

COUNCIL WORKSHOP ITEM

ITEM: C-5-93 A petition seeking an amendment to a pre-existing special use for a college regarding the proposal to construct a new dormitory and classroom space and to have a determination made regarding the number of parking spaces required for the applicant's use.

DATE: January 31, 2001

PREPARED BY: Kenneth J. Rathje, Director of Planning

PURPOSE: Extend the Special Use for Midwestern University's Phase II of the Living/Learning Center Elements of the University

DISCUSSION:

Midwestern University is requesting an extension of the Village's approval for Phase II of the Living/Learning Center. The University has advised that the timing of the construction of Phase II remains indefinite; however, they desire to preserve the right to build the previously approved structure in order to accommodate potential future growth in enrollment.

ATTACHMENT:

Memo to M. McCurdy, Village Manager dated January 31, 2001
Letter to M. McCurdy, Village Manager dated January 24, 2001 from Tracy Kasson, Attorney with Rathje, Woodward, Dyer & Burt

RECOMMENDATION:

Approval of an Ordinance to extend the time period for the previously approved Special Use for two years. ®

VILLAGE OF DOWNERS GROVE
DEPARTMENTAL CORRESPONDENCE

DATE: January 31, 2001

TO: Michael McCurdy, Village Manager

FROM: Kenneth J. Rathje, Director Planning Services *KJR*

SUBJECT: Request From Midwestern University for an Extension of a Special Use for Phase II of the Living/Learning Center Elements of Midwestern University

The Village has received a letter dated January 24, 2001 from Tracy D. Kasson, attorney for Midwestern University, requesting that the Village Council grant an extension to the University's previously approved Special Use for the second phase of the University's Living/Learning Center. The Village has granted a series of extension since the Conditional Use was originally approved by Ordinance #3632 on March 7, 1994. The most recent extension was granted by the Village Council on April 4, 2000 as Ordinance #4187 which extended the Special Use until March 7, 2001.

The original Conditional Use approved the construction of the University's two building Living/Learning Center phase located on the east side of the University's campus. The Living/Learning Center buildings, which when both building are completed will have a total floor area of 112,354 square feet, have been designed to include dormitory rooms, student support activities and some educational facilities within two, six-story buildings.

The construction of the Phase I building, which is the westerly of the two buildings, began in 1994, and the building was completed in time for the beginning of the 1995-96 academic year. The Phase I building has a total floor area of 56,817 square feet. The currently unconstructed Phase II building has been approved with a floor area of 55,537 square feet which is slightly smaller than the Phase I building.

Since the onset of the petitioning for the Living/Learning Center phase of the University's campus, the University's officials have disclosed that the construction of the second building will be based upon the growth of the student body attending the University. To date, the University has determined that there is no immediate justification to build the second building of the Living/Learning Center; however, to desire to maintain the validity of the previously approved Special Use.

Michael McCurdy, Village Manager

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The Village Council is authorized under the recently amended provisions of Section 28-1904 of the Municipal Code to grant extensions to Special Uses for a period of one or two years.

Given the indefinite nature of the University's timing to construct Phase II, it would be the Planning Staff's recommendation that the requested extension be granted for a period of two years.

Should you have any questions regarding this matter, please contact me at your earliest convenience.

KJR:amd
Attachments

XC: D. Blondin, Village Attorney



Village of
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ILLINOIS

Civic Center
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1015 Curtiss Street
Downers Grove
Illinois 60515
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*Fire Department
Administration*
3900 Highland Avenue
Downers Grove
Illinois 60515-1506
630.434.5980
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Police Department
825 Burlington Avenue
Downers Grove
Illinois 60515-4783
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Public Works Department
5101 Walnut Avenue
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Illinois 60515-4074
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*Department of
Health & Human Resources*
842 Curtiss Street
Downers Grove
Illinois 60515-4783
630.434.5595
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Village of
Downers Grove Web site

<http://www.vil.downers-grove.il.us>

January 31, 2001

Mr. Tracy D. Kasson
Rathje, Woodward, Dyer & Burt
300 East Roosevelt Road
P. O. Box 786
Wheaton, IL 60189

Re: Requested Extension of Special Use Approval Living/Learning
Center Midwestern University

Dear Tracy:

The Village has received your request for your client Midwestern
University to seek an extension of the approval for the Phase II of the
Living/Learning Center.

I have attached a copy of my memorandum to the Village Manager, Mike
McCurdy, requesting that this matter be placed on a future Workshop
agenda. It is my understanding that this matter is tentatively scheduled for
the Workshop meeting of Tuesday, February 27, 2001.

Please feel free to check with me in the week prior to that to make sure
that this matter indeed is on that Workshop agenda. I would also like to be
made aware if you intend to attend this Workshop meeting or if you
intend for the Village Staff simply to make the presentation of your
request.

As always, if you have any questions, please feel free to call me.

Sincerely,

VILLAGE OF DOWNERS GROVE

Kenneth J. Rathje, Director
Planning Services

KJR:amd

Attachment

XC: M. McCurdy, Village Manager

RATHJE, WOODWARD, DYER & BURT

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HENRY S. STILLWELL III
GARY L. TAYLOR
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ESTABLISHED 1938

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January 24, 2001

Mr. Michael McCurdy
Village Manager
Village of Downers Grove
801 Burlington Avenue
Downers Grove, IL 60515

**Re: *Midwestern University Special Use Permit
Ordinance No. 3632 - 555 W. 31st Street***

Dear Mr. McCurdy:

On behalf of Midwestern University, I hereby request a two (2) year extension of the approval for Phase II of the Living/Learning Center elements of the Midwestern University Special Use.

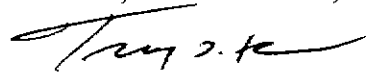
As you know, on March 7, 1994, the Village Council passed and approved Ordinance No. 3632 amending the special use permit for Midwestern University to permit construction of the Living/Learning Center and certain parking improvements. Phase I of this two-phase project commenced immediately thereafter and is completed and occupied. On March 27, 1995, the Village Council passed and approved Ordinance No. 3727 extending approval for Phase II for a period of one year - until March 7, 1996. On February 26, 1996, the Village Council passed and approved Ordinance No. 3840 extending the approval to March 7, 1997. On March 7, 1997, the Village Council passed and approved Ordinance No. 3840 extending the approval to March 7, 1998. On January 19, 1999 the Village Council passed and approved Ordinance No. 4097 extending the approval until March 7, 2000. On April, 2000 the Village Council passed and approved Ordinance No. 4187 extending the approval until March 7, 2001. Those extensions were in accordance with Chapter 28, Article XIX, Section 28-1904 of the Village's zoning ordinance.

The timing of the Phase II construction continued to remain indefinite, as originally anticipated, although the University remains vitally interested in preserving its right of proceeding with the Phase II construction in the near future. Accordingly, on behalf of the University, I ask that

you accept this request for extension made pursuant to Chapter 28, Article XIX, Section 28-1904 and place the matter on the agenda of the Village Council. I would appreciate it if you would confirm receipt of this request and advise me of the date when this matter will appear on the Council's Workshop agenda.

I appreciate your attention to this matter.

Sincerely,
RATHJE, WOODWARD, DYER & BURT



Tracy D. Kasson

TDK:jks

cc: Dr. Kathleen Goepfinger

Ken Rathje

F:\TDK\letters\mccurdy2.ltr