

**VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL MEETING
JANUARY 20, 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.

UPDATE & RECOMMENDATION

This item was discussed at the January 13, 2009 workshop. Staff recommends 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

**VILLAGE OF DOWNERS GROVE
COUNCIL ACTION SUMMARY**

INITIATED: _____ Applicant _____ **DATE:** January 20, 2009
(Name)

RECOMMENDATION FROM: Plan Commission **FILE REF:** PC-26-08
(Board or Department)

NATURE OF ACTION:

Ordinance
 Resolution
 Motion
 Other

STEPS NEEDED TO IMPLEMENT ACTION:

Motion to Adopt "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", as presented.

SUMMARY OF ITEM:

At their meeting of December 1, 2008, the Plan Commission recommended that a Special Use be granted to permit an addition to an existing structure and for the construction of a new science building for Midwestern University located at 555 31st street.

RECORD OF ACTION TAKEN:

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