

**VILLAGE OF DOWNERS GROVE**  
**COUNCIL ACTION SUMMARY**

**INITIATED:** Applicant **DATE:** May 21, 2002  
(Name)

**RECOMMENDATION FROM:** Zoning Board of Appeals **FILE REF:** C-3-02  
(Board or Department)

**NATURE OF ACTION:**

- Ordinance
- Resolution
- Motion
- Other

**STEPS NEEDED TO IMPLEMENT ACTION:**

Motion to Adopt "AN ORDINANCE AUTHORIZING SPECIAL USE AT MIDWESTERN UNIVERSITY TO PERMIT AN ADDITION TO THE EXISTING STRUCTURES", as presented.

*wb*

**SUMMARY OF ITEM:**

At their meeting of March 27, 2002, the Zoning Board of Appeals unanimously recommended that a Special Use be granted for Midwestern University for the construction of a automobile parking structure.

**RECORD OF ACTION TAKEN:**

---

---

---

## 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.

\_\_\_\_\_  
Mayor

Passed:

Published:

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

Village Clerk



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

[tp://www.vil.downers-grove.il.us](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



# 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 it's 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

C-3-02

- 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

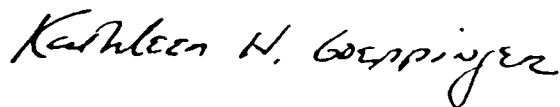
Once all these concessions were put into the permanent design, the University brought in an entire team to meet with the two concerned neighbors. The civil engineers, construction team, the architects, the consultants, and the landscape firm met in the Board Room of the President for over three hours 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.



# 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



C-3.02

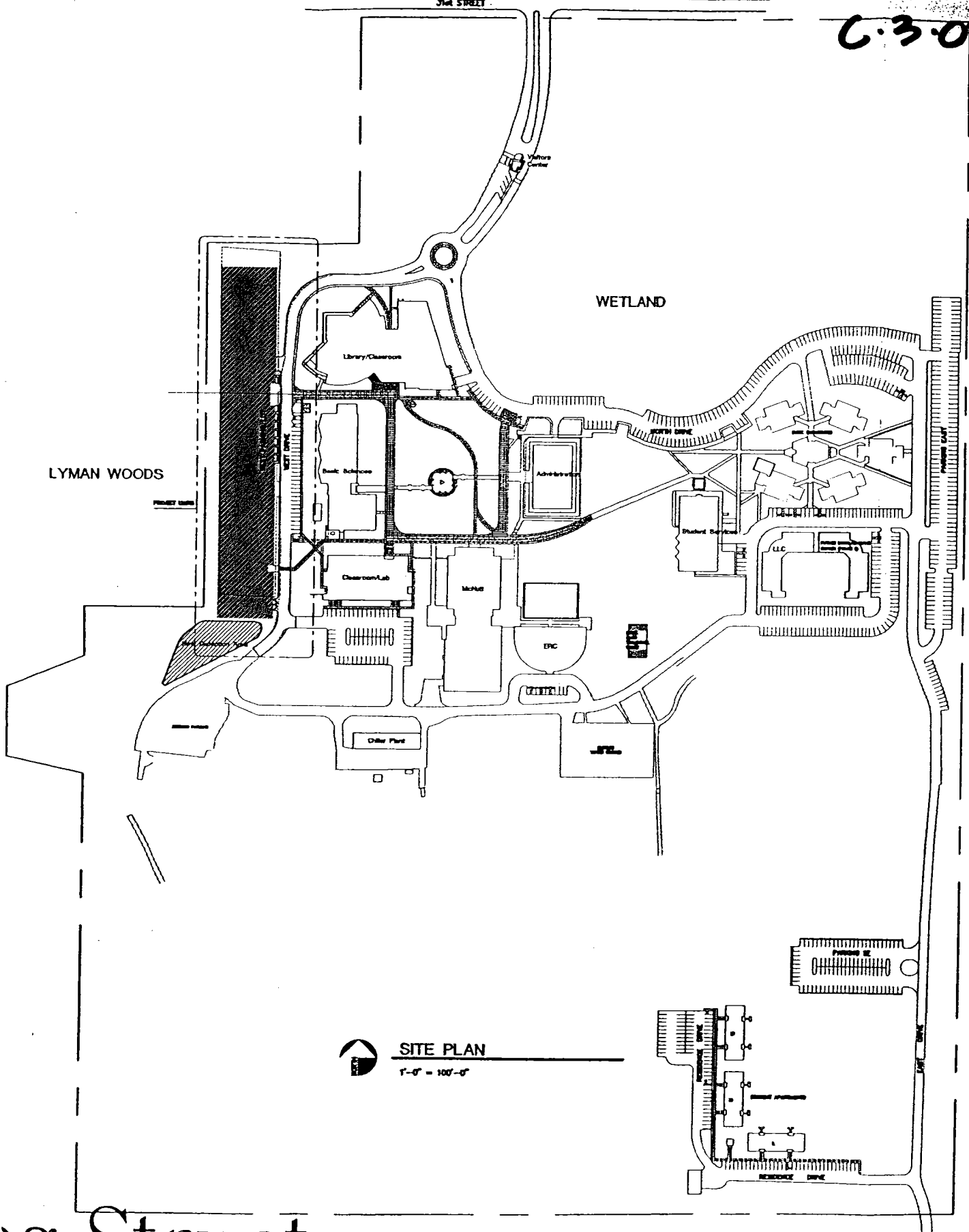
Midwestern University  
West Drive Parking Structure  
March 2002


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

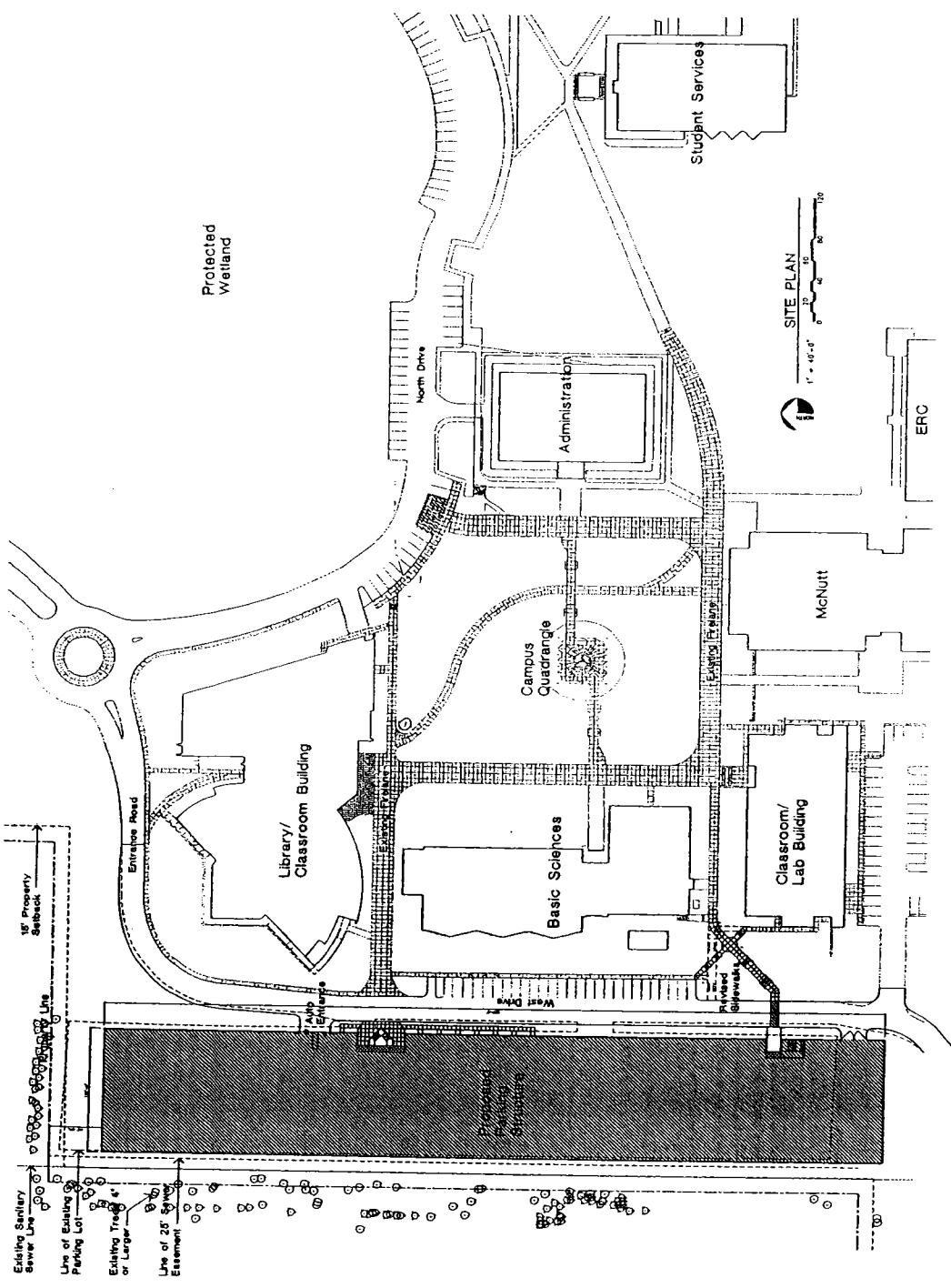
C-3-02




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

# ing Structure

SITE PLAN  
 3-20-02

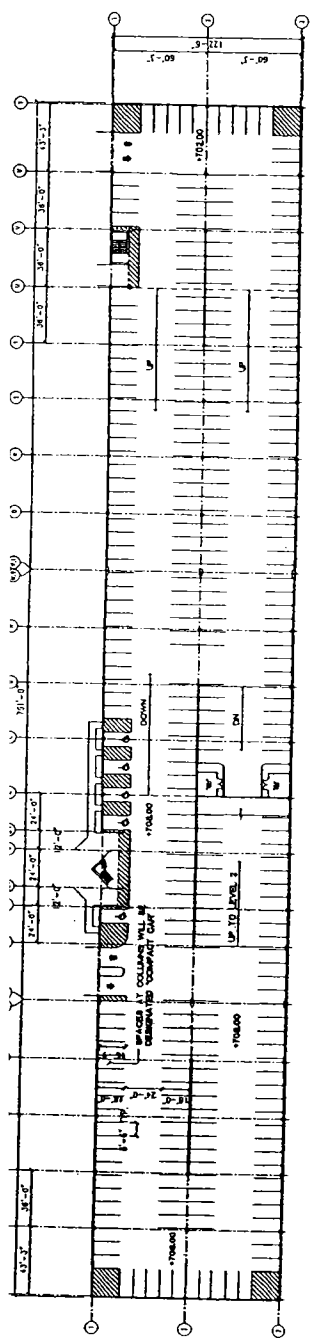


# West Drive Parking Structure

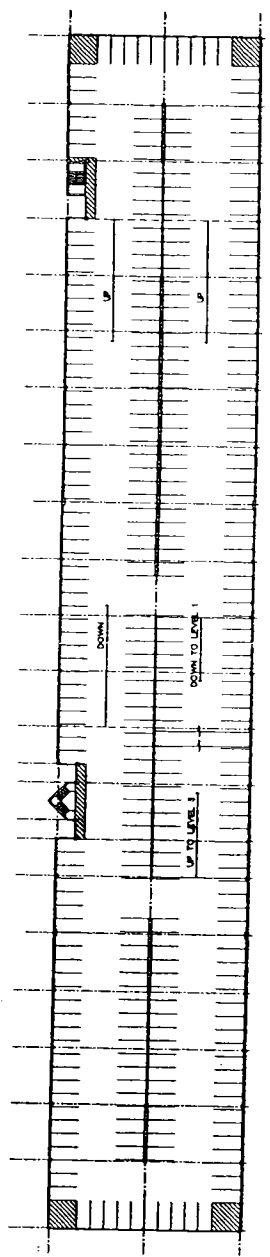
SITE PLAN DETAIL  
2-27-02

4/4/02 17/7/01

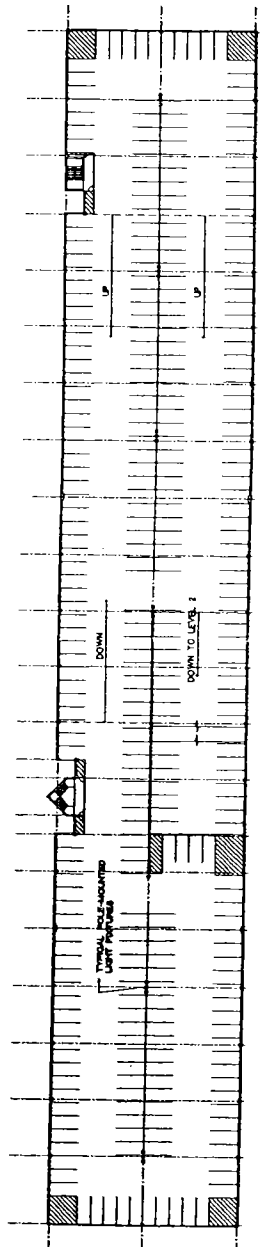
C.3.02



LEVEL ONE FLOOR PLAN



LEVEL TWO FLOOR PLAN



LEVEL THREE FLOOR PLAN

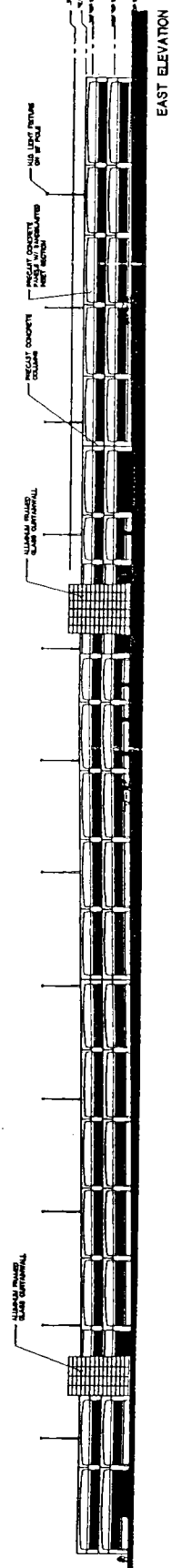
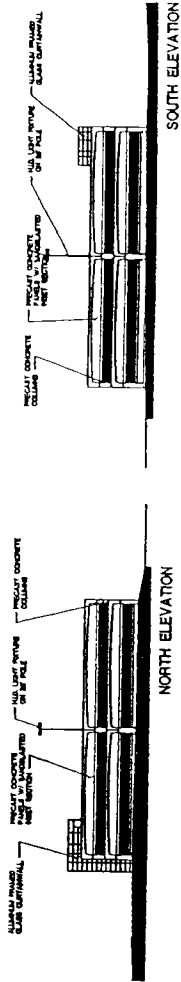
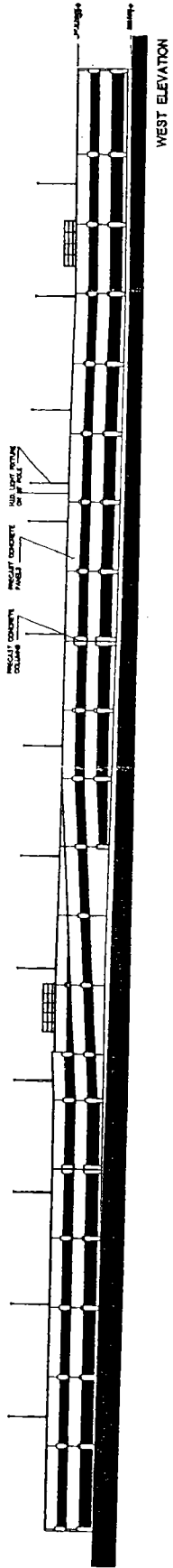
# West Drive Parking Structure

FLOORPLANS  
2-27-02



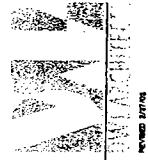
REVISED 1/21/02

C-3.02



# West Drive Parking Structure

ELEVATIONS  
2-27-02



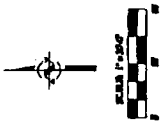
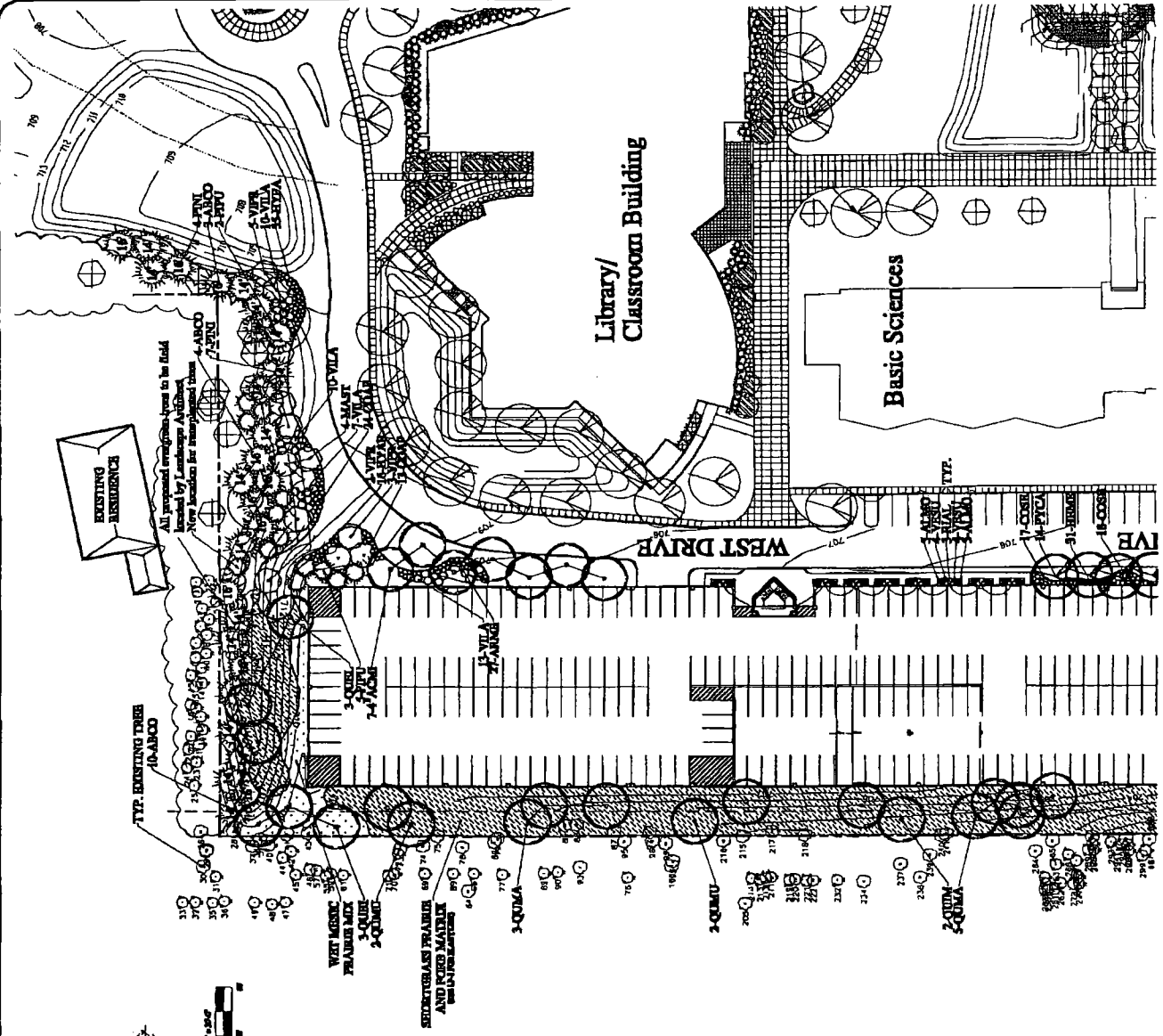


**AK**  
LANDSCAPE ARCHITECTURE  
3333 W. 10TH AVENUE  
DENVER, CO 80202  
TEL: 303.733.1100  
WWW.AKLANDSCAPE.COM

DATE	DESCRIPTION
10/15/01	PRELIMINARY
11/15/01	REVISED
01/15/02	REVISED
03/15/02	REVISED
05/15/02	REVISED
07/15/02	REVISED
09/15/02	REVISED
11/15/02	REVISED
01/15/03	REVISED
03/15/03	REVISED
05/15/03	REVISED
07/15/03	REVISED
09/15/03	REVISED
11/15/03	REVISED
01/15/04	REVISED
03/15/04	REVISED
05/15/04	REVISED
07/15/04	REVISED
09/15/04	REVISED
11/15/04	REVISED
01/15/05	REVISED
03/15/05	REVISED
05/15/05	REVISED
07/15/05	REVISED
09/15/05	REVISED
11/15/05	REVISED
01/15/06	REVISED
03/15/06	REVISED
05/15/06	REVISED
07/15/06	REVISED
09/15/06	REVISED
11/15/06	REVISED
01/15/07	REVISED
03/15/07	REVISED
05/15/07	REVISED
07/15/07	REVISED
09/15/07	REVISED
11/15/07	REVISED
01/15/08	REVISED
03/15/08	REVISED
05/15/08	REVISED
07/15/08	REVISED
09/15/08	REVISED
11/15/08	REVISED
01/15/09	REVISED
03/15/09	REVISED
05/15/09	REVISED
07/15/09	REVISED
09/15/09	REVISED
11/15/09	REVISED
01/15/10	REVISED
03/15/10	REVISED
05/15/10	REVISED
07/15/10	REVISED
09/15/10	REVISED
11/15/10	REVISED
01/15/11	REVISED
03/15/11	REVISED
05/15/11	REVISED
07/15/11	REVISED
09/15/11	REVISED
11/15/11	REVISED
01/15/12	REVISED
03/15/12	REVISED
05/15/12	REVISED
07/15/12	REVISED
09/15/12	REVISED
11/15/12	REVISED
01/15/13	REVISED
03/15/13	REVISED
05/15/13	REVISED
07/15/13	REVISED
09/15/13	REVISED
11/15/13	REVISED
01/15/14	REVISED
03/15/14	REVISED
05/15/14	REVISED
07/15/14	REVISED
09/15/14	REVISED
11/15/14	REVISED
01/15/15	REVISED
03/15/15	REVISED
05/15/15	REVISED
07/15/15	REVISED
09/15/15	REVISED
11/15/15	REVISED
01/15/16	REVISED
03/15/16	REVISED
05/15/16	REVISED
07/15/16	REVISED
09/15/16	REVISED
11/15/16	REVISED
01/15/17	REVISED
03/15/17	REVISED
05/15/17	REVISED
07/15/17	REVISED
09/15/17	REVISED
11/15/17	REVISED
01/15/18	REVISED
03/15/18	REVISED
05/15/18	REVISED
07/15/18	REVISED
09/15/18	REVISED
11/15/18	REVISED
01/15/19	REVISED
03/15/19	REVISED
05/15/19	REVISED
07/15/19	REVISED
09/15/19	REVISED
11/15/19	REVISED
01/15/20	REVISED
03/15/20	REVISED
05/15/20	REVISED
07/15/20	REVISED
09/15/20	REVISED
11/15/20	REVISED
01/15/21	REVISED
03/15/21	REVISED
05/15/21	REVISED
07/15/21	REVISED
09/15/21	REVISED
11/15/21	REVISED
01/15/22	REVISED
03/15/22	REVISED
05/15/22	REVISED
07/15/22	REVISED
09/15/22	REVISED
11/15/22	REVISED
01/15/23	REVISED
03/15/23	REVISED
05/15/23	REVISED
07/15/23	REVISED
09/15/23	REVISED
11/15/23	REVISED
01/15/24	REVISED
03/15/24	REVISED
05/15/24	REVISED
07/15/24	REVISED
09/15/24	REVISED
11/15/24	REVISED
01/15/25	REVISED
03/15/25	REVISED
05/15/25	REVISED
07/15/25	REVISED
09/15/25	REVISED
11/15/25	REVISED

**M**  
DOWNERS GROVE  
ILLINOIS  
UNIVERSITY  
DWLAARCHITECTS

PARKING STRUCTURE  
LANDSCAPE PLAN  
1"=40'  
LP-1



**PLANTING SCHEDULE**

PLANT	QUANTITY	NOTES
1. QUINCY	10	...
2. QUINCY	10	...
3. QUINCY	10	...
4. QUINCY	10	...
5. QUINCY	10	...
6. QUINCY	10	...
7. QUINCY	10	...
8. QUINCY	10	...
9. QUINCY	10	...
10. QUINCY	10	...
11. QUINCY	10	...
12. QUINCY	10	...
13. QUINCY	10	...
14. QUINCY	10	...
15. QUINCY	10	...
16. QUINCY	10	...
17. QUINCY	10	...
18. QUINCY	10	...
19. QUINCY	10	...
20. QUINCY	10	...
21. QUINCY	10	...
22. QUINCY	10	...
23. QUINCY	10	...
24. QUINCY	10	...
25. QUINCY	10	...
26. QUINCY	10	...
27. QUINCY	10	...
28. QUINCY	10	...
29. QUINCY	10	...
30. QUINCY	10	...
31. QUINCY	10	...
32. QUINCY	10	...
33. QUINCY	10	...
34. QUINCY	10	...
35. QUINCY	10	...
36. QUINCY	10	...
37. QUINCY	10	...
38. QUINCY	10	...
39. QUINCY	10	...
40. QUINCY	10	...
41. QUINCY	10	...
42. QUINCY	10	...
43. QUINCY	10	...
44. QUINCY	10	...
45. QUINCY	10	...
46. QUINCY	10	...
47. QUINCY	10	...
48. QUINCY	10	...
49. QUINCY	10	...
50. QUINCY	10	...

**NOTES:**

- THE UNIVERSITY ARCHITECT AND ENGINEER HAS REVIEWED THE ARCHITECTURE AND ENGINEERING DRAWINGS AND SPECIFICATIONS FOR THE PARKING STRUCTURE AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE UNIVERSITY ARCHITECTURE AND ENGINEERING STANDARDS AND SPECIFICATIONS.
- THE UNIVERSITY ARCHITECT AND ENGINEER HAS REVIEWED THE ARCHITECTURE AND ENGINEERING DRAWINGS AND SPECIFICATIONS FOR THE LANDSCAPE PLAN AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE UNIVERSITY ARCHITECTURE AND ENGINEERING STANDARDS AND SPECIFICATIONS.
- THE UNIVERSITY ARCHITECT AND ENGINEER HAS REVIEWED THE ARCHITECTURE AND ENGINEERING DRAWINGS AND SPECIFICATIONS FOR THE PLANTING SCHEDULE AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE UNIVERSITY ARCHITECTURE AND ENGINEERING STANDARDS AND SPECIFICATIONS.
- THE UNIVERSITY ARCHITECT AND ENGINEER HAS REVIEWED THE ARCHITECTURE AND ENGINEERING DRAWINGS AND SPECIFICATIONS FOR THE PARKING STRUCTURE AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE UNIVERSITY ARCHITECTURE AND ENGINEERING STANDARDS AND SPECIFICATIONS.
- THE UNIVERSITY ARCHITECT AND ENGINEER HAS REVIEWED THE ARCHITECTURE AND ENGINEERING DRAWINGS AND SPECIFICATIONS FOR THE LANDSCAPE PLAN AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE UNIVERSITY ARCHITECTURE AND ENGINEERING STANDARDS AND SPECIFICATIONS.
- THE UNIVERSITY ARCHITECT AND ENGINEER HAS REVIEWED THE ARCHITECTURE AND ENGINEERING DRAWINGS AND SPECIFICATIONS FOR THE PLANTING SCHEDULE AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE UNIVERSITY ARCHITECTURE AND ENGINEERING STANDARDS AND SPECIFICATIONS.

Landscape Plan  
4/25/02



LANDSCAPE ARCHITECTURE  
REAL ESTATE CONSULTANTS  
URBAN PLANNING

1000 N. W. 10th St.  
Miami, FL 33136  
Tel: 305.375.1234  
Fax: 305.375.1235  
www.aklandscape.com

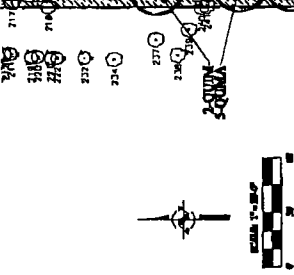
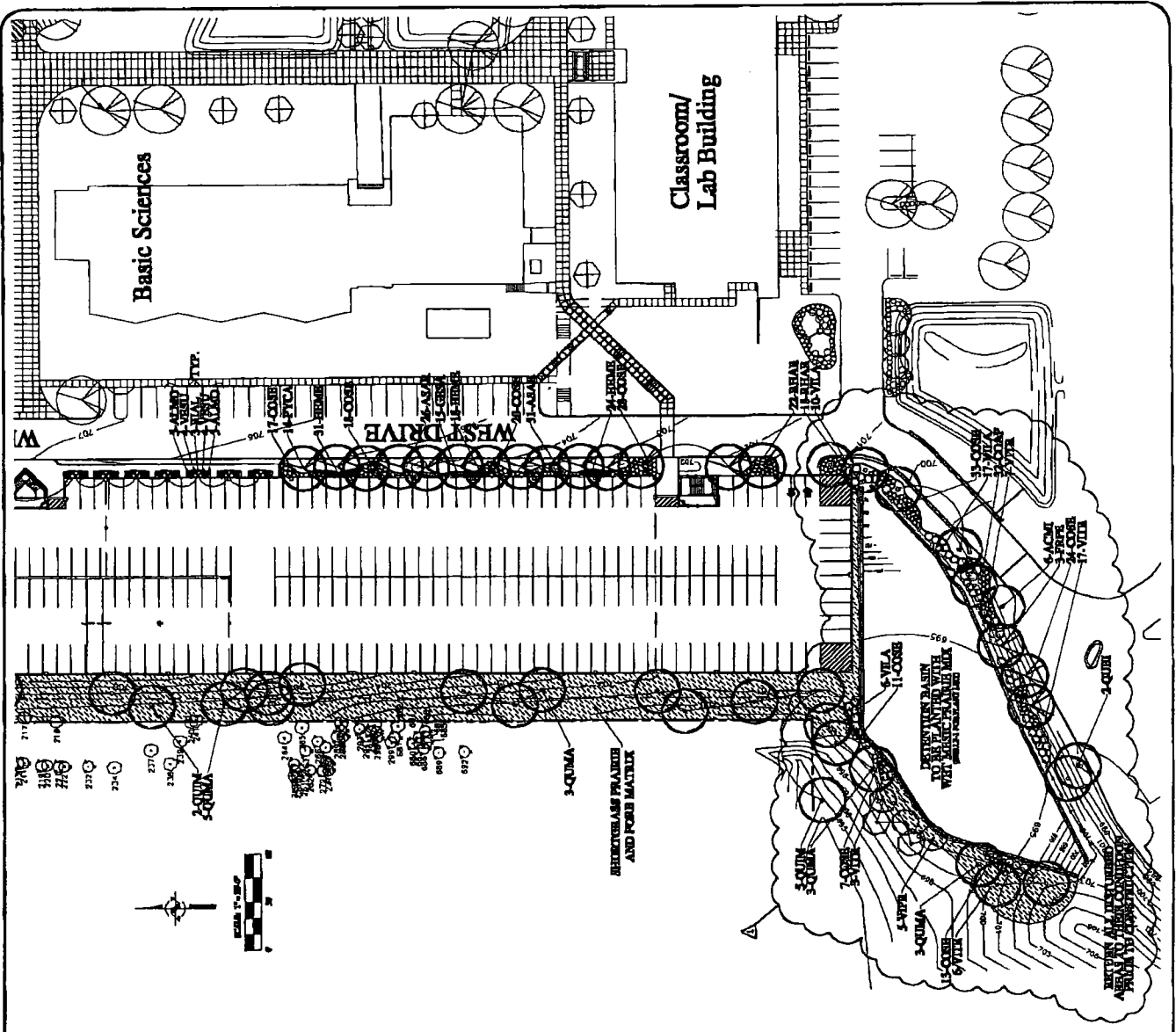
DATE: 1/25/02	PROJECT: WEST DRIVE	SCALE: AS SHOWN
DRAWN BY: [blank]	CHECKED BY: [blank]	DATE: [blank]
DESIGNED BY: [blank]	APPROVED BY: [blank]	DATE: [blank]
PROJECT NO.: [blank]	CLIENT: [blank]	LOCATION: [blank]
PROJECT NAME: [blank]	PROJECT ADDRESS: [blank]	PROJECT CITY: [blank]
PROJECT STATE: [blank]	PROJECT ZIP: [blank]	PROJECT PHONE: [blank]
PROJECT FAX: [blank]	PROJECT E-MAIL: [blank]	PROJECT WEBSITE: [blank]



MIDWESTERN  
UNIVERSITY  
DOWNS GROVE  
ILLINOIS

PARKING STRUCTURE  
LANDSCAPE PLAN

1/25/02  
1P-2



**RENTAL WATER AND FERTILIZER MATRICES**

Water Matrices - 1.00 gal. per sq. ft. per year. 2.00 gal. per sq. ft. per year. 3.00 gal. per sq. ft. per year. 4.00 gal. per sq. ft. per year. 5.00 gal. per sq. ft. per year. 6.00 gal. per sq. ft. per year. 7.00 gal. per sq. ft. per year. 8.00 gal. per sq. ft. per year. 9.00 gal. per sq. ft. per year. 10.00 gal. per sq. ft. per year. 11.00 gal. per sq. ft. per year. 12.00 gal. per sq. ft. per year. 13.00 gal. per sq. ft. per year. 14.00 gal. per sq. ft. per year. 15.00 gal. per sq. ft. per year. 16.00 gal. per sq. ft. per year. 17.00 gal. per sq. ft. per year. 18.00 gal. per sq. ft. per year. 19.00 gal. per sq. ft. per year. 20.00 gal. per sq. ft. per year. 21.00 gal. per sq. ft. per year. 22.00 gal. per sq. ft. per year. 23.00 gal. per sq. ft. per year. 24.00 gal. per sq. ft. per year. 25.00 gal. per sq. ft. per year. 26.00 gal. per sq. ft. per year. 27.00 gal. per sq. ft. per year. 28.00 gal. per sq. ft. per year. 29.00 gal. per sq. ft. per year. 30.00 gal. per sq. ft. per year. 31.00 gal. per sq. ft. per year. 32.00 gal. per sq. ft. per year. 33.00 gal. per sq. ft. per year. 34.00 gal. per sq. ft. per year. 35.00 gal. per sq. ft. per year. 36.00 gal. per sq. ft. per year. 37.00 gal. per sq. ft. per year. 38.00 gal. per sq. ft. per year. 39.00 gal. per sq. ft. per year. 40.00 gal. per sq. ft. per year. 41.00 gal. per sq. ft. per year. 42.00 gal. per sq. ft. per year. 43.00 gal. per sq. ft. per year. 44.00 gal. per sq. ft. per year. 45.00 gal. per sq. ft. per year. 46.00 gal. per sq. ft. per year. 47.00 gal. per sq. ft. per year. 48.00 gal. per sq. ft. per year. 49.00 gal. per sq. ft. per year. 50.00 gal. per sq. ft. per year. 51.00 gal. per sq. ft. per year. 52.00 gal. per sq. ft. per year. 53.00 gal. per sq. ft. per year. 54.00 gal. per sq. ft. per year. 55.00 gal. per sq. ft. per year. 56.00 gal. per sq. ft. per year. 57.00 gal. per sq. ft. per year. 58.00 gal. per sq. ft. per year. 59.00 gal. per sq. ft. per year. 60.00 gal. per sq. ft. per year. 61.00 gal. per sq. ft. per year. 62.00 gal. per sq. ft. per year. 63.00 gal. per sq. ft. per year. 64.00 gal. per sq. ft. per year. 65.00 gal. per sq. ft. per year. 66.00 gal. per sq. ft. per year. 67.00 gal. per sq. ft. per year. 68.00 gal. per sq. ft. per year. 69.00 gal. per sq. ft. per year. 70.00 gal. per sq. ft. per year. 71.00 gal. per sq. ft. per year. 72.00 gal. per sq. ft. per year. 73.00 gal. per sq. ft. per year. 74.00 gal. per sq. ft. per year. 75.00 gal. per sq. ft. per year. 76.00 gal. per sq. ft. per year. 77.00 gal. per sq. ft. per year. 78.00 gal. per sq. ft. per year. 79.00 gal. per sq. ft. per year. 80.00 gal. per sq. ft. per year. 81.00 gal. per sq. ft. per year. 82.00 gal. per sq. ft. per year. 83.00 gal. per sq. ft. per year. 84.00 gal. per sq. ft. per year. 85.00 gal. per sq. ft. per year. 86.00 gal. per sq. ft. per year. 87.00 gal. per sq. ft. per year. 88.00 gal. per sq. ft. per year. 89.00 gal. per sq. ft. per year. 90.00 gal. per sq. ft. per year. 91.00 gal. per sq. ft. per year. 92.00 gal. per sq. ft. per year. 93.00 gal. per sq. ft. per year. 94.00 gal. per sq. ft. per year. 95.00 gal. per sq. ft. per year. 96.00 gal. per sq. ft. per year. 97.00 gal. per sq. ft. per year. 98.00 gal. per sq. ft. per year. 99.00 gal. per sq. ft. per year. 100.00 gal. per sq. ft. per year.

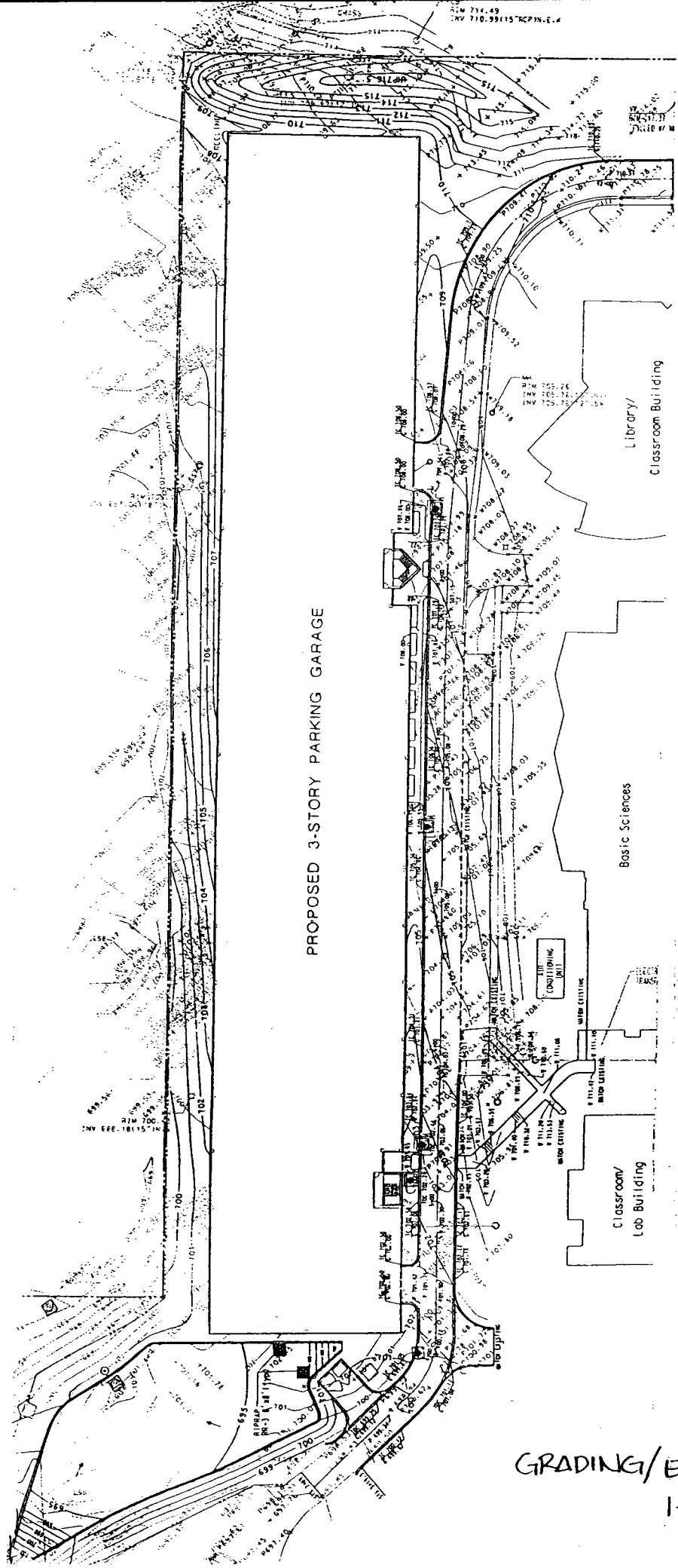
**NOTES:**

1. ALL PLANTINGS ARE TO BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND SCHEDULES OF THE CONTRACT DOCUMENTS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND SERVICES AT ALL TIMES.
4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND SERVICES.
5. THE CONTRACTOR SHALL MAINTAIN THE SITE IN ACCORDANCE WITH THE SPECIFICATIONS AND SCHEDULES OF THE CONTRACT DOCUMENTS.
6. THE CONTRACTOR SHALL MAINTAIN THE SITE IN ACCORDANCE WITH THE SPECIFICATIONS AND SCHEDULES OF THE CONTRACT DOCUMENTS.
7. THE CONTRACTOR SHALL MAINTAIN THE SITE IN ACCORDANCE WITH THE SPECIFICATIONS AND SCHEDULES OF THE CONTRACT DOCUMENTS.
8. THE CONTRACTOR SHALL MAINTAIN THE SITE IN ACCORDANCE WITH THE SPECIFICATIONS AND SCHEDULES OF THE CONTRACT DOCUMENTS.
9. THE CONTRACTOR SHALL MAINTAIN THE SITE IN ACCORDANCE WITH THE SPECIFICATIONS AND SCHEDULES OF THE CONTRACT DOCUMENTS.
10. THE CONTRACTOR SHALL MAINTAIN THE SITE IN ACCORDANCE WITH THE SPECIFICATIONS AND SCHEDULES OF THE CONTRACT DOCUMENTS.

Landscape Plan  
4/25/02



C-3-02



PROPOSED 3-STORY PARKING GARAGE

Library/  
Classroom Building

Basic Sciences

Classroom/  
Lab Building

GRADING/EROSION CONTROL

1-22-02

**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