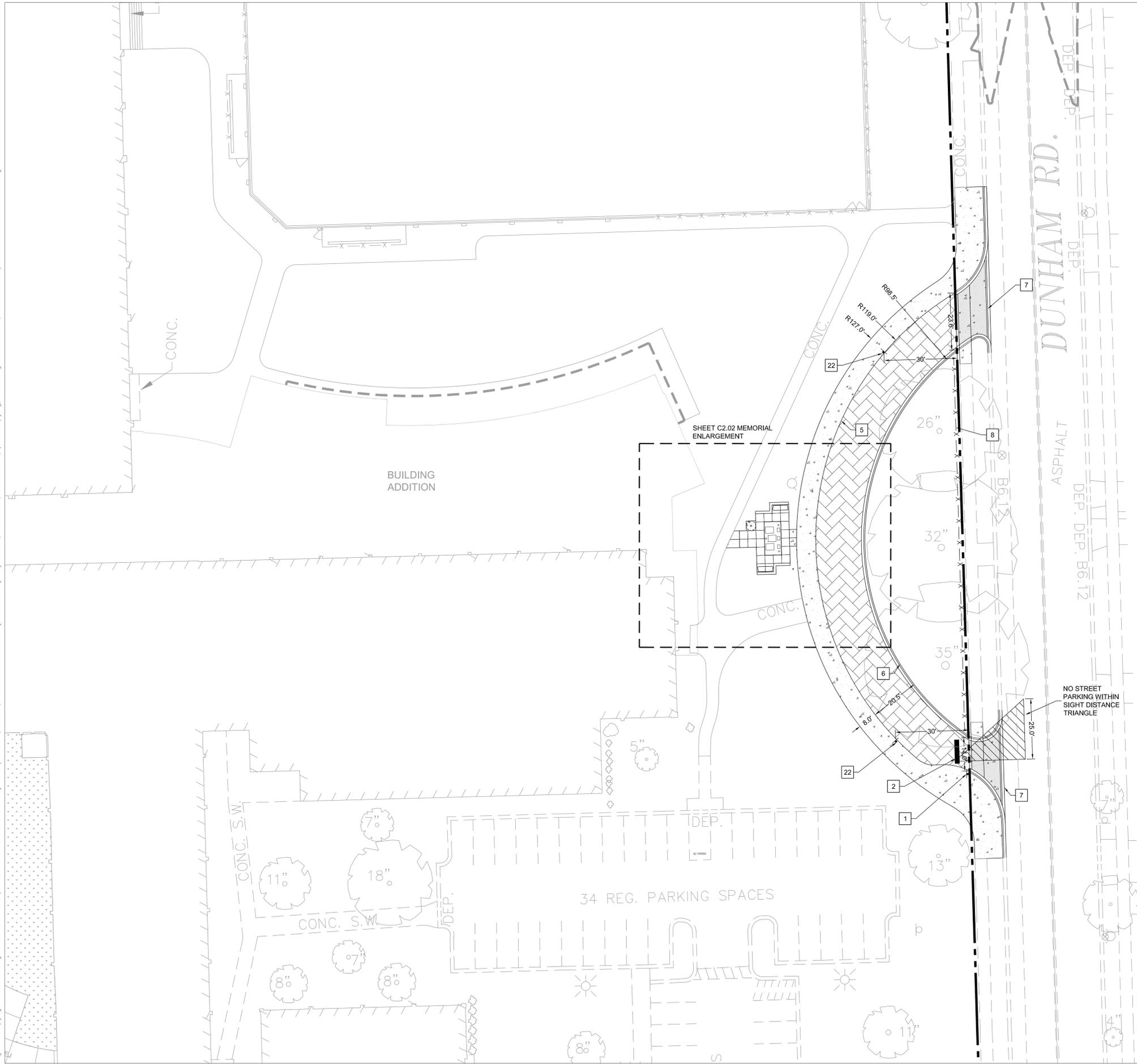
**COMMUNITY SCHOOL DISTRICT 99 – MFP IMPLEMENTATION SOUTH HIGH SCHOOL**  
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**PROPOSED LANDSCAPING & LIGHTING EXHIBIT**

Project Number:  
 5274-02  
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 Sheet:



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**LEGEND**

	PERMEABLE PAVERS
	HEAVY DUTY CONCRETE PAVEMENT AND STONE BASE
	PCC SIDEWALK AND STONE BASE
	PROPERTY LINE

**KEY NOTES**

- 1 STOP SIGN
- 2 24" STOP BAR, TRAFFIC WHITE PAINT
- 3 CROSSWALK
- 4 ADA DETECTABLE WARNING TILE
- 5 INTEGRAL CURB AND SIDEWALK
- 6 B6.12 CURB AND GUTTER
- 7 DEPRESSED CURB
- 8 4" ORNAMENTAL FENCE, SEE DETAIL
- 9 RELOCATED BENCH, REFER TO MANUFACTURER FOR INSTALLATION
- 10 FLAG POLE, SEE DETAIL
- 11 FRANKLIN D. ROOSEVELT STONE RELOCATED
- 12 WW1/WW2 STONE RELOCATED
- 13 KOREAN WAR/VIETNAM CONFLICT & RECENT SERVICE STONE
- 14 JEREMY BESSA RELOCATED STONE
- 15 THOMAS GILBERT RELOCATED STONE
- 16 JOSEPH STEVEN RELOCATED STONE
- 17 MEMORIAL SEAT WALL, SEE DETAIL
- 18 MEMORIAL PAVERS, RELOCATED
- 19 PEACE POLE, RELOCATED
- 20 LIGHT POLE, SEE ELECTRICAL PLANS
- 21 PAVER EDGING, SEE DETAIL
- 22 "NO PARKING FROM HERE TO STREET" SIGN

**SITE PLAN NOTES**

1. ALL EXISTING CURB TO REMAIN UNLESS OTHERWISE SPECIFIED. ANY CURB DAMAGED DURING DEMOLITION SHALL BE REPLACED IN KIND.
2. ALL DIMENSIONS ARE TO THE BACK OF CURB/EDGE OF PAVEMENT UNLESS OTHERWISE SHOWN. ALL RADII DIMENSIONS ARE TO THE BACK OF CURB/EDGE OF PAVEMENT.
3. ALL DISTURBED AREAS ON-SITE AND IN THE RIGHT-OF-WAY SHALL BE RESTORED TO EXISTING CONDITION. ALL ITEMS DISTURBED SHALL BE REPLACED INCLUDING ALL LANDSCAPING, CURB, SIDEWALK, PAVEMENT, ETC.
4. ALL EXISTING TREES TO REMAIN AND TO BE PROTECTED UNLESS OTHERWISE NOTED.
5. CONTRACTOR TO COORDINATE WITH SCHOOL ON FINAL LOCATIONS OF SIGNS.

**LAYOUT NOTE:**

1. ALL LAYOUT FOR SITE IMPROVEMENTS SHALL BE COMPLETED BY A PROFESSIONAL LAND SURVEYOR HIRED BY THE CONTRACTOR. LAYOUT SHALL BE COMPLETED USING THE ELECTRONIC CAD FILES PROVIDED BY THE ENGINEER.



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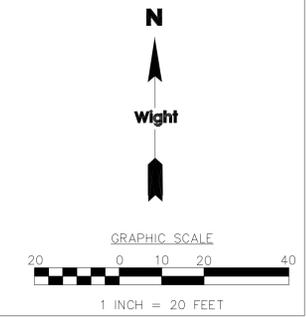
ISSUED FOR BID GROUP 10	05.11.2020
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REV	DESCRIPTION DATE

**COMMUNITY SCHOOL DISTRICT 99 – MFP IMPLEMENTATION SOUTH HIGH SCHOOL**  
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**SITE PLAN**

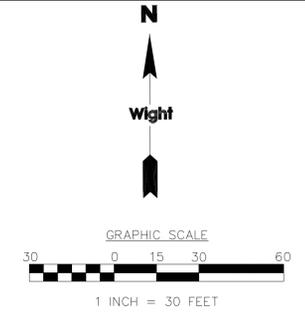
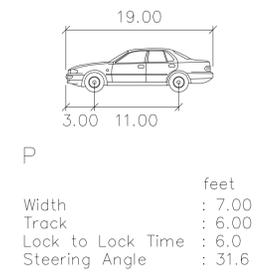
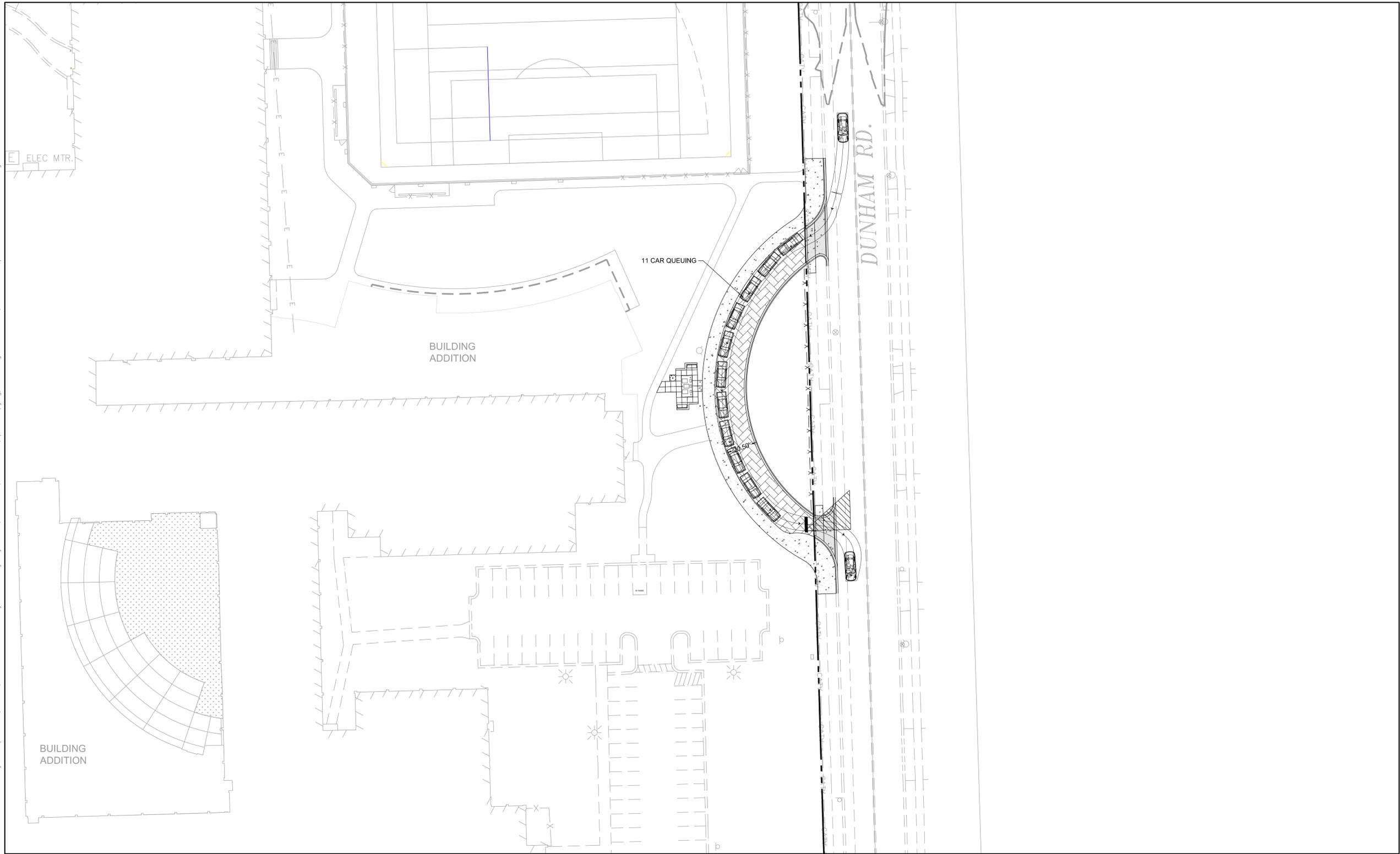
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**COMMUNITY SCHOOL DISTRICT 99 – MFP IMPLEMENTATION SOUTH HIGH SCHOOL**  
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DOWNERS GROVE, IL 60516

**DUNHAM DROP-OFF EXHIBIT – SOUTH**

Project Number:  
5274-02  
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### **Institutional Master Plan**

Relative to the Downers Grove South High (DGS) campus, Institutional Master Plans require review and approval in accordance with the PUD procedures of Section 12.040.C.6, Review and Approval Criteria, "The decision to amend the zoning map to approve a PUD development plan and to establish a PUD overlay district are matters of legislative discretion that are not controlled by any single standard. In making recommendations and decisions regarding approval of planned unit developments, review and decision-making bodies must consider at least the following factors:

- a. The zoning map amendment review and approval criteria of Sec. 12.030.I.**

DGS Campus- All criteria are met.

- b. Whether the proposed PUD development plan and map amendment would be consistent with the comprehensive plan and any other adopted plans for the subject area.**

DGS Campus

The Zoning Map Amendment and particularly the Institutional Master Plan is consistent with the Comprehensive Plan. This criterion is met.

- c. Whether PUD development plan complies with the PUD overlay district provisions of Sec. 4.030.**

DGS Campus

The institutional master plan is consistent with development that advance the goals and policies of the Comprehensive Plan. The Comprehensive Plan notes the Village should support the operation and improvement of local schools. Additionally, the master plan is appropriate for both campuses as they both contain a variety of uses within a single campus. In addition to the purely educational component of the high schools, there are ancillary uses, including administrative offices, maintenance buildings and athletic facilities that are part of each campus. This criterion is met.

- d. Whether the proposed development will result in public benefits that are greater than or at least equal to those that would have resulted from development under conventional zoning regulations.**

The Institutional Master Plan in the INP-2 zoning district serves as property-specific zoning regulations, which minimizes the impact to adjacent residential neighborhoods while allowing flexibility in the development of large institutional and public uses.

DGS Campus

Proposed developments at Dunham Rd are necessary to enhance vehicular circulation during student arrival and dismissal. Additional access on the site aside from Norfolk Street will alleviate vehicular congestion in neighborhood specifically at the corner of Norfolk and Dunham.

- e. Whether appropriate terms and conditions have been imposed on the approval to protect the interests of surrounding property owners and residents, existing and future residents of the PUD and the general public.**

DGS Campus- All criteria are met.