

**VILLAGE OF DOWNERS GROVE  
PLAN COMMISSION**

VILLAGE HALL COUNCIL CHAMBERS  
801 BURLINGTON AVENUE

November 5, 2018  
7:00 p.m.

**AGENDA**

**1. Call to Order**

**a. Pledge of Allegiance**

**2. Roll Call**

**3. Approval of Minutes – October 1, 2018**

**4. Public Hearings**

- a. **18-PLC-0031:** A petition seeking approval of a Final Plat of Subdivision to subdivide the existing property into two developable lots. The property is currently zoned R-2, Residential Detached House 2. The property is located directly northwest of the intersection of Douglas Road and 40th Street, commonly known as 3970 Douglas Road, Downers Grove, IL (PINs 09-05-203-026 and 09-05-203-023). Bernard T. Napolski, Owner; Michael Ricklefs - Greenscape Homes, LLC, Petitioner.
- b. **18-PLC-0034:** A petition seeking approval of a Planned Unit Development Amendment to revise the Master Plan for Midwestern University. The property is zoned R-1, Single Family Residential/P.D. #51. The property is located on the south side of 31<sup>st</sup> Street, approximately 1,280 feet west of Meyers Road, commonly known as 555 31<sup>st</sup> Street, Downers Grove, IL (PIN: 06-32-200-021). Midwestern University, Owner and Petitioner.

**5. Adjournment**

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

**VILLAGE OF DOWNERS GROVE  
PLAN COMMISSION MEETING**

**MINUTES FOR OCTOBER 1, 2018**

**CALL TO ORDER:**

Chairman Rickard called the October 1, 2018 meeting of the Plan Commission to order at 7:00 PM and led in reciting the Pledge of Allegiance.

**ROLL CALL:**

**PRESENT:** Ch. Rickard, Mr. Boyle, Ms. Gassen, Ms. Johnson, Mr. Kulovany, Ms. Majauskas, Mr. Maurer, Ms. Rollins

**ABSENT:** Mr. Quirk, Ex. Officio Members Davenport, Livorsi & Menninga

**STAFF:** Stan Popovich, Director, Community Development & Planning  
Scott Williams, Sr. Planner  
Flora Ramirez, Planner

Ch. 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.

**VISITORS:** Terri O'Dekirk, 445 Prairie Ave., Downers Grove  
Fr. Jim Schwab, 444 Wilson St., Downers Grove, IL  
Fr. Shawn Cieslik, 444 Wilson St., Downers Grove, IL  
Todd Abrams, W-T Group, 2675 Pratum Ave., Hoffman Estates, IL  
Brian Scully, DLA Architects, 2 Pierce Place, Itasca, IL  
Katie Bulgrin, Culver's, 2500 Ogden, Downers Grove, IL  
Bridget Szczepanik, 436 Wilson, Downers Grove, IL  
Guy Thatcher, 4521 Cross St., Downers Grove, IL  
Steve Sobkowiak, 5319 Blodgett Ave., Downers Grove, IL  
Val Bava, 3801 Dillan Ct., Downers Grove, IL  
Rick Jeschile, 4536 Douglas, Downers Grove, IL  
Kim Rushkusky, 4622 Douglas, Downers Grove, IL  
Laurie McAleenan, 5150 Grand Ave., Downers Grove, IL  
Frank Prescott, 4732 Fairview, Downers Grove, IL  
Lauren Williams, Cooper's Hawk, 5325 S. 9<sup>th</sup> Ave., Countryside, IL  
Elizabeth Kozluk, Aria Group Architects, 830 N. Blvd., Oak Park, IL  
Dan Bernadek, Aria Group Architects, 830 North Blvd., Oak Park, IL  
Jen Kavemann, Cooper's Hawk, 5325 S. 9<sup>th</sup> Ave., Countryside, IL  
Emily Teising, 435 Gierz St., Downers Grove, IL  
Mark Maier, 217 White Fawn Trail, Downers Grove, IL  
Chris Mooney, 4633 Linscott, Downers Grove, IL

**APPROVAL OF MINUTES: Sept. 10, 2018 meeting**

**Ms. Gassen moved, seconded by Ms. Rollins to approve the minutes for the September 10, 2018 meeting.**

Mr. Kulovany noted one correction in the final paragraph, page 5, 5<sup>th</sup> line changing the word “tracking” to “attracting.”

**AYES: Ms. Gassen, Ms. Rollins, Mr. Kulovany, Mr. Maurer, Ch. Rickard**

**NAYS: None**

**ABSTAIN: Mr. Boyle, Ms. Johnson, Ms. Majauskas**

**The Motion to approve the minutes as corrected passed 5:0:3.**

Ch. Rickard reviewed the new procedures to be followed for the meeting, and explained that the Plan Commission is a recommending body. Their decision is not final, but is strictly a recommendation to the Village Council for the Council’s final decision.

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 speak before the Commission. Chairman Rickard asked that each speaker give their name and address for the record. Following presentations by the Public, the Petitioner will have the opportunity to cross-examine any of the speakers. Upon completion of presentations by the Petitioner and the Public, the public hearing portion of the meeting will be closed, and Staff and the Commission will have the opportunity to ask questions of the speakers. Staff’s report will follow presented by a member of the Community Development Department, followed by a Summary or Closing Statement by the Petitioner. The Plan Commission will deliberate following all testimony. A Motion will be made containing a recommendation to the Village Council regarding the case.

Ch. Rickard then asked everyone who intended to speak in any of the three petitions before the Commission to rise and be sworn in.

**PUBLIC HEARINGS:**

**18-PLC-0023:** A petition seeking approval of 1) a rezoning of 17 parcels from R-4, Residential Detached House to INP-1, Neighborhood-Scale Institutional and Public District; 2) a Special Use with variations to construct a school gymnasium addition; and 3) a Plat of Vacation to vacate public alleys. The properties are currently zoned R-4 Residential Detached House 4. The properties are located on either side of Prairie Avenue, between Fairview Avenue and Douglas Road, commonly known as 428 Prairie, 440 Prairie Avenue, 445 Prairie Avenue, 444 Wilson Avenue, 4733 Douglas Road, 4737 Douglas Road, 4809 Douglas Road and 445 Gierz Avenue (PINs 09-08-221-001, -002, -014, -015, -016, -027, -028, -029, 09-08-222-001, -002, -003, -004, -005, -006, -007, -008, -018, -022, -024, 025). Diocese of Joliet, Owner; St. Mary of Gostyn Parish, Petitioner.

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Terri O'Dekirk, Parish Manager of St. Mary of Gostyn Church (St. Mary's), made the presentation on behalf of St. Mary's petition for expansion. She provided background information on St. Mary's Church, which was established in 1899 and has been part of the community since then. There are 2700 families enrolled as parishioners at this time. The private Catholic school educates over 400 children, with an additional 500 children attending religious education classes. The Petitioner is planning a 5,900 square foot expansion of the current school building located at 445 Prairie. In order to accommodate that expansion they will be moving eastward to the property at 428 Prairie. The easternmost part of the main building is the gymnasium, which will be part of the reconstruction. The expansion will house an Activity Center that will provide a lunch area for the students, as well as academic activities and after school activities for the students. The intention is also to expand the current gymnasium, which is a grade-school sized gym, to a junior high school sized gym, since about a third of the student population is of junior high age. St. Mary's is also seeking to rezone the property from Residential Detached House 4 R-4 district to INP-1 Neighborhood-Scale Institutional and Public District. She referenced a map of the church showing that it is basically surrounded by residential uses, with the exception of Hummer Park to the east of Fairview Avenue. Ms. O'Dekirk noted that the school, church and parking lots are all defined as institutional uses that service the community, and the Future Land Use Plan shows the area as institutional. The requested rezoning better defines the ultimate use of the property and supports the Village's Comprehensive Plan.

Ms. O'Dekirk then displayed a slide of a topographic survey of the current pieces of real estate depicting the single-family home at 428 Prairie that will be razed to accommodate the expansion. She said they are asking for a Special Use for the properties at 428 and 440 Prairie due to the proposed increase in building coverage and decrease in open space. The Special Use would allow them to add handicapped accessibility on the east side of the building and an after-hours public entrance. They wish to add a multi-purpose dining space, as the children currently have to go across the street to other church property for lunch. They also wish to expand the gymnasium, add storage space and an additional entrance that would add security to the building by permitting the lockdown of the main building after hours. She explained that they will add landscaping, and put more of a residential façade to the expanded face so it would fit with the surrounding neighborhood. The project should not impact the traffic flow. Currently children are dropped off at the main entrance on Prairie. Because of the expansion there should be no changes in property values for any of the surrounding homes.

Ms. O'Dekirk then displayed several architectural renderings of the completed expansion. An ADA handicapped ramp will be included. Both areas including the front door and glass wall will have a raised patio. There will be three walls abutting out from the façade of the building to support the canopy roof. Additional elevation drawings were displayed for the Commission's review. Ms. O'Dekirk described the brick materials to be used for the proposed addition. She said there is a one-story storage area at the rear of the gym. They intend to add landscaping to that area, which presently has no landscaping. She showed a slide of the interior of the building, including the existing space, an existing kitchen area, and a portion that will function as a lunch area and a multi-purpose space for a variety of uses. The gym will move eastward and expand to a

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full-size junior high sized gym. The one-story storage space will house all the gym equipment as well as the mechanicals for the building.

Ms. O'Dekirk said they are requesting two building setback variances. The first is the reduction of a side yard setback along the north property line from the 13'2" requirement to a 7' setback to allow the addition of the one-story section adjacent to the existing east-west alley, assuming the alley is vacated. The existing stormwater vault and stormwater line north of the existing gym does not allow for the placement of the required storage area they are seeking. They looked at many alternative options for the placement of the storage space, and the changes to the stormwater vault as well as the stormwater drainage system in total and those options were rejected due to either requiring greater setbacks, or were cost prohibitive in reconstructing the current drainage vault and/or the drainage system. They had to sacrifice a percentage of the desired storage space to fit with this particular variance request.

The second variance request is an allowance for the construction of the architectural features within the setback along Prairie Avenue. The wing walls, canopy and roof overhangs are part of a necessary shading system. The coverage provided by the roof extension will add protection from the elements at the entrance of the building as well as help preserve the flooring inside the building from those elements. The patio setback relief they are requesting would be a security buffer to lock down the portion of the building not in use. There would also be security cameras installed to determine who is entering the building. The variation is necessary for these features, to provide the safety features, provide operational cost savings for the building and allow for the handicapped accessibility to the eastern portion for the building. They are also petitioning for vacation of several of the alleys within their property boundaries. These include the east-west alley located on the north campus at 4733 and 4737 Douglas, 445 Gierz, 428 and 440 Prairie, 427, 431 and 435 Gierz. She indicated that the neighbors living at 427, 431 and 435 Gierz have indicated to the Village their interest in the vacation of the alleyways at those addresses. In addition, the vacation is being requested of the north-south alley at 4733 Douglas, 445 Gierz, and the vacant lot.

Ms. O'Dekirk said she had several representatives from the church, as well as the engineer and architect who worked on the project present to respond to any questions.

Ms. Majauskas asked for clarification whether the buildings on the northwest portion of the block and the house on Prairie are owned by the Church. Ms. O'Dekirk said the Church does own those properties. In further response to Ms. Majauskas, Ms. O'Dekirk said the church does not own any other adjacent properties for this project. There is another property on Douglas and Prairie that is called the Learning Resource Center that is owned by the Church but is not part of this project. They own the home on Gierz, and a house sitting between the school and the play lot.

The church owns the three houses directly contiguous to the school. Ms. O'Dekirk said the property owner at 426 Prairie has been kept informed as to the project. The church does not own that property.

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In response to a question from Ms. Gassen, Ms. O'Dekirk said regarding 445 Gierz there is no immediate plan right now to develop that land, or to sell it off.

Ms. Rollins inquired about the homeowners to the north on Gierz and the alleyway they share. Ms. O'Dekirk replied that the church is requesting vacation of 7' of the alley. Mr. Brian Scully, architect for the project, said the sidewalk along the north side that the Village and Fire Department are requesting for egress from the gym, would be in the alleyway, but in the church's half of the alleyway. The church would have 7' of the alleyway, and the area requested for egress would be about 5', or about 2' before a neighbor could construct a fence.

Mr. Boyle asked to see the south elevation and asked about the structure on the right. Mr. Scully replied that is the neighboring house. He said they are right up against the setback line for that house. By moving west to east there is quite a drop in elevation requiring deeper foundations, etc.

In further response, Ms. O'Dekirk said that the students would not be using the rear and side sidewalks and staircases on a regular basis. It is more for the outer maintenance staff. Students outside of an emergency would not be using those exits.

A question was raised about the storage sheds and whether the three sheds would be removed. Ms. O'Dekirk said that much of what is in those sheds is athletic equipment and will be brought into the Activity Center storage space. The intent is to remove those three sheds. Regarding traffic on Prairie, there is a lot of picking-up and dropping-off as well as other traffic at the crosswalk, which makes the crosswalk blind for traffic. The question was whether any consideration has been given to better marking the crosswalk, or drawing attention to the fact of the activity east of the crosswalk. Ms. O'Dekirk responded that they had a traffic engineer look at the project at drop-off and pick-up times and his suggestions were not practical for the church. It is one of the busiest east-west streets in the Village. The traffic engineer didn't feel a "drop-off alley" would be beneficial and would only add to the congestion. They have had Police officers come to the school to observe the traffic situation, and some drivers have been ticketed. Some additional signage has been added, however, the school is open to recommendations as to improving the situation. She said that the Village has also been invited to look at the situation and find other alternatives. They support any ideas that could help the situation.

Regarding stormwater requirements, Todd Abrams, engineer for the project, said they are meeting the Village's best management practice requirements for infiltration for the construction area. They have looked at existing flows to the roadway and the alley and final engineering will include a detention system to insure that they are not increasing flows to the stormwater infrastructure in the alley and the roadway.

Ms. O'Dekirk then addressed some of the other options that they considered. They looked at taking some of the drainage to the south side of the building and including a larger L-shaped drainage system to the east as well as to the south. They considered storage on the south side of the gym in order not to run into the rear drainage area. They also tried to take the building foundation and span it over the vault, which

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presented several complications. Going under the building was extremely costly. There were at least six or seven plans that had to be abandoned due to various issues. In the end they had to give up square footage by choosing the proposed drainage system.

Ms. Majauskas asked why they are not putting the gymnasium on the north side of the building that is screaming to be a gymnasium. Ms. O'Dekirk said they looked at the entire north half of that block, and that proved to be cost-prohibitive.

A question was raised about a building that was demolished, and Ms. O'Dekirk replied that the house was demolished because it was in need of so many repairs.

There being no other questions from the Commission, Ch. Rickard called upon input from the public.

1. Emily Teising of 435 Gierz Street said that they have submitted a letter to the Village requesting to acquire that alley property. She is happy with everything she has heard about the project, with the exception of the mention of the sidewalk. She hopes that children will not be encouraged to use that area.

2. Mike Prescott of 4732 Fairview said that expansion is hard. He is opposed to this on the grounds of water and parking. Because of his location the manhole cover behind his home comes up. All the water currently used pushes the manhole and he is concerned that the expansion will multiply the drainage problems he currently has. He said parking is also an issue. They are talking about 17 buses in the morning and in the afternoon, and those buses block other traffic. Mr. Prescott suggested using the current parking lot to park the buses. Parents often drop their children off and remain parked in front of the school for a while thereby increasing traffic problems. As far as the other options, he thinks they should use the corner at Douglas and Gierz and expand from there. Mr. Prescott wondered once construction begins what potential there is for additional problems. Regarding people living on the north alleyway, he said the expansion will cause the school to go even further into the alleyway and they will continue to take over an area that is other people's property. He said his concerns echo those of others living in the area. He thinks there are other options to be reviewed.

There being no other comments from the Public, Ch. Rickard called for Staff's report.

Scott Williams, Senior Planner, said that he would address some of the questions raised. In terms of the north campus, he displayed the areas that are to be rezoned on a map. The only alley that has non-church-adjacent properties is at 427, 431 and 435 Gierz. The resident at 435 Gierz has expressed an interest in half of that alley. All the alleys will be put under an easement and reviewed by all of the utility companies. Regarding the south campus, there are no physical changes other than rezoning. He referenced the east-west alleys showing slides of the locations. Again, those will be put under an easement and reviewed by the utility companies. He pointed out which properties belonged to the church.

Mr. Williams displayed the Site Plan pointing out the various construction elements including the overhead canopies, roof, the ADA ramp and the front wall of the existing Plan Commission Meeting

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structure. He noted that the rezoning is from R-4 to INP1, and a Special Use is being requested for the addition. Regarding the vacation of the alleys, the owner of 435 has expressed an interest in the alley, and they have yet to hear from the other two owners on Gierz.

Mr. Williams then referenced Staff's report dated October 1, 2018, pages 1-9, and made the following recommendation:

Based on the petitioner's submittal, the staff report and the testimony presented, Staff finds that the petitioner has met the standards of approval for a Rezoning, Special Use, Variations and Alley Vacations as required by the Village of Downers Grove Zoning Ordinance and is in the public interest and therefore recommends that the Plan Commission recommend to the Village Council approval of 18-PLC-0023, subject to the five (5) conditions listed on page 9 of Staff's report dated October 1, 2018. Furthermore, not having heard from two of the neighbors on Gierz, Staff adds to the recommendation making the vacation of the entire 14' section of the alley to the church.

A question was raised for Staff regarding stormwater, asking whether Engineering has already done a review of the stormwater plans submitted by the Petitioner. Mr. Williams said Engineering has had several reviews and are generally in agreement with the proposal as submitted. A full review will happen at the time of permit.

Mr. Popovich, Director of Community Development, added that they worked extensively with the applicant, discussed different options, and reviewed a couple of different submittals extensively to bring it before the Plan Commission.

Regarding the issue of unloading vehicles, a Chairperson Rickard asked whether there were any thoughts requesting consideration that the street be better marked and signed at the crosswalk. He understands it is a police enforcement issue if someone is stopped illegally. The question raised was whether something could be done to improve the traffic situation. Mr. Williams responded that he spoke with the Traffic Engineer who has discussed this with the Police Department and they are willing to meet with the Petitioner to go over potential traffic improvement solutions. Chairperson Rickard said he didn't get the impression that this is being addressed, but feels the need to get on the record that this be looked at further by the Police Department and Traffic Engineer to increase safety. He said there seems to be nothing to indicate that there is a mid-block crosswalk there. On occasion there are orange cones on the roadway.

Mr. Popovich added that Staff can work with Public Works as the Village usually does striping. He said typically the Village does not stripe in the middle of the street.

Ms. Majauskas said that she has ridden her bike through there and when school is letting out there is a crossing guard in the middle of the block. They stop all traffic.

Mr. Popovich said that Staff can work more with the Petitioner to determine other potential solutions and talk a bit more about the operations behind them.

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A question was raised as to who determines the location of stormwater detention. Mr. Williams said it is between the applicant and the Village. Ultimately the property owner hires an engineer to come in and develop a survey and soil analysis.

Mr. Kulovany asked if the contention is that the stormwater area is oversized because they are adding so much more area. Mr. Williams said there is a separate requirement on the Engineering plan and the current vault is sized for this addition.

Mr. Maurer said he sees three vaults mentioned. Building history shows a building addition in 1977, a parking lot addition in 1993, another building addition in 2000. He read the history of the type of detention provided during those additions. The engineer, Mr. Abrams, reviewed the vaults shown on the site plan. He said one vault was constructed in 1977 and had some additional storage volume in excess. For the 2000 addition, a 3' tall section was placed on top of the existing system for additional volume. It is a 12' deep section, over 100' long. He does not believe there is any surplus located in either of those sections. They are providing a new 8' wide by 60' long by 5' deep basin south of the new addition. Mr. Abrams said about 6000 square feet of the roof drains via downspouts to the existing manhole previously mentioned by a resident, as well as over 50% of the existing single family residence, which also drains north unrestricted during heavy storms. As part of this development, the 6000 square feet along the proposed roof area will now drain via one single storm sewer outlet underground, and go east and north into another storm sewer system, which will hit a restrictor structure in the northeast corner of the site that will then restrict the flow coming from the property. So, all the new roof area and existing roof area will be routed into the new storm sewer system. During lower intensity storms there will be an improvement, although it has been sized for the worst possible storm. Mr. Abrams agreed with the statement that the biggest gain is that the water released will be at a slower rate than before, soak into the ground and be released at a controlled lesser rate than it is now. He said there is a buried stone basin, which allows the water to percolate into the ground and provides additional storage from the restrictor structure.

Mr. Abrams referenced sheet C-5-0 in the Commission's packet that shows a rectangular box that represents the infiltration system. Ms. Majauskas asked how they can guarantee that the downspouts can handle the water. There is no greenspace on the property and no area to hold runoff. The water would have nowhere to go. Mr. Abrams said that the system was designed to allow the roof area into the detention system he previously described. As for greenspace, there is less area that will drain to the Prairie Avenue right-of-way. They have also taken into account some existing roof area and, to meet the County and Village Ordinances, they have reviewed overland flow routes to assure that in a catastrophic event they will not create flooding of their neighbors. He explained how that is done. The vault at the south side can handle 1,000 cubic feet of storage. He noted there are several different types of storms they study. The Ordinance requires detention for a 100-year-storm event, and that is what they look at to assure there is no increase in flow to the downstream area. The system is designed to insure that the worst event will not be exceeded, and will improve lesser storms.

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In an effort to further explain how the stormwater system works, Mr. Scully described roof designs, stating that flat roofs are not actually flat, but pitch downward. On the new addition they will have four 6" diameter roof drains, and they are adding roof drains to the existing building as well. There will be an additional eight roof drains to the building proper that are 6" in diameter, go under the slab and into the detention system. Should there be a backup, it will backup through the roof drains and back up to the roofs.

Ch. Rickard said that it is good to get an understanding of how the detention system works; however, no part of the petition deals with stormwater. They are being asked to review rezoning, a Special Use, and the alley vacations. Other experts handle Stormwater.

Ms. Majauskas asked what the greenspace requirement is for institutional use versus residential use. Mr. Williams replied that institutional use has a higher building coverage at 40% versus 32% for R-4. In further response, Mr. Williams said they predicate the coverage based on receiving half of the alley and the south campus, including everything being rezoned.

Director Popovich, in response to Mr. Kulovany, said that the Petitioner has shown the proposal will meet the requirements of the Stormwater Ordinance. Before they receive issuance of a permit, the Village will ensure all Stormwater Ordinance requirements are met. Village Engineers would meet with St. Mary's Engineers before issuance of a permit.

Ms. Rollins asked about building coverage, and Mr. Williams said building coverage is a separate zoning calculation from the stormwater requirements.

Ms. Gassen asked for clarification about the alley vacation and the sidewalk setbacks. Mr. Williams said they would jog around so that the one neighbor gets their half of the alley. As to private walkways, Mr. Williams said the setback allowance is one foot.

Ch. Rickard asked if the Commission had any further questions of Staff.

Ms. O'Dekirk said the school does have a traffic guard present at the end of the day. In the morning the drop off is at the front of the school and the Principal and a priest are present as well to direct the traffic. She said they have taken notes on the questions raised in the meeting, particularly regarding traffic, and will attempt to come up with options to improve the situation.

There being no further comments, Ch. Rickard closed the opportunity for further public comment.

### **Commission's Deliberations:**

Ms. Majauskas said it looks like a fabulous addition and she understands why they want it, but she has no compelling reason to grant it. She doesn't see any extenuating circumstances to grant this, and she sees a lot of reason not to grant it. When homeowners buy a piece of property in a residential area they have the right to know

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that they are in a residential area and no one will come in and build a structure that will encroach on their property. She would hope that the Village would look at the zoning and respect it for what it is. St. Mary's owns other land in this area that they are not using. The Commission cannot look at that as a reason to grant the variance. She thinks neighbors have the right to depend upon the zoning to protect their property. If they grant this, other institutions will come in and ask why they can't have similar variances if St. Mary's was granted a variance.

Ms. Johnson said that St. Mary's chose the location of the 1977 addition. To come now and say they are experiencing a hardship isn't fair. She said it is unfortunate that it will cost them more but they have other property they can use, and they have options.

Mr. Boyle said he disagreed with the two previous opinions. There are neighbors who support this. The variances requested are not significant enough to him. There is an existing condition because of the residential property to the east. He said the campus has raised another property to the northwest that has become a playground for the neighborhood and the school. Overall, the concerns expressed about crossing a busy street are exacerbated by the fact that the children have to cross that street every day now for lunch. He thinks this is a good solution to that problem. He also thinks this utilizes space and meets the Comprehensive Plan, and he would support the Petition.

Ms. Rollins noted no one from the neighborhood came to object to the proposed rezoning. She said this is not the easiest answer as to stormwater. She feels the Petitioner has done due diligence in this proposal and she supports it.

Mr. Kulovany said they are supposed to take into consideration the impact on the neighbors. A concern was raised about stormwater and he thinks the Petitioner has done everything they possibly can to improve the situation. He can't say in good conscience that they will make the situation worse. It seems that they have done what they are supposed to do to mitigate the situation. This institution has been a good neighbor for many years. Schools in residential areas have large sized buildings. He would support this, having heard no real negative comments from others.

Ms. Gassen understands the concern about the variation, and she also wondered if there was a better way to lay out the gym and the storage area. She doesn't know a better solution. She thinks the zoning request and the alley vacations make perfect sense. She supports the petition.

Mr. Maurer said there has been a lot of good information presented. The issue of stormwater is a concern, but this isn't about stormwater. No one has raised any concerns about the issues they are there to address. This is about zoning. He is inclined to support this.

Ch. Rickard noted there is a suggested Motion and conditions listed in Staff's report.

There being no further comments, Ch. Rickard called for a Motion.

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**Mr. Boyle made the following Motion: 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 Rezoning, Special Use, Variations and Alley Vacations 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 18-PLC-0023, subject to the five conditions listed on page 9 of Staff’s report dated October 1, 2018, with the following added condition:**

**That if the neighbors to the north do not come forward before the Village Council meeting that the alley be vacated in favor of St. Mary of Gostyn.**

**Ms. Gassen seconded the Motion.**

**AYES: Mr. Boyle, Ms. Gassen, Mr. Kulovany, Mr. Maurer, Ms. Rollins, Ch. Rickard**

**NAYS: Ms. Johnson, Ms. Majauskas**  
**(Ms. Majauskas clarified that she would support the alley vacation if it were a separate motion. Since it is not, she is saying Nay to the whole Motion in that she doesn’t think there is any hardship by St. Mary’s.)**

**The Motion to approve carried 6:2.**

Ch. Rickard noted that there were some people who expressed an interest to make further comments. He said they would have the opportunity to do so at the Village Council meeting.

Director Popovich said this is most likely expected to go before the Village Council the second Tuesday in November.

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**18-PLC-0029:** A petition seeking approval of an amendment to P.D. #31 Esplanade for a new freestanding restaurant. The property is currently zoned O-R-M, Office-Research-Manufacturing/P.D. #31. The property is located on the south side of Butterfield Road approximately 227 feet east of the intersection of Esplanade Road and Butterfield Road, commonly known as 1801 Butterfield Road, Downers Grove, IL (PIN 06-30-304-002). Hamilton Partners, Inc. Owner; Daniel Bernatek of Aria Group Architects, Petitioner.

Elizabeth Kozluk of Ari Group Architects, Oak Park, Illinois, spoke on behalf of Cooper’s Hawk Winery and Restaurant. She introduced representatives of Cooper’s Hawk. Ms. Kozluk said they are replacing the existing Carlucci’s Restaurant with a new 12,000 square foot restaurant and tasting room for Cooper’s Hawk. She provided background on Cooper’s Hawk, which has 34 locations in the United States at this time. Their style is casual, sophisticated, approachable, modern, clean-lined and distinctive. Their dominant materials are metal panels, wood looking fiber cement planks and concrete veneer panels.

Ms. Kozluk said the site has a visibility challenge although they are bordered by a Toll Road and Butterfield Road. She said it is hard to see the restaurant due to the existing berm and landscaping. Carlucci’s built a tower for signage, which can’t be seen from the

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east easily. Vehicles have to enter the Hamilton Partner's development to access the restaurant with no direct access from Butterfield Road. That is why the higher signage is so important. She also showed photos of visibility from I-355. The tower is visible driving north, but not driving south. Ms. Kozluk then displayed the site plan. She said the existing footprint is about 10,600 square feet, and they are proposing to supplement the existing landscaping and bring the footage to about 12,000 square feet. One of the unique aspects of this site is the height needed for the signage. At the front of the restaurant, ground level, there is a 50' long tasting bar and a retail component. Entering through the retail area there is a 150' dining room with views into the back area of the kitchen, as well as a 50' private dining room that can be divided. There is also a patio of about 1,000 square feet and a bar. The location is exciting as they have a roof-terrace and second story addition planned. They can increase their signage visibility in a way that is integral to the building design. A portion of the second story patio can be enclosed and used year round. There will be a retractable awning, and a higher parapet wall will screen all mechanical units. The roof enclosure also screens the mechanical units from the corporate office towers of the Hamilton Partners development.

Viewing the exterior, they have incorporated the modern finish elements including concrete veneer panels along the west, as well as charcoal colored metal panels and wood planks. At the entry they are incorporating exterior sconces, with exterior building up-lighting. They are not adding more lighting. They plan to lower the Carlucci's tower from over 40' to 38' although the sign will remain at its original height. The majority of the building is 20' in height with 4 additional feet at the kitchen area. The north elevation predominately faces Butterfield Road. They propose signage along this elevation to increase visibility from Butterfield Road. The service yard and trash enclosure is fully screened. A portion of the roof terrace at the east elevation can be seen from the Tollway. She said the black structure on the roof terrace is a retractable awning cover. Driving east on Butterfield Road, you can see the existing berm. There is no good view of the building prior to passing Esplanade Road.

The southeast view depicts how it would look on the Tollway going toward I-355. The Tollway signage is very important for Cooper's Hawk and important to the success of the project. Ms. Kozluk said that the roof terrace works to incorporate the signage of the tower, and provides an interesting structural addition to the site. She showed samples of the type of signage planned to be used for the site. The Tollway sign is slightly larger but they think it is necessary to address the height of the mature trees along the ramp.

In response to a question raised about exceeding the total allowable sign area by Ms. Rollins, Ms. Kozluk said that they based their signage on the existing Carlucci's tower sign, and they hope to make their Tollway sign more visible.

Lauren Williams of Cooper's Hawk in Countryside said their square footage is only 19.25 square feet over the allotted amount.

Discussion followed on the location of the proposed signs, the maximum allowable sign area and total proposed sign area.

## DRAFT MINUTES

Mr. Williams interjected that they are allowed a Tollway monument sign of up to 225 square feet and it does not count towards the maximum allowable sign area of 300 square feet. In this case, the deviation they are requesting approval for is to relocate a 185 square-foot tollway monument sign to a tollway-facing wall.

Mr. Maurer noted the sign size is less than the 225 square feet they are allowed by right to face the tollway.

Ch. Rickard added this is prior Planned Development signage that might not have been negotiated in the prior Ordinance.

Ch. Rickard asked if any members of the public wished to speak on this petition. There being no comments from the public, Ch. Rickard called upon Staff to make its report.

Mr. Scott Williams, Sr. Planner, displayed a location map for the subject property. He displayed the proposed site plan saying the lot boundaries and parking lot configuration will not change. He noted the location of the second story of the building. The site is screened on four sides. He mentioned that when Carlucci's was originally approved, there was a right and left turn from Esplanade Road; however, today there is no direct access from Butterfield Road via Esplanade Road to Lacey Road. Around 2012 the roadway was made into a right-out only to Woodcreek.

Mr. Williams noted that the Petitioner is seeking an amendment to PUD #31. He noted that based on the petitioner's submittal, Staff's Report and the testimony presented, Staff finds that the petitioner has met the standards of approval for a Final Planned Unit Development #31 Amendment as required by the Village of Downers Grove Zoning Ordinance and is in the public interest and therefore, he recommends that the Plan Commission recommend Village Council approval of 18-PLC-0029 subject to the conditions 1-4 listed on pages 5-6 of Staff's report dated October 1, 2018.

Mr. Boyle noted that there was only a slight increase in signage. He asked if this were not a Planned Development would it even come before the Plan Commission since everything else about the petition is remarkably similar. Mr. Williams replied that the footprint of the building is slightly increasing and it triggers the P.D. Amendment.

The Petitioner declined to make a closing statement and Ch. Rickard closed the public comment portion of the hearing.

### **Commission Deliberation:**

There being no comments or discussion from the Commission, Ch. Rickard called for a Motion.

**Ms. Gassen made the following Motion: 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 Final Planned Unit Development #31 Amendment 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**

DRAFT MINUTES

**Village Council approval of 18-PLC-0029, subject to conditions 1-4 listed on pages 5-6 of Staff's report dated October 1, 2018. Mr. Kulovany seconded the Motion.**

**AYES: Ms. Gassen, Mr. Kulovany, Mr. Boyle, Ms. Johnson, Ms. Majauskas, Mr. Maurer, Ms. Rollins, Ch. Rickard**

**NAYS: NONE**

**The Motion to Approve passed unanimously 8:0.**

Director Popovich said this would most likely come before the Village Council on the second Tuesday of November 2018.

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**18-PLC-0030:** A petition seeking approval of a Special Use Amendment to expand an existing automobile dealership outdoor display area. The property is currently zoned B-3, General Services and Highway Business. The property is located directly southeast of the intersection of Ogden Avenue and Cross Street, commonly known as 2501 Ogden Avenue, Downers Grove, IL (PIN 08-01-306-024). AJZ-Downers Grove II, LLC, Owner; Ziegler Auto Group, Inc., Petitioner.

Brian Malpeli, a representative of AJZ-Downers Grove II, LLC, Owner of property at 2501 Ogden Avenue said they are expanding the facilities to increase their sales by expansion of their existing automobile dealership.

Mr. Dan Stevens of Rosemont said that the property was purchased in 2008 and the Petitioner demolished the existing building and made improvements to the property. In 2012 they did some façade and building improvements. At this time they propose to expand from 99 cars to 206. They are requesting no variations and have worked with Staff to meet all the zoning requirements. Part of this project includes replacing curb and gutter, repaving and resurfacing the lot, removing the existing septic field and connecting into the Village sewer system that was installed in 2011, and rehabbing the existing lighting. They will install a 6' fence along the east property line. There is no change to the use of the site. The Village has asked that they add a sidewalk to their main property about two blocks down the road, as well as some additional landscaping. Mr. Stevens said that the new pavement would be permeable pavers. There is no car washing facility at this location.

Ch. Rickard called on anyone from the Public who wished to speak on this petition.

1. Katie Bulgrin of Culvers at 2500 Ogden Avenue said she supports the project. She did however ask that the Petitioner look at the timing of the traffic light from Cross Street onto Ogden Avenue. She said that Cross Street is over capacity at certain times of the day, and that precludes traffic coming into her business and other businesses. She would like people to be able to make the left-hand turn onto Ogden Avenue. There have been several accidents at that location.

## DRAFT MINUTES

There being no further comments from the Public, Ch. Rickard asked staff to give their presentation.

Flora Ramirez, Planner, said the petitioner is requesting approval of a Special Use Amendment to expand the existing automobile dealership display area at 2501 Ogden Avenue. She displayed slides showing the location and the view down Ogden Avenue from the dealership. The Petitioner wishes to increase the number of cars from 99 to 206 cars, and will make numerous improvements upon the property including resurfacing the existing parking lot, expanding the parking lot to the northeast, landscaping, etc. The Village is requiring a partial sidewalk be constructed along Cross Street and that the petitioner provide a fee-in-lieu for the remaining portion of the sidewalk along Cross Street.

Ms. Ramirez said that Staff finds the request meets the standards of approval for a Special Use Amendment and recommends that the Plan Commission recommend approval by the Village Council of 18-PLC-0030 subject to conditions 1-7 on pages 4-5 of Staff's report dated October 1, 2018.

In response to a question concerning the traffic light request, Director Popovich said it is an IDOT light on a State highway. There is a concern about traffic back-ups at this intersection and the area in general along Warrenville, Finley, Ogden and Belmont. Staff has discussed this with IDOT. IDOT's principal focus is to keep traffic on Ogden moving.

The Petitioner declined to make a closing statement and Ch. Rickard closed the public comment portion of the hearing.

### **Commission Deliberation:**

There being no comments or discussion from the Commission, Ch. Rickard called for a Motion.

**Ms. Gassen made the following Motion: 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 the Special Use Amendment 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 18-PLC-0030, subject to conditions 1-7 on pages 4-5 of Staff's report dated October 1, 2018. Ms. Johnson seconded the Motion.**

**AYES: Ms. Gassen, Ms. Johnson, Mr. Boyle, Mr. Kulovany, Ms. Majauskas, Mr. Maurer, Ms. Rollins, Ch. Rickard**

**NAYS: NONE**

**The Motion to Approve passed unanimously 8:0.**

Director Popovich said this petition would most likely appear before the Village Council on the second Tuesday of November 2018.

## DRAFT MINUTES

Mr. Popovich said there are two petitions for the next meeting. Mr. Popovich noted they have hired a new Planning Manager and that he will be starting on October 15.

There being no further business, Ch. Rickard called for a Motion to Adjourn.

**Mr. Kulovany moved to adjourn the meeting, seconded by Mr. Boyle.  
The Motion carried unanimously by voice vote.**

Ch. Rickard adjourned the meeting at 9:32 PM.

Respectfully submitted,

Tonie Harrington,  
Recording Secretary  
(transcribed from mp3 recording)



**VILLAGE OF DOWNERS GROVE  
REPORT FOR THE PLAN COMMISSION  
NOVEMBER 5, 2018 AGENDA**

<b>SUBJECT:</b>	<b>TYPE:</b>	<b>SUBMITTED BY:</b>
18-PLC-0031 3970 Douglas Road	Final Plat of Subdivision	Flora Ramirez Planner

**REQUEST**

The petitioner is requesting Final Plat of Subdivision approval to subdivide the existing property into two developable lots.

**NOTICE**

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

**GENERAL INFORMATION**

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**OWNER:** Bernard T. Napolski  
3970 Douglas Road  
Downers Grove, IL 60515

**APPLICANT:** Michael Ricklefs.  
Greenscape Homes, LLC  
4355 Weaver Parkway  
Warrenville, IL 60555

**PROPERTY INFORMATION**

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**EXISTING ZONING:** R-2, Residential Detached House 2  
**EXISTING LAND USE:** Single Family Residential  
**PROPERTY SIZE:** 0.91 acres (39,800 square feet)  
**PINS:** 09-05-203-026 and 09-05-203-023

**SURROUNDING ZONING AND LAND USES**

	<b>ZONING</b>	<b>FUTURE LAND USE</b>
<b>NORTH:</b>	R-2, Residential Detached House 2	Single Family Residential
<b>SOUTH:</b>	R-2, Residential Detached House 2	Single Family Residential
<b>EAST:</b>	R-2, Residential Detached House 2	Single Family Residential
<b>WEST:</b>	R-2, Residential Detached House 2	Single Family 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. Application/Petition for Public Hearing

2. Location Map
3. Proposal Narrative
4. Plat of Survey
5. Plat of Subdivision
6. Engineering Plans
7. Architectural Plans

**PROJECT DESCRIPTION - OVERVIEW**

The subject property, commonly known as 3970 Douglas Road, is located at the northwest corner of the intersection of Douglas Road and 40th Street. The property includes two parcels (Lot 9 and the west 124 feet of Lot 8), both zoned R-2, Residential Detached House 2. The combined L-shaped parcels have a total area of 39,800 square feet. Lot 9 (with frontage along Douglas Road and 40<sup>th</sup> Street) measures 100 feet by 274 feet. This parcel is improved with a one-story single family house and a detached garage. The landlocked parcel (the west 124 feet of Lot 8), is located immediately west of the single family residence at 3964 Douglas Road and measures 100 feet by 124 feet. This lot is unimproved.

The applicant is petitioning to subdivide the property into two lots of record to allow two detached single family homes. The existing home at 3970 Douglas Road will not be demolished. Section 20.301 of the Subdivision Ordinance requires all new lots to be at least 75 feet wide (or shall meet the lot width and area requirements of the underlying zoning district, whichever is greater), 140 feet deep, and have a minimum lot area of 10,500 square feet. Because the R-2 zoning district requires lots to be 85 feet wide and 15,000 square feet in area, the proposed subdivision must meet these requirement per Section 2.030 of the Zoning Ordinance.

**COMPLIANCE WITH THE COMPREHENSIVE PLAN**

The Residential Areas Plan in the Comprehensive Plan identifies the property as part of the Traditional Grid type of residential development. Defining characteristics of this area include a uniform layout, sidewalks on both sides of the street, and vehicular connectivity. The proposed subdivision will maintain the exiting neighborhood character.

**COMPLIANCE WITH THE ZONING ORDINANCE**

The property is currently zoned R-2, Residential Detached House 2 which allows for a single family structure. A comparative analysis of the lot and bulk requirements for both lots are found in the table below:

<b>R-2 Zoning Ordinance Lot Regulations</b>	<b>Required</b>	<b>Proposed Lot 1</b>	<b>Proposed Lot 2</b>
Minimum Lot Area	15,000 sq. ft.	17,000 sq. ft.	22,800 sq. ft.
Minimum Lot Width (along street setback)	85 ft.	85 ft.	100 ft.
Minimum Lot Frontage	40 ft.	85 ft.	Douglas Rd.: 100 ft. 40 <sup>th</sup> St.: 189 ft.

**COMPLIANCE WITH THE SUBDIVISION ORDINANCE**

The final plat of subdivision is required to comply with Section 20.301 of the Subdivision Ordinance as shown below.

<b>3970 Douglas Road</b>	<b>Lot Width (required 85 ft. per zoning district)</b>	<b>Lot Depth (required 140 ft.)</b>	<b>Lot Area (required 10, 500 sq. ft.)</b>
Lot 1	85 ft.	200 ft.	17,000 sq. ft.
Lot 2	100 ft.	189 ft.	22,800 sq. ft.

The petitioner will provide a 4-foot wide public utility and drainage easement along the 150 northern feet of Lot 2 to accommodate the existing detached garage, a 5-foot wide public utility and drainage easements along the remaining side lot lines, and a 10-foot wide public utility and drainage easement along the rear property lines.

If the final plat of subdivision is approved, the petitioner will be required to pay park and school donations for Lot 1. A park and school donation of \$24,101.44 will have to be paid prior to the Village executing the final plat of subdivision.

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

The petitioner is not proposing any public improvements as part of this application. The existing roadways will remain in the existing condition. There is a sidewalk adjacent to the subject property. Currently under review, the Village is in receipt of engineering plans showing the footprint of the proposed home on Lot 1, overland flow routes and best management practice stormwater facilities that shall be provided. The submitted engineering plans will need to meet the village stormwater ordinance regulations before a building permit will be approved for the home.

#### **NEIGHBORHOOD COMMENT**

Notice was provided to all property owners within 250 feet from the property in addition to posting the public hearing notice sign and publishing the legal notice in *Enterprise Newspapers, Inc. (The Bugle)*. Staff did not receive any inquiries regarding this petition.

#### **STANDARDS OF APPROVAL**

The petitioner is requesting a Final Plat of Subdivision approval to subdivide the existing property into two developable lots. The review and approval criteria for this request 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 20.301 Lot Dimensions***

*The proposed Final Plat of Subdivision to resubdivide the subject property into two developable lots meets and exceeds the minimum lot dimension standards of Section and 20.301 of the Subdivision Ordinance. The proposal is consistent with surrounding uses and lot sizes. The request is consistent with the Comprehensive Plan and meets the requirements of the Subdivision Ordinance of the Village.*

- 1. Except as provided herein, lot dimensions shall conform to the requirements of the underlying zoning district.*
- 2. New lots located in an area serviced by sanitary sewers shall have a minimum lot width of seventy-five (75) feet and a minimum area of ten thousand, five hundred (10,500) square feet, or shall meet the lot width and area requirements of the underlying zoning district, whichever is greater.*
- 3. Minimum depth shall be one hundred forty (140) feet, except as herein otherwise provided.*

## **DRAFT MOTION**

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Staff will provide a recommendation at the November 5, 2018 meeting.

Should the Plan Commission find that the request meets the standards of approval for a Plat of Subdivision, staff has prepared a draft motion that the Plan Commission may make for the approval of 18-PLC-0031:

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 Plat of Subdivision 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 18-PLC-0031, subject to the following conditions:

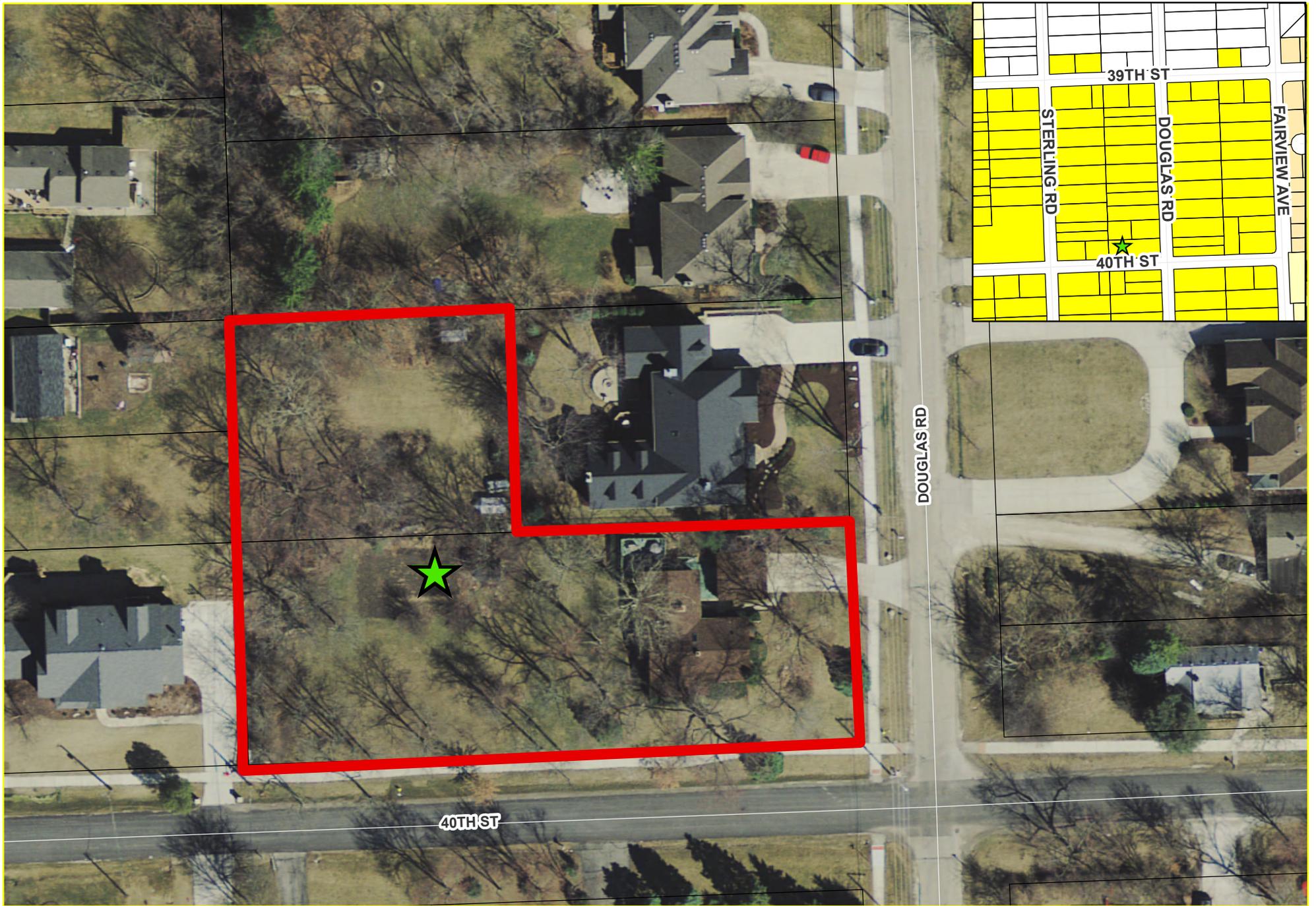
1. The plat of subdivision shall substantially conform to the staff report and the final plat of subdivision prepared by Alec Hur revised October 2, 2018, except as such plans may be modified to conform to the Village codes and ordinances.
2. Post Construction and Volume Control Stormwater Best Management Practices (PCBMPs) shall be required for both lots per the Stormwater and Floodplain Ordinance. If more than 350 square feet of new impervious are is proposed on either Lot 1 or 2, PCBMPs shall be required on said lot.
3. The park and school donations, in the amount of \$24,101.44, shall be paid prior to Village Council approval and signing of the plat of subdivision.

Staff Report Approved By:



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Stanley J. Popovich, AICP  
Director of Community Development  
SP:fr  
-att



0 25 50 100 Feet

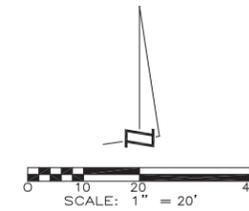
### 3970 Douglas Road - Location Map

-  Subject Property
-  Project Location

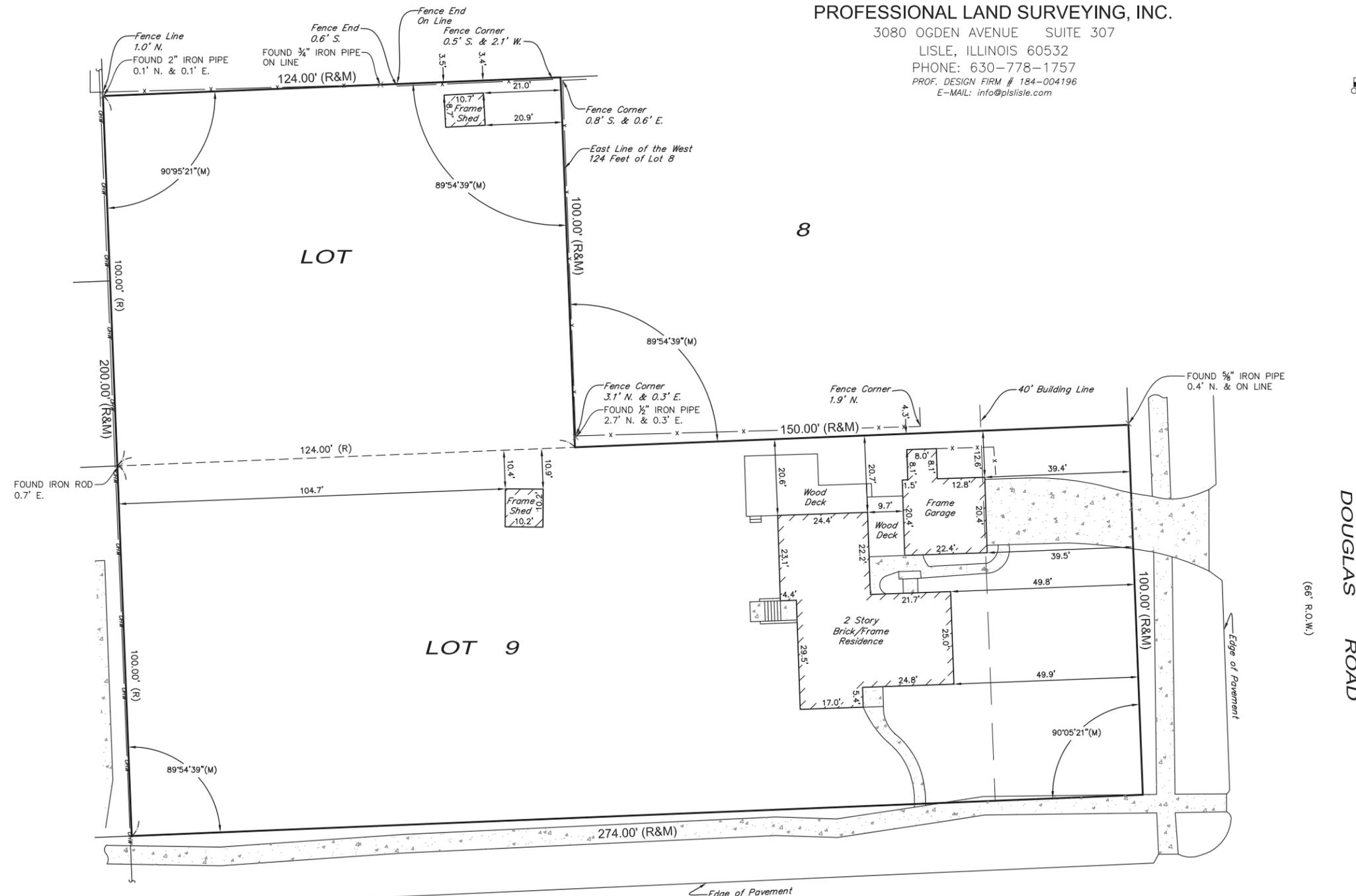
# PLAT OF SURVEY

PROFESSIONAL LAND SURVEYING, INC.

3080 OGDEN AVENUE SUITE 307  
 LISLE, ILLINOIS 60532  
 PHONE: 630-778-1757  
 PROF. DESIGN FIRM # 184-004196  
 E-MAIL: info@plsilsie.com



PARCEL INDEX NUMBER  
 09-05-203-023  
 09-05-203-026



SURVEYED AREA: 39,800± SQ. FT.

REFER TO YOUR DEED, ABSTRACT, TITLE POLICY AND LOCAL BUILDING AND ZONING ORDINANCE FOR ITEMS NOT SHOWN HEREON.

NO MEASUREMENTS ARE TO BE ASSUMED BY SCALING

STATE OF ILLINOIS )  
 COUNTY OF DUPAGE ) SS

PROFESSIONAL LAND SURVEYING, INC. HEREBY CERTIFIES THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THE HEREON DRAWN PLAT IS A CORRECT REPRESENTATION THEREOF.

FIELD WORK COMPLETED AND DATED THIS 10TH DAY OF JULY, 2018.

IPLS No. 3483  
 MY LICENSE EXPIRES 11/30/2018

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



## LEGAL DESCRIPTION

LOT 9 AND THE WEST 124 FEET OF LOT 8 IN BLOCK 15 IN ARTHUR T. MCINTOSH AND COMPANY'S FAIRVIEW AVENUE SUBDIVISION, BEING A SUBDIVISION IN THE EAST HALF OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 7, 1923 AS DOCUMENT 169326, IN DUPAGE COUNTY, ILLINOIS.

PREPARED FOR: ALECS HUR  
 ADDRESS: 3970 DOUGLAS ROAD, DOWNERS GROVE, ILLINOIS  
 BOOK & PG: 207/73 DATE: 07/11/18 JOB NO: 1816027  
 DRAWN BY: JLK CHECK BY: \_\_\_\_\_  
 REVISED: \_\_\_\_\_

NOTE:  
 POSSIBLE EASEMENT OF ANY PUBLIC SERVICE CORPORATION AS DISCLOSED BY SERVICE POLES AND/OR WIRES ON REAR OF LAND.

40TH STREET

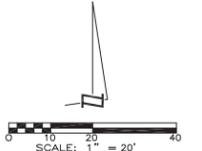
(66' R.O.W.)

## SYMBOL LEGEND

- CONCRETE SURFACE
- x-x- - FENCE LINE
- (R) - RECORD DATA
- (M) - MEASURED DATA
- UTILITY POLE
- OHW- - OVERHEAD WIRES

FINAL PLAT OF SUBDIVISION
NAPOLSKI RESUBDIVISION
OF
PART OF THE EAST HALF OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PROFESSIONAL LAND SURVEYING, INC.
3080 OGDEN AVENUE SUITE 307
LISLE, ILLINOIS 60532
PHONE: 630-778-1757
PROF. DESIGN FIRM # 184-004196
E-MAIL: info@plsilsie.com



PARCEL INDEX NUMBER
09-05-203-023
09-05-203-026

SCHOOL DISTRICT BOUNDARY STATEMENT

STATE OF ILLINOIS )
COUNTY OF DU PAGE ) SS
THE UNDERSIGNED DO HEREBY CERTIFY THAT, AS OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND KNOWN AS TO THE BEST OF THEIR KNOWLEDGE, IS LOCATED WITHIN THE BOUNDARIES OF THE HIGH SCHOOL DISTRICT 99, AND ELEMENTARY SCHOOL DISTRICT 38 IN DUPAGE COUNTY, ILLINOIS.

SANITARY DISTRICT CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF DU PAGE ) SS
I, COLLECTOR OF THE DOWNERS GROVE SANITARY DISTRICT, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

OWNER'S CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF DU PAGE ) SS
OWNERS OF THE ABOVE DESCRIBED PROPERTY AND HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT HEREON DRAWN.

NOTARY CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF DU PAGE ) SS
I HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE ARE KNOWN TO ME AS SUCH OWNERS.

SURVEYOR'S NOTES

IRON PIPES OR SURVEYOR'S NAIL ARE SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.
ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
ALL EASEMENTS ARE HERETOFORE DEDICATED UNLESS OTHERWISE NOTED.

AREA OF SURVEY

CONTAINING 39,800± SQ. FT. = 0.914 ACRES

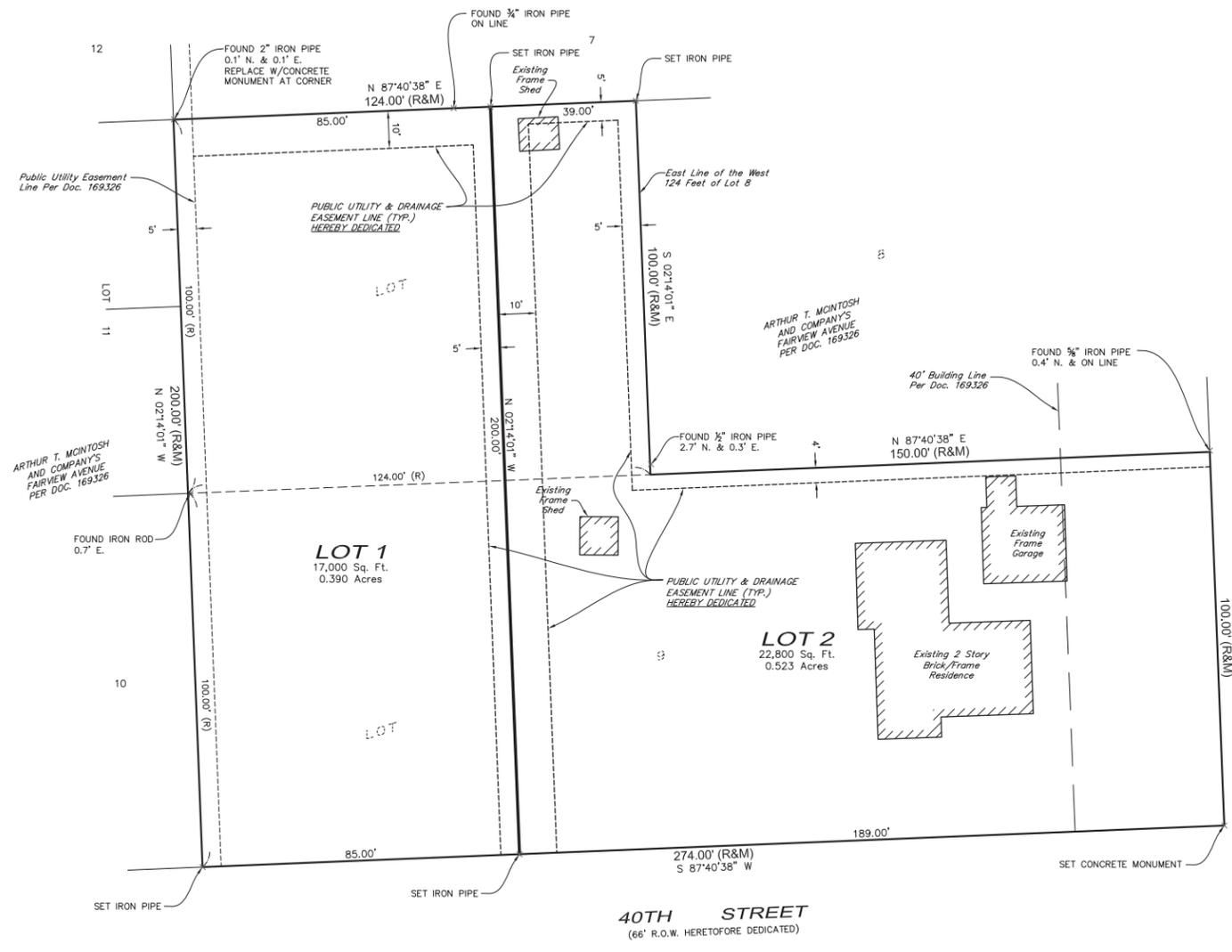
SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF DU PAGE ) SS
I, JEFFREY R. PANKOW, ILLINOIS PROFESSIONAL LAND SURVEYOR #3483 HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY AS SHOWN BY THIS PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION: ALL DIMENSIONS ARE IN FEET OR DECIMALS THEREOF.

DUPAGE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF DU PAGE ) SS
I, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THIS PLAT.

PREPARED FOR: ALECS\_HUR
ADDRESS: 3970 DOUGLAS ROAD, DOWNERS GROVE, ILLINOIS
BOOK & PG: 207/73 DATE: 7/17/2018 JOB NO: 1816027
DRAWN BY: SMR CHECK BY: SAR
REVISED: JHH 10-30-2018 PER REVIEW COMMENTS



DOUGLAS ROAD
(66' R.O.W. HERETOFORE DEDICATED)

40TH STREET
(66' R.O.W. HERETOFORE DEDICATED)

EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO:
COMMONWEALTH EDISON COMPANY AND AT&T TELEHOLDINGS INCORPORATED, ILLINOIS A.K.A. ILLINOIS BELL TELEPHONE COMPANY, GRANTEEES.
THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, FEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED 'EASEMENT', 'UTILITY EASEMENT', 'PUBLIC UTILITY EASEMENT', 'PALE', (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS 'COMMON ELEMENTS', AND THE PROPERTY DESIGNATED ON THE PLAT AS 'COMMON AREA OR AREAS', AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES, OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED 'EASEMENT', 'UTILITY EASEMENT', 'PUBLIC UTILITY EASEMENT', 'PALE', (OR SIMILAR DESIGNATION) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

DECLARATION OF RESTRICTIVE COVENANTS

THE UNDERSIGNED OWNER HEREBY DECLARES THAT THE REAL PROPERTY DESCRIBED IN AND DEPICTED ON THIS PLAT OF SUBDIVISION SHALL BE HELD, TRANSFERRED, SOLD, CONVEYED AND OCCUPIED SUBJECT TO THE FOLLOWING COVENANTS AND RESTRICTIONS:
(A) ALL PUBLIC UTILITY STRUCTURES AND FACILITIES, WHETHER LOCATED ON PUBLIC OR PRIVATE PROPERTY, SHALL BE CONSTRUCTED WHOLLY UNDERGROUND, EXCEPT FOR TRANSFORMERS, TRANSFORMER PADS, LIGHT POLES, REGULATORS, VALVES, MARKERS AND SIMILAR STRUCTURES APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF DOWNERS GROVE PRIOR TO RECORDING OF THIS PLAT OF SUBDIVISION.
(B) AN EASEMENT FOR SERVING THE SUBDIVISION, AND OTHER PROPERTY WITH STORM DRAINAGE, SANITARY SEWER, STREET LIGHTING, POTABLE WATER SERVICE, AND OTHER PUBLIC UTILITY SERVICES, IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF DOWNERS GROVE, AND DOWNERS GROVE SANITARY DISTRICT, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO INSTALL, OPERATE AND MAINTAIN, AND REMOVE, FROM TIME TO TIME, FACILITIES AND EQUIPMENT USED IN CONNECTION WITH THE PUBLIC WATER SUPPLY, TRANSMISSION LINES, SANITARY SEWERS, STORM DRAINAGE SYSTEM, STREET LIGHTING SYSTEM, OR OTHER PUBLIC UTILITY SERVICE, AND THEIR APPURTENANCES, EITHER ON, OVER, ACROSS, BELOW OR THROUGH THE GROUND SHOWN WITHIN THE DOTTED LINES ON THE PLAT MARKED 'PUBLIC UTILITY AND/OR DRAINAGE EASEMENT' OR SIMILAR LANGUAGE DESIGNATING A STORMWATER OR SEWER EASEMENT, AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, TOGETHER WITH THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES, OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEEES' FACILITIES OR IN, UPON OR OVER, THE PROPERTY WITHIN THE STORMWATER OR SEWER EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

VILLAGE COLLECTOR'S CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF DU PAGE ) SS
I, COLLECTOR OF THE VILLAGE OF DOWNERS GROVE, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

PLAN COMMISSIONS CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF DU PAGE ) SS
APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF DOWNERS GROVE, THIS DAY OF A.D. 20

VILLAGE COUNCIL'S CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF DU PAGE ) SS
APPROVED THIS DAY OF A.D. 20 BY THE COUNCIL OF THE VILLAGE OF DOWNERS GROVE.

DRAINAGE CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF DU PAGE ) SS
I, A REGISTERED PROFESSIONAL ENGINEER IN ILLINOIS AND THE OWNER OF THE LAND DEPICTED HEREON OR HIS DULY AUTHORIZED ATTORNEY, DO HEREBY STATE THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS AND PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION, FURTHER, AS ENGINEER, I HEREBY CERTIFY THAT THE PROPERTY WHICH IS THE SUBJECT OF THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF DU PAGE ) SS
THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE DAY OF A.D. 20 AT O'CLOCK M. AS DOCUMENT NUMBER



**VILLAGE OF DOWNERS GROVE  
REPORT FOR THE PLAN COMMISSION  
NOVEMBER 5, 2018 AGENDA**

<b>SUBJECT:</b>	<b>TYPE:</b>	<b>SUBMITTED BY:</b>
18-PLC-0034 555 31 <sup>st</sup> Street Midwestern University	Midwestern University Planned Unit Development Amendment	Scott Williams, AICP Senior Planner

**REQUEST**

The petitioner is requesting approval of a Planned Unit Development Amendment for a revised Campus Master Plan to construct a new support services building and relocation of the chapel.

**NOTICE**

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

**GENERAL INFORMATION**

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**OWNER/APPLICANT:** Midwestern University  
555 31<sup>st</sup> Street  
Downers Grove, IL 60515

**PROPERTY INFORMATION**

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**EXISTING ZONING:** R-1/PUD, Residential Detached House 1/Planned Unit Development # 51  
**EXISTING LAND USE:** Private University (Midwestern University)  
**PROPERTY SIZE:** 105.39 acres  
**PINS:** 06-32-200-021

**SURROUNDING ZONING AND LAND USES**

	<b>ZONING</b>	<b>FUTURE LAND USE</b>
<b>NORTH:</b>	R-5 General Residence (DuPage Co.)	Single Family Attached Residential & Multi-Family Residential
<b>SOUTH:</b>	R-1 Single Family Residence District (Village of Downers Grove) & R-4 Single Family Residence (DuPage Co.)	Single Family Residential
<b>EAST:</b>	R-2 Single Family Residence District (Village of Oak Brook)	N/A
<b>WEST:</b>	R-1 and R-2 Single Family Residence District (Village of Downers Grove) & R-4 Single Family Residence (DuPage Co.)	Single Family Residential & Parks and Open Space

## **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. Application/Petition for Public Hearing
2. Plat of Survey
3. Project Narrative/Summary
4. Campus Master Plan
5. Engineering Plans
6. Architectural Plans

### **PROJECT DESCRIPTION**

Midwestern University (“University”) is requesting approval of a Planned Unit Development Amendment to revise the Campus Master Plan to allow construction of a new support services building and relocation of the chapel.

The University is located on approximately 105 acres of land on the south side of 31<sup>st</sup> Street. The site has been used as a college campus since 1965. Currently, the campus includes instructional, academic, office and recreational uses, dormitories, numerous accessory parking areas including surface level parking and a five-story parking garage, as well as various stormwater detention facilities. The most recent Planned Unit Development Amendment revised the Campus Master Plan to allow a maintenance building, the optometry building and relocation of the chapel to the center of the campus southeast of Haspel/Hambrick Hall. The maintenance building was completed in 2017, the Optometry building was completed in 2018, and construction of the chapel has not occurred.

For the Plan Commission’s reference, the Zoning Ordinance and the approved Planned Unit Development distinguishes major from minor amendments, using the Campus Master Plan as a baseline. Minor amendments include activities such as demolitions and small conforming building additions or slight modifications on building pads identified on the Campus Master Plan. Major amendments are those that occur in locations not identified on the Campus Master Plan, building heights in excess of 50 feet or where changes fail to meet the bulk requirements. The Planned Unit Development allows minor amendments to be approved administratively, whereas major amendments require Plan Commission review and Village Council approval.

The existing support services building, Haspel/Hambrick Hall, is proposed for demolition and will be replaced with a five-story (four-story on the north elevation) support services building that will be located southeast of the existing location. The building materials include precast concrete panels with brick panels on the upper and lower extremities, broken up by window curtainwalls. The massing of each elevation is broken up with changes in depth. A mechanical penthouse fully screens and encompasses rooftop units, meeting the Zoning Ordinance requirements. The building’s roof height will measure just over 63 feet tall and will house various support departments that currently operate out of the existing Haspel/Hambrick Hall. This new, modern facility will provide larger office space, workrooms, storage and other enhancements.

Site improvements as part of the project will include the following: 1) regrading of the pedestrian path leading to Centennial Hall, which will include an ADA compliant ramp; 2) additional access and pedestrian walkways that will connect to the existing walkway system to the new building; and 3) revised landscaping that will be planted along the new walkways and on all four sides of the new building.

As a result of the construction of the new support services building, the chapel will be again relocated to

the Haspel/Hambrick Hall site, which is referenced on the site plan. There are no other changes or developments proposed or shown on the attached drawings.

**COMPLIANCE WITH THE COMPREHENSIVE PLAN**

The Comprehensive Plan designates the property as Institutional/Public. This designation includes government facilities, community service providers and schools, including universities. The Comprehensive Plan recommends that the Village continue to support the operation and improvement of public and private schools. The Plan also recommends that the Village work with community service providers, including the University, to minimize their impact on residential neighborhoods. The approval of the proposed Campus Master Plan to allow the enhancement of existing student services will demonstrate the Village’s support of the University. The intent of the Planned Unit Development is to cluster dense development and taller structures in the center of the campus and limit development at the site’s perimeter to those that are similar in scale to the surrounding residential neighborhoods to mitigate the impact on adjacent properties.

**COMPLIANCE WITH ZONING ORDINANCE**

The property is a Planned Unit Development and is zoned R-1/PUD Single Family Residence District/Planned Unit Development #51. The proposed building meets the requirements of the Planned Unit Development and complies with the Zoning Ordinance as shown below:

<b>Midwestern University Planned Development</b>	<b>Required</b>	<b>Proposed</b>
Building Coverage	1,147,653 sq. ft. max (25%)	470,856 sq. ft. (10%)
Floor to Area Ratio (FAR)	2,754,369 sq. ft. max (60%)	829,747 sq. ft. (18%)
Open/Green Space	1,377,184 sq. ft. (30%)	3,441,125 sq. ft. (75%)
Parking	2,281	2,602

<b>Midwestern University Support Services Building</b>	<b>Required</b>	<b>Proposed (approximate)</b>
Front Setback - North	200 ft.	1124 ft.
Side Setback - East	200 ft.	742 ft.
Side Setback - West	200 ft.	772 ft.
Rear Setback - South	200 ft.	1336 ft.
Height	100 ft. max.	63 ft.

**TRAFFIC AND PARKING**

The University has stated that there is no anticipated increase in either staff numbers or student enrollment with the new support services building. The traffic signalization at 31<sup>st</sup> street, realignment of the entryway and increase in queue length of the second northbound lane occurred as part of the 2014-2015 traffic improvements. The previous 2015 traffic/parking study concluded that the intersection operates at acceptable Levels of Service. Based on number of required parking spaces and the existing surplus of approximately 321 parking spaces, the increased floor area associated with the new building will not require the construction of additional parking spaces. Furthermore, the 2015 study found that the peak parking demand was 75% of the total parking capacity.

**ENGINEERING/PUBLIC IMPROVEMENTS**

The existing utilities servicing the campus are sufficient for the proposed buildings. No off-site improvements are proposed or necessary at this time. The Downers Grove Sanitary District has provided

conceptual approval of the proposed buildings. New water services will be provided for the proposed buildings to accommodate fire and domestic water service.

The overall impervious area on the site is being increased and detention is required. The previously constructed Basic Science Building detention vault provides the required capacity. New infiltration facilities are proposed to handle PCBMPs. PCBMPs will also handle water quality treatment, as the location is adjacent to special management areas to the south of the proposed support services building (floodplain, wetland, buffers). The existing drainage patterns leading to the South Pond (located south of the Basic Science building) will be used and not be changed. Storm water easements are proposed to be modified to reflect final connections to the new structures. All proposed improvements will be required to meet the village's Stormwater Management Ordinance.

### **PUBLIC SAFETY REQUIREMENTS**

The Fire Department reviewed the proposed plans and determined that an automatic suppression system and a fire alarm system will be installed throughout both proposed buildings. With the addition and extension of existing fire lanes, the Fire Department has sufficient access to each of the proposed buildings.

### **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 public notice in *Enterprise Newspapers, Inc., (The Bugle)*. Staff has received one informational inquiry and request for a copy of the plans from a neighbor.

Staff provided the petitioner's plans to the Downers Grove Park District, the Forest Preserve District of DuPage County and the Village of Oak Brook. The Park District stated that they wanted to ensure the stormwater impact will be addressed. The Forest Preserve District of DuPage County responded with a letter for the public hearing record stating they had no comments. Lastly, the Village of Oak Brook inquired about the new building's location relative to the eastern property line and stormwater compliance.

### **STANDARDS OF APPROVAL**

The petitioner is requesting approval of a final Planned Unit Development amendment to Planned Unit Development #51. The review and approval criterion for each request 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***

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.*
- 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 the 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 November 5, 2018 meeting. Should the Plan Commission find that the request meets the standards of approval for a Final Planned Unit Development Amendment, staff has prepared a draft motion that the Plan Commission may make for the recommended approval of 18-PLC-0029:

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 Final Planned Unit Development #51 Amendment 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 18-PLC-0034, subject to the following conditions:

1. The Planned Unit Development Amendment shall substantially conform to the staff report; and to the Campus Master Plan prepared by DWL Architects & Planners, Inc. dated September 27, 2018, last revised October 17, 2018, and the Preliminary Engineering Plans and Stormwater Exhibits and Calculations prepared by Mackie Consultants, LLC dated September 28, 2018, last revised October 18, 2018.
2. The site lighting shall meet the lighting requirements as per Section 10.030 of the zoning ordinance.
3. All proposed and relocated buildings shall be required to locate a fire hydrant within 100 feet of each new fire department connection.
4. The proposed buildings shall be equipped with an automatic suppression system and a fire alarm system.

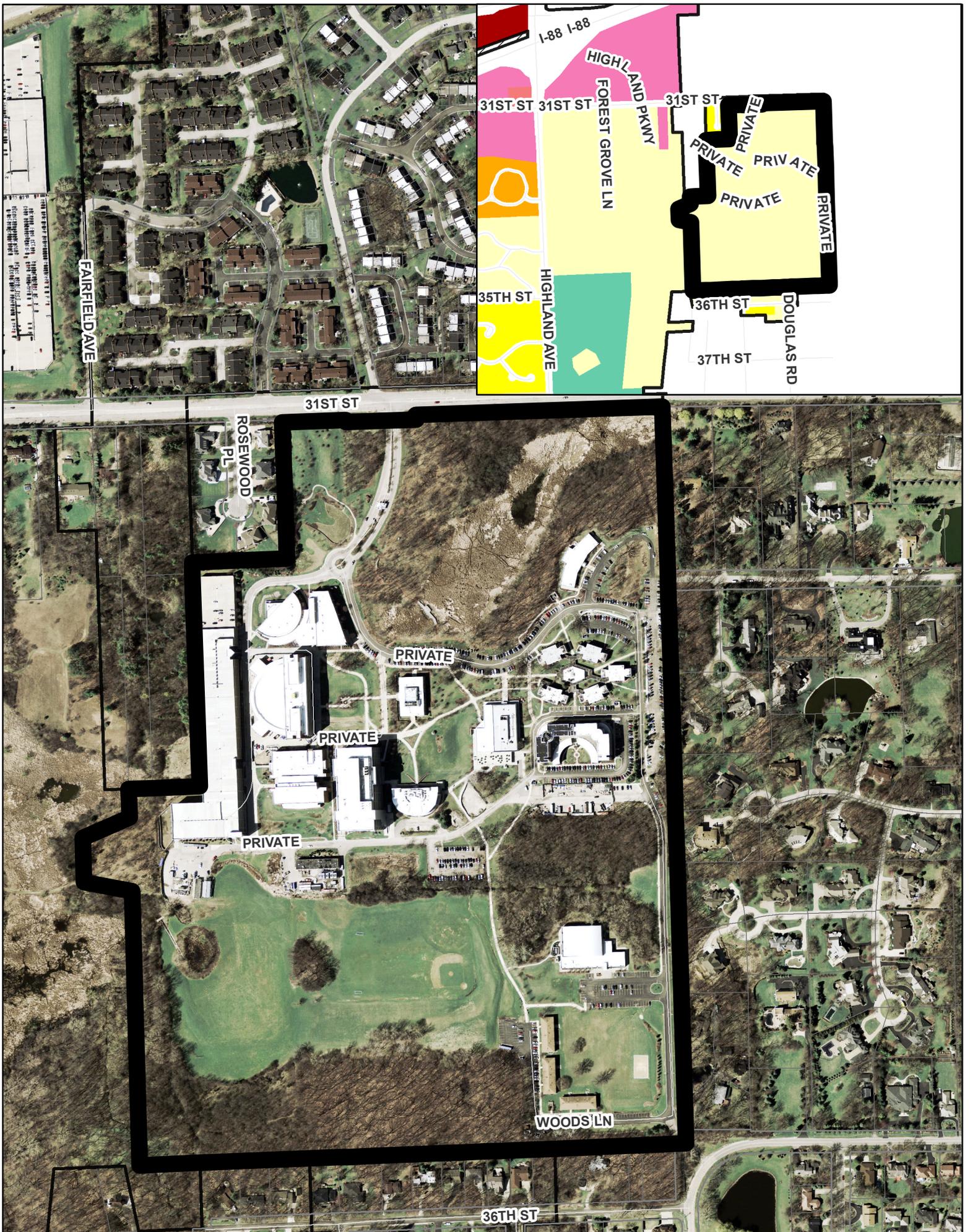
Staff Report Approved By:



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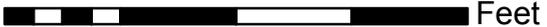
Stanley Popovich, AICP  
Community Development Director

SP:sw  
-att



Subject Parcel 

0 125 250 500 750 1,000 Feet



555 31st St  
 Northwestern University  
 Location Map





**CAMPUS PLAN**

**PLANNED UNIT DEVELOPMENT AMMENDMENT**

MIDWESTERN UNIVERSITY  
 555 31st STREET  
 DOWNERS GROVE, IL



2333 N. Central Ave.  
 Phoenix, AZ 85004  
 602.266.8711  
 dwlarchitects.com

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 DWL ARCHITECTS + PLANNERS, LLC

SHEET NUMBER:  
 DWL PROJECT NUMBER:  
 DATE:

**APPENDIX D**

1810.00  
 09/27/2018



KATHLEEN H. GOEPFINGER, PH.D.  
PRESIDENT & CHIEF EXECUTIVE OFFICER

October 17, 2018

Mr. Stan Popovich  
Downers Grove Community Development  
801 Burlington Avenue  
Downers Grove, IL 60515

RE: Planning Development Submission for the Midwestern University Support Services Building and Chapel

Dear Downers Grove Plan Commission:

As President and Chief Executive Officer of Midwestern University, I am pleased to submit this new request to construct two new buildings on the Downers Grove campus to support the mission of the University.

To facilitate the Plan Commission's review of the proposed structures, we have included the required drawings and documentation for Planning Development as well as the Petition for Plan Commission.

### **Project Description and Overview of Midwestern University**

Midwestern University is proud of its relationship with the Downers Grove community and appreciates the support we continue to receive for our growth and development as a leading institution in health care education. Since its founding in 1900 in Hyde Park, Illinois, and our move to Downers Grove, Illinois in 1985, Midwestern University has developed and maintains an outstanding reputation for educating skillful, compassionate health care professionals who learn and embrace a philosophy of the patient-centered approach to treatment and care, and who are ready to address the needs of patients in the State of Illinois and beyond. We are very proud of our Downers Grove campus and are very supportive of our local community.

Midwestern University is a private, not-for-profit graduate university that offers degrees in the health sciences on two campuses, in a team-oriented environment with dedicated and caring faculty and staff who are focused on teaching, research and patient care. The University has over 6900 students, and there are approximately 3,000 full-time students on the Downers Grove campus, which has buildings that include didactic classrooms, state-of-the-art laboratory spaces, a library, and student housing. In addition, the University offers comprehensive patient care at its clinics near both campuses, including a Dental Institute, a Family Medicine practice, a Speech-Language Institute, a Physical Therapy Institute and an Eye Institute.

Throughout the first two years of their education, students in all of our colleges on the Downers Grove campus (Chicago College of Osteopathic Medicine, College of Health Sciences, Chicago College of Pharmacy, College of Dental Medicine – Illinois, Chicago College of Optometry, and College of Graduate

Studies) attend on-campus lectures and laboratory sessions, and then complete clinical experiences in hospitals, clinics, pharmacies and specialty rotations throughout the Midwest and the nation.

At this time, the Downers Grove campus is endeavoring to provide updated facilities for current University support departments such as Admissions, Registrar, Student Financial Aid, Communications, Development and Alumni Relations, Media Resources, Risk Management, Research, Business Services, Project Management and Maintenance/Facilities. No staff growth or additional students are being accommodated. The new Support Services Building will provide larger office spaces, additional conference/meeting rooms, more comfortable waiting areas for prospective students, much-needed storage, and workroom space for our talented staff to work on projects, while incorporating state-of-the-art construction that contains new technologies in HVAC and lighting.

Please note the existing Haspel Hambrick Hall building will be demolished at the conclusion of construction of the new Support Services Building.

In addition, the proposed Chapel is programmatically identical to the building previously approved by the Plan Commission and Village Council in 2015, but the proposed location for the future Chapel has changed as shown on an accompanying Site Plan.

#### **PUD MASTER SITE PLAN Shown on Sheet A-1**

#### **Traffic and Parking Concerns**

As stated earlier, no staff growth or additional students are being accommodated. As calculated per Article 7.040.C of the zoning ordinance, the new building has an increased floor area of 18,700 s.f. compared to the existing building, and the resulting parking adjustments have already been accommodated in the surplus parking available on campus. As a result, we believe our current complement of parking will suffice for our future needs. The Village Planning Department has not required an update of the 2015 Traffic Study for this work. In 2010, the University completed a structured parking expansion intended to address the parking needs of the campus well into the future. Parking totals are tabulated on the attached Appendix B. In addition, with direct primary access to a main arterial street, the campus is in a perfect position to be in harmony with the nature of the district in which it is located.

#### **Public Safety Requirements**

Prior development on the campus has been approved as a special use under the standards of the Village of Downers Grove Zoning Ordinance Section 28.12.050.

The proposed planned development, regarding setbacks, open space requirement and Floor Area Ratio, is in accordance with the previous R-1 zoning designation.

The previous Master Plan Amendment established a building height limit of 100' for buildings or portions of buildings inside a line 200' from the adjacent property line(s). Structures outside that 200' buffer would be subject to the 35' limit without special use approval.

As with previous submittals, we are complying with the following restrictions. Not more than 25% of the site shall be occupied by buildings as opposed to the 32% standard in R-1. The Floor Area Ratio shall not exceed 0.6. Building heights shall be limited to 35' except as defined above.

**Engineering/Public Improvements**

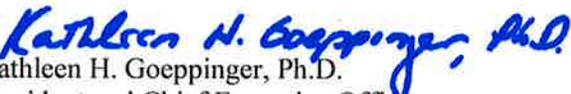
All construction activities will be conducted on the interior of the University's campus.

**Anticipated Easement Revisions**

Easements will be provided for electric and gas utilities if required by the respective agencies. Storm water easements are proposed to be modified to reflect final connections to the new structures.

As on prior projects, we greatly appreciate the time and effort the Village of Downers Grove officials and staff spend reviewing all Planning Development submissions. Please do not hesitate to call with any questions you might have about the proposed projects or the attached documents.

Sincerely,

  
Kathleen H. Goepfinger, Ph.D.  
President and Chief Executive Officer

Enclosures

KHG/mak



## Review and approval Criteria Planned Unit Development

*Section 28.12.040.C.6 Review and Approval Criteria (Planned Unit Development)*  
*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:*

- 1. The zoning map amendment review and approval criteria of Sec. 12.030.I. See the analysis of zoning map amendment review and approval criteria in separate document.**

Item 1 does not apply to the current project

- 2. 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.**

This application does not propose to alter the existing R-1/PUD zoning, nor will it change any bulk zoning requirements. This application proposes an amendment to the Campus Master Plan as updated in November 2015.

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

The proposed development is consistent with the Comprehensive Plan. The Plan identifies this property as Institutional/Public, and recommends that the Village continue to support the operation and improvement of public and private schools. The Plan also recommends that the Village work with community service providers, including the University, to minimize their impact on residential neighborhoods. The intent of the Planned Unit Development is to cluster dense development and taller structures in the center of the campus and limit development at the site's perimeter to those that are similar in scale to the surrounding residential neighborhoods in order to reduce the impact on adjacent properties. The proposed Master Plan Amendment is consistent with that intent and is consistent with the Comprehensive Plan.

- 4. 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 Comprehensive Plan notes the importance of supporting and improving educational facilities within the Village. As a college campus has existed on this

PRINCIPALS  
Steve Rao, President  
Mark Dee, Exec VP  
Peter Pascu, Exec VP  
Dwight Todd, Exec VP  
Sandra Kukla, Exec VP  
Adam Sprenger, Exec VP  
Michael Braun, Exec VP  
Michael Haake, Chairman

ASSOCIATES  
Philip Ralston  
Kiyomi Kurooka  
Nithya Rachel Jebaraj  
Mark Fulks  
Melissa Wolter  
Jenia Lynn  
Sean Warfield  
Athavan Rajasundaram  
Mary Ann Modzelewski



site since 1965, the addition of structures that support the mission of Midwestern University will contribute to the welfare of the community by improving an already high-quality educational facility in Downers Grove. The proposed modifications to the Campus Master Plan will provide facilities to enhance services and quality of life to the student and staff. The proposed building pad locations continue to ensure that the University's growth occurs in an orderly fashion that does not negatively impact the surrounding properties.

**5. 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.**

The conditions being requested will ensure that the proposed development satisfies all applicable stormwater, building and fire codes in order to protect the buildings and adjacent property owners. The conditions will ensure that the buildings are constructed of high-quality materials and will follow any approvals granted. The conditions ensure the surrounding property owners, residents, general public and future residents are protected.



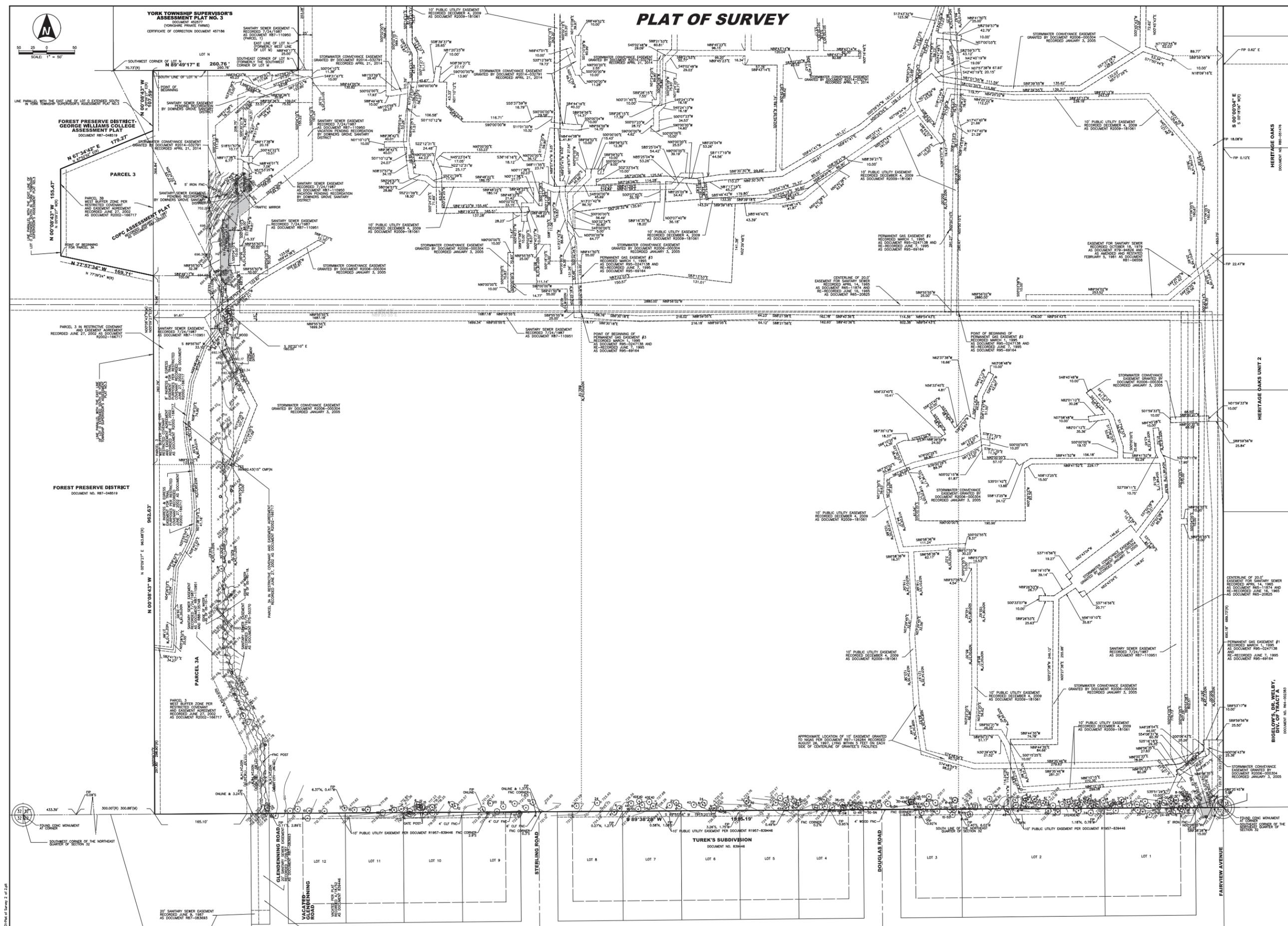


**YORK TOWNSHIP SUPERVISOR'S  
ASSESSMENT PLAT NO. 3**  
DOCUMENT 45277  
(FORMER PAPER 7448)  
CERTIFICATE OF CORRECTION DOCUMENT 457186

**FOREST PRESERVE DISTRICT-  
GEORGE WILLIAMS COLLEGE  
ASSESSMENT PLAT**  
DOCUMENT 857-28819

**FOREST PRESERVE DISTRICT**  
DOCUMENT NO. 887-04819

# PLAT OF SURVEY



04/18/2018 5:20:31 PM  
 C:\Users\jw\OneDrive\Documents\Survey 2 of 2.dwg

10' WATERMAIN EASEMENT  
RECORDED OCTOBER 25, 1977  
AS DOCUMENT 877-2758 AND  
RECORDED ALBERT 17, 1978  
AS DOCUMENT 478-16409



CLIENT:  
**MIDWESTERN UNIVERSITY**  
555 WEST 31ST STREET  
DOWNERS GROVE, ILLINOIS 60515  
630-515-6053

DATE	REVISION	BY
10-18-18	REVISE PER VILLAGE COMMENTS	DAG
05-18-18	UPDATE PLAT OF SURVEY	SBC
	DESCRIPTION OF REVISION	

DESIGNED	BY
SMP	
APPROVED	BY
DAG	
DATE	SCALE
10-12-16	1"=50'

**PLAT OF SURVEY  
MIDWESTERN UNIVERSITY  
555 31ST STREET  
DOWNERS GROVE, ILLINOIS**

SHEET  
**2 OF 2**  
PROJECT NUMBER 3101  
© MACKIE CONSULTANTS LLC 2018  
ILLINOIS FIRM LICENSE 184-002684

HERITAGE OAKS  
DOCUMENT NO. 880-05178

HERITAGE OAKS UNIT 2

CENTRALINE OF 20.07' EASEMENT FOR SANITARY SEWER  
RECORDED APRIL 14, 1995  
AS DOCUMENT 885-11874 AND  
RECORDED JUNE 16, 1995  
AS DOCUMENT 885-20825

PERMANENT GAS EASEMENT #1  
RECORDED MARCH 1, 1995  
AS DOCUMENT 895-024758  
AND  
RECORDED JUNE 7, 1995  
AS DOCUMENT 895-09164

PERMANENT GAS EASEMENT #2  
RECORDED MARCH 1, 1995  
AS DOCUMENT 895-024758 AND  
RECORDED JUNE 7, 1995  
AS DOCUMENT 895-09164

PERMANENT GAS EASEMENT #3  
RECORDED MARCH 1, 1995  
AS DOCUMENT 895-024758 AND  
RECORDED JUNE 7, 1995  
AS DOCUMENT 895-09164

BIGELOW'S DR. WELBY,  
DIV. OF TRACT A  
DOCUMENT NO. 881-00383

Midwestern University  
**CAMPUS MASTER PLAN  
 AMENDMENT**  
 Downer Grove, Illinois



REVISIONS

No.	Description	Date

10 COPYRIGHT 2015  
 DWL ARCHITECTS + PLANNERS, INC.  
 SHEET TITLE:  
**CAMPUS SITE  
 PLAN**

SHEET NUMBER:  
**A-01R**

DRAWN BY: NRJ/ALM	REVIEWED BY: DT
DATE: 09/27/2018	PROJECT NUMBER: 1810.00

**1 CAMPUS SITE PLAN**  
 1" = 140'-0"





**Midwestern University**  
**Campus Master Plan Amendment**  
 Appendix F - Building Coverage Totals  
 9/27/2018 (Revised 10/16/2018)

**Existing Buildings**

Library/Classroom Building	40,823
Classroom/Lab Building/Alumni Hall	33,952
Visitors Center	692
Student Center/the Commons	26,295
Administration Building/Haspel Hambrick Hall	12,509
Educational Resource Center/Centennial Hall	13,386
LLC/the Redwoods	24,286
Central Plant	5,084
Main Parking Garage	126,811
Wellness/Recreation Center	25,802
Administration Office Building	13,687
Basic Science Building/Science Hall	38,676
Auditorium and Office Building	55,019
Apartments	15,625
Executive Apartments	4,818
Maintenance Building	6,575
Optometry Classroom and Office Project	23,940
<b>Existing Site Building Coverage</b>	<b>467,980</b>
Proposed Campus Chapel	2,585
Proposed Support Services Building	12,800
Demolition of Haspel Hambrick Hall	-12,509
<b>New Total Site Building Coverage</b>	<b>470,856</b>

PRINCIPALS

Steve Rao, President  
 Mark Dee, Exec VP  
 Peter Pascu, Exec VP  
 Dwight Todd, Exec VP  
 Sandra Kukla, Exec VP  
 Adam Sprenger, Exec VP  
 Michael Braun, Exec VP  
 Nithya Rachel Jebaraj, VP  
 Michael Haake, Chairman

ASSOCIATES

Philip Ralston  
 Kiyomi Kurooka  
 Mark Fulks  
 Melissa Wolter  
 Jenia Lynn  
 Sean Warfield  
 Athavan Rajasundaram  
 Mary Ann Modzelewski  
 Shawn Filip  
 Michael Hauer



**Midwestern University**  
**Campus Master Plan Amendment**  
 Appendix G - Gross Floor Area Totals  
 9/27/2018 (Revised 10/16/2018)

**Existing Buildings**

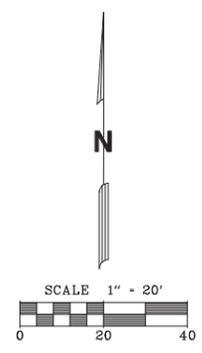
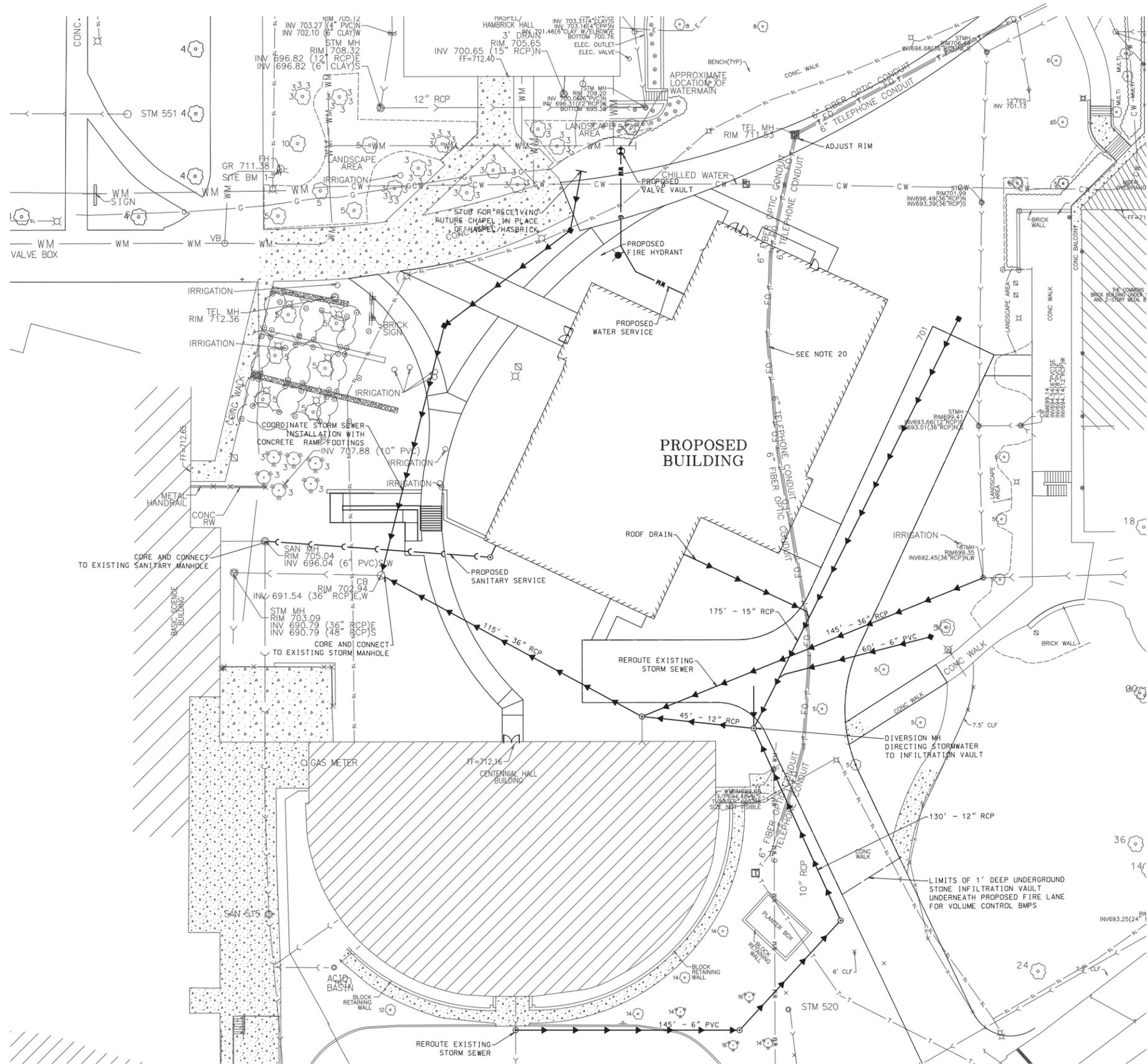
Library/Classroom Building/Littlejohn Hall	59,540
Classroom/Lab Building/Alumni Hall	83,735
Visitors Center	350
Student Center/the Commons	26,224
Administration Building/Haspel Hambrick Hall	36,150
Educational Resource Center/Centennial Hall	34,000
LLC/the Redwoods	112,272
Central Plant	5,080
Apartments	27,180
Wellness/Recreation Center	25,700
Administration Office Building	13,773
Basic Science Building/Science Hall	178,161
Auditorium and Office Building	114,295
Executive Apartments	7,850
Maintenance Building	12,000
Optometry Classroom Building	63,002
<b>Existing Gross Area Building Total</b>	<b>799,312</b>
Proposed Campus Chapel	2,585
Proposed Support Services Building	64,000
Demolition of Haspel Hambrick Hall	-36,150
<b>New Gross Area Building Total (not incl parking garages)</b>	<b>829,747</b>
Existing Parking Garage	559,843
Parking Garage Level in Basic Science Building	37,786
<b>Total Gross Building Area</b>	<b>1,427,376</b>

PRINCIPALS

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 Mark Dee, Exec VP  
 Peter Pascu, Exec VP  
 Dwight Todd, Exec VP  
 Sandra Kukla, Exec VP  
 Adam Sprenger, Exec VP  
 Michael Braun, Exec VP  
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 Mary Ann Modzelewski  
 Shawn Filip  
 Michael Hauer



- UNDERGROUND UTILITY GENERAL NOTES**
- ALL MANHOLES AND CATCH BASINS SHALL BE 48-INCH DIAMETER, UNLESS OTHERWISE INDICATED.
  - ALL SANITARY SEWER SHALL BE PVC, SDR 26, CONFORMING TO ASTM D-2241 UNLESS OTHERWISE INDICATED. PVC SANITARY SEWER SHALL HAVE ELASTOMERIC JOINTS IN CONFORMANCE WITH ASTM D-3139
  - ALL WATER MAIN SHALL BE DUCTILE IRON PIPE, CLASS 52, ANWA C-600 WITH "PUSH-ON" TYPE JOINTS, UNLESS OTHERWISE INDICATED. ALL WATER MAIN SHALL HAVE A MINIMUM OF 5'-6" OF COVER FROM TOP OF WATERMAIN TO FINISHED GRADE.
  - ALL STORM SEWER SHALL BE POLYVINYL CHLORIDE PIPE (PVC) PIPE, SDR 26, PER ASTM D-3034 WITH ELASTOMERIC JOINTS IN ACCORDANCE WITH ASTM D-3212, UNLESS OTHERWISE NOTED
  - GRANULAR TRENCH BACKFILL SHALL BE PROVIDED FOR ALL SANITARY, WATER AND STORM UTILITIES WHEN THE TRENCH LIMITS FALL WITHIN TWO FEET OF STREETS, SIDEWALKS, DRIVEWAYS AND AS NOTED ON THE SANITARY TRENCH DETAIL ON PAGE C7.
  - ALL WATERMAIN AND WATER SERVICE LINES SHALL BE PROTECTED FROM OTHER UTILITIES IN ACCORDANCE WITH SECTION 41-2.01 OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS.
  - ALL UNDERGROUND UTILITY INFORMATION NOTED ON THE PLANS IS BASED ON INFORMATION OBTAINED FROM THE MUNICIPALITY, UTILITY COMPANIES OR FIELD MEASUREMENTS. THIS INFORMATION, WHILE BELIEVED TO BE COMPLETE AND ACCURATE, CANNOT BE GUARANTEED.
  - CONTRACTOR SHALL VERIFY ALL BUILDING SERVICE LOCATIONS AND SIZES WITH ARCHITECTURAL PLANS PRIOR TO START OF CONSTRUCTION AND NOTIFY THE ENGINEER OR OWNER OF ANY DISCREPANCIES.
  - CONTRACTOR TO VERIFY CANOPY AND ROOF DRAIN CONNECTION LOCATIONS AND SIZES WITH ARCHITECTURAL PLANS BEFORE CONSTRUCTION.
  - SEE ARCHITECTURAL DRAWINGS FOR SEWER CONNECTION LOCATIONS.
  - LOCATION OF ALL BUILDING SIAMSESE CONNECTIONS TO BE APPROVED BY VILLAGE FIRE MARSHALL.
  - CONTRACTOR SHALL CONTACT JULIE (1-800-892-0123) PRIOR TO START OF CONSTRUCTION TO LOCATE ALL UTILITIES.
  - CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF EXISTING UTILITIES AT ALL PROPOSED CONNECTIONS PRIOR TO START OF CONSTRUCTION AND NOTIFY THE ENGINEER AND OWNER OF ANY DISCREPANCIES.
  - FIELD LOCATION OF ALL UTILITY SERVICES TO BE SUPPLIED BY CONTRACTOR AND SHOWN ON RECORD DRAWINGS.
  - A TEN (10) FOOT MINIMUM SEPARATION SHALL BE PROVIDED BETWEEN THE WATERMAIN SERVICE AND THE SANITARY OR STORM SEWER SERVICES.
  - IN CASE OF CONFLICTS, THE MUNICIPALITY STANDARDS AND NOTES SHALL TAKE PRECEDENCE.
  - PLUMBING CONTRACTOR TO MAKE ALL CONNECTIONS WITH BUILDING SERVICES CONSTRUCTED BY UTILITY CONTRACTOR. SITE UTILITY CONTRACTOR TO CONSTRUCT SERVICES TO WITHIN 5'-FEET OF BUILDING, EXCEPT WATER INTO BUILDING 1'-FOOT ABOVE FLOOR WITH BLIND FLANGE AND PROVIDE TESTING.
  - EXISTING OR PROPOSED MANHOLES, CATCH BASINS, INLETS AND VALVE VAULTS REQUIRING OVER 12-INCHES OF ADJUSTMENT RINGS SHALL USE AN ADDITIONAL BARREL SECTION TO MAINTAIN A MAXIMUM OF 12-INCH TOTAL ADJUSTMENT RING DEPTH.
  - THE CONNECTION TO THE EXISTING MANHOLE SHALL BE MADE BY CORE DRILLING THE MANHOLE AND INSTALLING A RUBBER BOOT TO INSURE A WATERTIGHT SEAL. THE MANHOLE BENCH SHALL BE REFORMED TO PROVIDE A SMOOTH FLOWING INVERT.
  - USE CARE WHEN WORKING NEAR FIBER OPTIC/ TELEPHONE DUCT BANK. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION AND CONSTRUCTION CONSIDERATIONS/ PRECAUTIONS. HAND DIGGING AROUND THIS AREA IS REQUIRED IN ORDER TO NOT DISRUPT THE EXISTING LINES.

10/18/2018 5:02:12 PM  
 C:\Users\jrb\OneDrive\Documents\2018\10-18-18\Utility Plan.dwg  
 Mackie Consultants, LLC - Utility Plan.dwg


**Mackie Consultants, LLC**  
 9575 W. Higgins Road, Suite 500  
 Rosemont, IL 60018  
 (847)696-1400  
 www.mackieconsult.com

CLIENT: **DWL ARCHITECTS**  
 2333 NORTH CENTRAL AVENUE  
 PHOENIX, ARIZONA 85004  
 (602) 264-9731 FAX (602) 264-1928

DATE	DESCRIPTION OF REVISION	BY

DESIGNED	RDB
DRAWN	RDB
APPROVED	DAS
DATE	10/18/18
SCALE	1" = 20'

**UTILITY PLAN**  
**SUPPORT SERVICES BUILDING**  
**MIDWESTERN UNIVERSITY**  
**DOWNERS GROVE, ILLINOIS**

SHEET  
**4 OF 4**  
 PROJECT NUMBER: 3591  
 © MACKIE CONSULTANTS LLC, 2018  
 ILLINOIS FIRM LICENSE 184-002694



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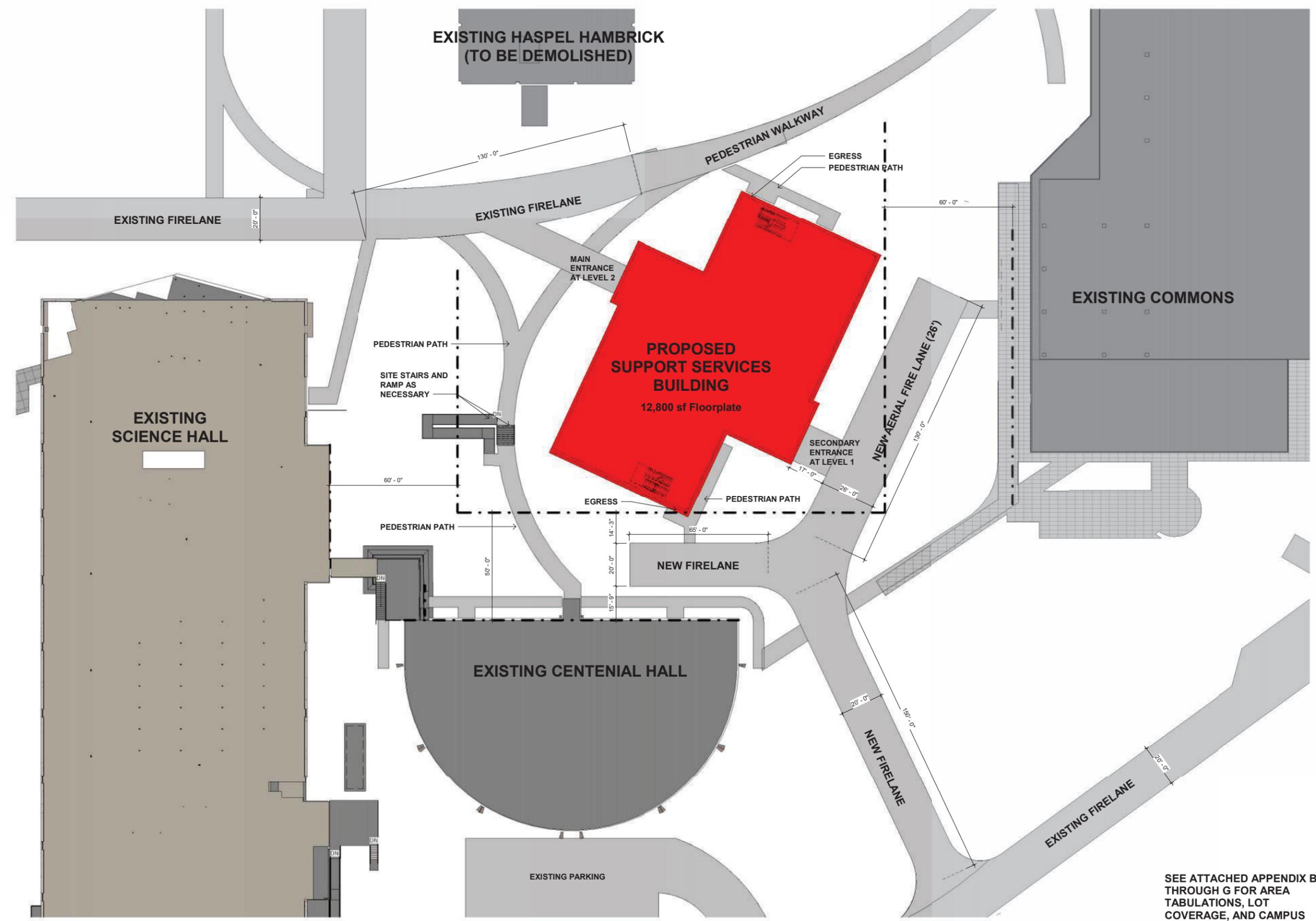
No.	Description	Date

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SHEET TITLE  
**BUILDING SITE PLAN**

SHEET NUMBER  
**A-02**

DRAWN BY: NRJ	REVIEWED BY: DCT
DATE: 09/27/18	PROJECT NUMBER: 1810.00



SEE ATTACHED APPENDIX B THROUGH G FOR AREA TABULATIONS, LOT COVERAGE, AND CAMPUS SETBACKS



**BUILDING SITE PLAN**  
 3/64" = 1'-0"

9/26/2018 4:16:14 PM

Midwestern University  
**CAMPUS MASTERPLAN  
 AMMENDMENT**  
 Downers Grove, Illinois



REVISIONS

No.	Description	Date

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SHEET TITLE:  
**FLOOR PLAN -  
 LEVEL 2**

SHEET NUMBER:  
**A-04**

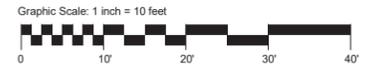
DRAWN BY: NRJ	REVIEWED BY: DCT
DATE: 09/27/18	PROJECT NUMBER: 1810.00

- ADMISSIONS
- CIRCULATION
- COMMON
- UTILITY AND SUPPORT SPACES



9/26/2018 4:16:53 PM

**MAIN LEVEL FLOOR PLAN (LEVEL 2)**  
 3/32" = 1'-0"



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**CAMPUS MASTERPLAN  
 AMMENDMENT**  
 Downers Grove, Illinois



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SHEET TITLE:  
**FLOOR PLAN -  
 LEVEL 1 & 3**

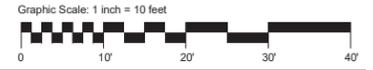
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**A-05**

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DATE: 09/27/18	PROJECT NUMBER: 1810.00

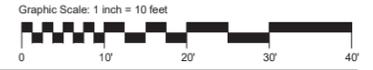
- ALUMNI RELATION
- CIRCULATION
- COMMON
- FINANCIAL SERVICES
- GENERAL OFFICE
- REGISTRAR
- UTILITY AND SUPPORT SPACES



**LOWER LEVEL FLOOR PLAN (LEVEL 1)**  
 3/32" = 1'-0"



**LEVEL 3 FLOOR PLAN**  
 3/32" = 1'-0"



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**CAMPUS MASTERPLAN  
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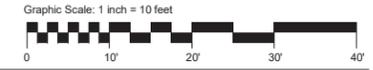
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**FLOOR PLAN -  
 LEVEL 4 & 5**

SHEET NUMBER:  
**A-06**

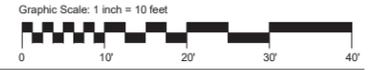
DRAWN BY: NRJ	REVIEWED BY: DCT
DATE: 09/27/18	PROJECT NUMBER: 1810.00



**LEVEL 4 FLOOR PLAN**  
 3/32" = 1'-0"



**LEVEL 5 FLOOR PLAN**  
 3/32" = 1'-0"



- BUSINESS SERVICES
- CIRCULATION
- COMMON
- GENERAL OFFICE
- PROJECT MANAGEMENT
- UTILITY AND SUPPORT SPACES

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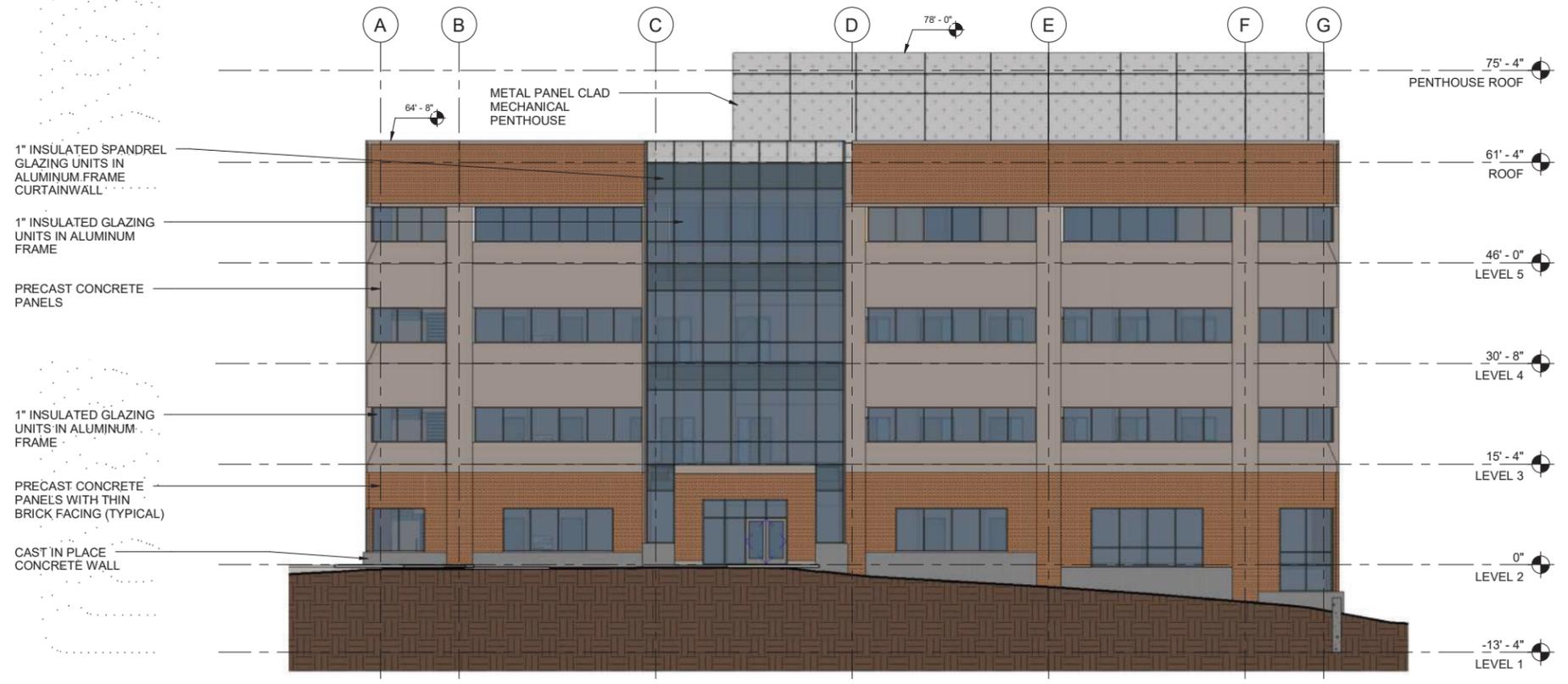
No.	Description	Date

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SHEET TITLE:  
**BUILDING  
 ELEVATIONS**

SHEET NUMBER:  
**A-07**

DRAWN BY: NRJ	REVIEWED BY: DCT
DATE: 09/27/18	PROJECT NUMBER: 1810.00

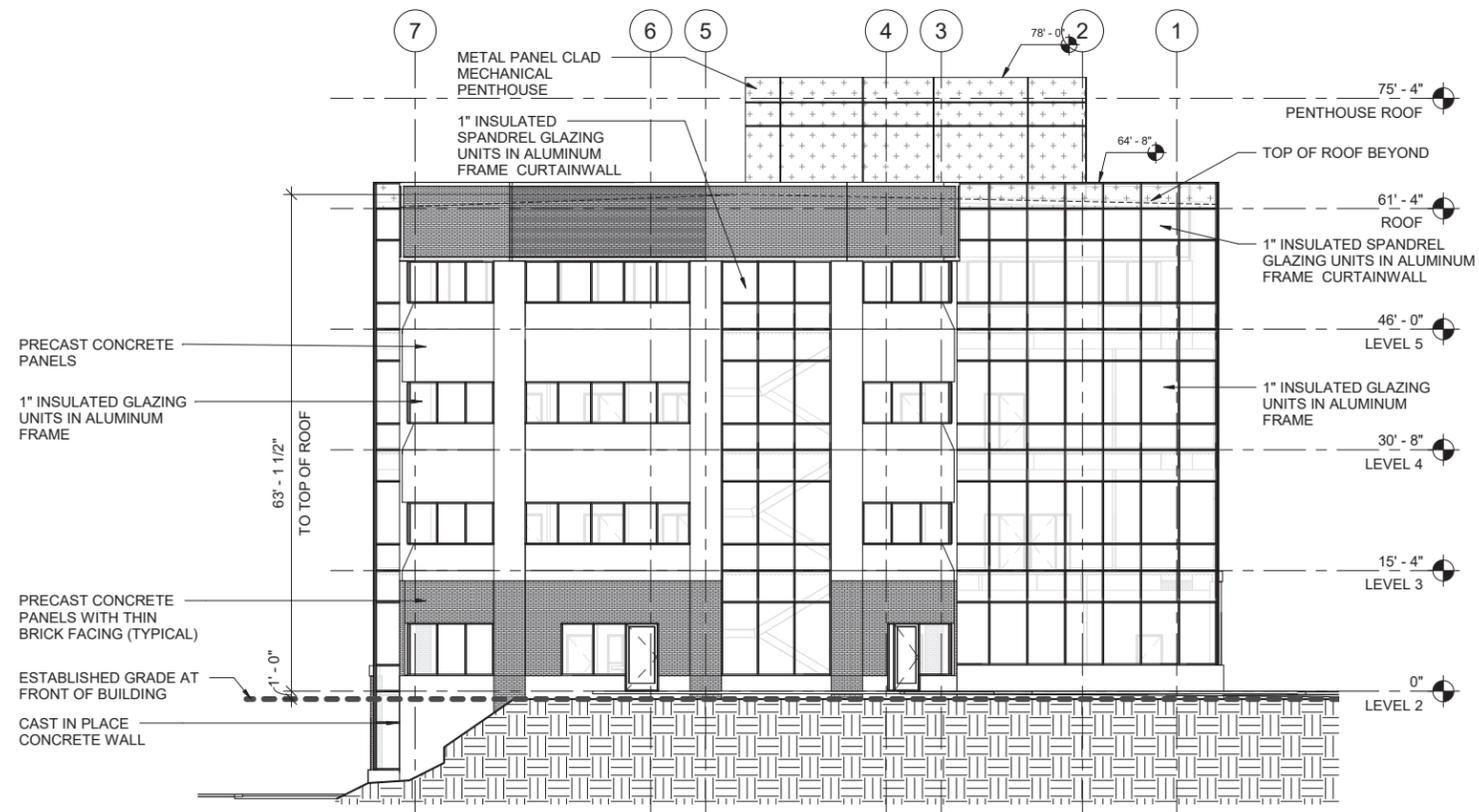


**2 BUILDING ELEVATION WEST**  
 3/32" = 1'-0"

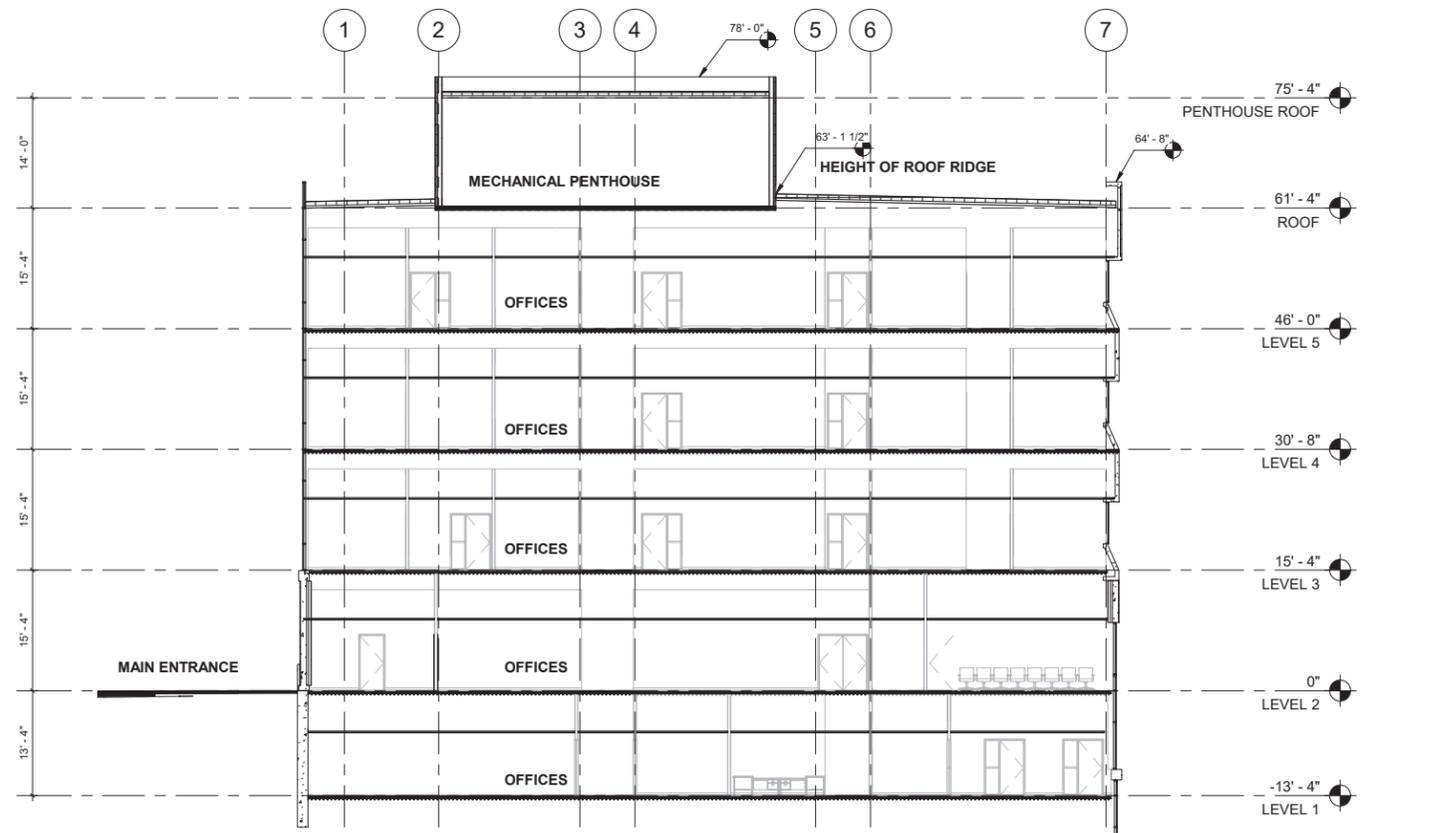


**1 BUILDING ELEVATION EAST**  
 3/32" = 1'-0"

10/17/2018 11:46:14 AM



**2 BUILDING ELEVATION NORTH**  
3/32" = 1'-0"



**1 SECTION THROUGH ENTRANCE LOBBY**  
3/32" = 1'-0"



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SHEET TITLE:  
**BUILDING  
ELEVATION AND  
SECTION**

SHEET NUMBER:

**A-08R**

DRAWN BY: NRJ	REVIEWED BY: DCT
DATE: 09/27/18	PROJECT NUMBER: 1810.00



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SHEET TITLE:  
**EXTERIOR 3D  
 VIEW**

SHEET NUMBER:  
**A-09**

DRAWN BY: NRJ	REVIEWED BY: DCT
DATE: 09/27/18	PROJECT NUMBER: 1810.00



**VIEW FROM NORTHWEST**

BOTANICAL NAME	COMMON NAME	SIZE	NOTES
<b>SHADE TREES</b>			
<i>Acer x freemanii</i> 'Armstrong'	Armstrong Red Maple	3" caliper	Matched Specimens
<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Skyline'	Thornless Honey Locust Skyline	3" caliper	Matched Specimens
<i>Pyrus calleryana</i> 'Cleveland Select'	Chanticleer Pear	3" caliper	Matched Specimens
<i>Tilia americana</i> 'McSentry'	American Sentry Linden	3" caliper	Matched Specimens
<b>ORNAMENTAL TREES</b>			
<i>Amelanchier canadensis</i> 'Prince William'	Prince William Serviceberry	6' Height	Multi-stem Heavy
<i>Betula nigra</i> 'Little King'	Fox Valley River Birch	6' Height	Multi-stem Heavy
<i>Cercis canadensis</i>	Eastern Redbud	8' Height	Multi-stem Heavy
<i>Cornus mas</i> 'Golden Glory'	Golden Glory Dogwood	10' Height	Multi-stem Heavy
<b>EVERGREEN TREES</b>			
<i>Picea pungens</i> 'Fat Albert'	Fat Albert Blue Spruce	8' Ht. B&B	
<i>Tsuga canadensis</i>	Canadian Hemlock	8' Ht. B&B	
<b>DECIDUOUS SHRUBS</b>			
<i>Cotoneaster apiculatus</i>	Cranberry Cotoneaster	30" B&B	
<i>Hamamelis vernalis</i>	Vernal Withchazel	36" B&B	
<i>Hydrangea quercifolia</i> 'Snow Queen'	Oak-Leaf Hydrangea	30" B&B	
<i>Rosa x 'Radrazz'</i>	Knockout Shrub Rose	30" B&B	
<i>Spiraea japonica</i> 'Little Princess'	Japanese Spiraea	24" B&B	
<i>Viburnum x carcephalum</i>	Fragrant Viburnum	30" B&B	
<b>EVERGREEN SHRUBS</b>			
<i>Buxus microphylla</i> var. <i>koreana</i> x <i>sempervirens</i>	Boxwood 'Green Velvet'	30" B&B	
<i>Hydrangea macrophylla</i> 'Balmer'	Endless Summer Hydrangea	30" B&B	
<i>Taxus media</i> 'Everlow'	Everlow Intermediate Yew	5 Gal.	
<b>PERENNIALS, GRASSES and VINES</b>			
<i>Hemerocallis</i> x 'Stella de Oro'	Daylily	1 Gal.	
<i>Hosta</i> 'Royal Standard'	Royal Standard Hosta	1 Gal.	
<i>Liatris spicata</i> 'Kobold'	Blazing Star	1 Gal.	
<i>Liriope muscari</i> 'Big Blue'	Big Blue Lilyturf	1 Gal.	
<i>Pachysandra terminalis</i>	Japanese Pachysandra	1 Gal.	
<i>Parthenocissus quinifolia</i>	Virginia Creeper	2 Gal.	
<i>Pennisetum alopecuroides</i> 'Hameln'	Dwarf Fountain Grass 'Hameln'	1 Gal.	
<i>Perovskia atriplicifolia</i> 'Little Spire'	Russian Sage	1 Gal.	
<i>Rudebeckia fulgida</i> 'Goldstrum'	Black-Eyed Susan	1 Gal.	



PUD AMENDMENT DRAWINGS

MIDWESTERN UNIVERSITY  
**CAMPUS MASTERPLAN  
 AMMENDMENT**  
 Downers Grove, Illinois



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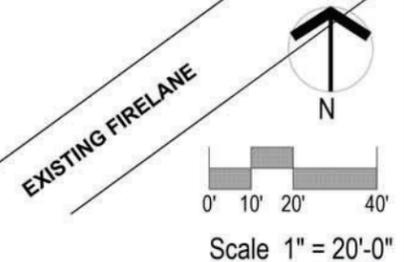
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KEY:  
 SHEET TITLE:  
 LANDSCAPE PLAN

SHEET NUMBER:  
**L-01**

DRAWN BY: LM	REVIEWED BY: SZ
DATE: 10/11/18	PROJECT NUMBER: 1810.00





**Forest Preserve District  
of DuPage County**

35580 Naperville Road  
P.O. Box 5000  
Wheaton, IL 60189

630.933.7200  
Fax 630.933.7204  
TTY 800.526.0857  
dupageforest.org

Via e-mail: [swilliams@downers.us](mailto:swilliams@downers.us)

October 29, 2018

Don Rickard, Chairman  
Plan Commission  
Village of Downers Grove  
801 Burlington Ave.  
Downers Grove, IL 60515

Re: Public Hearing – Case # 18-PLC-0034  
PIN: 06-32-200-021  
555 31<sup>st</sup> Street, Downers Grove

Dear Mr. Rickard,

The Forest Preserve District of DuPage County recently received a Notice of Public Hearing for Midwestern University's petition seeking final approval of a PUD Amendment to their Master Plan. We appreciate receiving timely notification of such requests that may have an impact on District property, and thank you for the opportunity to comment.

District Staff has reviewed the information you provided and the associated requests, and does not have any comments. Please call me at (630) 933-7235 if you have any questions.

Sincerely,

Kevin Stough  
Land Preservation Manager

cc: Joe Cantore, President  
Forest Preserve District Commissioners  
Ed Stevenson, Executive Director  
Dan Zinnen, Director of Resource Management and Development