

## COUNCIL WORKSHOP ITEM

### ITEM:

**C-3-02** A petition seeking an amendment to an existing special use for a University. This petition seeks approval to construct an automobile parking structure, which is proposed to be located in the northwesterly quadrant of the University campus. The University property is located at 555 31st Street, Downers Grove, IL (PIN 06-32-200-015 & 06-32-400-026): Midwestern University, Owner/Petitioner

### DATE:

April 18, 2002

### PREPARED BY:

Kenneth J. Rathje, Director Planning Services

### PURPOSE:

Obtain approval for an amendment to an existing special use for a university.

### DISCUSSION:

At its March 27, 2002 meeting, the Zoning Board of Appeals unanimously recommended approval for the requested special use amendment for a university based upon its belief that the petition as presented complies with the requirements of the Village's Zoning Ordinance with regard to special uses for a University. The petition seeks approval to construct an automobile parking structure, which is proposed to be located in the northwesterly quadrant of the Midwestern University campus.

### ATTACHMENT:

1. Letter from Dr. Goepfinger, President Midwestern University dated May 8, 2002
2. Letter to Mayor & Council from Zoning Board of Appeals Chairman dated April 18, 2002.
3. Draft Minutes of the Zoning Board of Appeals Public Hearing March 27, 2002
4. Additional Information Presented at Zoning Board of Appeals March 27, 2002 Meeting.
  - A. Letter dated March 27, 2002 from Dr. Blake Horio with Photographs
  - B. Letter Dated March 27, 2002 from Gordon Goodman, Chairman Pierce Downer's Heritage Alliance
  - C. Impact Study Dated March 25, 2002 from Polach Appraisal Group, Inc.
  - D. Letter Dated March 25, 2002 from Illinois Nature Preserves Commission
5. Staff Findings regarding Case C-3-02 with Attachments dated March 21, 2002

### RECOMMENDATION:

Approval of an amendment to an existing special use for a university. An amendment to a special use may be approved by adoption of an Ordinance.



# MIDWESTERN UNIVERSITY

555 31st Street  
Downers Grove, Illinois 60515  
Phone: 630/515-7300  
Fax: 630/515-7319

19555 North 59th Avenue  
Glendale, Arizona 85308  
Phone: 623/572-3400  
Fax: 623/572-3410

**KATHLEEN H. GOEPPINGER, Ph.D.**  
*President & Chief Executive Officer*

May 8, 2002

Mr. Kenneth J. Rathje  
Director, Planning Services  
Village of Downers Grove  
801 Burlington Avenue  
Downers Grove, IL 60515

Dear Ken,

This letter is a follow-up to the open-ended questions left for the University to research at the end of the Zoning Board of Appeals meeting on Wednesday, March 27, 2002.

I am very pleased that we have been able to carefully address the open issues presented by both the neighbors and others who came before the Board regarding the impact of the new parking deck on the Lyman Woods. As you know, we have worked very closely with the neighbors and all concerned parties to assure that this parking deck is environmentally appropriate and that, in fact, it enhances the area rather than detracts from it. To that end, we have been meeting with the Forest Preserve District and the Village of Downers Grove Park District and we believe that they are in full agreement that the changes we have made will have a positive impact.

The neighbors to our north came before the Zoning Board of Appeals requesting that we show continued sensitivity to the plantings near their homes. To that end, we have planted another row of Evergreen trees that will serve as a second level of buffer for the home to the very far northwest of the campus. For the home that is directly overlooking the campus, we have continued to add Evergreens and additional plantings to make sure that we do not hinder this neighbor's view of our campus. We have met with this neighbor on a number of occasions and have now also adjusted the lighting on the Library building to create a softer light as was requested. Since the Zoning Board of Appeals meeting, I have not heard from either neighbor regarding any new issues or concerns that they may have. Therefore, I think that with the new plans for additional landscaping, we have met the neighbors' needs.

An additional request was made by the Heritage Alliance regarding the plantings around the detention ponds to the south of the new parking deck. We have accommodated their request by putting in additional trees and plants that will create more of a continuation of the Forest Preserve than was previously planned. We believe this will help to shelter the detention pond and we hope that the people from the Heritage Alliance know that we are doing our best to be a good neighbor.

I believe these were the major issues we had regarding the parking deck. We know that we will have an improved campus with much better parking, and we are very pleased to say that we have helped our neighborhood grow and develop.

We appreciate your support, Ken, for all of your hard work, and we look forward to our meeting next Tuesday when we will complete one more step towards our zoning.

Sincerely,

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

KHG:kas



Village of  
DOWNERS GROVE  
ILLINOIS

*Civic Center*

801 Burlington Avenue  
Downers Grove  
Illinois 60515-4776  
630.434.5500  
TDD 630.434.5511  
FAX 630.434.5571

*Fire Department*

*Administration*  
6701 Main Street  
Downers Grove  
Illinois 60516-3426  
630.434.5980  
FAX 630.434.5998

*Police Department*

825 Burlington Avenue  
Downers Grove  
Illinois 60515-4783  
630.434.5600  
FAX 630.434.5690

*Public Works Department*

5101 Walnut Avenue  
Downers Grove  
Illinois 60515-4074  
630.434.5460  
FAX 630.434.5495

*Department of*

*Social & Health Services*

842 Curtiss Street  
Downers Grove  
Illinois 60515-4074  
630.434.5595  
FAX 630.434.5599

*Village of*

Downers Grove Website

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

Community Response Center

630.434.CALL (2255)

April 18, 2002

Mayor Brian Krajewski and Village Council  
Village of Downers Grove  
801 Burlington Avenue  
Downers Grove, IL 60515

RE: **C-3-02** A petition seeking an amendment to an existing special use for a University. This petition seeks approval to construct an automobile parking structure which is proposed to be located in the northwesterly quadrant of the University campus. The University property is located at 555 31st Street, Downers Grove, IL (PIN 06-32-200-015 & 06-32-400-026): Midwestern University, Owner/Petitioner.

Dear Mayor Krajewski and Village Council:

At its March 27, 2002 meeting, the Zoning Board of Appeals made the following unanimous recommendation in case C-3-02:

**Mr. Gray moved that in case C-3-02 the Board recommend that the Village Council approve the petition seeking an amendment to an existing special use for the proposed parking deck on the Midwestern University campus. Mr. Domijan seconded the Motion.**

**AYES: Mr. Gray, Mr. Domijan, Mr. Benes, Mr. Lukas, Chairman White**

**NAYS: None**

**Chairman White declared the Motion carried unanimously.**

The Board made this recommendation based upon its belief that the petition as presented complies with the requirements of the Village's Zoning Ordinance with regard to special uses for a University.

Sincerely,

*William White*

William White  
Chairman

WW/tmh

There being no further questions from the Board, Chairman White called upon anyone who wished to speak either in favor of or in opposition to the petition.

Dr. Leonard Hardesty of 1363 35<sup>th</sup> Street said he lives on the south side of the property. He asked about the increase in parking spaces, and what assurance there was that the bottom section of the area would become single-family homes. Mr. Rathje said they will have 42 spaces above the total number required for parking for the new facilities. Regarding the single-family homes, Mr. Rathje said that in order for any development on the property, they would have to subdivide the property just as any other subdivision would be done. He explained there are a lot of procedures to be followed and it would all be part of public hearings to discuss appropriate signage, etc.

There being no further questions or discussion, Chairman White closed the opportunity for further public comment.

**Board's Deliberation:**

Mr. Benes said it is growth for the facility. Those who have been in Downers Grove long enough have seen this establishment grow into a strong asset to the community. Their continued growth reflects what is needed in nursing home care. He finds it a complimentary request considering the property, the building and the services they provide.

Mr. Domijan said he thought they did a very thorough job in putting the plan together, and they have also demonstrated great care in treating the existing vegetation properly by incorporating it into the plan when possible.

**Mr. Lukas moved in case C-2-02 that the Board recommend approval of the amendment to the existing special use for Rest Haven West Nursing Home so they may expand the land area by approximately 2.3 acres, and increase the floor area by 9,564 square feet as proposed in the site plan, building elevation drawings and landscape plan as submitted. Mr. Domijan seconded.**

**AYES: Mr. Lukas, Mr. Domijan, Mr. Benes, Mr. Gray,  
Chairman White**

**NAYS: None**

**Chairman White declared the motion carried.**

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**C-3-02** A petition seeking an amendment to an existing special use for a University. This petition seeks approval to construct an automobile parking structure which is proposed to be located in the northwesterly quadrant of the University campus. The University property is located at 555 31st Street,

Downers Grove, IL (PIN 06-32-200-015 & 06-32-400-026): Midwestern University, Owner/Petitioner.

**LEGAL NOTICE: VILLAGE OF DOWNERS GROVE NOTICE OF PUBLIC HEARING**

- Notice is hereby given that a public hearing will be held by the Zoning Board of Appeals at 7:30 p.m. on Wednesday, March 27, 2002 in the Council Chambers of the Village Hall, 801 Burlington Avenue, Downers Grove, Illinois, on a petition seeking an amendment to an existing special use for a University. This petition seeks approval to construct an automobile parking structure which is proposed to be located in the northwesterly quadrant of the University campus. The property is located at 555 31st Street, Downers Grove, Illinois (PIN 06-32-200-015 & 06-32-400-026) and is legally described as follows:

Parcel A:

That part of the Northeast Quarter of Section 32, Township 39 North, Range 11, East of the Third Principal Meridian, described as follows: Commencing at the northeast corner of said Northeast Quarter; thence south 0 degrees 18 minutes 06 seconds west along the east line of said Northeast Quarter, 707.12 feet to the point of beginning; thence south 0 degrees 18 minutes 06 seconds west, along said east line 1025.00 feet; thence north 89 degrees 41 minutes 54 seconds west, 648.00 feet; thence south 0 degrees 18 minutes 06 seconds west, 360.00 feet; thence north 89 degrees 41 minutes 54 seconds west, 482.00 feet; thence north 0 degrees 18 minutes 06 seconds east, 550.00 feet; thence north 89 degrees 41 minutes 54 seconds west, 360.00 feet; thence north 0 degrees 18 minutes 06 seconds east, 885.00 feet; thence south 89 degrees 41 minutes 54 seconds east, 485.00 feet; thence north 35 degrees 11 minutes 31 seconds east, 285.50 feet; thence south 55 degrees 04 minutes 55 seconds east, 500.25 feet; thence south 89 degrees 41 minutes 54 seconds east, 430.00 feet to the point of beginning, in DuPage County, Illinois

Parcel B:

That part of the Northeast Quarter of Section 32, Township 39 North, Range 11 East of the Third Principal Meridian in DuPage County, Illinois, described as follows: Beginning on a point of the south line of Lot N in York Township Supervisor's Assessment Plat No. 3, also known as Yorkshire Private Farms, recorded as Document 452577 and as amended by certificate of correction recorded as Document 457186, a distance of 70.73 feet east of, as measured along said south line, the southwest corner of said Lot N; thence south 89 degrees 52 minutes 33 seconds east along said south line of Lot N, 260.76 feet to the southeast corner of said Lot n, being also the southwest corner of Lot M in said York Township Supervisor's Assessment Plat No. 3; thence north 0 degrees 14 minutes 00 seconds east along the west line of said Lot M, 788.17 feet to a point on the north line of the south 6 acres of said Lot M; thence south 89 degrees 52 minutes 33 seconds east along a line parallel with the south line of said Lot M, 331.71 feet to a point on the east line of said Lot

M, 788.18 feet north of, as measured along said east line of Lot M, the southeast corner of said Lot M; thence north 0 degrees, 14 minutes 54 seconds east along said east line of Lot M, 540.71 feet to the northeast corner of said Lot M, said northeast corner being also on the north line of said Northeast Quarter; thence east along said north line of the northeast corner, 1327.50 feet to the northeast corner thereof; thence south 0 degrees 18 minutes 06 seconds west along the east line of said Northeast Quarter, 2654.75 feet to the southeast corner thereof; thence south 89 degrees 53 minutes 56 seconds west along the south line of said Northeast Quarter, 1915.20 feet to a point 300 feet east of, as measured along said south line of the Northeast Quarter, the Southwest Quarter thereof; thence north 0 degrees 09 minutes 27 seconds east along a line parallel with the east line of Lot O extended south in said York Township Supervisor's Assessment Plat No. 3, a distance of 963.68 feet to a point 366.84 feet south of, as measured along said parallel line, said point of beginning; thence north 77 degrees 39 minutes 24 seconds West, 169.71 feet; thence north 0 degrees 09 minutes 27 seconds east along a line parallel with said east line of Lot O extended south 155.47 feet; thence north 67 degrees 52 minutes 52 seconds east, 179.27 feet; thence north 0 degrees 09 minutes 27 seconds east along a line parallel with said east line of Lot O extended south 107.59 feet to said point of beginning; (except that dedicated for 31st Street; and also except the following described parcel of land: that part of the Northeast Quarter of Section 32, Township 39 North, Range 11, East of the Third Principal Meridian described as follows: commencing at the northeast corner of said Northeast Quarter; thence south 0 degrees 18 minutes 06 seconds west along the east line of said Northwest Quarter, 707.12 feet to the point of beginning; thence south 0 degrees 18 minutes 06 seconds west, along said east line 1025.00 feet; thence north 89 degrees 41 minutes 54 seconds west, 648.00 feet; thence south 0 degrees 18 minutes 06 seconds west, 360.00 feet; thence north 89 degrees 41 minutes 54 seconds west, 482.00 feet; thence north 0 degrees 18 minutes 06 seconds east, 550.00 feet; thence north 89 degrees 41 minutes 54 seconds west, 360.00 feet; thence north 0 degrees 18 minutes 06 seconds east, 885.00 feet; thence south 89 degrees 41 minutes 54 seconds east, 485.00 feet; thence north 35 degrees 11 minutes 31 seconds east, 285.50 feet; thence south 55 degrees 04 minutes 55 seconds east, 500.25 feet; thence south 89 degrees 41 minutes 54 seconds east, 430.00 feet to the point of beginning, in DuPage County, Illinois);

And

That part of the Southeast Quarter of Section 32, Township 39 North, Range 11, East of the Third Principal Meridian, described as follows: beginning at the northeast corner of said Southeast Quarter and thence running west on the quarter section line, 29.71 chains (1960.86 feet); thence south 04 degrees, 45 minutes, 00 seconds east 3.53 chains

(232.98 feet); thence 29.23 chains (1929.18 feet) to the east line of said Section 32; thence north 3.41 chains (225.06 feet) to the point of beginning (except the east 1743.1 minutes thereof) in DuPage County, Illinois;

And

The west 33 feet of vacated Glendenning Road lying west of and adjoining Lot 12 in Turek's Subdivision of part of the Southeast Quarter of Section 32, Township 39 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded April 18, 1957 as Document 839446 in DuPage County, Illinois.

Individuals with a disability requiring a reasonable accommodation in order to participate in any meeting should contact the Community Relations Department (630) 434-5560 prior to the meeting. Wheelchair access may be gained through the side (south) entrance of Village Hall. All interested persons should attend this hearing and will be given an opportunity to be heard. The hearing may be continued from time to time without further public notice. Zoning Board of Appeals, William White, Chairman. Published in the Downers Grove Reporter, Friday, March 8, 2002.

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

Dr. Kathleen Goeppinger, President and CEO of Northwestern University, said she represented the students, faculty and staff of the University in this petition to amend their existing special use. She provided a brief summary of the University's programs. Dr. Goeppinger said she has been with the University for sixteen years. She noted that they have done a lot with the campus in the past seven years including landscaping, lab buildings, the Library, etc. This petition is being pursued to improve the parking for the facility. She noted the presence of the development staff for this project.

Dr. Goeppinger explained that the campus continues to grow and now has a population of 1300 students, a faculty of 111, and about 200 staff members. Parking has become a serious issue because even with some restrictions, there is increased traffic. With the new facilities, students remain on campus much longer, and are coming and going all throughout the day. The majority come in at 8:00 AM and leave about 4:00 PM. Dr. Goeppinger said that a 15 mph speed limit has been established, however, that is not always easy to follow. Due to the limited parking, students are always circling the campus for a parking space. She remarked that at the regular campus town hall meetings she holds every 6-8 weeks, there have been only two meetings where parking was not discussed as a major issue.

Dr. Goeppinger then discussed the concept of a parking deck rather than having more black-topped land. She noted that it would be cheaper to asphalt the property in order to increase parking, however, they do not believe the long-term

development of the campus can be improved with more black-topped areas. She visited many parking decks to determine what might best serve their facility, and she believes that concentrating the parking in one location also addresses any security or safety issues. In addition, the University has already spent a great deal of time and money to beautify the campus through landscaping and greenspace, and they did not want to lose any of those improvements.

Dr. Goepfinger then addressed the four special use conditions of the Zoning Ordinance. Concerning whether the location is appropriate, she said they are proposing to take an existing parking lot and make it a three-story facility without changing the original parking area footprint. Regarding the need, Dr. Goepfinger said in addition to the normal class schedules, there are many special events held on campus and parking is a problem for those events. In addition, special events are held for the community and for those occasions, such as for the Heart Walk, people have had to park along 31<sup>st</sup> Street. In considering how this would affect property values, Dr. Goepfinger said that they sent notifications to 300 neighbors from Oak Brook, 31<sup>st</sup> Street, etc., and made a presentation to them concerning this proposed deck. Some of the people were upset with the concept of the deck; however, University representatives discussed the issues raised and have attempted to accommodate those issues. They cut the number of staircases from three to two, and moved the deck 36 additional feet back from the north property line. They also changed the design of the road so that the entrance of the deck is located further away from the neighbors' property line. In addition, their lighting expert studied the area and shortened the poles which are to be mounted on the top level of the deck in order to minimize the light spill onto the surrounding area. The landscaping was increased to the north and the berm was also increased to provide a larger buffer to the neighboring residential area.

Dr. Goepfinger commented that, as a result of meetings with the neighbors, they also learned that the lighting from the existing Library building was causing too much glare in the residences to the north. Those lights have been changed to a reduced wattage to accommodate the neighbor's concerns.

Dr. Goepfinger advised that a couple of neighbors also expressed concerns about the possible impact to the value of their homes as the result of the parking deck. She told the Board that the University hired the Pollach Appraisal Group from Wheaton to conduct a study comparing the subject area with similar other areas, and they determined that the deck would not be injurious to property values.

Dr. Goepfinger said that she has met with Dr. Gordon Goodman of the Lyman Woods Heritage Alliance, and based upon those discussions the lighting was changed and more vegetation has been added to address the concerns raised regarding possible adverse affects to the Lyman Woods area. Dr. Goepfinger

said that the University has also met with the DuPage County Forest Preserve a number of times.

Dr. Goepfinger then corrected a statement made in the letter that she sent accompanying the special use petition which stated that the University had contacted the Park District. That was incorrect. They had contacted the Village Forester. Since the letter was submitted, however, they have contacted the Park District and will meet with them again regarding this project.

Dr. Goepfinger said she believes that their plan complies with the requirements established by the Zoning Ordinance, and that the proposed deck is an allowable special use in the zoning district.

Mr. Dwight Todd of DWL Architects said his firm is not the architect for the deck, but that they did prepare the Master Plan and did the architecture for the most recent construction. He described the University campus as a 105 acre site and showed the plan on an overhead projection. Mr. Todd pointed out the no-build zone on the westerly side of the campus. He explained that in choosing the site for the deck, the University decided to remove auto traffic from the center of the campus, and keep pedestrian traffic in the center area. He said there is a large floodplain running east and west along Lacey Creek that bisects the campus. He then showed the present layout of the buildings on the site, and the location of the present parking areas.

Mr. David J. White, Director of Parking Facilities with Jacobs Facilities, Inc., of St. Louis, Missouri said his firm is the architect of record for this project. He showed an overhead projection of the proposed garage which will hold 930 parking spaces. The deck is to be approximately 751 feet from north to south, and 122 feet from east to west, and consists of three levels. It will be constructed of precast concrete with the casting done off-site. The panels will be brought in and erected to reduce the construction schedule and minimize the impact to the campus and neighbors. Mr. White noted that the structure is to be set back 51 feet from the north property line and 29' from the Lyman Woods property line. They have also relocated the planned garage entrance 250' south of the property line. He said that the vehicular circulation comes in and works off of a ramp, with the structure being more or less flat. There are pedestrian access towers at the north end, the center, and the south end of the structure.

Mr. White said the structure is 26'2" high from ground level to the top of the parapet, allowing for a 42" tall parapet wall. To keep the structure as low as possible, they tucked the structure down into the grade at the far north end of the structure. The University has chosen a precast skin to coincide with the existing campus fabric of higher quality architectural materials.

Mr. White addressed the issue of noise, saying that the reduced speed limit will cut down on vehicle noise. He noted that there is more noise generated from the

31<sup>st</sup> Street traffic than from campus traffic. They have also made accommodations to reduce potential noise by moving the entrance to the deck southward 250'. The primary area of vehicular circulation has also been moved southward toward the center of the garage. He stated that, from a structural design perspective, the precast double-T system, which is the proposed design for the structure, has vertical members projecting downward from the ceiling every 6' and will act as a baffle to dissipate vehicle noise. In addition, landscaping trees will assist with dissipating the noise on the north and west sides. Regarding pollution, the use of the lot tends to be non-transient, so there is not a lot of in and out traffic which decreases the amount of carbon-monoxide released into the air.

Mr. White then addressed the lighting issue, explaining that they considered various type of lamps and decided upon the metal halide fixture as the light is cleaner, has a broad spectrum, and functions well at a lower foot candle level. In addition, they have recently adjusted the lighting that will be used on the Library building by replacing the 250 watt light bulbs with 75 watt light bulbs in order to reduce any reflection or glare that had been occurring into the neighboring homes. He explained that the roof of the proposed parking deck is flat, so the light will go downward from the light fixtures and will not flare out. He added that the poles have been lowered to 25' and they will still be able to meet a safe light level out to the perimeter of the top level. He showed photographs of the light fixture being used.

Chairman (William) White asked about possible glare from car headlights. Mr. (David) White responded that the top of the parapets are 42" tall for guardrail purposes. Headlights are traditionally about 18" high and they will therefore be shielded by the precast walls.

Mr. Gray asked about the neighbors to the north who appear to be the closest neighbors. Mr. White responded that the approximate setback from their property line is to be 51'.

Mr. Benes asked whether there was a limit as to the height of a vehicle that can be parked in the deck. Mr. White responded that the ceiling height on the ground floor is 8'6" in order to accommodate handicap vans and other taller vehicles, while the remaining levels have a ceiling height of 7'6". Mr. Benes asked if lights from cars with oversized tires would shine over the 42". Mr. White said in his opinion they would not glare outward.

Mr. White said in order to address neighbors' lighting issues, the University is providing operational flexibility. Lights are on photocells so they can turn on at dusk and can be programmed to turn off at specified times, except for the emergency lights.

Mr. Gray asked about lighting on the roof, and Mr. White said the overall height for the roof-mounted poles is 25'. He then showed the photometric report to the Board saying the proposed lighting levels are well below the recommended foot candle requirement of the Illinois Department of Natural Resources. He then reviewed the meaning of foot candles as shown on the chart, referring to the example Mr. Rathje gave earlier of the foot candle levels in the various areas of the Council Chambers. He explained that .01 foot candles is basically equivalent to moonlight.

Concerning stormwater runoff, Mr. (David) White said the runoff from the roof structure is all collected and taken to the detention basin. The levels below the roof are all collected and go through a triple basin of sand and other oil separating materials, and then flow into the sanitary sewer.

Chairman (William) White said the Board received a letter from the Illinois Nature Preserves Commission that talked about using oil-grit separators for filtering stormwater runoff from the garage. Mr. (David) White said the stormwater runoff would be collected and taken directly to the detention basin. He reiterated that runoff from the levels below the roof level that are not subject to rainfall would be collected through the oil-grit separators and sent to the sanitary sewer.

Mr. Domijan asked what the estimated construction schedule would be. Mr. Todd responded that it would be approximately six months from ground-breaking to completion. The schedule for the construction is for work to begin in early summer in order to maximize the time when students are away from the campus, so they do not have to displace as many cars. Mr. Domijan asked what the total number of parking spaces on campus would be with the completion of the parking deck. Mr. Rathje responded it would be 1761.

Mr. Benes asked whether they would use the existing road system for construction traffic, or would they have to build construction roads. Mr. White said their plan is to use the existing internal driveways off of 31<sup>st</sup> Street and come down West Drive. The garage would be built starting from the north end and would progress to the south end.

Mr. Gray asked for clarification as to the location of the new detention ponds.

Ms. Jana Bryant of Mackie Consultants used the overhead projector to show the location of the detention ponds. She explained that the roof level is the only level that would be drained into the storm sewer system. The lower two levels drain to the basin within the structure prior to moving into the sanitary sewer on campus located east of the structure. The domestic water for the fire protection system is being brought over from the west side of the building. Ms. Bryant said that the proposed structure meets the needs of the existing site drainage. She described the direction of the site drainage toward Lyman Woods, saying the flow will be maintained by directing the flow in the same general direction. She

said there is an existing detention outfall basin for the Rosewood subdivision to the far north. The project will include improvement of the campus circulation road, to include some drainage structures to help with the storm drainage.

Mr. Larry Dziurdzik, Landscape Architect with Allen L. Kracower & Associates of Buffalo Grove showed the landscape plan on the overhead projector, stating it was comprised of two different landscape themes. The east property design consists of a floral landscaping approach and ties into the existing quad theme. Moving from the south to the north part of the parking garage they have a more informal, natural landscaping pattern. He said they have to include screening evergreen trees which will be 14'-15' in height at time of planting, and will serve to buffer the parking garage from the view of the residents to the north as much as possible. Mr. Dziurdzik said the University has worked extensively with the neighbors to the north and as a result of discussions earlier this evening, they have agreed to add more evergreen plantings in order to fill in any gaps. An additional ten evergreen trees are going to be placed in that area. Moving along to the western property line where the deck is adjacent to Lyman Woods, they are proposing to add more oak trees, and native plant materials which were approved by the DuPage County Forest Preserve and the Village's Forester. They will treat the southerly detention basin with a natural planting similar to the other detention basins. He added that the northern property line will also include flowering magnolia trees and shrubs to provide different color displays throughout the seasons.

In response to Mr. Gray, Mr. Dziurdzik said they will be planting red maples, northern pin oaks and other oaks. The initial planting height of these materials will be 14'-15' in height and they can achieve heights of up to 40'. The trees will also serve as a sound buffer.

Mr. Domijan asked about the starting date for construction. Dr. Goepfinger said they would like to start construction the day after graduation, which is June 1st. They will do the preliminary work between now and then. They have planned it so students will not use the west road and will park in other areas until the deck is completed.

Mr. Domijan said that in the year 2005 they expect a potential 1781 students, and that appears to be more than the parking available. Dr. Goepfinger explained that they do have about 420 students who live on campus, and that they do not intend to remove the other existing parking areas upon completion of the deck.

Mr. Benes said that there was an objection some time ago from the neighbors for the parking lot at the east side of the campus when the first Living Learning Center building was constructed along with additional parking. He asked if there have been any additional objections since that time. Dr. Goepfinger said they

received no other complaints. The University did fence that side of the campus for the neighboring Oak Brook residents. She said, however, that the lot in question is a long walk for students to get to the main area of the campus.

Dr. Goeppinger said that the reason they are anticipating a growth in the number of students is because the Board of Trustees has approved the University to have both a Masters and a Doctorate Program in Clinical Psychology. In addition they will be increasing their Pharmacy students by 50 students per class for several years.

Mr. Benes said a letter was received by the Board from Dr. Horio, a neighbor who lives on Rosewood Court regarding his concerns, and asked whether they have worked with him regarding his concerns. Dr. Goeppinger said they have tried to address the issues raised by the neighbor and have made many modifications to their original plan. They will continue to try and work with the neighbors. She said she understands that the residents would be happiest if the University would move away, but they cannot do that. They will, however, do whatever they can to meet the neighbors' concerns.

Mr. Benes said that he thought this was a wonderful project for both the school and the community.

Mr. Gray asked about whether they have a field house or an athletic field proposed. Dr. Goeppinger said when they bought the campus from George Williams College, they had the largest gymnasium that any medical school could have. Building the deck will cover all of their needs for the gym and pool area. They do not have an athletic program and anticipate no weekend athletic activities, other than their program of bringing some local children on to the campus for special events.

Mr. Gray noted, in response to a comment contained in Dr. Horio's letter, that the weather structure in this area is for prevailing winds to come from the northwest in the winter and from the southwest in the summer which would put any carbon monoxide that might be generated from cars using the proposed deck back onto the campus.

There being no further questions from the Board, Chairman White called upon staff to make its presentation.

#### **Staff's Presentation:**

Mr. Rathje said the petitioner, Midwestern University, is seeking approval of an amendment to their Special Use in order to construct a 933 space, two-story, three-level parking structure. The proposed parking structure is to be located on the site of the existing 283 space surface level parking lot which is sited in the northwesterly quadrant of the University's 105 acre campus. Midwestern

University is located on the south side of 31st Street between Highland Avenue and Meyers Road at 555 31st Street.

Mr. Rathje stated the petitioner has submitted a letter prepared by the University's president, Dr. Kathleen H. Goepfinger, which explains why the University is seeking approval of a special use petition which seeks permission for the construction of the proposed parking structure. Dr. Goepfinger has explained that the University has been expanding the number of students and faculty and acknowledges that it will need additional parking. For example, the University will be expanding its Pharmacy program which will add 60 students per year for the next four years for a total addition of 240 more students by the beginning of the 2005-06 academic year and beyond. Dr. Goepfinger's letter also explains that University desires to develop a better relationship between the location of parking and the academic core area of the University.

Mr. Rathje explained that the proposed two-story, three-level structure is to be located near the northwesterly corner of the University's campus. The deck structure is to have an east to west width of 122.5 feet, a north to south length of 761.0 feet and a footprint area of 93,222.5 square feet. The elevation drawing of the proposed deck indicates that it is to be 22.5 feet tall as measured to the finished floor level of the third level and 26.1666 feet to the top of the parapet wall. The two stair towers will have a height of 32.0 feet. The petitioner has indicated that the deck is to be constructed of precast concrete with architectural grade columns and wall panels. The two stair towers are to be enclosed in glass.

Mr. Rathje said the deck is proposed to have a total of 933 parking spaces of which 306 spaces will be on the grade level, with the remaining 627 spaces to be located on the second and third level and on the ramps connecting the levels. All of the proposed new parking spaces meet the Zoning Ordinance requirements as to size. The floor plan of the structure indicates that there are to be four handicap accessible spaces located on the first level adjacent to the main entrance to the structure.

Mr. Rathje noted that on a campus-wide basis the University will, upon completion of the proposed parking structure, have a total of 29 handicap accessible parking spaces which exceeds the Illinois State Accessibility regulations. The State's regulations for a use of this size require a minimum of 20 accessible spaces plus one space for each 100 spaces over 1000 spaces. Upon completion of the proposed parking structure, the number of parking spaces available on the University's campus will increase by 655 spaces, from a current count of 1,106 spaces to a new total of 1,761 spaces.

In regard to lighting, Mr. Rathje said the petitioner has submitted a lighting plan which shows that the first and second levels of the deck are to be illuminated by means of ceiling mounted fixtures with the illumination being provided by means

of a metal halide light source. The lighting level of levels one and two as measured at the floor level will range from a maximum 25 foot candles at the entrances, 10 foot candles at ramps and at interior corners, 5 foot candles between cars and 2 foot candles at the interior walls.

Regarding the third level of the deck which is open to the sky, Mr. Rathje said the petitioner's current plans indicate that there are to be eight 25 foot tall light standards, each of which is to have a pair of light fixtures. The specified fixtures are to be of a "shoe-box" design which has been designed with a recessed lens which has been configured to focus light downward in contrast to the more familiar "cobra-head" street light which, due to the protruding lens, distributes light in a much broader and more diffused fashion. The lighting fixtures chosen by the petitioner are of such a design that the light bulb will not be visible from vantage points other than on the parking deck. The photometric drawing provided by the petitioner's consultants indicates that the lighting level on the deck will range from 5.3 foot candles to 0.8 foot candles. The narrative provided by the petitioner describes that the lighting fixtures will contribute less than 0.1 foot candles of light at the University's north property line.

In regard to the letter submitted by Dr. Horio, Mr. Rathje said that he investigated the situation and found the lights from the Library to have been very bright. He noted that the University agreed to correct that situation and has installed new bulbs and ballast at a much lower wattage. The previous fixture had 250 watt bulbs in contrast to the new bulbs which are 75 watts.

Mr. Rathje stated that the petitioner has designed the parking deck's lighting in a manner to provide an adequate amount of lighting for the students, faculty and staff who will be utilizing the deck, while taking into account the proximity of the deck to the neighboring residents to the north.

In consideration both of good design and responsibility to neighboring property owners, Mr. Rathje said the University has directed its consultants to design the lighting system with control elements which will adjust lighting levels as follows: with respect to the top deck level, the lighting system will be controlled to turn on by means of a photoelectric cell at sundown and will be shut off via a timer. The University has indicated that it will set the timer to shut the lights off on the third level no later than one hour after the last building is closed for the evening. With respect to the two interior parking levels, the lighting will remain on but at reduced levels all night which is a reasonable safety consideration.

Mr. Rathje said the setback for the proposed structure, based upon the height as measured to the finished level of the deck which is to be 22.5 feet, is to be a minimum of five feet plus one foot for each foot of building height over 20 feet. Based upon this requirement, a minimum yard along the northerly and the westerly property lines of 7.5 feet is required. The petitioner's site plan indicates that a side yard of 51 feet is to be provided on the north, and a side yard of 29

feet is proposed to be provided along the west.

Mr. Rathje referred to the petitioner's landscape plan which includes a significant amount of planting adjacent to the proposed parking structure. The petitioner has made particular efforts to screen the northerly and northeasterly sides of the structure which may be viewed from the adjoining residential structures. Of particular note are the shade and evergreen trees which are to be planted in this area. The type of plant materials proposed include northern pin oaks, white firs, state street maples and star magnolias. In addition, the plan depicts a wide variety of both deciduous and evergreen shrubs.

Mr. Rathje said that Todd C. Jacobson, the Village Landscape Specialist, has provided a memorandum commenting on the petitioner's landscape plan. Mr. Jacobson has indicated he has found the plan to be satisfactory as all plant materials are hardy and should flourish assuming proper care. His memorandum went on to comment that between the existing landscaping adjacent to this site and the new landscaping which is to be installed, there will be sufficient plant material to screen the neighboring residences from the deck and its associated lighting. He further offered the opinion that the landscape plan should provide privacy while enhancing the aesthetics of the campus.

As the University's campus is adjacent to the Lyman Woods property, the University has maintained a dialog with the DuPage County Forest Preserve. The University has, through its landscape architectural consultant Allen L. Krakower and Associates, furnished a copy of the landscape plans to the District for its review and comments. The Forest Preserve District's Plant Ecologist Scott N. Kobal has reviewed the plans and has furnished a letter to the University's landscape architect dated February 14, 2002 concluding that the plant materials that have been specified, "... are all native to the Chicago Region and pose no threats to Lyman Woods." A copy of that letter had been included in the packets for the Board's consideration.

Mr. Rathje said that Dr. Goepfinger received a letter from Dan Gooch, the Executive Director of the Forest Preserve District. The Forest Preserve District's staff has reviewed the issues of stormwater management in terms of protection of the neighboring areas with proper control during construction. Mr. Gooch commented on the fact that the University will be using some best management practices by including plantings in the detention area which will serve to filter the facility. Mr. Gooch had noted that he would have preferred a wet-bottom facility, however he recognized that a wet bottom facility in this location cannot provide the necessary volume of detention. Mr. Gooch also commented on his staff's satisfaction in reviewing the various elements of the University's plan.

With regarding to stormwater management, Mr. Rathje said the petitioner has prepared stormwater management plans for the proposed phase of

development, which propose constructing a dry-bottom detention area to be located in the area immediately to the south-southwest of the proposed parking structure. The detention area is proposed to have a stormwater storage capacity of 1.9798 acre feet. The plans and calculations have been submitted to the Village's stormwater engineering consultant Christopher Burke and Associates. P. Kay Whitlock of Burke and Associates has provided a memorandum to the Village which concludes that although some modifications must be made to the University's stormwater application, once the modifications have been made all requirements of the Village's Stormwater and Flood Plain Ordinance can be met.

Mr. Rathje reminded the Board that in its determination of the petitioner's request to amend the conditional use, the Board may wish to review and consider the conditions which are necessary for the granting of a special use as enumerated under Section 28-1902 of the Zoning Ordinance which he read as follows:

**“The Village Council may authorize a special use by ordinance provided the evidence presented is such as to establish the following:**

- (i) That the proposed use at this particular location requested is necessary or desirable to provide a service or a facility which is in the interest of the public convenience and will contribute to the general welfare of the neighborhood or community.**
- (ii) That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.**
- (iii) That the proposed use will comply with the regulations specified in this Zoning Ordinance for the district in which the proposed use is to be located.**
- (iv) That it is one of the conditional uses specifically listed for the district in which it is to be located”.**

Mr. Rathje summarized that the petitioner's request for approval of a parking structure has been prepared in a manner consistent with the requirements of the Zoning Ordinance. The provision of additional parking spaces is being sought as the University desires to improve parking efficiency relative to the location of parking to student and staff destinations, and as the University is in a position where the student body and staff is expected to increase over the next few years. As the site of the proposed structure is currently a surface level parking lot, the construction of structured parking as replacement for the surface parking should be viewed as an improvement and an upgrade for this area of the

University's campus, especially as the structure will serve to screen the parked automobiles from the view of adjoining areas both off and on campus.

Mr. Benes said he understood that the highest parapet on the third level is 26'2" of the parking deck, and that the floor level would be 42" less than that. Mr. Rathje said that was correct. Mr. Benes asked that this type of a design consideration should be kept in mind for the Downers Grove parking deck. Mr. Rathje responded that what the Village is proposing is something very similar in concept. He said that the same type of discipline that the University went through in making its decision has also been conducted by the Village.

There being no further discussion from the Board, Chairman White called upon anyone in the audience who wished to speak either in favor of, or in opposition to the petition.

Mr. John Baniczak of 34 N. Hudson, Westmont, introduced himself as a biologist, ecologist and teacher, and said that the Board has heard from everyone except the taxpayers. He said he thought that the current parking area is gravel rather than black-topped, to which Dr. Goepfinger replied that it was all black-topped.

Mr. Baniczak then asked what would happen to the overflow from the retention pond, noting that he is the nearest neighbor to the proposed parking deck on the west. He said he was one of the millions of taxpayers who have invested millions of dollars in the protection and preservation of Lyman Woods. He said he was in attendance as he is part owner of Lyman Woods, just as everyone else is. Mr. Baniczak said that massive extinction of species is occurring across the earth, and Lyman Woods Preserve is an island in a heavily congested area that is home to rare and endangered plants and animals. He said that their survival depends upon everyone's critical decisions this evening.

Mr. Baniczak said that he believes the parking deck will negatively impact plants, animals, soil and water. Road salt on the pavement and deck, and drying salt on the tires will be blown onto the preserve. With winds from the northeast and east will blow road salt onto the preserve, negatively affecting the plants, animals and water table. He said this will result in irreversible contamination. The degradation of the Preserve will be ongoing. Mr. Baniczak said the garage is a wall that will change air flow and affect wind pollination of species of plants.

Mr. Baniczak stated that in his opinion Lyman Woods is an asset to Downers Grove as well as to everyone in DuPage County, and it should be the first priority. Mr. Baniczak said that the parking deck should be located to the far east of the campus or as far away from the Woods as possible. He suggested putting it underground. He stated that Midwestern University should be a good neighbor and cooperate in preserving Lyman Woods and in protecting the investment of the taxpayers.

Mr. David Schultz of 5509 Washington Street is a member of the Board of Directors of Pierce Downers Heritage Alliance. He distributed a document to the Board members, then read a three-page letter into the record dated March 27, 2002 from Gordon Goodman, Chair of the Pierce Downer's Heritage Alliance, the subject of which was "Public Hearing C-3-02 – petition to amend the special use permit for Midwestern University." (See App. #1)

Mr. Schultz then summarized what he stated were the three main points which were 1) operational constraints on the use of salt on the upper parking deck to reduce runoff or blow-off into the Lyman Woods Preserve; 2) that there be reduction in light infiltration into Lyman Woods through adjustments made to the proposed lighting; and, 3) that they significantly enhance the landscaping on the southern one-third of the parking deck, facing west towards Lyman Woods. Mr. Schulz said that Lyman Woods is a valuable part of the community, which is visited by thousands of residents every year. He named many of the species of plants and animals he has seen there. He asked that Midwestern University give careful consideration to minimizing the impact on the Preserve during construction and operation of the parking garage.

Mr. Benes noted that the letter was addressed to the Zoning Board of Appeals, and that members of the Alliance had conversations with the University administration. He asked if these points were brought up at the meetings with the University. Mr. Schulz responded that some of the issues were discussed at an earlier meeting which was primarily informational. He added that another meeting between Dr. Goodman and Dr. Goepfinger was held recently. He does not believe there was specific consideration given to the points, but cannot say for certain they have been rejected. Mr. Schulz said he and Dr. Goodman would be willing to participate in any future meetings with the University deemed appropriate.

Ms. Donna Retzlaff of 211 S. Cass in Westmont noted that Dr. Goepfinger said the University visited many parking structures, and asked whether they visited structures near natural areas. If there were any parking structures near natural areas, Ms. Retzlaff said she would like to know where they were, how these garages were built, and if there was special consideration given to the structures being near natural areas.

Ms. Laurel Bowen of 829 Clyde Drive read a letter from the Illinois Nature Preserves Commission dated March 25, 2002, from John C. Nelson, NE Illinois Threats Coordinator. (See App. #2) Upon her completion of reading the letter, Ms. Bowen noted to the Board that the prevailing winds for most of the year come from the southwest, which would impact the neighbors.

Mr. Gray responded to Ms. Bowen's statement concerning the direction of the prevailing winds. He noted that he is a retired airline pilot, and the prevailing winds in this area should be from the northwest to the southwest.

Mr. Ken Lerner of 4933 Whiffen Place stated he visits Lyman Woods regularly throughout the year to experience a piece of nature and be immersed in nature. He said that part of the quality of the experience is the issue of how carefully you have to be to look only in the right direction. It is a rare thing to find a piece of nature of the quality of the Preserve. Mr. Lerner said they must be sensitive as to how it is being encroached upon, as it has already been encroached upon on the south by the Wellness Center. He asked the Board to make sure they are satisfied that the plans for development will include adequate buffering for the Woods, both for an aesthetic standpoint for the visitors and the quality of their visiting experience.

Ms. Karla Schwartz of 3117 Rosewood Place stated that her home backs up to the present Library unit of the University. She said the University and staff has been working well with the residents on some of the issues. She commented that she had spoken with Dr. Goepfinger today about other areas that need to be filled in re landscaping. One of her concerns is the lighting. She asked if they took into account the present Library lighting that she is dealing with presently. Ms. Schwartz said the lighting from the Library is a whole wall of fluorescent lighting. She expressed concern about the proposed poles planned for the top of the parking deck, since the plan shows double lights on each pole which means 16 lights. She asked for clarification of exactly what will be installed as she understood from a meeting that there would be only 8 poles, which she understood to mean 8 lights, not 16.

Dr. Blake Horio of 3112 Rosewood Place said that over the past 2-3 months Dr. Goepfinger has given her time and consideration to questions raised about the parking garage. He referred to his four page letter dated March 27, 2002 to the Zoning Board of Appeals. (See App. #3) He said that he spoke with Mr. Rathje about other parking garages, and one of the least obtrusive ones that Dr. Horio had seen was the Good Samaritan Hospital garage. He distributed photographs to the Board of photos taken at night from a vantage point of homes that he said were located 50' from the parking garage.

Mr. Rathje interjected that the proximity of the garage in the photographs to the property lines of the homes and Lyman Woods is about 20-25', which is much closer than what Midwestern University is proposing for their deck.

Dr. Horio then expressed concerns about the view from his home of the University along its northern boundary. He showed the Board photographs he took from his bedroom, showing the existing lights which he said light up his bedroom at night. He said he has not mentioned this problem to the University. He asked what impact there would be from the parking garage lighting.

Dr. Horio then addressed the issue of drainage stating there is a detention basin, which serves his subdivision that is part of his property. He showed photographs of the detention basin, which he commented shows that it overflowed to the blacktop. He showed on the site plan where his home is located in relation to the detention basin, in response to Mr. Gray's question. Dr. Horio expressed concern about the parking structure's impact on the stormwater. He said his family had supported the Library that was built. He said they never said anything about the light infiltrating their home to the University. He expressed that he wants to work with the University to minimize lighting problems and their effect on the neighboring residents.

Dr. Burdick, Dean of Sciences at Northwestern University, said that he was speaking for the faculty and staff, many of whom are also residents and taxpayers of Downers Grove. He gave a historical perspective of the site, saying the Basic Science building is located adjacent to the proposed parking lot. They occupied the building in 1987 when there were 250 students on campus with 283 parking spots. Now, 15 years later, they have more than 1000 students. He noted that there has been a shift westward on the campus in terms of academic focus; however the location of the parking spots has essentially remained the same. Much attention has been given to the impact on the environment and the neighbors, and the University has gone through the added expense of going to a structure, which is much more expansive than paving black-topped parking lots. He explained that the parking lot is crowded and there are safety issues involved. He believes the parking deck will be a long-term solution.

Dr. Dennis Paulson, Dean of the College of Health Sciences of Northwestern University, said he is also a resident of Downers Grove, as are many faculty members and students. He said that the Downers Grove campus brings in about \$50 million in revenue in one year and much of that is spent in the community. He noted that the University is also part of the community. They would like to expand, but even without expansion they need the new parking facility. He encouraged a positive recommendation from the Board.

There being no further comments at this time, Chairman White offered the petitioner an opportunity for rebuttal.

Dr. Goeppinger said that in regards to Lyman Woods, they felt that instead of having surface parking with the washing of contaminated water directly into the Woods, the deck and resulting runoff would be channeled into the detention pond where it would be cleansed thereby helping the Woods. She said they have not taken the Woods lightly. She noted there is a 5.5 acre area that they will be dedicating via easement to protect the Woods. Regarding some of the questions that were raised this evening, she said many of these items were heard for the first time this evening. She said that in all fairness, they need to

Speak further with the residents and have the staff respond to some of the concerns expressed.

Mr. David White discussed the issue raised earlier about blowing salt, saying that there will be a 42" high parapet wall around the deck which will effectively diminish dried salt being blown from the deck. Concerning the garage acting as a deterrent to plant pollenization, he said this structure will not have solid closed walls. It is an open parking deck. Mr. White addressed the issue of using salt on the upper level of the deck. He said it is an operational issue and noted that his company would encourage the University to use a melting agent that would not corrode the materials. He said there are products available, which are environmentally sensitive and they would encourage the University to consider those. He said that on snowy days the top deck of parking structures are not used as much. He noted that the University has been encouraged to have a regular maintenance program as well to provide water in the garage so that they can wash it down at least twice a year. Mr. White said that the lighting studies they did take into account only the effect of the garage, not all of the lights on campus. He indicated that the light reflecting into the neighboring house would be very minimal.

Ms. Jana Bryant addressed the overflow direction of the detention plan, using the overhead projection showing the normal flow into a wetland area. She said that all of the water from the deck will go into the south detention pond. They have also tried to maintain a swale so that the drainage will not be blocked. She said that they are also taking all of the roads in the circulation area and rebuilding them, so that all the oils and salts that actually drain into the Woods now will be directed into a flat-bottomed detention pond where cleansing will take place, which is an improvement from the current condition.

Mr. Rathje said he spoke to one of the Village's stormwater engineers who said that a typical time frame for a stormwater detention facility to drain, following a storm event, can be from three hours to as much as three days, depending upon the amount of the rainfall and the length of time of the rainfall.

Mr. Larry Dziurdzik addressed discussion about the southern portion of the parking deck site along the western property line and the landscaping. He said they are recommending planting 2.5" caliper oak trees, and they can increase that size; however, the mortality rate for larger transplanted oak trees is very high. He noted that a smaller tree can actually grow faster and will be larger than a larger tree following transplanting. He stated they can increase the size of the oak trees to 3", and they can add more plant material to the southwestern area such as oaks and evergreens.

Mr. Arthur Dobbelaere, Executive Vice President of the University, said it is their plan to use very little salt on the campus. It is an expensive process to use salt both because of the purchasing cost and because of the deterioration caused to

the roadways and vegetation. They use it only to preserve the safety of the campus.

There being no further public comment, Chairman White closed the public portion of the hearing.

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**Board's Deliberation:**

Mr. Benes said he did not think the issues raised by the Heritage Alliance regarding the southwest corner have been totally addressed.

M. Gray said he thinks Lyman Woods still has a lot of work to do. He spends a lot of time in Lyman Woods walking and the area is somewhat bare and needs to be addressed. There's still a lot of work to be done in Lyman Woods. He thinks eventually the trees the University is planting will have somewhat of a buffer effect.

Mr. Lukas said it sounds to him as though there is a very willing petitioner who is conciliatory and compassionate towards the concerns of others surrounding the campus. They seem to have the attitude to work out the problems. He said the more he heard the petitioner's testimony, the more he was under the impression that the area will be less contaminated by things like salt from cars than it is now and will be maintained to a higher level than it is now. Mr. Lukas said that the one thing that is a little uncomfortable is the lighting and it sounds as if that can be worked out. He lives at an intersection in Downers Grove with a high pressure sodium light that doesn't have the screening for spillover. The street light is about 40' from his bedroom window. They do everything they can and use window darkening shades on the window. It would be nice to be in the dark. He commented that the raccoons and possums are doing well in his neighborhood with the bright street lights. Mr. Lukas said he would vote in favor of the petition.

Chairman White asked if there were any contrary thoughts and there were none. Chairman White then commented on the lighting, saying he thought there would be little light passing across the property line based upon the information provided by the petitioner. He noted that the letter from the State of Illinois asked for lighting at the property line to be no more than one foot candle and the University was already below that. He also said that the new plantings will eventually provide more screening than is there now.

**Mr. Gray moved that in case C-3-03 the Board recommend that the Village Council approve the petition seeking an amendment to an existing special use for the proposed parking deck on the Midwestern University campus. Mr. Domijan seconded the Motion.**

**AYES: Mr. Gray, Mr. Domijan, Mr. Benes, Mr. Lukas,  
Chairman White**

**NAYS: None**

**Chairman White declared the Motion carried unanimously.**

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After a brief recess, Chairman White asked staff to read the published public hearing notice for the next case.

**C-4-02** A petition seeking an amendment to an existing special use for a church. The petitioner is proposing to add additional land to the special use and is seeking approval of an amendment to the special use to make additions to the existing church structure and to make other modifications to the site including parking and landscaping elements. The properties are located at 527 63rd Street (PIN 09-20-209-043), 525 63rd Street (PIN 09-20-209-042) and 601 63rd Street (PIN 09-20-206-005 and part of PIN 09-20-206-006), Downers Grove, IL; Good Shepherd Evangelical Lutheran Church, Owner, Erik J. Guldberg, Petitioner.

**LEGAL NOTICE: VILLAGE OF DOWNERS GROVE NOTICE OF PUBLIC HEARING**

- Notice is hereby given that a public hearing will be held by the Zoning Board of Appeals at 7:30 p.m. on Wednesday, March 27, 2002 in the Council Chambers of the Village Hall, 801 Burlington Avenue, Downers Grove, Illinois, on a petition seeking an amendment to an existing special use for a church. The petitioner is proposing to add additional land to the special use and is seeking approval of an amendment to the special use to make additions to the existing church structure and to make other modifications to the site including parking and landscaping elements. The properties are located at 527 63rd Street, Downers Grove, IL (PIN 09-20-209-043), 525 63rd Street, Downers Grove, IL (PIN 09-20-209-042) and 601 63rd Street, Downers Grove, IL (PIN 09-20-206-005 and part of PIN 09-20-206-006) and are legally described as follows:

**Parcel 1: 527 63rd Street**

The west 100.0 feet of the north 250.0 feet of the west 20 rods (or the west 10 acres) of the north half of the Northeast Quarter of Section 20, Township 38 North, Range 11, East of the Third Principal Meridian, in DuPage County, Illinois.

**Parcel 2: 525 63rd Street**

The north 450.0 feet of the west 20 rods (or the west 10 acres) of the north half of the east half of the Northeast Quarter of Section 20, Township 38 North, Range 11, East of the Third Principal Meridian, except the west 100.0 feet of the north 250.0 feet thereof, in DuPage County, Illinois.

**Parcel 3: 601 63rd Street**

C-3-02

**Blake Horio, M.D.  
3112 Rosewood Place  
Downers Grove, IL 60515**

March 27, 2002

**VIA HAND DELIVERY**

Mr. William White, Chairman  
Zoning Board of Appeals  
Village Hall  
801 Burlington Avenue  
Downers Grove, IL 60515

Re: Special Use Request of Midwestern University

Dear Mr. White:

My wife and I are the owners of the residence at 3112 Rosewood Place in Downers Grove, Illinois. We are deeply concerned about the proposed construction of the three level parking garage that will be a mere fifty feet from our south property line (and only seventy-five feet from our house). As you know, Midwestern University is seeking approval of the Village to erect this structure. The structure is proposed to be approximately twenty-five feet tall and have a capacity for almost one thousand cars. The structure is massive.

Our concerns about this proposed development are enumerated below and further detailed hereafter:

1. Noise pollution from the traffic.
2. Carbon monoxide exposure resulting in chronic respiratory issues.
3. Light pollution from the garage constituting a nuisance.
4. Drainage of detention basin problems during storm runoff.
5. Industrial pollution of the area during construction.
6. Damage to the value of my residence.
7. The deleterious effect on my quality of life, including the enjoyment of stars and animal life.

General Considerations.

As is well known to you, the special use request cannot be approved unless it fulfills all of the following requirements:

...establishment of any such use will be [1] desirable or necessary to the public convenience or welfare and [2] will be harmonious and

C.3.02

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compatible with other uses adjacent to and in the vicinity of the selected site, or sites, and [3] will not cause undue congestion in the public streets. (Downers Grove Zoning Ordinance, Section 28 - 1900) [numbering added by author].

Further, as you know, the Village Council, under Code Section 28-1902 has a four part requirement for approval of any special use. Rather than quote these provisions in their entirety, these provisions provide, generally, (1) that the proposed use is "necessary or desirable"; (2) "such use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity"; (3) that the proposed use will comply with the other zoning regulations for the district; and (4) that the special use is appropriate for the district in which it is to be located.

Respectfully, the proposal for Midwestern University fails on a number of counts under the Zoning Ordinance. Specifically, under Section 28-1900, the proposal is certainly not "necessary." It is certainly not "desirable" from my perspective. The proposal of a three story parking structure is certainly neither "harmonious" nor "compatible" with the use of my house which is adjacent to the site. Further, under Section 28-1902, again, the use is neither "necessary" nor "desirable." Further, as is elaborated below in this letter, the proposed use is indeed "detrimental to the health, safety ... or general welfare of persons residing ... in the vicinity" and the use is also "injurious to property values or improvements in the vicinity."

To turn to the particulars enumerated above, I cite the following:

**Noise Pollution.** The proponent of the requested special use cannot offer any possible solution to the increase in noise level to my neighborhood as it is anticipated that cars will be using the facility throughout the day. This is both injurious to my "general welfare" and it is also "injurious to property values."

**Chronic Carbon Monoxide Exposure.** As a physician and surgeon, I am keenly aware of the need for a healthful environment. I am generally knowledgeable in organic chemistry and I can assure you that (a) motor vehicles produce carbon monoxide and (b) carbon monoxide ingestion by human beings results in both respiratory dysfunction and can promote neurological problems. Again, the proposed use is seriously detrimental.

**Light Pollution.** My home's master bedroom window faces my southern boundary. Already, light emanating from the library at Midwestern University is bright enough to light the bedroom. The increased lighting from the garage will require that we close our draperies at all times for darkness. Due to the proposed activities of the proponent, we will need to close in upon ourselves and be

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deprived of the ability to look out our windows. Although we are advised by the proponent that the intensity of the additional light is that of a full moon, full moons do wax and wane and do, every month, result in a new moon. A full moon 365 days per year is unacceptable to us.

This increased lighting was the motivation for us to request of the proponent that it enclose the first and second floor spaces on the north wall so as to prevent light pollution entering onto our property. Further, the third level, which is not likely to be needed, except on rare occasions, would be closed at 6:00 p.m. Thus, no additional lighting would be reaching our residence except when the activities of Midwestern would require the use of the third floor parking stalls during the night. We further proposed that on these special occasions, the lights be off by 10:00 p.m.

Midwestern University has responded that such a proposal was "unacceptable." However, there was no reason given for this refusal except that it was a cosmetic issue and not a functional one. However, the fact of the matter is that the north wall of the structure is only 50 feet from my property line and is visible only to my family. The issue of cosmetics therefore is not persuasive.

Further, Midwestern University suggested that there would be an air circulation problem if the north wall were closed. However, if the concern is that of carbon monoxide concentration, what the proponent is therefore suggesting is that this carbon monoxide should be dispersed onto my property. Further, in the absence of any study or data from the proponent that there would be circulation problems where only one of four sides of the garage is closed off leaves one dubious about the position of the proponent on this matter. We invite the Zoning Board to view the impact the parking garages at Good Samaritan Hospital has had on the surrounding homes. There can be little doubt that these parking structures have had adverse effects on the neighborhood.

**Drainage of Detention Basin.** We have noted that the rate of drainage from the detention basin has decreased significantly since the placement of boundary markers and a temporary wall around the swail. We are concerned that this water will flow into our yard and home. Previously, this water has flowed over the blacktop parking lot during heavy rains. However, of course, this blacktop will no longer be present, were the structure to be erected.

**Industrial Pollution.** During the construction of the proponent's library, there were numerous plastic sheets and various other items of debris blowing into our property. This is certainly unacceptable. There is no proposal from the proponents as to how they will control the chemicals, the paints and tar from filtering onto our property during construction. Further, it was rather obnoxious during the library construction to be listening to loud music from the construction workers as early as before 7:00 a.m.

**Damage to Property Value.** We believe it is incumbent upon the proponent to demonstrate that there is not a deleterious effect on our property value. We assert this because it is the burden of the

C-3-02

Zoning Board of Appeals  
Page 4  
March 27, 2002

proponent to demonstrate that there will not be injuries to property values. If the proponent has not had my property appraised by a mutually acceptable and qualified appraiser, it does not seem that the petition of the proponent can be granted as it will have failed one of the key elements necessary for passage of its proposal.

**Quality of Life Issues.** It is a fact that my son and I enjoy calling out the constellations. With the lights and the full moon effects of the parking structure, there will never be again any opportunity to view the stars to the same extent we can now. Further, the deer and coyote use the parking lot as a path from Lyman Woods to the wetlands. With the new structure in place, it does not appear that they will have any place to cross and we will no longer be able to enjoy their presence. Additionally, my children and I also currently enjoy hearing the owls and seeing the racoons at night. The lights from the parking structure will disrupt the biorhythms of the nocturnal wildlife in Lyman Woods.

**Concluding Comments.** We have met several times with Midwestern University and have attempted to resolve these issues with them. However, we do not feel that our concerns have been listened to by the University. Indeed, on a number of occasions, what was promised by the University and what was seen in the proposed plans were diametrically opposed. Because of this, it seems to be a fruitless venture to attempt to negotiate with the University. By way of example, it had been promised that there would be a second row of trees or a berm between our property and the proposed structure. This is not what is one finds in the plans presently, insofar as I am aware. What I understand is proposed by way of vegetation is simply two oak trees. However, oak trees are, as you know, deciduous and, therefore, will provide no barrier for most months of the year.

Based upon the foregoing, it seems that the proponent cannot demonstrate that the use will be consistent with the requirements of the Downers Grove Zoning Ordinance. Respectfully, it is submitted that approval of the parking structure would be arbitrary and capricious on the part of the Zoning Board of Appeals. We have endeavored to work with the University. However, that has not borne fruit. We urge you to reject the proposal.

Very truly yours,

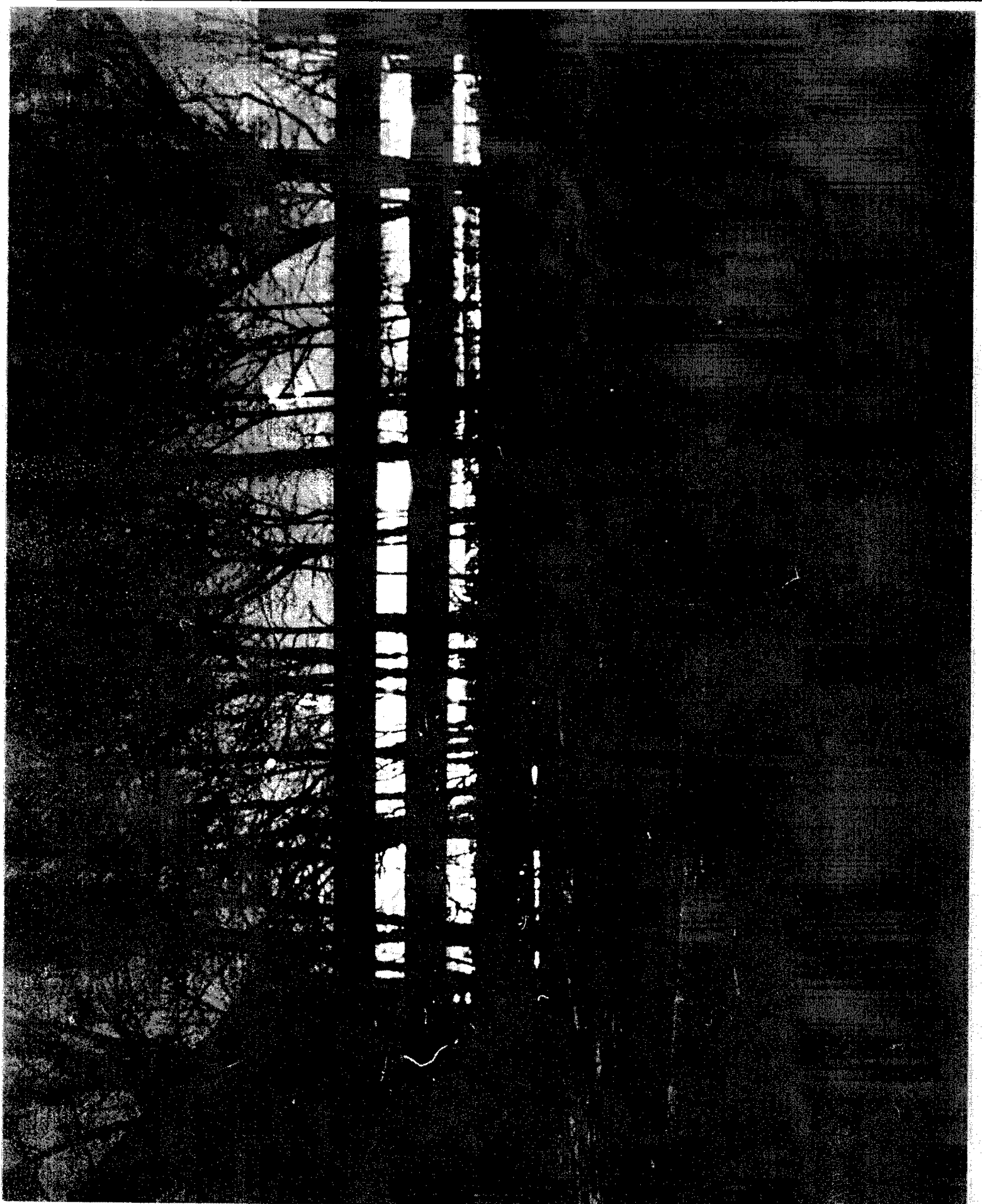


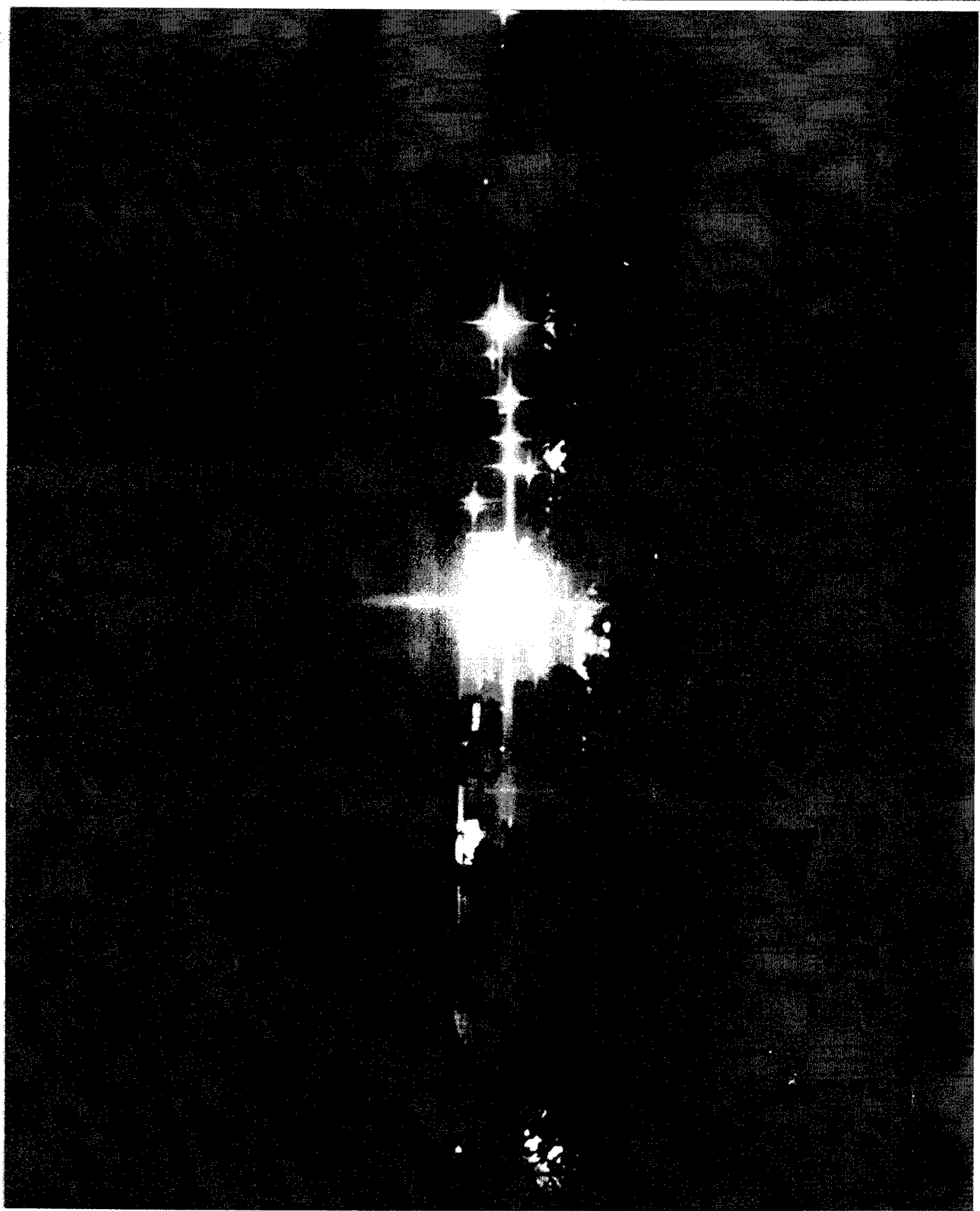
Blake Horio

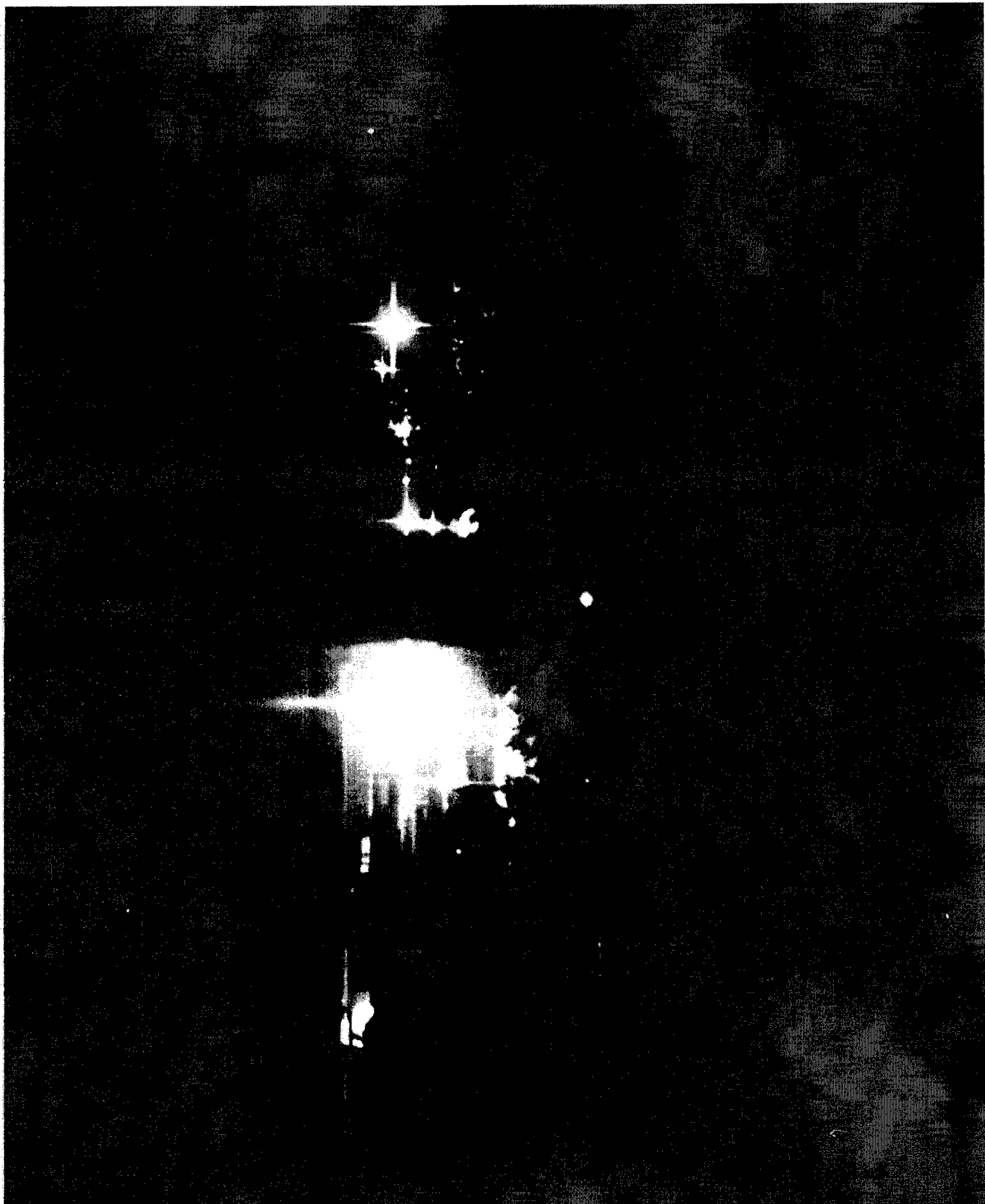
cc: Mr. Charles Lukas  
Mr. Mark Detjen  
Mr. Richard Benes  
Mr. Tom Sleeter  
Mr. Ralph Gray  
Mr. Joe Dominjan  
Mr. Ken Rathje- Staff liaison to Board of Appeals



C.3.02







# *Pierce Downer's Heritage Alliance*

C-3-02

**Box 422, Downers Grove, IL 60515**

**Gordon Goodman, Chair; Jane Amorosi, Chair Pro-tem; Laurel Bowen, Secretary/Treasurer**  
964-0245                      971-3588                      852-5490

March 27, 2002

Mr. William White, Chairman  
Zoning Board of Appeals  
Village of Downers Grove  
801 Burlington Avenue  
Downers Grove, IL 60515

Re: Public Hearing C-3-02 – petition to amend the special use permit for Midwestern University

Dear Mr. White:

Pierce Downer's Heritage Alliance is a local non-profit organization that works to enhance appreciation and protection of our community's outstanding natural resources, such as the Lyman Woods Preserve. We applaud Midwestern University's efforts to be a good neighbor the Preserve that adjoins the University to the west.

Since 1999 Midwestern University has been working with the co-owners of Lyman Woods Preserve to finalize an important restrictive covenant along its western boundary. This restrictive covenant (or conservation easement as it was called then) was proposed in connection with the University's prior amended special use permit request that was approved more than two years ago.

Our understanding of the goals for this agreement are that it should permit a permanent public trail alignment around the eastern edge of the Preserve together with appropriate management and appreciation of an unusual gravel kame and finally provide assurance of no future buildings within a buffer strip of University-owned land bordering the Preserve. As we have followed progress toward this agreement over the years, our impression is that the University's President Kathleen Goepfinger has done everything she could to complete this promised gift to the public, but that dealing with several public agencies continues to be a challenge.

Several members of the Heritage Alliance have met with Midwestern University officials to discuss the current proposal to amend their special use permit. We have been primarily concerned with potential effects of the new parking deck on the nearby Lyman Woods Preserve. Three primary areas of interest are changes in water quality, changes in light levels and changes in view and activity. The University officials and their technical advisors have certainly given substantial attention to these issues and been very forthcoming in our discussions.

The overall approach of the University to this proposed new parking structure seems to be building for their long-term future in a way that improves not only the availability of parking but also improves other features for the campus and, if possible, for the University's neighbors, too. With this positive spirit in mind we would like to comment on the parking structure as it may affect the Lyman Woods Preserve and suggest some additional fine-tuning that could improve the project.

C.3.02

Water Quality

In discussions with the University planning team we were informed that drainage from the parking structure is to be handled in a special way that seems to have major benefits for the neighboring properties. We understand that only runoff from the top level of the parking structure is to be treated as surface water drainage and directed into the planned detention area at the south end of the project site. Runoff and residue from the ground and middle levels are to be channeled into the sanitary sewer system after passing through an oil-sand filter system. We think this approach is very forward looking and commendable.

We hope and expect that the primary use of the parking structure will be on the first two levels that should accumulate most of the road residue and salt. In this connection, we would recommend that snow removal from the top level of the parking structure be mainly by plowing and trucking with only extremely limited use of melting agents.

Light Spill

Detailed information about the lighting of the parking deck is provided in the meeting packet for the Zoning Board of Appeals. We are very favorably impressed by the point of view explained in the "Lighting Concept Narrative" and reiterated in point 5 of the ZBA staff's findings. Provisions for lights on the third level to be shut off no later than one hour after the last building is closed for the evening seem very desirable. It would be useful to know approximately when one would normally expect the last building to close? Reducing the lighting on the lower two decks during the inactive period at night also seems very desirable since reasonable safety considerations are being met in this way.

The meeting packet contained no information about light spill to the west into the Lyman Woods Preserve. Mr. Dwight Todd of DWL Architects at President Goepfinger's suggestion arranged for me to see a plot of the ground-level West Light Spill from a model calculation. A copy of that photometric study is attached here as Exhibit 1.

In Exhibit 1 there are twelve rows of numbers below the floor plan of the top level of the parking structure. These numbers indicate the calculated light intensity in foot-candles at the points marked with +'s. The boundary between the University and the forest preserve is shown as a horizontal line between the third and fourth row of numbers. The magnitude of all of these light intensity numbers compares favorably with the recommendation of the Illinois Department of Natural Resources for no more than one horizontal foot-candle at the natural area boundary for lateral lighting.

The second, the sixth and the eighth row of light intensity numbers are each greater than the light intensity numbers on either side of these rows. These three local maxima indicate lines of illumination dominated by illumination from each of the three levels of the parking structure. The data indicate a noticeable low-level light spill into the Lyman Woods Preserve. We would like to ask the University officials to look into the possibility of using light limiting screens on the western wall openings of the parking structure to further reduce light spill from the first and second levels that are to be illuminated throughout the night. Such special purpose screens could be constructed using thin horizontal strips instead of round wires in order to permit airflow but reduce light leakage. (Perhaps this type of technology would also be useful on the northern wall near the existing residences.)

C-3-02

Landscaping

Landscaping plans for the proposed parking structure have three distinct regions: the east side facing the rest of the campus, the north side facing the existing residences and the west/southwest side facing the Lyman Woods Preserve. Landscaping design work on the east and north sides has been quite extensive. But that on the west/southwest side could stand some improvement.

Plant Ecologist Scott N. Kobal wrote on behalf of the Forest Preserve District of DuPage County approving the selected plant material. Village Landscape Specialist Todd C. Jacobson has also commented on the appropriateness of the listed plant material. Mr. Jacobson paid particular attention to the north side facing the adjacent residential area, taking note of the small portion that is not screened with existing vegetation on the north side and the plans for additional plant material there.

We wish to direct your attention now to the west side of the parking deck facing Lyman Woods Preserve. The setback of the structure from the property line is only 29 feet in which there is a 25-foot wide sewer easement so landscaping possibilities may seem rather limited. Current plans indicate a number of new oak trees would be planted surrounded by native low profile grass matrix. Exhibit 2 shows the southern end of the landscape plan dated 2/12/02 indicating the locations of new oak trees QUMA (Bur Oak) and QMIM (Shingle Oak) as well as the grass matrix areas. Existing, mainly pine trees are indicated as numbered circles near the top of this plan. Exhibits 3 and 4 show recent photographs looking from the Lyman Woods Preserve where it adjoins the southern end of an existing parking lot that is to be replaced by the parking structure.

The top photo in Exhibit 3 shows south end of the existing parking lot and a mobile construction office on the University property. This photo also shows an open field of forest preserve property with the trail marker at the south end of the existing pine tree plantation which is indicated on the landscape plan in Exhibit 2. The bottom photo shows the dense undergrowth along the University/forest preserve boundary in the area of the existing pine plantation. The undergrowth vegetation consists principally of undesirable plants such as buckthorn, rose briars and honeysuckle bushes. It would be helpful to remove this exotic undergrowth that is on University property as a part of the landscaping plans for the parking deck.

The top photo in Exhibit 4 looks east across an open field in the forest preserve property just south of the existing pine plantation and shows a clear view of the parking lot and campus buildings. The bottom photo in this Exhibit 4 looks northeast across the open field toward this pine plantation showing the underbrush, silt fencing, parking lot, campus buildings and neighboring residences. Planting some more dense screening material along west side of the southern most 220 feet of the parking deck could provide important shielding from the sounds and sights of the campus life activities for visitors and residents of the Preserve. As noted in Exhibit 3, a hiking trail emerges from the existing pine tree plantation just in this area.

We would hope that with the forward looking approach that University officials have taken toward the rest of this project that they would be open to consider improvements in the landscaping plan for the west side of the project facing the Lyman Woods Preserve.

Sincerely yours,

  
Gordon Goodman, Chair

Attachments: Exhibits 1, 2, 3, and 4

C-3.02



**West Spill Light**  
Scale 1" = 40'

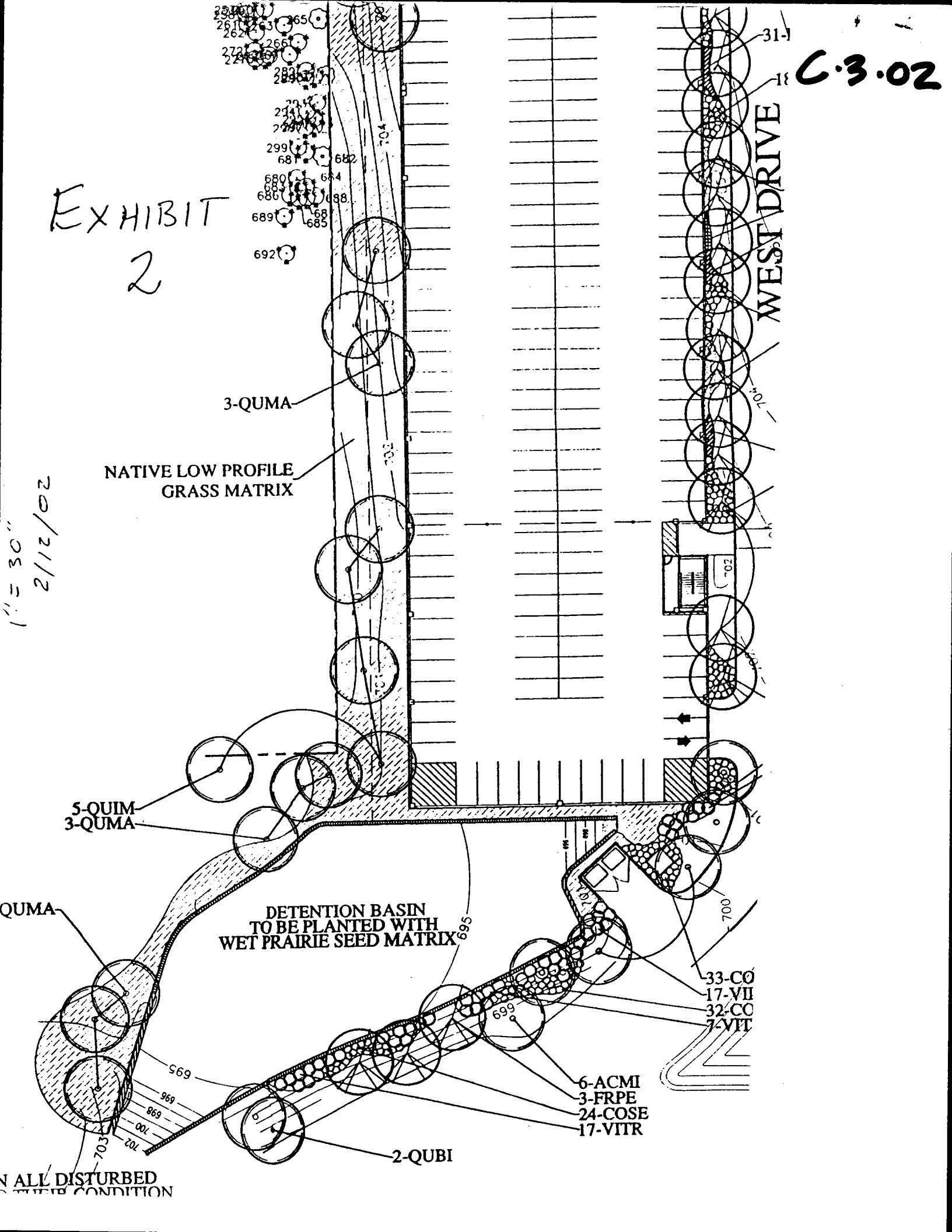
STATISTICS					
Description	Avg	Max	Min	Max/Min	Avg/Min
West Spill Light	0.14 fc	0.87 fc	0.00 fc	N/A	N/A

EXHIBIT 1

C-3.02

# EXHIBIT 2

1" = 30"  
2/12/02



ALL DISTURBED  
AREA CONDITION

EXHIBIT 3

C.3.02



EXHIBIT 4

C.3.02



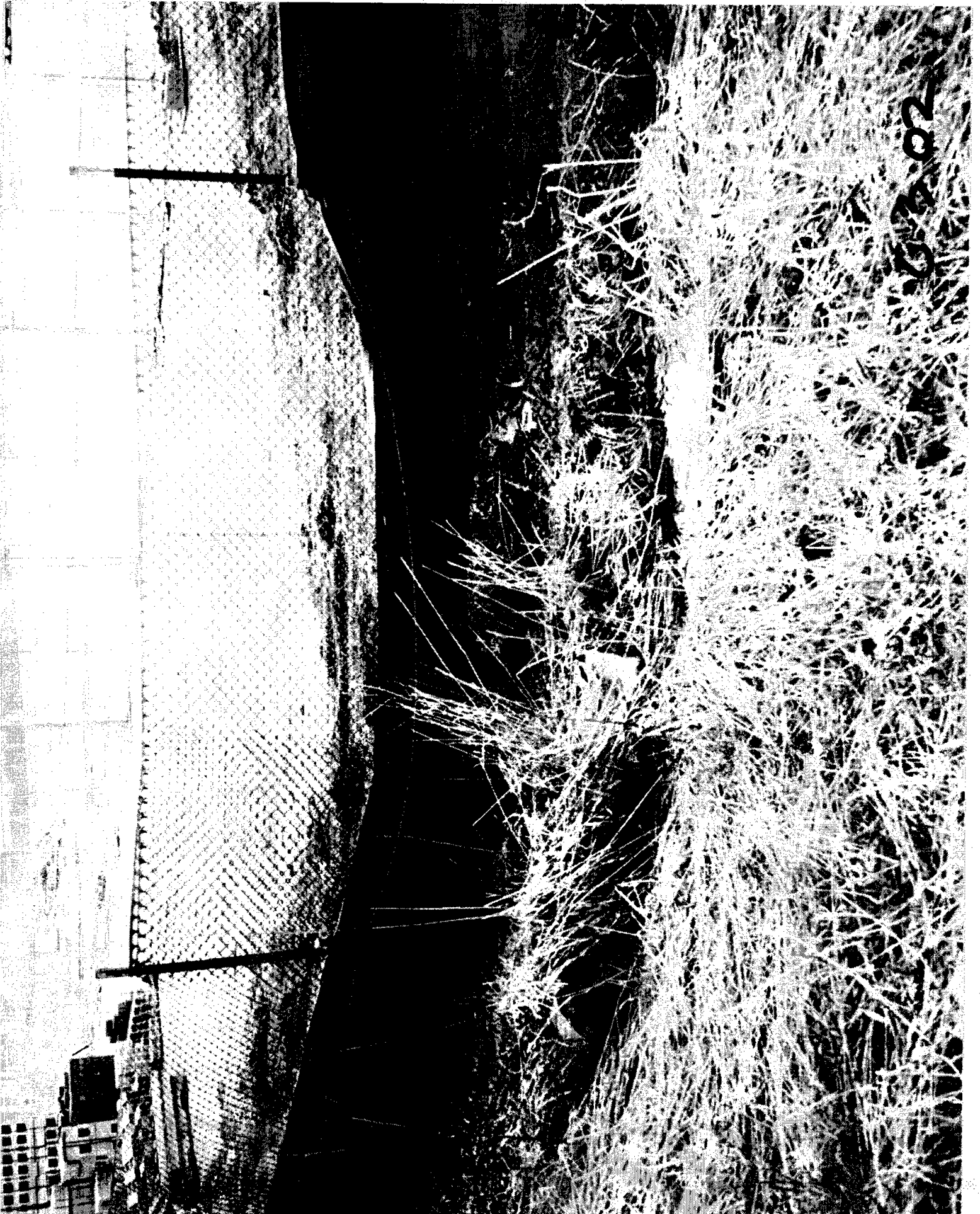


C-3-02



6.3.02









C-3-02  
**MIDWESTERN UNIVERSITY**

555 31st Street  
Downers Grove, Illinois 60515  
Phone: 630/515-7300  
Fax: 630/515-7319

1955 North 59th Avenue  
Glendale, Arizona 85308  
Phone: 623/572-3400  
Fax: 623/572-3410

**KATHLEEN H. GOEPPINGER, PH.D.**  
*President & Chief Executive Officer*

March 29, 2002

Kenneth Rathje  
Senior Director, Community Development  
Village of Downers Grove  
801 Burlington  
Downers Grove, IL 60515

Dear Ken:

Enclosed is the appraisal prepared by Polach Appraisal Group, Inc. analyzing the impact of the parking deck on the property values of the homes around our campus. Thought you'd like this for your file.

Now that the long evening of listening to the neighbors and concerned citizens for Lyman Woods is over, I have reflected on the wonderful job you do in preparing corporate community members for the Zoning Board of Appeals. While I have always said it is a pleasure working with you, I find your professional approach to the total project to be most helpful. Thank you for the advice, counsel, and help along the bumpy road.

On behalf of the students, faculty and staff, I thank you.

Sincerely,

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

KHG:eg  
Enclosure

C-3-02

IMPACT STUDY

Midwestern University  
555 31<sup>st</sup> Street  
Downers Grove, Illinois

POLACHI APPRAISAL GROUP, INC.

1725 S. Naperville Road • Suite 201 • Wheaton • Illinois 60187

Phone: 630/682-4650

Fax: 630/682-4814

C-3-02

POLACH APPRAISAL GROUP, INC.

1725 S. Naperville Road • Suite 201 • Wheaton • Illinois • 60187

Phone: 630/682-4650

Fax: 630/682-4814

March 25, 2002

Midwestern University  
c/o Mr. Gregory Gaus  
555 31<sup>st</sup> Street  
Downers Grove, Illinois 60515

RE: Proposed West Parking Garage  
Midwestern University  
555 31<sup>st</sup> Street  
Downers Grove, IL 60515  
PAG File 02-0305

Dear Mr. Gaus:

Pursuant to your request, we have conducted a study of the proposed west parking garage on the Midwestern University campus in relation to the impact on property values in the vicinity. You have requested the study in connection with the University's application for a Special Use Permit from the Village of Downers Grove for the construction of the proposed three level parking garage. This report is to be used by the University and its representatives for this purpose.

The subject property is located in the northeastern section of the Village of Downers Grove in an area generally improved with single and multiple family residences. North and west of the subject on the north side of 31<sup>st</sup> Street is an area improved with office buildings with parking garages and directly west of the subject is Lyman Woods, property owned by the Forest Preserve District of DuPage County.

The subject property is comprised of a total site area containing approximately 105.386 acres and is improved with existing University buildings and asphalt paved parking. The property is located on the south side of 31<sup>st</sup> Street approximately ¼ mile west of Meyers Road. 31<sup>st</sup> Street at this location is a four lane asphalt paved road.

The zoning map for the Village of Downers Grove indicates that the property is zoned R-1 and the existing ordinance further indicates that the subject property is a special use.

Specifically, we have examined the subject and its environs in order to provide an opinion as to whether or not the proposed parking structure will have a negative impact on the market value of the surrounding residences.

March 25, 2002  
Midwestern University  
c/o Mr. Gregory Gaus

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The steps taken in our analysis included:

- Inspections of the subject property and the adjoining properties.
- Inspection of the surrounding area.
- Review of pertinent documents.
- Review of the zoning map and regulations.
- Research of market data within the area.
- Analysis of the data to arrive at an opinion.
- Preparation of a summary report.

The following have been considered in our analysis:

- Architectural drawings entitled MWU West Drive Parking Structure by DWL Architects revised 02/27/02.
- Parking Structure Landscape Plan, AK and Associates.
- Aerial photos
- Tax Maps
- Village of Downers Grove Zoning Map and Zoning Ordinance.
- Conversations with Architect Dwight Todd.

Adjoining uses consist of the following:

- North - Single and Multiple Family Residential
- South - Single Family Residential
- East - Single Family Residential
- West - Lyman Woods Forest Preserve

Factors including, but not limited to, those considered in our analysis:

- Design and construction of the proposed parking garage.
- The adjoining residences presently have views of the buildings and a large surface parking area with lighting on both.
- Topography of the subject property and the surrounding areas.
- Traffic generation of the existing and proposed use.
- Present zoning of the subject property.
- Present use of the subject property.
- Existing landscaping between residential and school use.
- The single family residences to the north of the subject property were constructed subsequent to the establishment of the school use.

March 25, 2002  
Midwestern University  
c/o Mr. Gregory Gaus

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Analysis of the proposed use:

- Parking garages are not uncommon within the area and are used in conjunction with office buildings, hospitals, shopping centers and suburban downtown districts. They are found adjoining residential uses.
- The proposed use will lessen drainage impact within the area surrounding the parking structure by channeling run off to proposed retention areas.
- The proposed use will retain more open space on the subject property than a surface parking lot of similar capacity.
- The proposed structure is attractive in design and construction and will shield the existing view of cars from the adjoining properties.
- Existing landscaping provides a buffer between the proposed use and the adjoining residences.
- Landscaping in conjunction with the proposed use has been designed to provide further screening of the proposed use.
- Proposed use will not interfere with the use of any of the adjoining properties. The adjoining residences can continue to be used as they have been in the past.
- Lighting has been adjusted to lessen any possible impact. Lighting currently is present on the existing buildings and in the parking lot adjoining the residences.
- Proposed structure is below the grade of the adjoining single family residential properties to the north.
- The height of the building at the north elevation adjoining the residences will be 25 feet and will be lower than that height in relation to the residences because of the existing topography.
- The residence immediately to the north of the proposed garage is buffered by the existing evergreen screen and a retention area. Substantial landscaping will be provided as an additional buffer. The side of the residence faces the existing parking lot and will face the proposed garage which will be setback farther than the current parking is from the lot line.
- The residence to the northeast of the proposed garage is buffered by the existing vegetation. Again, substantial additional landscaping will be provided as a buffer. The rear of the residence faces the existing buildings on campus which are as high as 38 feet and exceed the height of the proposed parking garage. These buildings have exterior lighting. The proposed garage will be located toward the side of the residence nearest to this residence's garage. The existing parking lot is nearer to the residence than the proposed garage will be.

March 25, 2002  
Midwestern University  
c/o Mr. Gregory Gaus

Page 4

- Residences further north will have very restricted, if any, views of the proposed parking garage.
- The school use existed well before the residences were constructed and any impact on market values would have already been reflected in their purchase price.

Conclusions

Based upon our analysis of the proposed structure and our experience, it is our opinion that the proposed parking structure will not prevent the use of the adjoining property.

The proposed parking structure will not be detrimental to the development of other property within the area. The area can be developed as it could be prior to the construction of the proposed garage.

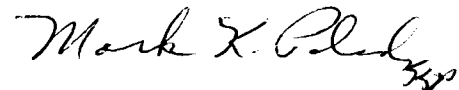
Based upon our study of the subject and the adjoining properties, and our experience, as summarized above, in our opinion the proposed use will not be injurious to property values or improvements in the vicinity.

Respectfully submitted,

POLACH APPRAISAL GROUP, INC.



Kenneth F. Polach, MAI, SRA  
IL Cert No. 153-000340 Exp. 9/30/03



Mark K. Polach

## CONTINGENT AND LIMITING CONDITIONS

It is assumed that the title to this property is good and marketable. No title search has been made, nor have we attempted to determine ownership of the property. The value estimate is given without regard to any questions of title, boundaries or encroachments. It is assumed that all assessments are paid. We assume the property to be free and clear of liens and encumbrances except as noted. No attempt has been made to render an opinion or determine the status of easements that may exist.

The legal description, if included in any report, should be verified by legal counsel before being relied upon or used in any conveyance or other document.

We are not familiar with any engineering studies made to determine the bearing capacity of the land. We assume improvements in the area appear to be structurally sound. It, therefore, is assumed that soil and subsoil conditions are stable unless specifically outlined.

Any exhibits in the report are intended to assist the reader in visualizing the property and its surroundings. The drawings are not intended as surveys and no responsibility is assumed for their cartographic accuracy. Drawings are not intended to be exact in size, scale or detail.

Areas and dimensions of the property may or may not have been physically measured. If data is furnished by the principal or from plot plans or surveys furnished by the principal, or from public records, we assume it to be reasonably accurate. In the absence of current surveys, land areas may be based upon representations made by the owner's agents or our client. No responsibility is assumed for discrepancies which may become evident from a licensed survey of the property.

Our value estimate involves only the real estate and all normal building equipment if any improvements are involved. No consideration was given to personal property, (or special equipment), unless stated.

It is assumed that the property is subject to lawful, competent and informed ownership and management unless noted.

Information in this report concerning market data was obtained from buyers, sellers, brokers, attorneys, trade publications or public records. To the extent possible, this information was examined for accuracy and is believed to be reliable. Dimensions, areas or data obtained from others are believed correct; however, no guarantee is made in that the appraiser did not personally measure same.

Any information, in whatever form, furnished by others is believed to be reliable; however, no responsibility is assumed for its accuracy.

The physical condition of any improvements described herein was based on visual inspection only. Electrical, heating, cooling, plumbing, sewer and/or septic system, mechanical equipment and water supply were not specifically tested but were assumed to be in good working order, and adequate, unless otherwise specified. No liability is assumed for the soundness of structural members, since no engineering tests were made of same. The roof(s) of structures described herein are assumed to be in good repair unless otherwise noted.

The existence of potentially hazardous material used in the construction or maintenance of the building, such as urea formaldehyde foam insulation and/or asbestos insulation, which may or may not be present on the property, has not been considered. In addition no deposit of toxic wastes, unless specifically mentioned herein, have been considered. The appraiser is not qualified to detect such substances and suggests the client seek an expert opinion, if desired. Further, this report does not consider the potential ramifications due to the presence of Underground Storage Tanks (UST) or the possible environmental impact due to leakage and/or soil contamination, if present.

It is specifically noted that the appraiser(s) have not conducted tests to determine the presence of, or absence of, Radon. We are not qualified to detect the presence of Radon gas, which requires special tests and, therefore, must suggest that if the buyer is suspect as to the presence of Radon or any other potentially hazardous substances, he or she should take steps to have proper testing done by qualified firms who have the equipment and expertise to determine the presence of this substance in the property.

In addition, if the client has any concern regarding the structural, mechanical or protective components of the improvements described herein, or the adequacy or quality of sewer, water or other utilities, it is suggested that independent contractors or experts in these disciplines be retained by said client, before relying upon this appraisal.

The separate allocation between land and improvements, if applicable, represents our judgment only under the existing utilization of the property. A re-evaluation should be made if the improvements are removed or substantially altered, and the land utilized for another purpose.

All information and comments concerning the location, neighborhood, trends, construction quality and costs, loss in value from whatever cause, condition, rents, or any other data for the property appraised herein, represents the estimates and opinions of the appraiser formed after an examination and study of the property.

Any valuation analysis of the income stream had been predicated upon financing conditions as specified in the report, which we have reason to believe are currently available for this property. Financing terms and conditions other than those indicated may alter the final value conclusions.

Expenses shown in the Income Capitalization Approach, if used, are estimates only, and are based on past operating history if available, and are stabilized as generally typical over a reasonable time period.

The appraiser is not required to give testimony or appear in court because of having made this appraisal, with reference to the property in question, unless arrangements have been made previously thereto. If the appraiser(s) is subpoenaed pursuant to court order, the client will be required to compensate said appraiser(s) for his time at his regular hourly rates plus expenses.

All opinions, as to values stated, are presented as the appraiser's considered opinion based on the information set forth in the report. We assume no responsibility for changes in market conditions or for the inability of the client or any other party to achieve their desired results based upon the appraised value. Further, some of the assumptions made can be subject to variation depending upon evolving events. We realize some assumptions may never occur and unanticipated events or circumstances may occur. Therefore, actual results achieved during the projection period may vary from those in our report.

Appraisals made subject to satisfactory completion of construction, repairs, alterations, remodeling or rehabilitation, are contingent upon completion of such work in a timely manner using good quality materials and workmanship and in substantial conformity to plans or descriptions or attachments made hereto.

Unless otherwise noted, it is assumed that the construction and use of the appraised property, if improved, complies with all public authorities having jurisdiction, including but not limited to the National Environmental Protection Act and any other applicable federal, state, municipal, and local environmental impact or energy laws or regulations.

This report should not be used or relied upon by any other party except the client to whom the report is addressed. Any party who uses or relies upon any information in the report without the preparer's written consent, does so at his own risk. The Appraiser/consultant responsibility is limited to the client, and use of this appraisal by third parties shall be solely at the risk of the client and/or third parties.

A signatory of this appraisal report is a member or affiliate of the Appraisal Institute. The Bylaws and Regulations of the Institute require each member and candidate to control the use and distribution of each appraisal report signed by such member or candidate. Therefore, except as hereinafter provided, the party for whom this appraisal report was prepared may distribute copies of this appraisal report, in its entirety, to such third parties as may be selected by the party for whom this was prepared. Selected portions of this appraisal report, however, shall not be given to third parties without prior written consent of the signatories of this appraisal report. Further, neither all nor any part of this appraisal report shall be disseminated to the general public by the use of advertising media, public relations media, news media, sales media or other media for public communication without the prior written consent of the signatories of this appraisal report. This restriction applies particularly to the valuation conclusions, the identity of the appraisers, or any reference to the Appraisal Institute, or to the MAI, SRA, or SRPA designations.

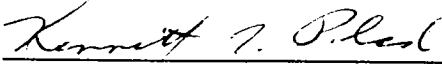
Disclosure of the contents of this appraisal report is governed by the Bylaws and Regulations of the Appraisal Institute.

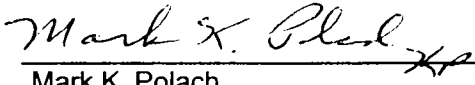
CERTIFICATE

The undersigned, representing POLACH APPRAISAL GROUP, INC., do hereby certify that to the best of our knowledge and belief:

- FIRST: The statements of fact contained in this appraisal report, are true and correct.
- SECOND: The reported analyses, opinions, conclusions, and values are limited only by the reported assumptions and limiting conditions, and represent the personal, unbiased professional analyses, opinions, and conclusions of the undersigned.
- THIRD: We have no present or prospective interest in the property that is the subject of this appraisal report, nor any bias or personal interest with respect to any of the parties involved.
- FOURTH: Our compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
- FIFTH: Our analysis, opinions, and conclusions were developed, and this report has been prepared in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.
- SIXTH: The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- SEVENTH: The appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
- EIGHTH: The following persons from among the undersigned have made a personal inspection of the property that is the subject of this appraisal report on the date(s) indicated:  
Kenneth F. Polach on March 22, 2002  
Mark K. Polach on March 20, 2002
- NINTH: No one other than the undersigned provided significant professional assistance in the preparation of this appraisal report.
- TENTH: This appraisal report includes 10 sheets which are made an integral part of this report.

IN WITNESS WHEREOF, THE UNDERSIGNED has caused these statements to be signed and attested to on March 25, 2002.

  
\_\_\_\_\_  
Kenneth F. Polach, MAI, SRA  
IL Cert No. 153-000340 Exp. 9/30/03

  
\_\_\_\_\_  
Mark K. Polach

As of the date of this report, I, Kenneth F. Polach, MAI, SRA, have completed the requirements of the continuing education program of the Appraisal Institute.

**APPRAISER'S QUALIFICATION SUMMARY**

\*\*\*KENNETH F. POLACH, MAI, SRA\*\*\*

Kenneth F. Polach, President of the Polach Appraisal Group, Inc., has been engaged in the profession of real estate appraising and consulting since 1969 in the Chicago Metropolitan Area, including Cook, DuPage, Will, Lake, McHenry, Kane and Kendall counties, and has also completed assignments in other sections of the United States. He holds the professional designations MAI and SRA from the Appraisal Institute.

His experience includes market value appraisals on varied property types for acquisition, grant application, condemnation, mortgage, estate, real estate tax, historic preservation, and other purposes. Property types appraised and studies conducted include residential, commercial, industrial and special purpose properties, as well as highest and best use studies and impact studies. He has qualified as an expert witness in the Circuit Courts of Cook, DuPage, Kane, Lake, McHenry and Will counties in Illinois as well as in Federal Court. Mr. Polach has testified at Illinois Commerce Commission as well as municipal and county zoning hearings.

From June 1974 to December 1993, Mr. Polach was associated with and was appointed Executive Vice President of William A. McCann & Associates, Inc.

From July 1972 to May 1974, Mr. Polach held the position of staff appraiser for a major suburban bank. He was responsible for the appraisal of residential, commercial, industrial and special purpose properties used as security for mortgage loans, as well as being involved in loan processing and servicing.

From September 1969 through July 1972, Mr. Polach was employed by the State of Illinois, Department of Public Works and Buildings, Division of Highways, Bureau of Right-of-Way. The positions he held with the State were Engineering Technician, and Right-of-Way Agent and Appraiser. His duties as an appraiser included the review and acceptance of appraisal reports on various residential, commercial, industrial and special purpose properties for highway acquisition.

Mr. Polach's educational background includes attendance at Roosevelt University resulting in the attainment of a Bachelor of Science Degree with a major in Engineering Science. Further studies at Roosevelt University resulted in the attainment of a Masters Degree in Business Administration.

Mr. Polach's specialized education includes real estate appraisal courses and various seminars and workshops given by the Appraisal Institute and other professional organizations. These courses covered the principles of appraising residential, commercial, industrial and special purpose properties and related topics. He also attended the National School of Real Estate Finance sponsored by the American Bankers Association at Ohio State University.

Mr. Polach's professional affiliations include membership in the Appraisal Institute, with the designations of MAI and SRA. He is a Senior Member of the National Association of Review Appraisers with the designation of CRA, and he is a Member of the Realtor Association of the Western Suburbs.

The Appraisal Institute conducts a voluntary program of continuing education for its designated members. Mr. Polach has completed the requirements of the continuing education program of the Appraisal Institute.

Mr. Polach is currently a State Certified General Appraiser in the State of Illinois (License #153-000340).

APPRAISER'S QUALIFICATION SUMMARY

\*\*\* MARK K. POLACH \*\*\*

Mark K. Polach joined the appraisal staff of Polach Appraisal Group, Inc. in 1996. Since joining the firm, his experience has included market value appraisals of various residential, commercial, industrial, special use, and vacant land properties. These appraisals have been used for relocation, mortgage, condemnation, acquisition, easement and tax appeal purposes. Assignments have also included appraisals and studies of real estate located in Cook, DuPage, Lake, Kane, Kendall and Will counties. Mr. Polach has performed special impact studies in metropolitan Chicago and surrounding communities to determine the effect of large retail stores and shopping centers on the value, marketability, and rate of appreciation of residential properties.

Assignments have included restaurants, gas stations, shopping centers, churches, agricultural use land, apartment complexes, large office buildings, schools, hotels, single-family and multi-family residences, zoning impact studies as well as highest and best use studies for proposed residential, office, townhouse, commercial, mixed use, and retirement developments in the Chicagoland area. He has also performed tax assessment studies for various types of commercial and special purpose property types and performed appraisals for permanent and temporary easements.

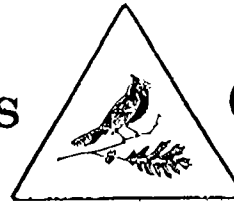
From August 1992 to May 1996, he attended the University of Dayton resulting in the attainment of a Bachelor of Arts Degree. Mr. Polach's specialized education includes the successful completion of and passing grades on examinations for the Appraisal Institute courses in Real Estate Appraisal Principles, Appraisal Procedures, Residential Case Study, General Applications, Basic Income Capitalization and Standards of Professional Practice, Parts A & B. He has attended the Appraisal Institute's Seminars "Conditions of the Chicago Real Estate Market - 2000" and "Appraisers and Fair Lending".

Mr. Polach is currently attending the University of St. Thomas Graduate School of Business and working toward his Master of Science in Real Estate Appraisal. This includes the successful completion of the course Market Analysis and Feasibility Studies and completion of a Feasibility study.

Mr. Polach is currently an Affiliate Member of the Appraisal Institute.

MON 10:45 AM MURKINE HILLS STATE PARK FAX NO. 019 300 1000 P. 2

# Illinois Nature Preserves



# Commission

C-3-02

524 SOUTH SECOND STREET  
LINCOLN TOWER PLAZA  
SPRINGFIELD, IL 62701-1787  
217/785-8686

March 25, 2002

Mr. William White, Chairman  
Zoning Board of Appeals  
Village of Downers Grove  
801 Burlington Avenue  
Downers Grove, IL 60515

RE: Proposed new parking structure at Northwestern University/ Public Hearing C-3-02/Lyman Woods Natural Area

Dear Mr. White:

As you are probably aware, many efforts have been undertaken over the past 10+ years to ensure the long term protection of the Lyman Woods Natural Area in Downers Grove. In part, these protection efforts were initiated in recognition of this sites high floristic quality and the presence of two State listed plant species. While the site has been recognized as regionally significant and of State-wide significance, Lyman Woods has not yet received protection as an Illinois State Nature Preserve. However, the site has been conferred preliminary approval for dedication as a State Nature Preserve by the Illinois Nature Preserves Commission. Due to Lyman Woods listing as an Illinois Natural Areas Inventory (INAI) site, its preliminary approval as a Nature Preserve, and the impending construction of a parking structure along its east boundary, I offer the following comments for your consideration to minimize potential negative impacts to the Lyman Woods Natural Area.

#### Water Quality:

Insure that water run-off from all parking areas be passed through vegetated swales prior to entering the storm water detention system. Such an arrangement increases soil infiltration, reduces total run-off and provides some filtering benefits. The use of oil-grit separators or devices with a similar purpose would be advantageous in reducing the pollutant loading of the storm water detention basin. Taken together, these important design elements will improve storm water quality prior to its entry into downstream wetlands, streams, and rivers.

#### Lighting:

Adequate containment/minimization of lighting. Insects, both adults and larvae, often form a

C-3-02

major part of the food web in wetland natural areas such as Lyman Woods. Reduction of adult populations through lighting mortality will reduce larval populations, and such reductions will make fewer food resources available for higher animals in the food chain. Also, a diverse insect fauna can be adversely impacted from high mortality associated with some types of exterior lighting. Lightwave frequency has a major influence on whether insects are attracted to light sources. Manufacturers should have data available on which types of lights minimize insect attraction. The Illinois Department of Natural Resources recommends no more than one horizontal foot-candle (lumen) at the natural area boundary for lateral lighting. The design, height, and aspect of lamp fixtures have a major influence on this characteristic.

Buffer Zone:

Many municipal and county ordinances require buffer zones of varying width and character between land uses of differing density, like that between commercial development and open space such as Lyman Woods Natural Area. Some transitional space should be provided, avoiding a stark boundary between natural and developed areas. If adequate buffer width cannot be provided or is not required, then visual and auditory screening of the parking structure should be incorporated into the landscape design. For example, it would be beneficial to plant larger oak trees rather than small saplings in order to effectively establish an adequate screen in the quickest possible time frame. Also, some evergreen species might be considered to provide more dense screening year-round.

Thank you for the opportunity to comment. The Illinois Nature Preserves Commission appreciates your efforts to help protect the Lyman Woods Natural Area from potential adverse impacts associated with surrounding land development. If you have any questions or comments, please feel free to contact me at (815) 385-1573.

Sincerely,



John C. Nelson  
NE Illinois Threats Coordinator  
Illinois Nature Preserves Commission  
914 South River Road  
McHenry, IL 60050

- cc: Goeppinger (Midwestern University)
- Grosboll (INPC)
- Byers (INPC)
- Oldenburg (DuPage Co. FPD)
- Cermak (Downers Grove Park District)
- Rathje (Downers Grove Community Development)
- Kirk (IDNR - Natural Heritage Biologist)
- Shank (IDNR)
- Goodman (Pierce Downer's Heritage Alliance)

**PUBLIC HEARING:**            **C-3-02** A petition seeking an amendment to an existing special use for a University. This petition seeks approval to construct an automobile parking structure which is proposed to be located in the northwesterly quadrant of the University campus. The University property is located at 555 31st Street, Downers Grove, IL (PIN 06-32-200-015 & 06-32-400-026): Midwestern University, Owner/Petitioner

**FINDINGS:**

1.     The petitioner, Midwestern University, is seeking approval of an amendment to their Special Use in order to construct a 933 space, two-story, three-level parking structure. The proposed parking structure is to be located on the site of the existing 283 space surface level parking lot which is sited in the northwesterly quadrant of the University's 105 acre campus. Midwestern University is located on the south side of 31st Street between Highland Avenue and Meyers Road at 555 31st Street.
  
2.     The petitioner has submitted the attached letter prepared by the University's president, Dr. Kathleen H. Goepfinger, which explains why the University is seeking approval of a special use petition to permit the construction of the proposed parking structure. Dr. Goepfinger has explained that the University has been expanding the number of students and faculty and is in need of additional parking. For example, the University will be expanding its Pharmacy program which will add 60 students per year for the next four years for a total addition of 240 more students by the beginning of the 2005-06 academic year and beyond. Dr. Goepfinger's letter also explains that University desires to develop a better relationship between the location of parking and the academic core area of the University.
  
3.     The proposed two-story, three-level structure, as previously noted, is to be located near the northwesterly corner of the University's campus. The deck structure is to have an east to west width of 122.5 feet, a north to south length of 761.0 feet and a footprint area of 93,222.5 square feet. The elevation drawing of the proposed deck indicates that it is to be 22.5 feet tall as measured to the finished floor level of the third level and 26.1666 feet to the top of the parapet wall. The two stair towers will have a height of 32.0 feet.

The petitioner's submittal has indicated that the deck is to be constructed of precast concrete with architectural grade columns and wall panels. The two stair towers are to be enclosed in glass.

4.     The deck is proposed to have a total of 933 parking spaces of which 306 spaces will be on the grade level, with the remaining 627 spaces to be located on the second and third level and on the ramps connecting the levels. All of the proposed new parking spaces meet the Zoning Ordinance requirements as to size.

The floor plan of the structure indicates that there are to be four handicap accessible spaces located on the first level adjacent to the main entrance to the structure.

It should be noted that on a campus-wide basis the University will, upon completion of the proposed parking structure, have a total of 29 handicap accessible parking spaces which exceeds the Illinois State Accessibility regulations. The State's regulations for a use of this size require a minimum of 20 accessible spaces plus one space for each 100 spaces over 1000 spaces.

Upon completion of the proposed parking structure, the number of parking spaces available on the University's campus will increase by 655 spaces, from a current count of 1,106 spaces to a new total of 1,761 spaces.

5. As part of the submittal for the proposed parking structure, the petitioner has submitted a lighting plan. The plan depicts that the first and second levels of the deck are to be illuminated by means of ceiling mounted fixtures with the illumination being provided by means of a metal halide light source. The lighting level of levels one and two as measured at the floor level will range from a maximum 25 foot candles at the entrances, 10 foot candles at ramps and at interior corners, 5 foot candles between cars and 2 foot candles at the interior walls.

With respect to the third level of the deck which is open to the sky, the petitioner's current plans indicate that there are to be eight 25 foot tall light standards, each of which is to have a pair of light fixtures. The specified fixtures are to be of a "shoe-box" design which has been designed with a recessed lens which has been configured to focus light downward in contrast to the more familiar "cobra-head" street light which, due to the protruding lens, distributes light in a much broader and more diffused fashion. The lighting fixtures chosen by the petitioner are of such a design that the light source (light bulb) will not be visible from vantage points other than on the parking deck.

The photometric drawing provided by the petitioner's consultants indicates that the lighting level on the deck will range from 5.3 foot candles to 0.8 foot candles. The narrative provided by the petitioner describes that the lighting fixtures will contribute less than 0.1 foot candles of light at the University's north property line.

The petitioner has designed the parking deck's lighting in a manner to provide an adequate amount of lighting for the students, faculty and staff who will be utilizing the deck, while taking into account the proximity of the deck to the neighboring residents to the north.

In consideration both of good design and responsibility to neighboring property owners, the University has directed its consultants to design the lighting system

with control elements which will adjust lighting levels as follows: With respect to the top deck level, the lighting system will be controlled to turn on by means of a photoelectric cell at sundown and will be shut off via a timer. The University has indicated that it will set the timer to shut the lights off on the third level no later than one hour after the last building is closed for the evening. With respect to the two interior parking levels, the lighting will remain on but at reduced levels all night which is a reasonable safety consideration.

6. The setback for the proposed structure, based upon the height as measured to the finished level of the deck which is to be 22.5 feet, is to be a minimum of five feet plus one foot for each foot of building height over 20 feet. Based upon this requirement, a minimum yard along the northerly and the westerly property lines of 7.5 feet is required. The petitioner's site plan indicates that a side yard of 51 feet is to be provided on the north, and a side yard of 29 feet is proposed to be provided along the west.
7. The petitioner has prepared a landscape plan which includes a significant amount of planting adjacent to the proposed parking structure. The petitioner has made particular efforts to screen the northerly and northeasterly sides of the structure which may be viewed from the adjoining residential structures. Of particular note are the shade and evergreen trees which are to be planted in this area. The type of plant materials proposed include northern pin oaks, white firs, state street maples and star magnolias. In addition, the plan depicts a wide variety of both deciduous and evergreen shrubs.

Todd C. Jacobson, the Village Landscape Specialist, has provided a memorandum commenting on the petitioner's landscape plan. Mr. Jacobson has indicated he has found the plan to be satisfactory as all plant materials are hardy and should flourish assuming proper care. His memorandum went on to comment that between the existing landscaping adjacent to this site and the new landscaping which is to be installed, there will be sufficient plant material to screen the neighboring residences from the deck and its associated lighting. He further offered the opinion that the landscape plan should provide privacy while enhancing the aesthetics of the campus.

As the University's campus is adjacent to the Lyman Woods property, the University has maintained a dialog with the DuPage County Forest Preserve. The University has, through its landscape architectural consultant Allen L. Krakower and Associates, furnished a copy of the landscape plans to the District for its review and comments. The Forest Preserve District's Plant Ecologist Scott N. Kobal has reviewed the plans and has furnished a letter to the University's landscape architect dated February 14, 2002 concluding that the plant materials that have been specified, "... are all native to the Chicago Region and pose no threats to Lyman Woods." A copy of that letter is included for the Board's consideration.

8. The petitioner has prepared stormwater management plans for the proposed phase of development. The plans propose to construct a dry-bottom detention area which is to be located in the area immediately to the south-southwest of the proposed parking structure. The detention area is proposed to have a stormwater storage capacity of 1.9798 acre feet. The plans and calculations have been submitted to the Village's stormwater engineering consultant Christopher Burke and Associates. P. Kay Whitlock of Burke and Associates has provided a memorandum to the Village which concludes although some modifications must be made to the University's stormwater application, once the modifications have been made all requirements of the Village's Stormwater and Flood Plain Ordinance can be met.
9. In its determination regarding the petitioner's request to amend the conditional use, the Board may wish to review and consider the conditions which are necessary for the granting of a special use as enumerated under Section 28-1902 of the Zoning Ordinance which reads as follows:

**“The Village Council may authorize a special use by ordinance provided the evidence presented is such as to establish the following:**

- (i) That the proposed use at this particular location requested is necessary or desirable to provide a service or a facility which is in the interest of the public convenience and will contribute to the general welfare of the neighborhood or community.**
- (ii) That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.**
- (iii) That the proposed use will comply with the regulations specified in this Zoning Ordinance for the district in which the proposed use is to be located.**
- (iv) That it is one of the conditional uses specifically listed for the district in which it is to be located”.**

#### CONCLUSION:

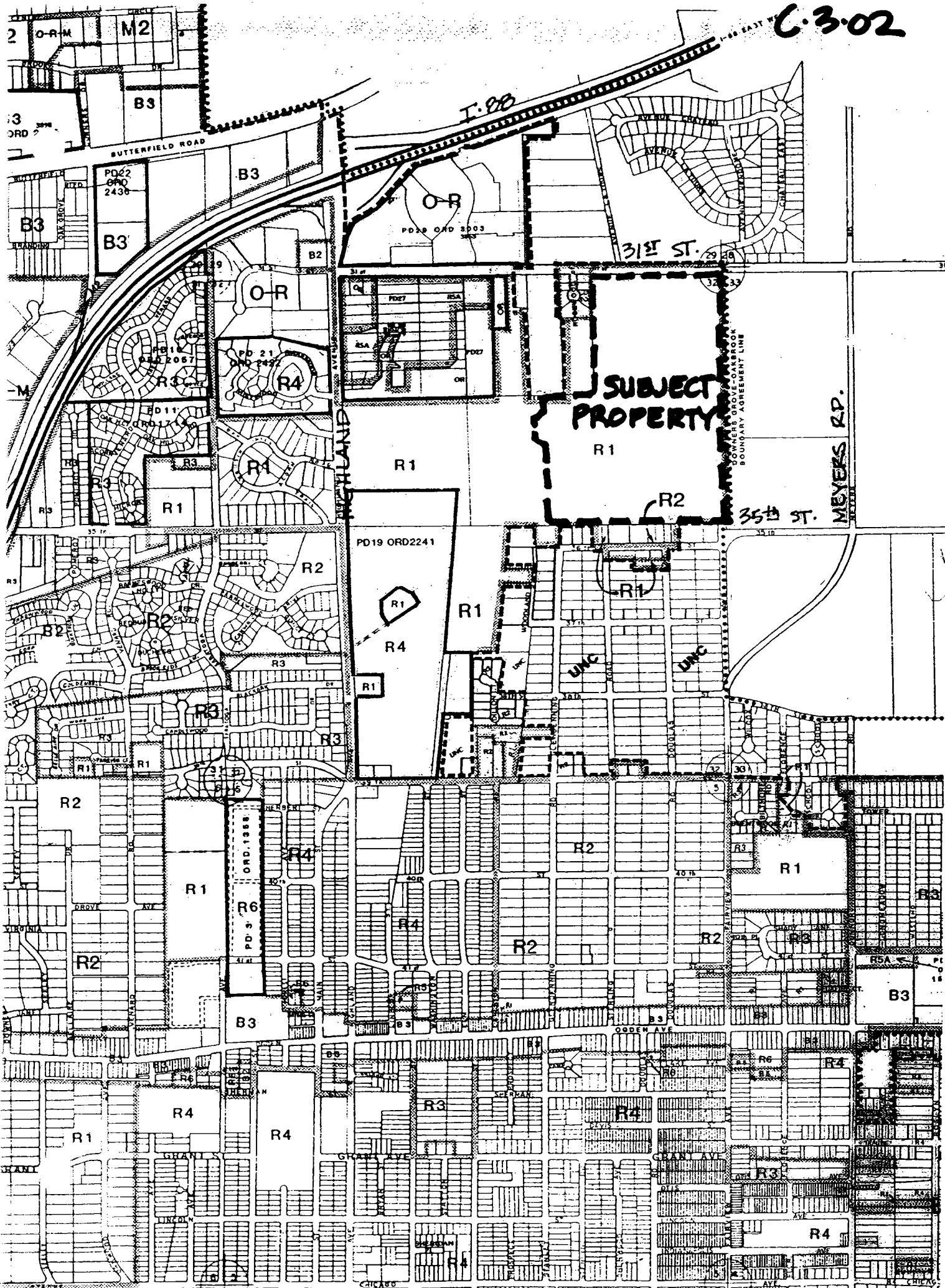
The petitioner's request for approval of a parking structure has been prepared in a manner consistent with the requirements of the Zoning Ordinance. The provision of additional parking spaces is being sought as the University desires to improve parking efficiency relative to the location of parking to student and staff destinations, and as the University is in a position where the student body and staff is expected to increase over the next few years. As the site of the proposed structure is currently a surface level parking lot, the construction of structured parking as replacement for the surface parking should be viewed as an improvement and an upgrade for this area of the University's campus,

especially as the structure will serve to screen the parked automobiles from the view of adjoining areas both off and on campus.

Assuming the Board is able to determine that the petitioner's proposal is consistent with the standards for approval of a special use, as such are recited under Section 28-1902 of the Zoning Ordinance, it would be appropriate for the Board to forward a positive recommendation to the Village Council.

KJR:amd  
Attachments  
03/21/02

C.3.02



**SUBJECT PROPERTY**

JOHNS GROVE-OAKBROOK BOUNDARY AGREEMENT LINE

MEYERS RD.

BUTTERFIELD ROAD

31<sup>ST</sup> ST.

35<sup>TH</sup> ST.

HIGHLAND

UNC

UNC

ODDEN AVE

GRANT AVE

GRANT AVE

GRANT AVE

GRANT AVE

GRANT AVE

GRANT AVE

PD22  
ORD  
2436

PD28 ORD 2503

PD 21  
ORD 2437

PD19 ORD2241

ORD. 1388  
PD'S

2 O-R-M M2

3 ORD

B3

B3

B3

B2

O-R

R4

R1

R1

R1

R2

R2

R1

R1

R4

R1

R2

R1

R4

R6

R4

R2

R2

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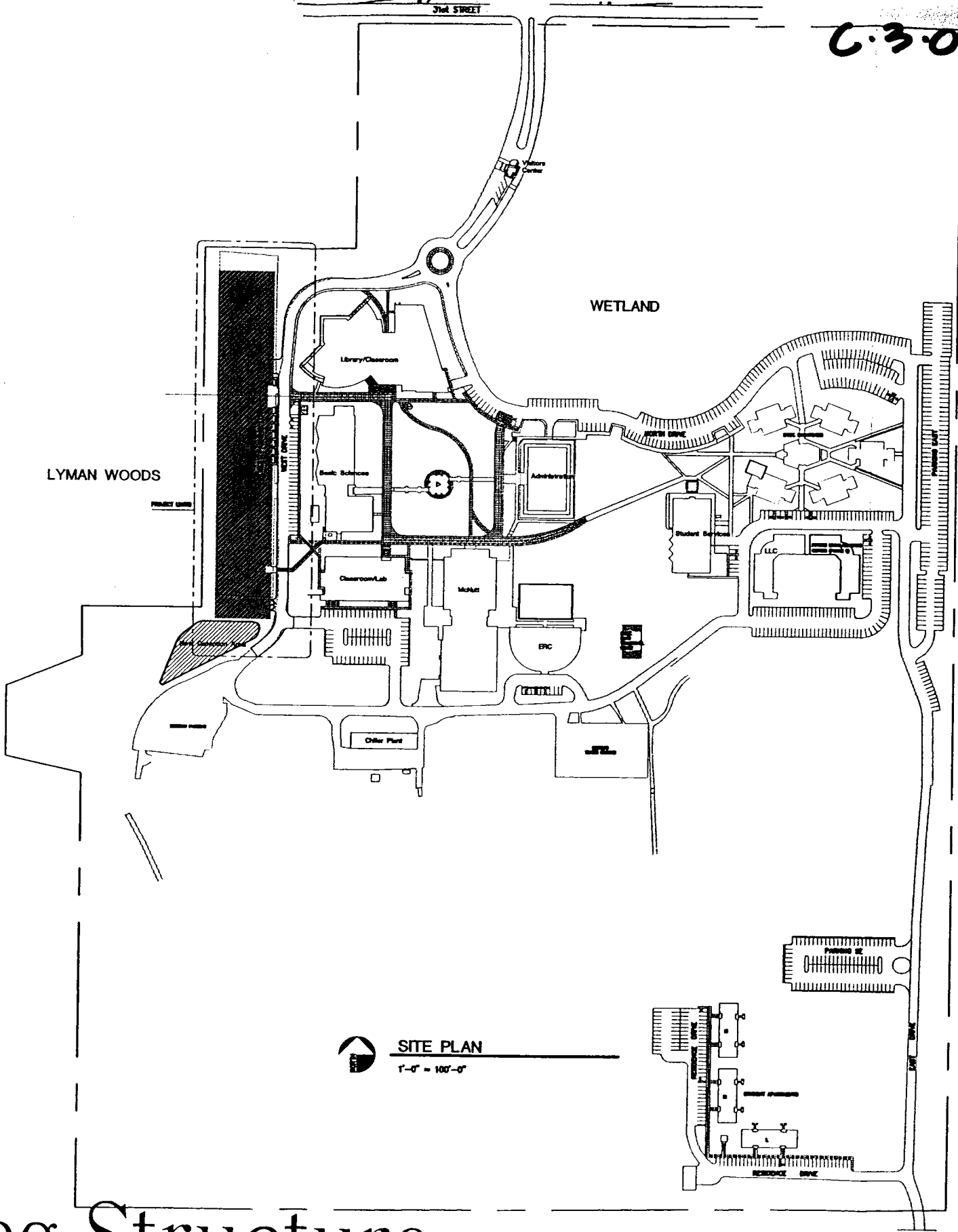
Midwestern University  
 West Drive Parking Structure  
 March 2002


APPENDIX B  
 SITE DATA SUMMARY

	Existing	Proposed	Total
Total Site Area (acres)	105.386	+0	105.386
Total Site Area (s.f.)	4,590,615	+0	4,590,615
Site Area Allocated to Apartments (48-1BR Apts. @20,000)	960,000	+0	960,000
Net Site Area	3,360,615	+0	3,360,615
Gross Floor Area for Net Site	514,014	+266,603	780,617
Net Site FAR	0.1416	+0	0.1416
Net Site Building Coverage			
SF	217,628	+92,250	309,878
Percentage of Site	6.00%		9.22%
Total Site Building Coverage			
SF	231,218	+92,250	323,468
Percentage of Site	5.04%	+2.01%	7.05%
Total Site Paved Area			
SF	631,129	-93,050	538,079
Percentage of Site	13.90%	-2.18%	11.72%
Total Site Gravel Area			
SF	0		0
Percentage of Site	0		0
Total Site Impervious Surface			
SF	862,347	-800	861,547
Percentage of Site	18.79%	-.02%	18.77%
Parking Spaces			
Total	1106	+933 - 283*(existing lot)	1,756
Standard	1083	+650	1,728
Handicapped	27	+5 - 3* (20 of 1st 1,000, plus 1 per each additional 100) = 28	
		Campus will have 29 total spaces	
Lecture Hall Seats	1,602	+0	1,602
Dormitory Rooms	180	+0	180

\*Existing spaces in the existing lot to be demolished

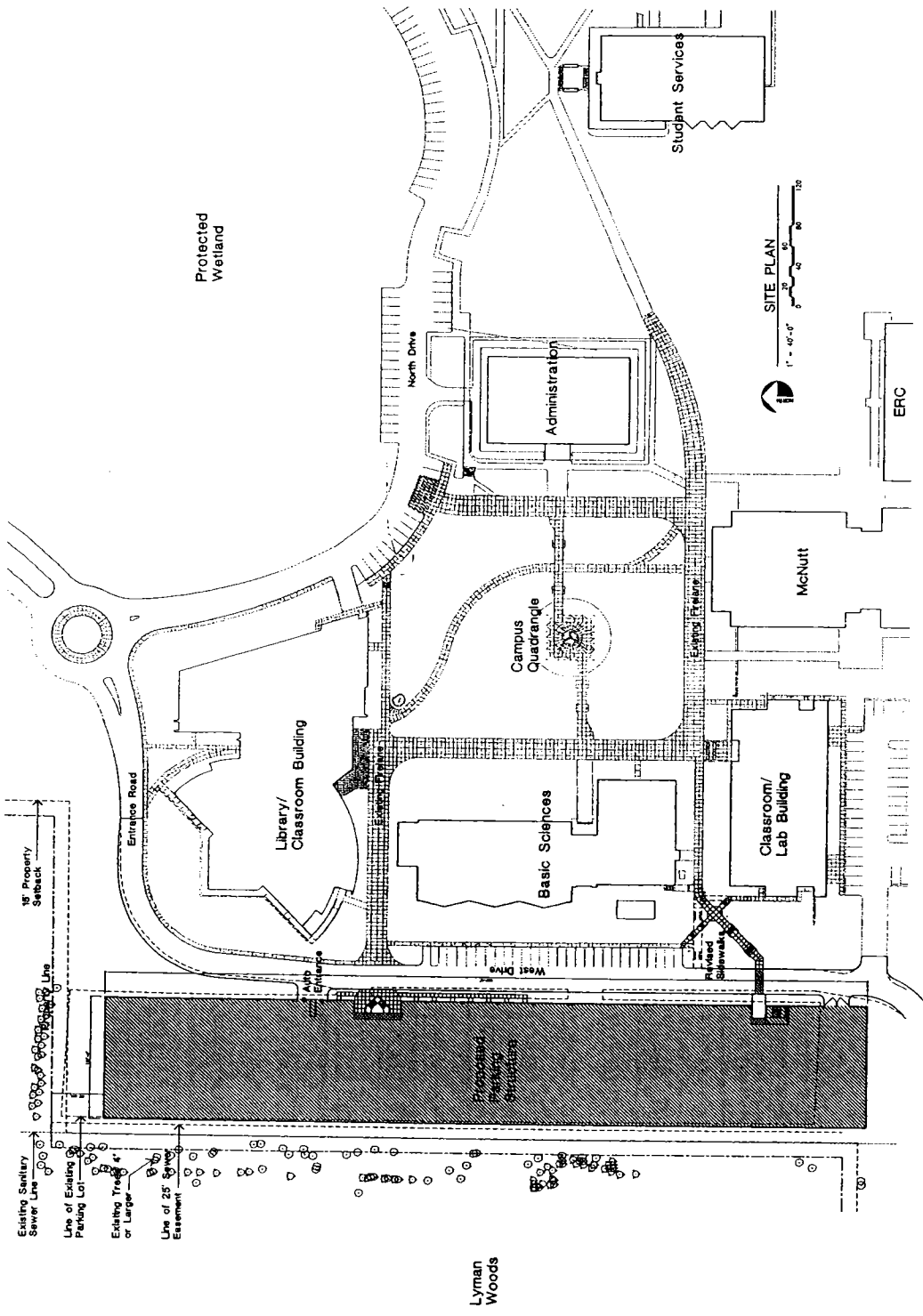
C-3-02




**SITE PLAN**  
 1" = 100'-0"

# ing Structure

SITE PLAN  
 3-20-02



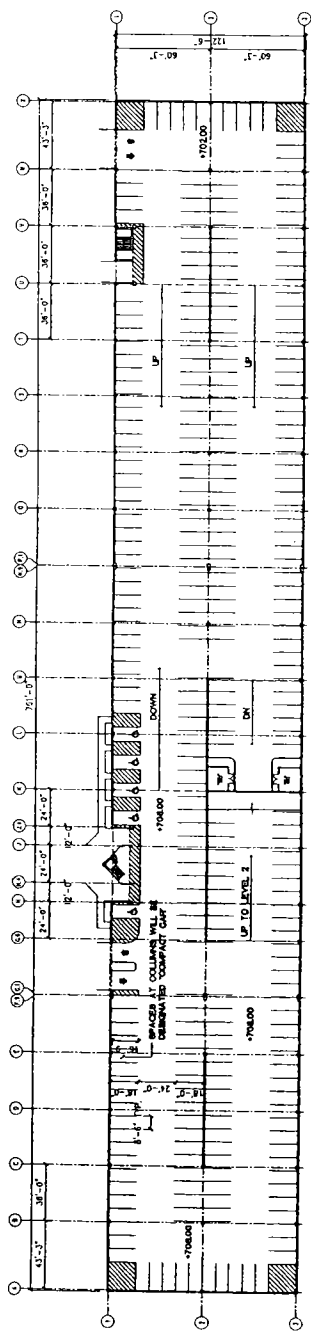
# West Drive Parking Structure

SITE PLAN DETAIL  
2-27-02

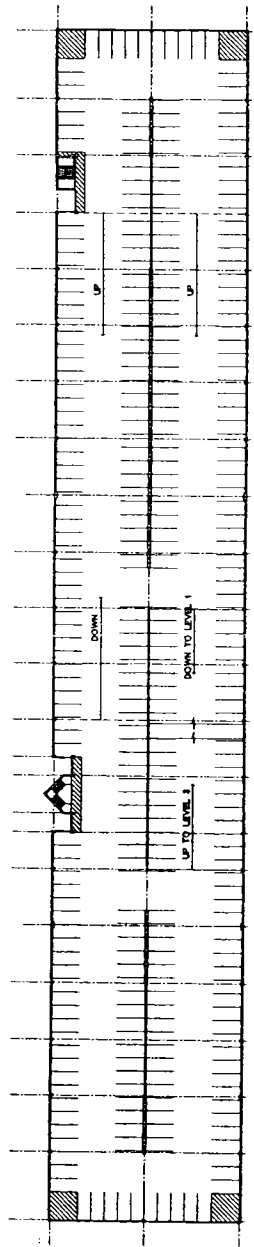
REVISED 2/27/02

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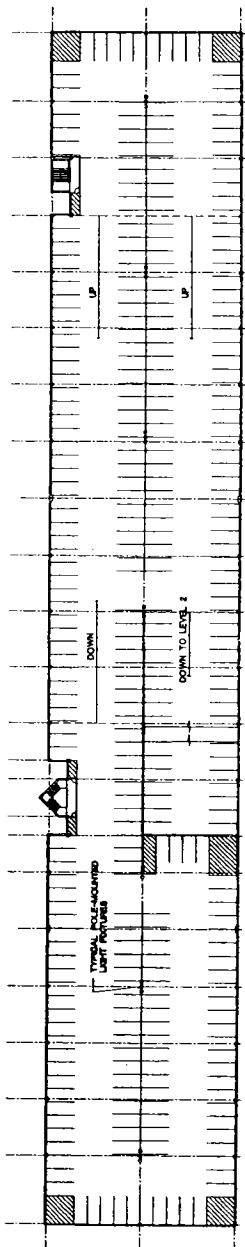
REVISED 2/27/02



LEVEL ONE FLOOR PLAN



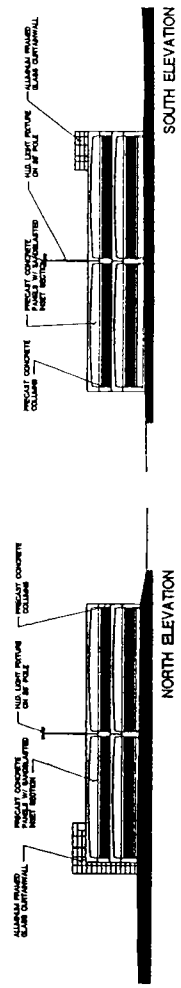
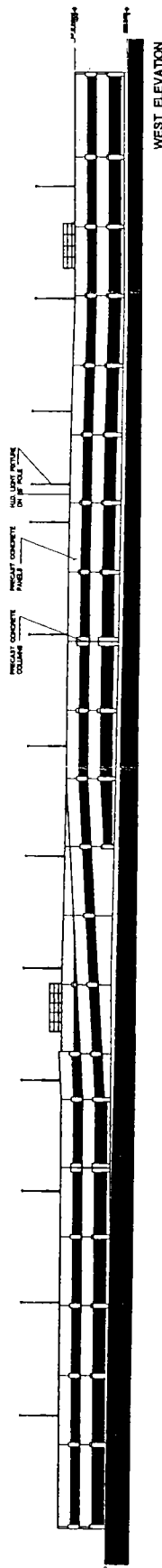
LEVEL TWO FLOOR PLAN



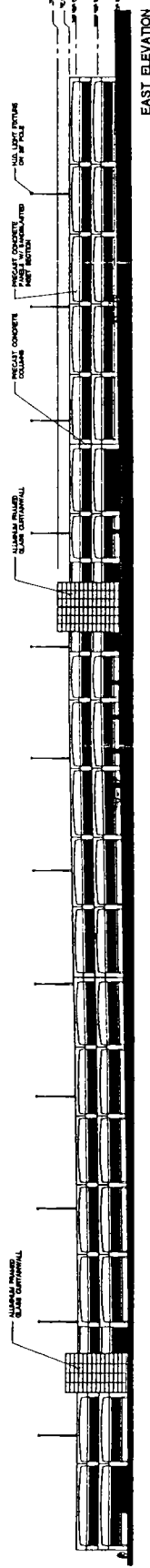
LEVEL THREE FLOOR PLAN

# West Drive Parking Structure

FLOORPLANS  
2-27-02



TOP OF STAIR 32'-0"  
 TOP OF PARAPET 26'-2"  
 THIRD LEVEL FINISH FLOOR 22'-6"

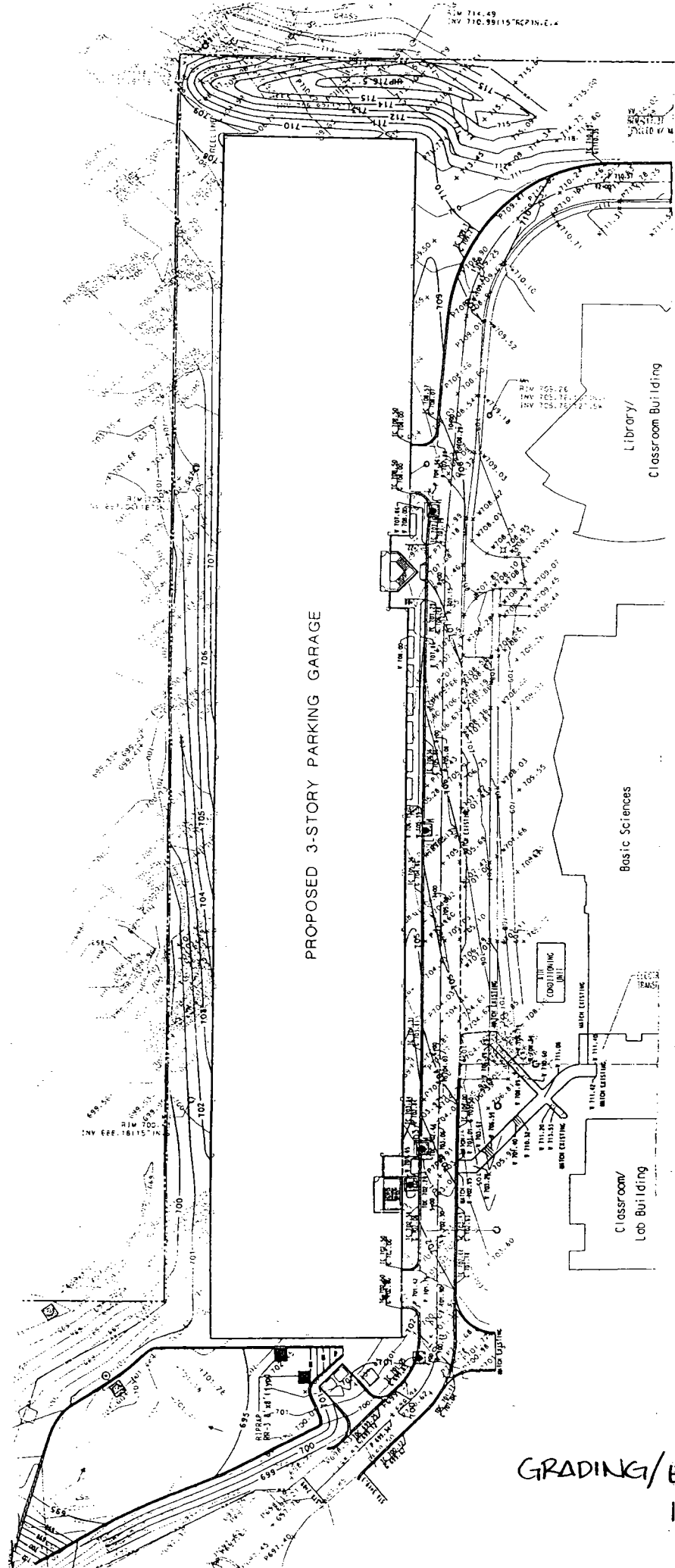


# West Drive Parking Structure

ELEVATIONS  
 2-27-02



C-3-02



PROPOSED 3-STORY PARKING GARAGE

Library/  
Classroom Building

Basic Sciences

Classroom/  
Lab Building

GRADING/EROSION CONTROL

1-22-02

C-3-02



## Memorandum

DATE: March 22, 2002

TO: Kenneth Rathje, Director, Planning Services Department  
Village of Downers Grove

FROM: P. Kay Whitlock, PE, Stormwater Administrator  
*P. Kay Whitlock*

SUBJECT: Midwestern University - Proposed Parking Garage

Reviews have been completed for the Stormwater Management Permit Application documents dated January 22, 2002 and submitted on behalf of the applicant by Mackie Consultants, LLC. A pre-application meeting was held with DuPage County Department of Development and Environmental Concerns relating to this proposed project on February 7, 2002. DuPage County concerns have been addressed in the submittals.

The project consists of removing an existing bituminous parking lot and constructing a three (3) story parking garage and stormwater management facility along with modifications to an existing circulation road on an approximate 3.97 acre site.

C.M. Lavoie & Associates, Inc. (CML) has been retained by the Village of Downers Grove to review the stormwater portions of the proposal. CML has completed an initial review of the stormwater aspects of the proposal and has submitted comments related to the stormwater management design. CML has met with representatives from Mackie Consultants to discuss the aforementioned review comments. Modifications to the permit application are forthcoming and it is the opinion of CML that all requirements of the Village of Downers Grove Stormwater and Flood Plain Ordinance can be met.

Planning Resources, Inc. has been retained by the Village of Downers Grove to review the wetland portions of the proposal. Planning Resources has completed a review of the wetland submittals and has submitted comments related to the wetland areas. Supplemental data has been provided and follow-up steps are in motion that will resolve wetland issues to the satisfaction of the reviewer. It is the opinion of Planning Resources that wetland related requirements of the Village of Downers Grove Stormwater and Flood Plain Ordinance can be met.

C-3-02

We are in agreement that the proposed stormwater management plan presented is in substantial compliance with requirements. Re-submitted documents are forthcoming and will address final comments. The proposed project should demonstrate compliance with the Stormwater and Flood Plain Ordinance requirements when the final review is completed.

C: Lara Safran, CBBEL  
Thomas T. Burke, CBBEL  
Jack Bajor, Village of Downers Grove  
Chrys Rymas, Village of Downers Grove  
Chris Lavoie, C.M. Lavoie, Inc.  
Kevin Jury, Planning Resources, Inc.  
Jana Bryant, Mackie Consultants, LLC

C.3.02

**VILLAGE OF DOWNERS GROVE  
FORESTRY-GROUNDS MEMORANDUM**

**DATE:** February 20, 2002

**TO:** Kenneth J. Rathje, Director of Planning Services

**FROM:** Todd C. Jacobson, Village Landscape Specialist

**SUBJECT:** Landscape Plan for Midwestern University's Proposed Parking Deck

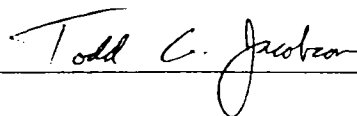
**CC:** Kerstin G. von der Heide, Village Forester

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I have reviewed the landscape plan, dated 2/12/02, for the proposed parking structure on the campus of Midwestern University. After reviewing the plan and walking the site, I have concluded that the submitted landscape plan meets the criteria set forth by the Village. All plant material listed is hardy to this area and should flourish on the site, assuming that proper care and maintenance are provided.

In addition, there is a residential area to the north of the proposed parking structure that could be a concern, if proper screening isn't provided. Though after inspecting that area and comparing it with the landscape plan, there is a good deal of existing vegetation that is dense enough to screen a good portion of the residential area from the proposed parking structure and its associated lighting. For the small portion that is not screened with existing vegetation, there is additional plant material called for in the landscape plan that will more than sufficiently provide the required screening.

Thus, if this landscape plan, submitted to the Village, is installed as proposed, the landscape will provide privacy, while enhancing the aesthetics of the college campus. If I can be of any further assistance, please feel free to contact me.



Todd C. Jacobson

Feb 14 02 04:05p

OPERATIONS

630-933-7077

p. 1

C-3-02



# Forest Preserve District of DuPage County

3 S. 580 Naperville Road • Wheaton, IL 60187-8761 • 630.933.7200 • Fax 630.933.7204 • TTY 800.526.0857

February 14, 2002

Mr. Jake Hagelow  
Allen L. Kracower and Associates, Inc.  
100 Lexington Drive, Suite 150  
Buffalo Grove, IL

Dear Mr. Hagelow;

Thank you for sending me the list of the trees and herbaceous species that you are proposing to plant at Midwestern University along the eastern boundary of Lyman Woods Forest Preserve.

After reviewing the lists I see no problem with any of the proposed species. They are all native to the Chicago Region and pose no threats to Lyman Woods.

If you have any additional questions or need further assistance please contact me.

Sincerely,

Scott N. Kobal  
Plant Ecologist  
(630) 933-7670  
FAX: (630) 933-7077  
skobal@dupageforest.com

# LIGHTING CONCEPT NARRATIVE

MIDWESTERN UNIVERSITY - DOWNERS GROVE  
WEST DRIVE PARKING STRUCTURE

The lighting for the parking areas of the garage will be comprised of two types metal halide lamped luminaires. Metal halide lamps generate a nearly full spectrum light with very natural color rendition. This results in higher quality lighting at lower levels of intensity. Design illumination levels were established by the design team in conformance with the standards of good design practice as defined by the Illuminating Engineering Society, the broadly recognized authority on such practice. Factors such as the safety of the students, the impact on the neighboring properties and relative levels of lighting in the adjoining areas were all taken into consideration in establishing appropriate lighting levels. With regard to the neighboring property owners to the north and the adjacency of Lyman Woods, the university directed the design team to give a very high consideration to limiting light trespass onto the adjoining sites.

The covered parking levels will be illuminated by surface mounted fixtures attached to the underside of the precast double-tee deck structures nested between the webs of the double-tees. The selected enclosures are designed to distribute most of their light downward and are further shielded by the continuous vertical webs of the double-tees which will extend 24-27" below the underside of the concrete deck. Occurring at 6 feet on center and running in a east-west direction the tees will act as baffles to control light spill and shield glare. The luminaires will be located at the maximum allowable distance from the exterior walls to minimize the light spill beyond the limits of the structure. Wattage will vary as required by the specific needs of the fixture's location. These lights will be controlled by a photocell that will reduce the lighting to minimum levels required for safety during the hours of darkness and raise levels to the maximum during the daylight hours to compensate for the higher levels of natural background illumination. Lighting in the covered areas have been designed to a nominal illumination of 25 footcandles (fc) at entrances, 10 fc at ramps and corners, 5 fc between cars and 2 fc at walls.

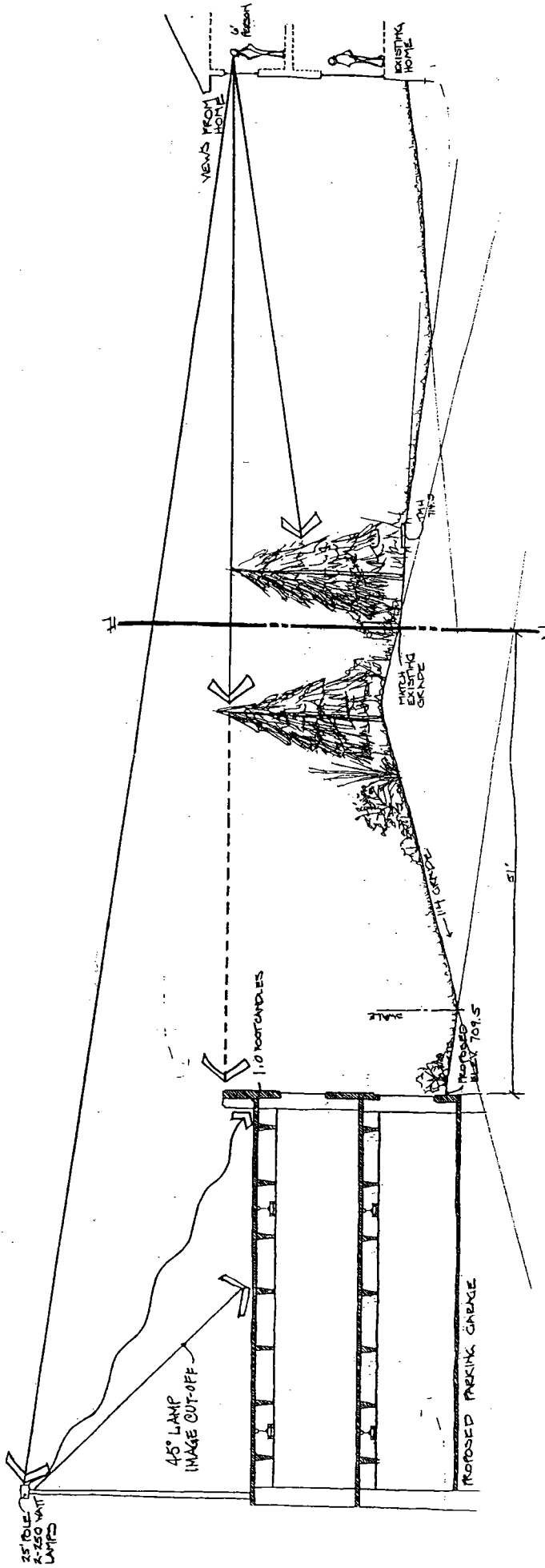
The second type of luminaire will be a pole-mounted fixture used to illuminate the top deck of the structure. The typical installation for this type of application would be to use the fewest number of 400W fixtures mounted on poles 30-40' in height. The current standard of practice is to use full cutoff fixtures that project no upward light and, therefore, give no direct contribution to sky glow. This philosophy results in the lowest energy consumption and the most evenly distributed light at the deck surface. In order to minimize light trespass the design for the top deck has incorporated full cutoff lower output (250W) fixtures on shorter (25') poles and the poles are held back from the edge of the deck in excess of 40 feet in all cases. The selected light fixture is manufactured by a member in good standing of the International Dark-Sky Association (IDA)\*. The resulting design limits illumination at the edge of the deck to 0.7 to 1.0 fc and the composite illumination from all of the garage lighting contributes less than 0.1fc of illumination onto the ground plane at the north property line. This solution is dramatically better at reducing glare and light spill than the street lights typical in the area. Model standards drafted by the IDA

establish a light trespass of 0.1fc or less at a point 5 feet within an adjoining residential property to be acceptable. The light bulbs of the fixture will only be visible from vantage points on the parking deck. With this design light trespass has been minimized, however, the distribution will be slightly less uniform resulting in slightly higher average level of intensity on the deck and slightly increased energy consumption. The lighting on the top deck will be controlled by a combination of photocell and seven day programmable timer. The lights will be turned on by the photocell at sundown and turned off by the timer at a time or times deemed appropriate by the university. The shut-off time will be no later than one hour after the last building is closed for the evening. Only the lighting at the exit stairs and the covered levels will remain on at reduced levels all night.

\*The IDA summarizes it's mission as follows: "The International Dark-Sky Association, a non-profit, tax-exempt, membership-based organization, exists to help preserve and restore dark skies while at the same time maximizing the quality and efficiency of nighttime outdoor lighting."

6.3.02

JACOBSON



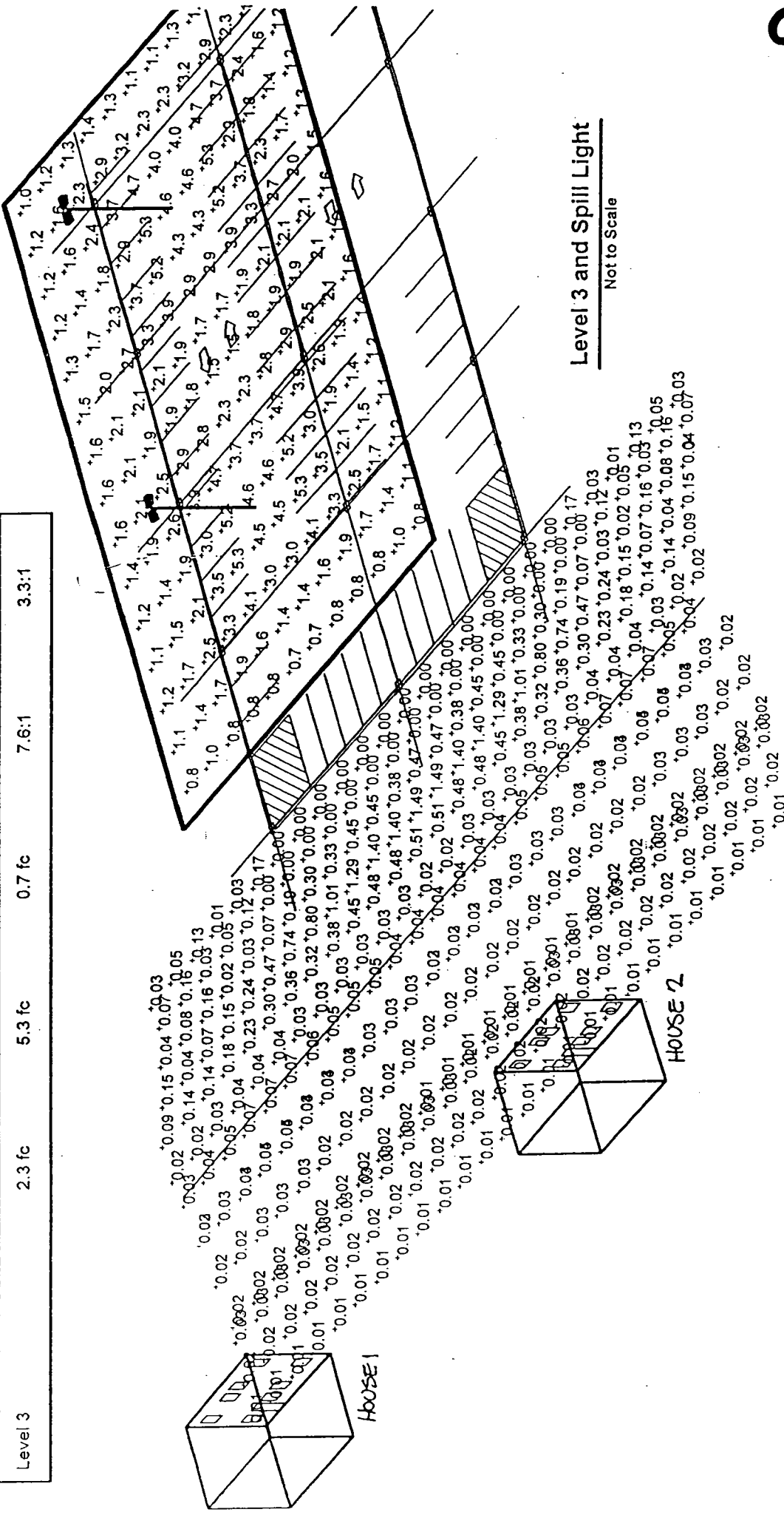
West Drive Parking Structure  
 MIDWESTERN UNIVERSITY

Downers Grove, Illinois

C-3-02

### STATISTICS

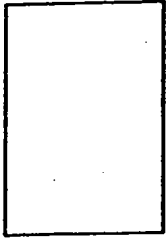
Description	Avg	Max	Min	Max/Min	Avg/Min
Level 3	2.3 fc	5.3 fc	0.7 fc	7.6:1	3.3:1



### LUMINAIRE SCHEDULE

Symbol	Label	Catalog Number	Description	Lamp	Lumens	LLF
■	C	Lithonia #BV2 250M R3	ARM MOUNTED PREMIUM CUT-OFF FIXTURE W/SEGMENTED OPTICS, 25' POLE	250-WATT CLEAR BT-28 METAL HALIDE, HORIZONTAL POSITION	23000	0.68

C-3-02

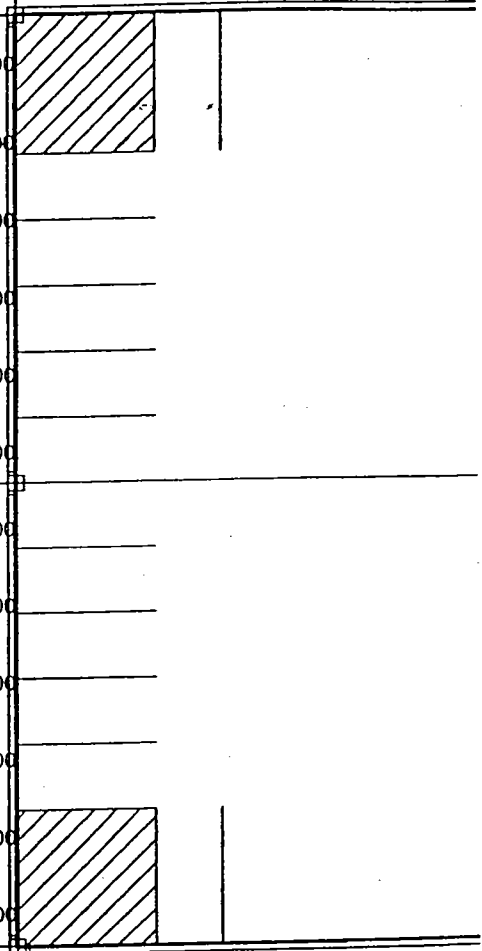


HOUSE 1



HOUSE 2

*0.01	*0.02	*0.08.02	*0.02	*0.02	*0.03	*0.02	*0.09	*0.15	*0.04	*0.07	0.03
*0.01	*0.02	*0.08.02	*0.02	*0.03	*0.04	*0.02	*0.14	*0.04	*0.08	*0.16	0.05
*0.01	*0.02	*0.08.02	*0.03	*0.03	*0.05	*0.03	*0.14	*0.07	*0.16	*0.30	0.13
*0.01	*0.02	*0.08.02	*0.03	*0.05	*0.07	*0.04	*0.18	*0.15	*0.02	*0.05	0.01
*0.01	*0.02	*0.08.02	*0.03	*0.05	*0.07	*0.04	*0.23	*0.24	*0.03	*0.12	0.03
*0.01	*0.02	*0.08.02	*0.02	*0.03	*0.07	*0.04	*0.30	*0.47	*0.07	*0.00	0.17
*0.01	*0.02	*0.08.02	*0.02	*0.03	*0.06	*0.03	*0.36	*0.74	*0.19	*0.00	0.00
*0.01	*0.02	*0.08.02	*0.02	*0.03	*0.05	*0.03	*0.32	*0.80	*0.30	*0.00	0.00
*0.01	*0.02	*0.08.02	*0.02	*0.03	*0.05	*0.03	*0.38	*1.01	*0.33	*0.00	0.00
*0.01	*0.02	*0.08.01	*0.02	*0.03	*0.05	*0.03	*0.45	*1.29	*0.45	*0.00	0.00
*0.01	*0.02	*0.08.01	*0.02	*0.03	*0.04	*0.03	*0.48	*1.40	*0.45	*0.00	0.00
*0.01	*0.02	*0.08.01	*0.02	*0.02	*0.04	*0.03	*0.48	*1.40	*0.38	*0.00	0.00
*0.01	*0.02	*0.08.01	*0.02	*0.02	*0.04	*0.02	*0.51	*1.49	*0.47	*0.00	0.00
*0.01	*0.02	*0.08.01	*0.02	*0.02	*0.04	*0.02	*0.51	*1.49	*0.47	*0.00	0.00
*0.01	*0.02	*0.08.01	*0.02	*0.02	*0.04	*0.03	*0.48	*1.40	*0.38	*0.00	0.00
*0.01	*0.02	*0.08.01	*0.02	*0.03	*0.04	*0.03	*0.48	*1.40	*0.45	*0.00	0.00
*0.01	*0.02	*0.08.01	*0.02	*0.03	*0.05	*0.03	*0.45	*1.29	*0.45	*0.00	0.00
*0.01	*0.02	*0.08.02	*0.02	*0.03	*0.05	*0.03	*0.38	*1.01	*0.33	*0.00	0.00
*0.01	*0.02	*0.08.02	*0.02	*0.03	*0.05	*0.03	*0.32	*0.80	*0.30	*0.00	0.00
*0.01	*0.02	*0.08.02	*0.02	*0.03	*0.06	*0.03	*0.36	*0.74	*0.19	*0.00	0.00
*0.01	*0.02	*0.08.02	*0.02	*0.03	*0.07	*0.04	*0.30	*0.47	*0.07	*0.00	0.17
*0.01	*0.02	*0.08.02	*0.03	*0.05	*0.07	*0.04	*0.23	*0.24	*0.03	*0.12	0.03
*0.01	*0.02	*0.08.02	*0.03	*0.05	*0.07	*0.04	*0.18	*0.15	*0.02	*0.05	0.01
*0.01	*0.02	*0.08.02	*0.03	*0.03	*0.05	*0.03	*0.14	*0.07	*0.16	*0.03	0.13
*0.01	*0.02	*0.08.02	*0.02	*0.03	*0.04	*0.02	*0.14	*0.04	*0.08	*0.16	0.05
*0.01	*0.02	*0.08.02	*0.02	*0.02	*0.02	*0.02	*0.09	*0.15	*0.04	*0.07	0.03



Spill Light

Scale 1" = 25'

# Boulevard™

C-3-02

### Intended Use

For streets, walkways, parking lots and surrounding areas

### Features

**Housing** – Rugged, heavy-gauge, sheet aluminum housing, continuous welded seams for weathertight integrity. Standard finish is dark bronze (DDB) polyester powder. Other architectural colors available.

**Lens Frame** – Extruded and welded aluminum frame secured with a tool-less, quick-release fastener. Extruded silicone gasket provides a weather-proof seal between housing and lens frame.

**Lens** – Impact-resistant, tempered glass with silkscreened power door shield.

**Mounting** – Cast, 4" aluminum arm for pole or wall mounting. Shipped in fixture carton. Optional mountings available.

**Optics** – Anodized segmented reflectors provide superior uniformity and control. Reflectors attach with tool-less fasteners and are

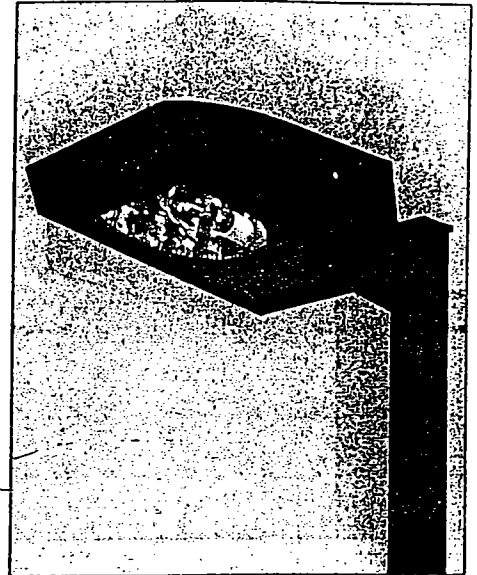
rotatable and interchangeable. Three cut-off distributions available: R2 (roadway), R3 (asymmetrical), R4SC (forward throw, sharp cutoff).

**Electrical** – High-reactance or constant-wattage autotransformer, high-power factor ballast mounted on a unitized and removable power tray secured with tool-less latch. Positive-locking disconnect plugs (primary and secondary). Ballast is copper wound and 100% factory tested.

**Socket** – Porcelain, horizontally oriented, mogul-base socket (100M & 150M are medium-base) with copper alloy, nickel-plated screw shell and center contact. UL listed 1500W, 600V.

**Listings** – UL Listed (standard). CSA Certified or NOM Certified (see options). UL listed for wet locations. IP65 certified (see options).

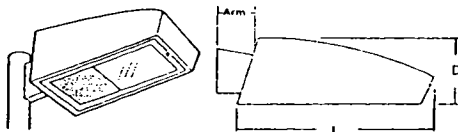
For product details and performance data, see the OUTDOOR binder or the on-line catalog at [www.lithonia.com](http://www.lithonia.com).



Example: BV2 150S R2 120 SPB04 SF

### Ordering Information

Designation	Distribution	Voltage	Mounting <sup>7</sup>	Options/Accessories
<b>High Pressure Sodium</b>				
BV2 70S	R2 Type II roadway	120, 208 <sup>6</sup> , 240 <sup>6</sup> , 277,	<b>Included</b>	<b>Installed</b>
BV2 100S	R3 Type III asymmetric	347, 480 <sup>6</sup> , TB <sup>5</sup>	SPB04 4" square pole arm <sup>8</sup> (std.)	SF Single fuse, 120, 277, 347V (n/a TB)
BV2 150S			RPB04 4" round pole arm <sup>8</sup>	DF Double fuse, 208, 240, 480V (n/a TB)
BV2 250S	R4SC Type IV forward throw, sharp cutoff		SPB12 12" square pole arm	PER NEMA twist-lock receptacle only (no photocontrol)
BV2 400S <sup>1</sup>			RPB12 12" round pole arm	QRS Quartz restrike system (100W maximum, 120V only, lamp not included)
<b>Metal Halide</b>				
BV2 100M <sup>2</sup>			SPBT04 4" square pole arm, 10° tilt <sup>8</sup>	CR Corrosion-resistant finish
BV2 150M			RPBT04 4" round pole arm, 10° tilt <sup>8</sup>	EC Emergency circuit
BV2 175M			SPBT12 12" square pole arm, 10° tilt	PS Performa-Seal™ (IP65 rated)
BV2 200M <sup>3</sup>			RPBT12 12" round pole arm, 10° tilt	SCWA Super CWA Pulse Start Ballast (not available with HPS or 100-175M)
BV2 250M			WSPB04 4" wall bracket arm	CSA CSA Certified
BV2 320M <sup>3</sup>			WSPBT04 4" wall bracket arm, 10° tilt	NOM NOM Certified (consult factory)
BV2 350M <sup>3</sup>			L/ARM When ordering BVKMA or BVKMAT	For optional architectural colors, see page 349.
BV2 400M <sup>4</sup>				<b>Shipped Separately</b>
			<b>Shipped separately</b>	PE1 NEMA twist-lock PE (120-240V) <sup>9</sup>
			BVKMA Mast arm adapter	PE3 NEMA twist-lock PE (347V) <sup>9</sup>
			BVKMAT Mast arm adapter, 10° tilt	PE4 NEMA twist-lock PE (480V) <sup>9</sup>
				PE7 NEMA twist-lock PE (277V) <sup>9</sup>
				BV2HS House-side shield (R2, R3 only)
				SC Shorting cap for PER option
				BV2VG Vandal guard



Dimensions are shown in inches (centimeters) unless otherwise noted.

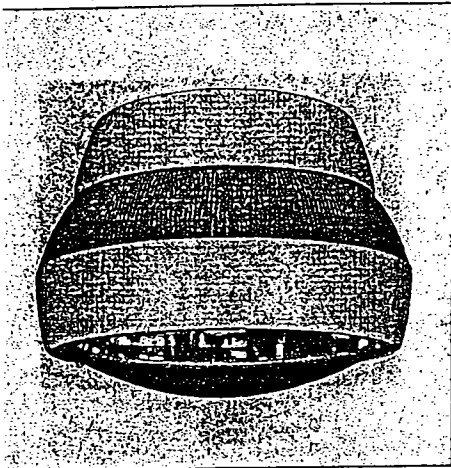
	BV2
EPA <sup>10</sup>	1.6 ft <sup>2</sup> (.15 m <sup>2</sup> )
Length	27-1/2 (69.8)
Width	18-1/2 (45.8)
Height	9-3/8 (23.8)
Max. weight	44 lbs. (19.8 kg)

#### NOTES:

- 1 Must use E-18 or ET-18 lamp.
- 2 Not available in 480V.
- 3 Must be ordered with SCWA.
- 4 Must use ED28 reduced jacket lamp.
- 5 Optional multi-tap ballast (120, 208, 240, 277V; 120, 277, 347V in Canada).
- 6 Consult factory for availability in Canada.
- 7 For arm mounting, see technical data section in Outdoor binder for drilling template.
- 8 SPB12, RPB12, SPBT12 and RPBT12 must be used when two or more luminaires are oriented on a 90° drilling pattern.
- 9 PER must be ordered with fixture.
- 10 Includes standard arm.



# PGR



### Intended Use

For parking garage applications.

### Features

**Housing**—Rugged, die-cast aluminum with one-piece silicone gasketing. Standard finish is white polyester powder paint. Other architectural colors available.

**Lens**—Precision injection-molded, UV stabilized, acrylic lens. Hinged and secured with four stainless steel screws. Polycarbonate lens available.

**Mounting**—Fully silicone gasketed, galvanized steel plate. Surface mounts to recessed box or pendant mounts to industry standard J-boxes. The quick-mounting bracket doubles as a hanger for the fixture allowing for trouble-free electrical con-

nections. The fixture twist-locks into place in a firm, secure fashion.

**Optics**—Lower segmented, anodized aluminum reflector and upper-precision, injection-molded, prismatic acrylic refractor. Polycarbonate refractor available.

**Electrical System**—High-reactance, high-power factor or constant-wattage autotransformer. Ballast is copper wound and 100% factory tested. 180°C Class H insulation system.

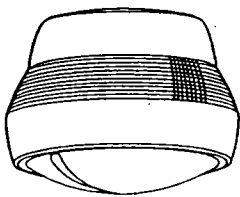
**Listings**—UL Listed (standard). CSA Certified or NOM Certified (see Options). UL listed for 25°C ambient operation and wet locations.

For product details and performance data, see the OUTDOOR binder or the on-line catalog at [www.lithonia.com](http://www.lithonia.com).

### Ordering Information

Example: PGR 150S 120 SF

Designation	Voltage	Options/Accessories
<b>High Pressure Sodium</b>		<b>Options (shipped installed)</b>
PGR 70S	120	SF Single fuse (120, 277, 347V) <sup>5</sup>
PGR 100S	208 <sup>2</sup>	DF Double fuse (208, 240, 480V) <sup>5</sup>
PGR 150S	277	EC Emergency circuit (100W max. 120V) <sup>6,7</sup>
<b>Metal Halide</b>		QRS Quartz restrike system(100W max. 120V) <sup>6</sup>
PGR 100M	347	QRSTD Quartz restrike system time delay (100W max. 120V) <sup>6,8</sup>
PGR 150M	480 <sup>3</sup>	CR Corrosion-resistant finish
PGR 175M	TB <sup>4</sup>	CRT Corrosion-resistant finish (black Teflon coating)
PGR 200M <sup>1</sup>		KW1 KiloWatch 120V control relay <sup>9,10</sup>
		HA 40°C ambient (not available with EC option or 200M ordered with 480V together)
		TP Tamper proof lens screws
		PC Polycarbonate refractor/lens
		LP Lamp factory installed
		DN Downlight focused
		SCWA Super CWA pulse start ballast (n/a HPS or 100M)
		CSA CSA Certified
		NOM NOM Certified (consult factory)



Dimensions are shown in inches (centimeters) unless otherwise noted.

	PGR
Height	11 1/2 (29.2)
Width	15 (38.1)
Max weight	20 lbs (9 kg)

### NOTES:

- 1 Must be ordered with SCWA.
- 2 In Canada, available in 175W metal halide only.
- 3 Available in 175M, 200M and 150S only.
- 4 Optional multi-tap ballast (120, 208, 240, 277V; 120, 277, 347V in Canada).
- 5 Not available with multi-tap ballast.
- 6 Lamp not included.
- 7 Not available with HA option.
- 8 Not available with KiloWatch.
- 9 For specific ordering information, refer to the KiloWatch brochure or consult factory.
- 10 Consult factory for availability in Canada.
- 11 Required when pendant is free-swinging.

### Options (shipped installed)

- OJB Offset junction box<sup>11</sup>
- YK Yoke mount
- BDS Bird deterrent shroud

For optional Architectural Colors, see page 349.



VILLAGE OF DOWNERS GROVE, ILLINOIS  
PETITION FOR  
SPECIAL USE PERMIT

C-3-02

To: The Zoning Board of Appeals  
Village of Downers Grove  
801 Burlington Avenue  
Downers Grove, Illinois 60515-4776

\$400.00 Fee Residential  
\$550.00 Commercial  
Application # C-3-02  
Date Filed 2-5-02

Application must be filed in TRIPLICATE. Two copies of a Registered Surveyor's Plat of Survey and a statement in writing by the applicant showing that the proposed conditional use will conform to the requirements set forth in the Zoning Ordinance must accompany the application.

1. Applicant Midwestern University Telephone (630) 572-3405  
Address 555 31st Street Downers Grove, IL

2. Owner(s) Midwestern University Telephone (630) 572-3405  
Address 555 31st Street Downers Grove, IL

3. Applicant is (check one)  Attorney  Agent  Other (specify) \_\_\_\_\_  
(Submit Letter of Authorization from Owner)

4. Present owner acquired title to the property on (date) 555 31st Street Downer Grove, IL

5. Location of property \_\_\_\_\_

6. Legal Description of property See Legal Description Attached

P.I.N. # 06-32-200-015 and 06-32-400-026

7. Present Zoning District R-1

8. Zoning Ordinance reference Article X, 2.1-8  
(Article, Section, Paragraph, Sub-paragraph)

9. Applicant requests approval of above-described property for the following use Construction of a 3 - level parking structure

10. Brief Description of the improvement proposed, together with architect's rendering of building See Attachments

Midwestern University  
 West Drive Parking Structure  
 March 2002

APPENDIX A

Village of Downers Grove Zoning Ordinance 28-1902: Standards for Approval

The Village Council may authorize a special use by ordinance provided the evidence presented is such as to establish the following (responses are in italics):

- 1) That the proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.  
*The university is dedicated to contributing to the greater good by educating medical personnel for the welfare of all. Midwestern University is the home of one of the oldest schools of Osteopathic Medicine in the world and one of only two schools of Pharmacy in the state of Illinois.*
- 2) That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.  
*The university's primary mission is aimed at improving health and welfare. This campus has been an institution of higher learning since 1965, far longer than any of the current adjacent uses and construction of structures of normal accessory use should not be injurious to neighboring property values. The university has demonstrated a propensity toward sensitive land use planning, architectural integrity, effective storm water management practices and appropriate and attractive landscaping. Replacing surface level parking with structured parking enhances the campus aesthetics by reducing the amount of green space that would otherwise need to be sacrificed to paved surfaces.*
- 3) That the proposed use will comply with the regulations specified in this Zoning Ordinance for the district in which the proposed use is to be located.  
*To the best of our knowledge, the proposed structure complies with the regulations of the Zoning Ordinance for projects in an R-1 district, such as, but not limited to, setbacks, screening of parking, open space requirements and allowable height. As stated below, it is included as one of the special uses permitted by the Ordinance.*
- 4) That it is one of the special uses specifically listed for the district in which it is to be located.  
*Article X, paragraph 2.1 Permitted Uses, item 8 Conditional Uses identifies: A Colleges, or universities, public or private, with or without dormitories, on sites of forty (40) acres or more. Such use may include additional structures which are accessory to the principal use as a college or university. Provided, dormitories are considered part of the principal use and shall not be considered accessory structures. Provided further, not more than twenty-five percent (25%) of the site shall be occupied by buildings. The university fits into this category and the proposed structure is accessory to the allowed principal use and conforms to all requirements of this criteria.*

C-3-02

# MIDWESTERN UNIVERSITY



555 31st Street  
Downers Grove, Illinois 60515  
Phone: 630/515-7300  
Fax: 630/515-7319

19555 North 59th Avenue  
Glendale, Arizona 85308  
Phone: 623/572-3400  
Fax: 623/572-3410

**KATHLEEN H. GOEPPINGER, PH.D.**  
*President & Chief Executive Officer*

February 27, 2002

William White  
Chairman  
Zoning Board of Appeals  
Village of Downers Grove  
801 Burlington Avenue  
Downers Grove, IL

**RE: MIDWESTERN UNIVERSITY**  
**555 31<sup>st</sup> Street - Petition for Amendment to Special Use Permit**  
**New Parking Structure**

Dear Chairman White and Members of the Zoning Board of Appeals:

Midwestern University is proud to call the 105-acre Downers Grove campus the home of our College of Osteopathic Medicine, College of Pharmacy and College of Health Sciences. We are an academic community, independent, not-for-profit university dedicated to delivering the highest quality education in health-related fields and we are eager to continue the campus improvement and beautification program begun in 1995. To date we have expended more than \$32 million towards this goal. It was with the full support of the Zoning Board of Appeals that we have recently completed our new library/auditorium and classroom/laboratory building that has greatly enhanced our academic programs.

Since becoming President in 1995, I have worked diligently to upgrade our educational offerings and facilities. I am proud to say that all colleges and programs are fully accredited by specialty accreditation agencies. The North Central Accreditation Board has granted a full 10-year accreditation, the highest honor provided to any university in the country.

### ***SPECIAL USE AMENDMENTS GRANTED***

Midwestern University purchased our campus from the George Williams College in 1987. This property is part of the Village of Downers Grove, annexed in 1964. The purchase of the campus by George Williams College occurred before the Village adopted its comprehensive zoning ordinance in 1965. Presently a college is allowed in an R-1 district as a special use. Before 1965 the zoning ordinance permitted college uses in the A residence district. The most recent granting of special use was in 1999 for the now completed Library/Classroom, Visitors Center and Classroom/Lab Buildings.

C.3.02

As President and Chief Executive Officer of Midwestern University I am requesting the support of the Zoning Board of Appeals and the Village Council in helping me meet the on-going needs of our students, faculty and staff. We are constantly striving to create a safe environment and want to take another big step in that direction with the construction of a new 933 space parking structure.

### ***PROGRAM JUSTIFICATION***

The proposed parking structure is to meet current and future needs while minimizing the loss of green space on campus. Parking is currently accommodated by a collection of several surface lots, the largest of which is a 283 space lot on the site of the proposed parking structure, supplemented by a number of spaces along the campus circulation road.

Because of the parking requirements for the Library/Classroom and Classroom/Lab projects, a 93 space surface parking lot was constructed near the existing Student Housing near the southeast corner of the campus. This allows the university to meet its peak load needs, but is located in a very unpractical location that forces some commuter auto traffic to drive all the way through campus to a point over 1,000 feet from the nearest-classroom building. This long walk is a security concern for students after dark. The proposed location of the new garage allows for the shortest driving distance thereby reducing potential vehicle and pedestrian conflicts and provides a short, well-lit and secure pathway to the campus academic buildings.

With the growth of the campus community, and the increase of faculty and staff on campus, Midwestern University needs additional parking. This new structure will continue the campus beautification program by not reducing the open space and landscaped areas of the campus. Even though the campus currently has a low Floor Area Ratio (FAR) of 0.1416 (allowable is 0.60) and site building coverage of 5.04% (25% allowed), a multi-level structure is necessary because approximately 30% of the university property is not suitable for building due to either wetland or flood plain status. In addition, the university has agreed to grant a conservation easement totaling approximately 5 acres of property adjoining Lyman Woods to the DuPage County Forest Preserve. This conservation easement would prohibit development in this area in perpetuity. A multi-story parking structure also has a hard-surfaced footprint that is much smaller than a surface lot of similar capacity and, therefore, contributes much less storm water runoff.

Midwestern University's petition is in full compliance with the applicable Zoning Ordinances and does not include any requests for variations.

### ***THE PROPOSED PARKING STRUCTURE***

The proposed structure will provide parking for 306 cars at grade (compared to 283 on the existing surface lot) with another 627 spaces on two elevated decks directly above. It is the intent to begin construction of this project as soon as building permit is available. The structure will be primarily precast concrete with architectural grade columns and wall panels and two glass-protected stairs. Its footprint will be approximately 123' by 760'.

The top deck will be lit by HID fixtures that are state of the art for this type of application. Fixtures have been carefully selected for their photometric characteristics to limit undesired light distribution and the lowest output fixture on the shortest possible pole will be used to meet minimum

professional design standards of illumination. Controls will be by a combination of photocell and timers. The lighting for the existing lot is by HID fixtures mounted on 25' poles along the existing West Drive and aimed toward the west across the lot. Controls will be by a combination of photocell and timers.

The structure will be located 51 feet from the properties to the north and will rise approximately 25 feet above grade at this point. It will be approximately 30 feet from the property line adjoining the heavily wooded Lyman Woods. These setback areas will be landscaped in a manner that is sensitive to the adjoining property owners and consistent with the high standards of the campus. Plant selections consist of native species and have been approved for the DuPage County Forest Preserve. The only enclosed and temperature controlled areas will be the electric and water utility rooms.

The proposed structure does not increase the campus FAR from its current 0.1416, well under the allowable 0.60. The Village ordinance exempts the area of a parking structure in the FAR calculation for the specific purpose of encouraging structured parking in lieu of surface lots. The total impervious site coverage will remain essentially unchanged at under 19% due to the retirement of the existing surface lot.

The proposed concept provides for an additional 1.9798 acre feet of storm water storage accommodated by a dry bottom detention basin at the extreme southern end of the new structure. These storm water detention facilities will be constructed per all current regulations and will control what has previously been uncontrolled surface runoff directly into Lyman Woods. Midwestern University and our contractors will employ the best management practices for storm erosion control during construction of the improvements.

#### ***MEETINGS AND RELATIONS WITH ADJOINING PROPERTY OWNERS***

As always, Midwestern University is sensitive regarding the needs of its neighbors and once again carefully solicited their input regarding the design and location of this new structure. On December 18, 2001, the University sent out letters to each property owner of record within 250 feet of the university property. In addition, the DuPage County Forest Preserve and Downers Grove Park District have also been notified of the university's intent.

The initial letter invited everyone to campus on Thursday, January 3, 2002, to meet with the management team to review the plans of the new library. The letter explained the need for the new structure, the location and design that was in its preliminary form. The letter included a formal, color copy of the architectural rendering.

During the open house, a number of residents joined us to look at the plans and the location. Everyone who attended appeared to be happy with the size and location with the exception of two neighbors. After listening to the concern from two individuals who live on Rosewood Lane, adjacent to the campus, the management team met with the architects and made major revisions to the initial concept. The modification to the structure included the following:

- Removal of the third staircase and lit stair structure on the north end of the building

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- Relocating the entrance to the center of the building and not the north end which is closest to the neighbors
- The parking deck was moved back to 51 feet from the north property line, allowing more landscape space between the deck and the adjacent neighbor properties
- The light poles on the top level of the deck have been shortened and set back from the edges of the structure, restricting spillage of light to the surrounding area
- Extensive plantings have been added to the landscape plans to add more of a buffer between the neighbors and the campus
- Fencing was offered, at the Universities expense, to make a permanent buffer between the areas, but was declined at this time by the two neighbors

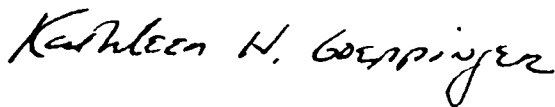
Once all these concessions were put into the permanent design, the University brought in an entire team to meet with the two concerned neighbors. The civil engineers, construction team, the architects, the consultants, and the landscape firm met in the Board Room of the President for over three hours to discuss the concessions. At this meeting on January 22, 2002, the homeowners, with no advanced notice, invited in members of the Heritage Alliance to also hear of the modification to the plans. All questions were answered, and the meeting was taped for future review of the discussion.

Following the January 22<sup>nd</sup> meeting, further enhancements were made to the landscape plans in hopes of helping the neighbors see the efforts Midwestern University has put into maintaining a good relationship with the neighbors. These revised plans will be sent to the neighbors within the next week.

We are pleased to share with the Zoning Board that we have been complemented by other groups and believe we have satisfied the entities we have met with.

As on prior projects, we greatly appreciate the time, energy and effort the Village staff has put into this project. We look forward to meeting with you on March 27, 2002 and are excited to continue to provide high quality medical programs on our Downers Grove campus. If you would like to discuss this with me before that time, please do not hesitate to call me at 630-515-7300. Thank you for your consideration.

Sincerely,



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

Encl.

C-3-02

0629411001  
KRELLE, MARILYN J  
19W230 GINGERBROOK DR  
OAK BROOK, IL  
60523

0629407059  
CHAMBROD PROP OWNERS  
ASSN  
115 S VINE ST  
HINSDALE, IL  
60521

0629411001  
KRELLE, MARILYN J  
19W230 GINGERBROOK DR  
OAK BROOK, IL  
60523

0629412002  
HART, LAURI  
1831 HIGHWAY A1A  
IND HARBOR BCH, FL  
32937

0629406045  
CHAMBROD PROP OWNERS  
ASSN  
115 S VINE ST  
HINSDALE, IL  
60521

0628301066  
CHAMBROD SWIM & TENNIS  
4513 LINCOLN AVE  
LISLE, IL  
60532

0629406037  
FRAGNOLI 30294, H D  
2S756 AVE BARBIZON  
OAK BROOK, IL  
60523

0629406042  
SWABACK, KAREN L  
2S753 AVE BARBIZON  
OAK BROOK, IL  
60523

0629407053  
TAGLIOLA, RICHARD  
& JOANNE  
2S762 AVE ORLEANS  
OAK BROOK, IL  
60523

0629407048  
MATEGRANO, KATHLEEN M  
2S761 AVE ORLEANS  
OAK BROOK, IL  
60523

0629406043  
WHITBURN, VIRGINIA S  
2S757 AVE BARBIZON  
OAK BROOK, IL  
60523

0629406004  
CESAFSKY, MARY  
2S762 BARBIZON  
OAK BROOK, IL  
60523

0629406044  
1ST NATL BK EVERGREEN  
PRK  
2S761 AVE BARBIZON  
OAK BROOK, IL  
60523

0629406014  
O'CONNELL, THOMAS  
& NANCY  
19W045 AVE BARBIZON  
OAK BROOK, IL  
60523

0629406013  
LULLO, ANTIONETTE  
19W049 AVE BARBIZON  
OAK BROOK, IL  
60523

0629406020  
LINDAU, DONALD L  
19W011 AVE BARBIZON  
OAK BROOK, IL  
60523

0629406012  
SOVERINO, EILEEN  
19W053 AVE BARBIZON  
OAK BROOK, IL  
60523

0629406019  
KOCH, MARIAN C  
19W015 AVE BARBIZON  
OAK BROOK, IL  
60523

0629406011  
DUFFY, DENNIS P  
19W057 AVE BARBIZON  
OAK BROOK, IL  
60523

0629406018  
TINNEY, EDMUND HERBERT  
JR  
19W019 BARBIZON  
OAK BROOK, IL  
60523

0629406017  
TANNER, LOGAN &  
VIRGINIA  
19W023 BARBIZON  
OAK BROOK, IL  
60523

0629406010  
HUMPHREY, MARY D  
19W063 AVE BARBIZON  
OAK BROOK, IL  
60523

0629406009  
LEININGER, ARTHUR  
& MARIAN  
19W067 AVE BARBIZON  
OAK BROOK, IL  
60523

0629406016  
WALTON, STEVEN D  
19W110 AVE NORMANDY N  
OAK BROOK, IL  
60523

0629406008  
BLEUHER, DONALD  
19W071 AVE BARBIZON  
OAK BROOK, IL  
60523

0629406015  
GERNAEY, WILLIAM P  
& KAREN  
19W041 AVE BARBIZON  
OAK BROOK, IL  
60523

0629406007  
ZAGORSKI, ROGER W  
19W075 AVE BARBIZON  
OAK BROOK, IL  
60523

0629406006  
YOUNG, MICHAEL A &  
FAITH  
19W079 AVE BARBIZON  
OAK BROOK, IL  
60523

0629406005  
CZARNECKI, HARRY J & D M  
19W083 AVE BARBIZON  
OAK BROOK, IL  
60523

0629407049  
SALVATO, JOAN M  
19W115 AVE BARBIZON  
OAK BROOK, IL  
60523

C-3-02

0629407050  
PARAISO, NORMA  
19W119 AVE BARBIZON  
OAK BROOK, IL  
60523

0629407051  
KATZ, ROSE MARIE  
19W123 AVE BARBIZON  
OAK BROOK, IL  
60523

0629407052  
D AGOSTINO, FRAN  
19W127 AVE BARBIZON  
OAK BROOK, IL  
60523

0633100015  
MC GOLDRICK TR, JOSEPH  
W  
3118 WHITE OAK LN  
OAK BROOK, IL  
60521

0633100001  
KIPTA JR, EDWARD  
3122 WHITE OAK LN  
OAK BROOK, IL  
60523

0632200015  
MIDWESTERN UNIVERSITY  
555 31ST ST  
DOWNERS GROVE, IL  
60515

0632201007  
PATEL, MAHESH & NISHA  
3105 ROSEWOOD PL  
DOWNERS GROVE, IL  
60515

0632201001  
PATEL, DINESH & JAYA  
3104 ROSEWOOD PL  
DOWNERS GROVE, IL  
60515

0632200018  
SIMA, ROSE  
551 31ST ST  
DOWNERS GROVE, IL  
60515

0632200008  
FOREST PRESERVE  
DISTRICT  
WHEATON, IL  
60189

0632200016  
SIMA, WILLIAM  
605 31ST ST  
DOWNERS GROVE, IL  
60515

0632200013  
FOREST PRESERVE  
DISTRICT  
WHEATON, IL  
60189

0632201006  
FRESSOLA, JOSEPH  
& CARMELLA  
3109 ROSEWOOD PL  
DOWNERS GROVE, IL  
60515

0632201002  
SRINIVASAN, THIRU &  
SUDHA  
3108 ROSEWOOD PL  
DOWNERS GROVE, IL  
60515

0633100016  
MC GOLDRICK, JOSEPH  
3118 WHITE OAK LN  
OAK BROOK, IL  
60523

0632201005  
MACK, ROBERT & NANCY  
3113 ROSEWOOD PL  
DOWNERS GROVE, IL  
60515

0632201003  
HORIO, BLAKE & BETH  
3112 ROSEWOOD PL  
DOWNERS GROVE, IL  
60515

0632201004  
SCHWARZ, ROBERT &  
KARLA  
3117 ROSEWOOD PL  
DOWNERS GROVE, IL  
60515

0632200019  
FOREST PRESERVE DIST  
WHEATON, IL  
60189

0633101040  
SVANDRA, L  
3205 MULBERRY LN  
OAK BROOK, IL  
60523

0633101037  
SVANDRA, LYNN  
3205 MULBERRY LN  
OAK BROOK, IL  
60523

0633101039  
WIERINGA, THOMAS &  
KARRY  
3215 MULBERRY LN  
OAK BROOK, IL  
60523

0633101038  
STEIN, ROBERT & JUDITH  
3216 MULBERRY LN  
OAK BROOK, IL  
60523

0633101033  
NICHOLS, RICHARD & LISA  
3120 HERITAGE OAKS LN  
OAK BROOK, IL  
60523

0633101034  
FRANK, H G & DOLORES F  
3121 HERITAGE OAKS  
OAK BROOK, IL  
60523

0633101043  
JENSEN, GAYLE H  
3116 HERITAGE OAKS  
OAK BROOK, IL  
60523

0633101042  
JAGIELO, PAUL & DIANE  
2033 CHICAGO AVE  
DOWNERS GROVE, IL  
60515

0633102037  
MIDWEST TRUST SERVICES  
3115 HERITAGE OAKS CR  
OAK BROOK, IL  
60521

0633102036  
KLAZURA, ANTHONY & V  
22 CAMELOT  
OAK BROOK, IL  
60523

0633102038  
AIYASH, KERRY E  
3110 W 35TH ST  
OAK BROOK, IL  
60523

C-3-02

0633102005  
JACOBS, FREDERICK S  
3118 W 35TH ST  
OAK BROOK, IL  
60523

0633102004  
MURRAY, RONALD  
&CHRISTINE  
3124 35TH ST  
OAK BROOK, IL  
60523

0633102039  
AIYASH, KERRY E  
3110 W 35TH ST  
OAK BROOK, IL  
60523

0633102006  
PAPPAS, JAMES &  
POLLYANNA  
3120 W 35TH ST  
OAK BROOK, IL  
60523

0632403009  
TUREK, DALE A TRUSTEE  
424 S 36TH ST  
DOWNERS GROVE, IL  
60515

0632403008  
TUREK, HELEN M  
424 36TH ST  
DOWNERS GROVE, IL  
60515

0632403013  
TUREK, JERRY & HELEN  
42436T H ST  
DOWNERS GROVE, IL  
60515

0632403012  
TUREK, DALE ALLAN  
424 36TH ST  
DOWNERS GROVE, IL  
60515

0632403011  
METCALF, ROBERT &  
DENISE  
490 36TH ST  
DOWNERS GROVE, IL  
60515

0632402011  
MARSAN, RICHARD & MARY  
500 36TH  
DOWNERS GROVE, IL  
60515

0632402010  
MORRILL, DAVID J  
510 36TH ST  
DOWNERS GROVE, IL  
60515

0632402007  
BROWN, RICHARD A  
520 36TH ST  
DOWNERS GROVE, IL  
60515

0633308001  
SADDLE BROOK COMM  
ASSOC  
OAK BROOK, IL  
60522

0632402003  
MUZYCZKO, T M 1971  
53036T H ST  
DOWNERS GROVE, IL  
60515

0632402002  
SOLTIS, THOMAS A  
540 36TH ST WEST  
DOWNERS GROVE, IL  
60515

0632402001  
MARKESE, JAMES & LINDA  
550 36TH ST  
DOWNERS GROVE, IL  
60515

0632401005  
SOSTAN, ALFRED & REGINA  
600 36TH ST  
DOWNERS GROVE, IL  
60515

0632401004  
PLANTAGO, BRYAN &  
PAMELA  
62036T H ST  
DOWNERS GROVE, IL  
60515

0632401002  
SIEGEL, BURTON & SANDRA  
628 36TH ST  
DOWNERS GROVE, IL  
60515

0632401006  
ANDERSON, JOHN & SUSAN  
636 W 36TH ST  
DOWNERS GROVE, IL  
60515

0632400026  
MIDWESTERN UNIVERSITY  
555 31ST  
DOWNERS GROVE, IL  
60515

0632400018  
GIBSON, WILLIAM E  
71036T H ST  
DOWNERS GROVE, IL  
60515

0632400017  
FOREST PRESERVE  
DISTRICT  
WHEATON, IL  
60189

0632403010  
TUREK, RONALD J TRUSTEE  
424 36TH ST  
DOWNERS GROVE, IL  
60515

0632404001  
DOWNERS GROVE NATL BK  
1027 CURTIS ST  
DOWNERS GROVE, IL  
60515

0632400020  
JANIS, MICHAEL P  
3600 WOODLAND LN  
DOWNERS GROVE, IL  
60515

C-3-02

LEGAL NOTICE: VILLAGE OF DOWNERS GROVE NOTICE OF PUBLIC HEARING

- Notice is hereby given that a public hearing will be held by the Zoning Board of Appeals at 7:30 p.m. on Wednesday, March 27, 2002 in the Council Chambers of the Village Hall, 801 Burlington Avenue, Downers Grove, Illinois, on a petition seeking an amendment to an existing special use for a University. This petition seeks approval to construct an automobile parking structure which is proposed to be located in the northwesterly quadrant of the University campus. The property is located at 555 31st Street, Downers Grove, Illinois (PIN 06-32-200-015 & 06-32-400-026) and is legally described as follows:

Parcel A:

That part of the Northeast Quarter of Section 32, Township 39 North, Range 11, East of the Third Principal Meridian, described as follows: Commencing at the northeast corner of said Northeast Quarter; thence south 0 degrees 18 minutes 06 seconds west along the east line of said Northeast Quarter, 707.12 feet to the point of beginning; thence south 0 degrees 18 minutes 06 seconds west, along said east line 1025.00 feet; thence north 89 degrees 41 minutes 54 seconds west, 648.00 feet; thence south 0 degrees 18 minutes 06 seconds west, 360.00 feet; thence north 89 degrees 41 minutes 54 seconds west, 482.00 feet; thence north 0 degrees 18 minutes 06 seconds east, 550.00 feet; thence north 89 degrees 41 minutes 54 seconds west, 360.00 feet; thence north 0 degrees 18 minutes 06 seconds east, 885.00 feet; thence south 89 degrees 41 minutes 54 seconds east, 485.00 feet; thence north 35 degrees 11 minutes 31 seconds east, 285.50 feet; thence south 55 degrees 04 minutes 55 seconds east, 500.25 feet; thence south 89 degrees 41 minutes 54 seconds east, 430.00 feet to the point of beginning, in DuPage County, Illinois

Parcel B:

That part of the Northeast Quarter of Section 32, Township 39 North, Range 11 East of the Third Principal Meridian in DuPage County, Illinois, described as follows: Beginning on a point of the south line of Lot N in York Township Supervisor's Assessment Plat No. 3, also known as Yorkshire Private Farms, recorded as Document 452577 and as amended by certificate of correction recorded as Document 457186, a distance of 70.73 feet east of, as measured along said south line, the southwest corner of said Lot N; thence south 89 degrees 52 minutes 33 seconds east along said south line of Lot N, 260.76 feet to the southeast corner of said Lot n, being also the southwest corner of Lot M in said York Township Supervisor's Assessment Plat No. 3; thence

north 0 degrees 14 minutes 00 seconds east along the west line of said Lot M, 788.17 feet to a point on the north line of the south 6 acres of said Lot M; thence south 89 degrees 52 minutes 33 seconds east along a line parallel with the south line of said Lot M, 331.71 feet to a point on the east line of said Lot M, 788.18 feet north of, as measured along said east line of Lot M, the southeast corner of said Lot M; thence north 0 degrees, 14 minutes 54 seconds east along said east line of Lot M, 540.71 feet to the northeast corner of said Lot M, said northeast corner being also on the north line of said Northeast Quarter; thence east along said north line of the northeast corner, 1327.50 feet to the northeast corner thereof; thence south 0 degrees 18 minutes 06 seconds west along the east line of said Northeast Quarter, 2654.75 feet to the southeast corner thereof; thence south 89 degrees 53 minutes 56 seconds west along the south line of said Northeast Quarter, 1915.20 feet to a point 300 feet east of, as measured along said south line of the Northeast Quarter, the Southwest Quarter thereof; thence north 0 degrees 09 minutes 27 seconds east along a line parallel with the east line of Lot O extended south in said York Township Supervisor's Assessment Plat No. 3, a distance of 963.68 feet to a point 366.84 feet south of, as measured along said parallel line, said point of beginning; thence north 77 degrees 39 minutes 24 seconds West, 169.71 feet; thence north 0 degrees 09 minutes 27 seconds east along a line parallel with said east line of Lot O extended south 155.47 feet; thence north 67 degrees 52 minutes 52 seconds east, 179.27 feet; thence north 0 degrees 09 minutes 27 seconds east along a line parallel with said east line of Lot O extended south 107.59 feet to said point of beginning: (except that dedicated for 31st Street; and also except the following described parcel of land: that part of the Northeast Quarter of Section 32, Township 39 North, Range 11, East of the Third Principal Meridian described as follows: commencing at the northeast corner of said Northeast Quarter; thence south 0 degrees 18 minutes 06 seconds west along the east line of said Northwest Quarter, 707.12 feet to the point of beginning; thence south 0 degrees 18 minutes 06 seconds west, along said east line 1025.00 feet; thence north 89 degrees 41 minutes 54 seconds west, 648.00 feet; thence south 0 degrees 18 minutes 06 seconds west, 360.00 feet; thence north 89 degrees 41 minutes 54 seconds west, 482.00 feet; thence north 0 degrees 18 minutes 06 seconds east, 550.00 feet; thence north 89 degrees 41 minutes 54 seconds west, 360.00 feet; thence north 0 degrees 18 minutes 06 seconds east, 885.00 feet; thence south 89

degrees 41 minutes 54 seconds east, 485.00 feet; thence north 35 degrees 11 minutes 31 seconds east, 285.50 feet; thence south 55 degrees 04 minutes 55 seconds east, 500.25 feet; thence south 89 degrees 41 minutes 54 seconds east, 430.00 feet to the point of beginning, in DuPage County, Illinois);

And

That part of the Southeast Quarter of Section 32, Township 39 North, Range 11, East of the Third Principal Meridian, described as follows: beginning at the northeast corner of said Southeast Quarter and thence running west on the quarter section line, 29.71 chains (1960.86 feet); thence south 04 degrees, 45 minutes, 00 seconds east 3.53 chains (232.98 feet); thence 29.23 chains (1929.18 feet) to the east line of said Section 32; thence north 3.41 chains (225.06 feet) to the point of beginning (except the east 1743.1 minutes thereof) in DuPage County, Illinois;

And

The west 33 feet of vacated Glendenning Road lying west of and adjoining Lot 12 in Turek's Subdivision of part of the Southeast Quarter of Section 32, Township 39 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded April 18, 1957 as Document 839446 in DuPage County, Illinois.

Individuals with a disability requiring a reasonable accommodation in order to participate in any meeting should contact the Community Relations Department (630) 434-5560 prior to the meeting. Wheelchair access may be gained through the side (south) entrance of Village Hall.

All interested persons should attend this hearing and will be given an opportunity to be heard. The hearing may be continued from time to time without further public notice. Zoning Board of Appeals, William White, Chairman. Published in the Downers Grove Reporter, Friday, March 8, 2002.

**ORDINANCE NO. \_\_\_\_\_****AN ORDINANCE AUTHORIZING SPECIAL  
USE AT MIDWESTERN UNIVERSITY TO PERMIT  
AN ADDITION TO THE EXISTING STRUCTURES**

WHEREAS, the following described property, to wit:

**Parcel A:**

That part of the Northeast Quarter of Section 32, Township 39 North, Range 11, East of the Third Principal Meridian, described as follows: Commencing at the northeast corner of said Northeast Quarter; thence south 0 degrees 18 minutes 06 seconds west along the east line of said Northeast Quarter, 707.12 feet to the point of beginning; thence south 0 degrees 18 minutes 06 seconds west, along said east line 1025.00 feet; thence north 89 degrees 41 minutes 54 seconds west, 648.00 feet; thence south 0 degrees 18 minutes 06 seconds west, 360.00 feet; thence north 89 degrees 41 minutes 54 seconds west, 482.00 feet; thence north 0 degrees 18 minutes 06 seconds east, 550.00 feet; thence north 89 degrees 41 minutes 54 seconds west, 360.00 feet; thence north 0 degrees 18 minutes 06 seconds east, 885.00 feet; thence south 89 degrees 41 minutes 54 seconds east, 485.00 feet; thence north 35 degrees 11 minutes 31 seconds east, 285.50 feet; thence south 55 degrees 04 minutes 55 seconds east, 500.25 feet; thence south 89 degrees 41 minutes 54 seconds east, 430.00 feet to the point of beginning, in DuPage County, Illinois

**Parcel B:**

That part of the Northeast Quarter of Section 32, Township 39 North, Range 11 East of the Third Principal Meridian in DuPage County, Illinois, described as follows: Beginning on a point of the south line of Lot N in York Township Supervisor's Assessment Plat No. 3, also known as Yorkshire Private Farms, recorded as Document 452577 and as amended by certificate of correction recorded as Document 457186, a distance of 70.73 feet east of, as measured along said south line, the southwest corner of said Lot N; thence south 89 degrees 52 minutes 33 seconds east along said south line of Lot N, 260.76 feet to the southeast corner of said Lot n, being also the southwest corner of Lot M in said York Township Supervisor's Assessment Plat No. 3; thence north 0 degrees 14 minutes 00 seconds east along the west line of said Lot M, 788.17 feet to a point on the north line of the south 6 acres of said Lot M; thence south 89 degrees 52 minutes 33 seconds east along a line parallel with the south line of said Lot M, 331.71 feet to a point on the east line of said Lot M, 788.18 feet north of, as measured along said east line of Lot M, the southeast corner of said Lot M; thence north 0 degrees, 14 minutes 54 seconds east along said east line of Lot M, 540.71 feet to the northeast corner of said Lot M, said northeast corner being also on the north line of said Northeast Quarter; thence east along said north line of the northeast corner, 1327.50 feet to the northeast corner thereof; thence south 0 degrees 18 minutes 06 seconds west along the east line of said Northeast Quarter, 2654.75 feet to the southeast corner thereof; thence south 89 degrees 53 minutes 56 seconds west along the south line of said Northeast Quarter, 1915.20 feet to a point 300 feet east of, as measured along said south line of the Northeast Quarter, the Southwest Quarter thereof; thence north 0 degrees 09 minutes 27 seconds east along a line parallel with the east line of Lot O extended south in said York Township Supervisor's Assessment Plat No. 3, a distance of 963.68 feet to a point 366.84 feet south of, as measured along said parallel line, said point of beginning; thence north 77 degrees 39 minutes 24 seconds West, 169.71 feet; thence north 0 degrees 09 minutes 27 seconds east along a line parallel with said east line of Lot O extended south 155.47 feet; thence north 67 degrees 52 minutes 52 seconds east, 179.27 feet; thence north 0 degrees 09 minutes 27 seconds east along a line parallel with said east line of Lot O extended south 107.59 feet to said point of beginning: (except that dedicated for 31st Street; and also except the following

described parcel of land: that part of the Northeast Quarter of Section 32, Township 39 North, Range 11, East of the Third Principal Meridian described as follows: commencing at the northeast corner of said Northeast Quarter; thence south 0 degrees 18 minutes 06 seconds west along the east line of said Northwest Quarter, 707.12 feet to the point of beginning; thence south 0 degrees 18 minutes 06 seconds west, along said east line 1025.00 feet; thence north 89 degrees 41 minutes 54 seconds west, 648.00 feet; thence south 0 degrees 18 minutes 06 seconds west, 360.00 feet; thence north 89 degrees 41 minutes 54 seconds west, 482.00 feet; thence north 0 degrees 18 minutes 06 seconds east, 550.00 feet; thence north 89 degrees 41 minutes 54 seconds west, 360.00 feet; thence north 0 degrees 18 minutes 06 seconds east, 885.00 feet; thence south 89 degrees 41 minutes 54 seconds east, 485.00 feet; thence north 35 degrees 11 minutes 31 seconds east, 285.50 feet; thence south 55 degrees 04 minutes 55 seconds east, 500.25 feet; thence south 89 degrees 41 minutes 54 seconds east, 430.00 feet to the point of beginning, in DuPage County, Illinois);

And

That part of the Southeast Quarter of Section 32, Township 39 North, Range 11, East of the Third Principal Meridian, described as follows: beginning at the northeast corner of said Southeast Quarter and thence running west on the quarter section line, 29.71 chains (1960.86 feet); thence south 04 degrees, 45 minutes, 00 seconds east 3.53 chains (232.98 feet); thence 29.23 chains (1929.18 feet) to the east line of said Section 32; thence north 3.41 chains (225.06 feet) to the point of beginning (except the east 1743.1 minutes thereof) in DuPage County, Illinois;

And

The west 33 feet of vacated Glendenning Road lying west of and adjoining Lot 12 in Turek's Subdivision of part of the Southeast Quarter of Section 32, Township 39 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded April 18, 1957 as Document 839446 in DuPage County, Illinois.

Commonly known as 555 31st Street, Downers Grove, Illinois (PIN 06-32-200-015 & 06-32-400-026)

(hereinafter referred to as the "Property") is presently zoned in the "R-1 Single Family Residence District" under the Comprehensive Zoning Ordinance of the Village of Downers Grove, and is a lawful special use pursuant to Section 28-1900 through 28-1904 of the Zoning Ordinance, as heretofore amended (hereinafter referred to as the "Zoning Ordinance"); and

WHEREAS, the owner of the Property has filed with the Secretary of the Zoning Board of Appeals, a written petition conforming to the requirements of the Zoning Ordinance, requesting that an amendment to the special use be granted for the Property to permit the construction of a parking garage; and

WHEREAS, such requests were referred to the Zoning Board of Appeals of the Village of Downers Grove, and said Zoning Board has given the required public notice, has conducted a public hearing respecting said petitions and has made its findings and recommendations, all in accordance with the statutes of the State of Illinois and the ordinances of the Village of Downers Grove; and

WHEREAS, the Zoning Board has recommended approval of the amended special use, contingent upon approval by the Council of the amended special use; and,

WHEREAS, the Village Council finds that the evidence presented in support of said petition, as stated in the aforesaid findings and recommendations of the Zoning Board of Appeals, is such as to establish the following:

1. The proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood

or community.

2. The proposed use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.

3. The proposed use will comply with the regulations specified in this Zoning Ordinance for the district in which the proposed use is to be located.

4. The proposed use is one of the special uses specifically listed for the district in which it is to be located and, if approved with restrictions as set forth in this ordinance, will comply with the provisions of the Zoning Ordinance regulating this Special Use.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Downers Grove, in DuPage County, Illinois, as follows:

SECTION 1. That the Special Use of the Property is hereby amended to permit an amendment to an existing special use which seeks approval to construct an automobile parking structure that is proposed to be located in the northwesterly quadrant of the University campus.

SECTION 2. This approval is granted subject to the following conditions.

1. The conditions and recommendations of the Zoning Board of Appeals as set forth in their findings dated April 18, 2002, attached hereto and incorporated herein by reference as Exhibit A.
2. Special Use Narrative prepared by applicant, attached hereto and incorporated herein by reference as Exhibit B.
3. Substantial compliance with the plans submitted to the Zoning Board of Appeals, a reduced copy of which is attached hereto and incorporated herein by reference as Group Exhibit C.
4. Staff report, attached hereto and incorporated herein by reference as Exhibit D.

SECTION 3. That all ordinances or resolutions, or parts thereof, in conflict with the provisions of this ordinance be and are hereby repealed.

SECTION 4. That this ordinance shall be in full force and effect from and after its passage and publication in the manner provided by law.

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Mayor

Passed:

Published:

Attest: \_\_\_\_\_

Village Clerk

