

COUNCIL WORKSHOP ITEM

- ITEM:** Zoning Board of Appeals Recommendation regarding Case C-1-03, a petition from Midwestern University seeking an amendment to a special use to allow an addition to the Classroom/Lab Building, as well as a modification to the Basic Science Building. The property is located 555 31st Street, Downers Grove, IL (PIN 06-32-200-015 and 06-32-400-026).
- DATE:** March 18, 2003
- PREPARED BY:** Kenneth J. Rathje, Director
Department of Planning Services
- PURPOSE:** To consider approval of an Ordinance authorizing the requested amendment to the University's special use.

DISCUSSION:

At its February 26, 2003 meeting, the Zoning Board of Appeals unanimously recommended approval of two proposed amendments to Midwestern University's special use. The proposed amendments include an approximately 38,465 square foot addition to the south side of the Classroom/Lab Building, formerly known as the Health Science Building and a minor addition and modification to the entrance area and to the second floor above the entrance area of the Basic Science Building.

The Zoning Board of Appeals based its recommendation for approval on its belief that that as presented, the petition, site plan, landscape plan and building elevations comply with the requirements of the Zoning Ordinance with respect to special uses.

ATTACHMENTS:

1. Correspondence from Zoning Board of Appeals Chairman, dated March 18, 2003
2. Draft Minutes of Zoning Board of Appeals public hearing, dated February 26, 2003
3. Staff Findings, with attachments, dated February 19, 2003
4. Draft Ordinance prepared by Legal Department

RECOMMENDATION:

That the Council place consideration of an Ordinance authorizing the proposed amendments to the pre-existing special use on an active agenda, as recommended by the Zoning Board of Appeals.



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

CBD Redevelopment Office

1015 Curtiss Street
Downers Grove
Illinois 60515
630.434.5940
FAX 630.968.6346

Fire Department

Administration
3900 Highland Avenue
Downers Grove
Illinois 60515-1506
630.434.5980
FAX 630.434.5988

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 60515-4761
630.434.5595
FAX 630.434.5599

Village of

Downers Grove Web site

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

Info Line

630.434.6800

March 18, 2003

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

RE: C-1-03 A petition to consider proposed amendments to the University's Special Use including a proposed addition to the Classroom/Lab Building and a proposed modification to the Basic Science Building. The property is located at 555 31st Street, Downers Grove, IL (PIN 06-32-200-015 and 06-32-400-026); Northwestern University, Owner/Petitioner.

Dear Mayor Krajewski and Village Council:

At its February 26, 2003 meeting, the Zoning Board of Appeals made the following unanimous recommendation in case C-1-03:

Mr. Lukas moved that in case C-1-03 the Zoning Board of Appeals recommend that the Village Council approve this request for an amendment to the University's special use for the proposed addition to the Classroom Lab Building and proposed modifications to the Basic Science Building as outlined in the site plan and drawings as submitted. Mr. Gray seconded the Motion.

AYES: Mr. Lukas, Mr. Gray, Mr. Baker, Mr. Benes, Mr. Domijan, Mr. Sleeter, Ch. White

NAYS: None

Chairman White declared the Motion passed unanimously.

The Board based its recommendation upon the evidence presented which showed that the proposed plan was in compliance with the requirements established by the Village's Zoning Ordinance with regard to special uses.

Sincerely,

William White/se
William White
Chairman

WW/tmh

**VILLAGE OF DOWNERS GROVE
ZONING BOARD OF APPEALS MINUTES
FEBRUARY 26, 2003**

Call to Order

Chairman White called the meeting to order at 7:30 PM.

Roll call

Present: Mr. Baker, Mr. Benes, Mr. Domijan, Mr. Gray, Mr. Lukas, Mr. Sleeter (until 8:05 PM), Ch. White

Absent: None

A quorum was established.

Minutes

Mr. Sleeter moved to accept the minutes of the January 22, 2003 meeting as presented. Mr. Lukas seconded the Motion.

AYES: Mr. Sleeter, Mr. Lukas, Mr. Baker, Mr. Gray, Ch. White

NAYS: None

ABSTAIN: Mr. Benes, Mr. Domijan

Chairman White declared the minutes accepted as submitted 5:0:2.

Meeting Procedures

Chairman White explained the procedures to be followed for the meeting, reviewing the petitions before the Board. He said that the Board will make a recommendation on the amendment for a special use, and the final decision will be made by the Village Council. Regarding the variation petition, the Board will make the final decision on the variation. Chairman White then asked anyone in the audience who intended to testify in this public hearing to rise and be sworn in.

Chairman White asked Mr. Rathje to read the published public hearing notice for the first petition.

Mr. Rathje noted that Recording Secretary, Tonie Harrington, is unable to attend this meeting, but will transcribe the minutes from the tapes. He asked that all speakers be sure to clearly identify themselves and speak into the microphone in order to assure a good quality tape.

C-1-03 A petition to consider proposed amendments to the University's Special Use including a proposed addition to the Classroom/Lab Building and a proposed modification to the Basic Science Building. The property is located at 555 31st Street, Downers Grove, IL (PIN 06-32-200-015 and 06-32-400-026); Northwestern 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, February 26, 2003 in the Council Chambers of the Village Hall, 801 Burlington Avenue, Downers Grove, Illinois, to consider proposed amendments to the University's special use including a proposed addition to the Classroom/Lab Building and a proposed modification to the Basic Science Building.

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, 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 Public Information Office (630) 434-5550 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, February 7, 2003.

Petitioner's Presentation:

Dr. Arthur G. Dobbelaere, Executive Vice President and Chief Operating Officer of Midwestern University introduced himself. He stated that he would make a brief presentation since the Board is in receipt of all of the materials pertaining to this case. He noted that Dr. Kathleen Goepfinger, President of the University, was unable to attend the Zoning Board of Appeals meeting this evening.

Dr. Dobbelaere said they are before the Board and Village to request an amendment to their special use so that they may construct an addition of approximately 39,400 to the Classroom Lab building. He noted that the Classrooms/Lab Building was completed in September of 2001. Dr. Dobbelaere explained that in preparation for this petition they have met with all neighbors and had a public meeting to describe the proposed building modifications. No neighbors indicated any objections to what is planned, and in fact, several neighbors came to them to compliment the University on the campus enhancement.

As to why the University needs more space, Dr. Dobbelaere said that a mission of the University is to meet society's needs in the health care field. One of the growing needs in the area is an increased demand for pharmacists. The Department of Labor has projected a shortage of pharmacists, particularly with the growth of businesses such as Walgreens, CVS, and other pharmacies which are opening up new stores in the metropolitan area. Dr. Dobbelaere said they intend to increase the size of their PharmD program by 50 students per year for the next four years.

Dr. Dobbelaere described the proposed building addition as three stories in height which is comparable to the originally constructed Lab Building. The third floor will house faculty only. The first and second floors will have classrooms, conference rooms, and a teaching lab for the physical therapy program. The proposed building addition is to be located on an existing surface parking lot area located immediately south of the existing building. The University believes this location will minimize the impact of the proposed addition on the natural campus environment. He pointed out that this construction will allow for needed growth in the Pharmacy program. He noted that the new and existing halves of the building are to be connected by a three story atrium which will accommodate special student events and needs.

Dr. Dobbelaere said significant investments to the campus have been made by the University over the past eight years. He said the construction had to be done in stages. Now that the parking garage is completed, the surface parking lot located to the south of the Classrooms/Lab building can be utilized as the site for the proposed building.

Dr. Dobbelaere said they are asking also for a minor modification to the basic Science Building. Essentially, they desire to remodel the entrance which will require some structural changes. In addition, they will add conference rooms to the second floor above the entrance area and will upgrade the appearance of the building. The Science Building was constructed in the 60's, and they intend to bring it more into keeping with the present architectural design standards of the campus.

Dr. Dobbelaere then introduced Dwight Todd to present architectural information regarding the proposed modifications. Mr. Todd said that he is with DWL Architects and Planners of Phoenix, Arizona. Mr. Todd explained the reason for the location of the proposed building goes back to 1999 when the University established the concept of a pedestrian mall to serve as an academic core for the campus. The first area chosen was rejected due to the potential loss of green space. The proposed addition will be in character with the existing building. He used overhead projections to show how the existing building and proposed building would be connected with the three-story atrium space. He also noted that they will be using the same materials and elevation design details for the proposed addition.

Concerning the entrance area modification that they desire to make to the Basic Science Building, Mr. Todd said that from the viewpoint of the side of the building facing in to the academic core, you can see the two-story glass and metal panels. The first floor will be enlarged by about 100 square feet. The second floor will be expanded to include two conference rooms, with the addition of a two-story lobby space. The remodeling will be both a cosmetic and a functional update.

There being no questions from the Board at this time, Chairman White asked Mr. Rathje to present the staff's findings.

Staff Presentation:

Mr. Rathje said that Midwestern University, which owns an approximately 105.386 acre campus located on the south side of 31st Street at 555 31st Street, is seeking approval of an amendment to its special use so that the University may pursue the construction of a 38,465 square foot addition to the University's Classroom/Lab building (formerly called the Health Science Building), which currently has a total floor area of 44,403 square feet and a footprint area of 17,290 square feet.

Mr. Rathje said the proposed addition to the University's Classroom/Lab building is being pursued to increase classroom space and office space in an effort to accommodate the growth in the University's School of Pharmacy. The addition is to be located immediately to the south of the Classroom/Lab building and will replace an existing 64-space surface level parking lot.

The University is also proposing a minor addition to the Basic Science Building with respect to its lobby area on the ground floor and modifications to the second floor to add conference rooms and study area space. These modifications are to be made generally on the westerly side of that building and will increase the floor area of the Basic Science building by 923 square feet from 45,000 to 45,923 square feet.

Mr. Rathje explained that the proposed building addition is the latest in a series of Campus development projects which Midwestern University has pursued over the recent past. In 1999, the University requested and was granted approval for three new buildings, which included the new Library Building with a total floor area of 59,540 square feet, the new Health Science Building (now known as the Classroom/Lab Building) with a floor area of 45,270 square feet, and the new Visitor Center Building with a floor area of 350 square feet. All of these buildings were completed in time for the 2001-2002 academic year. In addition, as part of the 1999 special use amendment, the University made certain modifications to their parking facilities which resulted in a net increase of 44 parking spaces for a total of 1,106 parking spaces.

Then, in early 2002, the University petitioned and was granted approval for a 933 space parking deck on the westerly side of the campus. The parking deck was built on the site of a 283 space parking lot. Upon the completion of the parking deck in late 2002, the total number of parking spaces on the University campus was increased to 1,756 which was made up of 1,727 standard spaces and 29 handicapped spaces.

Mr. Rathje noted that the proposed 38,465 square foot addition is to be constructed on the south side of the Classroom/Lab building on the site of an existing 64-space surface level parking lot. The remainder of the parking lot not occupied by the building will, upon completion of this addition, be converted to greenspace. The proposed addition is to have a footprint area of 15,993 square feet, a maximum north to south dimension of 109.33 feet and a maximum east to west dimension of 195.67 feet.

In describing the building, Mr. Rathje said the proposed first floor is to have a floor area of 15,993 square feet. This square footage includes the floor area of the atrium which will connect the existing Classroom/Lab building to the proposed addition. Other than the atrium floor area, the remainder of this floor is to be primarily devoted to classroom space. He said the floor plan indicates that there are to be two classroom module areas. The northerly classroom module may be divided with a movable wall into two classroom spaces. The southerly classroom module, which is the larger of the two classroom modules, may be divided into as many as five separate classrooms. In addition, there is a "Medical Chemistry Laboratory" depicted on the floor plan at the west end of the proposed addition. The remainder of the first floor is to be constructed with facilities including washroom facilities and some mechanical space.

Mr. Rathje said the proposed second floor, which will be connected to the existing building by means of a bridge element, is to have a floor area of 11,060 square feet. This portion of the building addition has been designed to accommodate a large Physical Therapy Workshop which may be divided into two separate rooms.

Additionally, the floor plan depicts that there is to be a casting room, an additional classroom, five conference rooms, three storage rooms and washroom facilities.

Mr. Rathje said plans for the proposed third floor shows that it will have an area of 9,195 square feet and is proposed to be developed primarily for staff offices. The proposed floor plan indicates that there are to be a total of 34 offices, a reception area, a file room, a copy room, a break room, several mechanical and janitor rooms as well as washroom facilities.

With regards to the Penthouse, Mr. Rathje said it is to have a floor area of 2,217 square feet and is to be occupied by mechanical support equipment.

Regarding the location of the proposed addition relative to an adjacent property, Mr. Rathje stated that the proposed building addition is to be located 260 feet easterly of the University's west property line, which is the property line adjacent to Lyman Woods, approximately 800 feet southeasterly from the nearest single family residential properties which front on Rosewood Place just south of 31st Street and 1,236 feet north of the University's southerly property line which is also adjacent to single family residential properties fronting on 35th Street.

Mr. Rathje said the building elevation drawings show the existing Classroom/ Lab building as having a height of 32.25 feet as measured along the north side of the building. Due to a change in grade from north to south, the first floor in the existing building will be at the same grade as the second floor of the new south addition. The elevation of the first floor of the existing portion of the building is to be 13.5 feet above the finished first floor of the proposed addition. The main area of the proposed addition is to be 44.6 feet above the immediate finished grade while the connecting atrium element of the building will have a maximum height of 57.5 feet.

Reviewing the proposed modifications to the Basic Science Building, Mr. Rathje said they are to consist of a 179 square foot addition to the ground floor entrance located on the west side of this building. The work area of the proposed entrance modification is to have an overall dimension of 24.92 feet as measured from north to south and 55.17 feet as measured from east to west. The University desires to upgrade and expand the existing entrance, which is essentially only a vestibule, into a lobby with a small casual seating area for student and faculty utilization.

The second part of the modifications to the Basic Science Building proposes to add a 744 square foot addition to the second floor essentially above the entranceway. The proposed construction will expand a portion of this building into usable space which currently acts simply as a corridor connecting faculty offices in the northerly and southerly ends of the building. The second floor addition will create two rooms, one on either side of the corridor, which are to be used for conference and study space. This addition is located just to the east of the new parking deck and will be 269 feet east of the University's west lot line.

Mr. Rathje explained that, if the proposed additions are approved and constructed, the key site statistics for the University's special use will be as follows: The total floor area of all buildings, excluding the apartments located on campus and excluding the floor area of the parking structure, will increase from 525,373 square feet to 564,761 square feet. With respect to floor area ratio, which is calculated based upon the net area of the campus (4,590,615 square feet minus 20,000 square feet for each of the 48 apartment dwelling units equals 3,630,615 net square feet), and exclusive of the floor area of the parking structure, the floor area ratio will increase from 0.1447 to 0.1555 which is still well below the maximum 0.60 floor area ratio permitted in the R-1 through R-4 zoning districts for authorized non-residential uses. The percentage of the gross site occupied by buildings (including the footprint area of the apartments and of the parking structure) will increase from 325,060 square feet to 341,232 square feet which is equal to approximately 7.43% of the campus land area. Open and green space will actually be increased by 6,091 square feet. The total area of the campus in turf and vegetation including wetland elements of the campus equals approximately 80.32% of the campus.

Mr. Rathje noted that the petitioner has submitted a landscape plan for the areas adjacent to the proposed Classroom/Lab addition construction. As the proposed construction is essentially interior to the University's campus, the proposed landscaping has been designed for visual enhancement in contrast to the landscaping that had been designed for the northerly and westerly sides of the parking structure which was designed to screen the view of the parking structure from adjacent residents. The Village's Forester has reviewed the proposed landscape plan and has submitted a memorandum to the Board for its consideration. The Forester has requested that river birch be substituted for the black alder, and the petitioner has agreed to comply with that request.

With respect to stormwater management, Mr. Rathje said the petitioner's plans indicate their intention to expand the capacity of the stormwater detention area located to the southwest of the Classroom/Lab Building. This detention area was constructed in conjunction with that building following the Village's 1999 approval of a special use amendment for Midwestern University. The original detention area had capacity to store approximately 0.6 acre feet which was found to be appropriate for the 1.65 acres of the University's site disturbed in the construction of the Classroom/Lab building and the adjacent parking lot. The petitioner's Stormwater Engineer has submitted engineering plans which call for the expansion of stormwater storage capacity in the adjacent detention area to 0.96 acre feet. The current plans call for two detention areas, one with an area of 0.13 acre feet to the west of a slightly relocated driveway with the remaining 0.83 acre feet of stormwater detention to be located in the expanded pond located on the east side of the relocated driveway.

Mr. Rathje said that the Village's Stormwater administrator, Jon Hall, has been working for a number of months with the petitioner's engineering consultants concerning the design of appropriate stormwater management for the proposed construction. Mr. Hall has provided his memorandum to the Board indicating that the petitioner's engineering plans are acceptable, and the necessary permits will be issued subject to the petitioner's finalization of the permit requirements.

Mr. Rathje reminded the Board that 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 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 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.
- (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 of 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 special uses specifically listed for the district in which it is to be located."

Mr. Rathje then summarized stating that the petitioner has submitted a request for approval of an amendment to the University's special use to make an addition to the Classroom/Lab Building and to make a minor modification to the Basic Science Building. The petitioner has submitted their petition in a manner which is consistent with the requirements of the Zoning Ordinance as applied to a college or university within the R-1 zoning district. He said, if the Board is able to determine that the petitioner's proposal is consistent with the standards for approval of a special use listed under Section 18-1902 of the Zoning Ordinance, it would be appropriate for the Board to forward a positive recommendation to the Village Council.

Mr. Lukas asked how the proposed building addition will result in an increase in greenspace. Mr. Rathje said that the paved area of the parking lot which is to be eliminated is larger than the area of the building footprint. When the existing pavement is removed and the building constructed, the remaining area will be converted to greenspace.

Mr. Sleeter asked about the stormwater review by the Village, and asked whether the County still has to be contacted for this kind of a review. Mr. Rathje responded that only the Village review is required, as the Village has been released from the requirements of County supervision in stormwater issues. He said that the Village directs the review by outside consultants.

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

Dr. Gordon Goodman of 5834 Middaugh Avenue commented on the proposal, saying the main feature in his opinion is the compactness the University is pursuing for its campus, which is desirable. He noted that a walking campus is appropriate.

There being no further comments from the public, the petitioner, or the Board, Chairman White closed the opportunity for further public comment.

Board's Deliberation:

Mr. Gray said that he believed the University was meeting all of the Village requirements in its proposal. It appears to be a straightforward proposal. He said staff provided a thorough review, and he would be in favor.

Chairman White asked if there was any opposing opinion from the Board.

Mr. Domijan said he thought they did a good job with the proposal.

Chairman White noted that Dr. Goepfinger included a letter that outlined a rather substantial outreach to the neighbors. He said he was appreciative of their efforts to contact the neighbors. He then called for a Motion from the Board.

Mr. Lukas moved that in case C-1-03 the Zoning Board of Appeals recommend that the Village Council approve this request for an amendment to the University's special use for the proposed addition to the Classroom Lab Building and proposed modifications to the Basic Science Building as outlined in the site plan and drawings as submitted. Mr. Gray seconded the Motion.

**AYES: Mr. Lukas, Mr. Gray, Mr. Baker, Mr. Benes, Mr. Domijan,
Mr. Sleeter, Ch. White**

NAYS: None

Chairman White declared the Motion passed unanimously.

Mr. Rathje commented at this time that Dr. Goepfinger was unable to be present because she is to receive an award as Educator of the Year from the State of Arizona, which deserves recognition.

Chairman White called upon staff to read the next public hearing notice.

V-1-03 A petition seeking a variation to reduce the applicable side yard setback requirement for property located on the west side of Saratoga Avenue, approximately 150 feet north of Franklin Street, commonly known as 4824 Saratoga Avenue, Downers Grove, IL (PIN 09-07-213-012; Sean E. & Julianne Webber Coughlin, Owners, James F. Russ, Jr., Attorney/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, February 26, 2003 in the Council Chambers of the Village Hall, 801 Burlington Avenue, Downers Grove, Illinois, to consider a variation to reduce the applicable side yard requirements. The property is located on the west side of Saratoga Avenue, approximately 150 feet north of Franklin Street, commonly known as 4824 Saratoga Avenue, Downers Grove, Illinois (PIN 09-07-213-012) and is legally described as follows:

Lot 7 in Block 10 in E. H. Prince and Company's Addition to Downers Grove, a subdivision in Sections 5, 6, 7 and 8, Township 38 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded September 30, 1890 as Document Number 43600 in DuPage County, Illinois.

Individuals with a disability requiring a reasonable accommodation in order to participate in any meeting should contact the Public Relations Office (630) 434-5550 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, February 7, 2003.

Chairman White asked the petitioners to step forward and make their presentation.

Mr. Sleeter at this time requested permission to make the following statement:

"Mr. Chairman, before we do that, I plan to recuse on this case, and I'd like to briefly explain why. Unfortunately, for a two-year period, the applicant, Mr. Coughlin, has engaged in a series of very public verbal attacks on my wife. He has questioned her honesty, integrity, and suggested she serves in an unpaid elective position for personal financial gain. As a result of those comments, some members of the community would certainly conclude that I might not be objective. Rather than have any Z.B.A. decision tonight come into question, I think it's best if I step aside and let the rest of you make a decision on this matter."

Mr. Sleeter then left the meeting at 8:05 PM.

Petitioner's Presentation:

Mr. James Russ, Jr., attorney at 4915 Main Street, said he was appearing on behalf of the applicant in this petition. The residence in question is located at 4824 Saratoga and was built in 1897 in the Queen Anne Victorian style. He noted that one previous application for a variation has been granted to the property for the restoration of an open porch. The design of the porch restoration was based upon photographs of the original porch which the petitioners had found.

Mr. Russ indicated that the existing house has several nonconformities including setbacks. The home was built 26 years before any Zoning Ordinance was in place. The property presently is zoned R-4, which requires a 5 foot side yard setback, plus an additional one foot for every foot of building height over 20 feet. Since this is a Victorian style house, one of the trademarks of this style of architecture is steep-pitched high roofs. With regard to the subject house, it has a mean height of 28 feet 1 inch, which means that there is, according to the current Zoning Ordinance requirements, the need for a 13 foot 1 inch side yard setback along the north property line.

Mr. Russ said the existing house currently sits between 2.51' and 6.77' from the northerly property line. He said the petitioners wish to construct an addition which will require a side yard variation. They are requesting a reduced side yard setback for the proposed addition which is to range from 6 feet 10 inches to 8 feet 10 inches from the north property line. The proposed addition will be in the west rear portion of the house and will set further south of the north property line than the current house sits. The variation requested, if granted, would result in a reduction of the required setback ranging from 32.48% to 47.7%. Under Section 28-1802b, the Board is authorized to grant up to a 50% variance of the required yards.

Mr. Russ said the Coughlins wish to remove a 1960's era addition made to the home, replace it with a family room and a reconfigured kitchen on the first floor, and add a master bedroom to the second floor. The design of the 1960's addition did not take into consideration the architecture of the home and was poorly designed. Roof lines of the addition did not compliment the Victorian lines of the house, and the traffic flow of the interior makes no sense. Overhead drawings were used to show the incompatibility of the existing 1960's addition.

Mr. Russ said the proposed addition would create a sensible floor plan and update the home to today's living standards. He stated, most importantly, the proposed addition will be in keeping with the architecture and architectural integrity of the home. He showed an overhead drawing of the addition depicting matching roof lines and architectural integrity.

Mr. Russ stated that the petitioners took great care to minimize the variance being requested. He said the 13 foot 1 inch side yard setback requirement is extraordinary and is due to the style of the home and high-pitched roofs characteristic of the Victorian era. The proposed design was considered to be the best and least intrusive into the side yard. He then described an essentially non-functional staircase which goes from the second floor directly to the outside at the rear of the home, and reviewed the petitioners' plan to make the staircase functional by connecting it to the interior of the

new addition with minimal effect on the setback. He said the placement of the family room was also carefully considered for variance minimization.

Mr. Russ said that the Board may grant the petition if it finds it to be in harmony with the various standards needed to grant a variation as they appear in Section 28-1803 of the Zoning Ordinance.

Mr. Russ concluded that the petition seeks to update and modernize the home yet remain sensitive to the historic value of the home and its architectural style. The original placement of the home predates any zoning restrictions. He noted the uniqueness of this property, its location in one of the oldest neighborhoods in the Village and that it fronts one of the original brick streets. He said the variation would not alter the essential central character of the locality, but will enhance the character of the area. The addition is to be located in the rear of the property and will not adversely effect the streetscape of Saratoga Avenue.

In terms of the issue of hardship to the owner, Mr. Russ said it comes from the age of the home and lack of zoning regulations when the home was built. The hardship that the owners have to deal with is not the result of the owners' actions. He said this is a minimal addition that will not impair the light or air supply to the surrounding properties. He indicated that the owners have been extremely diligent maintaining and improving their house consistent with the character of their locality. They have met with all of their neighbors along Saratoga, Linscott and Prince, have described the proposed addition to them and have heard no objections.

Mr. Russ informed the Board that several alternative approaches were considered by the petitioners; however, those approaches could not stay within the architectural integrity of the home or the surrounding area or could not meet today's homeowners' needs. The variation requested, if approved, would permit construction consistent with the historical significance of this area of the Village and would allow the homeowners to overcome the hardship and practical difficulty of being held to the strict letter of the Ordinance. It would also recognize the historical development of the area and would assist in maintaining the character and charm of Saratoga Avenue and the Prince Pond area.

Mr. Baker asked about Lot 6 to the north of the subject property. Mr. Russ responded that there is a house on the property to the north. Mr. Rathje said that Lots 5 and 6 are contiguous and under one single ownership. He said it appears, although he has not pursued a specific plat of survey, that the house on the northerly of the two adjacent lots is close enough to the common lot line between those lots that it encumbers the use of Lot 6. Though there is no building on Lot 6, its use appears to be encumbered by the house on Lot 6 under the same ownership.

Mr. Benes asked what governs the height of the house, the angle of the roof at the front or what. Mr. Russ said that 28 feet 1 inch is the height of the original building. As for the height of the addition, Mr. Russ said the angle governs the height, as does the floor elevations and ceiling height need to be maintained as well. Mr. Rathje said upon

completion the angle of the roofs will have the same ridge and slope. The interior will tie into the second floor to maintain the room height for the first floor.

Mr. Benes returned to the issue of the 28 foot 1 inch building height, saying it is established by the front part of the building that is not being modified. His question concerns the construction of new roof structures. Mr. Rathje said that the new roof structure is to be a continuation of the existing roof structure and is not proposed to be a separate roof structure. He said the characteristics of the existing house dictate the setback. No part of the proposed construction makes the height any taller. The setback is determined by the height at the front of the house.

Mr. Benes then asked why the roof is so tall? Are they trying to maintain the angle at the front section. Mr. Russ said that was correct to maintain the architectural integrity of the Victorian design.

Mr. Gray asked whether the square footage of the footprint of the existing building will be slightly reduced with the new proposal. Mr. Russ said the first floor footprint will increase by 279 square feet. Mr. Rathje said that the increase does not calculate the land coverage of the existing deck which will be removed as part of the proposed construction.

There being no further questions from the Board at this time, Chairman White asked Mr. Rathje to present the staff's findings.

Staff Presentation:

Mr. Rathje explained that the petitioner is seeking a variation to reduce the side yard setback along the north side of the subject property from the applicable R-4 setback requirement. This variation is being pursued for a proposed addition which the owners desire to make to their house. The R-4 side yard setback requirement is 5 feet plus one additional foot of setback for each foot of building height over 20 feet as measured between the grade at the front of the house at the mid-point between the eaves and the peak of the house.

Based upon a mean height of 28 feet 1 inch, Mr. Rathje said the minimum side yard is supposed to be 13 feet 1 inch. The petitioner is requesting that the side yard be reduced to 6 feet 10 inches which is a 47.77 % reduction for the easterly 5 feet 9 inch portion of the proposed addition, and to 8 feet 10 inches, which is a 32.48 % reduction for the westerly 10 feet 8 inch remainder of the addition. He indicated the proposed addition is to be located on the westerly or rear portion of the house. This variation is being pursued under the terms of Section 28-1802(b) which authorizes the Board to "permit any yard of less dimension than required by the applicable regulations not to exceed fifty (50%) reduction."

Mr. Rathje pointed out that the owners/petitioners had previously appeared before the Board with a request for a front yard setback variation under ZBA file #V-1-00. That variation was sought in order to allow the owners to restore the house with an open-

design porch very similar to the one which had originally been constructed when the house was first built. The Board found unanimously in favor of the petitioners' request, and the house was improved with the currently existing open porch.

The subject property is located on the west side of Saratoga Avenue 150 feet north of the north line of Franklin Street. The property has a width of 50 feet, a depth of 132 feet and an area of 6,600 square feet.

Mr. Rathje described the subject property as improved with a two-story frame house which has a side yard setback as measured along the north which ranges from 5.68 feet at the northeasterly corner, to 2.51 feet at the closest point and 6.77 feet near the northwesterly corner of the house. He said the house was originally built in 1897 which was 26 years prior to the adoption of the first Zoning Ordinance by the Village. Based upon available information, it is apparent that the house had been constructed on the subject lot as an independent lot from neighboring parcels of land.

Mr. Rathje explained that this variation petition is being sought as the owners wish to remove a 1960's era family room addition located at the southwest corner of the house, as well as a wooden deck located at the northwest corner of the house. Their intention is to replace the removed building elements with a net floor area increase of 279 square feet.

Mr. Rathje stated that, if the petitioner's variation is approved as proposed, the kitchen floor area will increase from 182 square feet to 227 square feet, and the new family room will have a new total floor area of 282 square feet, in contrast to the existing family room which has a floor area of 201 square feet. The total additional floor area proposed will increase the ground floor area of the house by approximately 279 square feet from 1,311 square feet to 1,590 square feet.

He noted that the proposed addition will also permit the integration of an existing stairway which will provide a secondary internal means of access to the second floor which currently leads directly to the outside. The petitioner's proposed construction will also have a second floor element consisting of a new master bedroom suite and modifications to the second upstairs bathroom and will permit the addition of a laundry room.

Mr. Rathje indicated that the owners, through their architect, have attempted to accommodate the desired construction with the minimum amount of variation that they believe possible, while making every attempt to design an addition which is architecturally consistent with the design of the original house. The owners and their architect have made it very clear that the 1960's era addition was not designed to be architecturally consistent with the original design of the house, and they desire to correct that situation with the proposed addition.

The floor plan of the ground floor has been designed based upon two elements: the accommodation and integration of the rear stairway into the ground floor living area, and the construction of some additional floor area for the proposed replacement family

room. Mr. Rathje said the integration of the stairway into the floor plan of the ground floor is being proposed to be accommodated by extending the stairway by two steps and then turning it at a right angle into the living area. The stairway modification was designed to have an encroachment of only 36 square feet into the required side yard. The portion of the family room addition which requires a side yard variation was designed to have an encroachment of only 45 square feet into the required side yard.

Mr. Rathje said that although the house on the subject property has existing legal non-conforming side yard setbacks which pre-date the existence of the Village's Zoning Ordinance, the provisions of Section 28-1201(c) permit reconstruction, remodeling, structural alterations, enlargement and extensions, provided such construction is in conformance with the requirements of the Zoning Ordinance. Being in conformance with the requirements of the Zoning Ordinance includes the opportunity for consideration and relief under the variation provisions of the ordinance.

Mr. Rathje then reviewed the provisions of Section 28-1803 of the Zoning Ordinance which provide as follows:

" (a) A variation shall be permitted only if the Board finds that it is in harmony with the general provisions and interests of this Zoning Ordinance and that there are practical difficulties or particular hardships in the way of carrying out the strict letter of the provisions of this Zoning Ordinance. In its consideration of the standards of practical difficulties or particular hardship, the Board shall require evidence that:

- (1) The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.
- (2) The plight of the owner is due to unique circumstances.
- (3) The variation, if granted, will not alter the essential character of the locality.

Mr. Rathje stated that the owners have presented a request for a side yard setback variation which they believe to be necessary in order to construct the proposed addition to the rear of their 100+ year old house which they find to be both architecturally and functionally desirable. He indicated that staff has worked closely with the petitioners in their effort to enhance the house and still meet the requirements of the Zoning Ordinance. He noted that the Board is authorized to grant the requested variation provided it is able to make the appropriate findings as required according to the provisions of Section 28-1803 of the Zoning Ordinance.

Mr. Gray asked whether there is a landmark or historical designation in the Village. Mr. Rathje said there are some honorary designations, but none that are mandatory or which are upheld or enforced by law. In some other communities, homeowners cannot change even one aspect of the exterior elements of the building. They must remain consistent with the original design of the time that the house or the historic district was first developed. He indicated that the nature of the construction proposed under this

variation petition would satisfy most of the communities that have historical preservations regulations.

Mr. Gray asked whether the variation requested would fall within the allowable regulations, and Mr. Rathje said it does since the Board may consider granting yard reductions with a maximum of 50% variance, and these requests fall within the amount allowed.

There being no further questions from the Board, Chairman White called upon anyone in the audience who wished to speak either in favor of or in opposition to the petitioner. There were no comments from the audience, or from the petitioner; therefore, Chairman White closed the opportunity for further public comment.

Board's Deliberation:

Mr. Gray said he saw no reason to oppose this petition as it falls within the framework established by the Village.

Mr. Benes agreed with Mr. Gray's comments and said he thought the owners made a good effort to conform to the Village's requirements.

Mr. Gray moved that in case V-1-03 the Zoning Board of Appeals grant the request for a variation to reduce the applicable side yard setback along the north side of the property to 6 feet 10 inches for the easterly portion of the proposed addition, and to 8 feet 10 inches for the westerly remainder of the addition. This variation is based upon the plans and drawings which were submitted as exhibits to the requested variation petition. Mr. Domijan seconded the Motion.

AYES: Mr. Gray, Mr. Domijan, Mr. Baker, Mr. Benes, Mr. Lukas, Ch. White

NAYS: None

ABSENT: Mr. Sleeter

Chairman White declared the Motion passed 6:0.

Chairman White adjourned the meeting at 8:45 PM.

Respectfully submitted,

Tonie Harrington
Recording Secretary

**VILLAGE OF DOWNERS GROVE - ZONING BOARD OF APPEALS
VILLAGE HALL COUNCIL CHAMBERS
801 BURLINGTON AVENUE**

**FEBRUARY 26, 2003
7:30 p.m.**

AGENDA

- PUBLIC HEARING:** **C-1-03** A petition to consider proposed amendments to the University's Special Use including a proposed addition to the Classroom/Lab Building and a proposed modification to the Basic Science Building. The property is located at 555 31st Street, Downers Grove, IL (PIN 06-32-200-015 and 06-32-400-026); Midwestern University, Owner/Petitioner
- PUBLIC HEARING:** **V-1-03** A petition seeking a variation to reduce the applicable side yard setback requirement for property located on the west side of Saratoga Avenue, approximately 150 feet north of Franklin Street, commonly known as 4824 Saratoga Avenue, Downers Grove, IL (PIN 09-07-213-012; Sean E. & Julianne Webber Coughlin, Owners, James F. Russ, Jr., Attorney/Petitioner

THIS TENTATIVE REGULAR AGENDA MAY BE SUBJECT TO CHANGE

PUBLIC HEARING:

C-1-03 A petition to consider proposed amendments to the University's Special Use including a proposed addition to the Classroom/Lab Building and a proposed modification to the Basic Science Building. The property is located at 555 31st Street, Downers Grove, IL (PIN 06-32-200-015 and 06-32-400-026); Midwestern University, Owner/Petitioner

1. Midwestern University, which owns an approximately 105.386 acre campus located on the south side of 31st Street at 555 31st Street, is seeking approval of an amendment to its special use so that the University may pursue the construction of a 38,465 square foot addition to the University's Classroom/Lab building (formerly called the Health Science Building), which currently has a total floor area of 44,403 square feet and a footprint area of 17,290 square feet.

The proposed addition to the University's Classroom/Lab building is being pursued, as is more completely described in the letter from the University President, Dr. Kathleen H. Goepfinger, to increase classroom space and office space primarily in order to accommodate the growth in the University's School of Pharmacy. The addition is to be located immediately to the south of the Classroom/Lab building and will replace an existing 64 space surface level parking lot.

2. In addition, the University is also proposing a minor addition to the Basic Science Building with respect to its lobby area on the ground floor and modifications to the second floor to add conference rooms and study area space. These modifications are to be made generally on the westerly side of that building and will increase the floor area of the Basic Science building by 923 square feet from 45,000 to 45,923 square feet.
3. The proposed building addition is the latest in a series of Campus development projects which Midwestern University has pursued over the recent past. In 1999, the University requested approval, which was subsequently granted, for three new buildings. The buildings included the new Library Building which has a total floor area of 59,540 square feet, the new Health Science Building (now known as the Classroom/Lab Building) which has a floor area of 45,270 square feet and the new Visitor Center Building which has a floor area of 350 square feet. All of these buildings were completed in time for the 2001-2002 academic year. In addition, as part of the 1999 special use amendment, the University made certain modifications to their parking facilities which resulted in a net increase of 44 parking spaces for a total of 1,106 parking spaces.

In early 2002, the University petitioned and was granted approval for a 933 space parking deck on the westerly side of the campus. The parking deck was built on the site of a 283 space parking lot. Upon the completion of the parking deck in

late 2002, the total number of parking spaces on the University campus was increased to 1,756 which was made up of 1,727 standard spaces and 29 handicapped spaces.

4. The proposed 38,465 square foot addition is to be constructed on the south side of the Classroom/Lab building on the site of a 64 space surface level parking lot. The remainder of the parking lot not occupied by the building will, upon completion of this addition, be converted to greenspace. The proposed addition is to have a footprint area of 15,993 square feet, a maximum north to south dimension of 109.33 feet and a maximum east to west dimension of 195.67 feet.

The proposed first floor is to have a floor area of 15,993 square feet. This square footage includes the floor area of the atrium which will connect the existing Classroom/Lab building to the proposed addition. Other than the atrium floor area, the remainder of this floor is to be primarily devoted to classroom space. The floor plan indicates that there are to be two classroom module areas. The northerly classroom module may be divided with a movable wall into two classroom spaces. The southerly classroom module, which is the larger of the two classroom modules, may be divided into as many as five separate classrooms. In addition, there is a "Medical Chemistry Laboratory" depicted on the floor plan at the west end of the proposed addition. The remainder of the first floor is to be constructed with facilities including washroom facilities and some mechanical space.

The proposed second floor, which will be connected to the existing building by means of a bridge element, is to have a floor area of 11,060 square feet. This portion of the building addition has been designed to accommodate a large Physical Therapy Workshop which may be divided into two separate rooms. Additionally, the floor plan depicts that there is to be a casting room, an additional classroom, five conference rooms, three storage rooms and washroom facilities.

The proposed third floor, which is to have an area of 9,195 square feet, is proposed to be developed primarily for staff offices. The proposed floor plan indicates that there are to be a total of 34 offices, a reception area, a file room, a copy room, a break room, several mechanical and janitor rooms as well as washroom facilities.

Finally, the Penthouse is to have a floor area of 2,217 square feet and is to be occupied by mechanical support equipment.

5. With respect to the location of the proposed addition relative to an adjacent property, the proposed building addition is to be located 260 feet easterly of the University's west property line, which is the property line adjacent to Lyman Woods, approximately 800 feet southeasterly from the nearest single family residential properties which front on Rosewood Place just south of 31st Street and

1,236 feet north of the University's southerly property line which is also adjacent to single family residential properties which front on 35th Street.

6. As indicated on the building elevation drawings, the existing Classroom/ Lab building has a height of 32.25 feet as measured along the north side of the building. Due to a change in grade from north to south, the first floor in the existing building will be at the same grade as the second floor of the new south addition. The elevation of the first floor of the existing portion of the building is to be 13.5 feet above the finished first floor of the proposed addition. The main area of the proposed addition is to be 44.6 feet above the immediate finished grade while the connecting atrium element of the building will have a maximum height of 57.5 feet.
7. The proposed modifications to the Basic Science Building are to consist of a 179 square foot addition to the ground floor entrance located on the west side of this building. The work area of the proposed entrance modification is to have overall dimension of 24.92 feet as measured from north to south and 55.17 feet as measured from east to west. The University desires to upgrade and expand the existing entrance, which is essentially only a vestibule, into a lobby with a small casual seating area for student and faculty utilization.

The second part of the modifications to the Basic Science Building proposes to add a 744 square foot addition to the second floor essentially above the entranceway. The proposed construction will expand a portion of this building into usable space which currently simply acts as a corridor connecting faculty offices in the northerly and southerly ends of the building. The second floor addition will create two rooms, one on either side of the corridor, which are to be used for conference and study space. This addition is located just to the east of the new parking deck and will be 269 feet east of the University's west lot line.

8. If the proposed additions are approved and constructed, the key site statistics for the University's special use will be as follows: The total floor area of all buildings, excluding the apartments located on campus and excluding the floor area of the parking structure, will increase from 525,373 square feet to 564,761 square feet. With respect to floor area ratio, which is calculated based upon the net area of the campus (4,590,615 square feet minus 20,000 square feet for each of the 48 apartment dwelling units equals 3,630,615 net square feet), and exclusive of the floor area of the parking structure, the floor area ratio will increase from 0.1447 to 0.1555 which is still well below the maximum 0.60 floor area ratio permitted in the R-1 through R-4 zoning districts for authorized non-residential uses. The percentage of the gross site occupied by buildings (including the footprint area of the apartments and of the parking structure) will increase from 325,060 square feet to 341,232 square feet which is equal to approximately 7.43% of the campus land area. Open and green space will actually be increased by 6,091 square feet. The total area of the campus in turf

and vegetation including wetland elements of the campus equals approximately 80.32% of the campus.

9. The petitioner has submitted a landscape plan for the areas adjacent to the proposed Classroom/Lab addition construction. As the proposed construction is essentially interior to the University's campus, the proposed landscaping has been designed for visual enhancement in contrast to the landscaping that had been designed for the northerly and westerly sides of the parking structure which was designed to screen the view of the parking structure from adjacent residents. The Village's Forester has reviewed the proposed landscape plan and has submitted the attached memorandum for the Board's consideration.

10. Finally, with respect to stormwater management, the petitioner's plans indicate that they intend to expand the capacity of the stormwater detention area located to the southwest of the Classroom/Lab Building which was constructed in conjunction with that building following the Village's 1999 approval of a special use amendment for Midwestern University. The original detention area had capacity to store approximately 0.6 acre feet which was found to be appropriate for the 1.65 acres of the University's site disturbed in the construction of the Classroom/Lab building and the adjacent parking lot. The petitioner's Stormwater Engineer has submitted engineering plans which calls for the expansion of stormwater storage capacity at this location on the campus to 0.96 acre feet. The current plans calls for two detention areas, one with an area of 0.13 acre feet to the west of a slightly relocated driveway with the remaining 0.83 acre feet of stormwater detention to be located in the expanded pond located on the east side of the relocated driveway.

The Village's Stormwater administrator Jon Hall has been working for a number of months with the petitioner's engineering consultants concerning the design of appropriate stormwater management for the proposed construction. Mr. Hall has provided the attached memorandum which indicates that the petitioner's engineering plans are acceptable, and the necessary permits will be issued subject to the petitioner's finalization of the permit requirements.

11. 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 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 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.

- (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 of 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 special uses specifically listed for the district in which it is to be located.”

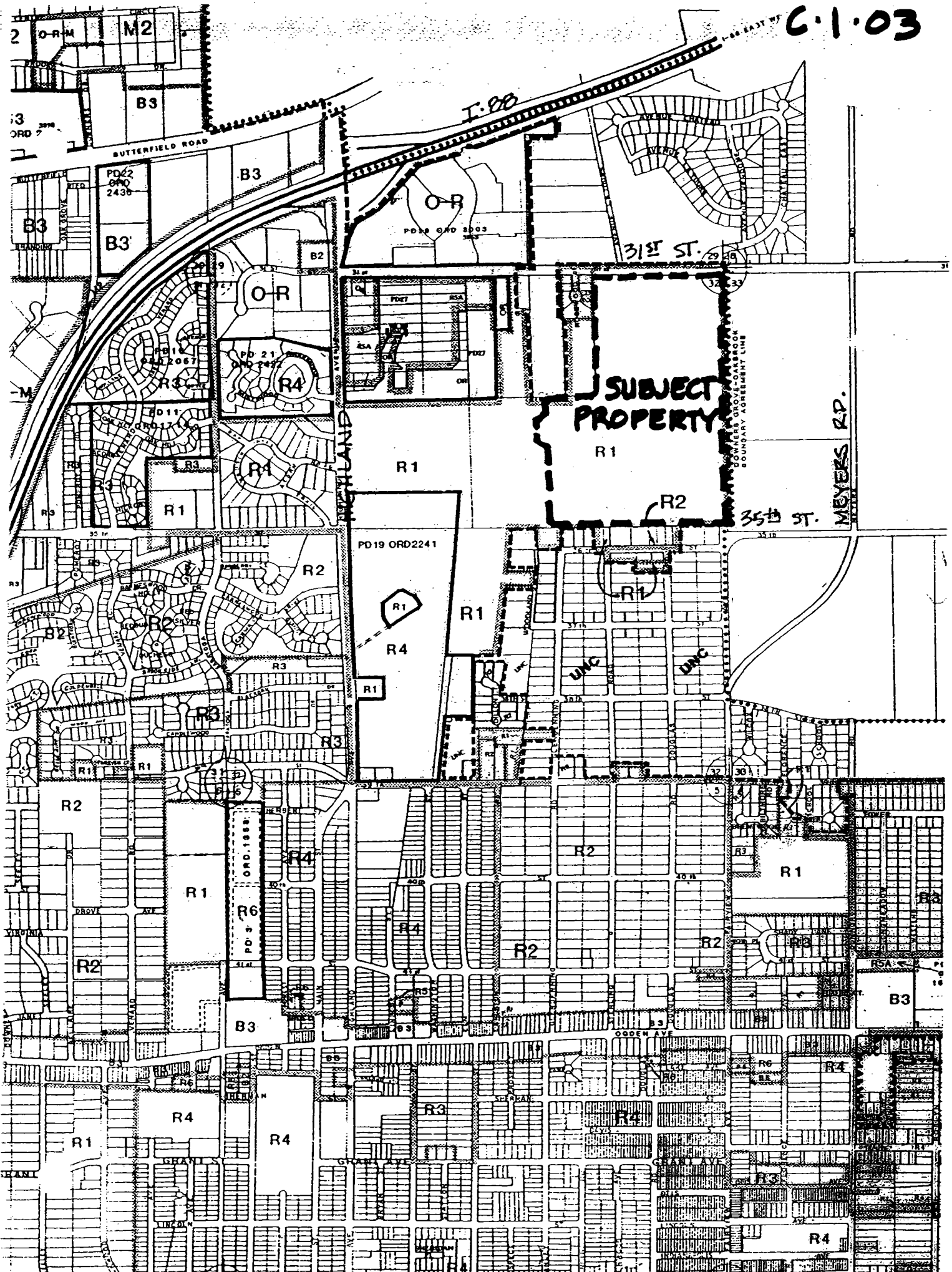
CONCLUSION:

The petitioner has submitted a request for approval of an amendment to the University’s special use to make an addition to the Classroom/Lab Building and to make a minor modification to the Basic Science Building. The petitioner has submitted their petition in a manner which is consistent with the requirements of the Zoning Ordinance as applied to a college or university within the R-1 zoning district.

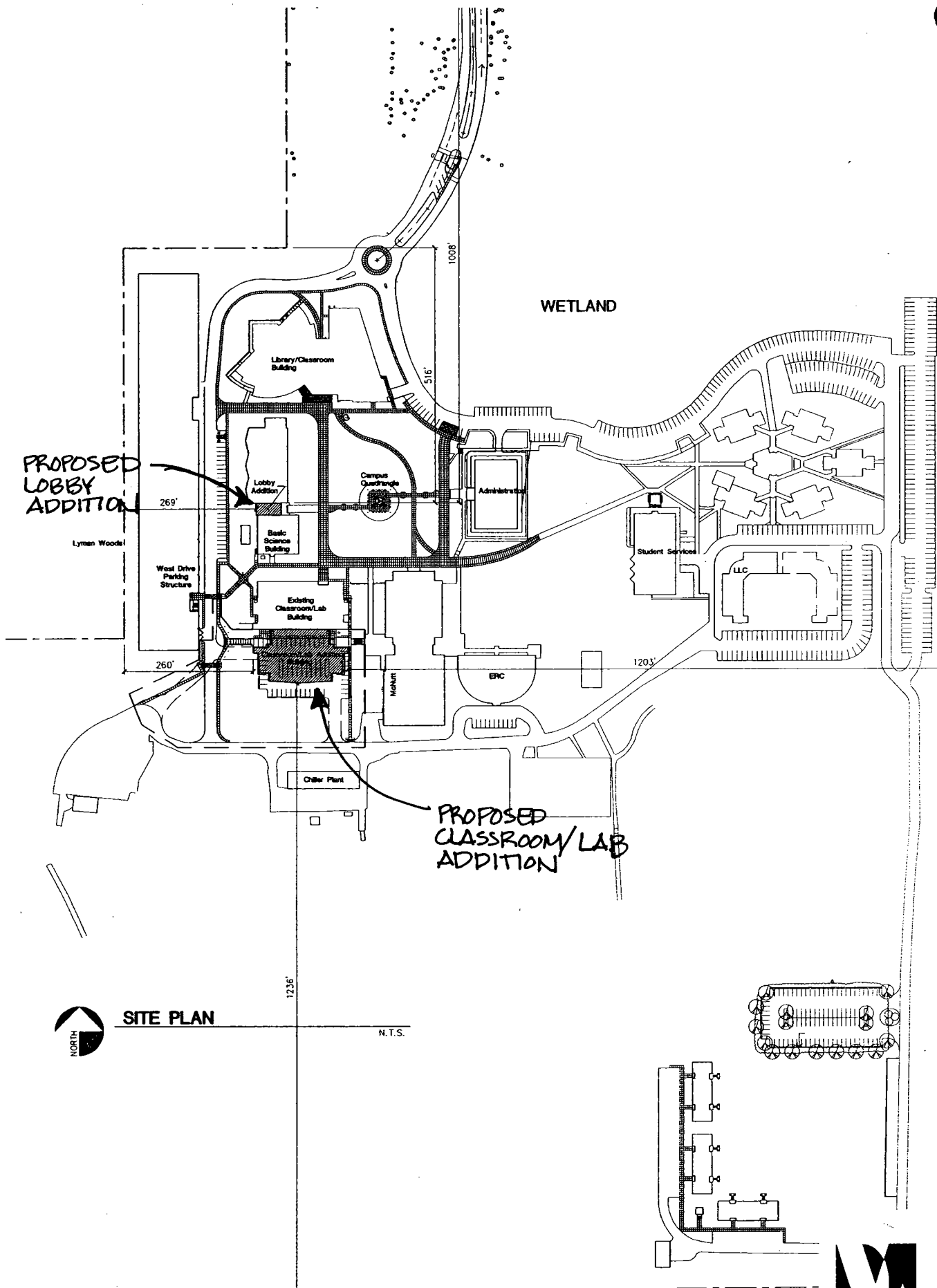
If the Board is able to determine that the petitioner’s proposal is consistent with the standards for approval of a special use as such are recited under Section 18-1902 of the Zoning Ordinance, it would be appropriate for the Board to forward a positive recommendation to the Village Council.

KJR:amd
Attachments
02/19/02

C-1-03



C-1-03



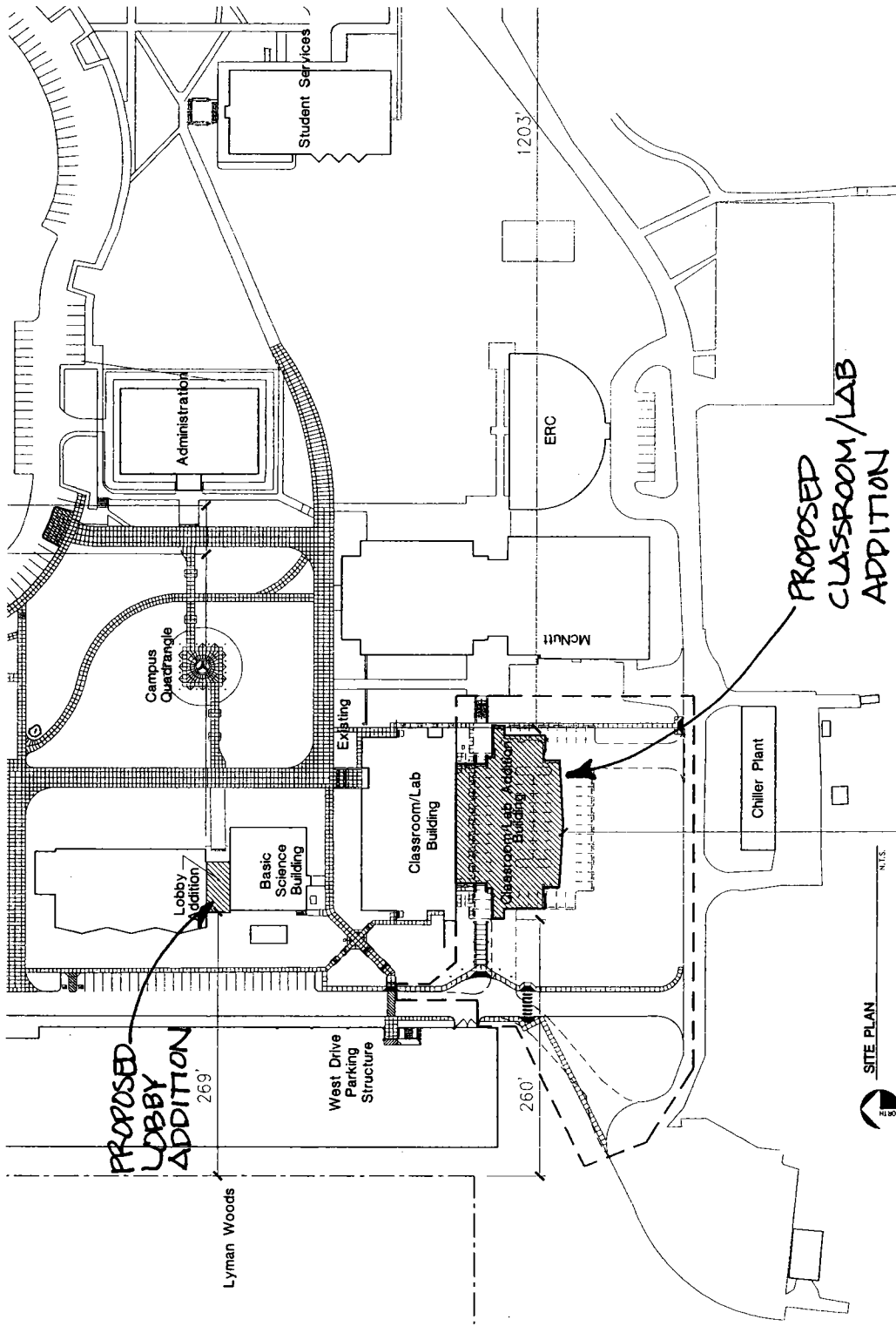
PROPOSED LOBBY ADDITION

PROPOSED CLASSROOM/LAB ADDITION

SITE PLAN

N.T.S.

C-1-03



PROPOSED CLASSROOM/LAB ADDITION

PROPOSED LOBBY ADDITION

SITE PLAN N.T.S.

CLASSROOM LAB ADDITION

Lyman Woods

West Drive Parking Structure

Lobby Addition

Basic Science Building

Classroom/Lab Building

Classroom/Lab Addition

Existing

McNitt

ERC

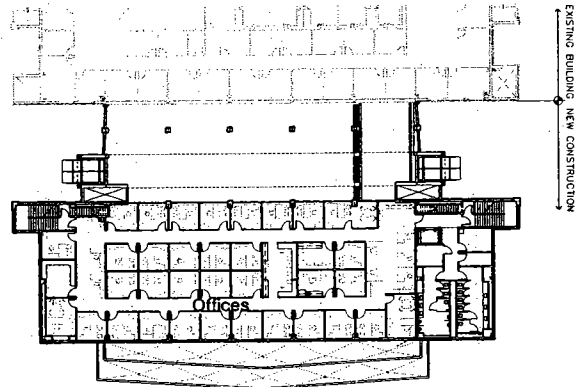
Chiller Plant

Campus Quadrangle

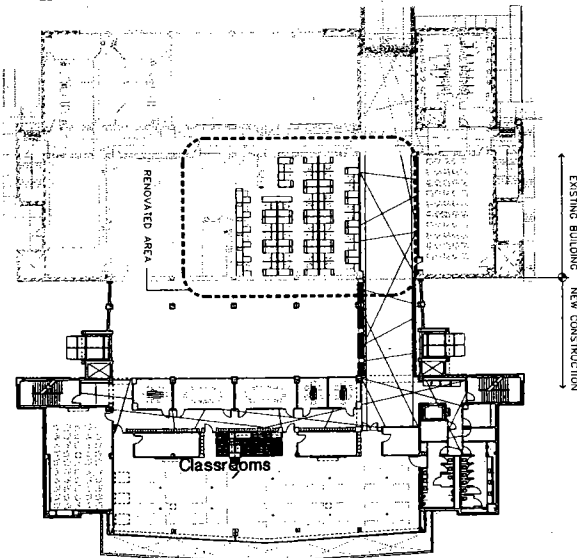
Administration

Student Services

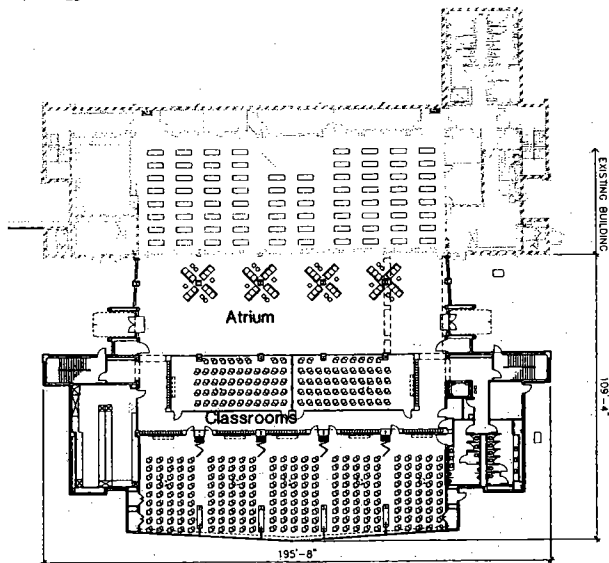
CLARK & SWINNEY
LAB ADDITION



THIRD FLOOR PLAN N.T.S.

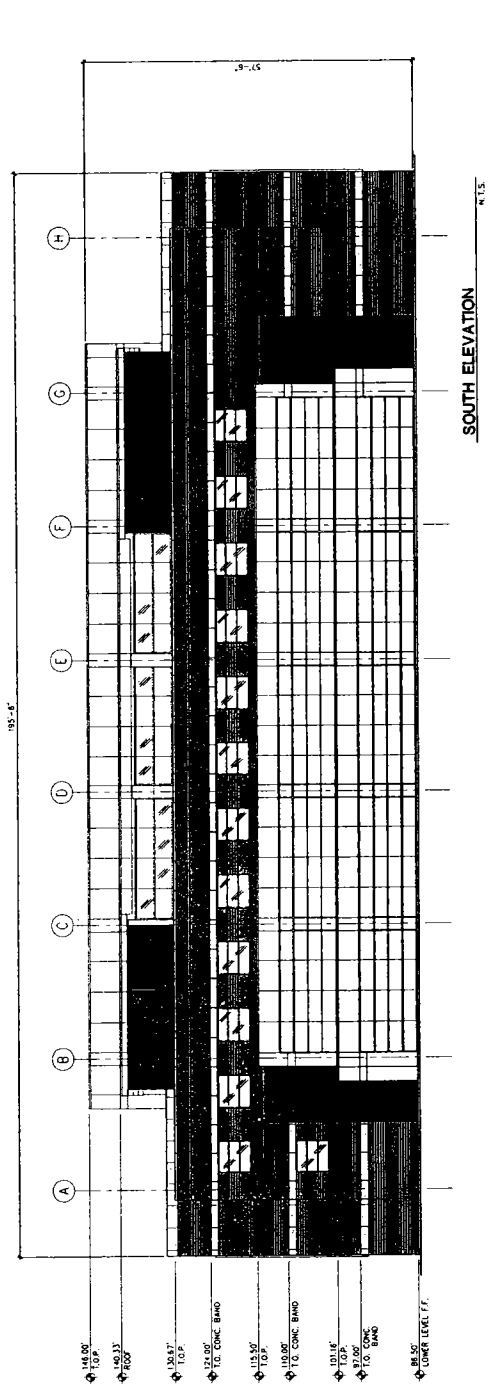


SECOND FLOOR PLAN N.T.S.



FIRST FLOOR PLAN N.T.S.

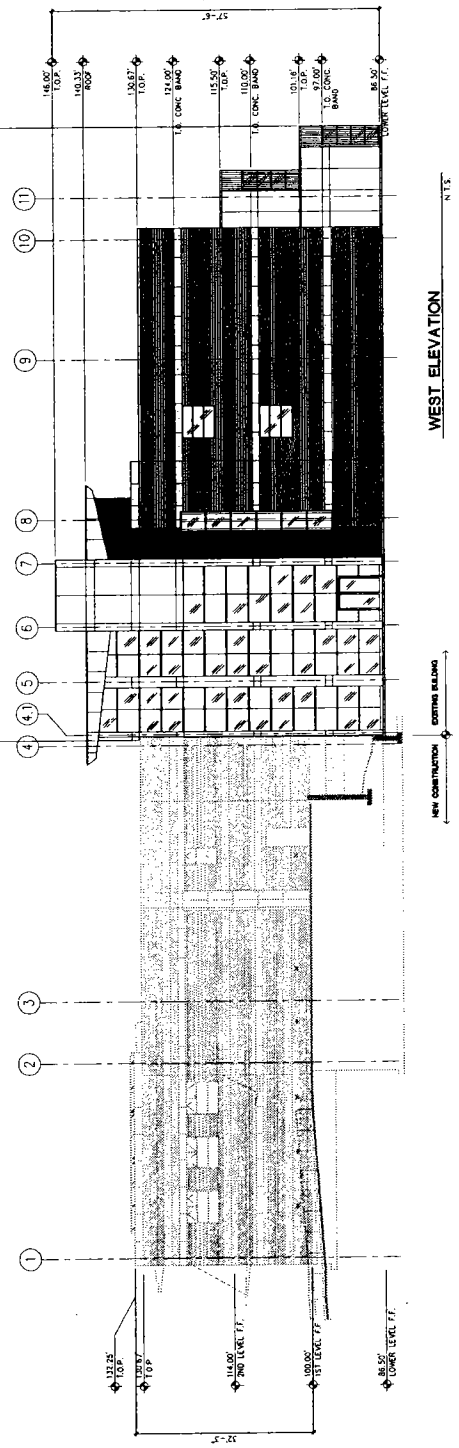
C.1.03



SOUTH ELEVATION

1/8" = 1'-0"

EXISTING BUILDING



WEST ELEVATION

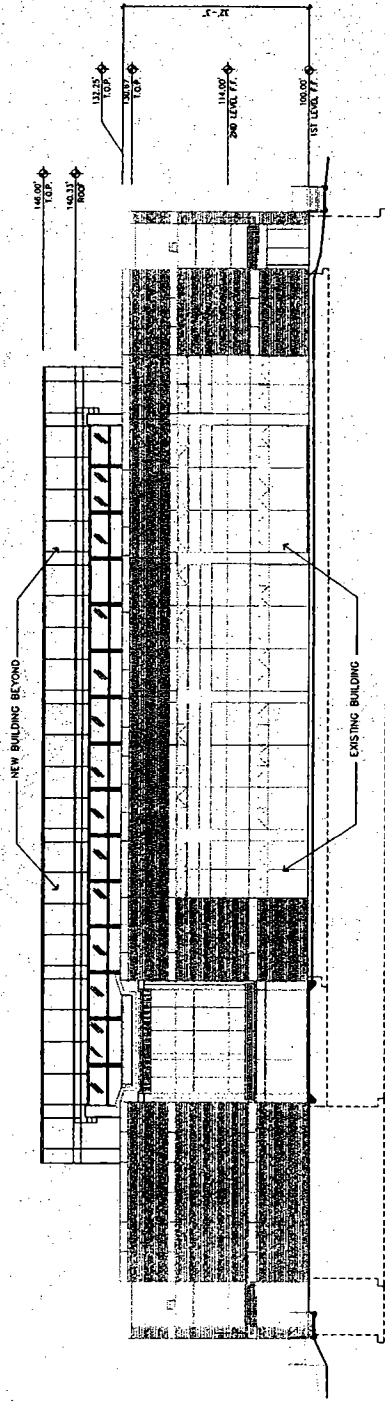
1/8" = 1'-0"

NEW CONSTRUCTION
EXISTING BUILDING

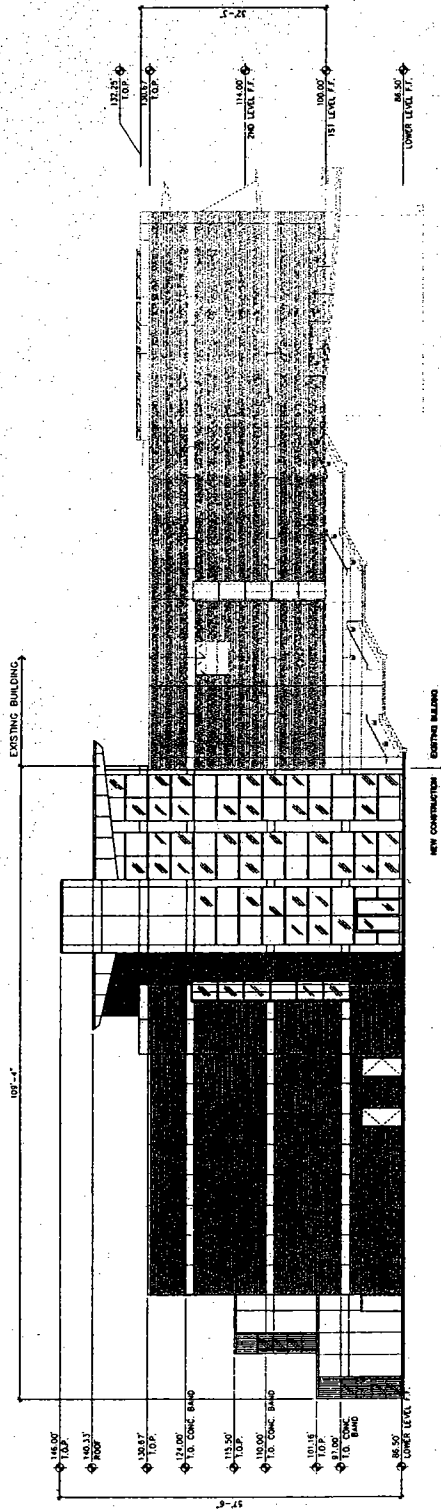
CLASSROOM LAB ADDITION

S-4 (2/12/03)

C.1.03



EXISTING NORTH ELEVATION N.E.S.

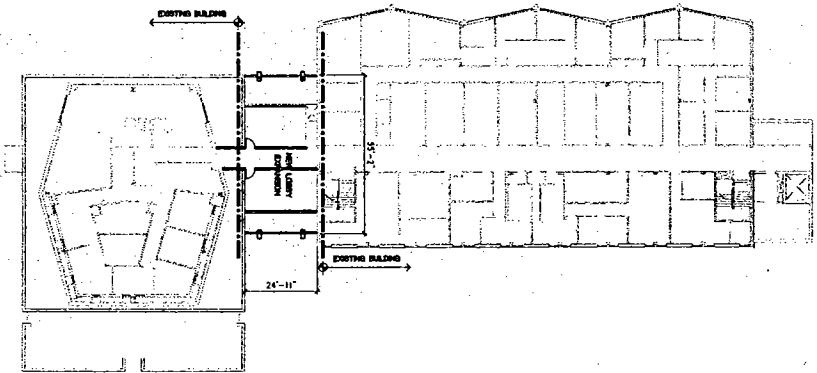



EXISTING EAST ELEVATION N.E.S.

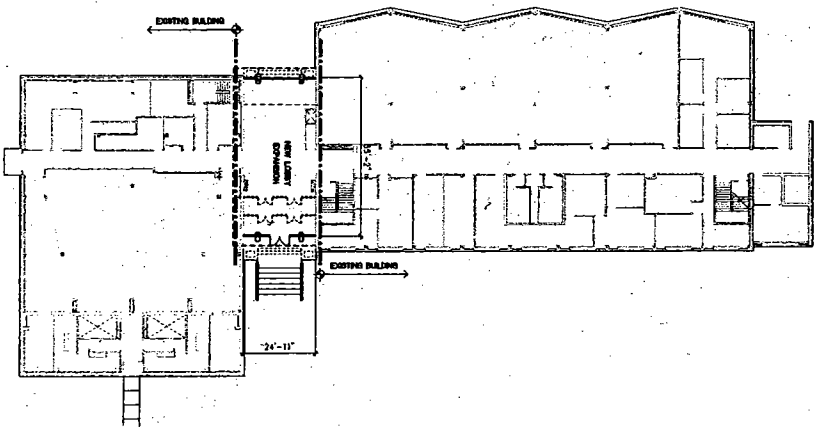
CMSRPOW LAB ADDITION


C.1.03

CLASSROOM - LAB ADDITION



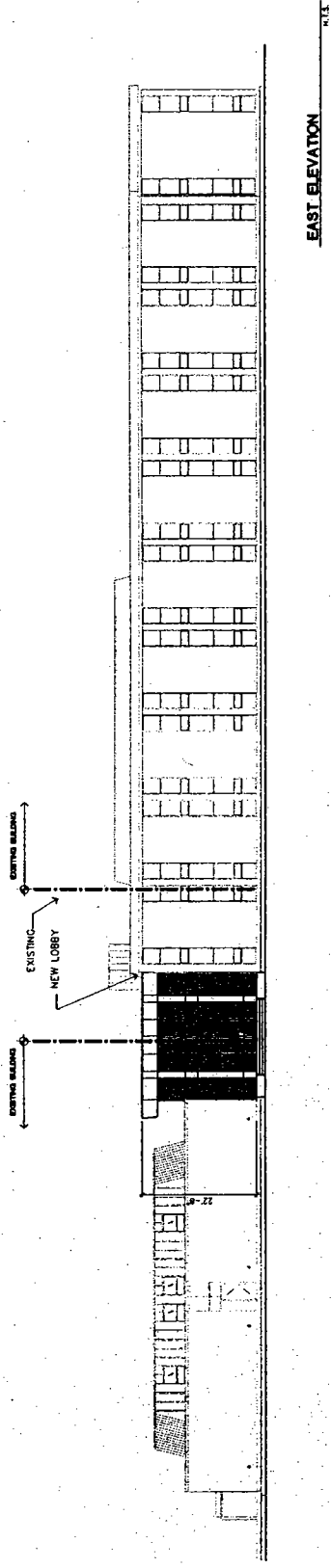
 NORTH
SECOND FLOOR PLAN
N.T.S.



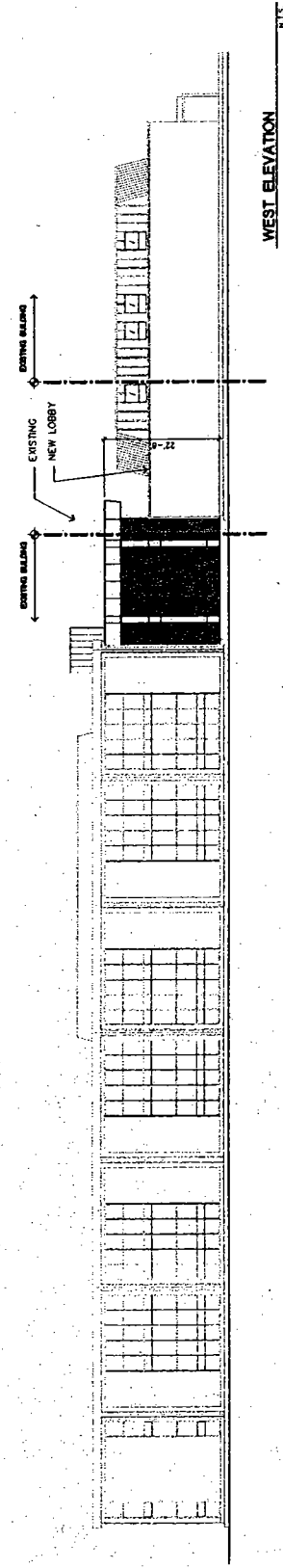
 NORTH
FIRST FLOOR PLAN
N.T.S.


DVL ARCHITECTS
9-6 (2/13/03)

C.1.03



EAST ELEVATION
N.T.S.



WEST ELEVATION
N.T.S.

BSI SCIENCES BUILDING

DWL ARCHITECTS
S-7 (2/13/03)

Midwestern University*Classroom/Lab Building Addition & Basic Science Lobby Alterations*January 28, 2003**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	3,630,615	+0	3,630,615
Gross Floor Area for Net Site	525,373**	+39,388	564,761
Net Site FAR	0.1447	+0.0108	0.1555
Net Site Building Coverage			
SF	311,470	+16,172	327,642
Percentage of Site	8.58%	+0.44%	9.02%
Total Site Building Coverage			
SF	325,060	+16,172	341,232
Percentage of Site	7.08%	+0.35%	7.43%
Total Site Paved Area			
SF	580,197	-22,410	557,787
Percentage of Site	14.65%	-0.49%	14.16%
Total Site Gravel Area			
SF	0		0
Percentage of Site	0		0
Total Site Impervious Surface			
SF	905,257	-6,238	899,019
Percentage of Site	19.72%	-0.14%	19.58%
Parking Spaces			
Total	1,756	-64*	1,692
Standard	1,727	-64*	1,663
Handicapped	29	+0	29
Lecture Hall Seats	1,602	+0	1,602
Dormitory Rooms	180	+0	180

*Existing spaces in the existing lot to be demolished

**total does not include area of Parking Garage

C.1.03

Midwestern University
Classroom/Lab Building Addition
January 11, 2003

APPENDIX E
CLASSROOM LAB ADDITION
FLOOR AREA TABULATION (in square feet)

	Existing	Proposed	Total
First Floor	11,636	15,993	27,629
Second Floor	16,643	11,060	27,703
Third Floor	16,124	9,195	25,319
Penthouse	0	2,217	2,217
Total	44,403	38,465	82,868

C-1-03

Midwestern University
Classroom/Lab Building Addition & Basic Science Lobby Alterations
January 13, 2003

APPENDIX F
BUILDING COVERAGE TOTALS

Library/Classroom Building	41,750
Classroom/Lab Building	17,290
Visitors Center	350
McNutt Auditorium	37,962
Administration Building	12,840
Student Center	15,270
Basic Science Center	25,897
Educational Resource Center	14,670
LLC (not including future)	21,974
Dorms	26,137
Central Plant	5,080
Parking Garage	92,250
Proposed Classroom Lab Addition	15,993
Proposed Addition to Basic Science Lobby	179
New Net Site Building Coverage	327,642
Apartment	13,590
New Total Site Building Coverage	341,232

Midwestern University
Classroom/Lab Building Addition & Basic Science Lobby Alterations
 January 28, 2003

APPENDIX G
BUILDING AREA TOTALS

Library/Classroom Building	59,540
Existing Classroom/Lab Building	45,270
Visitors Center	350
McNutt Auditorium	71,945
Administration Building	36,150
Student Center	26,224
Basic Science Center	45,000
Educational Resource Center	34,000
LLC	
Built:	56,817
Unbuilt:	55,537
Dorms	62,280
Central Plant	5,080
Apartments	27,180
Existing Gross Building Area Total	525,373
Proposed Classroom Lab Addition	38,465
Proposed Addition to Basic Science Lobby	923
New Gross Building Area Total	564,761 + Parking Garage
Parking Garage (area is not calculated in the F.A.R.)	266,603
Gross Building Area	831,364

C-1-03



Memo

To: Ken Rathje, Director of Planning Services

From: Jonathan Hall, Development Engineering Manager

Date: February 17, 2003

Re: Stormwater review
Zoning Board of Appeals hearing
Midwestern University
555 31st Street
Classroom / Lab Addition

The Public Works Department, Division of Development and Stormwater, has completed a review of the site plans and stormwater permit application for the proposed classroom / laboratory addition to Midwestern University, 555 31st Street. Due to the presence of Special Management Areas (SMA) on the project site, reviews by a wetland and flood plain consultant were also required. Both general stormwater and SMA reviews have demonstrated that the project plan is substantially in compliance with the Stormwater and Flood Plain Ordinance. We anticipate that a stormwater permit will be issued soon, upon receipt of final minor grading and calculation revisions. Such revisions should not affect building or roadway layout or design.

Cc: John J. Bajor, Jr., Director of Public Works
Mike Millette, Asst. Director of Public Works – Engineering
Alicia Hightower, Stormwater Management Engineer
Don Rosenthal, Director of Code Services
Bob Sandmann, Inspector

C-1-03

VILLAGE OF DOWNERS GROVE
FORESTRY DIVISION MEMORANDUM

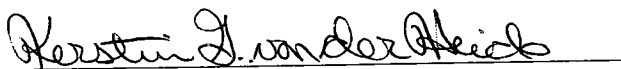
DATE: January 27, 2003

TO: Kenneth J. Rathje, Director of Planning Services

FROM: Kerstin G. von der Heide, Village Forester

SUBJECT: Landscape Plan – Midwestern University – Proposed addition to Classroom/Lab

I have reviewed the landscape plan sheets LP-1 through LP-3 dated January 16, 2003, for the development. All the plant material is acceptable to the site with only one change. I spoke on the phone with the Landscape Architect today about substituting river birch or another native tree for black alder. Otherwise, the selected plant materials are almost identical to those listed on the landscape plans submitted last year for the parking structure development. Given the location setting, all plant materials indicated on the plan are suitable to the area and should enhance the appearance of the site once construction is completed. If I can provide any additional information, please let me know.


Kerstin G. von der Heide

C-1-03

VILLAGE OF DOWNERS GROVE
INTEROFFICE MEMORANDUM

TO: Kenneth Rathje, Director of Community Development
Amanda Browne, Village Planner

FROM: Dorin Fera, Manager Traffic Division

DATE: February 6, 2003

SUBJECT: Midwestern University Proposed expansion
Traffic Review Comments

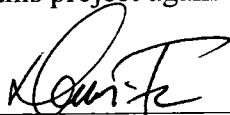
I have reviewed the following information for the subject development:

- The proposed Classroom/Lab addition would be on the site of the former surface parking lot and consist of 38,465 square feet of addition to the building completed in 2001.
- There are no buildings to be demolished in this current proposal.
- There is an entrance modification to the Basic Science Building's west entrance.
- There is a new north-south internal 2-lane 27' wide roadway extending from the Classroom/Lab building to the outer circular roadway at a 90-degree angle to form a new T-intersection.
- The existing 3-level parking garage is proposed to meet the new student parking needs at a rate of approximately 40 students per year for the next four years.

The following are my comments:

- 1) The proposed developments are contained entirely within the private property.
- 2) The surface parking the parking garage stalls in a university setting are routinely shared and interchangeable between students, visitors due to no specific peaking traffic characteristics.
- 3) The new north-south roadway should be re-aligned to form a new 90-degree intersection. This is very desirable from a traffic operations and safety viewpoint. I would suggest that a STOP sign be installed on the north leg for the southbound traffic.
- 4) There are no modifications to the exit at 31st Street, which is a DuPage County DOT route.
- 5) The expected new traffic generated by this type of improvement is negligible, and no adverse traffic effects are expected at 31st Street beyond what is occurring today.

The Traffic Division therefore, has no recommendations for any modifications to be made. I will review this project again only if the scope of work should be changed significantly.



Dorin Fera, AICP
Manager, Traffic Division

c: Midwestern University /31st St File
John J. Bajor, Jr. Director of Public Works
Robert Schiller, Assistant Director of Public Works-Operations

C-1-03

MIDWESTERN UNIVERSITY



RECEIVED

FEB 04 2003

DWL ARCHITECT-
PLANNERS, INC.
PHOENIX, AZ

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. GOEPINGER, PH.D.
President & Chief Executive Officer

January 30, 2003

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

RE: MIDWESTERN UNIVERSITY
555 31st Street - Petition for Amendment to Special Use Permit
Addition to Classroom/Lab Building (previously known as Health Sciences Building) and
Basic Science Lobby Alterations

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

Once again your University is coming before you to grow and develop the Downers Grove campus of Midwestern University. As the members of the Zoning Board of Appeals know, we are very proud to call our 105-acres home to the Chicago College of Osteopathic Medicine, Chicago College of Pharmacy and College of Health Sciences. We are an academic community, an independent, not-for-profit University dedicated to delivering the highest quality education in health professions education, and we are eager to continue the campus improvement and beautification program begun in 1995. To date we have expended more than \$40 million towards this goal. It has been with the support of the Zoning Board of Appeals that we have recently completed our new Library/Auditorium, the new Classroom/Lab Building (known under its original application as the Health Sciences Building) and a new three-level parking deck. These additions greatly enhance our ability to deliver first class educational programs in a safer, more secure environment. The students, faculty and staff, as well as the administration and I personally, thank you for this support.

This request contains two improvements to our campus. We are asking your support of another Classroom/Lab Building that will be annexed to the current Classroom/Lab Building by a large and airy atrium. The second request is for a slight modification of the older Basic Science Building that will expand the lobby and allow us to have a new conference room and student study area on the second floor. Under our current zoning requirements, we need your support to make both of these additions happen.

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

SPECIAL USE AMENDMENTS GRANTED

Midwestern University purchased the campus from 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 2002 for the newly completed parking deck. This deck is now complete, used daily and adding to the attractiveness of our campus community. We appreciate your support in making this happen in a timely fashion.

I am once again requesting the support of the Zoning Board of Appeals and the Village Council in helping me meet the ever increasing needs of our academic community for health care professionals.

PROGRAM JUSTIFICATION

The proposed Classroom/Lab Building Addition is to provide space for our growing Chicago College of Pharmacy. Nationwide, and especially in the State of Illinois, there is a severe shortage of pharmacists. We have responded by increasing the enrollment in our four-year Doctorate of Pharmacy program by 50 students per year for a total increase of 200 students by the 2005-2006 academic years.

The Classroom/Lab Building Addition will primarily be classrooms and office space for the resultant increase in faculty and staff. The 38,465 square foot addition is large enough to consolidate much of the Chicago College of Pharmacy that is currently located in the Educational Research Center, built in 1992. Research Laboratory space will continue to reside in the existing structure, but all classroom and office space will be relocated to the new structure. The new structure will be joined to the existing Classroom/Lab Building by a three-story high, 4,600 square foot atrium lobby. In addition to providing common space for the students and faculty, the atrium will also be used as social space for functions not appropriate for the academic theater-style auditoriums.

The purpose of the Basic Science Building Lobby Alterations Project is to modernize the existing building and create some common areas for student study and social activities. The First Floor will be opened up and expanded by 179 square feet to create a more appropriately sized Lobby. The existing Second Floor in this area is merely a passageway between the faculty offices located at the north and south ends of the building. The 744 square foot expansion of the Second Floor will be used for conference and study areas.

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

THE PROPOSED CONSTRUCTION

The proposed Classroom/Lab Building Addition is three stories and is intended to appear to have been built at the same time as the original structure. Floor-to-floor and parapet height relationships will be maintained and exterior materials will be drawn from the same palette. The building's irregular 15,993 square foot footprint is, roughly, 110' x 175' and will be built on the site of an existing surface parking lot to the south of the original Classroom/Lab Building. This 64-space lot became available for construction with the completion of the new three-story parking structure which was built to provide a surplus of approximately 650 spaces at the time of its completion to accommodate future enrollment growth or retirement of existing surface lots. With an increase in the pharmacy program of 200 additional students and four additional faculty, it is clear that there is still a substantial surplus of available parking on campus.

The existing Basic Science Building Lobby area is currently two stories high, but floor area of both levels combined will be increased by 923 square feet. Exterior materials will be primarily the metal panel system and glass that has been used on the other recent campus buildings.

The Classroom/Lab Building Addition structure will be greater than 260' feet from the nearest property line which abuts the Lyman Woods Preserve. The relationship of the Basic Science Building Lobby to adjacent property lines will be unchanged.

The Floor Area Ratio for the site will increase from 0.1447 to 0.1555 (allowable is 0.60). Total Site Building Coverage will increase from 7.08% to 7.43%, well below the allowable 25%, and Total Site Impervious Surface

coverage will actually decrease from 19.72% to 19.58% because the existing parking lot to be removed is larger than the new building=s footprint. This balance of site area will be converted into turf and landscape.

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 November 25, 2002, the University sent a letters to all property owner of record within 250 feet of the University's property. In addition, the DuPage County Forest Preserve and Downers Grove Park District have also been notified of the University's intent to expand and continue growth on our campus. Letters to both entities are attached, along with the letter to our neighbors.

The initial letter invited everyone to an Open House on campus on December 10, 2002 to meet with the Management Team to review the plans of the proposed construction. The letter explained the need for the new construction, the location and design that was in its preliminary form.

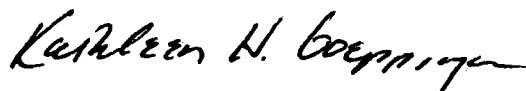
While the Open House was not well attended, the Management Team did present the plans and solicit ideas from the 13 neighbors who came on campus to visit with us. Unlike other meetings, the plans were met with wide acceptance, support and enthusiasm for our growth and development. We found that the neighbors are proud of the campus, excited about the many improvements and major changes that have taken place. A number of the attendees commented that they would support additional housing to cut down on traffic on 31st Street and allow us to maintain a residential campus.

There were no concerns voiced about the location of the new building, the design, the use of land or the impact on the environment. No one objected to the change in the Basic Science Building and actually commented that it would modernize the building and improve the academic quad. Attendees praised us about the very attractive parking deck and commented that everything we have done over the years has improved their property value and the prestige of living in Downers Grove, the home of Midwestern University. We were encouraged to grow and continue to produce the finest health professionals possible.

Since the neighbors from Rosewood Lane were not represented, I personally took the time to call the nearest homeowners and asked if they were concerned and wanted a personal meeting to see the plans. They did not think this was necessary and were grateful that the call and offer was made. At this time we cannot see any neighbor issues that need to be addressed.

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 soon and are excited to continue to provide high quality educational 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 you consideration.

Sincerely,



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

Enclosures

C-1-03



VILLAGE OF DOWNERS GROVE, ILLINOIS
PETITION FOR
SPECIAL USE PERMIT

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 _____
Date Filed _____

Application must be filed in TRIPPLICATE. 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.

Applicant Midwestern University Telephone (630) 572-3405

Address 555 31st Street Downers Grove, IL

Owner(s) Midwestern University Telephone (630) 572-3405

Address 555 31st Street Downers Grove, IL

Applicant is (check one) Attorney Agent Other (specify) _____
(Submit Letter of Authorization from Owner)

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

Location of property _____

Legal Description of property See Legal Description Attached

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

Present Zoning District R-1

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

Applicant requests approval of above-described property for the following use Construction of
A 3-story Addition to the Classroom/Lab building

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

C-1-03

11. A list of the names, addresses and Property Identification Number (PIN) of all persons to whom the latest general real estate tax bills were sent for all property situated within 250 feet of the subject property:

See Attachment

(Attach list of names and addresses, if room provided is insufficient.)

I hereby certify that the above statements and all accompanying statements and drawings are true and correct to the best of my knowledge.

Signature of Applicant Carlton N. Goepfert, PhD

Date of Public Hearing _____

Action taken by the Board _____

Chair: _____

Submitted to Village Council (date) _____

Actions Taken by the Council _____

Date _____



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

December 30, 2002

Dan A. Cermak
Administrator
Downers Grove Park District
2455 Warrenville Rd.
Downers Grove, IL 60515-1726

Dear Mr. Cermak: *Dan,*

As a neighbor of Midwestern University, the Downers Grove Park District plays an important role in our planning for the campus. Since Lyman Woods borders our campus, we know that you are a key partner and stakeholder. I would like to take this moment to thank you for the support you have shown in the past as we have improved our campus grounds and facilities. This past year, we constructed a new parking garage, improved the entrance drive to campus, and added many new landscaping features. During this development, we have worked closely with many neighbors to ensure that their concerns and questions were addressed. We do appreciate your support and are mindful of your interest as one of our closest neighbors.

As the need for health professionals continues to grow in our society, Midwestern University has expanded its programs to meet these needs. Our academic community is committed to providing quality education for tomorrow's health care team, and we are dedicated to addressing shortages in key professions. In particular, Illinois—and the entire nation—is experiencing a shortage of pharmacists to provide care for our growing and aging population. MWU's Chicago College of Pharmacy is one of only two programs in the entire state, and we have a proven track record of success in educating capable and caring pharmacists to work in our local drug stores, hospitals, and health care agencies.

Because of the shortages in the pharmacy profession, we have expanded our incoming class to 200 students—an increase of 50 students over the previous year. With continued growth expected in this field, we now need to bring to you our plans for a new classroom/laboratory building to accommodate these additional pharmacy students. The Midwestern University Board of Trustees has approved our plans to build this three-story academic facility, and we now invite you to learn more about this proposal.

C-1-03

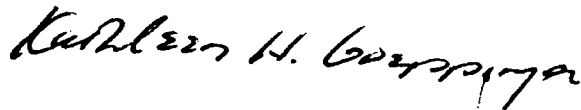
The new classroom/laboratory building is not adjacent to any residential property, but it will be located within the core campus of Midwestern University. It has been designed as a companion building to the classroom/laboratory building that was just completed in the Fall of 2001. The new building will be constructed on the site of a current paved parking lot. Thus, it will not eliminate any green spaces or have any effect on any property that borders our campus, including Lyman Woods. We believe that this proposed facility will allow us to continue to serve the health education needs of our community without having any adverse affect on our neighbors or on our environment.

On December 10, 2002, we held a reception on our campus for our neighbors to learn more about our new building plans. Thirteen neighbors attended, and they expressed wide support and acceptance of our growth and development. We found that our neighbors are proud of our campus and are excited about the many improvements that have taken place. No concerns were voiced about the location of the new building, the design, the use of land, or the impact on the environment. Our neighbors encouraged us to continue to grow and to provide quality educational opportunities for future health care professionals.

We are submitting our plans for this new classroom/laboratory building to the Downers Grove Zoning Board of Appeals. In addition, we are requesting a slight expansion of our current Basic Science Building, to enlarge the entry lobby and to add one conference room on the second floor.

As an important neighbor and member of the Downers Grove community, I wanted to share these plans with you and answer any questions you may have. Please let me know if you need any additional information or if you would like to discuss this request. You may contact me at 630-515-7300. Thank you for your consideration.

Sincerely,



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



C-1-03
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

December 30, 2002

D. "Dewey" Pierotti, Jr.
President
Forest Preserve District of DuPage County
P.O. Box 5000
Wheaton, IL 60189-5000

Dear Mr. Pierotti:

As a neighbor of Midwestern University, the Forest Preserve District of DuPage County plays an important role in our planning for the campus. Since Lyman Woods borders our campus, we know that you are a key partner and stakeholder. I would like to take this moment to thank you for the support you have shown in the past as we have improved our campus grounds and facilities. This past year, we constructed a new parking garage, improved the entrance drive to campus, and added many new landscaping features. During this development, we have worked closely with many neighbors to ensure that their concerns and questions were addressed. We do appreciate your support and are mindful of your interest as one of our closest neighbors.

As the need for health professionals continues to grow in our society, Midwestern University has expanded its programs to meet these needs. Our academic community is committed to providing quality education for tomorrow's health care team, and we are dedicated to addressing shortages in key professions. In particular, Illinois—and the entire nation—is experiencing a shortage of pharmacists to provide care for our growing and aging population. MWU's Chicago College of Pharmacy is one of only two programs in the entire state, and we have a proven track record of success in educating capable and caring pharmacists to work in our local drug stores, hospitals, and health care agencies.

Because of the shortages in the pharmacy profession, we have expanded our incoming class to 200 students—an increase of 50 students over the previous year. With continued growth expected in this field, we now need to bring to you our plans for a new classroom/laboratory building to accommodate these additional pharmacy students. The Midwestern University Board of Trustees has approved our plans to build this three-story academic facility, and we now invite you to learn more about this proposal.

C.1.03

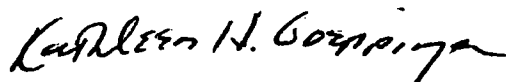
The new classroom/laboratory building is not adjacent to any residential property, but it will be located within the core campus of Midwestern University. It has been designed as a companion building to the classroom/laboratory building that was just completed in the Fall of 2001. The new building will be constructed on the site of a current paved parking lot. Thus, it will not eliminate any green spaces or have any effect on any property that borders our campus, including Lyman Woods. We believe that this proposed facility will allow us to continue to serve the health education needs of our community without having any adverse affect on our neighbors or on our environment.

On December 10, 2002, we held a reception on our campus for our neighbors to learn more about our new building plans. Thirteen neighbors attended, and they expressed wide support and acceptance of our growth and development. We found that our neighbors are proud of our campus and are excited about the many improvements that have taken place. No concerns were voiced about the location of the new building, the design, the use of land, or the impact on the environment. Our neighbors encouraged us to continue to grow and to provide quality educational opportunities for future health care professionals.

We are submitting our plans for this new classroom/laboratory building to the Downers Grove Zoning Board of Appeals. In addition, we are requesting a slight expansion of our current Basic Science Building, to enlarge the entry lobby and to add one conference room on the second floor.

As an important neighbor and member of the Downers Grove community, I wanted to share these plans with you and answer any questions you may have. Please let me know if you need any additional information or if you would like to discuss this request. You may contact me at 630-515-7300. Thank you for your consideration.

Sincerely,



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

C.1.03

November 27, 2002

Dear Neighbor:

As a neighbor of Midwestern University, you play an important role in our planning for the campus. I would like to take this moment to thank you for the support you have shown in the past as we have improved our campus grounds and facilities. This past year, we constructed a new parking garage, improved the entrance drive to campus, and added many new landscaping features. During this development, we have worked closely with many of you to ensure that your concerns and questions were addressed. We do appreciate your support and are mindful of your interest as one of our closest neighbors.

As the need for health professionals continues to grow in our society, Midwestern University has expanded its programs to meet these needs. Our academic community is committed to providing quality education for tomorrow's health care team, and we are dedicated to addressing shortages in key professions. In particular, Illinois—and the entire nation—is experiencing a shortage of pharmacists to provide care for our growing and aging population. MWU's Chicago College of Pharmacy is one of only two programs in the entire state, and we have a proven track record of success in educating capable and caring pharmacists to work in our local drug stores, hospitals, and health care agencies.

Because of the shortages in the pharmacy profession, we have expanded our incoming class to 200 students—an increase of 50 students over the previous year. With continued growth expected in this field, we now need to bring to you our plans for a new classroom/laboratory building to accommodate these additional pharmacy students. The Midwestern University Board of Trustees has approved our plans to build this two-story academic facility, and we now invite you to learn more about this proposal.

The new classroom/laboratory building is not adjacent to any residential property, but it will be located within the core campus of Midwestern University. It has been designed as a companion building to the classroom/laboratory building that was just completed in the Fall of 2001. The new building will be constructed on the site of a current paved parking lot. Thus, it will not eliminate any green spaces or have any effect on any property that borders our campus. We believe that this proposed facility will allow us to continue to serve the health education needs of our community without having any adverse affect on our neighbors.

We are very proud of this campus and hope you have a chance to experience it with us. We are planning a presentation on the new proposed classroom/laboratory to the community and hope you are able to attend. The presentation will be held on:

C-1-03

Tuesday, December 10, 2002, from 5:00 to 7:00 PM in the atrium of the new Library/Auditorium

Light refreshments will be provided, and we intend to keep the presentation informal in order to encourage dialogue and time for you to see the campus. Enclosed you will find a copy of a campus map to assist you when you arrive.

If you do plan on attending, I would appreciate it if you would RSVP with Ms. Abena Patton in the Office of Communications at (630) 515-7333.

I look forward to meeting you personally. I think you will be as pleased as we are of our campus, and I know you share our pride in being part of the Downers Grove community. Best wishes for the holiday season.

Sincerely,

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

Midwestern University
 Classroom/Lab Building Addition & Basic Science Lobby Alterations
 January 11, 2003

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):

- i) 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. The goal of this expansion is to increase the size of the College of Pharmacy programs in response to the current, and predicted, shortage of Pharmacists.
- 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.
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. The new addition is planned for an area that is currently surface parking that can now be retired due to the completion of the new campus parking structure..
- 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.
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, open space requirements and allowable height. As stated below, it is included as one of the special uses permitted by the Ordinance.
- iv) 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: "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-1-03

**Village of Downers Grove
Interdepartmental Correspondence**

TO: Zoning Board of Appeals Members
FROM: Amanda Browne, Department of Planning Services
DATE: February 20, 2003
RE: **Case C-1-03, List of Property Owners within 250 feet of the subject property**

Due to the large number of pages which comprise the mailing list of property owners within 250 feet of the Midwestern University Campus, a hard copy of the list is being provided to the Chairman only. The list will be available for inspection at the February 26, 2003 public hearing.

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, February 26, 2003 in the Council Chambers of the Village Hall, 801 Burlington Avenue, Downers Grove, Illinois, to consider proposed amendments to the University's special use including a proposed addition to the Classroom/Lab Building and a proposed modification to the Basic Science Building.

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, 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;

C-1-03

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 Public Information Office (630) 434-5550 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, February 7, 2003.

C-1-03

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING SPECIAL
USE FOR MIDWESTERN UNIVERSITY, 555 31ST STREET TO PERMIT
AN ADDITION TO THE EXISTING STRUCTURE**

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, 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.

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

(hereinafter referred to as the "Property") is presently zoned "R-1, Single Family Residential" under the Comprehensive Zoning Ordinance of the Village of Downers Grove; 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 a special use be granted for the Property to allow a proposed addition to the Classroom/Lab Building and a proposed modification to the Basic Science Building; and,

WHEREAS, such petition was 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 petition 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; 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 Downers Grove 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 a proposed addition to the Classroom/Lab Building and a proposed modification to the Basic Science Building.

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 as outlined in correspondence dated March 18, 2003, is attached hereto and incorporated herein by reference as Exhibit A.
2. Substantial compliance with the plans submitted to the Zoning Board of Appeals, a reduced copy of which are attached hereto and incorporated herein by reference as Group Exhibit B.
3. Substantial compliance with the Staff report dated February 19, 2003, a copy of which is attached hereto and incorporated herein by reference as Exhibit C.

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