

**VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL WORKSHOP
MARCH 28, 2006 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
Approval of Plan Modifications for Midwestern University Administration Building (Ord. #4724)	Resolution Ordinance ✓ Motion Discussion Only	Don Rosenthal, Director of Community Development

SYNOPSIS

A motion is requested concurring with the Village Manager’s determination that the Administration Building for Midwestern University depicted in the revised plans dated March 7, 2006 substantially conforms with the originally approved plans.

FISCAL IMPACT

N/A.

RECOMMENDATION

Approval on the April 4, 2006 consent agenda.

BACKGROUND

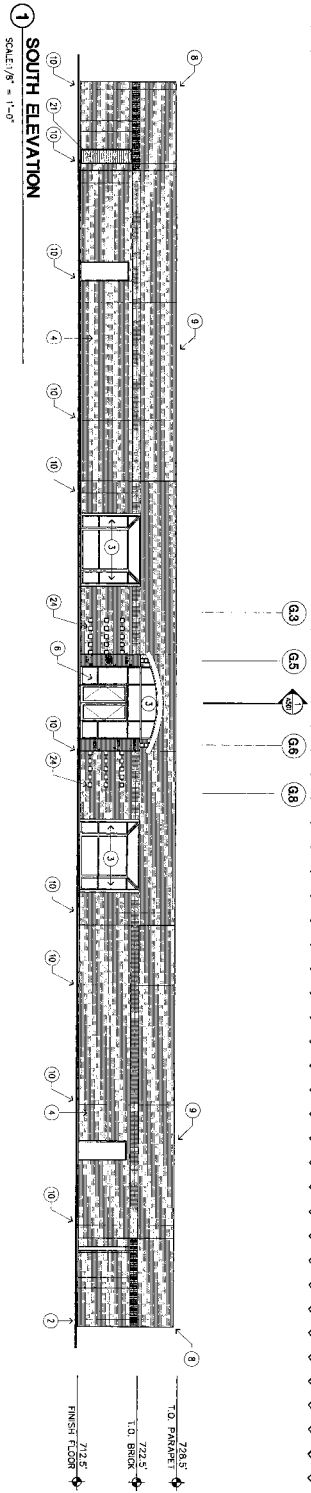
Midwestern University received Village Council approval in November 2005 for a new administrative office building and a recreation facility. Midwestern University applied for building permits for the new buildings in December 2005 and permit were subsequently issued in January 2006.

When the bids came back for the administrative office building, the cost exceeded the budget. The petitioner decided to alter the administrative office building by removing the raised glass and aluminum entry feature and replace it with a simpler entry. The site plan and building footprint of the building will not change as a result of the modifications to the building elevations. Further, no changes have been made to the plans for the recreation center.

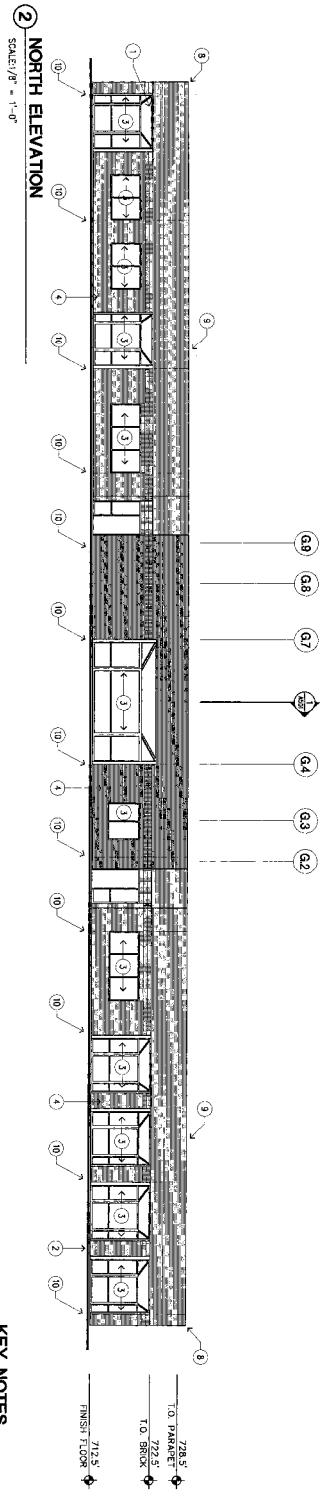
Staff believes the modifications depicted in the revised plans dated March 7, 2006 substantially conform to the approved plans attached to the Special Use Ordinance. Staff recommends approval of the modifications.

ATTACHMENTS

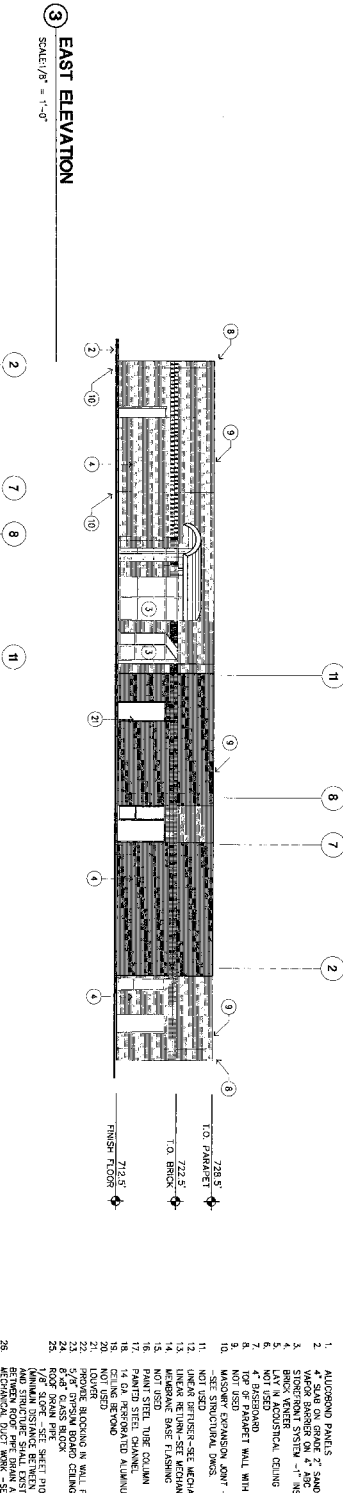
- Revised Plans dated March 7, 2006
- Approved Plans dated January 4, 2006
- Letter from Dr. Goepfinger, President and CEO of Midwestern University
- Letter from DWL Architects



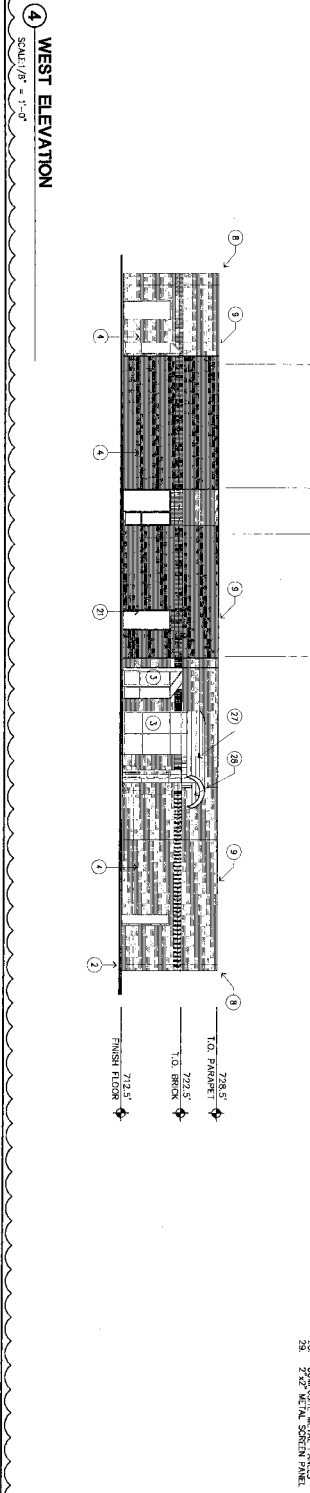
1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"




3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"


KEY NOTES

1. ALUOSOUND PANELS
2. 4" SOLID CONCRETE 2" SAND ON TOP
3. STONEFRONT SYSTEM - "I" INSULATED GLAZING
4. BRICK VENEER
5. 1" INSULATED CEILING
6. NOT USED
7. 1/2" PARAPET WALL WITH METAL COPING
8. NOT USED
9. 1/2" Gypsum core - SEE DETAIL A4302
10. SEE STRUCTURAL DRAWING
11. UNK. BRICKS - SEE MECHANICAL DRAWINGS
12. UNK. BRICKS - SEE MECHANICAL DRAWINGS
13. UNK. BRICKS - SEE MECHANICAL DRAWINGS
14. UNK. BRICKS - SEE MECHANICAL DRAWINGS
15. NOT USED
16. PAINTED STEEL CHANNEL
17. 4 GA. MECHANICALLY WELDED ALUMINUM PANEL FINIS
18. NOT USED
19. COVER BOARDING IN WALL FOR WALL ART N.I.C.
20. 1/2" GYPSUM BOARD CEILING
21. 1/2" GYPSUM BOARD CEILING
22. 1/2" GYPSUM BOARD CEILING
23. 1/2" GYPSUM BOARD CEILING
24. 1/2" GYPSUM BOARD CEILING
25. 1/2" GYPSUM BOARD CEILING
26. 1/2" GYPSUM BOARD CEILING
27. 1/2" GYPSUM BOARD CEILING
28. 1/2" GYPSUM BOARD CEILING
29. 1/2" GYPSUM BOARD CEILING
30. 1/2" GYPSUM BOARD CEILING



**ADMINISTRATION BUILDING
MIDWESTERN UNIVERSITY**

DOWNERS GROVE CAMPUS
555 3rd STREET
DOWNERS GROVE, IL



DWI ARCHITECTS
220 N. WASHINGTON STREET
CHICAGO, IL 60601
TEL: 312.467.1100
WWW.DWIARCHITECTS.COM

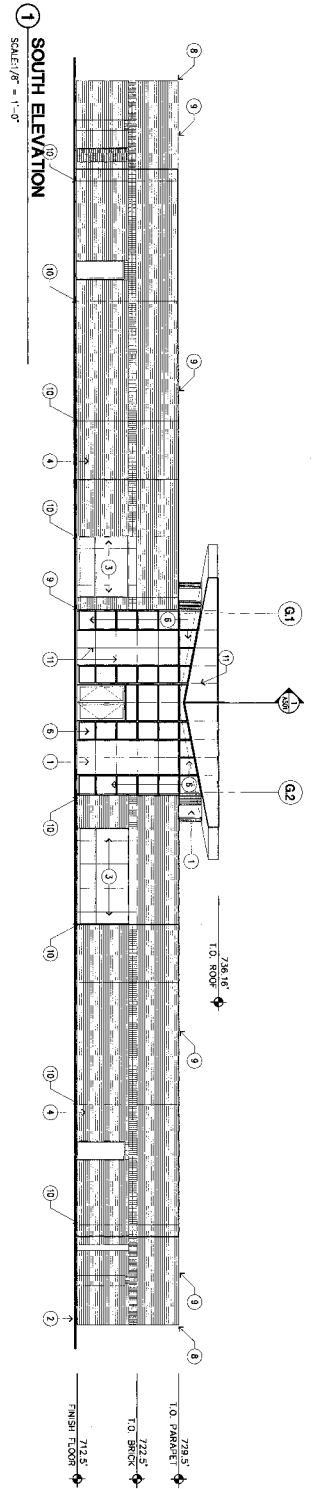
DATE: 10/09/05
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1/8" = 1'-0"

A401

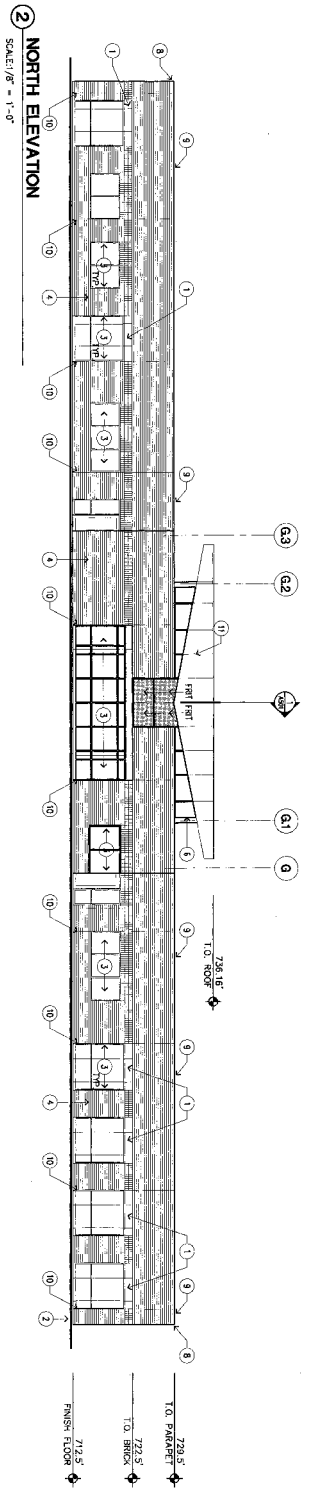
WEST
ELEVATION

EXTERIOR
ELEVATIONS

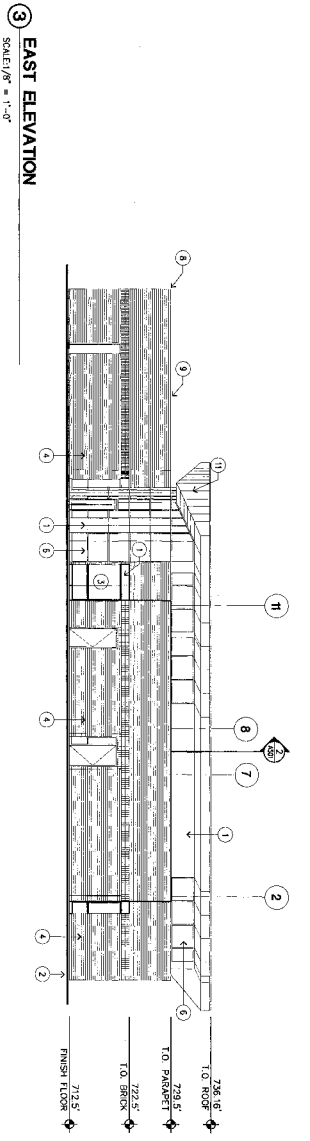
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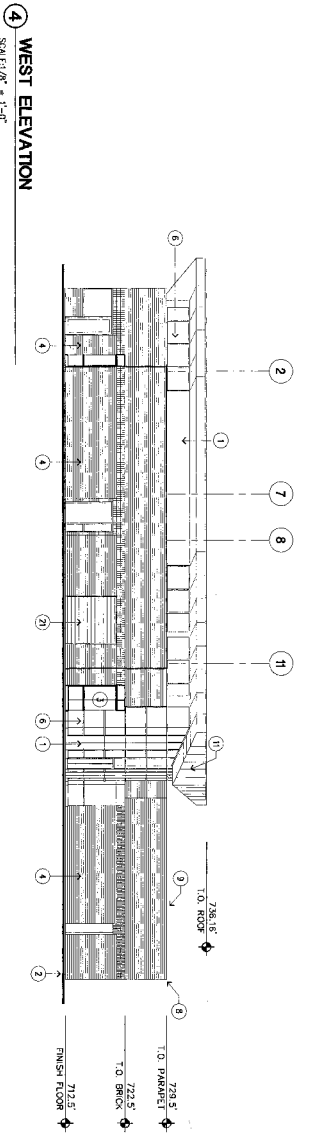
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SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"

KEY NOTES

1. ALCOBOND PANELS
2. WOOD GRADING ON 2" SAND ON
3. STRIPPER SYSTEM - 4" INSULATED CLADDING
4. 1/2" INSULATED CEILING
5. CURTAIN WALL SYSTEM - 1" INSULATED
6. 4" BASEBOARD
7. 1/2" INSULATED
8. 1/2" INSULATED
9. 1/2" INSULATED
10. METAL PANELS
11. ALCOBOND JOINTS - SEE DETAIL A1/502
12. LINDOR BRUSHES - SEE MECHANICAL DRAWINGS NOT USED
13. LINDOR BRUSHES - SEE MECHANICAL DRAWINGS NOT USED
14. G.A. INTEGRATED ALUMINUM PANEL FINISHES AND TINTED CLADDING (TP9) LOWER



**ADMINISTRATION BUILDING
MIDWESTERN UNIVERSITY**
DOWNERS GROVE CAMPUS
555 31st STREET
DOWNERS GROVE, IL



△ CITY COMMENTS
02/26/03
△ 15/26/03

NO. 02/26/03
DATE: 02/26/03
SCALE: 1/8" = 1'-0"
PROJECT: ADMINISTRATION BUILDING
SHEET: A401



KATHLEEN H. GOEPPINGER, Ph.D.
PRESIDENT & CHIEF EXECUTIVE OFFICER

March 21, 2006

Mr. David B. Fieldman
Deputy Village Manager

Jeff O'Brien, AICP
Planner, Planning and Community Development

Village of Downers Grove
801 Burlington Avenue
Downers Grove, IL 60515-4776

Dear Messrs. Fieldman and O'Brien:

Thank you very much for meeting with me today to discuss the issues surrounding the modification of the roof of the Administration Building on the campus of Northwestern University. As I stated during our meeting, the site plan, drainage, and landscaping are unchanged from the first submittal to the second. The building footprint remains unchanged as well as the exterior finishes, brick, and bay window glass. The only change relates to the exterior appearance of the building as we have eliminated the higher portion of the roof (clerestory). I appreciate the opportunity to go before the Village Council and explain why these changes were made after the building was zoned by the Zoning Board and the Council Members.

Northwestern University is a not-for-profit university under a 501(c) regulation of the IRS code. All monies we have to work with in building and developing our campus must come from either tuition or other investment funds. Currently, our tuition is approximately 68% of our total revenue with the remaining revenue balance derived from grant writing, gifts from donors and friends of the university, and investment strategies. As the President and Chief Executive Officer of Northwestern University for the past 10 years, I have been extremely sensitive to the needs of our students for new facilities while, at the same time, continuing to expand and improve on those facilities we currently have. Therefore, all buildings must be constructed utilizing as much value engineering as possible to assure our students and alums that every dollar is being utilized to its fullest potential producing quality buildings that are practical and meet the needs of our student population.

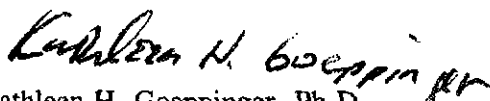
Upon receiving permission from zoning for the special use permit to move ahead with the Administration Building project, we began pricing the cost of the building. Unbeknownst to us at that time, the elevated roof was an additional \$250,000 of expense. I personally did not feel that the additional expense for an elevated roof was

justified when, in fact, this expansion that was raised approximately five feet above the floor of the roof represents less than 23% of the entire roof line. The roof currently is 11,160 square feet. The expense of this 23% expansion adding up to \$250,000 was an additional cost that I did not feel our campus community should have to bear. Therefore, I went back to the architects requesting that they lower the roof line while maintaining its architectural attractiveness thus reducing the cost of construction. This new building will serve as administrative offices only. There is no new or continuing student revenue to pay for this small building that is tucked in the woods. I am requesting an allowance to change the appearance of the building by the Village of Downers Grove Commission in order to save these dollars while enhancing the building. There are two important reasons for this request.

1. This building is not visible to neighbors or anyone outside of the actual campus community. It is tucked away in a location on campus that is heavily wooded and very close to the wetlands. The campus community having seen a rough draft of the first drawing will be pleased to know that this building was brought in at a cost effective manner and, with the lower roof, are in keeping with the modest buildings that already exist on campus. Although the elements to the exterior appearance of the building have changed, it is my hope that since there are no neighbors or community members involved outside of the students, faculty, and staff of Midwestern University, that there is not a public issue related to the lowering of the roof.
2. This building is only for seven executives and three staff members. It is difficult for us to assume additional overhead costs for a structure that is considered low profile and is to be played down rather than being a strong element on the campus.

Midwestern University continually strives to be a very good neighbor and a partner of the Downers Grove community. We have appreciated your wonderful past support while we have worked hand-in-hand with our neighbors, village council, and the planning department to assure that we find good solutions for the building projects and the work being done on campus. I would hope that this policy continues as we move forward to expand the campus, our students, and our various offerings. Midwestern is proud of its home in Downers Grove. We are proud of the relationship we have maintained with the City and look forward to that continued relationship on an ongoing basis. All consideration given to us by the Village Council and the Planning Department will be much appreciated for many years to come.

Sincerely,



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

No. 1530 P. 1

March 20, 2006



Michael L. Haake, AIA, Pres
Stephen J. Rao, AIA, Exec VP
Jeremy A. Jones, AIA, Exec VP
Mark R. Chee, AIA, Exec VP
Peter Pasou, AIA, Exec VP
Dwight C. Todd, AIA, Exec VP
Sandra M. Kukla, AIA, VP

Mr. Jeff O'Brien, AICT
Planner
Planning and Community Development
801 Burlington Avenue
Downers Grove, IL 60515-4776

RE: Midwestern University
Administration Building Modifications

Dear Mr. O'Brien:

We had been informed that the recent resubmittal of the Administration Building at Midwestern University will require re-entering the zoning process.

Our revised drawings for the Administration Building was are a forthright development and expression of the design revisions of the building. However, there were very few modifications to the exterior of the building and site. The site plan, drainage, and landscaping are unchanged. The building footprint is unchanged. The exterior finishes, brick and bay window glass are unchanged. We have simply eliminated a higher portion of roof (clerestory).

The interior floor plan is unchanged, although we have reduced the budget by changing interior finishes. There is nothing that would affect the zoning merits of this building on this site and location.

Although many of the drawings have changed, the elements that relate to the exterior appearance, and conformance with the zoning approvals are unchanged. These modifications should not be construed as requiring a reentering of the zoning process. Most of the elements that have been modified were not even presented in the original zoning documents. We have simply lowered the center portion of roof.

I am available for discussion, please do not hesitate to contact me or our Project Manager, Dwight Todd.

Sincerely,

DWL ARCHITECTS + PLANNERS, INC.

Michael L. Haake
Michael L. Haake, AIA, CSI, CCS
President

MLH.vlr

cc: Kathleen Goepfinger
Arthur Dobbelaere
Dwight Todd

Mar. 20. 2006 5:26PM DWL ARCHITECTS