

VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL WORKSHOP
JANUARY 13, 2009 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
Special Use Amendment for Midwestern University	✓ Resolution Ordinance Motion Discussion Only	Tom Dabareiner, AICP Community Development Director

SYNOPSIS

A special use ordinance has been prepared for the construction of a new Basic Science Building and an addition to the Student Services Building on the Midwestern University Campus located at 555 31st Street.

STRATEGIC PLAN ALIGNMENT

The Goals 2013 identified *Preservation of our Residential and Neighborhood Character*. Supporting this goal are the objectives *Tolerance of Neighborhood Private Development and Continue Reinvestment in the Neighborhoods*.

FISCAL IMPACT

N/A.

RECOMMENDATION

Approval on the January 20, 2009 active agenda.

BACKGROUND

Midwestern University is proposing to add a new dental college to their Downers Grove campus. The campus expansion includes the construction of a new 226,675 square foot Basic Science building and a 16,815 square foot addition to the existing Student Services building. The new buildings require Special Use approval.

The new five-story Basic Science Building will be constructed near the middle of the campus on the site of the recently demolished McNutt Auditorium. The building will contain offices, classrooms and labs for basic sciences and the future College of Dental Medicine. It will include a one level underground parking garage with a total of 83 parking spaces. The building will also include an underground stormwater detention facility beneath the parking garage level to preserve the existing stormwater runoff rate. The detention facility will meet all requirements of the Stormwater Ordinance.

The two-story 16,815 square foot addition to the existing Student Services building will bring the building total to 43,039 square feet. The addition will be constructed west and south of the existing building in the area previously used as open green space and will meet all setback requirements. The addition to the Student Services building will include new office and common lounge areas to increase the capacity of the building for larger number of students expected with the new College.

The proposal complies with all zoning requirements and is also consistent with the Future Land Use plan to maintain the area for residential use. The bulk characteristics of the development are summarized in the table below:

Midwestern University Campus Additions	Required	Proposed
Lot Coverage	1,147,653 sq. ft. (25%)	390,651 sq. ft. (8.5%)
Floor to Area Ratio (FAR)	2,754,369 sq. ft. (60%)	724,570 sq. ft. (15.7%)
Parking	1,679	1,758
Basic Science Building		
Front Setback	156 ft.	1,163 ft.
Side Setback	126 ft.	512 ft.
Rear Setback	136 ft.	1,170 ft.
Height	N/A	93 ft.
Student Services Building Addition		
Front Setback	40 ft.	1,031 ft.
Side Setback	10 ft.	538 ft.
Rear Setback	20 ft.	1,389 ft.
Height	N/A	32 ft.

The Plan Commission considered the petition at their December 1, 2008 meeting and found the project met the standards for approval. Based on their findings, the Commission recommended unanimous approval of the Special Use Amendment. Staff concurs with the Plan Commission recommendation.

ATTACHMENTS

Ordinance

Aerial Map

Staff Report with attachments dated December 1, 2008

Minutes of the Plan Commission Hearing dated December 1, 2008

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING A SPECIAL USE AMENDMENT FOR MIDWESTERN UNIVERSITY, 555 31ST STREET, TO PERMIT AN ADDITION TO AN EXISTING STRUCTURE AND FOR THE CONSTRUCTION OF A NEW SCIENCE BUILDING

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 Supervisors 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 on 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 Supervisors Assessment Plat No. 3; thence North 0 degrees 14 minutes 00 seconds East along the West line of said Lot M, 788.17 feet to a point on the North line of the South 6 acres of said Lot M; thence South 89 degrees 52 minutes 33 seconds East along a line parallel with the South line of said Lot M, 331.71 feet to a point on the East line of said Lot M, 788.18 feet North of, as measured along said East line of Lot M, the Southeast corner of said Lot M; thence North 0 degrees 14 minutes 54 seconds East along said East line of Lot M, 540.71 feet to the Northeast corner of said Lot M, said Northeast corner being also on the North line of said Northeast Quarter; thence East along said North line of the Northeast corner, 1327.50 feet to the Northeast corner thereof; thence South 0 degrees 18 minutes 06 seconds West along the East line of said Northeast Quarter, 2654.75 feet to the Southeast corner thereof; thence South 89 degrees 53 minutes 56 seconds West along the South line of said Northeast Quarter, 1915.20 feet to a point 300 feet East of, as measured along said South line of the Northeast Quarter, the Southwest Quarter thereof; thence North 0 degrees 09 minutes 27 seconds East along a line parallel with the East line of Lot O extended South in said York Township Supervisor's Assessment Plat No. 3, a distance of 963.68 feet to a point 366.84 feet South of, as measured along said parallel line, said point of beginning; thence North 77 degrees 39 minutes 24 seconds West, 169.71 feet; thence North 0 degrees 09 minutes 27 seconds East along a line parallel with said East line of Lot O extended South 155.47 feet; thence North 67 degrees 52 minutes 52 seconds East, 179.27 feet; thence North 0 degrees 09 minutes 27 seconds East along a line parallel with said East line of Lot O extended South 107.59 feet to said point of beginning; 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 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 Northeast Quarter, 404.12 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 North 0 degrees 18 minutes 06 seconds, 885.00 feet; thence south 89 degrees 41 minutes 54 seconds East, 485.00 feet, thence North 35 degrees 11 minutes 31 seconds East, 285.00 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 23.23 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 feet thereof), in DuPage County, Illinois;

AND

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

Commonly known as 555 31st Street, Downers Grove, IL 60515 (PIN 06-32-200-015, 06-032-400-026)

(hereinafter referred to as the "Property") is presently zoned in the "*R-1, Single Family Residence District*" under the Comprehensive Zoning Ordinance of the Village of Downers Grove; and

WHEREAS, the owner of the Property has filed with the Plan Commission, a written petition conforming to the requirements of the Zoning Ordinance, requesting that a Special Use per Section 28.502 of the Zoning Ordinance be granted to allow the construction of a new Basic Science Building and addition to the existing Student Services Building.

WHEREAS, such petition was referred to the Plan Commission of the Village of Downers Grove, and said Plan Commission 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 Plan Commission has recommended approval of the amendment to the Special Use, subject to certain conditions; 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 Plan Commission, 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 Special Use of the Property is hereby amended to permit construction of a new Basic Science Building and to permit an addition to the existing Student Services Building.

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

1. The proposed Special Use amendment for the construction of the new Basic Science building and an addition to the Student Services building shall substantially conform to the Preliminary Engineering plans prepared by Mackie Consultants, LLC dated September 22, 2008 and architectural plans and renderings prepared by DWL Architects and Planners, Inc. last revised October 28, 2008, attached to the staff report dated December 1, 2008, except as such plans may be modified to conform to Village codes, ordinances, and policies.
2. All handicapped parking spaces within the new parking garage of the new Basic Science building shall meet the minimum dimension requirements of the Illinois Accessibility Code.
3. The detention facility plans shall be designed and stamped by an Illinois licensed structural engineer.
4. The detention facility shall be completed prior to allowing further building construction to take place. Upon its completion, an as-built survey will be required in order to verify that it has been installed as proposed. Upon approval of this as-built survey, further construction will be allowed.
5. A Plat of Easement shall be provided for all stormwater facilities. The easement shall also include access to the detention facility through the building.

SECTION 3. The above conditions are hereby made part of the terms under which the Special Use amendment for construction of a new Basic Science Building and an addition to the existing Student Services Building are granted. Violation of any or all of such conditions shall be deemed a violation of the Village of Downers Grove Zoning Ordinance, the penalty for which may include, but is not limited to, a fine and or revocation of the Special Use granted herein.

SECTION 4. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

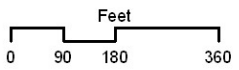
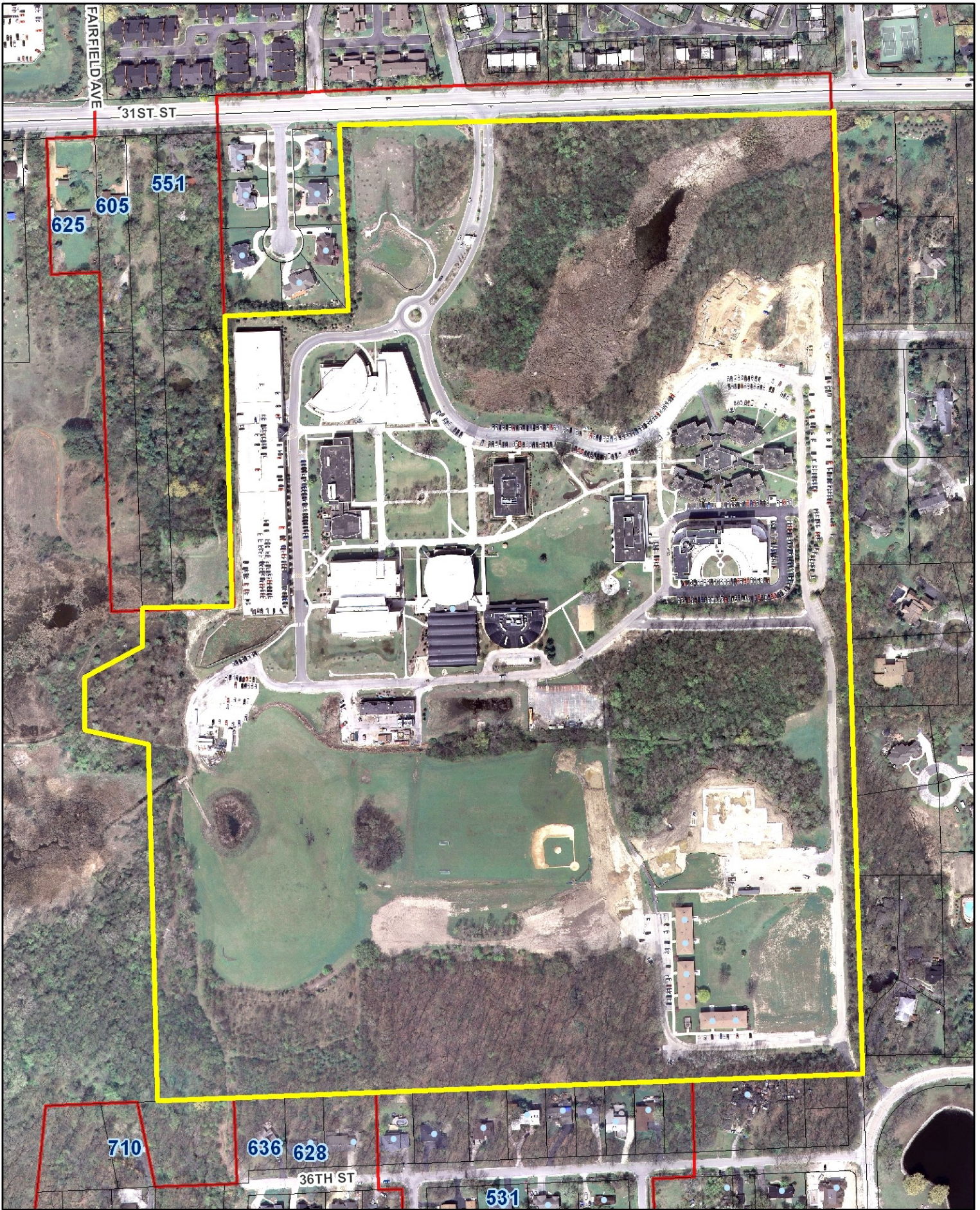
Mayor

Passed:

Published:

Attest: _____

Village Clerk



555 31st Street - Northwestern University



**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
AUGUST 4, 2008 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
PC-26-08 555 31 st Street	Special Use Amendment for Midwestern University	Damir Latinovic, AICP Planner

REQUEST

The petitioner is requesting approval of Special Use amendment to construct a 226,675 square foot new Basic Science Building and a 16,815 square foot addition to the existing Student Services Building at the Midwestern University campus.

NOTICE

The application has been filed in conformance with applicable procedural and public notice requirements.

GENERAL INFORMATION

OWNER/APPLICANT: Midwestern University
555 31st Street
Downers Grove, IL 60515

PROPERTY INFORMATION

EXISTING ZONING: R-1 Single Family Residence District
EXISTING LAND USE: Private University (Midwestern University)
PROPERTY SIZE: 105.38 acres
PINS: 06-32-200-015, 06-32-400-026

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
NORTH:	R-5 General Residence (DuPage Co.)	Residential (0-6 DU/Acre)
SOUTH:	R-1 and R-2 Single Family Residence District (Village of Downers Grove) & R-4 Single Family Residence (DuPage Co.)	Residential (0-6 DU/Acre)
EAST:	R-2 Single Family Residence District (Village of Oak Brook)	N/A
WEST:	R-1 and R-2 Single Family Residence District (Village of Downers Grove) & R-4 Single Family Residence (DuPage Co.)	Residential (0-6 DU/Acre) & Open Space

ANALYSIS

SUBMITTALS

This report is based on the following documents, which are on file with the Department of Community Development:

1. Application/Petition for Public Hearing
2. Project Summary
3. Parking Study Report
4. Plat of Survey
5. Site Plan
6. Architectural Plans

PROJECT DESCRIPTION

Midwestern University is located on approximately 105 acres of land on the south side of 31st Street. The site has been used as a college campus since 1965. Currently, the campus includes instructional, academic, office and recreational uses, dormitories, numerous accessory parking areas including surface level parking and the three-story parking garage, as well as various stormwater detention facilities. The property is zoned R-1, Single Family Residence District. The university is a permitted Special Use in the district.

The petitioner, Midwestern University, is requesting a Special Use amendment to allow for construction of a new 226,675 square foot Basic Science building and a 16,815 square foot addition to the existing Student Services building. The proposal will accommodate the future College of Dental Medicine.

Over the last 10 years, the property received several Special Use amendments to allow for construction of new buildings on the campus. Most recently, in November 2005, the Village Council approved a Special Use amendment for this property to allow construction of a new Executive Office building and Recreational Fitness Center with associated parking lots.

Basic Science Building

The new 226,675 square foot Basic Science Building will be constructed near the middle of the campus on the site of the recently demolished McNutt Auditorium, between the Alumni Hall and the Centennial Hall. The building will contain offices, classrooms and labs for basic sciences and the future College of Dental Medicine.

The building will meet all bulk requirements of the Zoning Ordinance. The five-story building will be located approximately 1,163 feet from the north property line along 31st street and 512 feet from the nearest (west) side property line far exceeding the minimum required 156-foot front yard and 126-foot side yard setbacks.

The Zoning Ordinance does not contain a maximum height for non-residential uses in the R-1 Zoning District. Due to grade change, the five story contemporary design building will be 82.6 feet tall on the north side and 93 feet tall on the south side of the building.

The Basic Science building will include a one level underground parking garage with 83 parking spaces, including three handicapped parking spaces. The parking garage will be accessible via a new access ramp on the west side of the building. After the completion of the new Basic Science Building, the campus will have a total of 1,758 parking spaces. Per the submitted parking study, the university is required to provide a total of 1,679 parking spaces. As such the campus will meet the parking requirements.

The building will also include an underground stormwater detention facility under the parking garage level to preserve the existing stormwater runoff rate. The detention facility will meet all requirements of the Stormwater Ordinance.

Student Services Building Addition

The 16,815 square foot addition to the existing two-story 26,224 square foot Student Services building will bring the building total to 43,039 square feet. The addition will be constructed west and south of the existing building in the area previously used as open green space. The addition will meet all setback requirements. The proposed two-story addition will be located 1,031 feet from the north property line along 31st Street where 40 feet is required, and 538 feet from the nearest (east) side property line where 10 feet is required by Code. The proposed addition will be 32 feet high to match the height of the existing building.

The addition to the Student Services building will include new office and common lounge areas to increase the capacity of the building and accommodate the larger number of students expected with the new College of Dental Medicine.

COMPLIANCE WITH FUTURE LAND USE PLAN

According to the Future Land Use Plan, the subject property is designated as Residential (0-6 DU/acre). The private university, located on the property since 1965, is a permitted Special Use in the R-1 Single Family residence district. Over the last 10 years, the Special Use has been amended several times to allow for construction of new buildings on the campus. The proposed new Basic Science Building and the addition to the Student Services building are consistent with the intent of the Future Land Use Plan and will not diminish the value of the surrounding properties.

COMPLIANCE WITH ZONING ORDINANCE

The property is zoned R-1 Single Family Residence District. The university is a permitted Special Use in the district. The proposal will comply with all bulk regulations of the Zoning Ordinance. The new Basic Science building and the addition to the Student Services building are located near the middle of the campus, far exceeding setback requirements from all property lines. Upon the completion of the new Basic Science building and the Student Services addition, the total lot coverage will be 390,651 square feet, or 8.5% well within the maximum permitted 25%. The proposed Floor to Area Ratio will be 724,570 square feet, or 15.7%, also well within the maximum permitted 60%.

The bulk characteristics of the development are summarized in the table below:

Midwestern University Campus Additions	Required	Proposed
Lot Coverage	1,147,653 sq. ft. (25%)	390,651 sq. ft. (8.5%)
Floor to Area Ratio (FAR)	2,754,369 sq. ft. (60%)	724,570 sq. ft. (15.7%)
Parking	1,679	1,758
Basic Science Building		
Front Setback	156 ft.	1,163 ft.
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Student Services Building Addition		
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Side Setback	10 ft.	538 ft.
Rear Setback	20 ft.	1,389 ft.
Height	N/A	32 ft.

Parking

Per Zoning Ordinance, the university is required to provide a parking study to determine campus parking demand. The petitioner has submitted a parking study completed October 29, 2008 to demonstrate existing and future parking demand.

As part of the study, the petitioner's traffic consultant completed a parking inventory on Thursday October 23, 2008. Currently, there are 1,675 parking spaces on the campus. The parking count was conducted in the morning hours because a majority of campus activities and classes occur at this time. The parking inventory revealed peak parking usage occurred at 10:30 am when 1,335 parking spaces were occupied. This represents an 80% peak occupancy rate and a parking surplus of 340 spaces. Upon their completion, the new Basic Science building and the Student Services building addition will increase parking demand on campus by approximately 191 parking spaces due to the expanded increase in number of students and faculty members.

The parking study indicates the campus will require a total of 1,679 parking spaces when the Basic Science building and the Student Services building addition are completed. Upon the completion of the proposed campus additions, the campus will have a total of 1,758 parking spaces including 83 new parking spaces at the new Basic Science building. As such, the campus will meet the required number of parking spaces.

The parking inventory also found the greatest demand for parking spaces occurs on the west side of the campus near the existing parking deck. The demand for parking spaces will increase in this area after the completion of the new Basic Science building. Although this parking demand will be met with available parking spaces in other parts of the campus, the study concludes with a recommendation for an additional 130-262 parking spaces in the vicinity of the new Basic Science Building to ease the parking demand in this area of the campus. The petitioner has expressed there are future plans to expand the existing parking deck to the south to accommodate future campus growth and parking demand.

The Village's traffic engineer has reviewed the study. Staff believes the petitioner has demonstrated there will be sufficient parking after completion of the proposed buildings. Future parking expansion will likely be needed if new buildings and/or additions are proposed.

ENGINEERING/PUBLIC IMPROVEMENTS

Midwestern University is located on approximately 105 acres of land and contains various stormwater detention facilities. The new Basic Science Building and the addition to the Student Services building will increase the total building coverage on the property by 47,971 square feet. The new Basic Science Building will be constructed on the site of former McNutt Auditorium, which was recently demolished, and will include an underground stormwater detention facility under the entire building footprint. The construction of the new detention facility will preserve existing stormwater runoff rate. The proposal will comply with all provisions of the Stormwater Ordinance.

The petitioner is not proposing any changes to the campus access or circulation. The only entrance to the site is located on the north side of the campus at the 31st street entrance with a 24-hr attendant.

PUBLIC SAFETY REQUIREMENTS

The Fire Prevention Division of the Fire Department has stated the property will continue to have adequate emergency access. The new Basic Science building and the Student Services building will be fully sprinkled and will include an automatic and manual detection fire alarm system. The first floor parking structure of the new Basic Science building will also be sprinkled and will include an automatic and manual detection system.

NEIGHBORHOOD COMMENT

The University sent informational letters to surrounding neighbors and held an informational meeting at the campus to view the proposed campus additions on September 4, 2008. Staff received several phone inquiries from adjacent residents but has not received any written comments regarding the proposal at this time.

FINDINGS OF FACT

Staff believes the proposed Special Use amendment to allow the construction of the new Basic Science Building and the addition to the Student Services building meets all standards for Special Use outlined below. The proposal also complies with all zoning requirements and is also consistent with the Future Land Use plan to maintain the area for residential use.

The university is a permitted Special Use in the R-1 Single Family Residence district. It has been located on the site since 1965 and will continue to have no detrimental effect on the health, safety, morals or general welfare of the neighborhood. The new Basic Science Building and the addition to the Student Services building are desirable and compatible with the surrounding campus and will not have an adverse impact on the development or the existing trend of development in the neighborhood. The buildings are located near the middle of the 105 acre campus far from all property lines and adjacent properties. The proposal will comply with all bulk regulations specified in this Zoning Ordinance for the R-1 district.

Section 28.1902 Standards for Approval of Special Uses

The Village Council may authorize a special use by ordinance provided that the proposed Special Use is consistent and in substantial compliance with all Village Council policies and land use plans, including but not limited to the Comprehensive Plan, the Future Land Use Plan and Master Plans and the evidence presented is such as to establish the following:

- (a) 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.*
- (b) 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.*
- (c) 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 or will comply with any variation(s) authorized pursuant to Section 28-1802.*
- (d) That it is one of the special uses specifically listed for the district in which it is to be located.*

RECOMMENDATIONS

The proposed Special Use Amendment to construct a new Basic Science building and an addition to the Student Services building is compatible with surrounding zoning and land use classifications. Based on the findings listed above, staff recommends the Plan Commission make a positive recommendation to the Village Council regarding the petition PC-26-08 subject to the following conditions:

1. The proposed Special Use amendment for the construction of the new Basic Science building and an addition to the Student Services building shall substantially conform to the Preliminary Engineering plans prepared by Mackie Consultants, LLC dated September 22, 2008 and architectural plans and renderings prepared by DWL Architects and Planners, Inc. last revised October 28, 2008, attached to this report, except as such plans may be modified to conform to Village codes, ordinances, and policies.

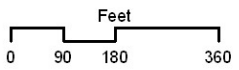
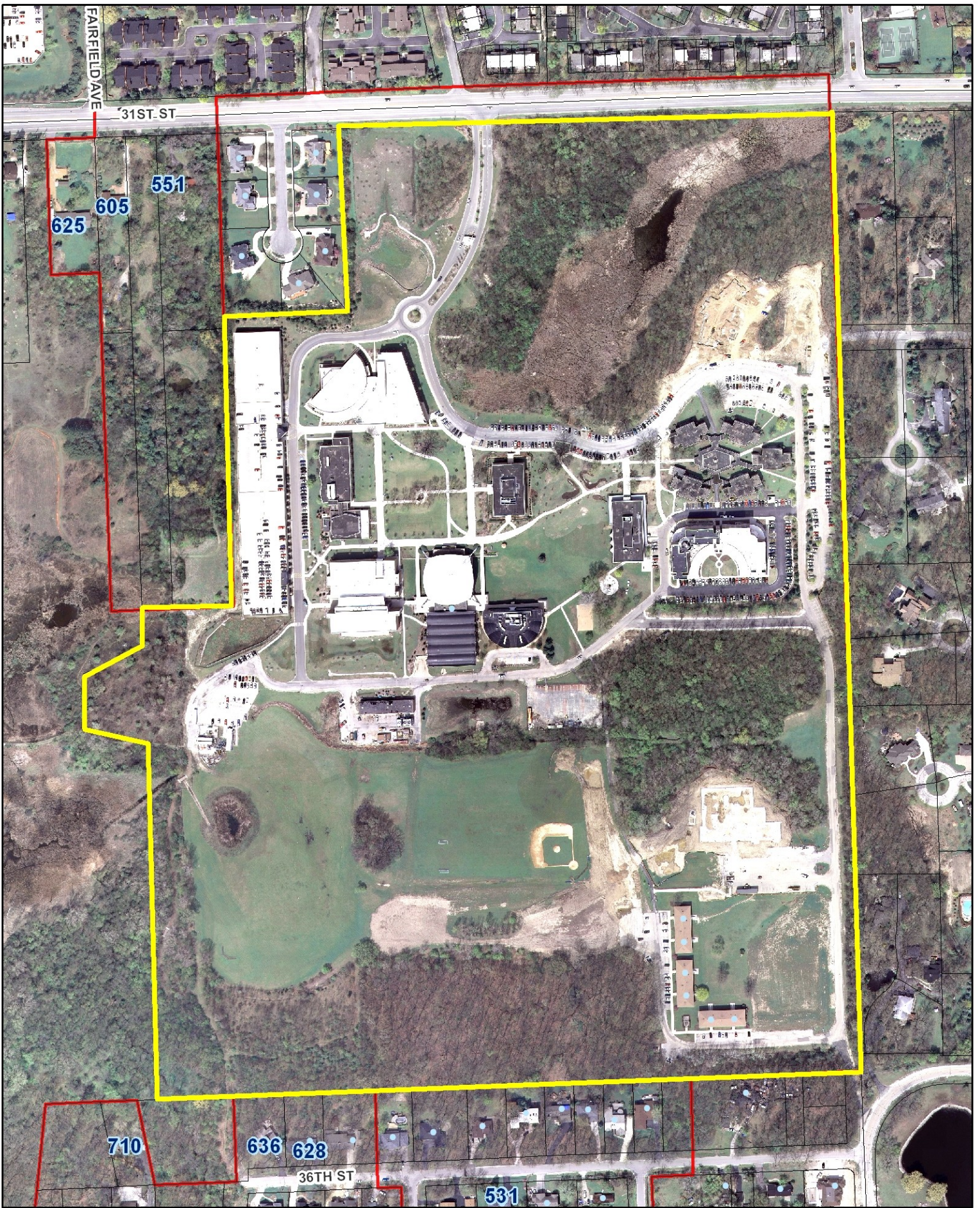
2. All handicapped parking spaces within the new parking garage of the new Basic Science building shall meet the minimum dimension requirements of the Illinois Accessibility Code.
3. The detention facility plans shall be designed and stamped by an Illinois licensed structural engineer.
4. The detention facility shall be completed prior to allowing further building construction to take place. Upon its completion, an as-built survey will be required in order to verify that it has been installed as proposed. Upon approval of this as-built survey, further construction will be allowed.
5. A Plat of Easement shall be provided for all stormwater facilities. The easement shall also include access to the detention facility through the building.

Staff Report Approved By:

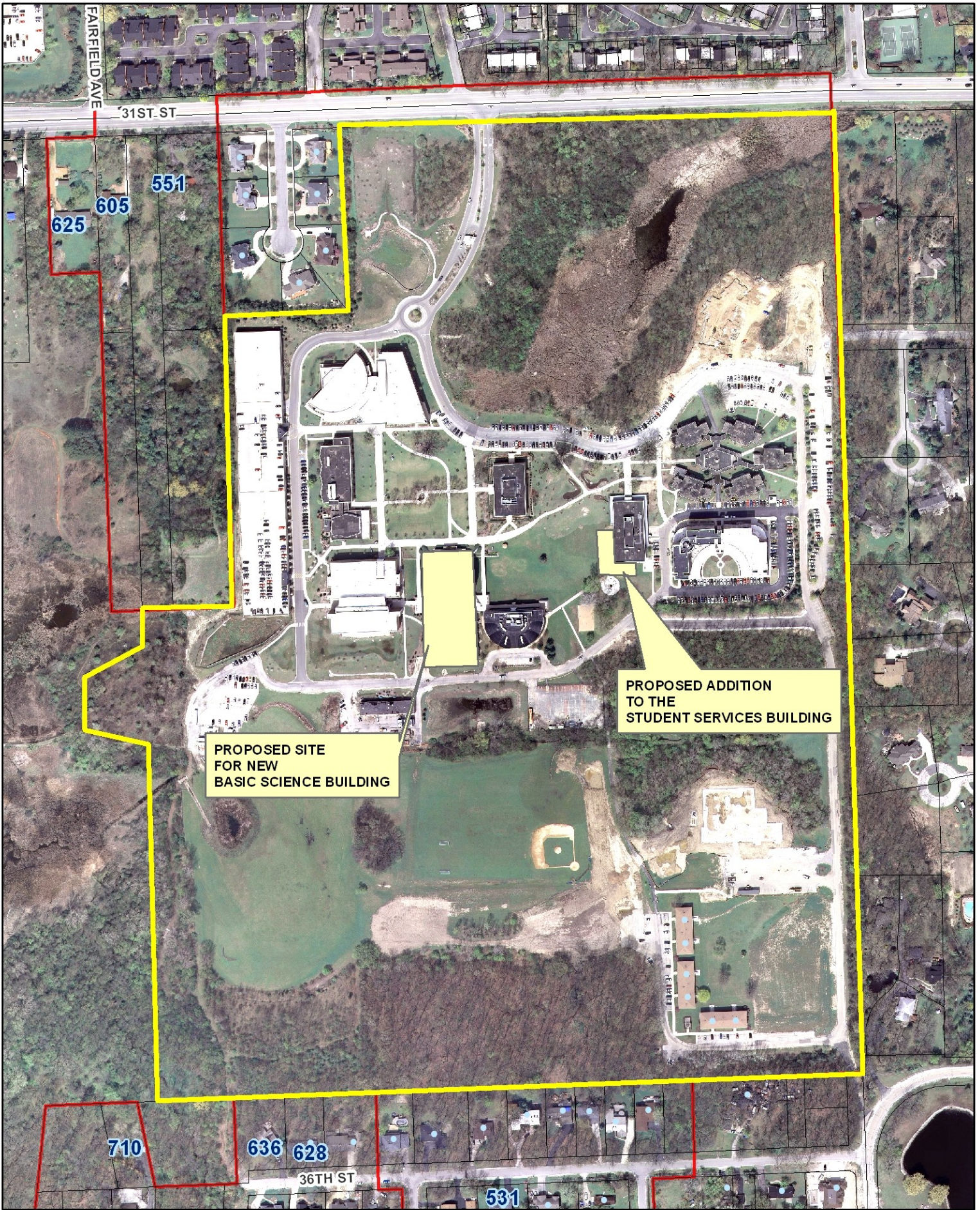
Tom Dabareiner, AICP
Director of Community Development

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555 31st Street - Northwestern University



FAIRFIELD AVE

31ST ST

625

605

551

PROPOSED SITE FOR NEW BASIC SCIENCE BUILDING

PROPOSED ADDITION TO THE STUDENT SERVICES BUILDING

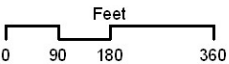
710

636

628

36TH ST

531



555 31st Street - Northwestern University



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

August 24, 2008

Dear Neighbors and Friends:

As the demand for qualified health care professionals continues to increase throughout our community, state and nation, Midwestern University continues to develop and improve our Downers Grove Campus. Over the past year we have been strategically planning the next phase of growth of our campus. Today I am very pleased to share with you those plans and the impact they will have on future generations of health care professionals.

As a neighbor of Midwestern University, I am sure you share with me the pride we have in the many new buildings, extensive landscaping and vast improvements we have made to our campus over the past ten years. Along with the advancement to the campus facilities and environment is the wonderful advancement we are making to the health professions. In the years to come we will be adding a College of Dental Medicine to our campus to provide our community with caring and compassionate dentists who can be part of the health care team currently educated by Midwestern University.

We need new facilities to add this College to our campus. Our plans are to construct a new Basic Science and Dental Education Building to the center of campus. Those of you familiar with the campus will remember the large athletic hall that stood in the center of the campus. This building was demolished last year. This is the exact site of the proposed new building. You will note that this building is not along any of our exterior borders and not close to any neighbors. A picture of the new facility is enclosed for your review.

With the future addition of dental students, the University needs to expand the Commons, Student Services facility. This expansion is an addition to the south of the current structure, and not close to any of our neighbors. It will allow for more students to take lunch at the same time, and also provide us with an exterior patio for lunch groups to enjoy the spring and fall beauty of the campus.

The University invites you to come and personally meet with us to talk about these campus improvements. A meeting will be held on Thursday, September 4th from 5:00 to 6:30 PM in the Hyde Atrium on our campus. At this time, we will be able to visit with and show you the plans for our growth. At the Hyde Atrium, located in Alumni Hall, we will have beverages and appetizers for you to enjoy as you look at the drawings and have a chance to share with you the plans for the next stage of development of Midwestern University.

If you have questions before that time, you are most welcome to contact my office or e-mail me at drgoeppinger@midwestern.edu so that we may respond to any inquiries you have prior to our community meeting.

We take a great deal of pride in the relationship we have built with you our neighbors. We care about our community, our campus and the educational opportunities afforded the many students that call Midwestern home. I wish to thank you for being a good neighbor, and allowing us to grow and develop. I look forward to sharing with you our plans and visiting once again.

Sincerely,

Kathleen H. Goepfinger

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



Midwestern University
New Basic Science Building & Student Services Addition
Appendix A – Standards for Approval
September 3, 2008

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.
Midwestern University is dedicated to the education of health care professionals within the State of Illinois and the entire country. We educate Osteopathic Physicians, Doctors of Pharmacy, Occupational and Physical Therapists, Physician Assistants, Clinical Psychologists and Masters students in Bio-medical Science. The strategic plan of Midwestern includes the addition of dental medicine for the Downers Grove campus. As we look at adding dental students to the campus we carefully analyzed the current facilities and determined that our basic science needs have grown since Midwestern University moved to the Downers Grove campus in 1986. We have carefully planned our current and future space requirements and are petitioning the Village of Downers Grove to allow the construction of a new, state-of-art science hall and an expansion of the Student Commons to accommodate the new dental students as well as the faculty and staff of Midwestern University.
- 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 Basic Science Building is being constructed on the former site of a recreation building. The Student Services Addition building is planned for an area that is currently unimproved.
- 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 as accessory uses to a college campus.
- 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.

PARKING STUDY REPORT
for
MIDWESTERN UNIVERSITY
DOWNERS GROVE, ILLINOIS

October 29, 2008

Prepared for:

MIDWESTERN UNIVERSITY
555 31st Street
Downers Grove, Illinois 60515

Prepared by:



JAMES J. BENES AND ASSOCIATES, INC.
950 Warrenville Road, Suite 101
Lisle, Illinois 60532
(630) 719-7570

A. INTRODUCTION

Midwestern University provides programs for Medical, Pharmacy, Physician's Assistants, Physical Therapists, and Occupational Therapists on the campus on 31st Street in Downers Grove, Illinois. As the programs have grown over the years, new buildings have been added and a parking garage constructed on the campus. In recent years, the new Executive Office Building and the Wellness/Fitness Center were completed and occupied, and the McNutt Building was demolished. Construction of a new 120,000 square foot Basic Science Center at the former location of the McNutt Building and construction of a 19,724 square foot expansion of the Student Services Center are now proposed.

A parking study for Midwestern University was conducted in April, 2007. That study contemplated future construction of the new Basic Science Building and potential future expansion of the existing parking structure on the west side of the campus, but was prepared before the Executive Office and the Wellness/Fitness Center were occupied. It did not consider the 83 new parking spaces that will be provided in a ground level parking garage under the new Basic Science Building, and did not include the Student Services Center expansion.

The Village of Downers Grove has requested that the 2007 parking study be updated to capture the current parking demand with the now occupied Executive Office Building and the Wellness/Fitness Center. This study was prepared to address Village comments and to take into account current building plans for the campus.

This report contains an updated inventory of existing parking spaces, an examination of the existing and future parking demands compared to parking supply, and recommendations and conclusions regarding parking needs.

B. PARKING INVENTORY

An updated parking inventory count was conducted on Thursday, October 23, 2008. The various parking areas on the campus were checked to determine the number of available parking spaces in each area. A map identifying the various areas is included in the Appendix of this report (see Exhibit I). The number of available spaces was recorded by type: 1) unrestricted, 2) reserved, 3) staff, 4) accessible for the handicapped. The number and type of spaces are tabulated for each area in Exhibit II in the Appendix.

During the inventory, the following observations were made:

- The old tennis court area (parking Area "F") still has marked parking spaces, but is now fenced off. It no longer appears to be used for parking, and instead is used as a storage area. For the purposes of this study, the tennis courts are no longer considered to be an active parking lot.
- The parking garage currently has 273 marked parking spaces. Eight parking spaces on the ground level are currently fenced off and used for storage. These spaces can easily be re-opened should parking demand dictate the need, and therefore are included in the useable parking supply for this study.

- One parking space in the parking lot directly east of the dorms (parking Area "P") was taped off to prevent use. For this study, it is assumed that this is a temporary condition, and therefore this space was included in the useable parking supply for this study.

The inventory found that there were a total of 1,675 parking spaces on campus. With the addition of 83 parking spaces in the planned parking level at the new Basic Science Building, the total parking supply will be 1,758 spaces.

C. PARKING USAGE SURVEY

A parking usage study was conducted on Thursday, October 23, 2008. During the usage study, the number of parked vehicles was counted in all parking areas.

As noted in the previous campus parking studies, the peak parking accumulation occurs in the late morning. The usage counts were made in each parking area at 6:30 AM and every one-half hour from 10:00 AM to 12:00 noon (see Exhibit II in the Appendix). The peak parking accumulation occurred at 10:30 AM when a total of 1,335 vehicles were counted in the 1,675 parking spaces, an occupancy rate of 80%.

D. PARKING REQUIREMENTS

The university campus presents a unique situation because it includes a number of different activities that may or may not occur at the same time. The faculty, staff, administration, and visitors require parking spaces. Parking is also required for resident students living in dorms and apartments on campus, and for students living off campus and commuting to school.

It is important that adequate parking be available to satisfy the peak demands while still avoiding providing excess parking areas that add to storm water run-off and detention requirements, add to initial construction costs, and add to on-going maintenance costs.

Parking Requirements

A parking needs analysis was performed employing the original required parking computation methodology developed in the late 1990's for the campus. In addition, a second analysis was performed using an alternate approach that is a modification of the original methodology. In the alternate analysis the current Downers Grove Zoning Ordinance office space parking rate for buildings with required parking equal to or greater than 50 spaces, and a computed existing commuter student parking demand rate were used. The commuter student parking demand rate was based on a ratio of the existing counted peak parking demand minus parking demand for non-commuter student uses, to the total number of commuting students visiting campus daily.

Over the years the campus has experienced several changes, and the original methodology has become overly conservative. The original parking requirement computation method identifies required parking supplies 50% and 40% higher than the 2006 and 2008 counted campus peak

parking demands respectively. The alternate parking requirement analysis was performed to provide a more accurate estimation of needed parking supply and to avoid construction of a significant number of parking spaces that would go unused.

A tabulation of updated parking requirements using the original methodology is provided in Exhibit III in the Appendix. The computed peak parking requirement in 2008 without the new Basic Science Building or the Student Services Center expansion is 1,874 spaces; 539 spaces (40%) above the counted 2008 peak parking demand, and 199 spaces above the current parking supply of 1,675 spaces.

The alternate methodology parking requirement of 1469 spaces provides a 10% parking surplus over the counted 2008 peak parking demand. This is 206 spaces (12%) below the current supply. The computed parking demand rate for commuting students was found to be 0.54 spaces per student. See Exhibit IV in the Appendix.

By 2013, enrollment is expected to increase, and it is assumed that the new Basic Science Center and Student Services Center expansion will be completed. Under the year 2013 scenario, the projected parking requirement is expected to increase to 2,175 spaces using the original methodology. The projected demand exceeds the planned parking supply of 1,758 spaces by 417 spaces.

Under the alternate methodology, the projected parking need is 1,679 spaces; 79 spaces less than the planned 1,758 space supply.

From a campus wide analysis perspective, the recommended *minimum* parking supply upon completion and full occupancy of the new Basic Science Building and the Student Services Center Expansion is 1,679 spaces. The planned parking supply of 1,758 exceeds the recommended minimum campus wide parking supply.

Parking Demand for Library and Wellness/Fitness Center

Under both the original and the alternate methodologies, the parking requirement for the Library and the Wellness/Fitness Center are shown as zero on Exhibits III and IV. Both of these buildings are currently occupied, and are used exclusively by students and University staff. Access to the University is limited at the security gate at the 31st Street campus entrance.

The parking demand for students on campus is already accounted for separately under resident and commuter student demand computations. Parking demand for staff is accounted for in the staff parking requirements at the various other buildings on the campus. Therefore, there is no new/additional parking need generated by these two uses beyond that considered in Exhibits III or IV.

Existing parking counts support the assumption of no additional parking demand at these two existing buildings. Applying a parking rate of 1 space per 200 square feet of library space, wellness clinic and fitness center would indicate a need for an additional 332 spaces beyond that identified under either methodology. The existing 2008 parking demand peaks at 80% occupancy, which is a desirable occupancy rate for efficient parking lot operations and usage.

Providing an additional 332 spaces would create an unnecessary and expensive surplus of parking.

Parking Location

Due to the layout of the buildings and parking lots throughout the campus, it is appropriate to review the geographic location of existing parking supply and occupancy relative to key individual or groups of buildings. The following summarizes the assessment of the critical building groupings.

Student Apartments (parking lots K, L & M), Wellness/Fitness Center (lot J), Executive Office Building (lot T) and Visitors Center (lot Z): These four uses are individually, relatively isolated from the more active uses on campus. The existing parking supply at the lots serving these buildings is more than adequate. The maximum combined peak occupancy among these uses is 49% for the apartment parking lots. The peak occupancy is no greater than 27% at any of the other uses. Each of these uses will experience little or no increased parking demand due to the planned building improvements. The need for additional parking at these buildings is not expected.

LLC, Dorms and Student Services Center (parking lots G, H, I, N, O, P, Q, R, S, U, V & AA): Currently, the aggregate peak occupancy of the parking lots serving these buildings is 76%. Additional parking demand resulting from the planned Student Services Center building expansion is anticipated to be approximately 15 vehicles. Although a few users will have a longer walk to/from their cars, there is a sufficient number of existing parking spaces available to accommodate the increased demand, with an acceptable projected occupancy of 80%. The need for additional parking at these buildings is not expected.

Basic Science Center, Library/Classroom Building, Classroom/Lab Building, New Basic Science Building, ERC and old Administration Building (parking garage & lots A, B, C, E, W, X & Y): Although parking occupancy campus wide peaks at 80%, the majority of currently available parking spaces during the peak period are located in the east portion of the campus, generally from 600 feet to 1,100 feet from the buildings on the west half of the campus. The existing aggregate peak occupancy of the parking lots serving these buildings in the western half of the campus is 91%, which is considered to be functionally at capacity. Additional parking demand resulting from construction of the new Basic Science Building will generate a need for more geographically convenient parking spaces.

Since the majority of commuter student parking demand falls in this geographic area, it is assumed that the entire growth in commuter student parking demand will be needed in this area. Combining the projected commuter student parking demand growth with the staff parking required for the new Basic Science Center plus a 20% buffer on the total new demand, the projected required increase in parking supply in this geographical area would be 345 spaces using the original methodology, or 213 spaces using the alternate methodology.

In either case the planned additional 83 parking spaces in a ground level garage at the new Basic Science Center is not expected to adequately serve the projected parking demand in the vicinity of these buildings. To maintain adequate parking supply in the west half of the campus, an additional 130 to 262 parking spaces should be provided in the vicinity of the new Basic

Science Center. A potential location for the additional parking spaces would be a southward expansion of the existing parking garage on the west side of the campus.

E. SUMMARY AND CONCLUSIONS

Upon completion of the new Basic Science Center and the expansion of the Student Services Center, a total of 1,758 parking spaces are currently planned to be provided for University parking lot users. This study was performed to assess the adequacy of the planned parking supply for projected parking demand.

Over the years the campus has experienced several changes, and the required parking computation methodology developed in the late 1990's for Midwestern University has become overly conservative. The original methodology was found to require parking supplies 50% and 40% higher than the 2006 and 2008 counted campus peak parking demands respectively. The original method was adjusted to provide an alternate parking requirement analysis that generates a more accurate estimation of parking supply needs, which can therefore prevent construction of a significant number of new parking spaces that would go unused. In this study, parking requirements were assessed using both the original and the more accurate alternate methodologies.

Under the counted October 2008 peak parking demand, 80% of campus parking spaces are in use. This represents good, efficient use of the available parking. Once parking reaches 90% occupancy, the lots are effectively full.

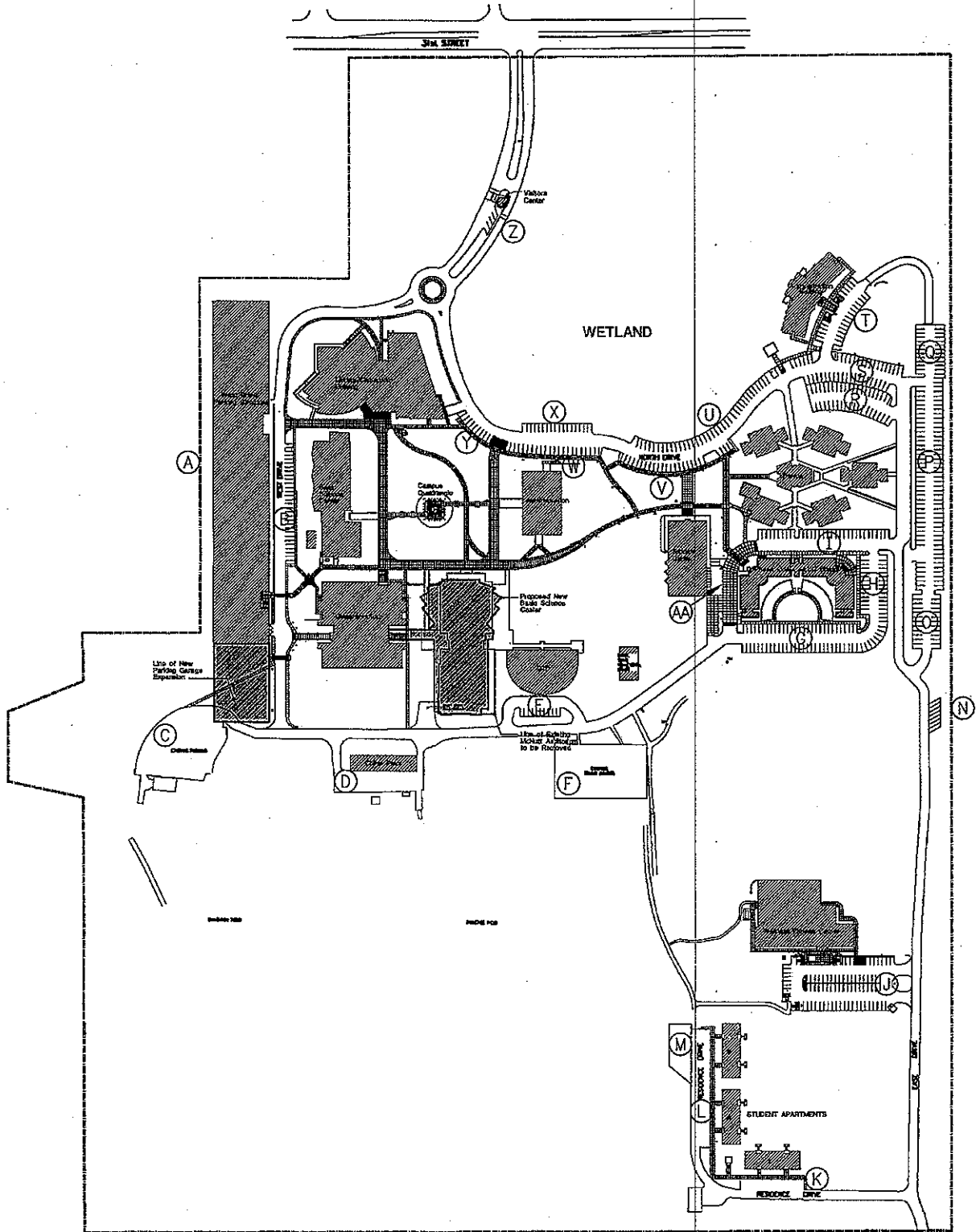
Construction of the new Basic Science Center and expansion of the Student Service Center will generate additional parking. Although the planned campus-wide parking supply is expected to have a surplus of 79 spaces over the recommended 1,679 spaces at 90% occupancy based on the alternate methodology, the geographic distribution of the parking spaces is not optimal. The majority of the new parking needs will be generated by the new Basic Science Building. Existing peak parking occupancy in the western half of the campus, at 91%, has reached the functional capacity of the western parking areas, which is where the majority of new parking demand will occur.

To accommodate the increased parking demand in the western half of the site it is recommended that at a minimum, 130 new parking spaces be constructed in the western half of the campus in addition to the planned 83 new spaces at the new Basic Science Center.

--End--

APPENDIX





MIDWESTERN UNIVERSITY - DOWNERS GROVE CAMPUS
Parking Inventory and Usage Survey
 Thursday, October 23, 2008

Parking Area	Unrestricted Spaces	Reserved Spaces	Staff Spaces	Handicapped Spaces	Existing Total Spaces	Currently Available Spaces	6:30 AM	10:00 AM	10:30 AM	11:00 AM	11:30 AM	12:00 PM	Subarea Peak Occupancy	Occupancy @ 10:30 AM	Available Spaces in Max. Hour
							19	200	254	243	233	93%	93%		
A	86		180	7	273	265									
(Garage)	44				44	44									
Lower Ramp	272				272	272									
Mid Level	44				44	44									
Upper Ramp	282				282	282									
Roof Level	(728)		(180)	(7)	(915)	(907)									
(Garage Total)															
B	23	1		2	26	26									
BSC	59				59	59									
Pump Sta.	7				7	7									
Chiller Plant	0			6	6	6									
ERC	0			0	0	0									
tennis courts	55			2	55	55									
LLC south	37			2	39	38									
LLC east	18			6	24	24									
LLC north	79			4	83	83									
Well Ctr.	26			3	29	29									
Apts. South	36			1	37	37									
Apts. near west	21				21	21									
Apts. far west	13				13	13									
LLC southeast	20			2	22	22									
Dorms southeast	85			2	87	84									
Dorms east	28				28	28									
Dorms northeast	34			2	36	36									
Dorms north	40				40	40									
Dorms south	24			2	26	26									
Executive Of.	37				37	37									
Stud. Ctr. north	0				0	0									
Stud. Ctr. south	8			2	10	10									
Old Admin. south	0				0	0									
Old Admin. north	0				0	0									
Quad.	4				4	4									
Visitor Ctr.	4				4	4									
Student Ctr.	4			2	6	6									
CAMPUS TOTAL				1675	1666	1666	363	1264	1335	1269	1250	1238	80%	80%	340

EXHIBIT II

MIDWESTERN UNIVERSITY – DOWNERS GROVE CAMPUS
Parking Requirements
Pre 2007 Computation Methodology (Conservative)

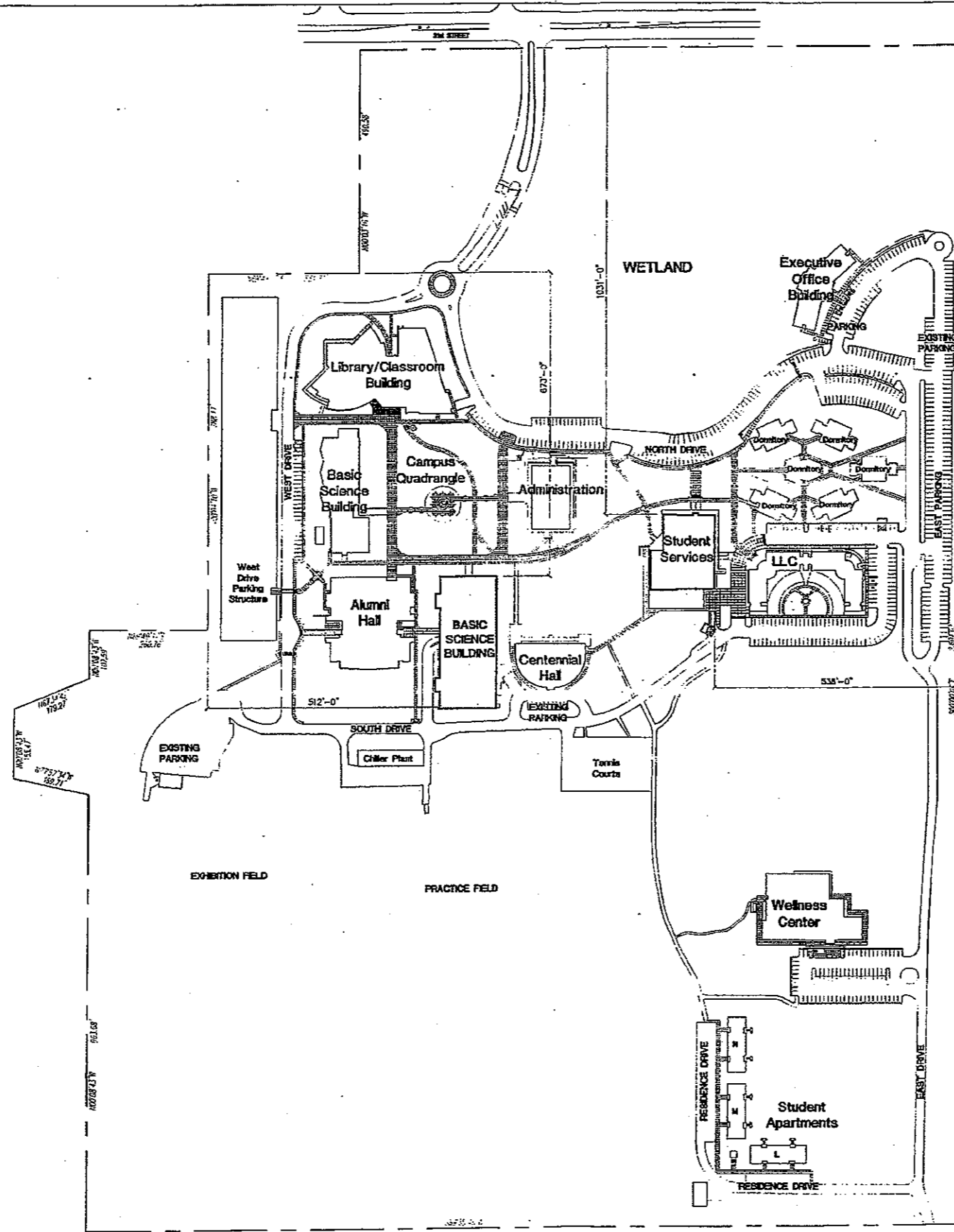
	Building	Parking Rate	2008 Space	2008 Parking Required	2013 Space	2013 Parking Required
1.	Basic Science Center Class Laboratory Non-class Laboratory Office Animal Quarters Support Space Anatomy Lab	1 per 300 sq. ft.	45,923 sq. ft. 15,831 sq. ft. 6,151 sq. ft. 5,748 sq. ft. 6,016 sq. ft. 11,254 sq. ft. 923 sq. ft.	20	45,923 sq. ft. 15,831 sq. ft. 6,151 sq. ft. 5,748 sq. ft. 6,016 sq. ft. 11,254 sq. ft. 923 sq. ft.	20
2.	McNutt Auditorium		Demolished	0	Demolished	0
3.	Central Plant (Boiler House)	1 per 500 sq. ft.	5,080 sq. ft.	11	5,080 sq. ft.	11
4.	Administration Office	1 per 300 sq. ft.	35,100 sq. ft. 35,100 sq. ft.	117	35,100 sq. ft. 35,100 sq. ft.	117
5.	Student Services Center Office Food Facilities Lounge Merchandising Support (large supply storage)	1 per 300 sq. ft. 1 per employee 1 per employee 1 per employee	24,120 sq. ft. 1,850 sq. ft. 10,370 sq. ft. 5,440 sq. ft. 1,440 sq. ft. 6,480 sq. ft.	7 7 2 2	43,844 sq. ft. 6,111 sq. ft. 12,368 sq. ft. 6,295 sq. ft. 1,786 sq. ft. 17,284 sq. ft.	21 7 2 2
6.	Educational Resource Center (ERC) Lecture Rooms Class Laboratories Office	one each	34,000 sq. ft. 350 seats 6,000 sq. ft. 18 offices	18	34,000 sq. ft. 350 seats 6,000 sq. ft. 18 offices	18
7.	Dormitories	1 per room ✓	62,280 sq. ft. 180 rooms	180 ✓	62,280 sq. ft. 180 rooms	180
8.	Apartments	2 per unit	27,180 sq. ft. 48 units	96 ✓	27,180 sq. ft. 48 units	96
9.	Living Learning Center (LLC) Dorm Rooms	1 per room	112,272 sq. ft. 215 rooms	215	112,272 sq. ft. 215 rooms	215
10.	Library/Classroom Building Library Auditoriums		59,540 sq. ft. 40,600 sq. ft. 18,940 sq. ft.	0*	59,540 sq. ft. 40,600 sq. ft. 18,940 sq. ft.	0*
11.	Classroom/Lab Building Offices Special Class Laboratory	1 per 300 sq. ft.	83,735 sq. ft. 33,500 sq. ft. 50,235 sq. ft.	112	83,735 sq. ft. 33,500 sq. ft. 50,235 sq. ft.	112
12.	Visitor Center	Assume 1 Employee plus 3 Visitor	350 sq. ft.	4	350 sq. ft.	4
13.	Wellness/Fitness Center Wellness Clinic Fitness Center		25,700 sq. ft. 1,770 sq. ft. 23,930 sq. ft.	0**	25,700 sq. ft. 1,770 sq. ft. 23,930 sq. ft.	0**
14.	Executive Office Building	1 per 300 sq. ft.	11,160 sq. ft.	38	11,160 sq. ft.	38
15.	New Basic Science Center Classrooms & Laboratories Offices	1 per 300 sq. ft.	-- -- --	--	(Estimated) 120,000 sq. ft. 105,370 sq. ft. 14,630 sq. ft.	49
	SUBTOTAL			829		892
16.	Commuter Students Total Students minus Resident Students Dormitories Students Apartments Students LLC Students Subtotal of Students Living Off Campus minus Students in Off-Campus Clinic Rotation Total Commuter Students plus Off-Campus Rotation Students visiting Campus at any given time (15%) Total Students Visiting Campus Daily Commuter Student Parking Needed	1 per student	1931 -180 -48 -215 1468 -522 966 +79 1045		2343 -180 -48 -215 1900 -726 1174 +109 1283	
	TOTAL REQ'D PARKING SPACES			1874		2175
	EXISTING/PLANNED PARKING SUPPLY			1675		1758
	PARKING SURPLUS OR (DEFICIT)			(199)		(417)

* Staff/teacher and student parking demand accounted for in office (staff), resident student and commuter student parking computations.
** Building used exclusively by staff and students, the parking demand for whom is accounted for in the office and student parking computations.

MIDWESTERN UNIVERSITY – DOWNERS GROVE CAMPUS
Parking Requirements Alternate Methodology
(Using Computed Existing Demand Rate for Commuter Students &
1 per 400 sq. ft. Office Rate for total parking required >50 spaces)

	Building	Parking Rate	2008 Space	2008 Parking Required	2013 Space	2013 Parking Required
1.	Basic Science Center Class Laboratory Non-class Laboratory Office Animal Quarters Support Space Anatomy Lab	1 per 300 sq. ft.	45,923 sq. ft. 15,831 sq. ft. 6,151 sq. ft. 5,748 sq. ft. 6,016 sq. ft. 11,254 sq. ft. 923 sq. ft.	20	45,923 sq. ft. 15,831 sq. ft. 6,151 sq. ft. 5,748 sq. ft. 6,016 sq. ft. 11,254 sq. ft. 923 sq. ft.	20
2.	McNutt Auditorium		Demolished	0	Demolished	0
3.	Central Plant (Boiler House)	1 per 500 sq. ft.	5,080 sq. ft.	11	5,080 sq. ft.	11
4.	Administration Office	1 per 400 sq. ft.	35,100 sq. ft. 35,100 sq. ft.	88	35,100 sq. ft. 35,100 sq. ft.	88
5.	Student Services Center Office Food Facilities Lounge Merchandising Support	1 per 300 sq. ft. 1 per employee 1 per employee 1 per employee	24,120 sq. ft. 1,850 sq. ft. 10,370 sq. ft. 5,440 sq. ft. 1,440 sq. ft. 6,460 sq. ft.	7 7 2 2	43,844 sq. ft. 6,111 sq. ft. 12,368 sq. ft. 6,295 sq. ft. 1,786 sq. ft. 17,284 sq. ft.	21 7 2 2
6.	Educational Resource Center (ERC) Lecture Rooms Class Laboratories Office	one each	34,000 sq. ft. 350 seats 8,000 sq. ft. 18 offices	18	34,000 sq. ft. 350 seats 8,000 sq. ft. 18 offices	18
7.	Dormitories	1 per room	62,280 sq. ft. 180 rooms	180	62,280 sq. ft. 180 rooms	180
8.	Apartments	2 per unit	27,180 sq. ft. 48 units	96	27,180 sq. ft. 48 units	96
9.	Living Learning Center (LLC) Dorm Rooms	1 per room	112,272 sq. ft. 215 rooms	215	112,272 sq. ft. 215 rooms	215
10.	Library/Classroom Building Library Auditoriums		59,540 sq. ft. 40,600 sq. ft. 18,940 sq. ft.	0*	59,540 sq. ft. 40,600 sq. ft. 18,940 sq. ft.	0*
11.	Classroom/Lab Building Offices Special Class Laboratory	1 per 400 sq. ft.	83,735 sq. ft. 33,500 sq. ft. 50,235 sq. ft.	84	83,735 sq. ft. 33,500 sq. ft. 50,235 sq. ft.	84
12.	Visitor Center	1 Employee plus 3 Visitor	350 sq. ft.	4	350 sq. ft.	4
13.	Wellness/Fitness Center Wellness Clinic Fitness Center		25,700 sq. ft. 1,770 sq. ft. 23,930 sq. ft.	0**	25,700 sq. ft. 1,770 sq. ft. 23,930 sq. ft.	0**
14.	Executive Office Building	1 per 300 sq. ft.	11,160 sq. ft.	38	11,160 sq. ft.	38
15.	New Basic Science Center Classrooms & Laboratories Offices	1 per 300 sq. ft.	Future	-	120,000 sq. ft. 105,370 sq. ft. 14,630 sq. ft.	49
	SUBTOTAL			772		835
16.	Commuter Students Total Students minus Resident Students Dormitories Students Apartments Students LLC Students Subtotal of Students Living Off Campus minus Students in Off-Campus Clinic Rotation Total Commuter Students plus Off-Campus Rotation Students visiting Campus at any given time (15%) Total Students Visiting Campus Daily Commuter Student Parking Needed					
			1931		2343	
			-180		-180	
			-48		-48	
			-215		-215	
			1486		1900	
			-522		-726	
			966		1174	
			+79		+109	
			1045		1283	
		0.54/ student***		563		691
	PEAK PARKING COUNT (2008)			1335		
	REQUIRED SUPPLY (2013)					1526
	RECOMMENDED BUFFER (10%)			134		153
	RECOMMENDED PARKING SPACES			1469		1679
	EXISTING/PLANNED PARKING SUPPLY			1675		1758
	PARKING SURPLUS OR (DEFICIT)			206		79

* Staffteacher and student parking demand accounted for in office (staff), and resident and commuter student parking computations.
** Building used exclusively by staff and students, the parking demand for whom is accounted for in the office and student parking computations.
*** Commuter student parking rate = (Year 2008 peak parking count – Subtotal Items 1 to 15)/Total students visiting campus daily.



DWL ARCHITECTS
 DWL Architects & Planners, Inc.
 1333 North Central Avenue
 Phoenix, Arizona 85004-1353
 Tel: 602.261.9751 Fax: 602.264.1826

**STUDENT SERVICES
 BUILDING ADDITION
 MIDWESTERN
 UNIVERSITY**
 555 31st Street, Downers Grove, Illinois



© COPYRIGHT 2008
 DWL ARCHITECTS & PLANNERS, INC.

DATE: _____
 SHEET NO: _____

SITE PLAN

SHEET NUMBER: _____

DESIGNED BY MVR	DRAWN BY DT
DATE 08/15/08	PROJECT UBU-08

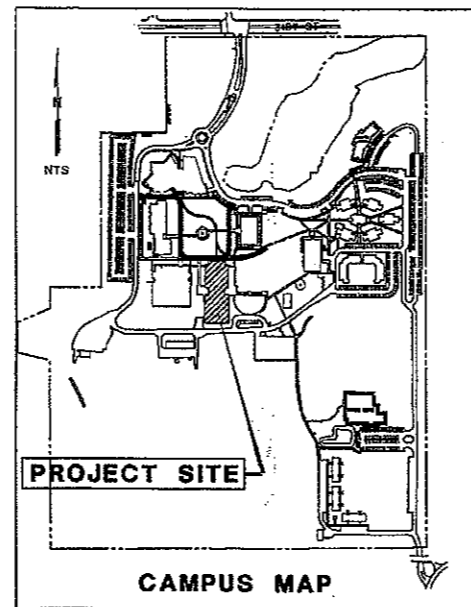
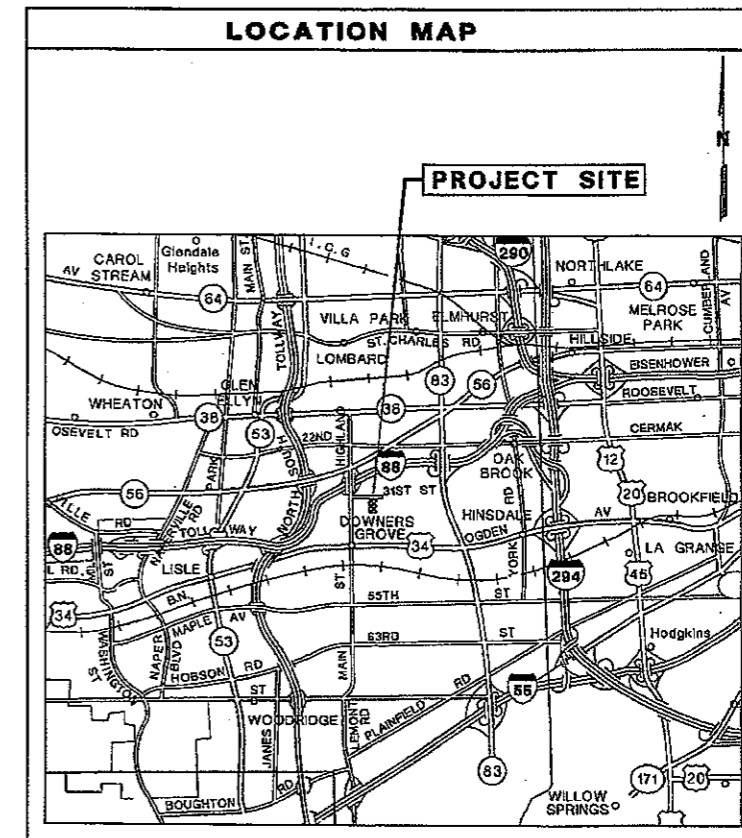
MIDWESTERN UNIVERSITY CAMPUS PLAN

1/128" = 1'-0"

PRELIMINARY ENGINEERING PLANS FOR NEW BASIC SCIENCE BUILDING MIDWESTERN UNIVERSITY 555 WEST 31ST STREET VILLAGE OF DOWNERS GROVE, ILLINOIS

LEGEND		
	EXISTING	PROPOSED
SANITARY SEWER	8" PVC	8" PVC
FORGE MAN	FM-FM	FM-FM
STORM SEWER	12" RCP	12" RCP
UNDERDRAIN	UD	UD
MANHOLE	○	○
CATCH BASIN	○	○
INLET	□	□
CLEANOUT		
WATER MAIN	W-8"	W-8"
VALVE VAULT	○	○
VALVE BOX	○	○
FIRE HYDRANT	○	○
UTILITY CROSSING	U	U
FLARED END SECTION	U	U
TRENCH BACKFILL		
RIP RAP		
STREET LIGHT/PARKING LOT LIGHT	X	X
POWER POLE	○	○
STREET SIGN	○	○
FENCE	X-X	X-X
GAS MAIN	G-G	G-G
OVERHEAD LINE	OH	OH
TELEPHONE LINE	T-T	T-T
ELECTRIC LINE	E-E	E-E
CABLE TV LINE	CATV-CATV	CATV-CATV
HIGH WATER LEVEL	HWL XX	HWL XX
NORMAL WATER LEVEL	NWL XX	NWL XX
CONTOUR LINE	XXX.XX	XXX.XX
TOP OF CURB ELEVATION		TO XXX.XX
GUTTER ELEVATION		G XXX.XX
SPOT ELEVATION		XXX.XX
TOP OF FOUNDATION		TF XXX.XX
GRADE AT FOUNDATION		GF XXX.XX
HIGH OR LOW POINT		○-○
OVERLAND FLOOD ROUTE		→
PAVEMENT FLOW DIRECTION		→
SWALE FLOW DIRECTION		→
DEPRESSED CURB AND GUTTER		→
REVERSE CURB AND GUTTER		→

INDEX	
1.	COVER SHEET
2.	GRADING PLAN
3.	STORMWATER POLLUTION PREVENTION PLAN
4.	UTILITY AND PAVING PLAN
5.	STORMWATER DETENTION FACILITY PLAN
6.	PROJECT SPECIFICATIONS



ABBREVIATIONS			
AC	ACRE	HWL	HIGH WATER ELEVATION
BC	BACK OF CURB	INL	INLET
BTM	BOTTOM	INV	INVERT
CB	CATCH BASIN	LF	LINEAL FEET/FOOT
CFS	CUBIC FEET PER SECOND	LP	LIGHT POLE
CY	CUBIC YARD	LT	LEFT
DIA	DIAMETER	L/W	LOWEST GRADE ADJACENT TO RETAINING WALL
DWM	DUCTILE IRON WATER MAIN	MAX	MAXIMUM
EL	ELEVATION	MN	STORM MANHOLE
EP	EDGE OF PAVEMENT	MIN	MINIMUM
FF	FINISHED FLOOR	NWL	NORMAL WATER ELEVATION
FES	FLARED END SECTION	OCS	OUTLET CONTROL STRUCTURE
FT	FOOT/FEET	P	PAVEMENT ELEVATION
G	GUTTER ELEVATION	PVC	POLYVINYL CHLORIDE PIPE
GF	GRADE AT FOUNDATION	R	RADIUS
GR	GRADE RING ELEVATION	RCP	REINFORCED CONCRETE PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE	RIM	RIM ELEVATION
HYD	FIRE HYDRANT	RT	RIGHT
HMA	HOT MIX ASPHALT	ROW	RIGHT OF WAY
SAN	SANITARY SEWER	TOC	TOP OF DEPRESSED CURB
SMH	SANITARY MANHOLE STATION	TC	TOP OF CURB
STA	STATION	TF	TOP OF FOUNDATION
STM	STORM SEWER	1/W	TOP OF RETAINING WALL TYPICAL
SY	SQUARE YARD	VB	VALVE BOX
SWPP	STORMWATER POLLUTION PREVENTION PLAN	VC	VERTICAL CURVE
		VV	VALVE VAULT
		W	WALK ELEVATION
		WM	WATER MAIN
		VPI	POINT OF VERTICAL INTERSECTION

SOURCE REFERENCES:
 SITE: PER MAP FOR PERMANENT PAVEMENT LOCATED 40'-25' FEET SOUTH OF THE 2-STORY BRICK BUILDING AND 35' SOUTH OF THE EAST SIDE OF THE BRICK BUILDING. ELEVATION = 632.40'
 SITE: CUT CROSS ON TOP OF CURB LOCATED 47'-111' FEET WEST OF THE CONCRETE BASE OF LIGHT POLE AND 4'-250' FEET SOUTH OF THE SOUTHWEST CORNER OF THE 3-STORY CONCRETE PARKING GARAGE. ELEVATION = 627.51'
 FEMA: TWO OUTLET BAYS ON TOP OF CONCRETE END OF OVAL CORRUGATED METAL PIPE UNDER A PRIVATE ROAD AT CORNER WILLIAMS GREENE (MIDWESTERN UNIVERSITY) (ELEV. 629.82 OR FEMA DATUM) (ELEV. 629.75 OR VILLAGE/PROJECT DATUM)

DATUM CONVERSION:
 PROJECT IS ON VILLAGE DATUM
 FEMA DATUM = VILLAGE/PROJECT DATUM + 1.17'

JOINT UTILITY LOCATING INFORMATION FOR EXCAVATORS

Call 48 hours before you dig
 (Excluding Sat, Sun, & Holidays)

1-800-892-0123

DRAINAGE CERTIFICATION

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SAID IMPROVEMENTS OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREA OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE IMPROVEMENTS.

ENGINEER'S SIGNATURE: *[Signature]* 9-23-08
 EXPIRES: 11/30/09

ILLINOIS PROFESSIONAL ENGINEERING BOARD
 LICENSE NO. 062-045118
 LICENSED PROFESSIONAL ENGINEER
 CIVIL ENGINEERING

PRELIMINARY

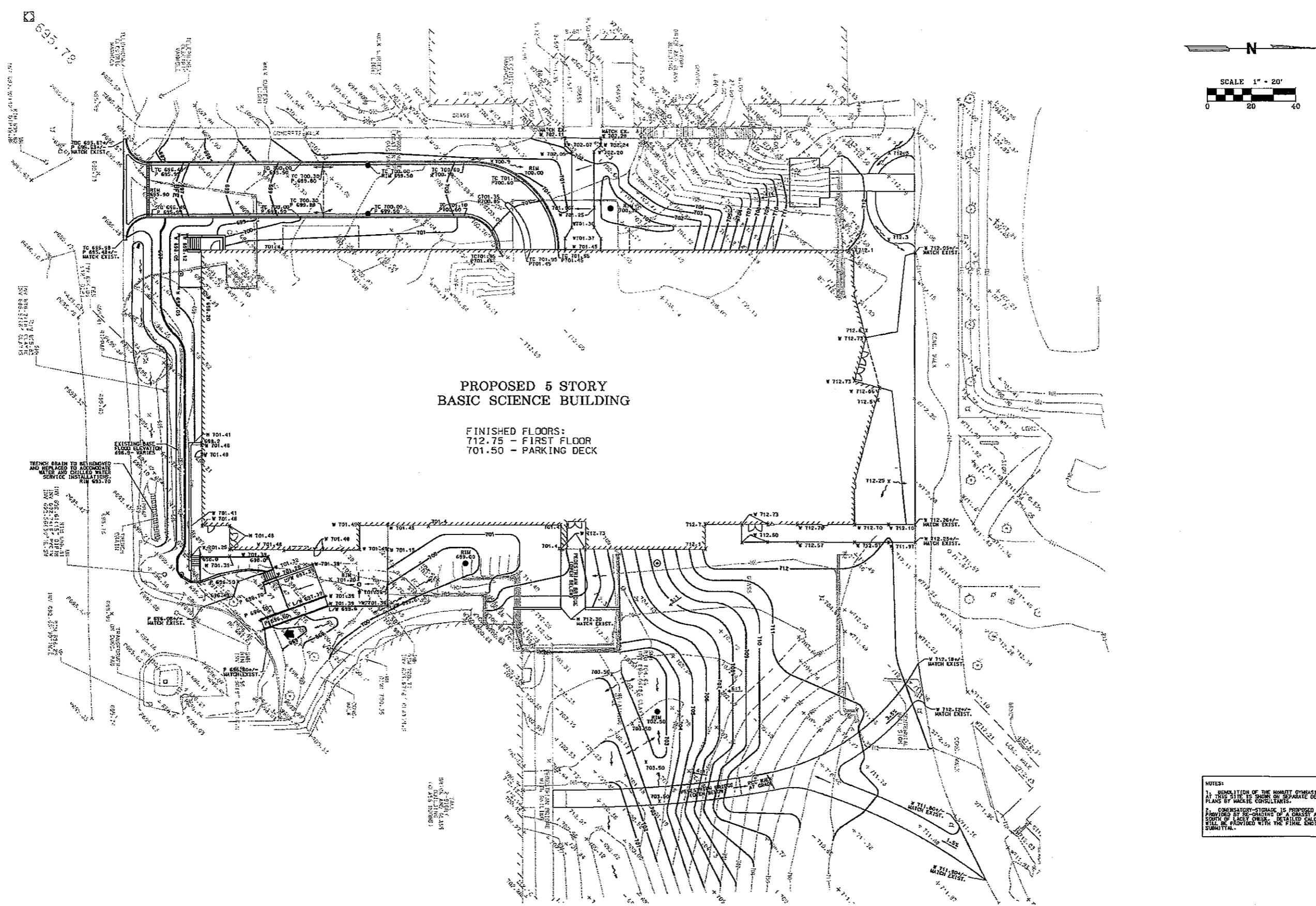
MACKIE CONSULTANTS LLC
 9576 W. HIGGINS RD., SUITE 500, ROSEMONT, IL 60018
 847-696-1400 FAX 847-696-1410
 ENGINEERS PLANNERS SURVEYORS
 ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NUMBER 164-002804

CLIENT: **DWL ARCHITECTS**
 2333 NORTH CENTRAL AVENUE
 PHOENIX, ARIZONA 85004
 (602)-264-9731 - FAX (602)-264-1928

DATE	DESCRIPTION OF REVISION	BY	SCALE

COVER SHEET
NEW BASIC SCIENCE BUILDING
MIDWESTERN UNIVERSITY

SHEET
1 OF 6
 PROJECT NUMBER: 1422
 FILE: E:\S\B\1\T\PR\COVER.PLT
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**PROPOSED 5 STORY
BASIC SCIENCE BUILDING**

FINISHED FLOORS:
712.75 - FIRST FLOOR
701.50 - PARKING DECK

NOTES:
1. DEMOLITION OF THE HONNET GYMNASIUM PREVIOUS AT THIS SITE. CHECK ON SEPARATE DEMOLITION PLANS BY MACKIE CONSULTANTS.
2. COMPENSATORY STORAGE IS PROPOSED TO BE PROVIDED BY RE-CRATING OF A GRASSY AREA SOUTH OF L-HEAT CHECK. DETAILED CALCULATIONS WILL BE PROVIDED WITH THE FINAL ENGINEERING SUBMITTAL.

PRELIMINARY

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847-696-1400 FAX 847-696-1410
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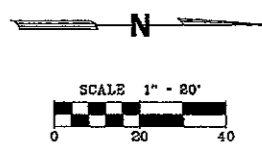
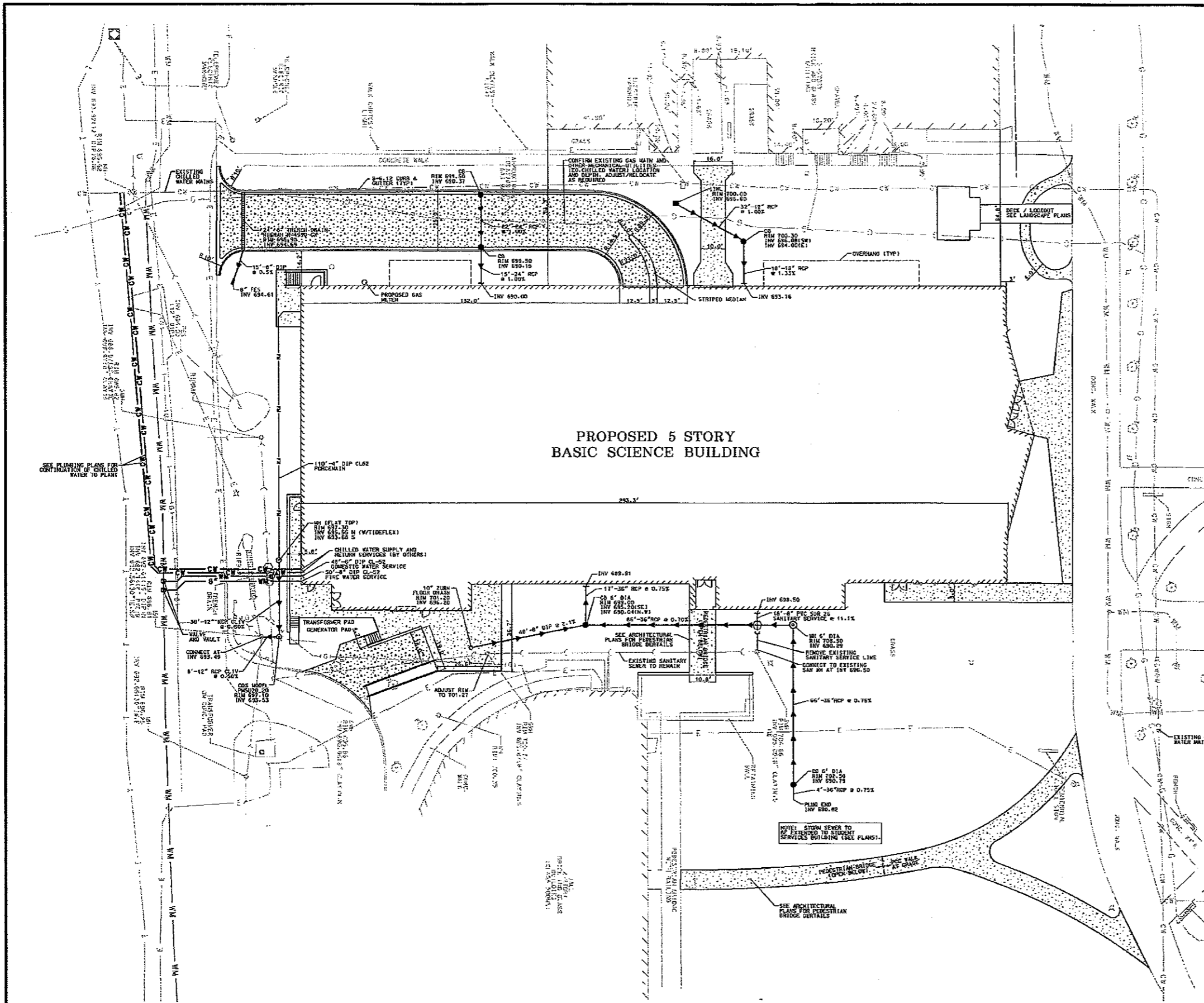
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PHOENIX, ARIZONA 85004
(602)-264-9731 - FAX (602)-264-1928

DATE	DESCRIPTION OF REVISION	BY

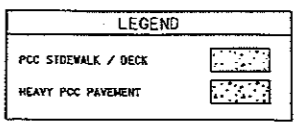
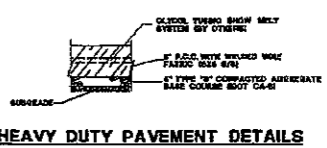
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DRAWN	ETH
APPROVED	DAS
DATE	09/22/08
SCALE	N/A

**GRADING PLAN
NEW BASIC SCIENCE BUILDING
MIDWESTERN UNIVERSITY**

SHEET
2 OF 6
PROJECT NUMBER: 1422
FILE: ENG/SB/PLT/PA/GRADING.PLT
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- NOTES:**
1. ALL DIMENSIONS ARE TO:
 - BACK OF CURB
 - FACE OF INTERNAL CURB, WALK, & BLDG. UNLESS OTHERWISE NOTED
 2. ALL JOINTS MADE WITH EXISTING PAVEMENT, CURB, WALK OR CURB AND GUTTER ARE TO BE SAVED FULL DEPTH.
 3. ALL PAVEMENT MARKINGS ON SITE SHALL BE PAINT.
 4. VERIFY ALL BUILDING SERVICE LOCATIONS AND SIZES WITH ARCHITECTURAL PLUMBING DRAWINGS BEFORE CONSTRUCTION.
 5. PLUMBING CONTRACTOR TO MAKE ALL CONNECTIONS WITH BUILDING SERVICES CONSTRUCTED BY UTILITY CONTRACTOR.
 6. EXISTING PAVEMENT REMOVED FOR UTILITY CONSTRUCTION SHALL BE DONE BY PAVING CONTRACTOR. ALL JOINTS WITH EXISTING PAVEMENT AND CURB SHALL BE SAVED FULL DEPTH.
 7. GAS, TELEPHONE AND ELECTRIC REMOVALS AND ADJUSTMENTS SHALL BE DONE BY THE RESPECTIVE UTILITY COMPANY AND PAID FOR SEPARATELY BY THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THIS WORK INCIDENTAL TO THE CONTRACT.
 8. EXISTING OR PROPOSED MANHOLES, CATCH BASINS, INLETS, AND VALVE VAULTS REQUIRING OVER 12" OF ADJUSTMENTS SHALL USE AN ADDITIONAL BARREL SECTION TO MAINTAIN A MAXIMUM 12" TOTAL ADJUSTMENT RENO DEPTH.
 9. UTILITY SERVICES ARE TO BE PROTECTED AND MAINTAINED IN PLACE UNLESS SPECIFICALLY SHOWN TO BE RELOCATED OR ABANDONED.
 10. CONTRACTOR TO VERIFY ALL RIM ELEVATIONS IN LANDSCAPE AREAS WITH LANDSCAPE PLANS PRIOR TO CONSTRUCTION.
 11. DOWNERS GROVE SANITARY DISTRICT STANDARDS AND ORDINANCES SHALL GOVERN ALL SANITARY SEWER CONSTRUCTION.
 12. SEWER CONTRACTOR SHALL SCHEDULE WITH THE DISTRICT INSPECTIONS OF THE SANITARY SEWER CONSTRUCTION WITHIN 48 HOURS IN ADVANCE OF THE START OF CONSTRUCTION.
 13. CONNECTION INTO THE EXISTING SANITARY MANHOLE SHALL BE MADE BY CORE DRILLING THE MANHOLE AND INSTALLING A RUBBER BOOT TO INSURE A WATERTIGHT SEAL. THE EXISTING MANHOLE BENCH SHALL ALSO BE REFORMED TO PROVIDE A SMOOTH FLOWING INVERT.
 14. THE CONTRACTOR SHALL CONTACT THE OWNER AND COORDINATE ALL REQUIRED UTILITY SHUTDOWNS.
 15. ALL WATER MAIN CONNECTIONS TO EXISTING SERVICES SHALL BE DONE IN SUCH A MANNER AS NOT TO INTERRUPT SERVICE TO EXISTING FACILITIES. THIS MAY REQUIRE THE INSTALLATION OF INSERTION VALVES ON EXISTING WATER LINES.
 16. THE CONSTRUCTED SEWERS MUST BE TELEVIEWED UNDER STABILIZED FLOW CONDITIONS. DISTRICT PERSONNEL MUST BE PRESENT DURING TELEVIEWING. NO SACS GREATER THAN 25% OF THE PIPE DIAMETER WILL BE ACCEPTED. ALL UNACCEPTABLE SACS MUST BE REPLACED IN A MANNER ACCEPTABLE TO THE DISTRICT.
 17. THE FOLLOWING PIPE SPECIFICATION SHALL BE USED FOR SANITARY SEWER: PVC PIPE WITH A SDR OF 35, COMPLYING WITH ASTM D2241 - 160 PSI PRESSURE PIPE PUSH-ON BELL AND SPIGOT TYPE WITH RUBBER RING SEAL GASKET ASTM D3133.
 18. "FLEX SEAL" NON-SHEAR COMPLINGS (WITH STAINLESS STEEL SHEAR RING) SHALL BE USED TO CONNECT PIPES OF DISSIMILAR MATERIAL SIZE.
 19. ALL SANITARY SEWERS SHALL BE LAID WITH STRAIGHT ALIGNMENT AND UNIFORM SLOPE BETWEEN MANHOLES. THE ALIGNMENT SHALL BE CHECKED BY LAMPING IN ACCORDANCE WITH DISTRICT CONSTRUCTION INSPECTION PROCEDURES. CONTRACTORS ARE REQUIRED TO USE A PIPE LASER TO SET PIPE SLOPE AND ALIGNMENT FOR PUBLIC SANITARY SEWER MAIN CONSTRUCTION.



**PROPOSED 5 STORY
BASIC SCIENCE BUILDING**

NOTE: STORM SEWER TO BE EXTENDED TO STUDENT SERVICES BUILDING (SEE PLANS).

MACKIE CONSULTANTS LLC
9676 W. HIGGINS RD., SUITE 500, ROSEMONT, IL 60018
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ENGINEERS PLANNERS SURVEYORS
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CLIENT: **DWL ARCHITECTS**
2333 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
1602-264-9731 - FAX 1602-264-1928

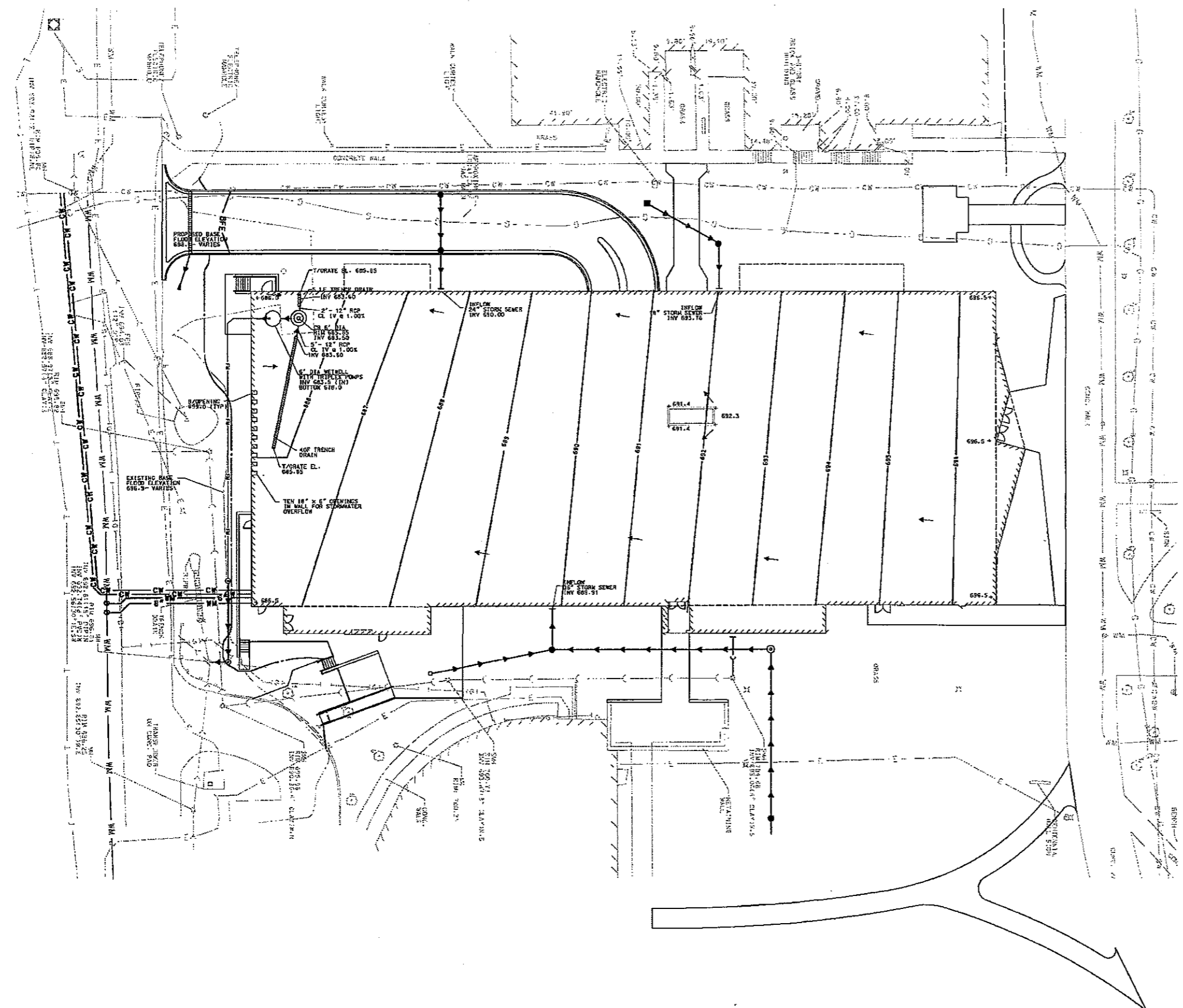
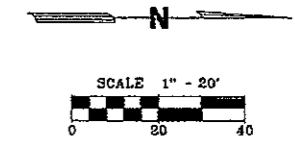
DATE	DESCRIPTION OF REVISION	BY	SCALE

**UTILITY AND PAVING PLAN
NEW BASIC SCIENCE BUILDING
MIDWESTERN UNIVERSITY**

PRELIMINARY

SHEET
4 OF **6**

PROJECT NUMBER: 1422
FILE: ENG/SB/PLT/PRE/UTL.PLT
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DETENTION SUMMARY *	
2-YR PROPOSED HML	= 689.24
100-YR PROPOSED HML	= 690.70
100-YR ULTIMATE HML	= 699.00
2-YR DETENTION VOLUME REQUIRED	= 0.26 AC-FT
2-YR DETENTION VOLUME PROVIDED	= 0.26 AC-FT
100-YR DETENTION VOLUME REQUIRED	= 0.92 AC-FT
100-YR DETENTION VOLUME PROVIDED	= 0.92 AC-FT
ULTIMATE DETENTION VOLUME PROVIDED	= 6.12 AC-FT
2-YR ALLOWABLE RELEASE RATE, Q_2	= 0.092 CFS
2-YR PROPOSED RELEASE RATE, Q_2	= 0.092 CFS
100-YR ALLOWABLE RELEASE RATE, Q_{100}	= 0.232 CFS
100-YR PROPOSED RELEASE RATE, Q_{100}	= 0.232 CFS
OVERFLOW ELEVATION	= 699.00

* NOTE: PROPOSED ADDITIONAL DETENTION VOLUME PROVIDED FOR FUTURE CAMPUS DEVELOPMENT.

PRELIMINARY

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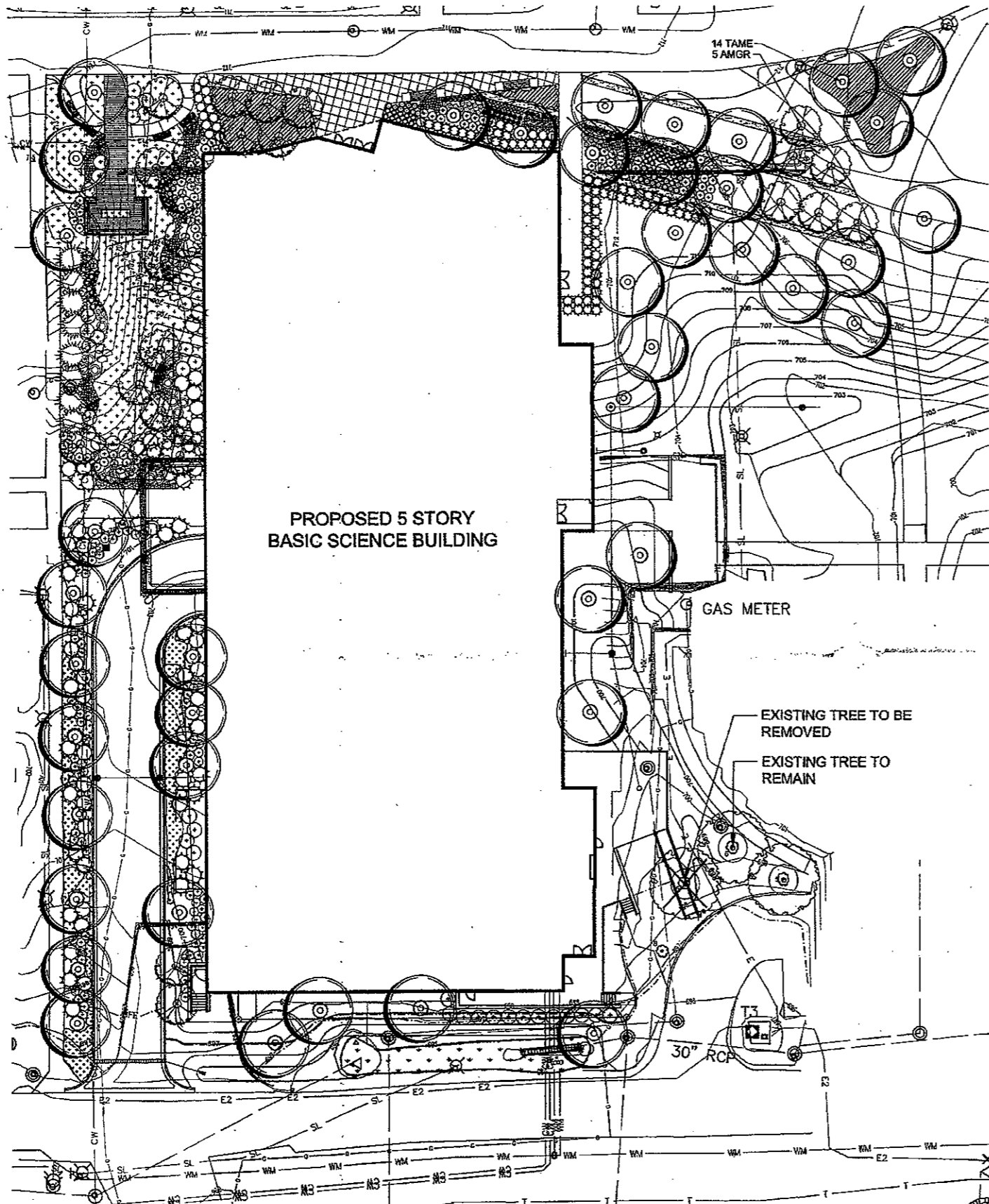
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 (602)-264-9731 FAX (602)-264-1928

DATE	DESCRIPTION OF REVISION	BY	SCALE

DESIGNED	ETH
DRAWN	ETH
APPROVED	DAS
DATE	09/22/08
SCALE	N/A

STORMWATER DETENTION FACILITY PLAN
NEW BASIC SCIENCE BUILDING
MIDWESTERN UNIVERSITY

SHEET
5 OF 6
 PROJECT NUMBER: 1422
 FILE: Engr/SS/plan/detain02.dwg
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PLANT LIST:

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
SHADE TREES					
AGFR		Aspen Elm	Aspen Elm	3" CAL	
ALGL		Alder	European Alder	3" CAL	
GLTR		Gleditsia	Black Locust	3" CAL	
TRSH		Quercus	Shade Oak	3" CAL	
TRCO		Quercus	Shade Oak	3" CAL	
ORNAMENTAL TREES 6" H					
CCZC		Carolinian	Eastern Redbud	6"	
MAJU		Malus	Red Jewel Crabapple	6"	
AMAR		Ammannia	Autumn Blaze Apple	12"	
REPO		Rosa	Windsor Rose	12-15"	
DECIDUOUS SHRUBS					
HAVE		Hamamelis	Common Witchhazel	36"	
COZE		Cornus	Osage Dogwood	36"	
VYRI		Viburnum	Common Viburnum	36"	
ROSA		Rosa	Shrub Rose	36"	
EVERGREEN SHRUBS					
PRNU		Prunella	Blackberry	36"	
TAME		Taxus	Eastern White Pine	36"	
PERENNIALS					
DOVE		Delphinium	Delphinium	1 GAL	
SCMI		Scilla	White Star	1 GAL	
HSGS		Hebe	Shepherd's Bush	1 GAL	
TRMT		Thymus	Mary's Thorn	1 GAL	
SPRT		Spirea	Spirea	1 GAL	
WIKO		Wikstroemia	Wikstroemia	1 GAL	
HARU		Hamamelis	Hamamelis	1 GAL	
FASH		Fuchsia	Fuchsia	1 GAL	
DOGG		Dogwood	Dogwood	1 GAL	
TRCH		Trichostema	Trichostema	1 GAL	
LIPE		Liparis	Liparis	1 GAL	
SMMA		Smilax	Smilax	1 GAL	
TRBU		Trubus	Trubus	1 GAL	
HOBE		Hebe	Hebe	1 GAL	
HOFR		Hoffmannia	Hoffmannia	1 GAL	
ATRI		Atriplex	Atriplex	1 GAL	
ATMI		Atriplex	Atriplex	1 GAL	
GRASSES					
PRAL		Prunella	Prunella	1 GAL	
CAMP		Campylopusis	Campylopusis	1 GAL	
DIPE		Dipsacis	Dipsacis	1 GAL	
PANI		Panicum	Panicum	1 GAL	
SPRE		Sparganium	Sparganium	1 GAL	
GROUND COVER:					
EUPO		Euphorbia	Euphorbia	1 GAL	

LEGEND

- EXISTING TREE
- PROPOSED SHADE TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUBS
- PROPOSED PERENNIALS & ORNAMENTAL GRASSES
- PROPOSED GROUND COVER
- TUFTED HAIR GRASS PLUGS

NOTE: THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT JULLI.E., THE COUNTY PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.

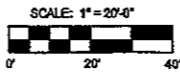
NOTE: THIS DRAWING IS PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS MENTIONED HEREIN, INCLUDING ANY RELATED DOCUMENTS PREPARED BY THE PROJECT ENGINEERS AND EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE.

NOTE: STREET LIGHTING EXISTS THROUGHOUT THIS ENTIRE SITE. LOCATION HAS NOT BEEN DETERMINED AS OF THE DATE OF THESE DRAWINGS. LOCATION OF LIGHTING AND SUPPLY SHOULD BE REVIEWED PRIOR TO CONSTRUCTION.

NOTE: THE LOCATION OF THE UNDERGROUND UTILITIES AND/OR DRAINWAYS ARE LOCATED ON ENGINEERING DRAWINGS PREPARED BY THE PROJECT ENGINEER. THE MOST CURRENT REVISION IS HEREIN MADE PART OF THIS DOCUMENT. UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND MUST BE LOCATED PRIOR TO CONSTRUCTION. WHERE UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENT MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER PRIOR TO INSTALLATION. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY WHATSOEVER, IN RESPECT TO THE CONTRACTOR'S ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL, AND UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT REFERENCING THE ABOVE MENTIONED DOCUMENTS.

NOTE: THE LANDSCAPE ARCHITECT AND CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE WORK PRODUCT HEREIN BEYOND A REASONABLE DURATION. IF ANY INSTANCES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITH THE WORK PRODUCT, THE LANDSCAPE ARCHITECT SHALL BE PROMPTLY NOTIFIED SO THAT THEY MAY HAVE THE OPPORTUNITY TO TAKE ANY STEPS NECESSARY TO RESOLVE THE ISSUE. FAILURE TO PROMPTLY NOTIFY THE OWNER AND THE LANDSCAPE ARCHITECT OF SUCH CONDITIONS SHALL ASSUME THEM FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT OF THE OWNER AND THE LANDSCAPE ARCHITECT, OR IN CONTRADICTION TO THE OWNER AND THE LANDSCAPE ARCHITECT, SHALL BECOME THE RESPONSIBILITY OF THE CONTRACTOR. THE LANDSCAPE ARCHITECT SHALL BECOME THE RESPONSIBILITY NOT OF THE OWNER AND THE LANDSCAPE ARCHITECT BUT FOR THE PARTIES RESPONSIBLE FOR THE TAKING OF SUCH ACTION.

PRELIMINARY LANDSCAPE PLAN
SCALE: 1"=20'-0"



JOINT UTILITY LOCATING INFORMATION FOR EXCAVATORS

Call 1-800-892-0123

CAUTION
CHECK FOR UNDERGROUND UTILITIES AND/OR DRAINWAYS PRIOR TO CONSTRUCTION.

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2333 North Central Avenue
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t 602.264.9731 f 602.264.1928

ALLEN L. KRACOVER
ASSOCIATE ARCHITECT

PRELIMINARY LANDSCAPE PLAN

BASIC SCIENCE BUILDING
MIDWESTERN UNIVERSITY
DOWNS GROVE, ILLINOIS

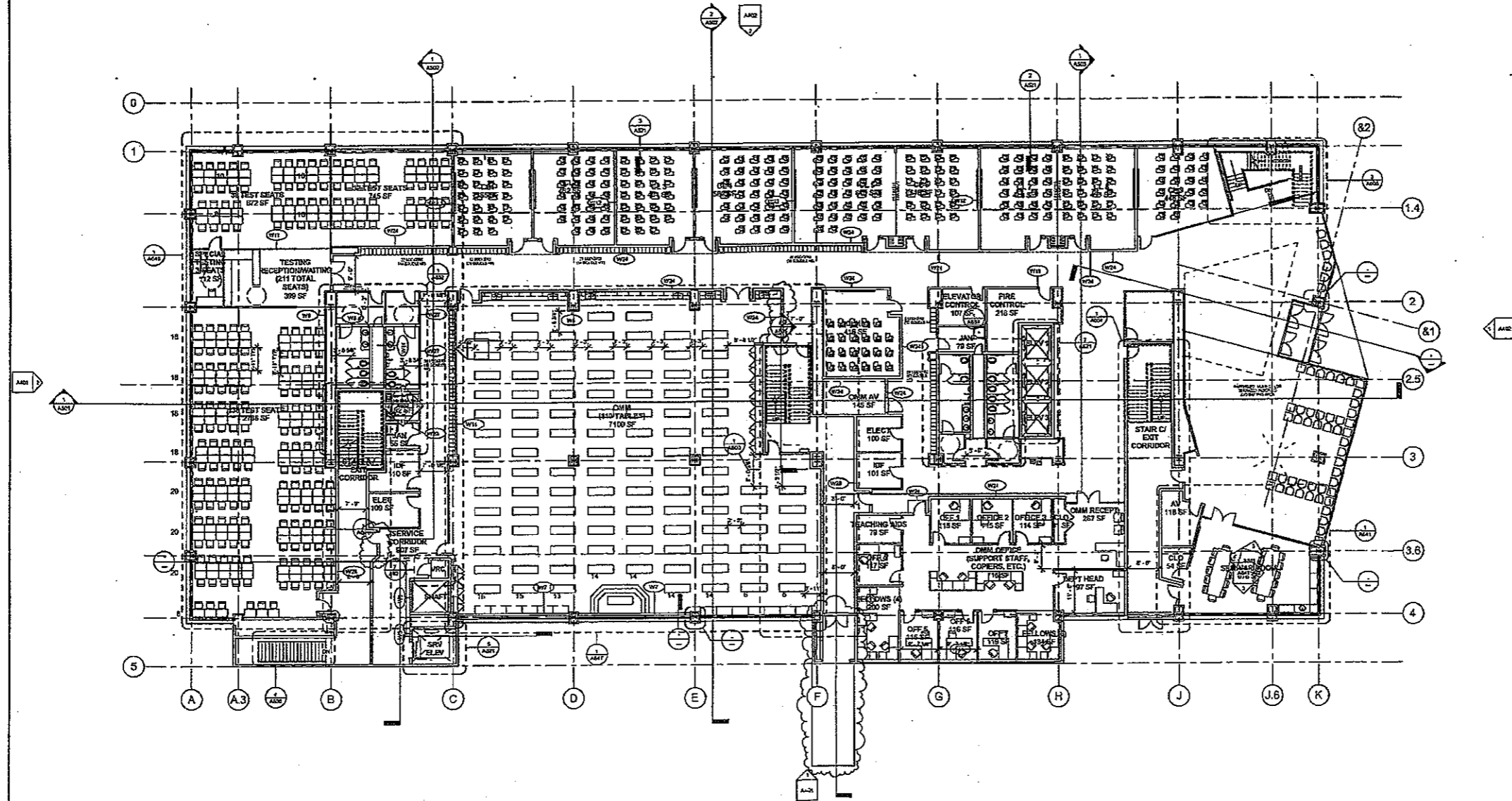
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SCALE: 1"=20'-0" DRAWN BY: LD

LP-1

GENERAL NOTES:
 1. ALL INTERIOR PARTITIONS TO BE 'W11 A' U.N.O.

KEYNOTE LEGEND

F2 ENTRY/EXIT DOOR, REFER DOOR SCHEDULE FOR TYPE & SIZE.



1 1ST FLOOR
 3/32" = 1'-0"

Midwestern University
 New Science Building
 Downers Grove Campus
 Downers Grove, IL

REVISIONS	
No.	Description
1	Revised 1

CONSTRUCTABILITY REVIEW

FIRST FLOOR PLAN

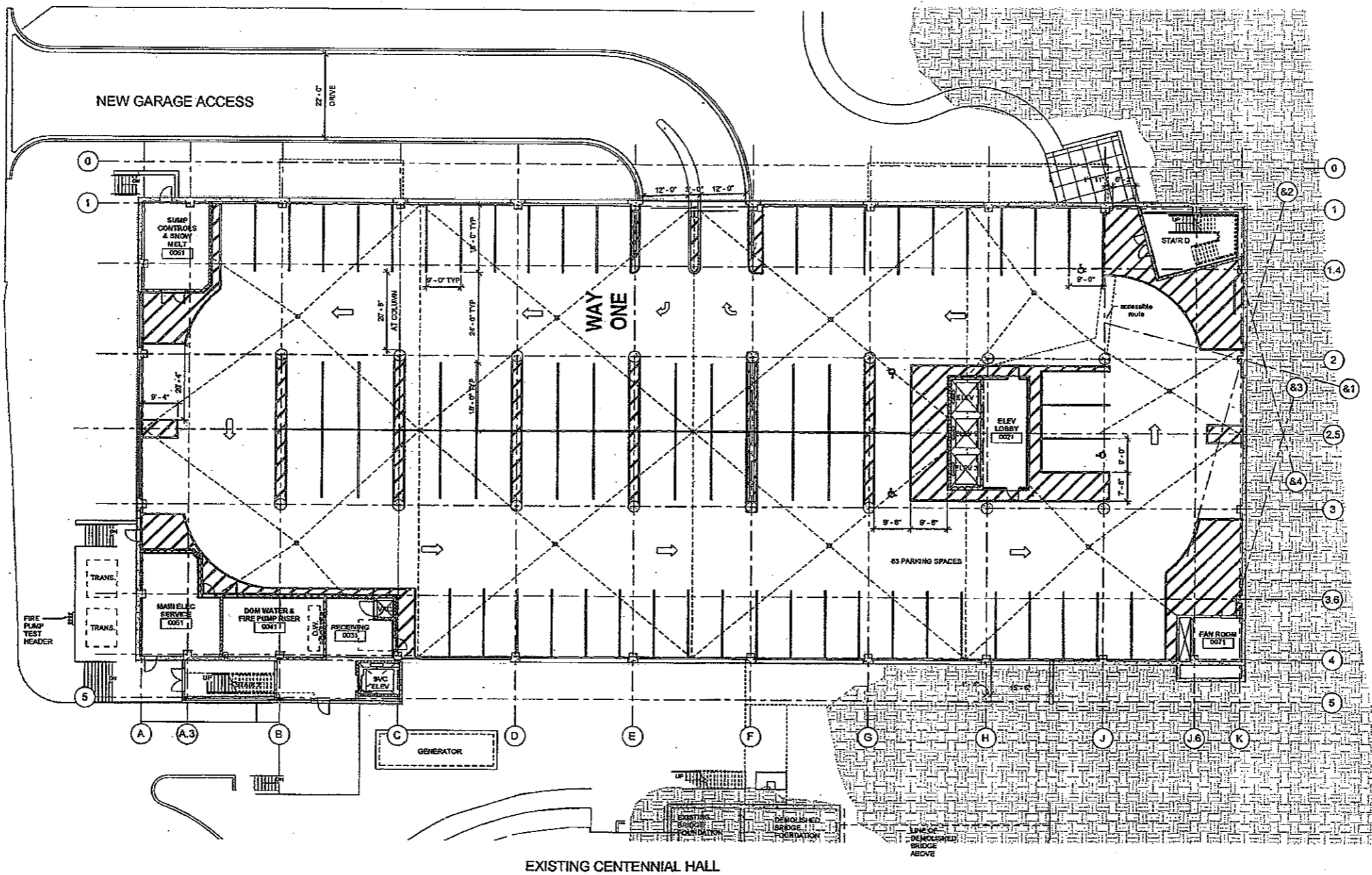
A203

DATE	BY	CHECKED
09/03/08	11/07/08	05/12/09

9/3/2008 12:14:30 PM



EXISTING ALUMNI HALL



EXISTING CENTENNIAL HALL

Midwestern University
New Science Building
Downers Grove Campus
Downers Grove, IL



REVISIONS

No.	Description	Date

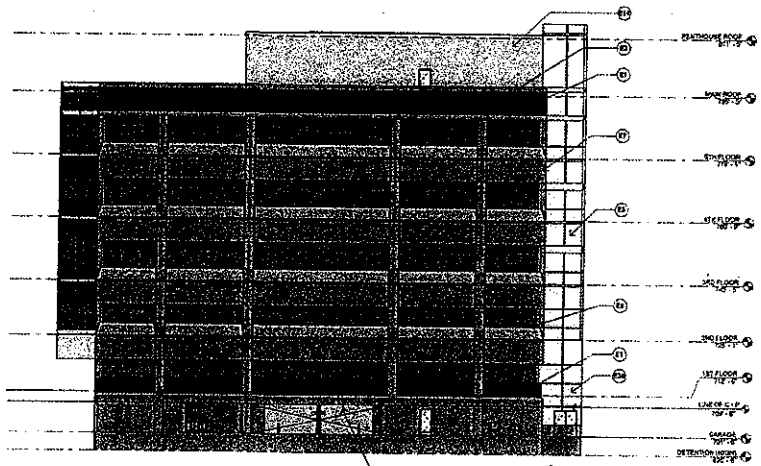
GARAGE LEVEL FLOOR PLAN

A202

Author	Checked
10/28/08	05/22/09

1 GARAGE LEVEL PLAN
3/32" = 1'-0"

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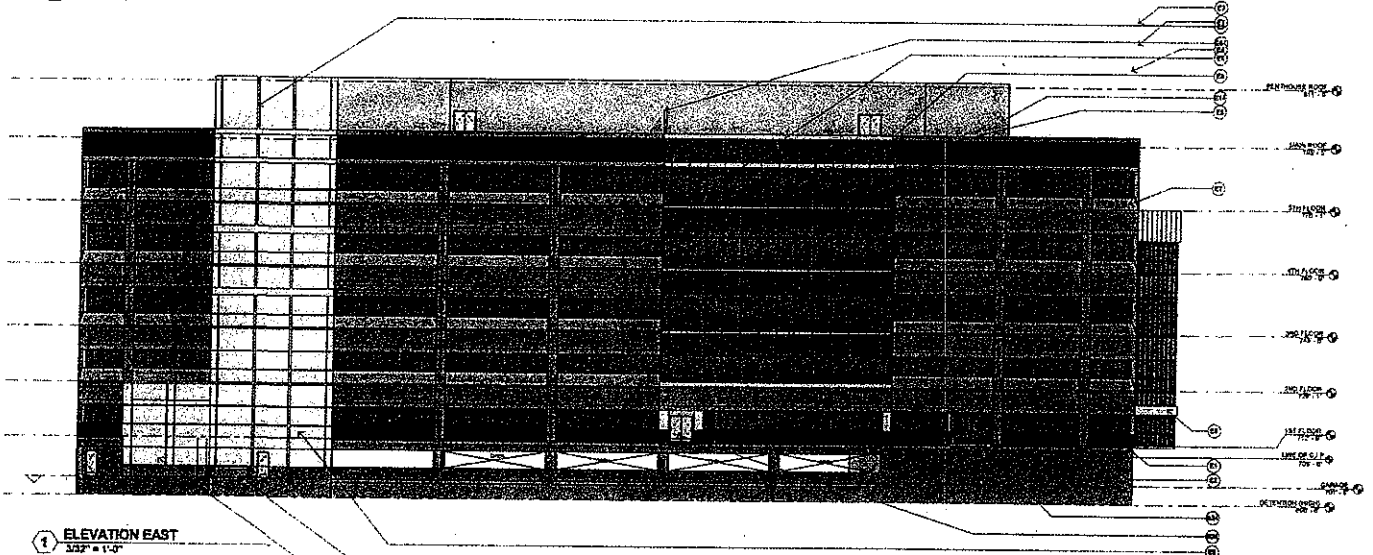


2 ELEVATION SOUTH
3/32" = 1'-0"

- KEYNOTE LEGEND**
- K1 BRICK VENEER
 - K2 PRECAST CONCRETE COLUNN COVER REFER DETAIL K02
 - K3 PRECAST CONCRETE REFER DETAIL K03
 - K4 CURTAIN WALL SYSTEM REFER SPEC FOR COLOR & TYPE REFER DETAIL K04
 - K5 EXPANDED METAL REFER DETAIL K05
 - K6 BRICKWORK REFER DETAIL K06
 - K7 BRICKWORK REFER DETAIL K07
 - K8 ALUMINUM PANELS REFER SPEC FOR COLOR & FINISH REFER DETAIL K08
 - K9 ALUMINUM REFER DETAIL K09
 - K10 LAMINATE REFER DETAIL K10
 - K11 PENHOUSE REFER DETAIL K11
 - K12 STRUCTURAL BRIDGE REFER DETAIL K12
 - K13 MECHANICAL SCREEN/WALL REFER DETAIL K13
 - K14 CORRUGATED METAL REFER DETAIL K14
 - K15 3-PHASE BRICKWORK REFER DETAIL K15



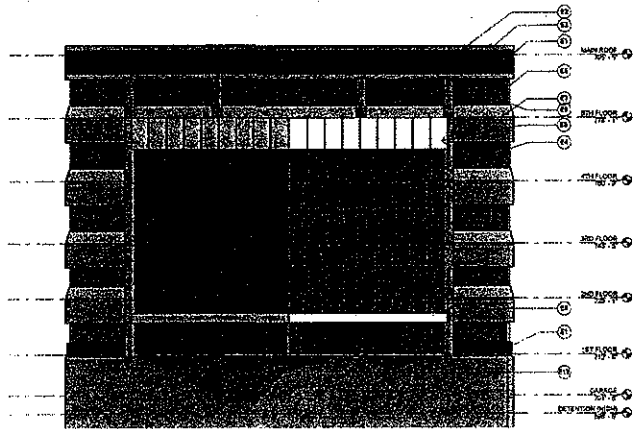
Mt. Vernon University
New Science Building
Downs Grove Campus
Downs Grove, IL



1 ELEVATION EAST
3/32" = 1'-0"

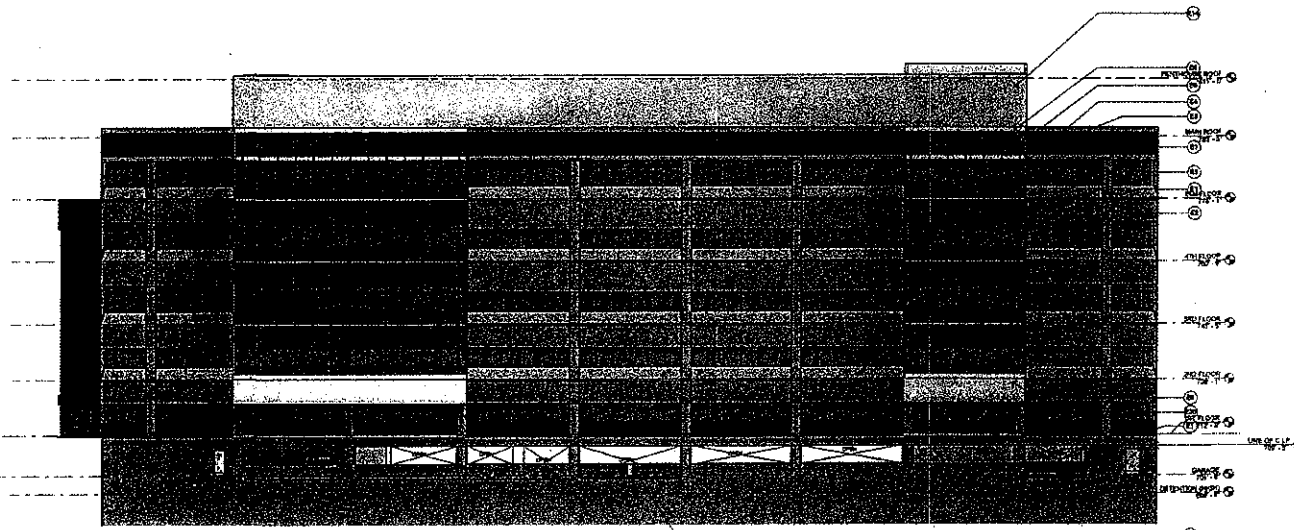
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REVISIONS	
NO.	DESCRIPTION
CONSTRUCTABILITY REVIEW	
EXTERIOR ELEVATIONS	
A401	
DATE	
AUTH	
CHKD	
DATE	



1 ELEVATION NORTH
3/32" = 1'-0"

- KEYNOTE LEGEND**
- E1 BRICK VENEER
 - E2 PRECAST CONCRETE COLUMN COVER, REFER DETAIL 2002
 - E3 PRECAST CONCRETE BEYOND DETAIL 2002
 - E4 CONCRETE WALL, REFER PAPEL'S SPECIFICATIONS FOR COLOR & TYPE REFER DETAIL 2002
 - E5 STONE/TILE WINDOW SYSTEM, REFER DETAIL 2002
 - E6 SPANDREL GLASS SECTION, REFER SP502 FOR COLOR
 - E7 PRECAST BAND, REFER DETAIL 2002
 - E8 ALUMINUM PANELS, REFER SP502 FOR COLOR & FINISH REFER DETAIL 2002
 - E12 ENTRY DOOR, REFER DOOR SCHEDULE
 - E14 METALLIC SIDING
 - E25 GATE ACCESS, REFER SP502 FOR TYPE & INSTALLATION
 - E30 STRUCTURAL BRIDGE BEYOND



2 ELEVATION WEST
3/32" = 1'-0"



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Downers Grove, IL

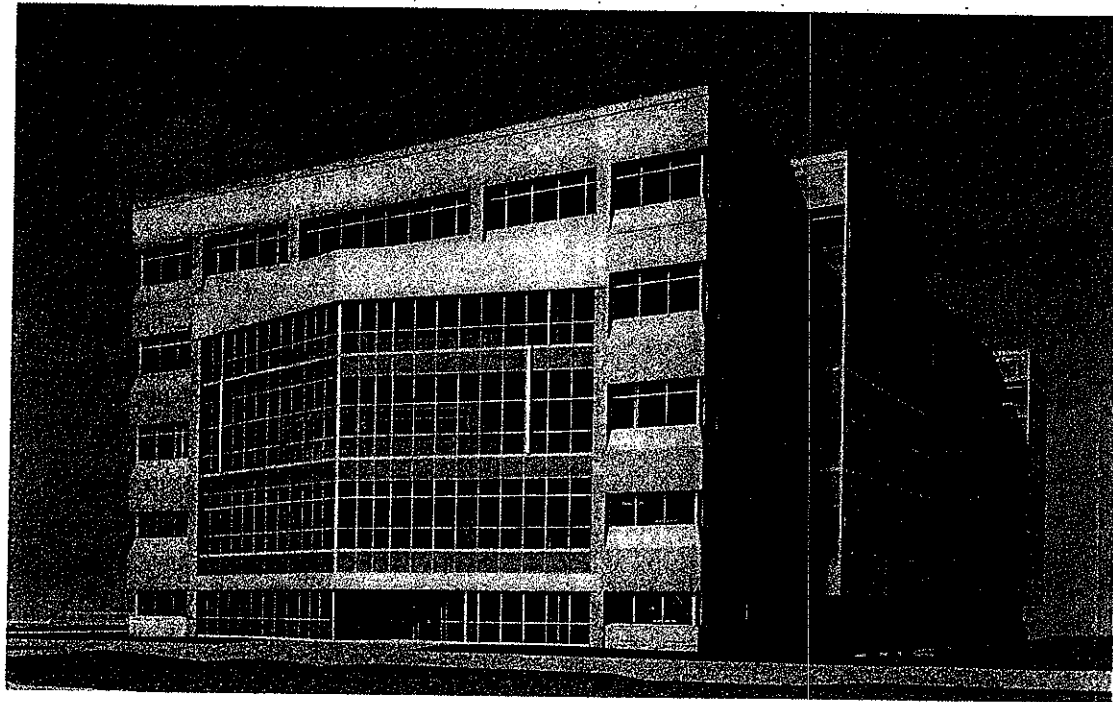
REVISIONS

CONSTRUCTABILITY
REVIEW

EXTERIOR
ELEVATIONS

A402	
DATE	ISSUE
BY	CHKD
DATE	DATE

8/22/2008 4:16:45 PM



1 NORTH WEST VIEW
1/2" = 1'-0"

10/25/2008 12:21:42 PM



Midwestern University
New Science Building

Deborah Crane, AIA
Dorothy Crane, AIA

REVISIONS

CONSTRUCTABILITY
REVIEW

EXTERIOR
PERSPECTIVE

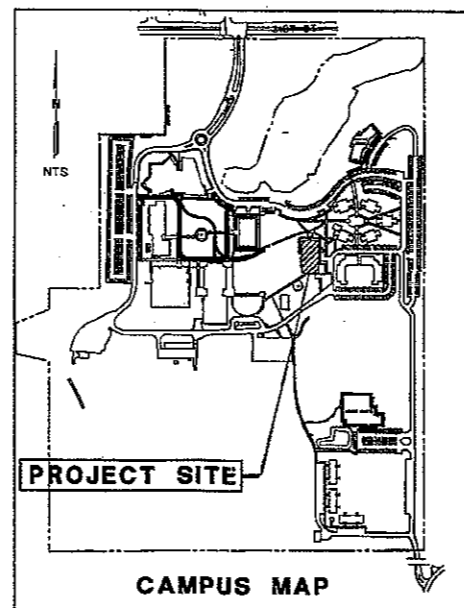
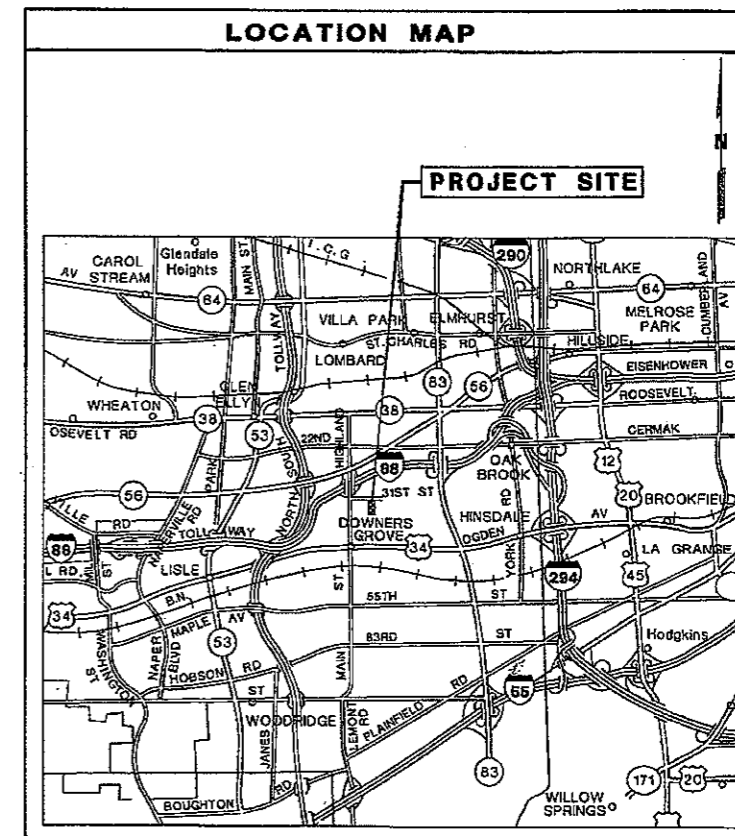
A404

DATE	BY	CHKD	CRKED
SCALE			

PRELIMINARY ENGINEERING PLANS FOR STUDENT SERVICES BUILDING ADDITION MIDWESTERN UNIVERSITY 555 WEST 31ST STREET VILLAGE OF DOWNERS GROVE, ILLINOIS

LEGEND		
	EXISTING	PROPOSED
SANITARY SEWER	8" PVC	8" PVC
FORCE MAIN	FM-FM	FM-FM
STORM SEWER	12" RCP	12" RCP
UNDERDRAIN	UD	UD
MANHOLE	○	○
CATCH BASIN	○	○
INLET	□	□
CLEANOUT		
WATER MAIN	W-8"	W-8"
VALVE VAULT	⊗	⊗
VALVE BOX	⊕	⊕
FIRE HYDRANT	⊙	⊙
UTILITY CROSSING		
FLARED END SECTION	∩	∩
TRENCH BACKFILL		
RIP RAP		
STREET LIGHT/PARKING LOT LIGHT	⊠	⊠
POWER POLE	⊠	⊠
STREET SIGN	⊠	⊠
FENCE	X-X	X-X
GAS MAIN	G-G	G-G
OVERHEAD LINE	OH	OH
TELEPHONE LINE	T-T	T-T
ELECTRIC LINE	E-E	E-E
CABLE TV LINE	CATV-CATV	CATV-CATV
HIGH WATER LEVEL	HWL XX	HWL XX
NORMAL WATER LEVEL	NWL XX	NWL XX
CONTOUR LINE	XX.XX	XX.XX
TOP OF CURB ELEVATION	TC XXXXX	TC XXXXX
GUTTER ELEVATION	G XXXXX	G XXXXX
SPOT ELEVATION	XXX.XX	XXX.XX
TOP OF FOUNDATION	TF XXXXX	TF XXXXX
GRADE AT FOUNDATION	GF XXX.XX	GF XXX.XX
HIGH OR LOW POINT	⊕	⊕
OVERLAND FLOOD ROUTE		
PAVEMENT FLOW DIRECTION		
SWALE FLOW DIRECTION		
DEPRESSED CURB AND GUTTER		
REVERSE CURB AND GUTTER		

INDEX	
1.	COVER SHEET
2.	GRADING PLAN
3.	STORM WATER POLLUTION PREVENTION PLAN
4.	UTILITY PLAN
5.	PAVING PLAN
6.	PROJECT SPECIFICATIONS



ABBREVIATIONS			
AC	ACRE	HWL	HIGH WATER ELEVATION
BC	BACK OF CURB	INL	INLET
BTM	BOTTOM	INV	INVERT
CB	CATCH BASIN	LF	LINEAL FEET/FOOT
CFS	CUBIC FEET PER SECOND	LP	LIGHT POLE
CY	CUBIC YARD	LT	LEFT
DI	DIAMETER	L/W	LOWEST GRADE ADJACENT TO RETAINING WALL
DIWM	DUCTILE IRON WATER MAIN	MAX	MAXIMUM
EL	ELEVATION	MH	STORM MANHOLE
EP	EDGE OF PAVEMENT	MIN	MINIMUM
FF	FINISHED FLOOR	NWL	NORMAL WATER ELEVATION
FE	FLARED END SECTION	OCS	OUTLET CONTROL STRUCTURE
FT	FOOT/FEET	P	PAVEMENT ELEVATION
G	GUTTER ELEVATION	PVC	POLYVINYL CHLORIDE PIPE
GF	GRADE AT FOUNDATION	R	RADIUS
GR	GRADE RING ELEVATION	RCP	REINFORCED CONCRETE PIPE
HDFE	HIGH DENSITY POLYETHYLENE PIPE	RM	RIM ELEVATION
HYD	FIRE HYDRANT	RT	RIGHT
HMA	HOT MIX ASPHALT	ROW	RIGHT OF WAY
SAN	SANITARY SEWER	TDC	TOP OF DEPRESSED CURB
SMH	SANITARY MANHOLE	TC	TOP OF CURB
STA	STATION	TF	TOP OF FOUNDATION
STM	STORM SEWER	T/W	TOP OF RETAINING WALL
SY	SQUARE YARD	TYP	TYPICAL
SWPP	STORMWATER POLLUTION PREVENTION PLAN	VB	VALVE BOX
TC	TOP OF DEPRESSED CURB	VC	VERTICAL CURVE
TC	TOP OF CURB	VV	VALVE VAULT
TF	TOP OF FOUNDATION	W	WALK ELEVATION
T/W	TOP OF RETAINING WALL	WM	WATER MAIN
TYP	TYPICAL	VPI	POINT OF VERTICAL INTERSECTION

SOURCE: MENSURAR

NOTE: 25' X 40' IN DIMENSIONS PAVEMENT LOCATED 4'-0" TO FEET SOUTH OF THE TALL 3 STORY BRICK BUILDING AND 24 FEET WEST OF THE EAST SIDE OF THE BRICK BUILDING. ELEVATION = 664.0

NOTE: CITY CROSS ON TOP OF CURB LOCATED 4'-0" TO FEET WEST OF THE CONCRETE MARK OF THE POLE AND 4'-0" TO FEET SOUTH OF THE SOUTHWEST CORNER OF THE 2-STORY CONCRETE PARKING GARAGE. ELEVATION = 664.0

REMARK: TWO CHECKED MARKS ON TOP OF DOWNSTREAM END OF GALV CORRUGATED METAL PIPE UNDER A PRIVATE ROAD AT GEORGE WILLIAMS COLLEGE (MIDWESTERN UNIVERSITY). ELEV. 663.82 ON FEMA DATUM. ELEV. 662.78 ON VILLAGE/PROJECT DATUM.

DATUM CONVERSION:
PROJECT DATUM IS ON VILLAGE DATUM
FEMA DATUM = VILLAGE/PROJECT DATUM + 1.0'

JOINT UTILITY LOCATING INFORMATION FOR EXCAVATORS

Call 48 hours before you dig
(Excluding Sat, Sun, & Holidays)

1-800-892-0123

DRAINAGE CERTIFICATION

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SAID IMPROVEMENTS OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREA OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE IMPROVEMENTS.

[Signature]
ENGINEER'S SIGNATURE

9-23-08
9/23/09

ILLINOIS PROFESSIONAL ENGINEER
662-04513
LISENCE

PRELIMINARY

MACKIE CONSULTANTS LLC
9575 W. HIGGINS RD., SUITE 600, ROSEMONT, IL 60018
847-696-1400 FAX 847-696-1410
ENGINEERS PLANNERS SURVEYORS

CLIENT:

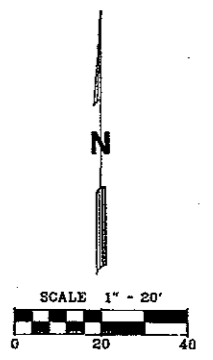
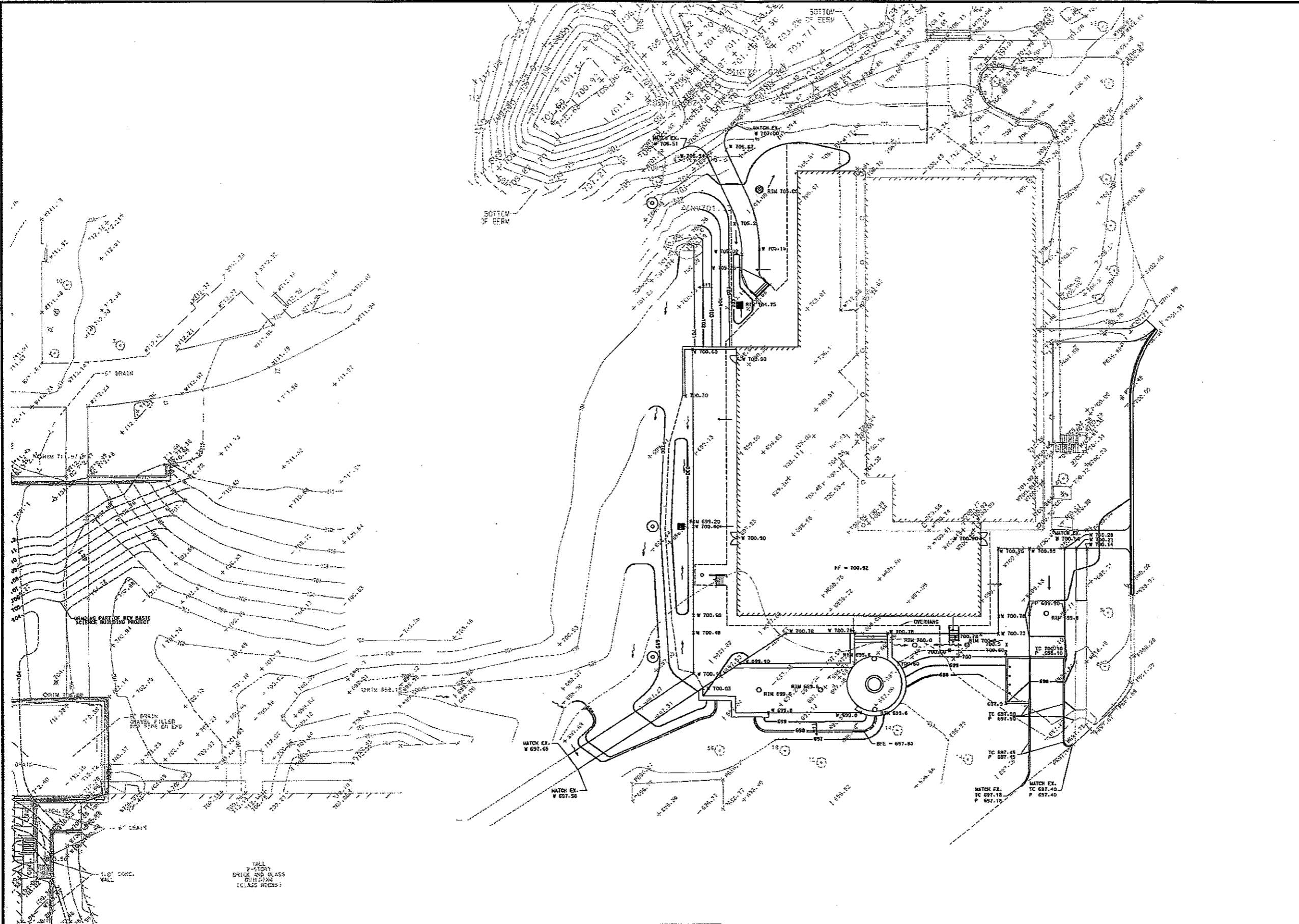
DWL ARCHITECTS
2333 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
(602)-264-9731 - FAX (602)-264-1928

DATE	DESCRIPTION OF REVISION	BY

DESIGNED	ETH
DRAWN	ETH
APPROVED	DAS
DATE	09/22/08
SCALE	N/A

COVER SHEET
STUDENT SERVICES BUILDING ADDITION
MIDWESTERN UNIVERSITY

SHEET
1 of 6
PROJECT NUMBER: 1985
FILE # OF COVER PLT
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NOTES:
 1. STORM WATER DETENTION IS PROVIDED IN THE BASIC SCIENCE BUILDING PROJECT. SEE STORM WATER REPORT FOR ADDITIONAL INFORMATION.
 2. COMPENSATORY STORAGE IS PROPOSED TO BE PROVIDED ON CAMPUS BY EXCAVATION FROM A GRASSY AREA SOUTH OF LACEY CREEK. DETAILED CALCULATIONS WILL BE PROVIDED DURING FINAL ENGINEERING.

MACKIE CONSULTANTS LLC
 9575 W. HIGGINS RD., SUITE 500, ROSEMONT, IL 60018
 847-696-1400 FAX 847-696-1410
 ENGINEERS PLANNERS SURVEYORS
 ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NUMBER 124-002684

CLIENT:
DWL ARCHITECTS
 2333 NORTH CENTRAL AVENUE
 PHOENIX, ARIZONA 85004
 (602)-264-9731 - FAX (602)-264-1928

DATE	DESCRIPTION OF REVISION	BY

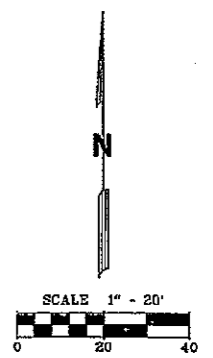
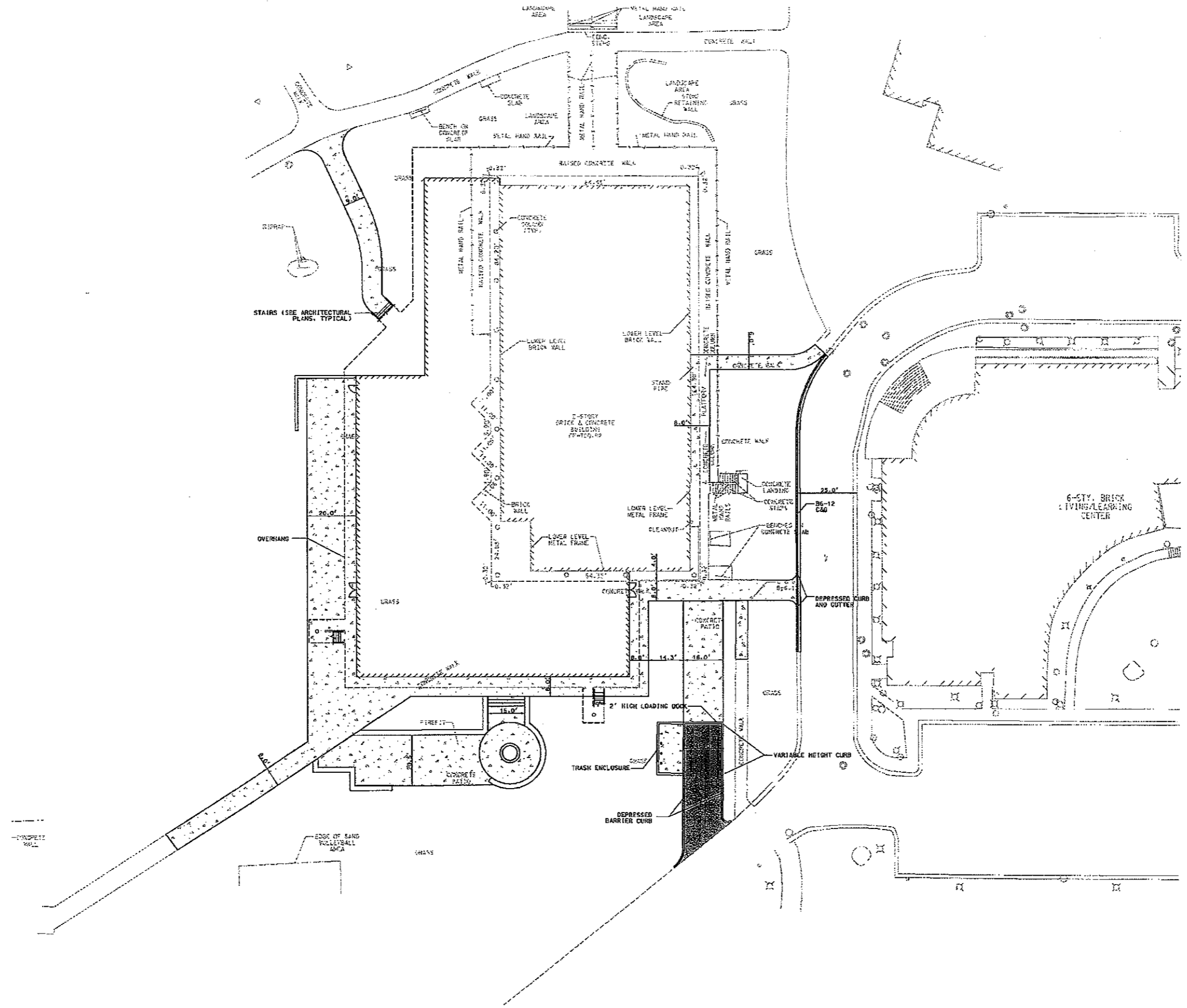
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DRAWN ETH
APPROVED DAS
DATE 09/22/08
SCALE 1" = 20'

GRADING PLAN
STUDENT SERVICES BUILDING ADDITION
MIDWESTERN UNIVERSITY

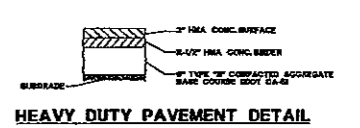
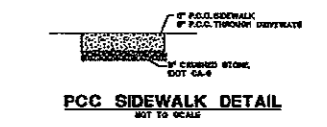
PRELIMINARY

SHEET
2 OF 6

PROJECT NUMBER: 1665
 FILE: 02 GRADING.PLT
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LEGEND	
HEAVY DUTY PAVEMENT	
PCC SIDEWALK	



PRELIMINARY

MACKIE CONSULTANTS LLC
9576 W. HIGGINS RD., SUITE 600, ROSEMONT, IL 60018
847-696-1400 FAX 847-696-1410
ENGINEERS PLANNERS SURVEYORS
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NUMBER 184-002694

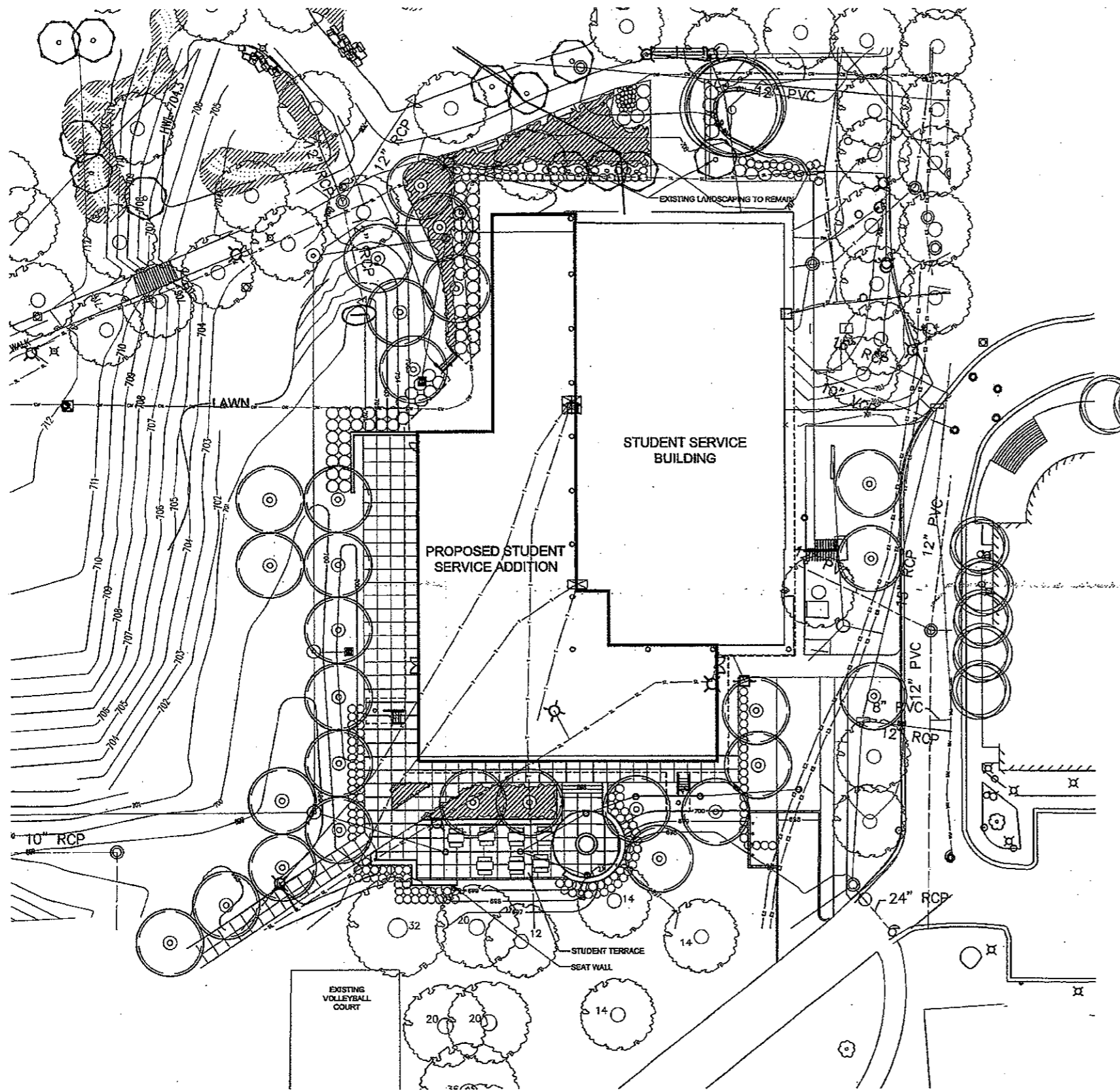
CLIENT: **DWL ARCHITECTS**
2333 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
(602)-264-9731 - FAX (602)-264-1928

DATE	DESCRIPTION OF REVISION	BY

PAVING PLAN
STUDENT SERVICES BUILDING ADDITION
MIDWESTERN UNIVERSITY

SHEET
5 OF **6**
PROJECT NUMBER: 1665
FILE: 04 PAVING.PLT
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DESIGNED ETH
DRAWN ETH
APPROVED DAS
DATE 09/22/08
SCALE 1" = 20'



TYPICAL PLANT LIST

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
SHADE TREES					
CEOC		<i> Celtis occidentalis</i>	Common Honeylocust	4" CAL	
COCO		<i> Corylus colurna</i>	Turkish Filbert	4" CAL	
ULTR		<i> Gleditsia triacanthos 'var. bicolor'</i>	Silk Tree	4" CAL	
TRCA		<i> Pteris caerulea 'Chandless'</i>	Chandless Callery Pear	4" CAL	
TRCP		<i> Yucca alopecurus</i>	Common Yucca	4" CAL	
ACFR		<i> Acer fraxinifolium 'Redrum Blau'</i>	Redrum Blau Maple	4" CAL	
DECIDUOUS SHRUBS					
COSE		<i> Cornus sericea 'Rakay'</i>	Flowering Dogwood	24" B&B	
ELAL		<i> Erythronium alba</i>	Burrowing Owl	24" B&B	
PCSE		<i> Paeonia 'Moussereau'</i>	Shirley's Blazing Star	24" B&B	
HAWE		<i> Hamamelis virginica</i>	Winged Spindle Tree	32" B&B	
HAWE		<i> Hamamelis virginica</i>	Winged Spindle Tree (Fall Color)	32" B&B	
VPR		<i> Viburnum prinosum</i>	Blackberry Viburnum	32" B&B	
VITR		<i> Viburnum trilobum</i>	American Cranberry Bush	32" B&B	
PERENNIALS, GRASSES & GROUNDCOVERS					
		<i> Andryssa anglica Purdie Dore'</i>	New England Aster	1 GAL	18" O.C. 15%
		<i> Erythronium alba</i>	White Crown Imperials	1 GAL	18" O.C. 15%
		<i> Hebe x exoniensis 'Happy Returns'</i>	Happy Returns Day Lily	1 GAL	18" O.C. 15%
		<i> Penstemon spicatus 'Lough'</i>	Lough Russian Sage	1 GAL	18" O.C. 15%
		<i> Rudbeckia hirta 'Goldstrum'</i>	Black-eyed Susan	1 GAL	18" O.C. 15%
		<i> Scilla maritima 'Autumn Joy'</i>	Autumn Joy Bellflower	1 GAL	18" O.C. 15%
		<i> Sporobolus tetragynus</i>	Straw Drop Seed	1 GAL	24" O.C. 15%

LEGEND

- EXISTING TREES
- PROPOSED SHADE TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUBS
- PROPOSED PERENNIALS, GRASSES & GROUNDCOVERS

NOTE: THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT J.U.L.I.E., THE COUNTY PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.

NOTE: THIS DRAWING IS PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS MENTIONED HEREIN, INCLUDING ANY RELATED DOCUMENTS PREPARED BY THE PROJECT ENGINEERS AND EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE.

NOTE: STREET LIGHTING EXISTS THROUGHOUT THIS ENTIRE SITE. LOCATION HAS NOT BEEN DETERMINED AS OF THE DATE OF THESE DRAWINGS. LOCATION OF LIGHTING AND SUPPLY SHOULD BE REVIEWED PRIOR TO CONSTRUCTION.

NOTE: THE LOCATION OF THE UNDERGROUND UTILITIES AND/OR DRIVEWAYS ARE LOCATED ON ENGINEERING DRAWINGS PREPARED BY THE PROJECT ENGINEER. THE MOST CURRENT REVISION IS HEREIN MADE PART OF THIS DOCUMENT. UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND MUST BE LOCATED PRIOR TO CONSTRUCTION. WHERE UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENT MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER PRIOR TO INSTALLATION. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY WHATSOEVER IN RESPECT TO THE CONTRACTOR'S ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL, AND UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT REFERENCING THE ABOVE MENTIONED DOCUMENTS.

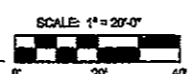
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CAUTION
UTILITY LOCATIONS SHOWN ARE FOR INFORMATION ONLY. VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION. SEE NOTES.

PRELIMINARY LANDSCAPE PLAN
SCALE: 1" = 20'-0"



JOINT UTILITY LOCATING INFORMATION FOR EXCAVATORS
Call 1-800-892-0123

DWL Architects + Planners, Inc.
2333 North Central Avenue
Phoenix, Arizona 85004
t: 602.264.9731 f: 602.264.1928



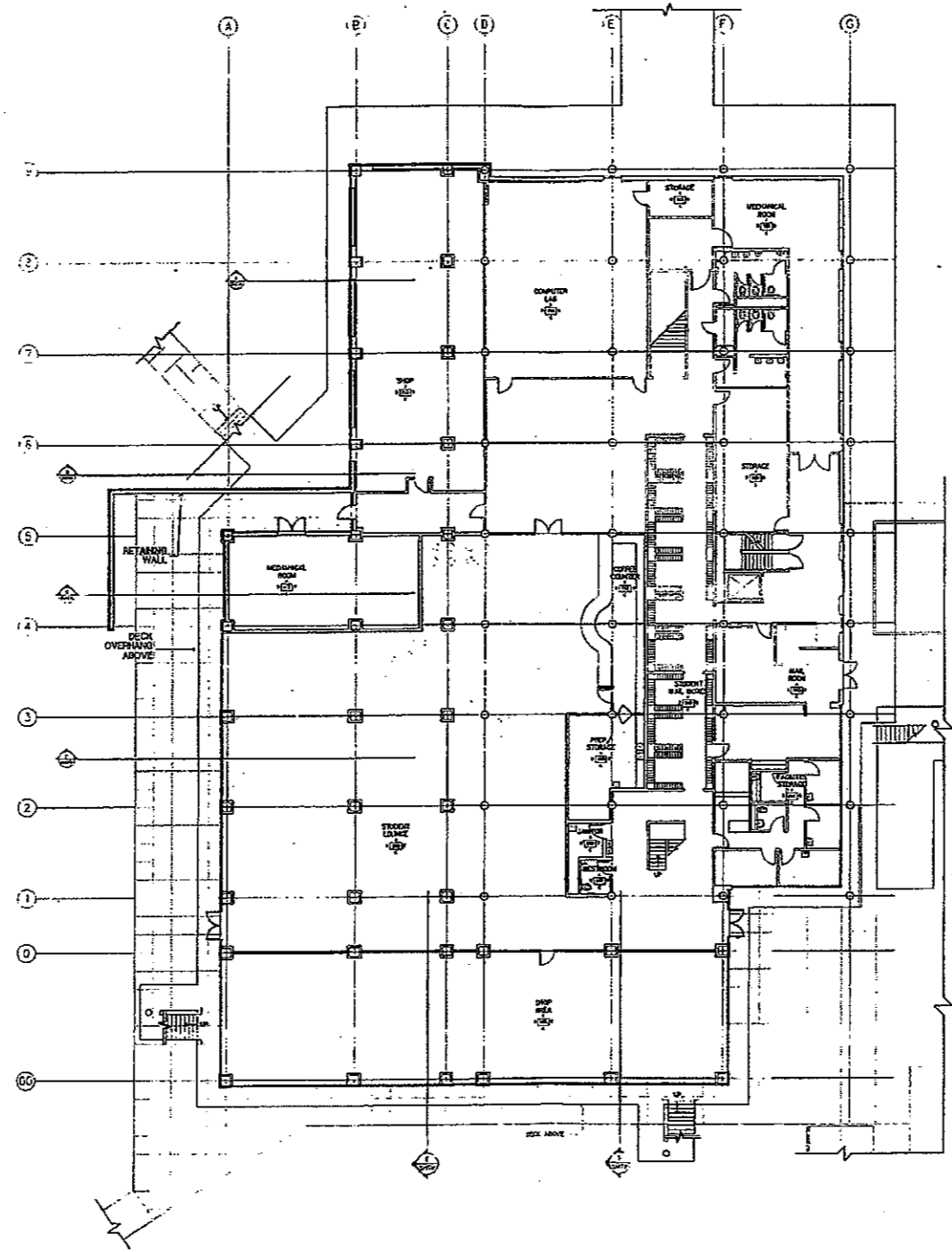
ALLEN L. KRACOWER
ASSOCIATED ARCHITECTS
1000 North Central Avenue, Suite 1000, Phoenix, AZ 85004

STUDENT SERVICES BUILDING ADDITION MIDWESTERN UNIVERSITY DOWNERS GROVE, ILLINOIS

PRELIMINARY LANDSCAPE PLAN

PROJECT NUMBER:	08024	DESIGNED BY:	MC/LD
SCALE:	1" = 20'-0"	APPROVED BY:	LD
DATE:	07.08.08	PROJECT MANAGER:	LD

LP-1



FIRST LEVEL FLOOR PLAN



1/16" = 1'-0"

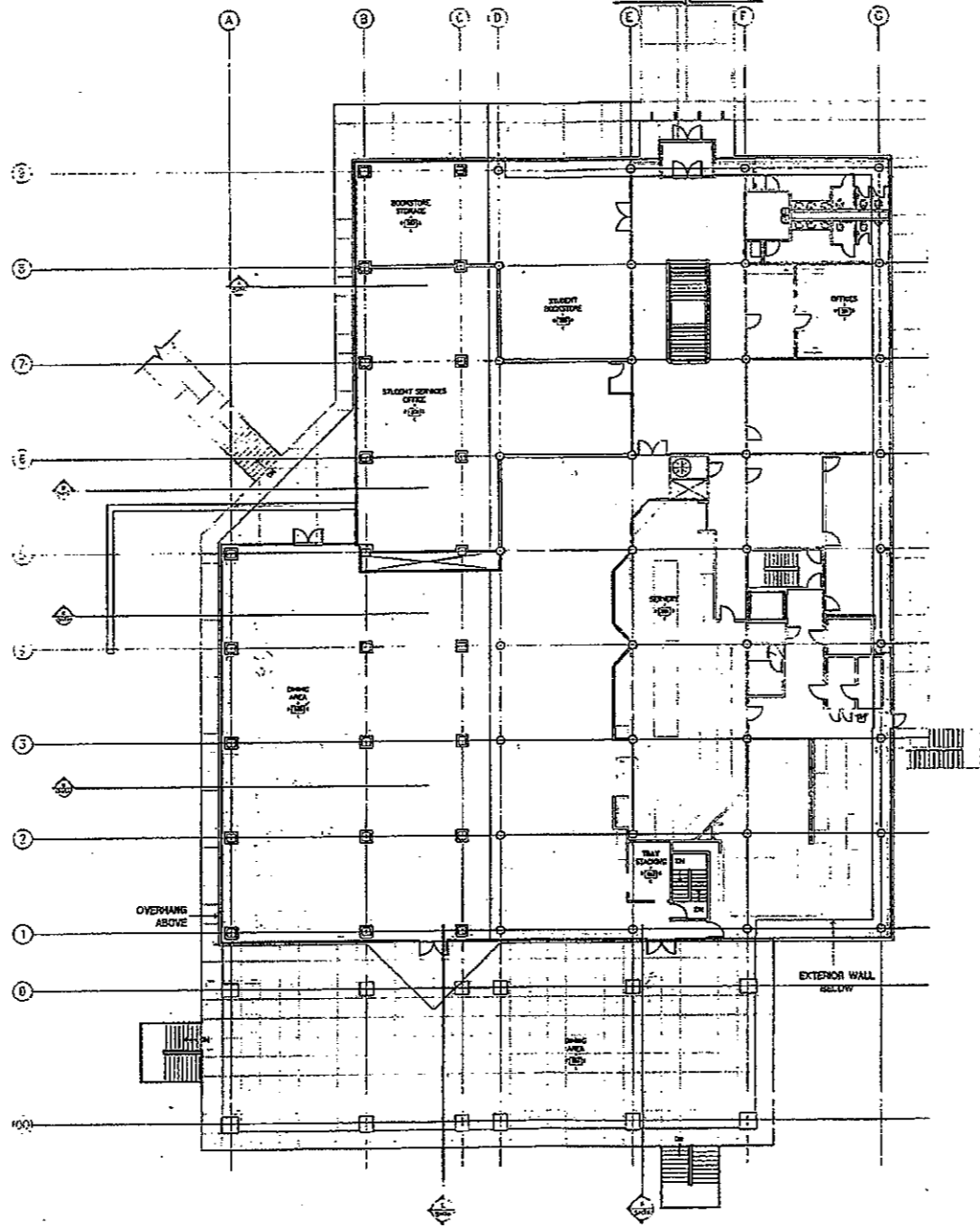
**STUDENT SERVICES
 BUILDING ADDITION
 MIDWESTERN
 UNIVERSITY**
 555 31st Street, Downers Grove, Illinois



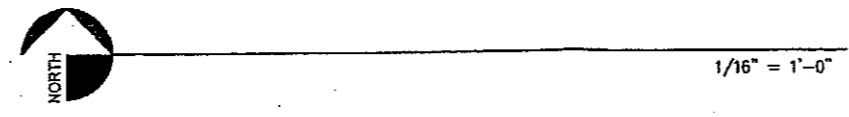
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SHEET TITLE
**FIRST FLOOR
 PLAN**

MVR	DT
08/15/08	1:41 PM



SECOND LEVEL FLOOR PLAN



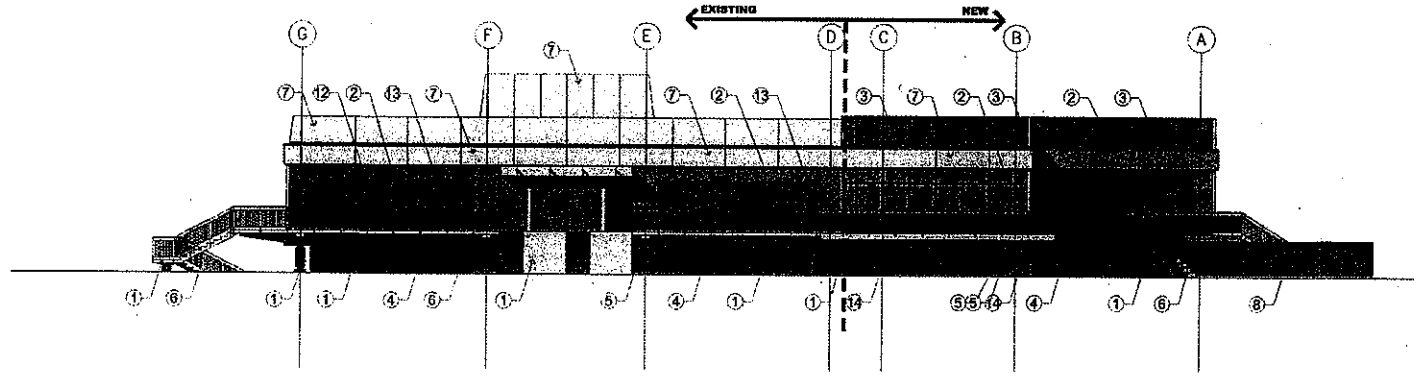
STUDENT SERVICES
 BUILDING ADDITION
 MIDWESTERN
 UNIVERSITY
 555 31st Street, Downers Grove, Illinois



BY CONTRACT WITH
 DWL ARCHITECTS & PLANNERS, INC.

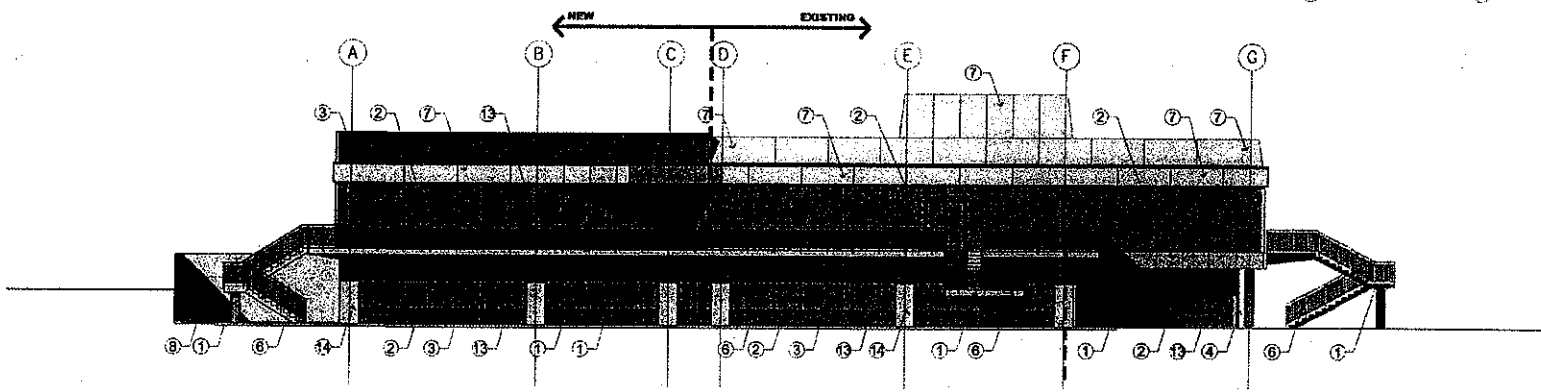
SHEET TITLE
 SECOND
 FLOOR PLAN

DATE: 08/15/08
 DRAWN BY: MVR
 CHECKED BY: DT
 SHEET NUMBER: 0804-00



3 NORTH ELEVATION
 1/8" = 1'-0"

- KEYNOTES**
- ① CAST IN PLACE CONCRETE
 - ② STOREFRONT WINDOW SYSTEM
 - ③ OPQUE SPANDREL GLASS
 - ④ BRICK VENEER
 - ⑤ ANODIZED ALUMINUM WINDOWS
 - ⑥ ALUMINUM GUARDS AND HANDRAILS
 - ⑦ ALLUCONTO
 - ⑧ RETAINING WALL
 - ⑨ METAL DOOR
 - ⑩ SLIDING GLASS DOOR
 - ⑪ METAL VENTING
 - ⑫ TINTED GLASS
 - ⑬ INSULATED PANELS
 - ⑭ PRECAST CONCRETE



5 SOUTH ELEVATION
 1/8" = 1'-0"



STUDENT SERVICES
 BUILDING ADDITION
 MIDWESTERN
 UNIVERSITY
 655 31st Street, Downers Grove, Illinois


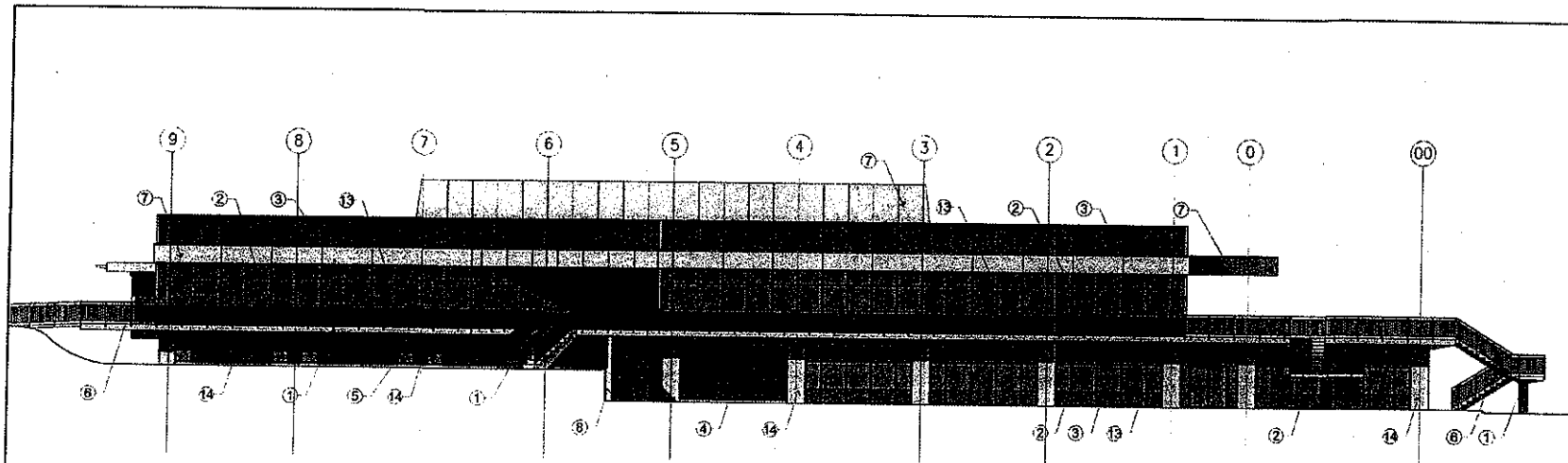


NORTH + SOUTH
 ELEVATIONS

DATE: 09/05/08
 DRAWN BY: MVR
 CHECKED BY: DT
 PROJECT: STUDENT SERVICES BUILDING ADDITION

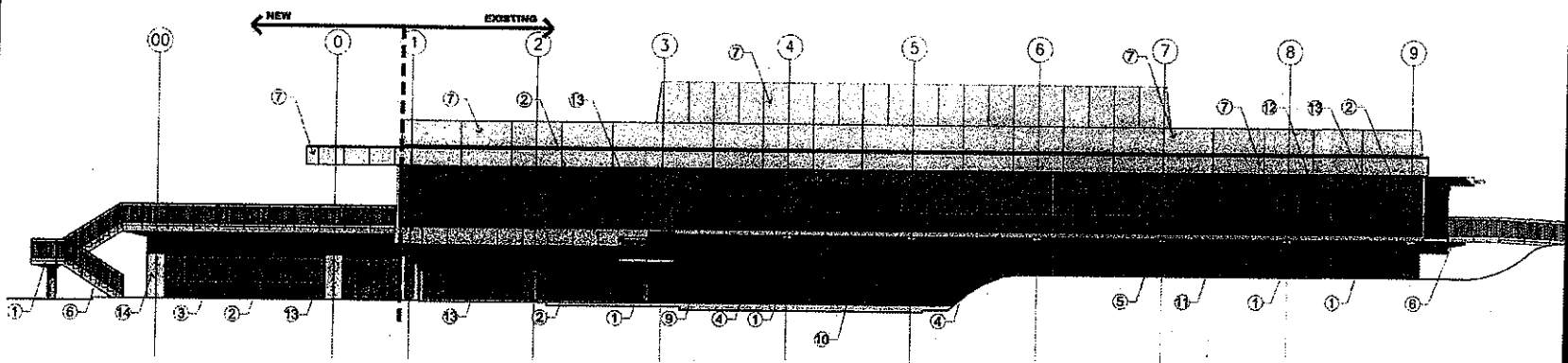


**STUDENT SERVICES
 BUILDING ADDITION
 MIDWESTERN
 UNIVERSITY**
 555 31st Street, Downers Grove, Illinois

1 WEST ELEVATION
 1/8" = 1'-0"

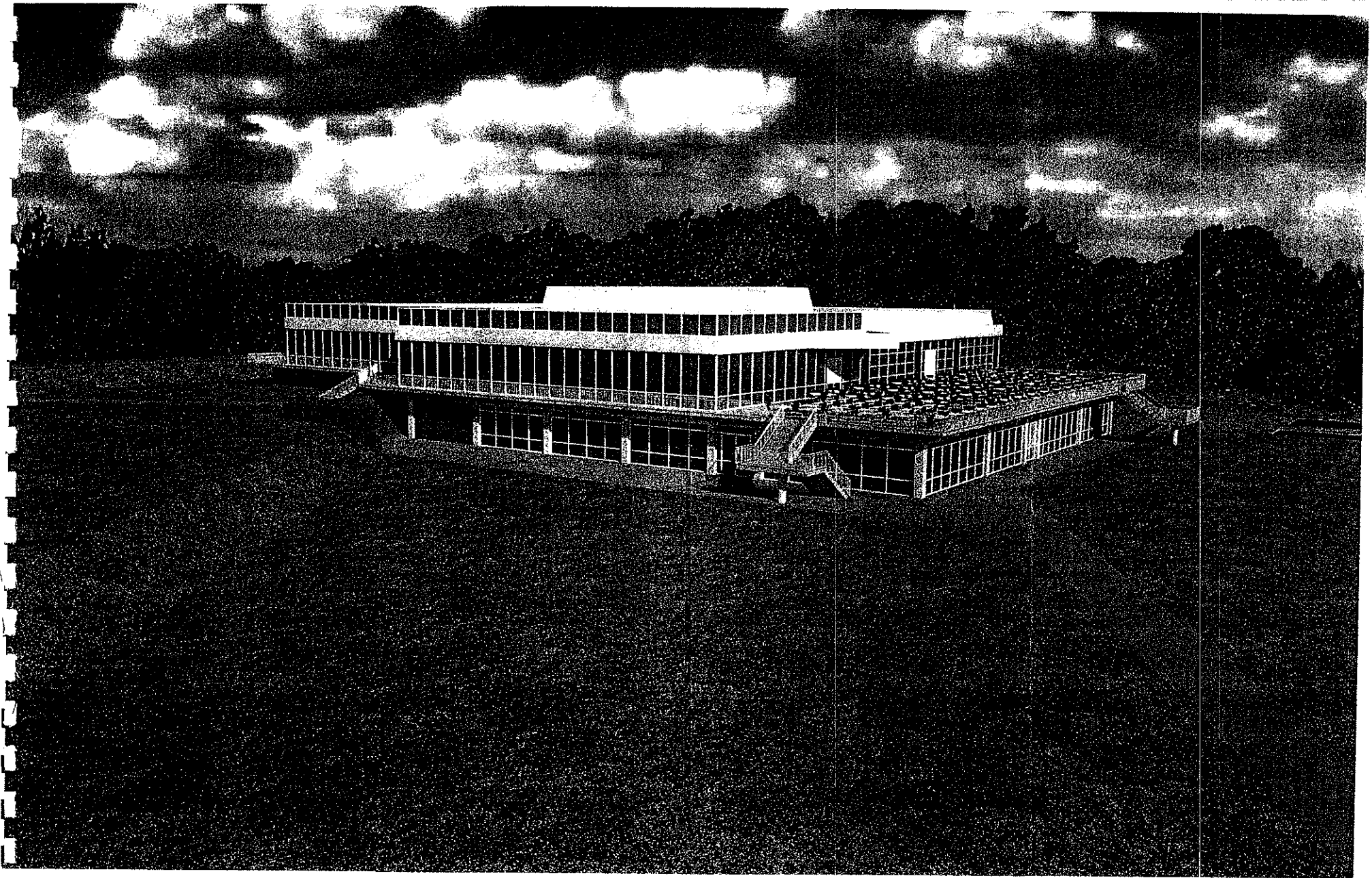
- KEYNOTES**
- ① CAST IN PLACE CONCRETE
 - ② STOREFRONT WINDOW SYSTEM
 - ③ OPAQUE SPANDREL GLASS
 - ④ BRICK VENEER
 - ⑤ ANODIZED ALUMINUM WINDOWS
 - ⑥ ALUMINUM GUARDS AND HANDRAILS
 - ⑦ ALUCOBOND
 - ⑧ RETAINING WALL
 - ⑨ METAL DOOR
 - ⑩ SLIDING GLASS DOOR
 - ⑪ METAL VENTING
 - ⑫ TINTED GLASS
 - ⑬ INSULATED PANELS
 - ⑭ PRECAST CONCRETE

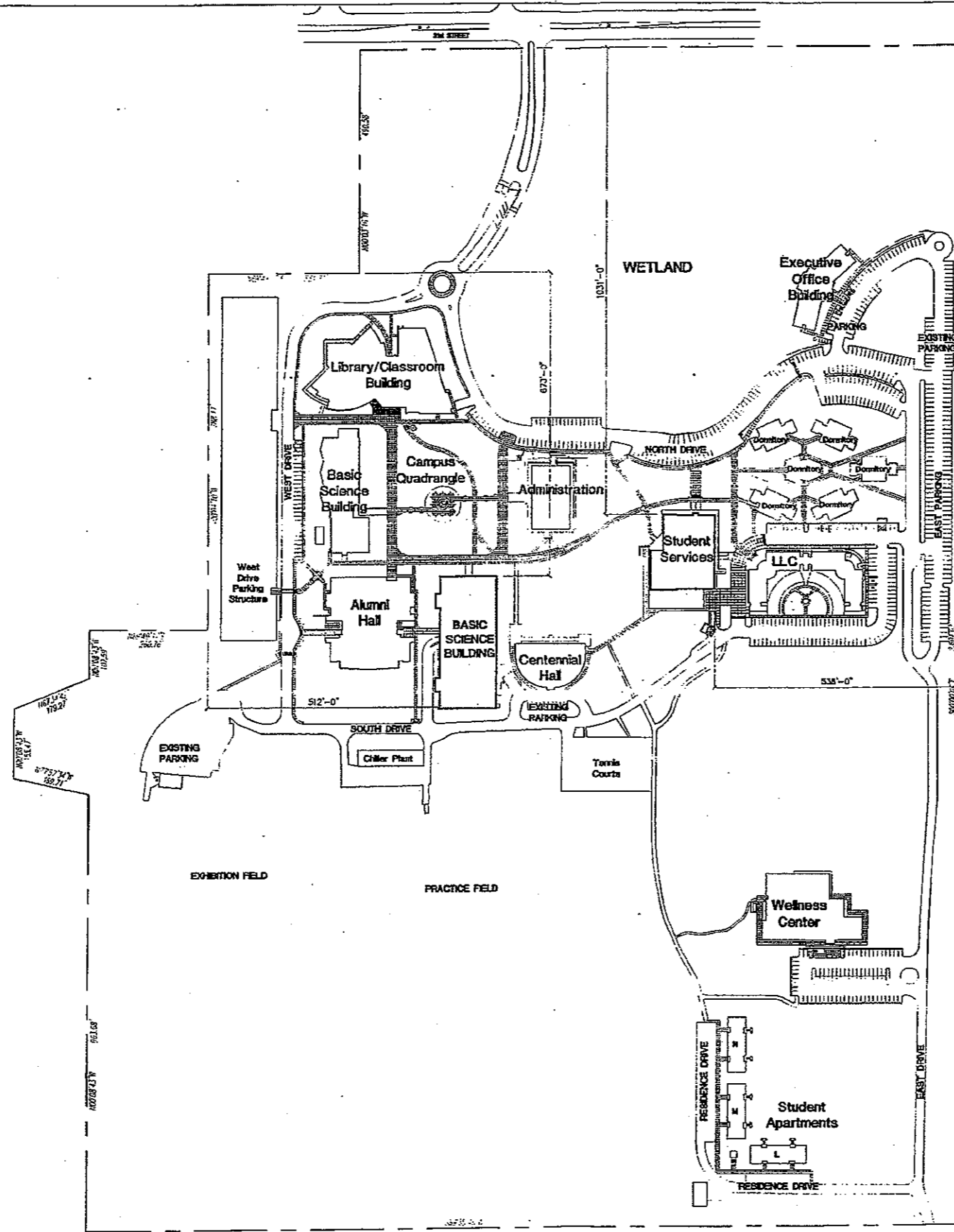


2 EAST ELEVATION
 1/8" = 1'-0"

**EAST+WEST
 ELEVATIONS**

DATE: 09/05/08
 DRAWN BY: DT
 CHECKED BY: GEM/DO





MIDWESTERN UNIVERSITY CAMPUS PLAN

1/128" = 1'-0"

DWL ARCHITECTS
 DWL Architects & Planners, Inc.
 1333 North Central Avenue
 Phoenix, Arizona 85004-1353
 Tel: 602.261.9751 Fax: 602.264.1826

**STUDENT SERVICES
 BUILDING ADDITION
 MIDWESTERN
 UNIVERSITY**
 555 31st Street, Downers Grove, Illinois



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DATE: _____
 SHEET NO: _____

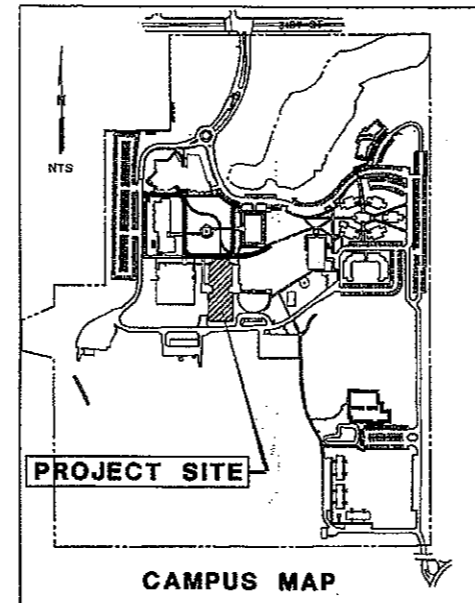
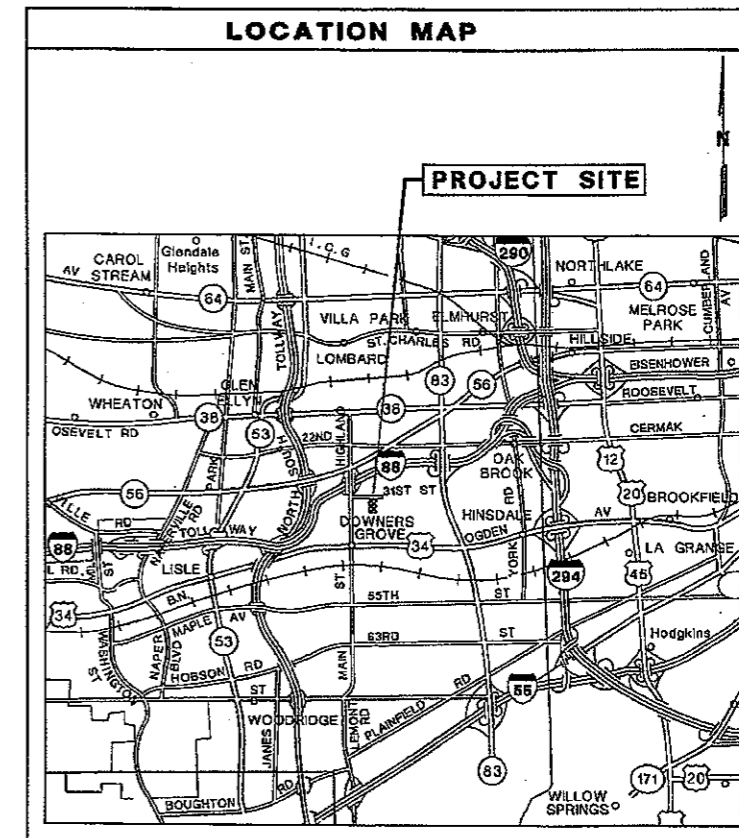
SITE PLAN

DESIGNED BY MVR	DATE 08/15/08	DRAWN BY DT	DATE 08/15/08
--------------------	------------------	----------------	------------------

PRELIMINARY ENGINEERING PLANS FOR NEW BASIC SCIENCE BUILDING MIDWESTERN UNIVERSITY 555 WEST 31ST STREET VILLAGE OF DOWNERS GROVE, ILLINOIS

LEGEND		
	EXISTING	PROPOSED
SANITARY SEWER	8" PVC	8" PVC
FORGE MAN	FM-FM	FM-FM
STORM SEWER	12" RCP	12" RCP
UNDERDRAIN	UD	UD
MANHOLE	○	○
CATCH BASIN	○	○
INLET	□	□
CLEANOUT		○
WATER MAIN	W-8"	W-8"
VALVE VAULT	○	○
VALVE BOX	○	○
FIRE HYDRANT	○	○
UTILITY CROSSING	U	U
FLARED END SECTION	U	U
TRENCH BACKFILL		XXXXXX
RIP RAP		XXXXXX
STREET LIGHT/PARKING LOT LIGHT	X	X
POWER POLE	○	○
STREET SIGN	○	○
FENCE	X-X	X-X
GAS MAIN	(G)-(G)	(G)-(G)
OVERHEAD LINE	OH	OH
TELEPHONE LINE	T-T	T-T
ELECTRIC LINE	E-E	E-E
CABLE TV LINE	CATV-CATV	CATV-CATV
HIGH WATER LEVEL	HWL XX	HWL XX
NORMAL WATER LEVEL	NWL XX	NWL XX
CONTOUR LINE	XXX.XX	XXX.XX
TOP OF CURB ELEVATION		TO XXX.XX
GUTTER ELEVATION		G XXX.XX
SPOT ELEVATION		XXX.XX
TOP OF FOUNDATION		TF XXX.XX
GRADE AT FOUNDATION		GF XXX.XX
HIGH OR LOW POINT	○	○
OVERLAND FLOOD ROUTE		→
PAVEMENT FLOW DIRECTION		→
SWALE FLOW DIRECTION		→
DEPRESSED CURB AND GUTTER		→
REVERSE CURB AND GUTTER		→

INDEX	
1.	COVER SHEET
2.	GRADING PLAN
3.	STORMWATER POLLUTION PREVENTION PLAN
4.	UTILITY AND PAVING PLAN
5.	STORMWATER DETENTION FACILITY PLAN
6.	PROJECT SPECIFICATIONS



ABBREVIATIONS			
AC	ACRE	HWL	HIGH WATER ELEVATION
BC	BACK OF CURB	INL	INLET
BTM	BOTTOM	INV	INVERT
CB	CATCH BASIN	LF	LINEAL FEET/FOOT
CFS	CUBIC FEET PER SECOND	LP	LIGHT POLE
CY	CUBIC YARD	LT	LEFT
DIA	DIAMETER	L/W	LOWEST GRADE ADJACENT TO RETAINING WALL
DWM	DUCTILE IRON WATER MAIN	MAX	MAXIMUM
EL	ELEVATION	MN	STORM MANHOLE
EP	EDGE OF PAVEMENT	MIN	MINIMUM
FF	FINISHED FLOOR	NWL	NORMAL WATER ELEVATION
FES	FLARED END SECTION	OCS	OUTLET CONTROL STRUCTURE
FT	FOOT/FEET	P	PAVEMENT ELEVATION
G	GUTTER ELEVATION	PVC	POLYVINYL CHLORIDE PIPE
GF	GRADE AT FOUNDATION	R	RADIUS
GR	GRADE RING ELEVATION	RCP	REINFORCED CONCRETE PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE	RIM	RIM ELEVATION
HYD	FIRE HYDRANT	RT	RIGHT
HMA	HOT MIX ASPHALT	ROW	RIGHT OF WAY
SAN	SANITARY SEWER	TOC	TOP OF DEPRESSED CURB
SMH	SANITARY MANHOLE	TC	TOP OF CURB
STA	STATION	TF	TOP OF FOUNDATION
STM	STORM SEWER	I/W	TOP OF RETAINING WALL
SY	SQUARE YARD	TYP	TYPICAL
SWPP	STORMWATER POLLUTION PREVENTION PLAN	VB	VALVE BOX
VC	VERTICAL CURVE	VV	VALVE VAULT
W	WALK ELEVATION	WM	WATER MAIN
VI	POINT OF VERTICAL INTERSECTION		

SOURCE REFERENCES:
 SITE: PER MAP FOR PERMANENT PAVEMENT LOCATED 40'-25' FEET SOUTH OF THE 2-STORY BRICK BUILDING AND 35' SOUTH OF THE EAST SIDE OF THE BRICK BUILDING. ELEVATION = 632.40'
 SITE: CUT CROSS ON TOP OF CURB LOCATED 47'-111' FEET WEST OF THE CONCRETE BASE OF LIGHT POLE AND 44'-250' FEET SOUTH OF THE SOUTHWEST CORNER OF THE 3-STORY CONCRETE FRAME BUILDING. ELEVATION = 627.51'
 FEMA: TWO OUTLET BAYS ON TOP OF CONCRETE END OF OVAL CORRUGATED METAL PIPE UNDER A PRIVATE ROAD AT CORNER WILLIAM GREENE (MIDWESTERN UNIVERSITY) (ELEV. 629.82 ON FEMA DATUM) (ELEV. 629.75 ON VILLAGE/PROJECT DATUM)

DATUM CONVERSION:
 PROJECT IS ON VILLAGE DATUM
 FEMA DATUM = VILLAGE/PROJECT DATUM + 1.11'

JOINT UTILITY LOCATING INFORMATION FOR EXCAVATORS

Call 48 hours before you dig
 (Excluding Sat, Sun, & Holidays)

1-800-892-0123

DRAINAGE CERTIFICATION

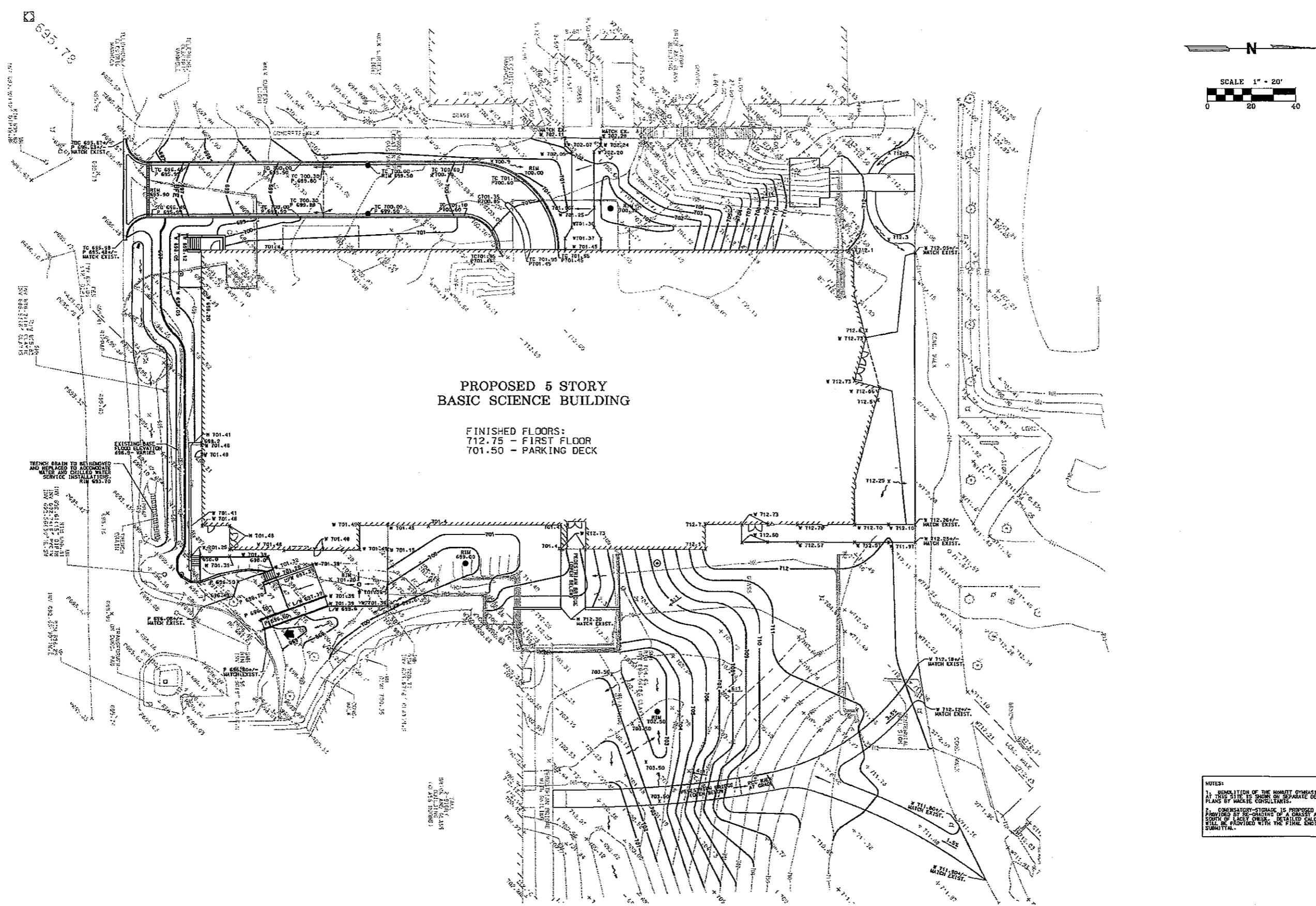
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SAID IMPROVEMENTS OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREA OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BEING SERVED BY THE CONSTRUCTION OF THE IMPROVEMENTS.

ENGINEER'S SIGNATURE: *[Signature]* 9-23-08
 EXPIRES: 11/30/09

ILLINOIS PROFESSIONAL ENGINEERING BOARD
 LICENSE NO. 062-045118
 LICENSED PROFESSIONAL ENGINEER
 CIVIL ENGINEERING

PRELIMINARY

MACKIE CONSULTANTS LLC 9576 W. HIGGINS RD., SUITE 500, ROSEMONT, IL 60018 847-696-1400 FAX 847-696-1410 ENGINEERS PLANNERS SURVEYORS <small>ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NUMBER 164-002804</small>	CLIENT: DWL ARCHITECTS 2333 NORTH CENTRAL AVENUE PHOENIX, ARIZONA 85004 (602)-264-9731 - FAX (602)-264-1928	DESIGNED	ETH	COVER SHEET NEW BASIC SCIENCE BUILDING MIDWESTERN UNIVERSITY	SHEET 1 OF 6 <small>PROJECT NUMBER: 1422 FILE: E:\S\B\1\T\PR\COVER.PLT © MACKIE CONSULTANTS LLC, 2008</small>
		DRAWN	ETH		
		APPROVED	DAS		
		DATE	08/22/08		
		SCALE	N/A		



**PROPOSED 5 STORY
BASIC SCIENCE BUILDING**

FINISHED FLOORS:
712.75 - FIRST FLOOR
701.50 - PARKING DECK

NOTES:
1. DEMOLITION OF THE HONNET GYMNASIUM PREVIOUS AT THIS SITE. CHECK ON SEPARATE DEMOLITION PLANS BY MACKIE CONSULTANTS.
2. COMPENSATORY STORAGE IS PROPOSED TO BE PROVIDED BY RE-GRADING OF A GRASSY AREA SOUTH OF L-HEAT CHECK. DETAILED CALCULATIONS WILL BE PROVIDED WITH THE FINAL ENGINEERING SUBMITTAL.

PRELIMINARY

MACKIE CONSULTANTS LLC
9576 W. HIGGINS RD., SUITE 500, ROSEMONT, IL 60018
847-696-1400 FAX 847-696-1410
ENGINEERS PLANNERS SURVEYORS
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NUMBER 184-002884

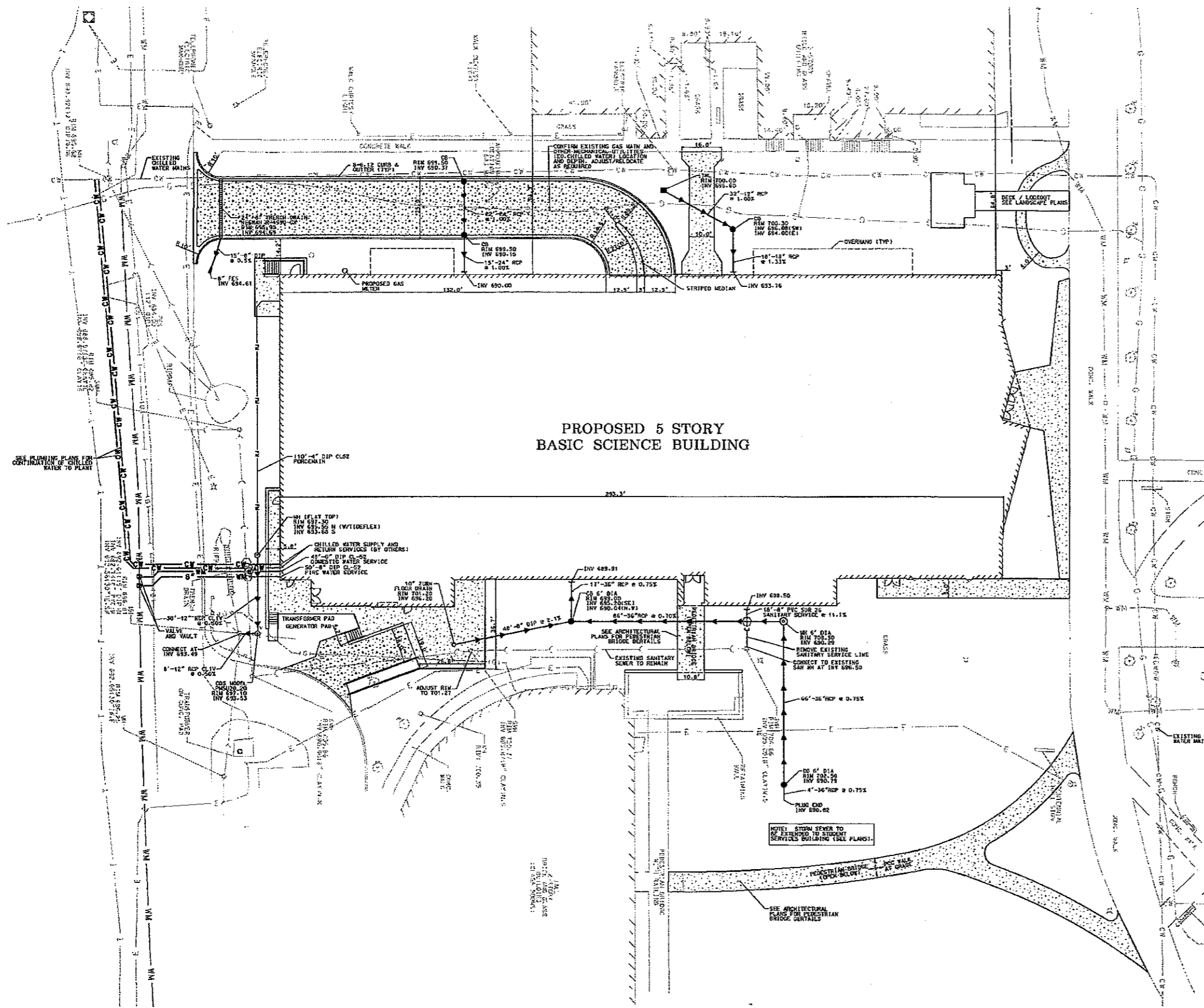
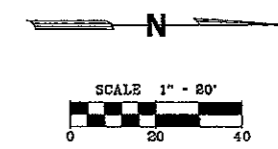
CLIENT:
DWL ARCHITECTS
2333 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
(602)-264-9731 - FAX (602)-264-1928

DATE	DESCRIPTION OF REVISION	BY

DESIGNED	ETH
DRAWN	ETH
APPROVED	DAS
DATE	09/22/08
SCALE	N/A

**GRADING PLAN
NEW BASIC SCIENCE BUILDING
MIDWESTERN UNIVERSITY**

SHEET
2 OF 6
PROJECT NUMBER 1422
FILE: ENG/SB/PLT/PA/GRADING.PLT
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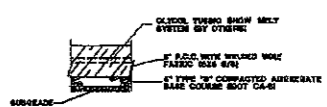
**PROPOSED 5 STORY
BASIC SCIENCE BUILDING**

NOTES:

1. ALL DIMENSIONS ARE TO:
 - BACK OF CURB
 - FACE OF INTERNAL CURB, WALK, & BLDG. UNLESS OTHERWISE NOTED
2. ALL JOINTS MADE WITH EXISTING PAVEMENT, CURB, WALK OR CURB AND GUTTER ARE TO BE SAVED FULL DEPTH.
3. ALL PAVEMENT MARKINGS ON SITE SHALL BE PAINT.
4. VERIFY ALL BUILDING SERVICE LOCATIONS AND SIZES WITH ARCHITECTURAL PLUMBING DRAWINGS BEFORE CONSTRUCTION.
5. PLUMBING CONTRACTOR TO MAKE ALL CONNECTIONS WITH BUILDING SERVICES CONSTRUCTED BY UTILITY CONTRACTOR.
6. EXISTING PAVEMENT REMOVED FOR UTILITY CONSTRUCTION SHALL BE DONE BY PAVING CONTRACTOR. ALL JOINTS WITH EXISTING PAVEMENT AND CURB SHALL BE SAVED FULL DEPTH.
7. GAS, TELEPHONE AND ELECTRIC REMOVALS AND ADJUSTMENTS SHALL BE DONE BY THE RESPECTIVE UTILITY COMPANY AND PAID FOR SEPARATELY BY THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THIS WORK INCIDENTAL TO THE CONTRACT.
8. EXISTING OR PROPOSED MANHOLES, CATCH BASINS, INLETS, AND VALVE VAULTS REQUIRING OVER 12" OF ADJUSTMENTS SHALL USE AN ADDITIONAL BARREL SECTION TO MAINTAIN A MAXIMUM 12" TOTAL ADJUSTMENT RENO DEPTH.
9. UTILITY SERVICES ARE TO BE PROTECTED AND MAINTAINED IN PLACE UNLESS SPECIFICALLY SHOWN TO BE RELOCATED OR ABANDONED.
10. CONTRACTOR TO VERIFY ALL RIM ELEVATIONS IN LANDSCAPE AREAS WITH LANDSCAPE PLANS PRIOR TO CONSTRUCTION.
11. DOWNERS GROVE SANITARY DISTRICT STANDARDS AND ORDINANCES SHALL GOVERN ALL SANITARY SEWER CONSTRUCTION.
12. SEWER CONTRACTOR SHALL SCHEDULE WITH THE DISTRICT INSPECTIONS OF THE SANITARY SEWER CONSTRUCTION WITHIN 48 HOURS IN ADVANCE OF THE START OF CONSTRUCTION.
13. CONNECTION INTO THE EXISTING SANITARY MANHOLE SHALL BE MADE BY CORE DRILLING THE MANHOLE AND INSTALLING A RUBBER BOOT TO INSURE A WATER TIGHT SEAL. THE EXISTING MANHOLE BENCH SHALL ALSO BE REFORMED TO PROVIDE A SMOOTH FLOWING INVERT.
14. THE CONTRACTOR SHALL CONTACT THE OWNER AND COORDINATE ALL REQUIRED UTILITY SHUTDOWNS.
15. ALL WATER MAIN CONNECTIONS TO EXISTING SERVICES SHALL BE DONE IN SUCH A MANNER AS NOT TO INTERRUPT SERVICE TO EXISTING FACILITIES. THIS MAY REQUIRE THE INSTALLATION OF INSERTION VALVES ON EXISTING WATER LINES.
16. THE CONSTRUCTED SEWERS MUST BE TELEVIEWED UNDER STABILIZED FLOW CONDITIONS. DISTRICT PERSONNEL MUST BE PRESENT DURING TELEVIEWING. NO SACS GREATER THAN 25% OF THE PIPE DIAMETER WILL BE ACCEPTED. ALL UNACCEPTABLE SACS MUST BE REPLACED IN A MANNER ACCEPTABLE TO THE DISTRICT.
17. THE FOLLOWING PIPE SPECIFICATION SHALL BE USED FOR SANITARY SEWER PVC PIPE WITH A SDR OF 35, COMPLYING WITH ASTM D2241 - 100 PSI PRESSURE PIPE PUSH-ON BELL AND SPIGOT TYPE WITH RUBBER RING SEAL GASKET ASTM D3133.
18. "FLEX SEAL" NON-SHEAR COMPLINGS (WITH STAINLESS STEEL SHEAR RING) SHALL BE USED TO CONNECT PIPES OF DISSIMILAR MATERIAL SIZE.
19. ALL SANITARY SEWERS SHALL BE LAID WITH STRAIGHT ALIGNMENT AND UNIFORM SLOPE BETWEEN MANHOLES. THE ALIGNMENT SHALL BE CHECKED BY LAMPING IN ACCORDANCE WITH DISTRICT CONSTRUCTION INSPECTION PROCEDURES. CONTRACTORS ARE REQUIRED TO USE A PIPE LASER TO SET PIPE SLOPE AND ALIGNMENT FOR PUBLIC SANITARY SEWER MAIN CONSTRUCTION.



PCC SIDEWALK DETAILS
NOT TO SCALE



HEAVY DUTY PAVEMENT DETAILS

LEGEND	
	PCC SIDEWALK / DECK
	HEAVY PCC PAVEMENT

PRELIMINARY

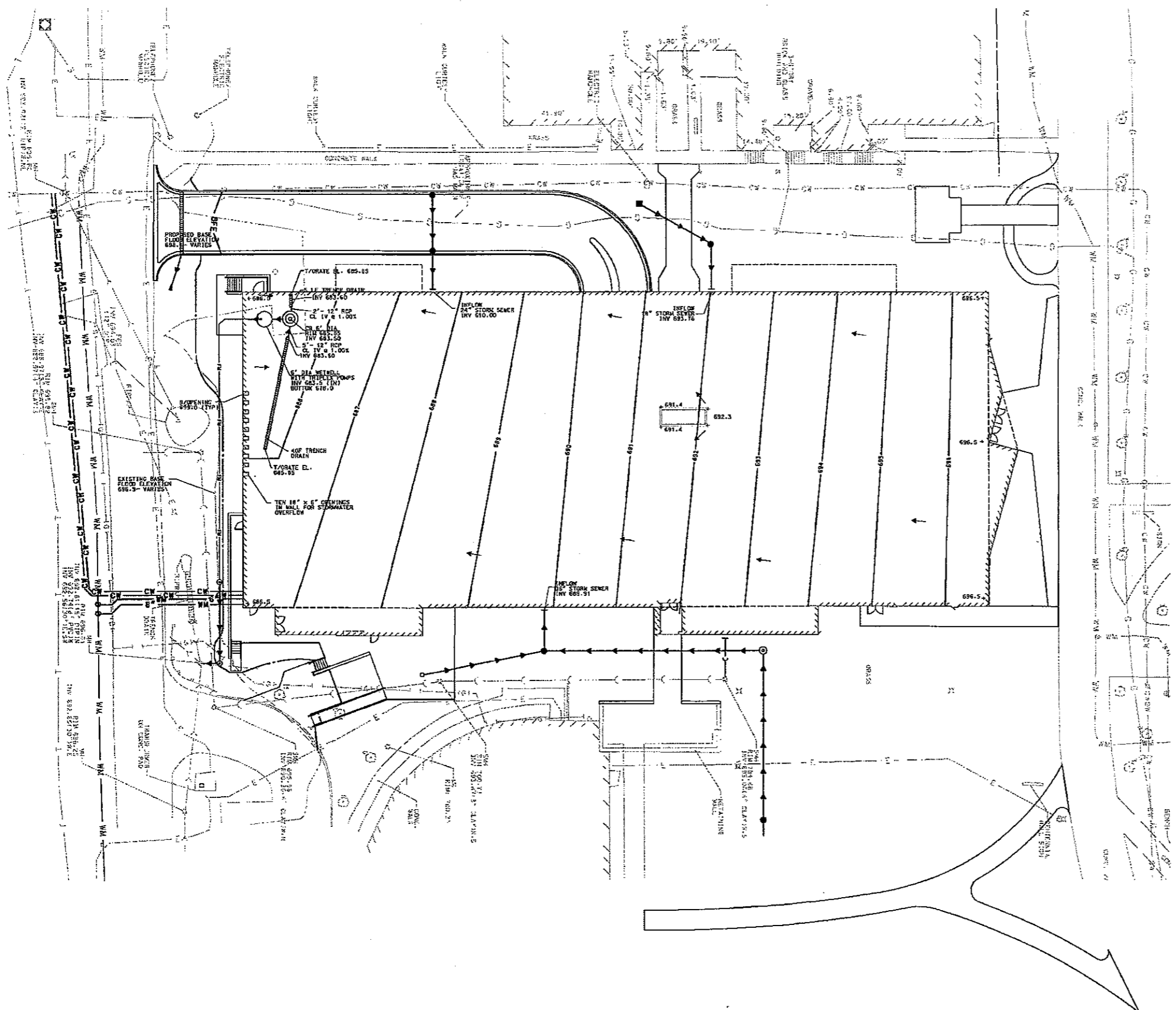
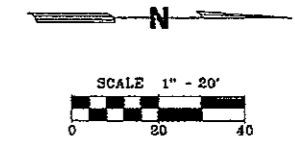
MACKIE CONSULTANTS LLC
9676 W. HIGGINS RD., SUITE 500, ROSEMONT, IL 60018
847-696-1400 FAX 847-696-1410
ENGINEERS PLANNERS SURVEYORS
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NUMBER 184-002684

CLIENT: **DWL ARCHITECTS**
2333 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
1602-264-9731 - FAX 1602-264-1928

DATE	DESCRIPTION OF REVISION	BY	SCALE

**UTILITY AND PAVING PLAN
NEW BASIC SCIENCE BUILDING
MIDWESTERN UNIVERSITY**

SHEET
4 OF 6
PROJECT NUMBER: 1422
FILE: ENG/SB/PLT/PRE/UTL.PLT
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DETENTION SUMMARY *	
2-YR PROPOSED HML	= 689.24
100-YR PROPOSED HML	= 690.70
100-YR ULTIMATE HML	= 699.00
2-YR DETENTION VOLUME REQUIRED	= 0.26 AC-FT
2-YR DETENTION VOLUME PROVIDED	= 0.26 AC-FT
100-YR DETENTION VOLUME REQUIRED	= 0.92 AC-FT
100-YR DETENTION VOLUME PROVIDED	= 0.92 AC-FT
ULTIMATE DETENTION VOLUME PROVIDED	= 6.12 AC-FT
2-YR ALLOWABLE RELEASE RATE, Q_2	= 0.092 CFS
2-YR PROPOSED RELEASE RATE, Q_2	= 0.092 CFS
100-YR ALLOWABLE RELEASE RATE, Q_{100}	= 0.232 CFS
100-YR PROPOSED RELEASE RATE, Q_{100}	= 0.232 CFS
OVERFLOW ELEVATION	= 699.00

* NOTE: PROPOSED ADDITIONAL DETENTION VOLUME PROVIDED FOR FUTURE CAMPUS DEVELOPMENT.

PRELIMINARY

MACKIE CONSULTANTS LLC
 9575 W. HIGGINS RD., SUITE 500, ROSEMONT, IL 60018
 847-696-1400 FAX 847-696-1410
 ENGINEERS PLANNERS SURVEYORS
 ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NUMBER 184-002694

CLIENT: **DWL ARCHITECTS**
 2333 NORTH CENTRAL AVENUE
 PHOENIX, ARIZONA 85004
 (602)-264-9731 FAX (602)-264-1928

DATE	DESCRIPTION OF REVISION	BY	SCALE

STORMWATER DETENTION FACILITY PLAN
NEW BASIC SCIENCE BUILDING
MIDWESTERN UNIVERSITY

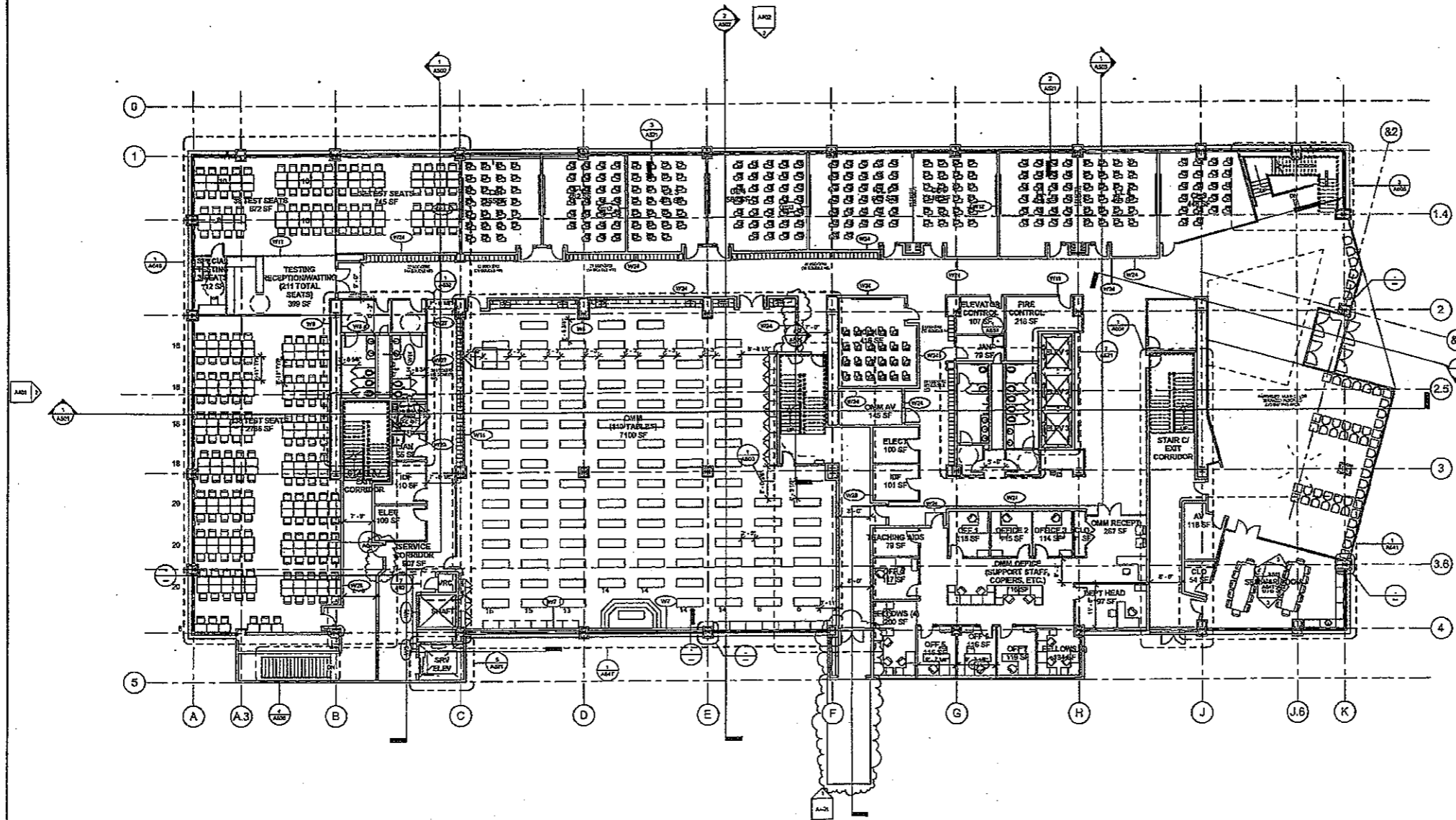
SHEET
5 OF 6
 PROJECT NUMBER: 1422
 FILE: Eng/SS/plan/detain05.rvt
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GENERAL NOTES:

1. ALL INTERIOR PARTITIONS TO BE 'W11 A' U.N.O.

KEYNOTE LEGEND

F2 ENTRY/EXIT DOOR, REFER DOOR SCHEDULE FOR TYPE & SIZE.



1 1ST FLOOR
 3/32" = 1'-0"

Midwestern University
 New Science Building

Downers Grove Campus
 Downers Grove, IL

REVISIONS	
No.	Description
1	Revise 1

CONSTRUCTABILITY
 REVIEW

FIRST FLOOR
 PLAN

A203

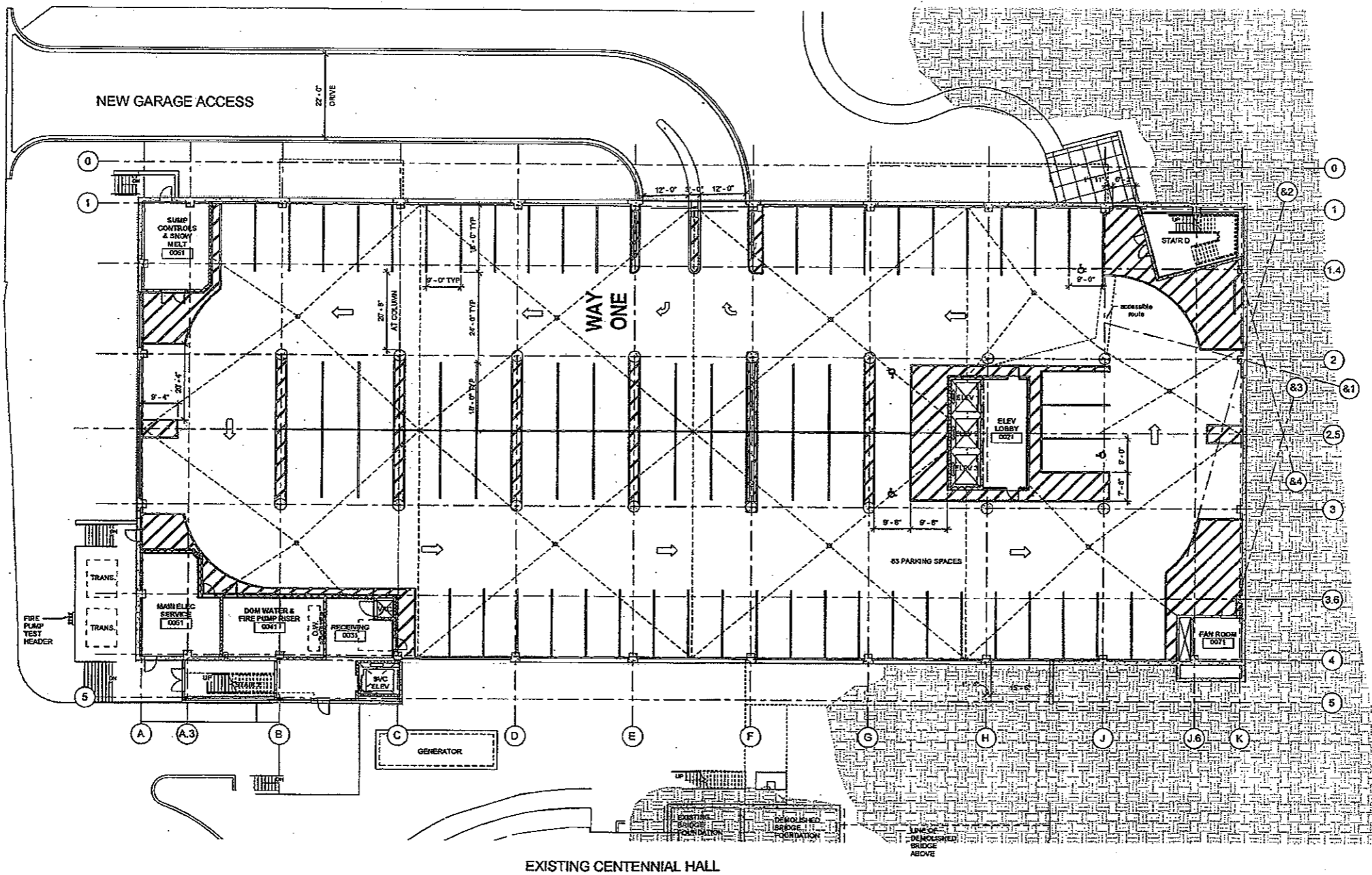
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EXISTING ALUMNI HALL

NEW GARAGE ACCESS



EXISTING CENTENNIAL HALL

Midwestern University
New Science Building

Downers Grove Campus
Downers Grove, IL



REVISIONS

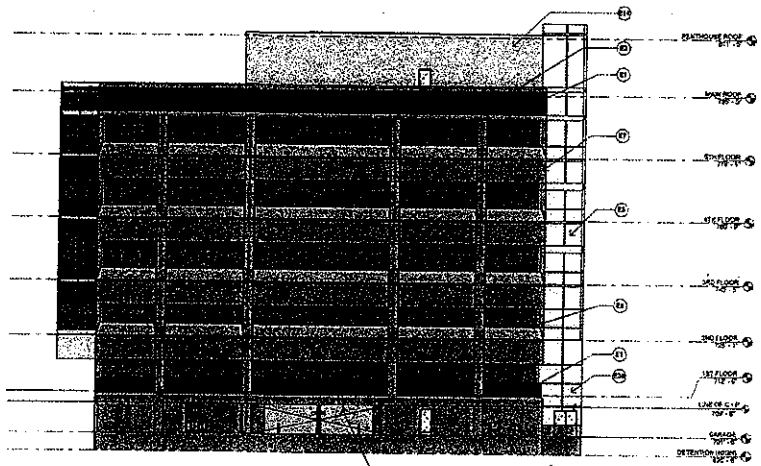
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1 GARAGE LEVEL PLAN
3/32" = 1'-0"

A202

Author: []
Checked: []
10/28/08 0532.00

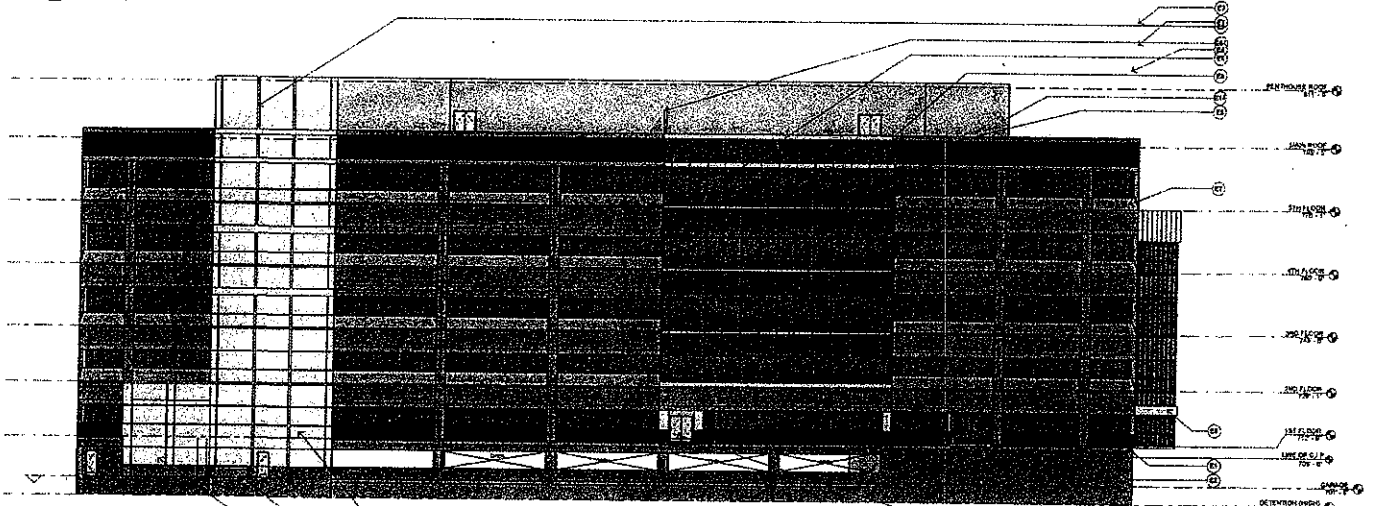


2 ELEVATION SOUTH
3/32" = 1'-0"

- KEYNOTE LEGEND**
- K1 BRICK VENEER
 - K2 PRECAST CONCRETE COLUIMN COVER REFER DETAIL K02
 - K3 PRECAST CONCRETE REFER DETAIL K03
 - K4 CURTAIN WALL SYSTEM REFER SPEC FOR COLOR & TYPE REFER DETAIL K04
 - K5 EXPANDED METAL REFER DETAIL K05
 - K6 BRICKS - GLAZED SECTION REFER SPEC FOR COLOR
 - K7 PRECAST BAND REFER DETAIL K07
 - K8 ALUMINUM PANELS REFER SPEC FOR COLOR & FINISH REFER DETAIL K08
 - K9 ALUMINUM REFER LATH REFER DETAIL K09
 - K10 LANTERN EDGE
 - K11 PENNYCORE BEYOND
 - K12 STRUCTURAL BRACK BEHIND
 - K13 MECHANICAL SCREEN/WALL REFER DETAIL K03
 - K14 CORNER STAINLESS
 - K15 3/8" RATED BRICK/METAL TH



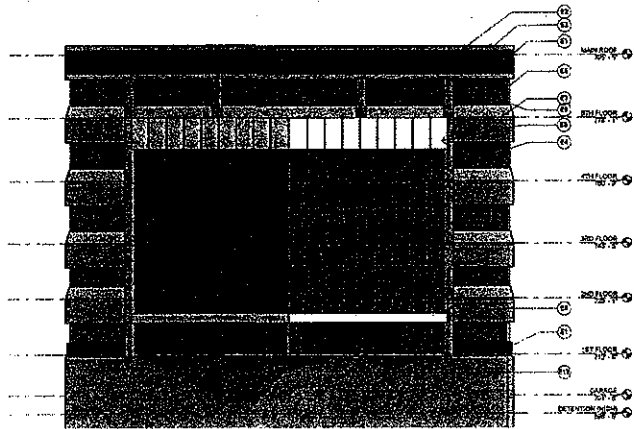
Mt. Pleasant, MO
 Downtown Campus
 Downman Grove, IL



1 ELEVATION EAST
3/32" = 1'-0"

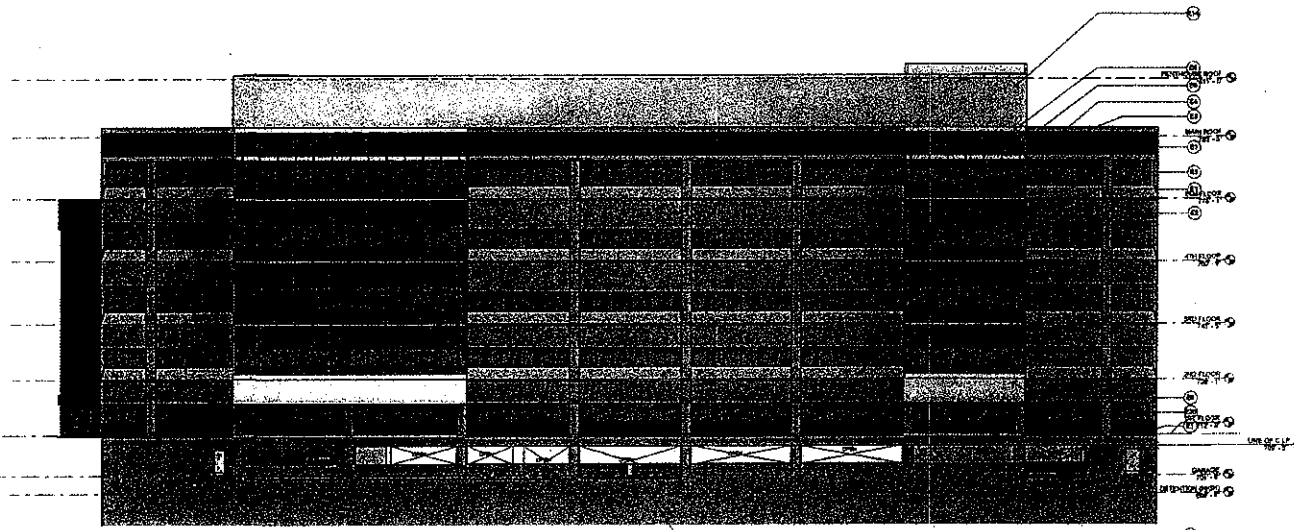
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NO.	DESCRIPTION
CONSTRUCTABILITY REVIEW	
EXTERIOR ELEVATIONS	
A401	
DATE	

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1 ELEVATION NORTH
3/32" = 1'-0"

- KEYNOTE LEGEND**
- E1 BRICK VENEER
 - E2 PRECAST CONCRETE COLUMN COVER, REFER DETAIL 2002
 - E3 PRECAST CONCRETE BEYOND DETAIL 2002
 - E4 CONCRETE WALL, REFER PAPEL'S SPECIFICATIONS FOR COLOR & TYPE REFER DETAIL 2002
 - E5 STONE/TIMBER WINDOW SYSTEM, REFER DETAIL 2002
 - E6 SPANDREL GLASS SECTION, REFER SPEC'S FOR COLOR
 - E7 PRECAST BAND, REFER DETAIL 2002
 - E8 ALUMINUM PANELS, REFER SPEC'S FOR COLOR & FINISH REFER DETAIL 2002
 - E12 ENTRY DOOR, REFER DOOR SCHEDULE
 - E14 METALLIC SIDING
 - E25 GATE ACCESS, REFER SPEC'S FOR TYPE & INSTALLATION
 - E30 STRUCTURAL BRIDGE BEYOND



2 ELEVATION WEST
3/32" = 1'-0"



Midwestern University
New Science Building
Downers Grove Campus
Downers Grove, IL

REVISIONS

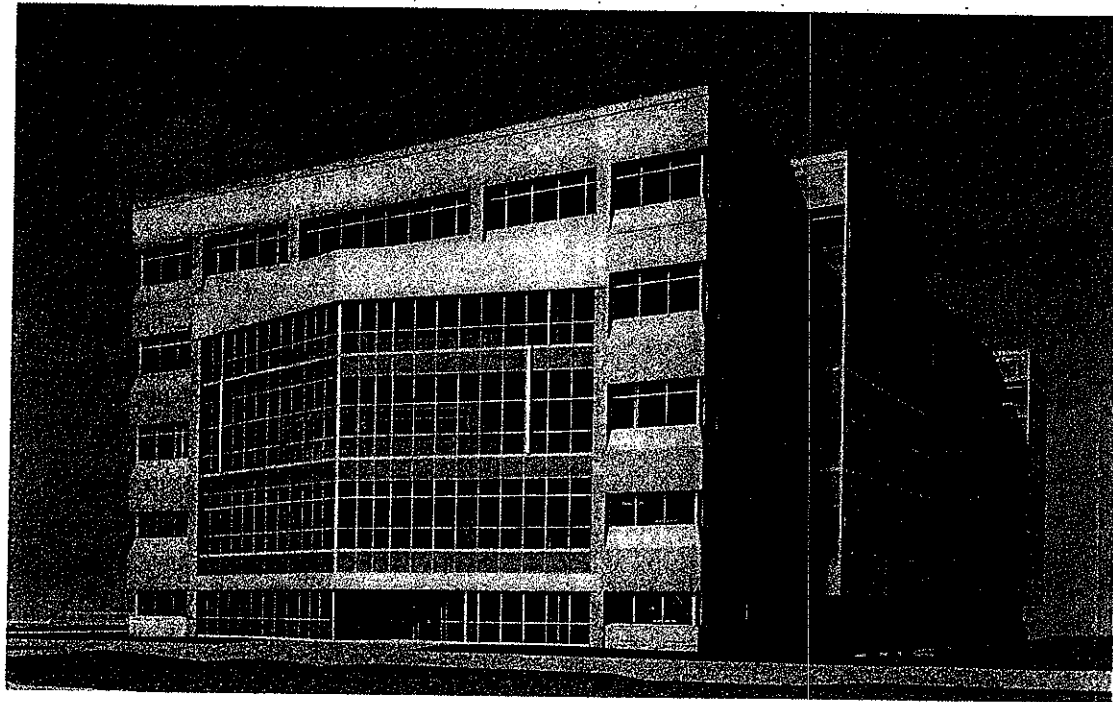
CONSTRUCTABILITY
REVIEW

EXTERIOR
ELEVATIONS

A402

DATE	APP'D	CHECKED

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1 NORTH WEST VIEW
1/2" = 1'-0"

10/25/2008 12:21:42 PM



Midwestern University
New Science Building

Deborah Crane, AIA
Dorothy Crane, AIA

REVISIONS

CONSTRUCTABILITY
REVIEW

EXTERIOR
PERSPECTIVE

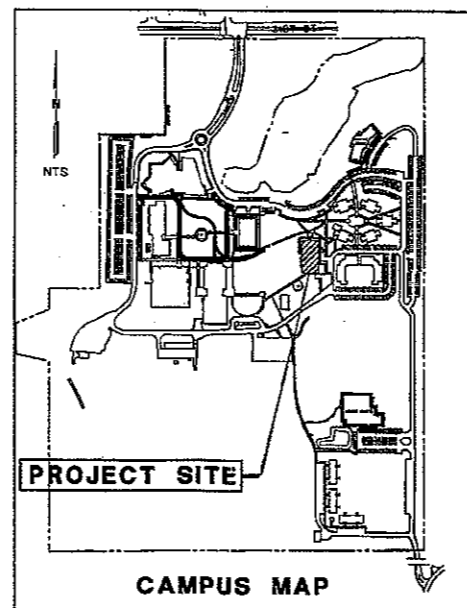
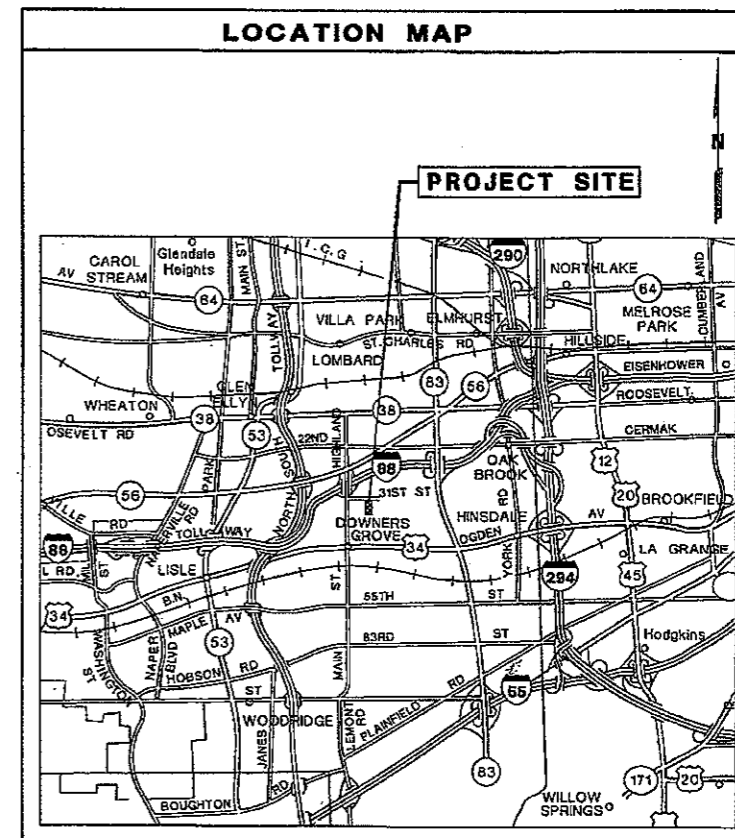
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DATE	APPROVED	DATE	CREATED
ISSUED		DATE	ISSUED

PRELIMINARY ENGINEERING PLANS FOR STUDENT SERVICES BUILDING ADDITION MIDWESTERN UNIVERSITY 555 WEST 31ST STREET VILLAGE OF DOWNERS GROVE, ILLINOIS

LEGEND		
	EXISTING	PROPOSED
SANITARY SEWER	8" PVC	8" PVC
FORCE MAIN	FM-FM	FM-FM
STORM SEWER	12" RCP	12" RCP
UNDERDRAIN	UD	UD
MANHOLE	○	○
CATCH BASIN	○	○
INLET	□	□
CLEANOUT		
WATER MAIN	W-8"	W-8"
VALVE VAULT	⊗	⊗
VALVE BOX	⊕	⊕
FIRE HYDRANT	⊙	⊙
UTILITY CROSSING		
FLARED END SECTION	∩	∩
TRENCH BACKFILL		
RIP RAP		
STREET LIGHT/PARKING LOT LIGHT	⊠	⊠
POWER POLE	⊠	⊠
STREET SIGN	⊠	⊠
FENCE	X-X	X-X
GAS MAIN	G-G	G-G
OVERHEAD LINE	OH	OH
TELEPHONE LINE	T-T	T-T
ELECTRIC LINE	E-E	E-E
CABLE TV LINE	CATV-CATV	CATV-CATV
HIGH WATER LEVEL	HWL XX	HWL XX
NORMAL WATER LEVEL	NWL XX	NWL XX
CONTOUR LINE	1X.1X	1X.1X
TOP OF CURB ELEVATION	TC XXXXX	TC XXXXX
GUTTER ELEVATION	G XXXXX	G XXXXX
SPOT ELEVATION	XXX.XX	XXX.XX
TOP OF FOUNDATION	TF XXXXX	TF XXXXX
GRADE AT FOUNDATION	GF XXX.XX	GF XXX.XX
HIGH OR LOW POINT	⊕	⊕
OVERLAND FLOOD ROUTE		
PAVEMENT FLOW DIRECTION		
SWALE FLOW DIRECTION		
DEPRESSED CURB AND GUTTER		
REVERSE CURB AND GUTTER		

INDEX	
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2.	GRADING PLAN
3.	STORM WATER POLLUTION PREVENTION PLAN
4.	UTILITY PLAN
5.	PAVING PLAN
6.	PROJECT SPECIFICATIONS



ABBREVIATIONS			
AC	ACRE	HWL	HIGH WATER ELEVATION
BC	BACK OF CURB	INL	INLET
BTM	BOTTOM	INV	INVERT
CB	CATCH BASIN	LF	LINEAL FEET/FOOT
CFS	CUBIC FEET PER SECOND	LP	LIGHT POLE
CY	CUBIC YARD	LT	LEFT
DI	DIAMETER	L/W	LOWEST GRADE ADJACENT TO RETAINING WALL
DIWM	DUCTILE IRON WATER MAIN	MAX	MAXIMUM
EL	ELEVATION	MH	STORM MANHOLE
EP	EDGE OF PAVEMENT	MIN	MINIMUM
FF	FINISHED FLOOR	NWL	NORMAL WATER ELEVATION
FE	FLARED END SECTION	OCS	OUTLET CONTROL STRUCTURE
FT	FOOT/FEET	P	PAVEMENT ELEVATION
G	GUTTER ELEVATION	PVC	POLYVINYL CHLORIDE PIPE
GF	GRADE AT FOUNDATION	R	RADIUS
GR	GRADE RING ELEVATION	RCP	REINFORCED CONCRETE PIPE
HDFE	HIGH DENSITY POLYETHYLENE PIPE	RM	RIM ELEVATION
HYD	FIRE HYDRANT	RT	RIGHT
HMA	HOT MIX ASPHALT	ROW	RIGHT OF WAY
SAN	SANITARY SEWER	TDC	TOP OF DEPRESSED CURB
SMH	SANITARY MANHOLE	TC	TOP OF CURB
STA	STATION	TF	TOP OF FOUNDATION
STM	STORM SEWER	T/W	TOP OF RETAINING WALL
SY	SQUARE YARD	TYP	TYPICAL
SWPP	STORMWATER POLLUTION PREVENTION PLAN	VB	VALVE BOX
		VC	VERTICAL CURVE
		VV	VALVE VAULT
		W	WALK ELEVATION
		WM	WATER MAIN
		VPI	POINT OF VERTICAL INTERSECTION

SOURCE: MENSURAR

NOTE: 25' X 10' SIGN IN DOWNERS GROVE LOCATED 1/2 TO 2/3 FEET SOUTH OF THE TALL 3 STORY BRICK BUILDING AND 18 FEET WEST OF THE EAST SIDE OF THE BRICK BUILDING. ELEVATION = 664.0

SITE: CITY CROSS ON TOP OF CURB LOCATED 4'-11" FEET WEST OF THE CONCRETE MARK OF THE POLE AND 1'-2" FEET SOUTH OF THE SOUTHEAST CORNER OF THE 2-STORY CONCRETE PARKING GARAGE. ELEVATION = 664.0

FEED: TWO CHECKED MARKS ON TOP OF DOWNSTREAM END OF GALV CORRUGATED METAL PIPE UNDER A PRIVATE ROAD AT GEORGE WILLIAMS COLLEGE (MIDWESTERN UNIVERSITY). ELEV. 663.82 ON FEED DATUM. ELEV. 662.75 ON VILLAGE/PROJECT DATUM.

DATUM CONVERSION:
PROJECT DATUM IS ON VILLAGE DATUM
FEED DATUM = VILLAGE/PROJECT DATUM + 1.07'

JOINT UTILITY LOCATING INFORMATION FOR EXCAVATORS

Call 48 hours before you dig
(Excluding Sat, Sun, & Holidays)

1-800-892-0123

DRAINAGE CERTIFICATION

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SAID IMPROVEMENTS OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREA OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE IMPROVEMENTS.

[Signature]
ENGINEER'S SIGNATURE

9-23-08
9/23/09

SEAL: JOHN A. STRAIN, LICENSED PROFESSIONAL ENGINEER, ILLINOIS, NO. 062-045139

PRELIMINARY

MACKIE CONSULTANTS LLC
9575 W. HIGGINS RD., SUITE 600, ROSEMONT, IL 60018
847-696-1400 FAX 847-696-1410
ENGINEERS PLANNERS SURVEYORS

ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NUMBER 164-002664

CLIENT: **DWL ARCHITECTS**
2333 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
(602)-264-9731 - FAX (602)-264-1928

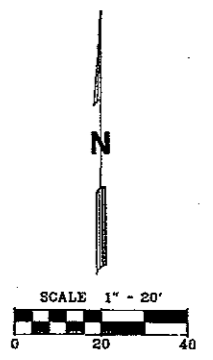
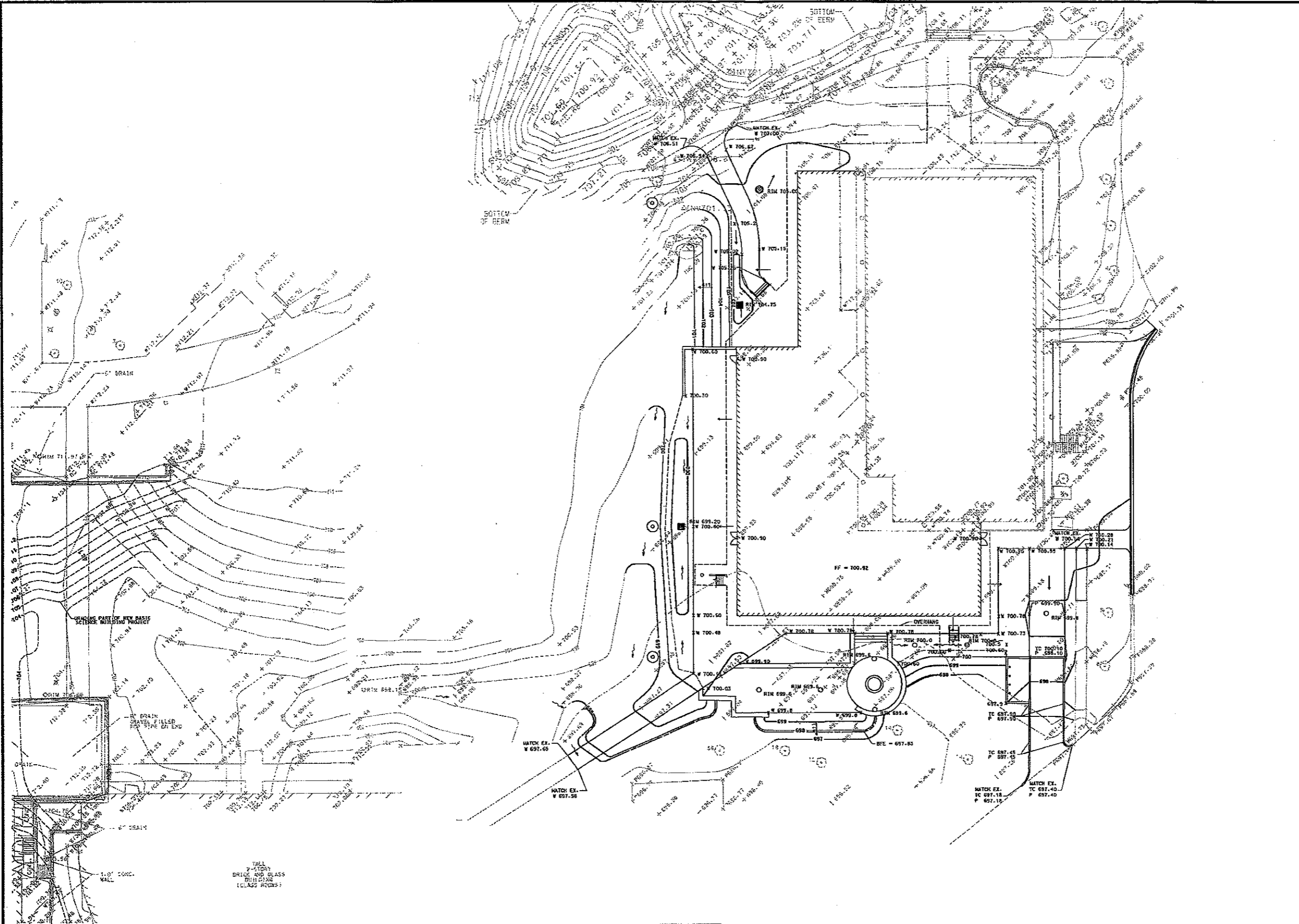
DATE	DESCRIPTION OF REVISION	BY

DESIGNED	ETH
DRAWN	ETH
APPROVED	DAS
DATE	09/22/08
SCALE	N/A

COVER SHEET
STUDENT SERVICES BUILDING ADDITION
MIDWESTERN UNIVERSITY

SHEET
1 of 6

PROJECT NUMBER: 1985
FILE # OF COVER PLT
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NOTES:
 1. STORM WATER DETENTION IS PROVIDED IN THE BASIC SCIENCE BUILDING PROJECT. SEE STORM WATER REPORT FOR ADDITIONAL INFORMATION.
 2. COMPENSATORY STORAGE IS PROPOSED TO BE PROVIDED ON CAMPUS BY EXCAVATION FROM A GRASSY AREA SOUTH OF LACEY CREEK. DETAILED CALCULATIONS WILL BE PROVIDED DURING FINAL ENGINEERING.

MACKIE CONSULTANTS LLC
 9575 W. HIGGINS RD., SUITE 500, ROSEMONT, IL 60018
 847-696-1400 FAX 847-696-1410
 ENGINEERS PLANNERS SURVEYORS
 ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NUMBER 124-002684

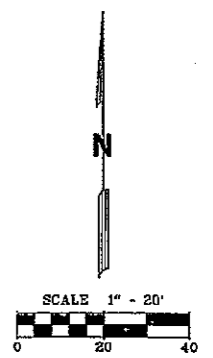
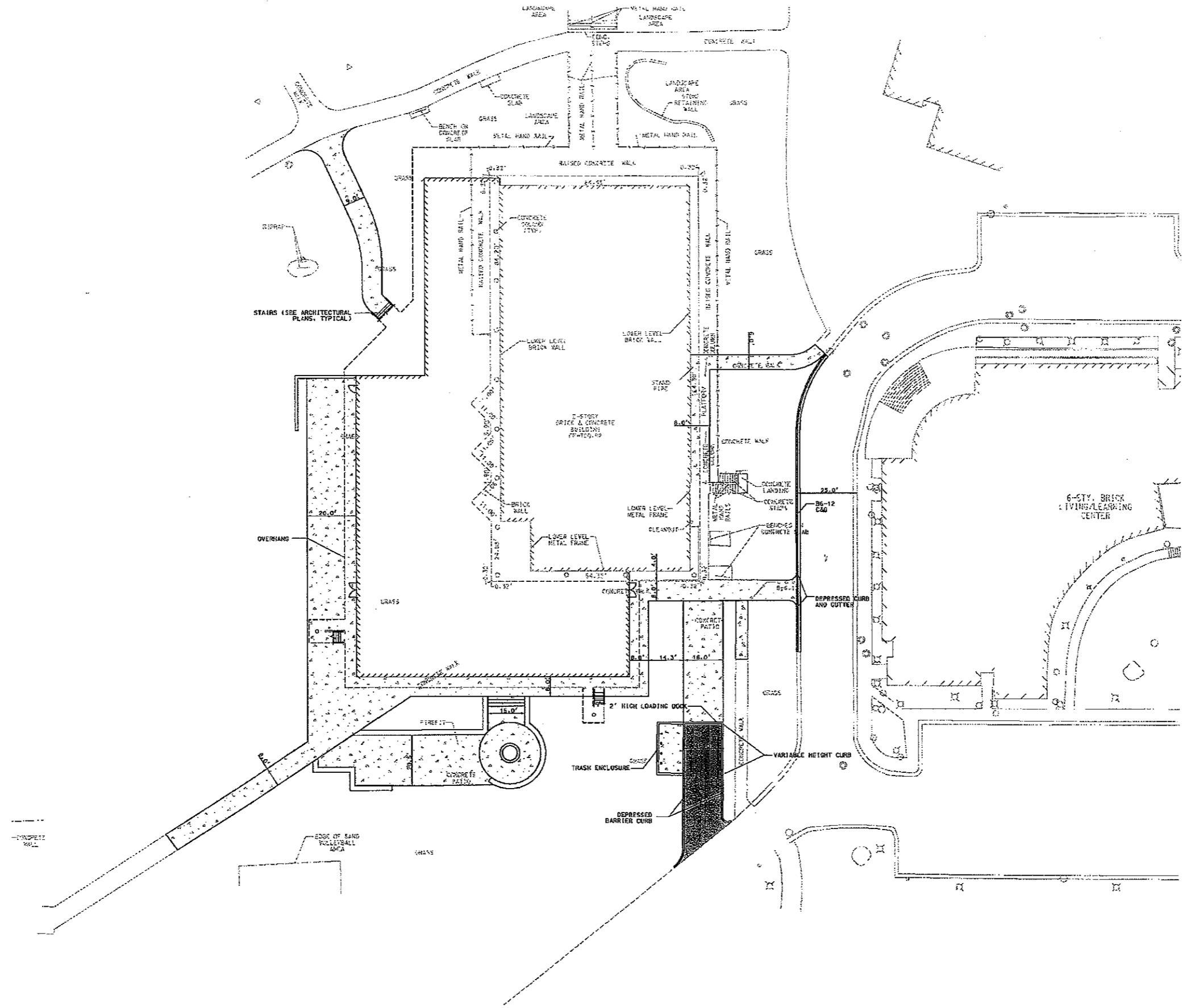
CLIENT:
DWL ARCHITECTS
 2333 NORTH CENTRAL AVENUE
 PHOENIX, ARIZONA 85004
 (602)-264-9731 - FAX (602)-264-1928

DATE	DESCRIPTION OF REVISION	BY

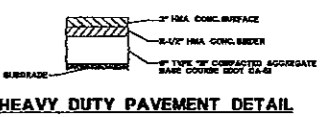
DESIGNED ETH
DRAWN ETH
APPROVED DAS
DATE 09/22/08
SCALE 1" = 20'

GRADING PLAN
STUDENT SERVICES BUILDING ADDITION
MIDWESTERN UNIVERSITY

PRELIMINARY
 SHEET
2 OF 6
 PROJECT NUMBER: 1665
 FILE: 02 GRADING.PLT
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LEGEND	
HEAVY DUTY PAVEMENT	
PCC SIDEWALK	



PRELIMINARY

MACKIE CONSULTANTS LLC
9576 W. HIGGINS RD., SUITE 600, ROSEMONT, IL 60018
847-696-1400 FAX 847-696-1410
ENGINEERS PLANNERS SURVEYORS
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NUMBER 184-002694

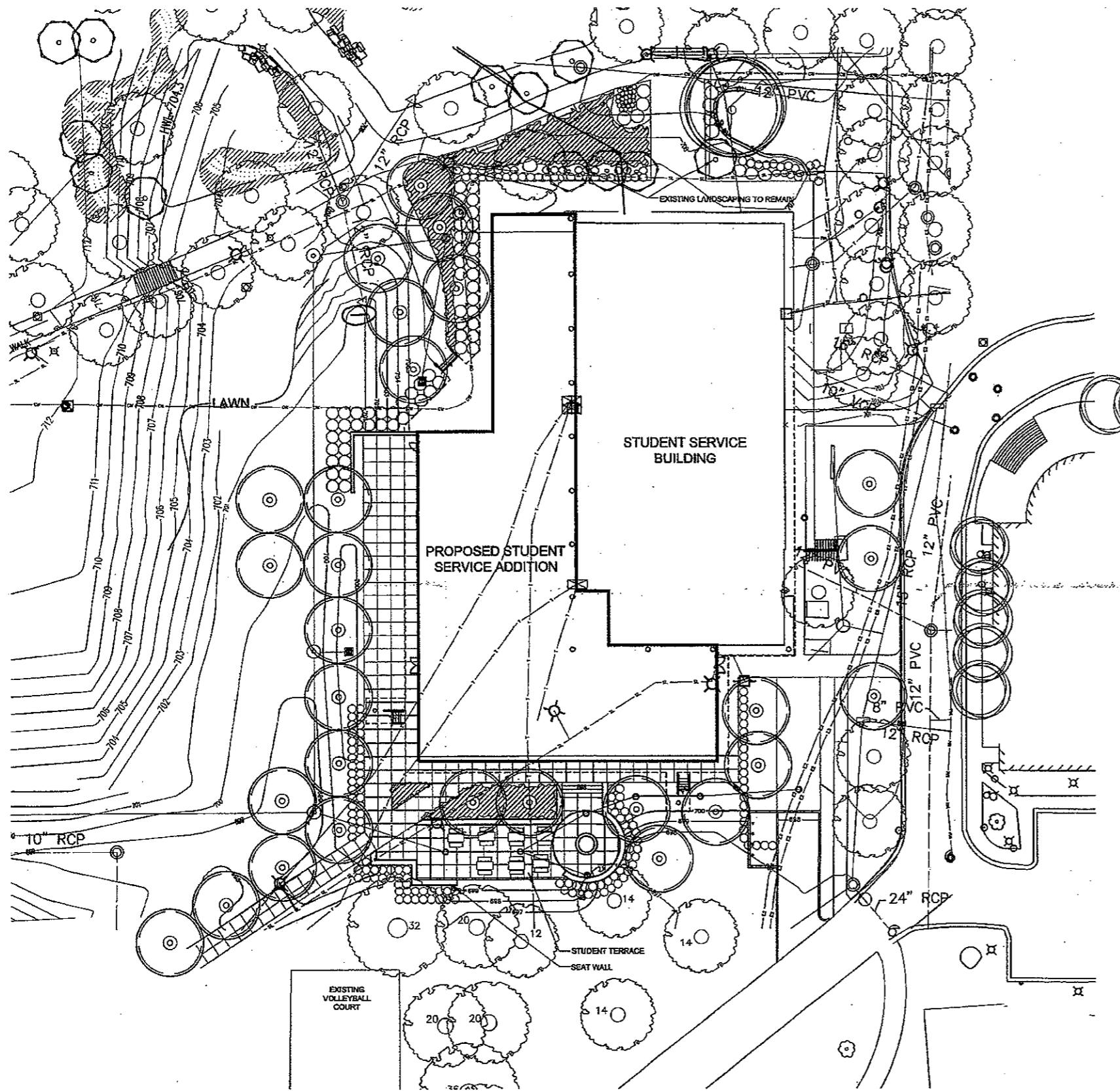
CLIENT: **DWL ARCHITECTS**
2333 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
(602)-264-9731 - FAX (602)-264-1928

DATE	DESCRIPTION OF REVISION	BY

DESIGNED	ETH
DRAWN	ETH
APPROVED	DAS
DATE	09/22/08
SCALE	1" = 20'

PAVING PLAN
STUDENT SERVICES BUILDING ADDITION
MIDWESTERN UNIVERSITY

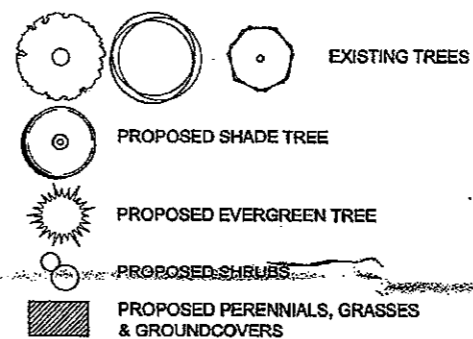
SHEET
5 OF 6
PROJECT NUMBER: 1665
FILE: 04 PAVING.PLT
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TYPICAL PLANT LIST

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
SHADE TREES					
CEOC		<i> Celtis occidentalis</i>	Common Honeylocust	4" CAL	
COCO		<i> Corylus colurna</i>	Turkish Filbert	4" CAL	
ULTR		<i> Gleditsia triacanthos 'var. bicolor'</i>	Silk Tree	4" CAL	
TRCA		<i> Pteris caerulea 'Chandless'</i>	Chandless Callery Pear	4" CAL	
TRCP		<i> Yucca ciliata 'Vermont'</i>	Common Yucca	4" CAL	
ACFR		<i> Acer fraxinifolium 'Redrum Blau'</i>	Redrum Blau Maple	4" CAL	
DECIDUOUS SHRUBS					
COSE		<i> Cornus sericea 'Rakay'</i>	Flowering Dogwood	24" B&B	
ELAL		<i> Erythronium alba</i>	Burrhead	24" B&B	
FOSE		<i> Forsythia 'Mardi Gras'</i>	Flowering Forsythia	24" B&B	
HAWE		<i> Hamamelis virginica</i>	Sweetgum	32" B&B	
HAWE		<i> Hamamelis virginica</i>	Common Witch Hazel (Fall Blooming)	32" B&B	
VPR		<i> Viburnum prinosum</i>	Blackberry Viburnum	32" B&B	
VITR		<i> Viburnum trilobum</i>	American Cranberry Bush	32" B&B	
PERENNIALS, GRASSES & GROUNDCOVERS					
		<i> Andryssa arvensis 'Purple Diner'</i>	New England Aster	1 GAL	18" O.C. 15%
		<i> Erythronium alba 'Wagner'</i>	Purple Crown Imperia	1 GAL	18" O.C. 15%
		<i> Hebe 'Happy Returns'</i>	Happy Returns Daylily	1 GAL	18" O.C. 15%
		<i> Penstemon 'Lough'</i>	Lough Russian Sage	1 GAL	18" O.C. 15%
		<i> Rudbeckia 'Goldsturm'</i>	Black-eyed Susan	1 GAL	18" O.C. 15%
		<i> Scilla 'Autumn Joy'</i>	Autumn Joy Bellflower	1 GAL	18" O.C. 15%
		<i> Sporobolus tetragynus</i>	Straw Drop Seed	1 GAL	24" O.C. 15%

LEGEND



NOTE:
THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT J.U.L.I.E., THE COUNTY PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.

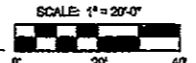
NOTE:
THIS DRAWING IS PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS MENTIONED HEREIN, INCLUDING ANY RELATED DOCUMENTS PREPARED BY THE PROJECT ENGINEERS AND EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE.

NOTE:
STREET LIGHTING EXISTS THROUGHOUT THIS ENTIRE SITE. LOCATION HAS NOT BEEN DETERMINED AS OF THE DATE OF THESE DRAWINGS. LOCATION OF LIGHTING AND SUPPLY SHOULD BE REVIEWED PRIOR TO CONSTRUCTION.

NOTE:
THE LOCATION OF THE UNDERGROUND UTILITIES AND/OR DRIVEWAYS ARE LOCATED ON ENGINEERING DRAWINGS PREPARED BY THE PROJECT ENGINEER. THE MOST CURRENT REVISION IS HEREIN MADE PART OF THIS DOCUMENT. UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND MUST BE LOCATED PRIOR TO CONSTRUCTION. WHERE UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENT MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER PRIOR TO INSTALLATION. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY WHATSOEVER IN RESPECT TO THE CONTRACTOR'S ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL, AND UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT REFERENCING THE ABOVE MENTIONED DOCUMENTS.

NOTE:
THE LANDSCAPE ARCHITECT AND CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE WORK PRODUCT THEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITH THE WORK PRODUCT, THE LANDSCAPE ARCHITECT SHALL BE PROMPTLY NOTIFIED SO THAT THEY MAY HAVE THE OPPORTUNITY TO TAKE ANY STEPS NECESSARY TO RESOLVE THE ISSUE. FAILURE TO PROMPTLY NOTIFY THE OWNER AND THE LANDSCAPE ARCHITECT OF SUCH CONDITIONS SHALL ABSOLVE THEM FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT OF THE OWNER AND THE LANDSCAPE ARCHITECT, OR IN CONTRADICTION TO THE OWNER AND THE LANDSCAPE ARCHITECT'S WORK PRODUCT OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE OWNER AND THE LANDSCAPE ARCHITECT BUT FOR THE PARTIES RESPONSIBLE FOR THE TAKING OF SUCH ACTION.

PRELIMINARY LANDSCAPE PLAN
SCALE: 1" = 20'-0"



CAUTION
UTILITY LOCATING INFORMATION FOR EXCAVATORS
FOR CONSTRUCTION, SEE NOTES.

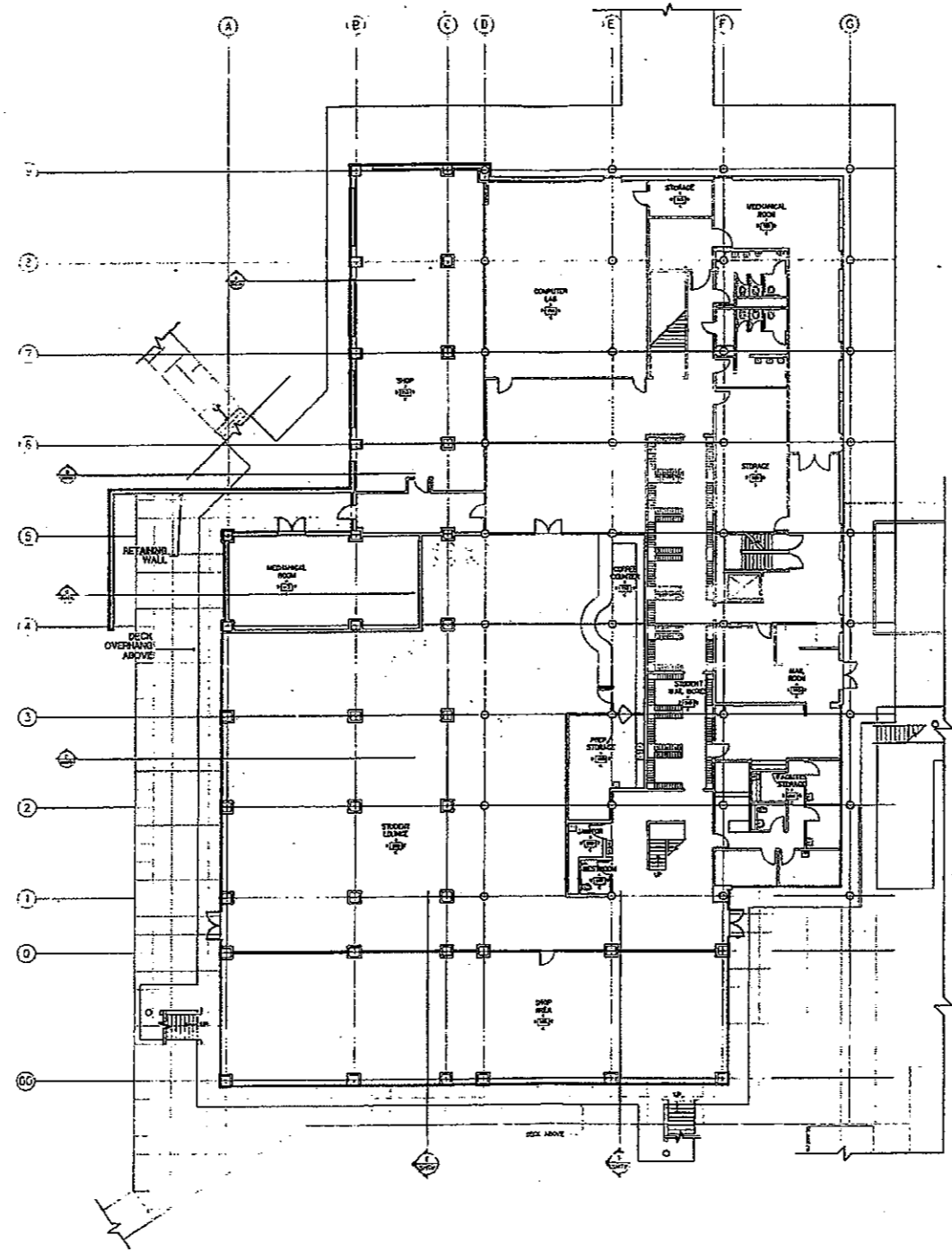
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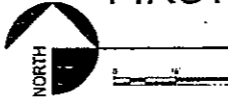
DWL Architects + Planners, Inc.
2333 North Central Avenue
Phoenix, Arizona 85004
t: 602.264.9731 f: 602.264.1928

STUDENT SERVICES BUILDING ADDITION MIDWESTERN UNIVERSITY DOWNERS GROVE, ILLINOIS

PRELIMINARY LANDSCAPE PLAN	
PROJECT NUMBER:	08024
DESIGNED BY:	MC/ALD
SCALE:	1" = 20'-0"
APPROVED BY:	LD
DATE:	07.08.08
PROJECT MANAGER:	LD
SHEET NUMBER:	LP-1



FIRST LEVEL FLOOR PLAN



1/16" = 1'-0"

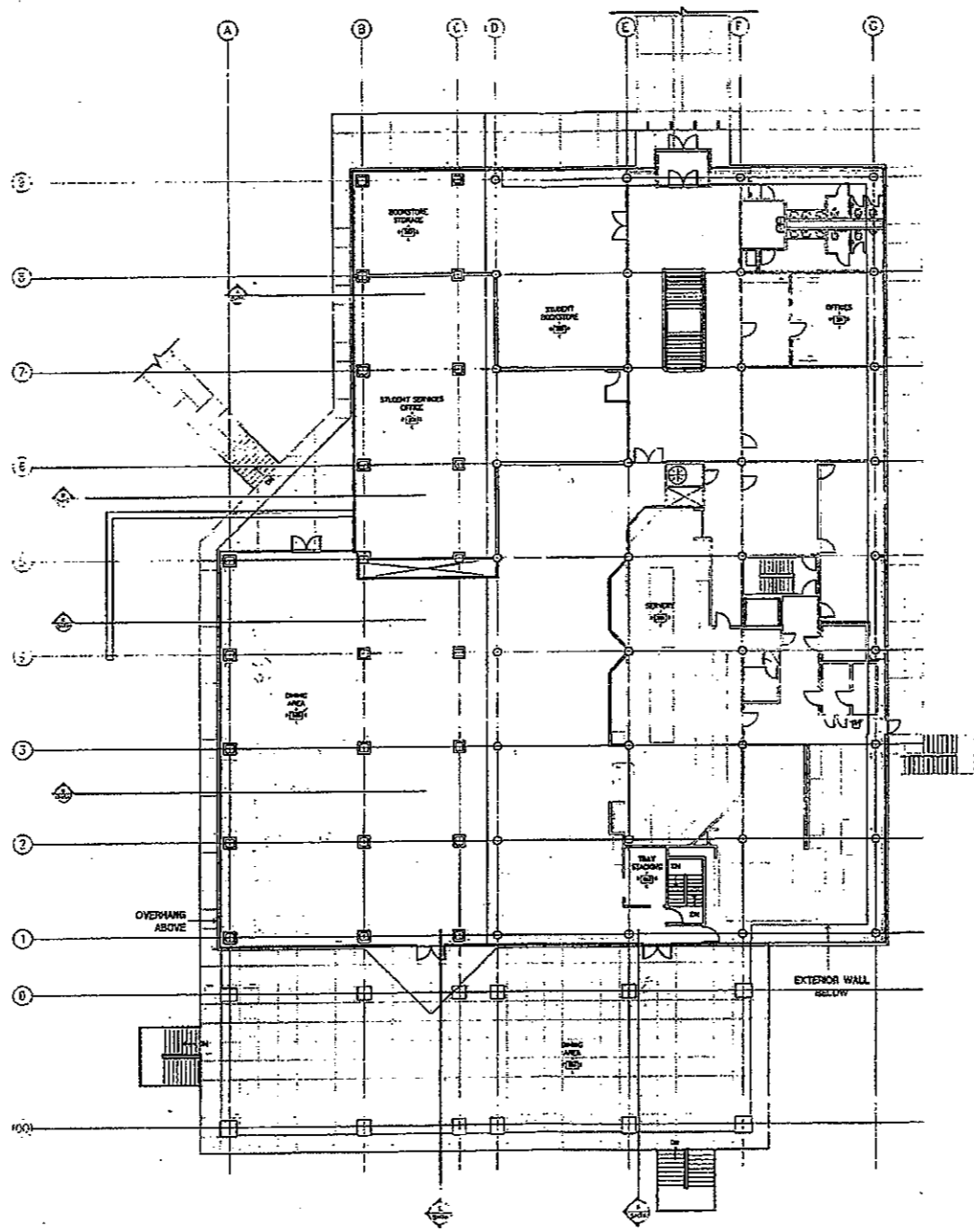
**STUDENT SERVICES
 BUILDING ADDITION
 MIDWESTERN
 UNIVERSITY**
 555 31st Street, Downers Grove, Illinois



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 L.L. ARCHITECTS + PLANNERS, P.C.

FIRST FLOOR
 PLAN

MVR	DT
08/15/08	10:41 AM



SECOND LEVEL FLOOR PLAN



1/16" = 1'-0"

DWL ARCHITECTS
 DWL Architects & Planners, Inc.
 2335 North Central Expressway
 Phoenix, Arizona 85004-1252
 Tel: 602.264.9731 Fax: 602.264.1928

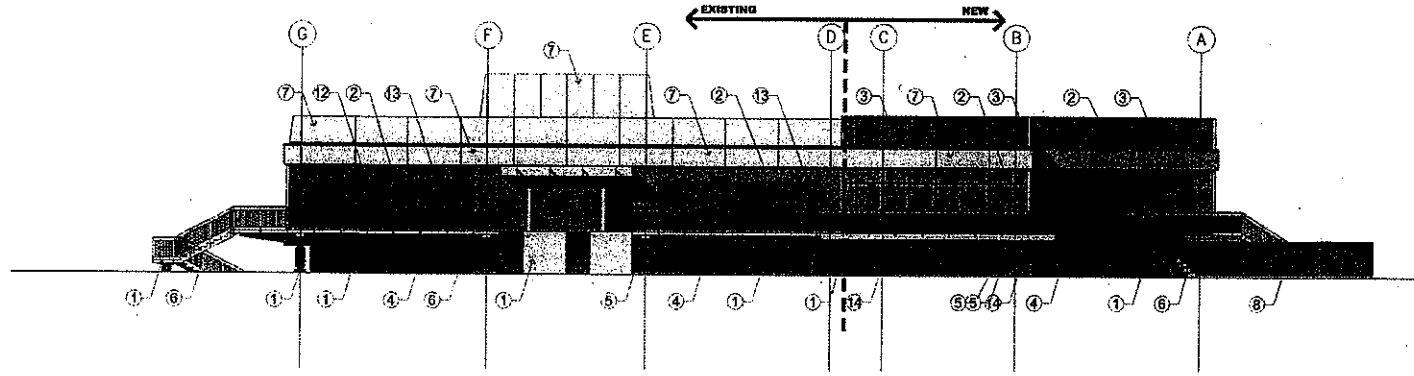
**STUDENT SERVICES
 BUILDING ADDITION
 MIDWESTERN
 UNIVERSITY**
 555 31st Street, Downers Grove, Illinois



BY CONTRACT WITH
 DWL ARCHITECTS & PLANNERS, INC.

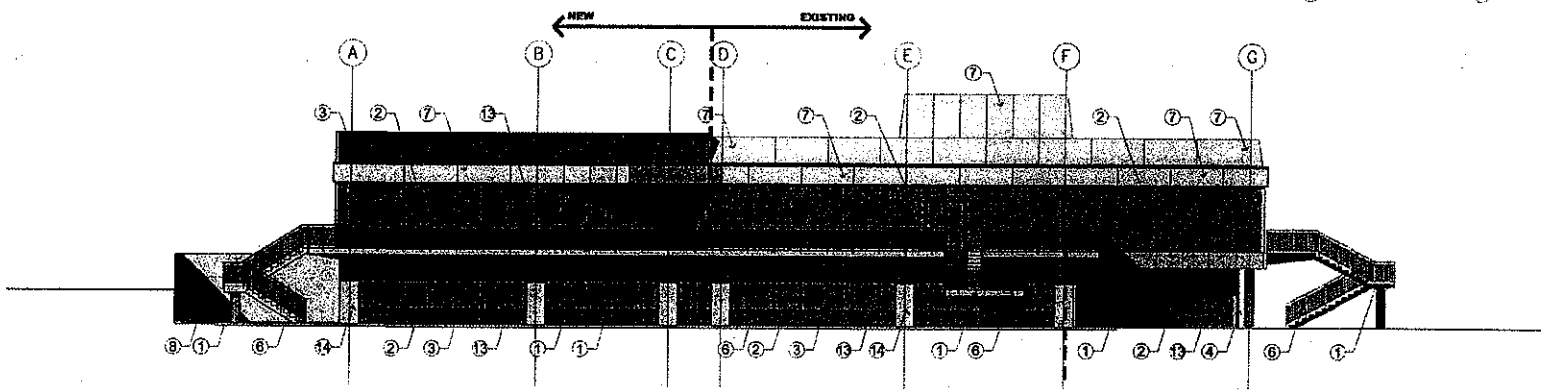
SHEET NAME
**SECOND
 FLOOR PLAN**

DESIGNED BY MVR	DRAWN BY DT
DATE 08/15/08	SHEET NUMBER 0804-02



3 NORTH ELEVATION
 1/8" = 1'-0"

- KEYNOTES**
- ① CAST IN PLACE CONCRETE
 - ② STOREFRONT WINDOW SYSTEM
 - ③ OPQUE SPANDREL GLASS
 - ④ BRICK VENEER
 - ⑤ ANODIZED ALUMINUM WINDOWS
 - ⑥ ALUMINUM GUARDS AND HANDRAILS
 - ⑦ ALLUCONTO
 - ⑧ RETAINING WALL
 - ⑨ METAL DOOR
 - ⑩ SLIDING GLASS DOOR
 - ⑪ METAL VENTING
 - ⑫ TINTED GLASS
 - ⑬ INSULATED PANELS
 - ⑭ PRECAST CONCRETE



5 SOUTH ELEVATION
 1/8" = 1'-0"



STUDENT SERVICES
 BUILDING ADDITION
 MIDWESTERN
 UNIVERSITY
 655 31st Street, Downers Grove, Illinois


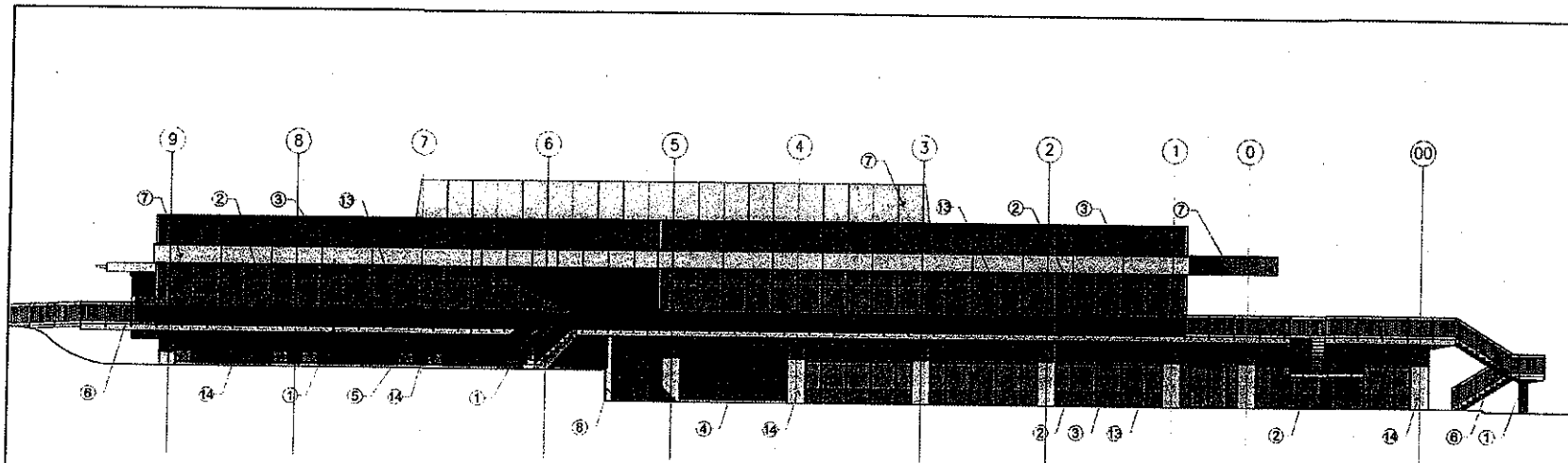


NORTH + SOUTH
 ELEVATIONS

DATE: 09/05/08
 DRAWN BY: DT
 CHECKED BY: GSK/GO

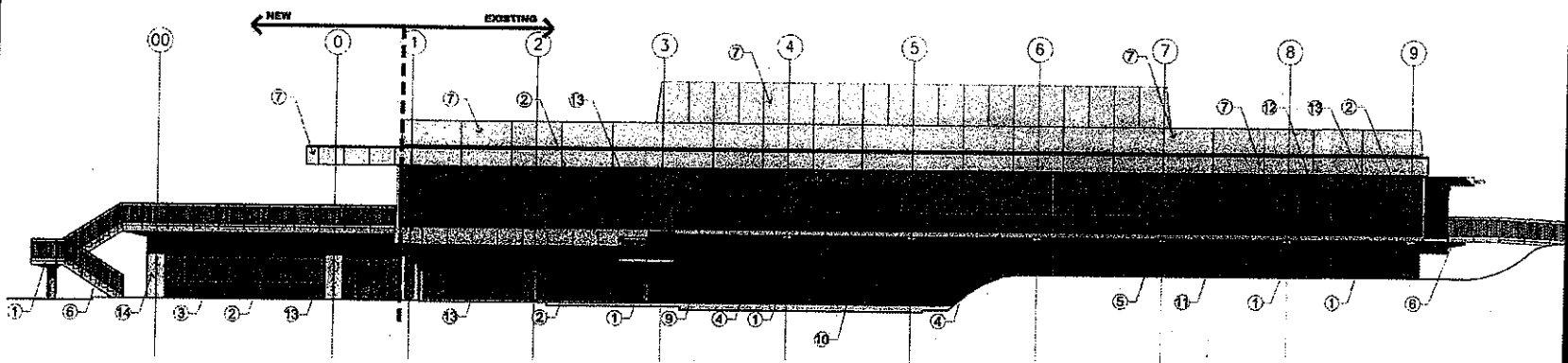


**STUDENT SERVICES
 BUILDING ADDITION
 MIDWESTERN
 UNIVERSITY**
 555 31st Street, Downers Grove, Illinois

1 WEST ELEVATION
 1/8" = 1'-0"

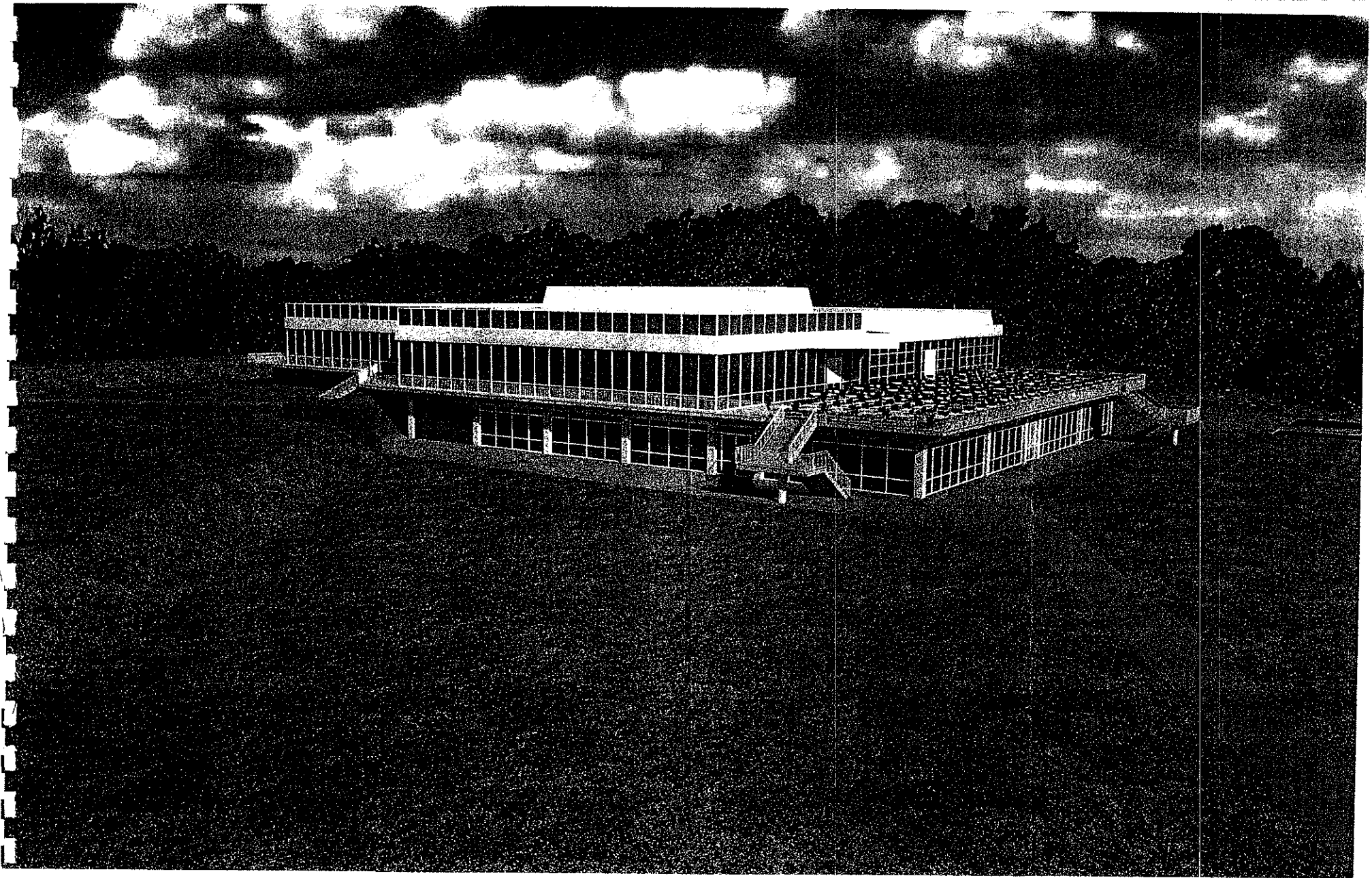
- KEYNOTES**
- ① CAST-IN-PLACE CONCRETE
 - ② STOREFRONT WINDOW SYSTEM
 - ③ OPAGUE SPANDREL GLASS
 - ④ BRICK VENEER
 - ⑤ ANODIZED ALUMINUM WINDOWS
 - ⑥ ALUMINUM GUARDS AND HANDRAILS
 - ⑦ ALUCOBOND
 - ⑧ RETAINING WALL
 - ⑨ METAL DOOR
 - ⑩ SLIDING GLASS DOOR
 - ⑪ METAL VENTING
 - ⑫ TINTED GLASS
 - ⑬ INSULATED PANELS
 - ⑭ PRECAST CONCRETE



2 EAST ELEVATION
 1/8" = 1'-0"

**EAST+WEST
 ELEVATIONS**

DATE: 09/05/08
 DRAWN BY: DT
 CHECKED BY: GSP/DO



VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING DECEMBER 1, 2008, 7:00 P.M.

Chairman Jirik called the December 1, 2008 meeting of the Plan Commission to order at 7:00 p.m. and asked for a roll call:

PRESENT: Chairman Jirik, Mr. Beggs, Mr. Cozzo, Mr. Quirk, Mr. Webster

ABSENT: Mrs. Hamernik, Mr. Matejczyk, Mr. Waechtler, Mrs. Rabatah

STAFF PRESENT: Mr. Jeff O'Brien, Senior Village Planner; Mr. Damir Latinovic, Village Planner; Mr. Mike Millette, Asst. Dir. Public Works;

VISITORS: Dr. Kathleen Goepfing, Northwestern University, 555 31st Street,
Downers Grove;
Dwight Todd, DWL Architects, 2333 North Central Avenue, Phoenix, AZ
85004; Carlos and Meghan Ruvalcaba, 4529 Fairview Avenue,
Downers Grove

Chairman Jirik led the Plan Commissioners in the recital of the Pledge of Allegiance.

Minutes of the November 3, 2008 Meeting - Mr. Cozzo made a motion to approve the minutes as prepared, seconded by Mr. Quirk. Motion carried by voice vote of 5-0.

Chairman Jirik reviewed the meeting's protocol for the public and petitioners.

PC-26-08 A petition seeking an Amendment to a Special Use for 1) a new Basic Science Building; 2) an addition to the Student Services Center for the property located on the South side of 31st Street, approximately 3,281 feet West of Meyers Road, Downers Grove, IL, commonly known as 555 31st Street, Downers Grove, IL (PIN 06-32-200-015, 06-32-400-026); Arthur G. Dobbelaere, Petitioner, Northwestern University, Owner

Chairman Jirik swore in those individuals who would be speaking on PC-26-08.

Damir Latinovic, Village Planner, explained the petitioner, Northwestern University, has been located on 105 acres of land on the south side of 31st Street since 1965. The campus includes an academic office and recreational uses, dormitories, and a number of parking areas, including a parking deck, as well as stormwater detention facilities. The property is zoned R-1, Single Family Residence District. The University is a permitted Special Use in this district.

The petitioner is requesting a Special Use amendment to construct a new 226,675 square foot Basic Science building and a 16,815 square foot addition to the existing Student Services Center. The two buildings are planned for the future College of Dental Medicine. Mr. Latinovic reported the petitioner received Special Use amendments over

the past 10 years, including one in November of 2005, approved by the Village Council, for construction of a recreational center in the southeast part of the site and a new Executive Office building in the northeast part of the site.

The five-story Basic Science Building will be approximately 226,675 square feet located near the middle of the campus on the site of the former McNutt Auditorium, which was recently demolished. It will house offices, classrooms and labs for the new college. All zoning ordinance bulk requirements will be met, and the building will be located approximately 1,163 feet from the north property line along 31st Street where a minimum 156 feet is required by Code. It will be located 512 feet from the nearest side property line (west property line) while the Ordinance requires 126 feet. Due to grade change, the building will be approximately 82.5 feet in height on the north side and 93 feet in height on the south side of the building.

Mr. Latinovic reported the building would include an underground parking garage on the first floor with 83 parking spaces including three handicapped parking spaces. An underground stormwater detention facility is also planned beneath the entire building.

The Student Services Building addition, which is planned for the west and south sides of the building, Mr. Latinovic explained the two-story addition would be 16,815 square feet and would match the height of the existing building for a total of 43,039 square feet. All bulk requirements would be met. The addition will house new office space and common lounge areas to increase the capacity of the building and to accommodate additional students.

While the Future Land Use Plan lists the property as Residential (0-6 units per acre), the University has been at its location since 1965, and the proposal is consistent with the Future Land Use Plan. Mr. Latinovic stated the proposal would have no detrimental effect on adjacent properties. Both buildings meet the bulk requirements of the Zoning Ordinance. The total proposed lot coverage, 8.5% also meets the requirement. With both buildings, the Floor Area Ratio of 15.7% is well within the maximum permitted 60%.

Regarding the parking on the site, Mr. Latinovic reported a parking study was required to determine appropriate parking demand, and the petitioner submitted a parking study completed in October 2008 to demonstrate existing and future parking demand. The parking inventory was completed on October 23, 2008, and there are currently 1,675 available parking spaces on the campus. Parking demand occurred during the morning peak hours, representing an 80% peak occupancy rate. With the completion of the Basic Science Building and the Student Services Building addition, an increase in requirement of 191 parking spaces is expected due to the increased number of students and faculty members. The parking study reflects that the campus will require a total of 1,679 parking spaces when the new construction proposals are completed. Once completed, the campus will have 1,758 parking spaces including the 83 new parking spaces and as such will meet the required number of parking spaces.

In addition, it was reported the parking study revealed the greatest demand for parking occurred on the west side of the campus and demand for parking would increase in this area after the completion of the new Basic Science building. After discussions with the petitioner, Mr. Latinovic stated the petitioner plans to expand the parking deck to the south in the near future. The Village's traffic engineer reviewed the parking study and agreed with the demand and analysis and, if any new buildings are planned, new parking spaces will be required.

Mr. Latinovic reviewed the on-site detention for the campus noting the new Basic Science Building and the Student Services addition will increase the total building coverage on the property by 47,971 square feet. As a result, it will require additional stormwater detention, which the petitioner is proposing as an underground stormwater detention facility under the entire Basic Science Building. The proposal will meet all Stormwater Ordinance requirements.

The Fire Prevention Department confirmed the property has adequate access to the site, and both buildings will be fully sprinkled and will include the automatic and manual fire detection systems.

Per staff, only one phone call was received on this proposal from an adjacent property owner. The Forest Preserve District also provided a letter. (Copy was placed on the dais). The petitioner held an informational meeting on September 4, 2008 at the campus for the proposed campus additions.

Staff supported the proposal given the reasons as stated above and recommended approval of the petition subject to the conditions listed in its staff report.

Commissioner Beggs asked where the proposed addition to the existing Student Services Building will take place and how will it impact the outdoor picnic area in the center of campus. Mr. Latinovic replied by stating the proposed addition will be constructed west and south of the existing building in the area previously occupied by green space. Outdoor gathering space will not be impacted.

Chairman Jirik asked that the petitioner's representative speak.

Dr. Kathleen Goepfinger, President and CEO of Midwestern University, reminded the Commissioners the University concentrated on healthcare and specifically the dental healthcare needs of the country. She discussed the State of Illinois needs a dental school, and the proposal will house the new College of Dental Medicine. The request to expand the Student Center will not take away from the picnic area, but instead, will slightly move the building and expand the picnic area to accommodate the increase in students. Dr. Goepfinger made herself available to answer questions.

Per a question from Commissioner Beggs, Dr. Goepfinger stated there really were no issues with the neighbors to the south as the new construction will be far from adjacent

neighbors. The bonfires that are sometimes organized had minimal impact and were supervised.

Per a question from Commissioner Cozzo regarding the neighborhood meeting, she estimated that eight neighbors showed up primarily to hear about the dental program, to talk about redirecting some lighting, and to remove a tree that had fallen. As to requiring the security guards on the campus, Dr. Goeppinger stated the guards were added after 9-11, but they were there to provide safety for the students and staff walking between buildings at night.

Chairman Jirik opened up the meeting to public comment. No comments followed. Chairman Jirik closed Public Participation.

Dr. Goeppinger had no closing statement.

For the record, Mr. Cozzo noted the Standards for Special Use were all met, and it was a very thoughtful proposal. Mr. Beggs also pointed out the buildings under discussion were toward the center of the site and the development was proper for the site. Chairman Jirik noted Appendix A, September 8, 2008 submitted by the applicant succinctly reviewed the Standards for Approval and the proposal was well done.

WITH RESPECT TO FILE PC-26-08, MR. BEGGS MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL, SUBJECT TO THE FOLLOWING CONDITIONS:

- 1. THE PROPOSED SPECIAL USE AMENDMENT FOR THE CONSTRUCTION OF THE NEW BASIC SCIENCE BUILDING AND AN ADDITION TO THE STUDENT SERVICES BUILDING SHALL SUBSTANTIALLY CONFORM TO THE PRELIMINARY ENGINEERING PLANS PREPARED BY MACKIE CONSULTANTS, LLC DATED SEPTEMBER 22, 2008 AND ARCHITECTURAL PLANS AND RENDERINGS PREPARED BY DWL ARCHITECTS AND PLANNERS, INC. LAST REVISED OCTOBER 28, 2008, ATTACHED TO THIS REPORT, EXCEPT AS SUCH PLANS MAY BE MODIFIED TO CONFORM TO VILLAGE CODES, ORDINANCES, AND POLICIES.**
- 2. ALL HANDICAPPED PARKING SPACES WITHIN THE NEW PARKING GARAGE OF THE NEW BASIC SCIENCE BUILDING SHALL MEET THE MINIMUM DIMENSION REQUIREMENTS OF THE ILLINOIS ACCESSIBILITY CODE.**
- 3. THE DETENTION FACILITY PLANS SHALL BE DESIGNED AND STAMPED BY AN ILLINOIS LICENSED STRUCTURAL ENGINEER.**
- 4. THE DETENTION FACILITY SHALL BE COMPLETED PRIOR TO ALLOWING FURTHER BUILDING CONSTRUCTION TO TAKE PLACE. UPON ITS COMPLETION, AN AS-BUILT SURVEY WILL BE REQUIRED IN ORDER TO VERIFY THAT IT HAS BEEN INSTALLED AS PROPOSED. UPON APPROVAL OF THIS AS-BUILT SURVEY, FURTHER**

- CONSTRUCTION WILL BE ALLOWED; AND**
- 5. A PLAT OF EASEMENT SHALL BE PROVIDED FOR ALL STORMWATER FACILITIES. THE EASEMENT SHALL ALSO INCLUDE ACCESS TO THE DETENTION FACILITY THROUGH THE BUILDING.**

MR. WEBSTER SECONDED THE MOTION.

ROLL CALL:

AYE: MR. BEGGS, MR. WEBSTER, MR. COZZO, MR. QUIRK, CHAIRMAN JIRIK

NAY: NONE

MOTION CARRIED. VOTE: 5-0