

VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL MEETING
JUNE 1, 2010 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
Midwestern University Parking Garage Expansion	Resolution ✓ Ordinance Motion Discussion Only	Tom Dabareiner, AICP Community Development Director

SYNOPSIS

An ordinance has been prepared to permit an expansion and addition to the existing three-story parking garage on the Midwestern University Campus located at 555 31st Street.

STRATEGIC PLAN ALIGNMENT

The Five Year Plan and Goals identified *Strong, Diverse Local Economy*.

FISCAL IMPACT

N/A.

RECOMMENDATION

Approval on the June 8, 2010 active agenda.

BACKGROUND

Midwestern University is proposing to expand their existing three-story parking garage located along the western edge of their campus. The campus is zoned R-1 single family residential with universities being allowable special uses. The proposed expansion and addition would add 996 parking spaces and 299,240 square feet to the existing 933 space, 266,675 square foot parking garage. The expansion and addition requires special use approval and a side yard setback variation.

The project includes the addition of a fourth and fifth deck to the existing three-story garage and a new five-level garage connected to the south end of the existing garage. The fourth and fifth levels are setback from the northern edge of the existing deck. The existing deck's northern edge is 50 feet south of the adjacent residential property line on Rosewood Place. The fourth level will be 237 feet from this property line with the fifth deck being 273 feet from the property line. The expansion and addition will create an L-shaped garage and accommodate the anticipated demand for parking spaces near the new Basic Science Building.

The existing garage is located 29 feet from the west (side) property line. The proposed addition of the fourth and fifth level on top of the existing garage requires a 40'-8" side yard setback line. A variation is required to permit the construction of a fourth and fifth level on top of the existing garage. Maintaining the current location of the garage will minimize impacts on the site's sensitive environmental features.

Except for the side yard setback, the proposal complies with the bulk requirements of the Zoning Ordinance as summarized in the table below:

Midwestern University Campus Additions	Required	Proposed
Lot Coverage	1,147,653 sq. ft. max (25%)	448,782 sf ft (9.8%)
Floor to Area Ratio (FAR)	2,754,369 sq. ft. max (60%)	724,570 sq. ft. (15.7%)
Parking	1,783	2,779
Parking Deck		
North Setback (Front)	100 ft	550 ft
East Setback (Side)	40 ft - 8 in	1,500 ft
South Setback (Rear)	80 ft	1,140 ft
West Setback (Side)	40 ft - 8 in	29 ft (existing)
Height	N/A	50 ft 4 in (parking deck)

Two existing dry-bottom detention basins which service the existing parking deck and Alumni Hall will be removed to make way for the five-story addition. The detention provided by these basins will now be provided by the detention that was recently approved and permitted as part of the new Basic Science Building. A new pond, located immediately west of the parking garage addition will provide detention for the new construction. All detention facilities will include best management practices and comply with the Village's Stormwater Ordinance.

Staff provided the petitioner's submittal to the Downers Grove Park District and the Forest Preserve District of Downers Grove for their review. The Park District's only concern with regard to the proposal was the additional shadow cast on Lyman Woods due to the taller garage. The petitioner completed shadow studies of the existing and proposed garage identifying conditions during the summer and winter solstices and spring and fall equinoxes (see staff report attachments). The shadow studies identified an additional hour of shadow during the summer solstice and an additional half-hour during the winter solstice. Staff believes the additional shadow would have a nominal impact on Lyman Woods. The Park District did not object to the proposal after reviewing the shadow studies. However, the Park District did not respond to the notice in writing. The Plan Commission was satisfied that the petitioner and staff addressed the Park District's concerns and found that the shadows would have a minimal impact on Lyman Woods.

The Forest Preserve requested all plantings within the wetland buffer be native to Illinois. The Forest Preserve also requested construction fencing be placed adjacent to the conservation easement to ensure no construction activities within the easement. Based on the Forest Preserve's written response, staff added two conditions of approval to address their concerns. The Plan Commission concurred with staff's recommendation.

The Plan Commission considered the petition at their May 3, 2010 meeting. Public comments at the meeting included the following concerns:

Traffic on 31st Street:

- Multiple speakers noted the amount of traffic on 31st Street and the difficulty in crossing the street and making left turns onto 31st Street.
- The Plan Commission and staff believe the proposed parking garage addition only addresses the existing parking demand. The proposed expansion will not generate additional traffic on 31st Street or impair the existing conditions.
- The Commission and staff believe any new proposal such as expanded program offerings or new classrooms and offices which would create additional students, faculty or staff would require a traffic analysis reexamining the 31st Street issues.

Vehicle headlights spill over onto residential properties:

- Neighboring residents noted vehicle lights from the garage are visible to the residential properties immediately north of Midwestern (see attached photographs).
- Midwestern agreed to examine the issue and develop potential solutions to address this issue.

- The Plan Commission believes Midwestern's response to review potential screening has satisfied the concern.

Parking deck lighting that is too bright and spills over onto adjacent properties:

- Residents noted that the existing parking deck lighting spills over the garage and onto neighboring properties.
- A concern was expressed about the effect of the proposed lighting on Lyman Woods.
- Midwestern agreed to examine the possibility of changing lights to those used on the library building, which the residents say is softer.
- Midwestern agreed to examine the possibility of providing baffling or alternate bulbs to create a softer light on the garage and limit the amount of light spillover.
- A photometric plan is required as a condition of approval to ensure the lighting meets the Village lighting requirements that were not in place when the existing garage was approved in 2002.
- The Plan Commission believes staff's required photometric plan and Midwestern's examination of baffling and alternate bulbs will satisfy this concern.

Staff believes the proposal complies with the Future Land Use Plan and meets all of the special use standards for approval as noted in Section 28.1902 of the Zoning Ordinance. The Commission discussed and analyzed the special use standards for approval and concurred with staff's opinion that all standards have been met. The Commission found that the proposed expansion and addition is a desirable service and will not be detrimental to the health, safety or general welfare of the community. The proposal complies with the Zoning Ordinance with an approved side yard setback variation and is listed as an allowable Special Use in Section 28.502 of the Zoning Ordinance. The Commission believed staff's analysis of the special use standards for approval was accurate and that the issues brought forward by the public have been addressed by the petitioner and staff. As such, the Commission found that the application meets the standards for approval per Section 28.1902 of the Zoning Ordinance.

Staff believes the standards for granting the petitioner's side yard setback variation as noted in Section 28.1803 of the Zoning Ordinance have been met. The Plan Commission found that the site restraints, specifically the location of the garage in relationship to the adjacent floodway and floodplain to the south, the conservation easement to the west, the academic core to the east, and the wetland and woodland in the northeast corner of campus are unique circumstances that have created a particular physical hardship upon the petitioner. The existing site restraints limit the available land for parking near the academic core. The Plan Commission and staff do not believe the variation would alter the essential character of the locality or the land use characteristics. The Commission found the variation will not impair an adequate supply of light and air or substantially diminish adjacent property values. Additionally, the variation would not be applicable to other properties in the R-1 zoning district nor would a special privilege be conferred on the petitioner. As such, the Commission found that the application meets the standards for granting a variation per Section 28.1803 of the Zoning Ordinance.

Based on their analysis, the Plan Commission recommended approval of the special use and side yard setback variation by a vote of 6:0. Staff concurs with the Plan Commission's recommendation.

ATTACHMENTS

Aerial Map

Ordinance

Staff Report with attachments dated May 3, 2010

Minutes of the Plan Commission Hearing dated May 3, 2010

Forest Preserve District letter dated April 28, 2010

Neighbor photograph submittal

ORDINANCE NO. _____**AN ORDINANCE AUTHORIZING A SPECIAL USE AMENDMENT FOR MIDWESTERN UNIVERSITY, 555 31ST STREET, TO PERMIT AN EXPANSION AND ADDITION TO THE EXISTING PARKING GARAGE WITH A VARIATION**

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°18'06" West along the East line of said Northeast Quarter, 707.12 feet to the point of beginning; thence South 0°18'06" West, along said East line 1025.00 feet; thence North 89°41'54" West, 648.00 feet; thence South 0°18'06" West, 360.00 feet; thence North 89°41'54" West, 482.00 feet; thence North 0°18'06" East, 550.00 feet; thence North 89°41'54" West, 360.00 feet; thence North 0°18'06" East, 885.00 feet, thence South 89°41'54" East, 485.00 feet, thence North 35°11'31" East, 285.50 feet; thence South 55°04'55" East, 500.25 feet; thence South 89°41'54" 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 of said Lot N; thence South 89°52'33" 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°14'00" 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°52'33" 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°14'54" 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°18'06" West along the East line of said Northeast Quarter, 2654.75 feet to the Southeast corner thereof; thence South 89°53'56" 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°09'27" 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°39'24" West, 169.71 feet; thence North 0°09'27" East along a line parallel with said East line of Lot O extended South 155.47 feet; thence North 67°52'52" East, 179.27 feet; thence North 0°09'27" 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°18'06" West along the East line of said Northeast Quarter, 707.12 feet to the point of beginning; thence South 0°18'06" West, along said East line 1025.00 feet; thence North 89°41'54" West, 648.00 feet; thence South 0°18'06" West, 360.00 feet; thence North 89°41'54" West, 482.00 feet; thence North 0°18'06" East, 550.00 feet thence North 89°41'54" West, 360.00 feet; thence North 0°18'06" East, 885.00 feet; thence South 89°41'54" East, 485.00 feet, thence North 35°11'31" East,

285.50 feet; thence South 55°04'55" East 500.25 feet; thence South 89°41'54" East, 430.00 feet to the point of beginning, in DuPage County, Illinois);

AND

That part of the Southeast Quarter of Section 32, Township 39 North, Range 11 East of the Third Principal Meridian described as follows: beginning at the Northeast corner of said Southeast Quarter and thence running West on the Quarter Section line, 29.71 chains (1960.86 feet); thence South 04 degrees, 45 minutes, 00 seconds East 3.53 chains (232.98 feet); thence 29.23 chains (1929.18 feet) to the East line of said Section 32; thence North 3.41 chains (225.06 feet) to the point of beginning (except the East 1743.1 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(f) of the Zoning Ordinance be granted to allow construction of an expansion and addition to the existing parking garage; 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 Amendment per section 28.1902 of the Zoning Ordinance be granted to allow construction of an expansion and addition to the existing parking garage including the following Variation:

1. Variation from Chapter 28, Section 1111(a)(2); *side yard setback*, to reduce the side yard setback to twenty-nine (29) feet versus the minimum 40.8 foot required setback requirement in the R-1 Zoning District.

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 allow construction of an expansion and addition to the existing parking garage with a variation.

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

1. The Special Use and variations shall substantially conform to the preliminary site and engineering plans and stormwater report prepared by Mackie Consultants LLC dated March 1, 2010; the parking deck elevations and plans prepared by DWL Architects and Planners, Inc. dated February 10, 2010; and the landscape plans prepared by Allen L. Kracower & Associates, Inc. dated March 1, 2010, except as such plans may be modified to conform to Village Codes and Ordinances.
2. A description of best management practices that are incorporated into the site design and how they will function shall be prepared and submitted. The applicable design criteria such as soil type, vegetation, and land cover conditions draining to the best management practice along with appropriate calculations shall be included.
3. All proposed landscape plantings in the 100-foot wetland buffer and those surrounding the proposed detention basin shall be native to Illinois.
4. The proposed building shall have a manual and automatic detection system installed throughout in a manner acceptable to the Village. All areas of the building shall be protected.
5. The proposed building shall have a complete automatic sprinkler system installed throughout in a manner acceptable to the Village. All areas of the building shall be protected.
6. A photometric plan which complies with the Zoning Ordinance shall be submitted and approved by the Village.
7. Construction and silt fencing shall be installed adjacent to the conservation easement so that any possible impacts to the conservation easement are minimized. The fencing shall stretch from the southern edge of the wetland to at least 50 feet past the proposed detention basin retaining wall.

SECTION 3. The above conditions are hereby made part of the terms under which the Special Use amendment with a Variation is 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

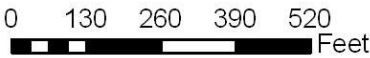
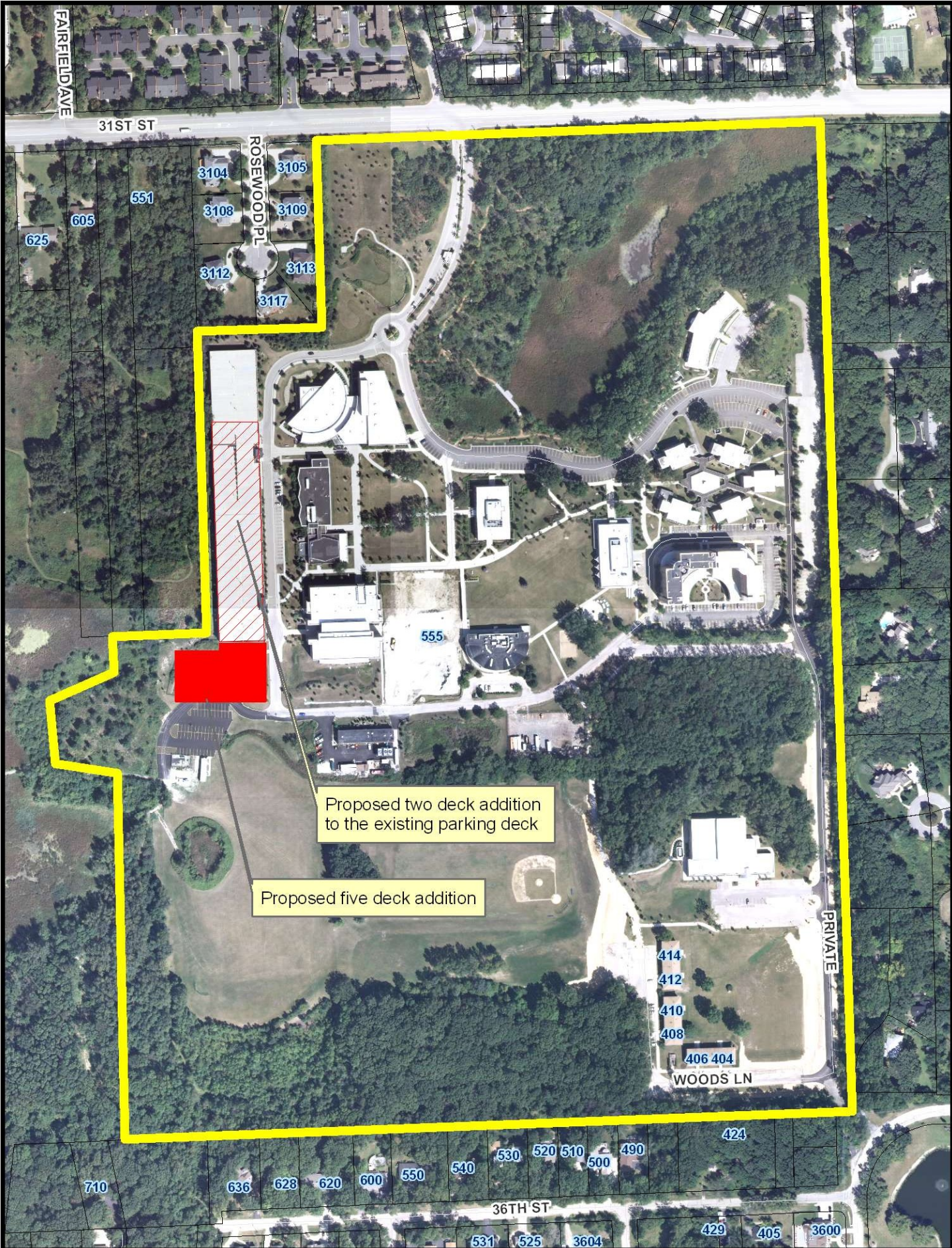
hereby repealed.

Mayor

Passed:

Published:

Attest: _____
Village Clerk



555 31st Street Location Map





**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
MAY 3, 2010 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
PC-04-10 555 31 st Street Midwestern University	Special Use Amendment and a side yard setback variation for Midwestern University	Stan Popovich, AICP Planner

REQUEST

The petitioner is requesting approval of a Special Use amendment and a side yard setback variation to construct a 293,240 square foot addition and a two-story expansion to the existing three-story parking garage along the west side of the 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 Residential 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 Narrative
3. Plat of Survey
4. Building Plans
5. Engineering Plans
6. Landscape Plan
7. Tabbed Stormwater Report

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 existing subject 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.

Over the last 12 years, the property received several Special Use amendments to allow for construction of new buildings on the campus. In May 2002, the petitioner received Special Use approval to construct the existing deck. Most recently, in January 2009, the Village Council approved a Special Use amendment to allow for 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 petitioner, Midwestern University, is requesting a Special Use amendment to allow for a 293,240 square foot expansion and addition to the existing 266,603 square foot, three-story parking garage located on the west side of the campus. The project includes the addition of a fourth and fifth deck to the existing three-story garage and a new five-level garage connected to the south end of the existing garage. The expansion and addition will create an L-shaped garage and accommodate the anticipated demand for parking spaces near the new Basic Science Building.

The petitioner is also requesting a side yard setback variation to permit the fourth and fifth level expansion on top of the existing garage. When the garage was constructed in 2002, the existing garage was setback 29 feet from the west property line where 7.5 feet was required. Under the current zoning ordinance, the existing deck would require a 10-foot setback. The proposed increase in height from the existing 28'-8" deck height to a proposed 50'-4" deck height would result in a side yard setback requirement of 40'-8". The petitioner is requesting a 28.7% reduction of the side yard setback. Section 28.1802(b) of the Zoning Ordinance allows side yard setbacks to be reduced up to 50%.

The proposed fourth and fifth levels will be stair-stepped from the northern edge of the existing deck. The fourth level will start 187 feet south of the northern edge of the existing garage while the fifth level will start 223 feet from the existing northern edge. The two existing stair towers along the eastern façade of the garage will be raised to accommodate the new fourth and fifth levels. The existing vehicle entrances to the garage will remain in place with no new entrances proposed.

The proposed five level addition will be attached to the south of the existing garage. The addition will be in line with the east wall of the existing deck and extend 160 feet to the south. The southeast corner of

the new deck will include a stair tower for pedestrian access. Along the western wall, the addition will extend 36 feet to the south and then protrude 108 feet to the west to create the L-shaped garage. Overall, the addition's footprint covers 33,600 square feet.

The new addition will be located 60 feet from the northern property line at this location and 175 feet from the western property line. Adjacent to the western property line is a 100-foot conservation easement. All construction and site work associated with this petition will take place outside of the conservation easement.

The existing garage has 281 parking spaces, including seven handicap accessible. The proposed expansion and addition will provide an additional 996 parking spaces, seven of which will be handicap accessible. Overall, the campus will increase its available parking from 1,783 to 2,779, including 43 handicap spaces. A parking study completed in October 2008 for the proposed new Basic Science building and Student Services building addition found that the greatest demand for parking occurs on the west side of the campus near the existing parking deck. With the completion of the Basic Science Building, it was anticipated that additional demand would be generated on the parking deck. The parking study recommended up to an additional 262 parking spaces to ease the parking demand on the west side of the campus based on the new Basic Science Building. The proposed 996 additional parking spaces meets the existing demand and provides parking for future uses.

The bulk requirements of the Zoning Ordinance are summarized in the following table:

Midwestern University Campus Additions	Required	Proposed
Lot Coverage	1,147,653 sq. ft. max (25%)	448,782 sf ft (9.8%)
Floor to Area Ratio (FAR)	2,754,369 sq. ft. max (60%)	724,570 sq. ft. (15.7%)
Parking	1,783	2,779
Parking Deck		
North Setback (Front)	100 ft	550 ft
East Setback (Side)	40 ft - 8 in	1,500 ft
South Setback (Rear)	80 ft	1,140 ft
West Setback (Side)	40 ft - 8 in	29 ft (existing)
Height	N/A	50 ft 4 in (parking deck)

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 12 years, the Special Use has been amended several times to allow for construction of new buildings on the campus. The proposed parking deck expansion and addition is 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 petitioner is requesting a variance from the west (side) yard setback requirements, but the proposal will meet all other bulk regulations of the Zoning Ordinance. Upon the completion of the parking garage addition, the total lot coverage will be 448,782 square feet, or 9.8% well within the maximum permitted 25%. The proposed Floor to Area Ratio will remain the same at 724,570 square feet, or 15.7%, also well within the maximum permitted 60%.

The petitioner is requesting a side yard setback variation to permit a 29-foot side yard setback where a 40'-8" side yard setback is required. The subject property is unique in that the location of a floodway and floodplain to the south, a conservation easement along the western edge of the campus and adjacent campus buildings to the east all limit the ability of the university to construct additional parking to meet the anticipated demand along the western edge of the campus. A stream runs east-west through the site approximately 250 feet south of the existing parking deck. The stream and associated floodway and floodplain limits the petitioners ability to construct a parking garage or parking lot that would be near the academic core it would serve. The conservation easement prohibits the new garage from extending further to the west. Additionally, the layout of the academic core limits the petitioner's ability to construct a parking garage or parking lot elsewhere near the academic core. Staff believes the limitations of the floodway and floodplain, the conservation easement and the existing campus layout is a physical hardship and unique condition that warrant the requested variation.

ENGINEERING/PUBLIC IMPROVEMENTS

There are two existing dry-bottom detention ponds located south of the existing parking garage that will be removed as part of the proposed project. These ponds provide detention for the existing parking garage and the Alumni Hall Classroom / Lab. This detention will now be provided by the new detention facility that was recently approved and permitted as part of the Basic Science Building. New storm sewers will be installed along the east façade of the new garage to convey this stormwater to the Basic Science Building.

A new pond, located immediately west of the proposed parking garage addition, will provide detention for the new garage. Storm sewers within the new garage will convey water to the new pond. All detention facilities will include best management practices to treat the stormwater and the proposal will comply with all provisions of the Stormwater Ordinance.

The existing sanitary sewers which are located under the currently vacant site will remain in place until a new sanitary sewer adjacent to the west side of the existing and proposed parking garage is installed. A new sanitary sewer easement will be provided over the new sanitary sewer. The Downers Grove Sanitary District has provided conceptual approval of the proposed project.

A new water service will be provided adjacent to the southern entry tower. The water will service the proposed fire protection system located in the southeast corner of the new garage.

The existing surface parking lot located south of the detention ponds will also be modified to accommodate the new garage. The northern one-third of the parking lot will be removed to accommodate the new parking garage and adjacent landscaping. The entrance drive into the parking lot, which currently curves to the north, will be straightened and curved slightly to the south.

A wetland is located to the north and west of the proposed addition. The wetland has been identified in the stormwater report and delineated on the engineering drawings. No work is permitted within the delineated wetland. Additionally, a 100-foot wide conservation easement along the west property line is located 75 feet west of the proposed addition. No work is permitted within the conservation easement either.

The petitioner is proposing extensive landscaping along the eastern and southern edge of the new garage. Additional landscaping will be provided around the detention basin and adjacent to the wetland. All landscaping within the 100-foot wetland buffer adjacent to the wetland is required to be native to Illinois. Immediately adjacent to the north and west facades of the new garage will be a low profile prairie plant mix.

PUBLIC SAFETY REQUIREMENTS

The Fire Prevention Division of the Fire Department has reviewed the proposed plans and determined that the proposed deck and site provides sufficient access for emergency vehicles. The division is requesting a 20-foot wide fire lane along the west side of the new garage and a 20-foot wide gate at the southwest corner of the garage. A manual detection system and a complete automatic sprinkler system will be installed throughout the parking deck.

NEIGHBORHOOD COMMENT

Staff provided the petitioner's submittal to the Downers Grove Park District and the Downers Grove Forest Preserve District of DuPage County for comment. The Park District was concerned about the additional shadow that the new garage would cast upon Lyman Woods. The petitioner submitted shadow studies showing that Lyman Woods could anticipate an additional hour of shadow at the summer solstice and an additional half hour of shadow at the winter solstice. Given the location of the tree canopy adjacent to the garage and the height of the existing tree canopy, staff believes the impact of the additional hour of shadow on Lyman Woods would be nominal.

The Forest Preserve District provided two comments. The first was the request for construction fencing to run along the edge of the conservation easement to reduce any possible impact from the construction activities. Per the Village's site management ordinance, fencing will be required around the construction site. The second request was for the native plantings to be used instead of non-native trees and shrubs. Per the Village's Stormwater Ordinance, all plantings within the wetland buffer are required to be native to Illinois. Staff's recommendation is to require all plantings within the wetland buffer and around the proposed detention pond be native plants.

FINDINGS OF FACT

Staff believes the standards for Special Use approval, as shown below, have been met. The proposed parking deck addition and expansion provides a desirable service and will contribute to the general welfare of the university and community. The Special Use is not detrimental to the health, safety, morals or general welfare of the community and will not be injurious to property values. The proposed Special Use complies with the bulk regulations of the R-1 zoning district as outlined in the Zoning Ordinance and shown above. The requested Special Use is listed as an allowable Special Use in Section 28.502 of the Zoning Ordinance.

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.*

The petitioner is requesting a side yard setback variation to permit the construction of the fourth and fifth deck on top of the existing garage. The required setback for this expansion is 40'-8" but the existing parking garage is setback only 29 feet from the west property line. Staff believes the standards for granting a variation (Section 28.1803 of the Zoning Ordinance), as shown below, have been met.

1. *The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.*

The property could yield a reasonable return but sensitive areas on the campus severely restrict the petitioner's ability to locate parking near their academic core. If the setback requirements were followed, the petitioner would not be permitted to construct the fourth and fifth level of the garage which would limit the number of new parking spaces provided. The existing floodplain to the south and adjacent conservation easement limit the petitioner's ability to expand the new parking garage's footprint. These existing site features restrict the size of the building footprint that is available to the petitioner.

Additional site restraints limit the petitioner's ability to locate a parking garage of this size in a location near the academic core. Immediately south of the academic core is a floodway and floodplain. A large wetland and wooded area is located to the northeast of the academic core. The wetland, floodplain, and conservation easement limit the amount of available developable land near the academic core. Staff believes this standard has been met.

2. *The plight of the owner is due to unique circumstances.*

The unique circumstance is the location of the garage in relationship with the floodplain, conservation easement and neighboring academic buildings. The goal of the petitioner is to provide parking along the west side of campus near the academic core and soon to be completed Basic Science Building. The existing floodway and floodplain approximately 250 feet south of the deck limits the ability to locate a parking structure with significant capacity near the academic core without installing a fourth and fifth deck on the existing garage. The existing conservation easement along the western edge of the site prohibits the proposed new garage from extending further to the west to provide this capacity.

The site restraints listed above as well as the wetland located in the northeast corner of the site limits the land available to develop sufficient parking near the academic core. The existing site restraints limit the available land for parking near the academic core. The existing garage and immediately south of the garage are the best locations for a parking garage. The floodplains, conservation easements, and wetlands are unique circumstances which have created a hardship for the petitioner. Staff believes this standard is met.

3. *The variation, if granted, will not alter the essential character of the locality.*

If the setback request is granted, staff does not believe it will alter the essential academic character of the locality and nature preserve. The character of the locality will remain academic in nature. Staff believes this standard has been met.

4. *That the particular physical surroundings, shape, or topographical conditions of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.*

The limitation of the floodplain, conservation easement and academic buildings are a particular hardship for the petitioner. The petitioner is limited in their ability to locate a parking garage near their academic core and new Basic Science Building. These three items limits the area where a new parking garage could be located to service the academic core. Staff believes this standard has been met.

5. ***That the conditions upon which the requested variation is based would not be applicable, generally, to other properties within the same zoning classification.***
Midwestern University is the only private university located within the R-1 zoning district. Based on this unique situation, the setback variation would not be applicable to any other property in the Village. Staff believes this standard has been met.
6. ***That the alleged difficulty or hardship has not resulted from the actions of the owner.***
There is no alleged difficulty or physical hardship which has resulted from the actions of the owner. Staff believes this standard has been met.
7. ***That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fires, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.***
The proposed increase in height will not significantly impair an adequate supply of light and air to adjacent properties. It is staff's opinion that the additional shadow cast on Lyman Woods will not significantly impact the plant materials within the woods. A shadow from the existing garage is currently cast on the woods with the addition casting at most an additional hour of shadow on the property. During the summer solstice, the shadow will be at the property line at approximately 10:15am. The proposed variation will not endanger the public safety and will not impair the adjoining property values. Staff believes this standard has been met.
8. ***That the proposed variation will not alter the land use characteristics of the district.***
If granted, the requested setback variation would not alter the land use characteristics of the R-1 zoning district. Staff believes this standard has been met.
9. ***That the granting of the variation requested will not confer on the owner any special privilege that is denied by this Zoning Ordinance to other lands or structures in the same district.***
If the request was granted, it would not confer a special privilege to the petitioner. The petitioner would have the ability to provide parking to their students and staff that is near the campus' academic core. This privilege is similar to residential parking within the R-1 zoning district being located near the housing it serves. Staff believes this standard has been met.

RECOMMENDATIONS

The proposed Special Use amendment and side yard setback variation are 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 this petition subject to the following conditions:

1. The Special Use and variations shall substantially conform to the preliminary site and engineering plans and stormwater report prepared by Mackie Consultants LLC dated March 1, 2010; the parking deck elevations and plans prepared by DWL Architects and Planners, Inc. dated February 10, 2010; and the landscape plans prepared by Allen L. Kracower & Associates, Inc. dated March 1, 2010, except as such plans may be modified to conform to Village Codes and Ordinances.
2. The applicant shall petition the Village of Downers Grove to designate the campus a Planned Development prior to the next proposed expansion which requires Village Council review. The Planned Development petition should address maximum heights, maximum floor area ratios and minimum setbacks.
3. A description of best management practices that are incorporated into the site design and how they will function shall be prepared and submitted. The applicable design criteria such as soil

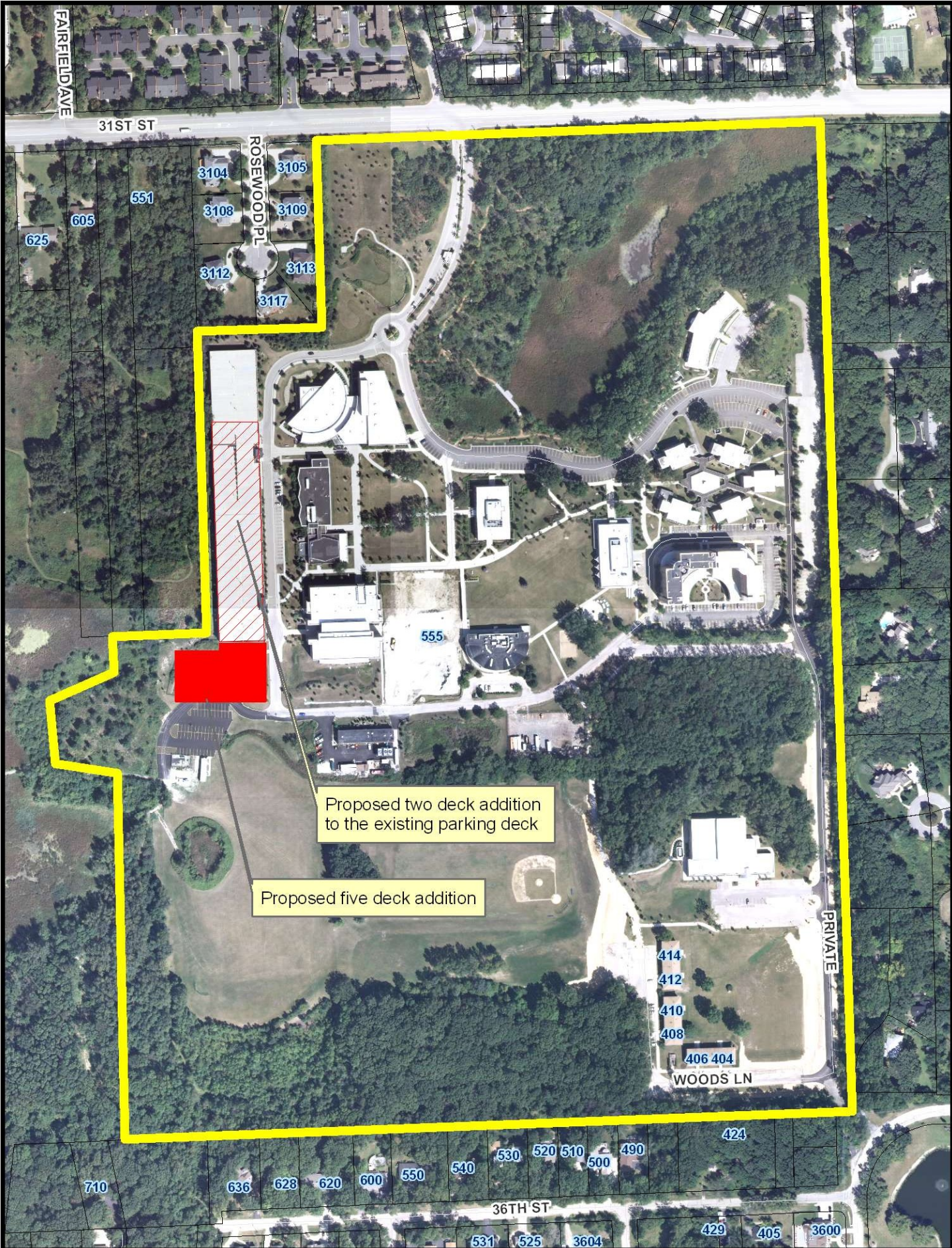
- type, vegetation, and land cover conditions draining to the best management practice along with appropriate calculations shall be included.
4. All proposed landscape plantings in the 100-foot wetland buffer and those surrounding the proposed detention basin shall be native to Illinois.
 5. The proposed building shall have a manual and automatic detection system installed throughout in a manner acceptable to the Village. All areas of the building shall be protected.
 6. The proposed building shall have a complete automatic sprinkler system installed throughout in a manner acceptable to the Village. All areas of the building shall be protected.
 7. A photometric plan which complies with the Zoning Ordinance shall be submitted and approved by the Village.
 8. Construction and silt fencing shall be installed adjacent to the conservation easement so that any possible impacts to the conservation easement are minimized. The fencing shall stretch from the southern edge of the wetland to at least 50 feet past the proposed detention basin retaining wall.

Staff Report Approved By:

Tom Dabareiner, AICP
Director of Community Development

TD:sjp
-att

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PC-04-10.doc



555 31st Street Location Map





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

April 26, 2010

Dear Neighbors and Friends:

Your continued support of our growth and development of Midwestern University as a premier health care university is much appreciated. As you read and hear from the media on almost a daily basis, the demand for well trained, qualified health care professionals continues to increase throughout our community, state and nation. It was with your support that Midwestern University is expanding our Downers Grove Campus to include a College of Dental Medicine in September, 2011.

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 fifteen years. The new Science Hall is under construction, along with an expansion of the Student Commons. As part of the growth of our new academic programs that will be studying in the new facilities they will also need additional parking spaces.

Midwestern University needs to expand the current parking deck. We have designed an expansion that will not change the look of the north end of the current structure that is closest to the neighbors. The proposed expansion will be built on the south side of our current parking structure. It is not close to any of our neighbors and will be landscaped to blend into our wooded campus. The proposed expansion will provide an additional 966 spaces, including visitor, disabled, and faculty reserved areas. The building façade will be in keeping with our current architectural style. A picture highlighting the expansion enclosed for your review.

The University invites you to come and personally meet with us to talk about the expansion of the parking structure. A meeting will be held next Monday, from 4:30 P.M. to 5:30 P.M. the Hyde Atrium on our campus. At this time, we will be able to answer any questions you have regarding this expanded parking deck. If you have questions before that time, you are most welcome to contact my office or e-mail me at drgoepfinger@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 once again for being a good neighbor, and allowing us to grow and develop.

Sincerely,

A handwritten signature in blue ink that reads "Kathleen H. Goepfinger, Ph.D." The signature is written in a cursive, flowing style.

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

Midwestern University
Parking Garage Expansion
Appendix A – Standards for Approval
March 18, 2010



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 operation of the Downers Grove campus requires that, on occasion, large parking peaks occur due to special activities. For these reasons the available parking is occasionally taxed. The university wishes to expand the available parking to meet those current needs and to make an addition significant enough to address further growth as well. This expansion is not to address current day-to-day traffic.
- 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 Parking Garage Expansion is being constructed in conjunction with the existing garage adjacent to Lyman Woods.
- 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, parking facilities 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.

Steve Bao, AIA, President
Mark R. Dee, AIA, Exec VP
Dwight C. Todd, AIA, Exec VP
Peter Pasco, AIA, Exec VP
Sandro M. Nukla, AIA, Exec VP
Michael L. Haeckel, AIA, Chairman
Jeremy A. Jones, AIA, VP

Philip J. Holsten, AIA, Associate
Kiyomi Kurokita, AIA, Associate
Adam C. Sprouger, AIA, Associate
Michael G. Braun, AIA, Associate

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.

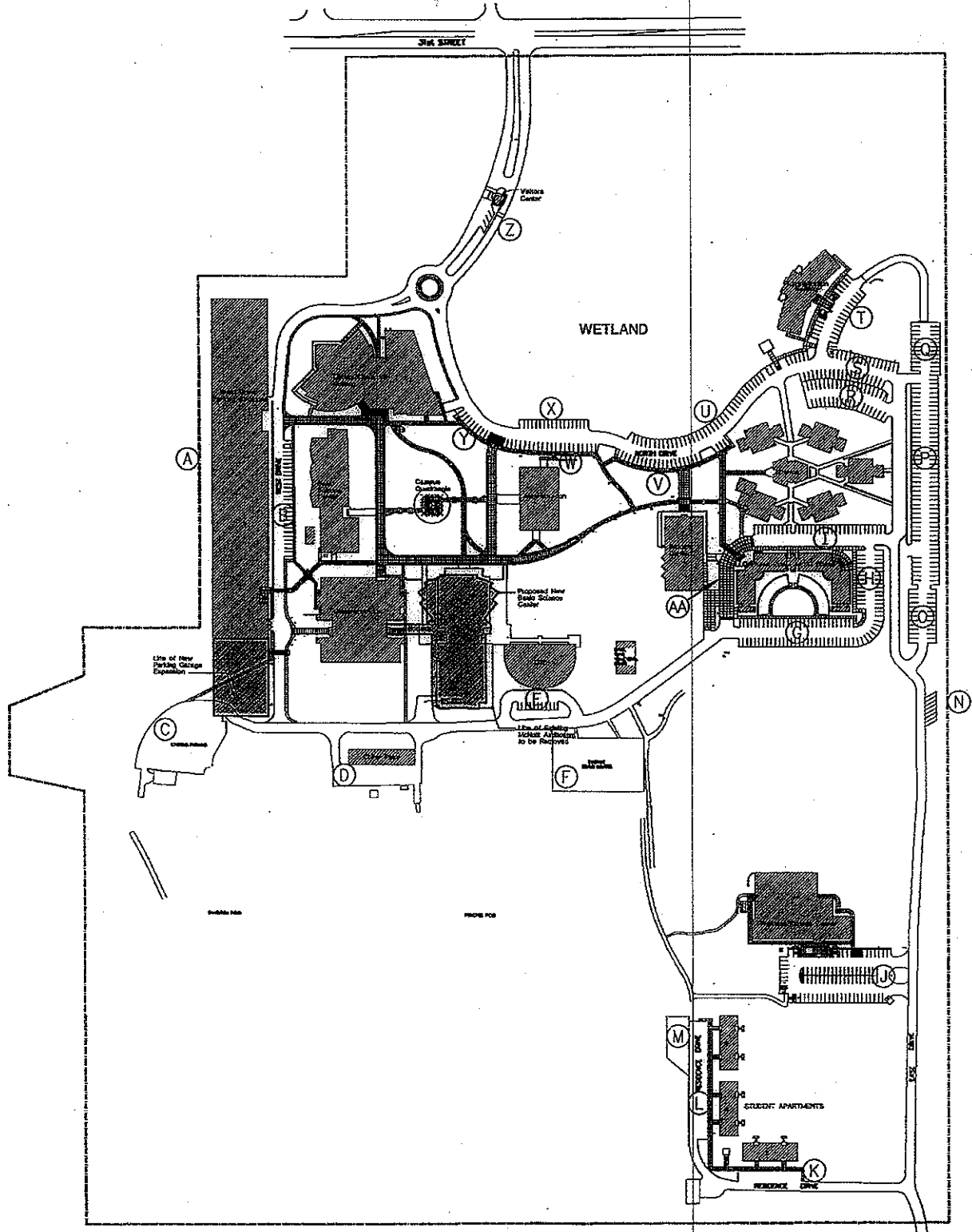
Construction of the new Basic Science Center and expansion of the Student Service Center will generate additional parking. Although the planned campus-wide parking supply is expected to have a surplus of 79 spaces over the recommended 1,679 spaces at 90% occupancy based on the alternate methodology, 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: PARKING AREA LOCATION MAP EXHIBIT I

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	Time Intervals							Subarea Peak Occupancy	Occupancy @ 10:30 AM, Max. Hour	Available Spaces in Max. Hour
							6:30 AM	10:00 AM	10:30 AM	11:00 AM	11:30 AM	12:00 PM	12:00 PM			
A	86		180	7	273	265	19	200	254	252	243	233	93%	93%	19	
(Garage)	44				44	44	0	44	40	42	44	44	100%	91%	4	
Lower Ramp	272				272	272	5	272	271	243	252	271	100%	100%	1	
Mid Level	44				44	44	0	40	42	36	44	44	100%	95%	2	
Upper Ramp	282				282	282	0	226	249	228	220	247	88%	88%	33	
Roof Level	(728)		(180)	(7)	(915)	(907)										
(Garage Total)																
B	23	1		2	26	26	2	23	23	22	23	24	92%	88%	3	
BSC	59				59	59	0	32	29	27	25	35	59%	49%	30	
Pump Sta.	7				7	7	11	10	9	9	10	9	157%	129%	(2)	
Chiller Plant	0			6	6	6	0	2	2	3	2	2	50%	33%	4	
ERIC	0				0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
tennis courts	0				0	0										
F	55				55	55	53	53	53	53	52	53	96%	96%	2	
LLC south	37			2	39	39	38	38	38	38	37	37	97%	87%	1	
LLC east	18			6	24	24	18	20	20	20	20	20	83%	83%	4	
LLC north	79			4	83	83	5	11	12	14	16	17	20%	14%	71	
Well Ctr.	26			3	29	29	18	15	15	15	15	15	62%	52%	14	
Apts. South	36			1	37	37	25	19	18	18	18	16	68%	49%	19	
Apts. near west	21				21	21	0	2	2	2	2	2	10%	10%	19	
Apts. far west	13				13	13	0	0	0	0	0	0	0%	0%	13	
LLC southeast	20				20	20	6	12	12	12	11	11	60%	60%	8	
Dorms southeast	85				85	84	53	60	60	57	55	53	71%	71%	25	
Dorms east	28				28	28	0	0	0	0	0	0	0%	0%	28	
Dorms northeast	34			2	36	36	16	30	30	28	25	22	83%	83%	6	
Dorms north	40				40	40	6	32	33	26	26	22	83%	83%	7	
Dorms north	24			2	26	26	2	6	6	7	7	6	27%	23%	20	
Executive Off.	37				37	37	37	37	37	37	36	37	100%	100%	0	
Stud. Ctr. north	0	7			23	23	11	20	20	21	21	19	91%	87%	3	
Stud. Ctr. south	0	8		2	21	21	12	21	18	20	15	14	100%	86%	3	
Old Adm. south	0	27			27	27	14	26	27	27	26	22	100%	100%	0	
Old Adm. north	0	5			7	7	6	7	7	6	6	7	100%	100%	0	
Quad	4				4	4	0	0	1	0	0	0	25%	25%	3	
Visitor Ctr.	4	1		2	7	7	6	7	7	6	7	6	100%	100%	0	
Student Ctr.																
AA																
CAMPUS TOTAL					1675	1666	363	1264	1335	1269	1250	1288		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. 15,631 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. 15,631 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. 6,460 sq. ft.	7 7 2 2	43,844 sq. ft. 8,111 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		1931 -180 -48 -215 1488 -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 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 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	
			-322		-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

* Staff/teacher 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.

Board of Trustees
Donald E. Eckmann
President
Wallace D. Van Buren
Vice President
Edward C. Richard
Clerk

Downers Grove

Sanitary District

2710 Curtiss Street
P.O. Box 1412
Downers Grove, IL 60515-0703
Phone: 630-969-0664
Fax: 630-969-0827
www.dgsd.org

Staff
Nicholas J. Menninga
General Manager
W. Clay Campbell
Administrative Services
Director
Legal Counsel
Michael C. Wiedel

Providing a Better Environment for South Central DuPage County

January 19, 2010

Mr. Corey Schuster, Senior Civil Engineer
Mackie Consultants, LLC
9575 W. Higgins Road – Suite 500
Rosemont, IL 60018

RE: Midwestern University – Proposed Parking Garage Expansion

Dear Mr. Schuster:

The Downers Grove Sanitary District hereby grants concept approval for the subject project. The Sanitary District has sanitary sewers available, as well adequate downstream capacity to serve this project. This construction must be processed through the Sanitary District's standard plan review process for the issuance of a sewer connection permits.

If you have any questions, please call (630-969-6753 x109).

Sincerely,
DOWNERS GROVE SANITARY DISTRICT



Ted Cherwak
Sewer Construction Supervisor

C: Jeff O'Brien, Senior Planner Village of Downers Grove



Illinois Department of Natural Resources

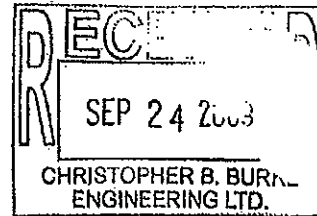
One Natural Resources Way Springfield, Illinois 62702-1271
<http://dnr.state.il.us>

Pat Quinn, Governor
Marc Miller, Director

September 17, 2009

Jedd Anderson
Christopher B. Burke Engineering
9575 W. Higgins Road, Suite 600
Rosemont, IL 60018

Re: **Midwestern University Parking Garage Expansion**
Project Number(s): **1001784**
County: **DuPage**



Dear Applicant:

This letter is in reference to the project you recently submitted for consultation. The natural resource review provided by EcoCAT identified protected resources that may be in the vicinity of the proposed action. The Department has evaluated this information and concluded that adverse effects are unlikely. Therefore, consultation under 17 Ill. Adm. Code Part 1075 is terminated.

Approximately 500 feet of the eastern border of Lyman Woods Natural Area lies within 50 feet of the western side of the existing parking garage. No encroachment upon the Natural Area is evident. However, given the proximity of the project area to this listed state resource, erosion control and best management practices are advised during all phases of project construction, including pre and post site prep/restoration. Native plants and materials are recommended for site restoration.

This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary.

The natural resource review reflects the information existing in the Illinois Natural Heritage Database at the time of the project submittal, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, you must comply with the applicable statutes and regulations. Also, note that termination does not imply IDNR's authorization or endorsement of the proposed action.

Please contact me if you have questions regarding this review.

Rick Pietruszka
Division of Ecosystems and Environment
217-785-5500



Forest Preserve District of DuPage County

3 S. 580 Naperville Road • Wheaton, IL 60187-8761 • 630.933.7200 • Fax 630.933.7204 • TTY 800.526.0857

VIA FACSIMILE (630-434-5572)

April 8, 2010

Mr. Stan Popovich, AICP
Planner
Village of Downers Grove
801 Burlington Avenue
Downers Grove, Illinois 60515

Re: Midwestern University – Proposed Parking Garage Expansion

Dear Mr. Popovich:

The Forest Preserve District of DuPage County recently received notice of the proposed parking garage expansion project on the Midwestern University property. We appreciate receiving timely notification of such projects that may have an impact on our adjacent property, and thank you for the opportunity to comment.

District Staff has reviewed the proposed project, and has the following comments at this time. We recommend the installation of a temporary 6-ft. high chain link fence between the parking garage and the area imposed with the restrictive covenant. Please see the drawing on Page 2 for our recommendation. It appears that a fence would need to be app. 225 lineal feet, and run from the southern edge of the existing wetland at the north end to the south end of the proposed construction limits. It is hoped that this will reduce any possible impact from the construction area.

Additionally, our Staff reviewed the landscaping plan and has some concerns regarding the proposed ornamental and non-native trees and shrubs. These may have a tendency to spread into the adjacent protected preserve area. We would like to recommend some native species that either occur in Lyman Woods or would be appropriate to plant in this area. Please see the attached plant list on Page 3 for suggestions.

We hope you will allow us the opportunity to review and comment on any major revisions that may be proposed as this project moves forward. Please contact me at (630) 933-7215 if you have questions.

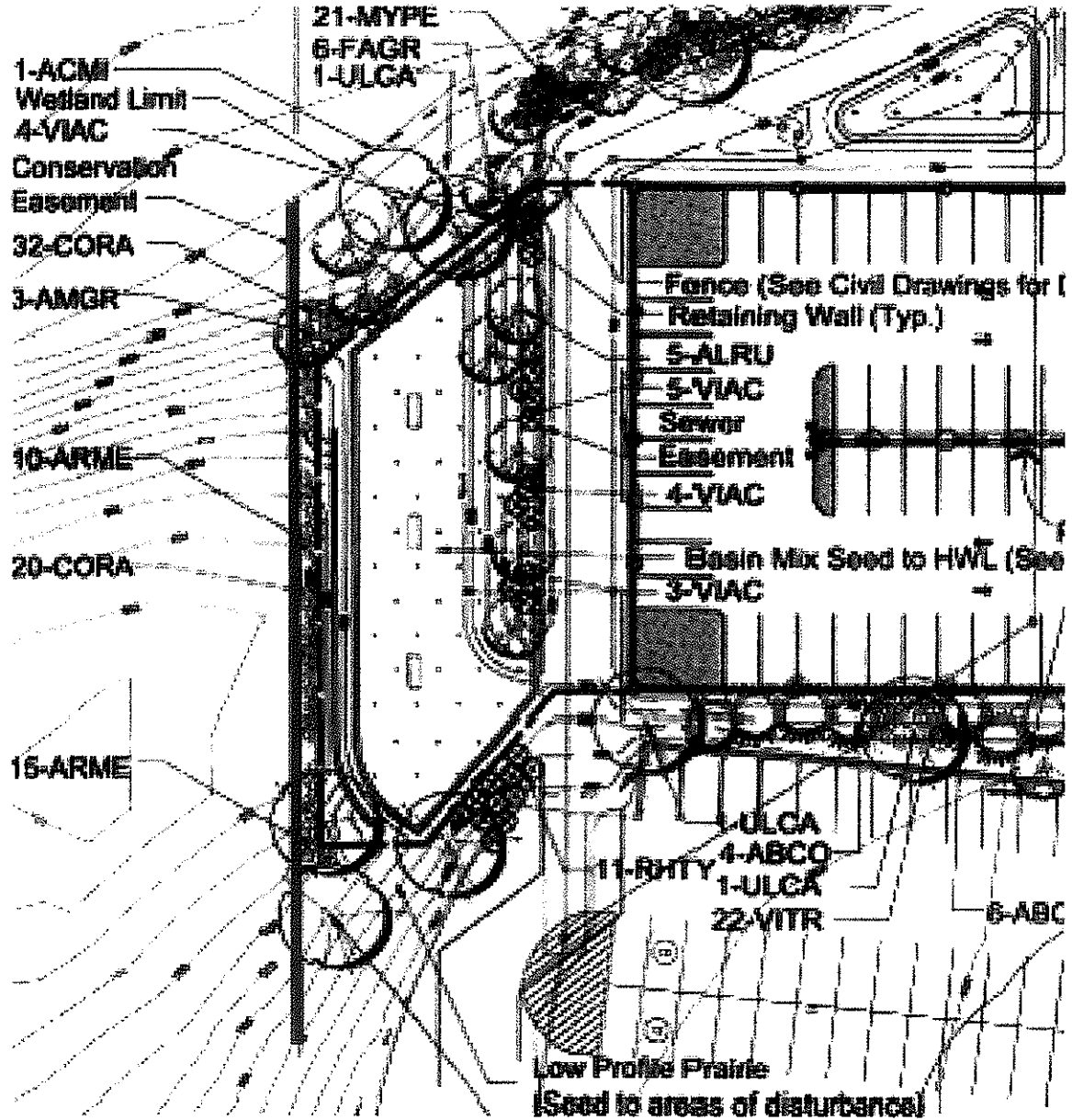
Sincerely,

Brent Manning
Executive Director

cc: D. "Dewey" Pierotti, President
Joseph Cantore, District 2 Commissioner
Bob Vick, Deputy Director of Natural Resources
Kevin Stough, Director of Land Preservation

Mr. Stan Popovich
Village of Downers Grove
April 8, 2010
Page 2

Recommended fence (red line):



Mr. Stan Popovich
Village of Downers Grove
April 8, 2010
Page 3

Recommended Plant List:

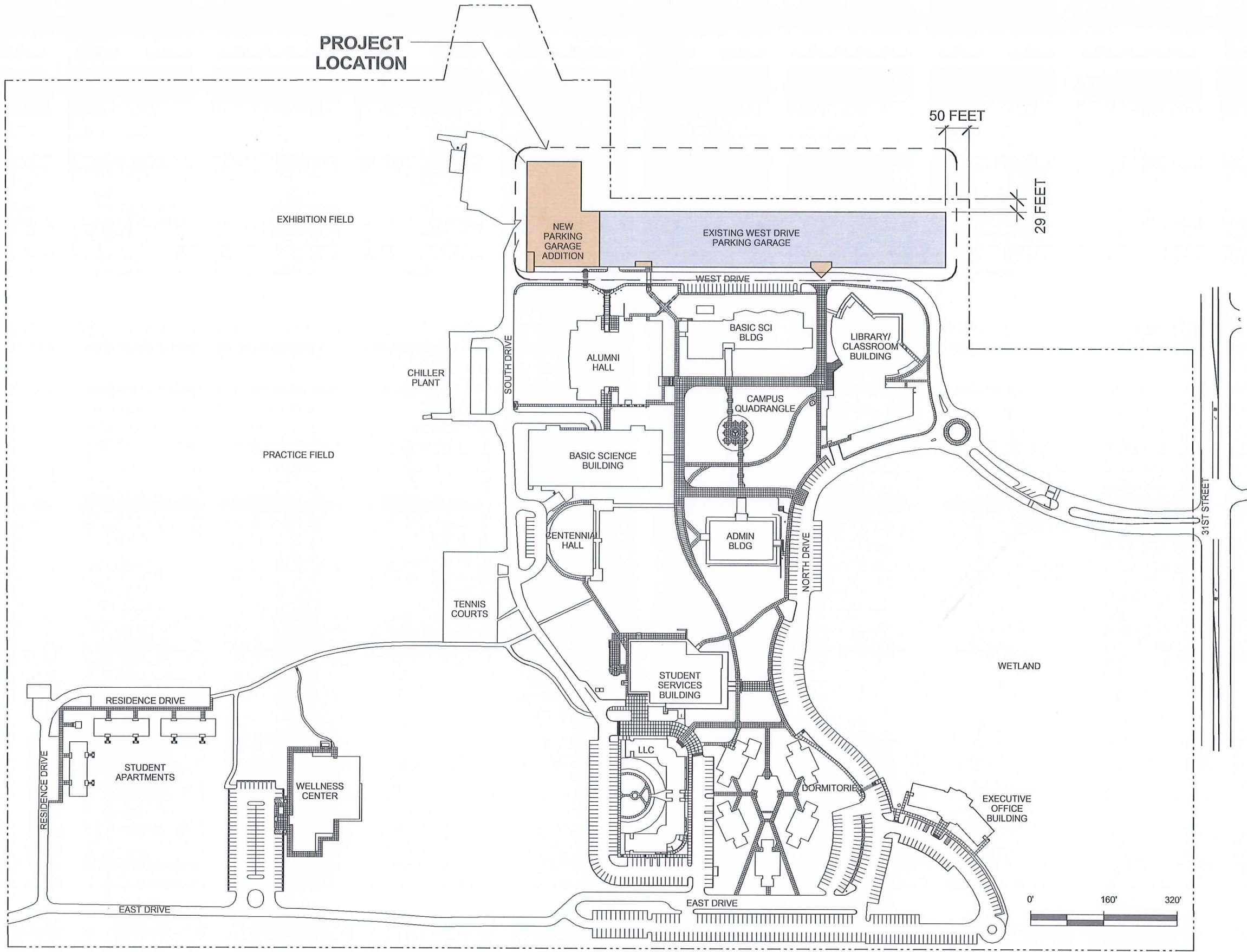
Shrubs

Ceanothus americana – New Jersey Tea
Cornus obliqua – Silky Dogwood
Cornus stolonifera – Red Osier Dogwood
Euonymus atropurpureus – Wahoo
Prunus americana – Wild Plum
Ribes americanum – Wild Black Currant
Ribes missouriense – Wild Gooseberry
Rosa blanda – Early Wild Rose
Rosa setigera – Illinois Rose
Spiraea alba – Meadowsweet
Viburnum lentago - Nannyberry
Viburnum prunifolium – Black Haw

Trees

Carya ovata – Shagbark Hickory
Carya cordiformis - Bitternut Hickory
Juglans nigra – Black Walnut
Malus ioensis – Iowa crab
Quercus macrocarpa – Bur Oak
Quercus alba – White Oak
Quercus velutina – Black Oak

The nursery that we have used for native shrubs (that uses local seed sources) is Possibility Place Nursery in Monee, Illinois.



PROJECT LOCATION

50 FEET

29 FEET

CAMPUS PLAN

PARKING GARAGE EXPANSION

MIDWESTERN UNIVERSITY
 DOWNERS GROVE CAMPUS
 555 31ST STREET
 DOWNERS GROVE, IL

 NEW CONSTRUCTION
 EXISTING STRUCTURE

DWL
 ARCHITECTS + PLANNERS, INC.
 2333 N. Central Ave.
 Phoenix, AZ 85004
 Tel: 602.294.9731
 dwlarchitects.com

SHEET NUMBER: **P1**
 DWL PROJECT NUMBER: 0839.00
 DATE: 02/10/2010





EXTERIOR PERSPECTIVE

DWL
ARCHITECTS + PLANNERS, INC.
2333 N. Central Ave.
Phoenix, AZ 85004
Tel 602.284.9731
dwlarchitects.com

© COPYRIGHT 2010
DWL ARCHITECTS + PLANNERS, INC.

SHEET NUMBER: **P2**
DWL PROJECT NUMBER: 0839.00
DATE: 02/10/2010

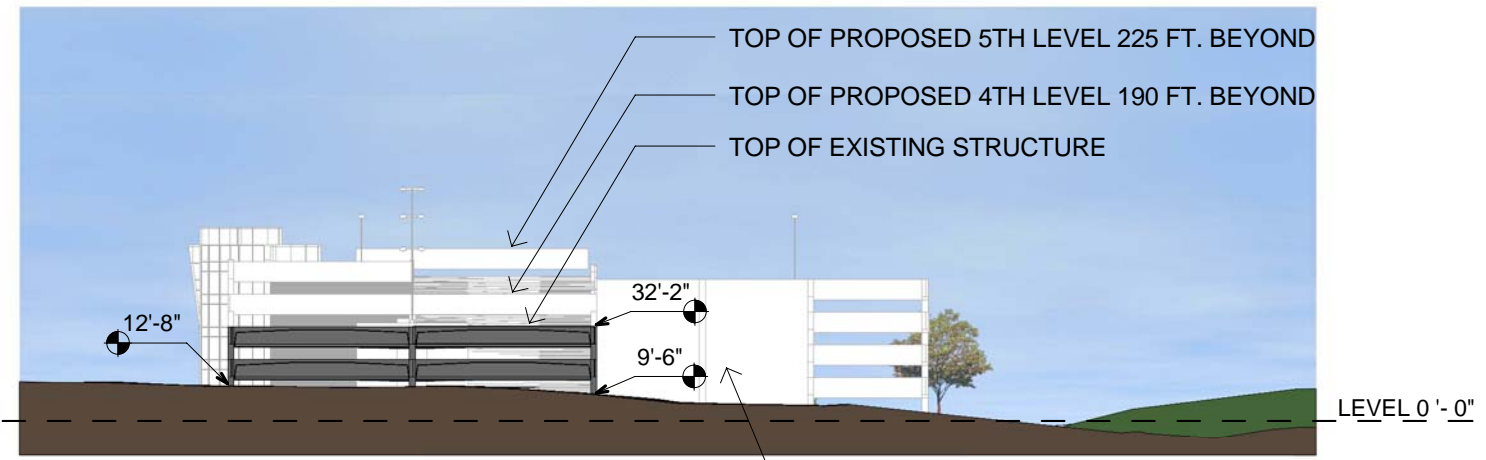
PARKING GARAGE EXPANSION

MIDWESTERN UNIVERSITY
DOWNERS GROVE CAMPUS
555 31st STREET
DOWNERS GROVE, IL

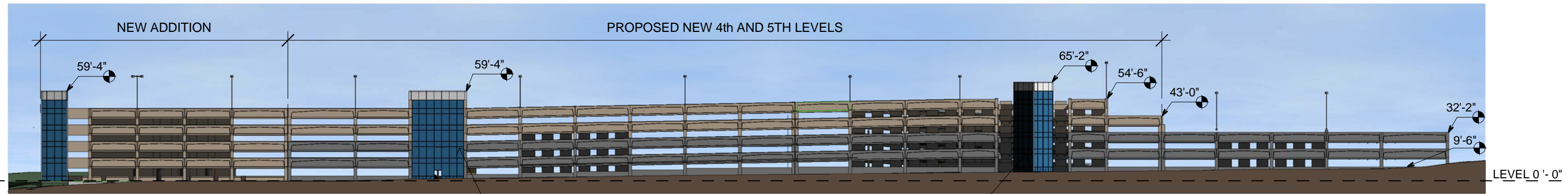




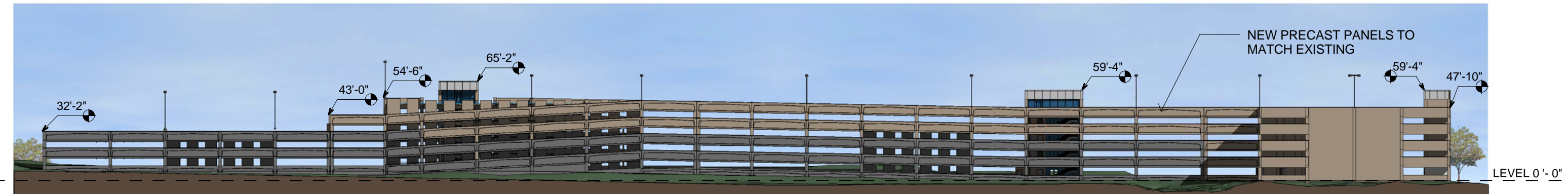
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

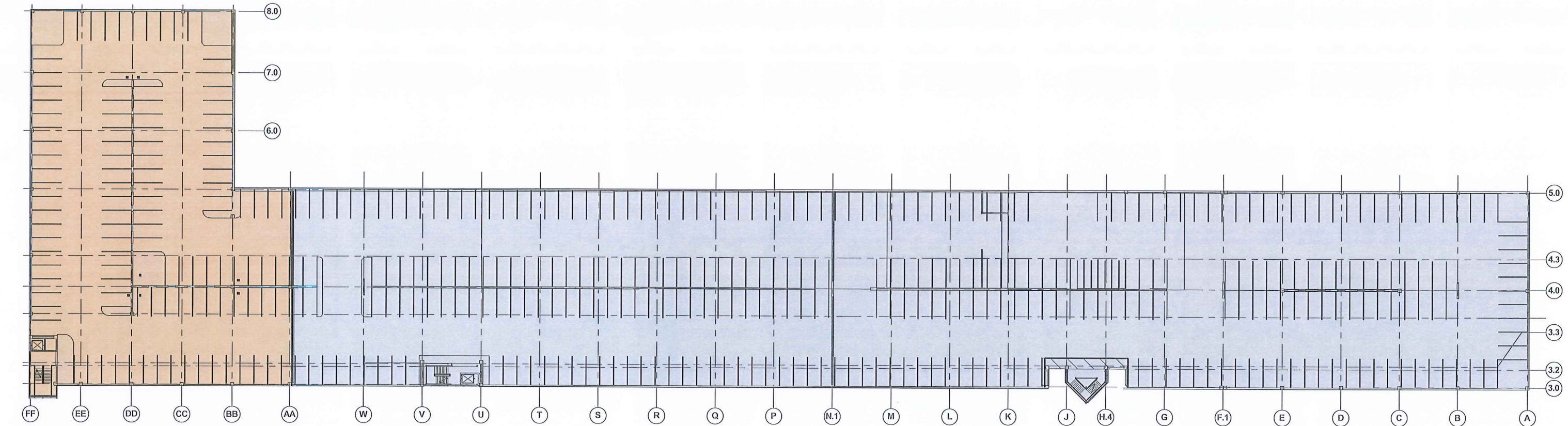


WEST ELEVATION

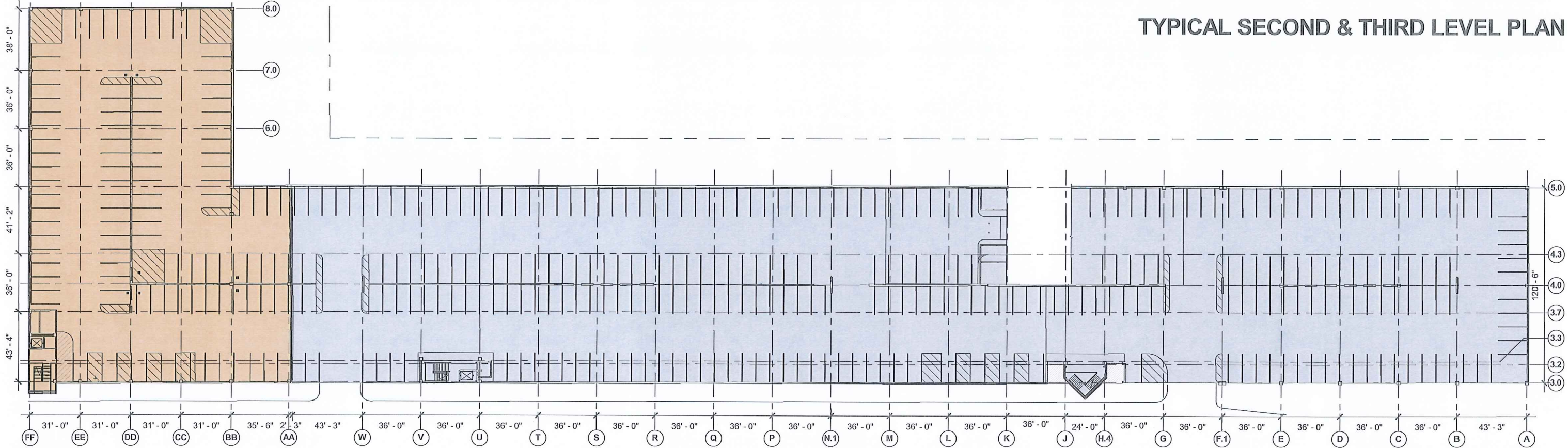
EXTERIOR ELEVATIONS

PARKING GARAGE EXPANSION

MIDWESTERN UNIVERSITY
DOWNERS GROVE CAMPUS
555 31st STREET
DOWNERS GROVE, IL



TYPICAL SECOND & THIRD LEVEL PLAN



FIRST LEVEL PLAN

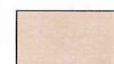
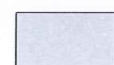
DWL
ARCHITECTS + PLANNERS, INC.
2333 N. Central Ave.
Phoenix, AZ 85004
Tel 602.264.9731
dwfarchitects.com

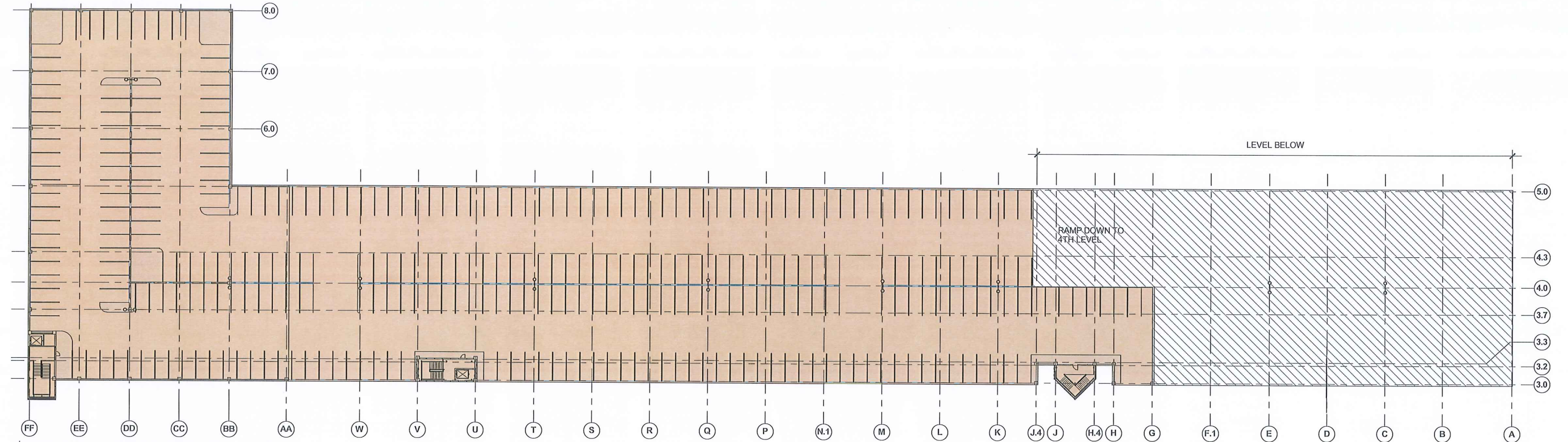
SHEET NUMBER: **P3**
DWL PROJECT NUMBER: 0839.00
DATE: 02/10/2010

PARKING GARAGE EXPANSION

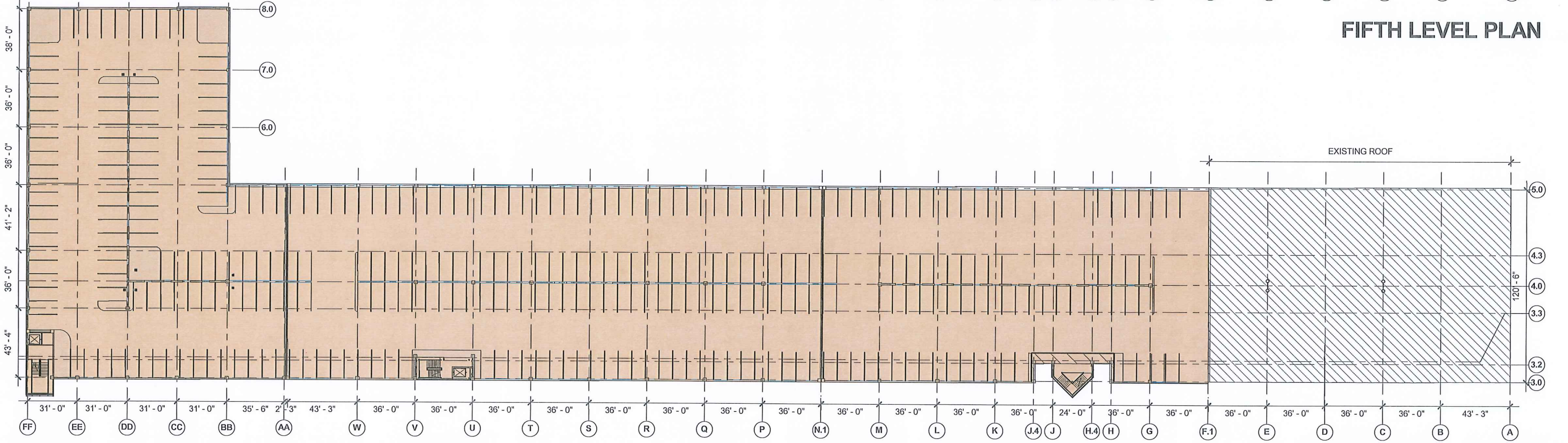
MIDWESTERN UNIVERSITY
DOWNERS GROVE CAMPUS
555 31st STREET
DOWNERS GROVE, IL



 NEW CONSTRUCTION
 EXISTING STRUCTURE



FIFTH LEVEL PLAN

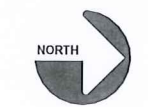


FOURTH LEVEL PLAN

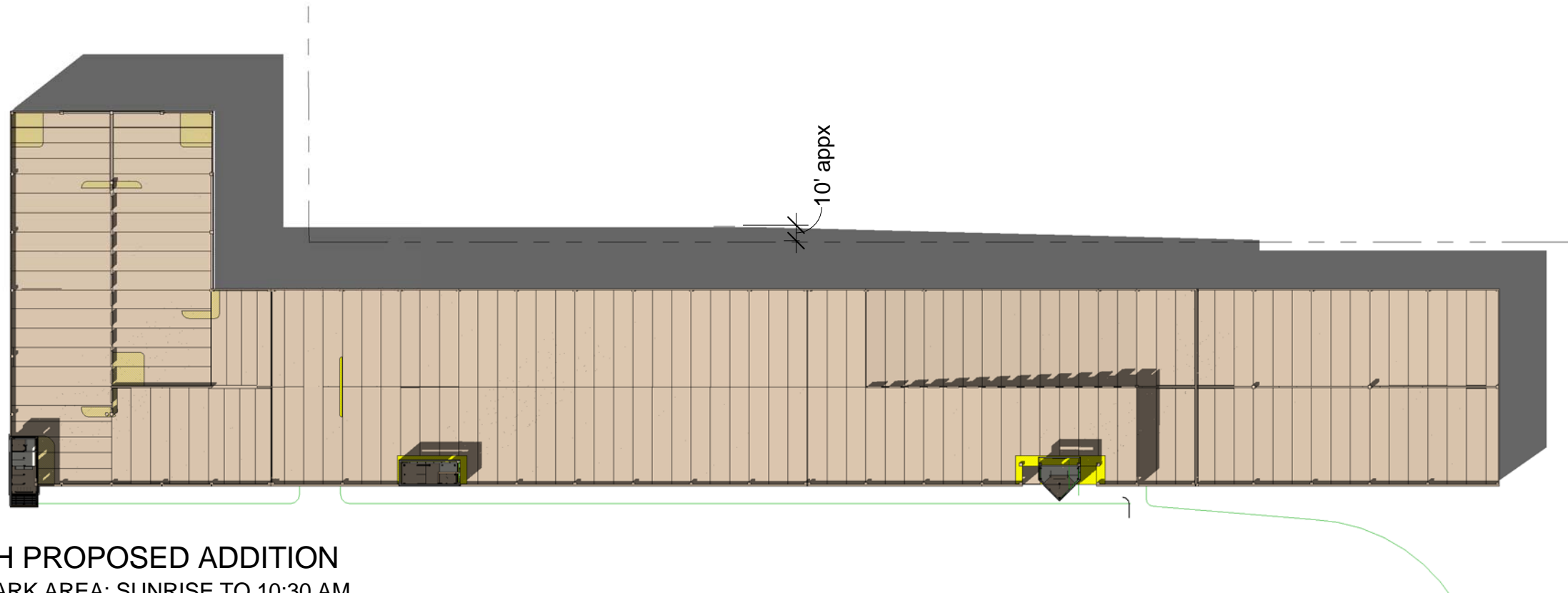
DWL
ARCHITECTS + PLANNERS, INC.
2333 N. Central Ave.
Phoenix, AZ 85004
Tel 602.264.9731
dwlarhitects.com

SHEET NUMBER: **P4**
DWL PROJECT NUMBER: 0839.00
DATE: 02/10/2010

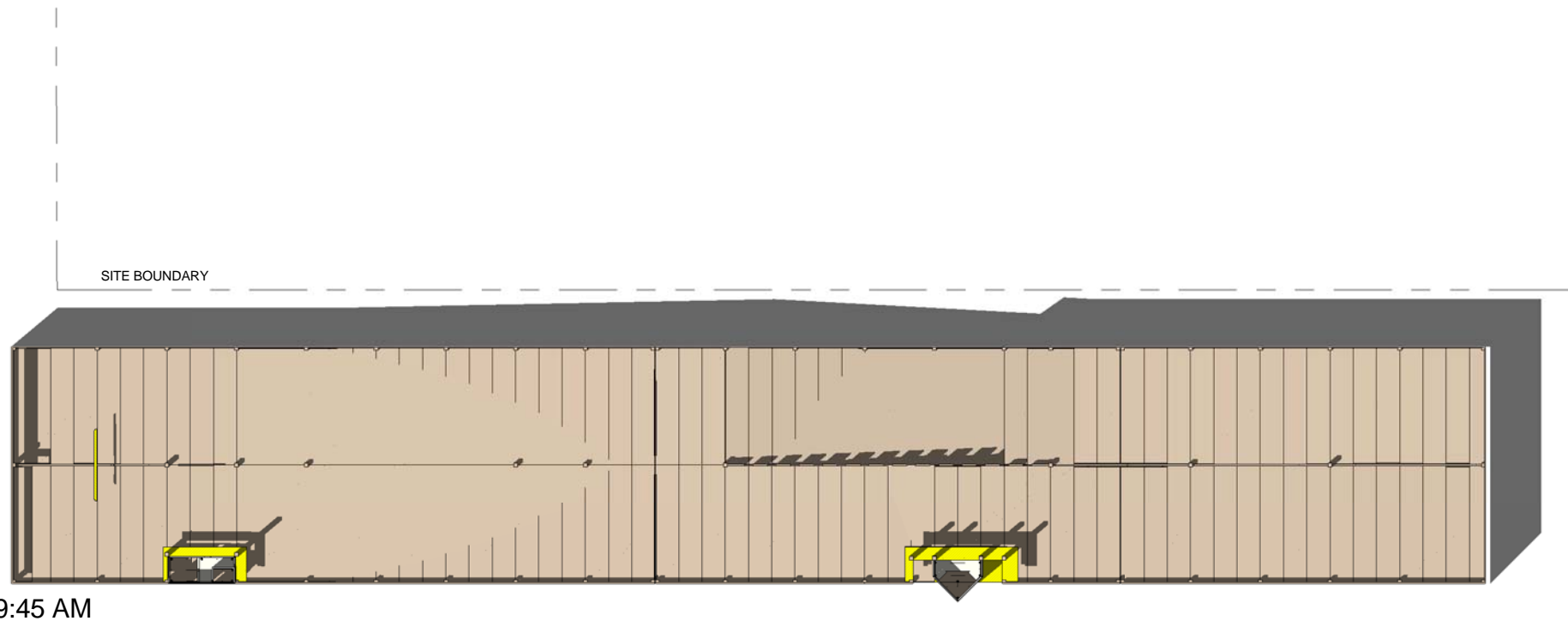
PARKING GARAGE EXPANSION
MIDWESTERN UNIVERSITY
DOWNERS GROVE CAMPUS
555 31st STREET
DOWNERS GROVE, IL



NEW CONSTRUCTION
EXISTING STRUCTURE



GARAGE WITH PROPOSED ADDITION
SHADOW OVER PARK AREA: SUNRISE TO 10:30 AM



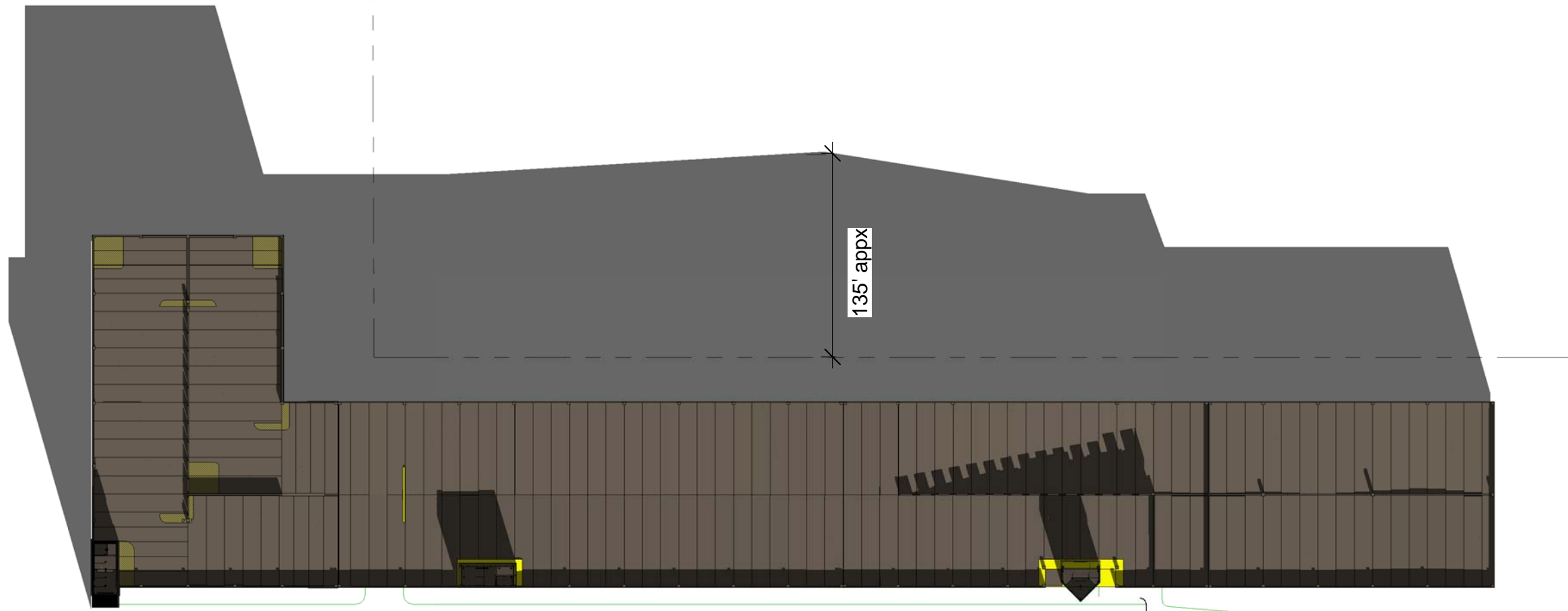
EXISTING GARAGE
SHADOW OVER PARK AREA: SUNRISE TO 9:45 AM

SPRING/ FALL EQUINOX

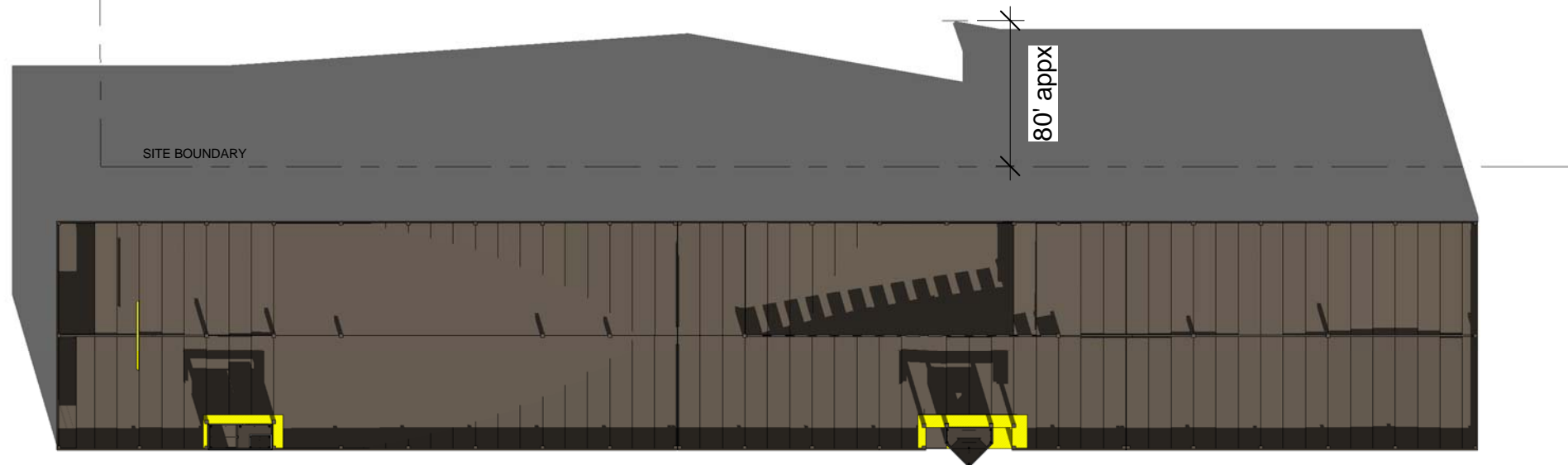
SHADOW ILLUSTRATED ON THE EQUINOX AT 10:00 AM

PARKING GARAGE EXPANSION

MIDWESTERN UNIVERSITY
DOWNERS GROVE CAMPUS
555 31st STREET
DOWNERS GROVE, IL



GARAGE WITH PROPOSED ADDITION



EXISTING GARAGE

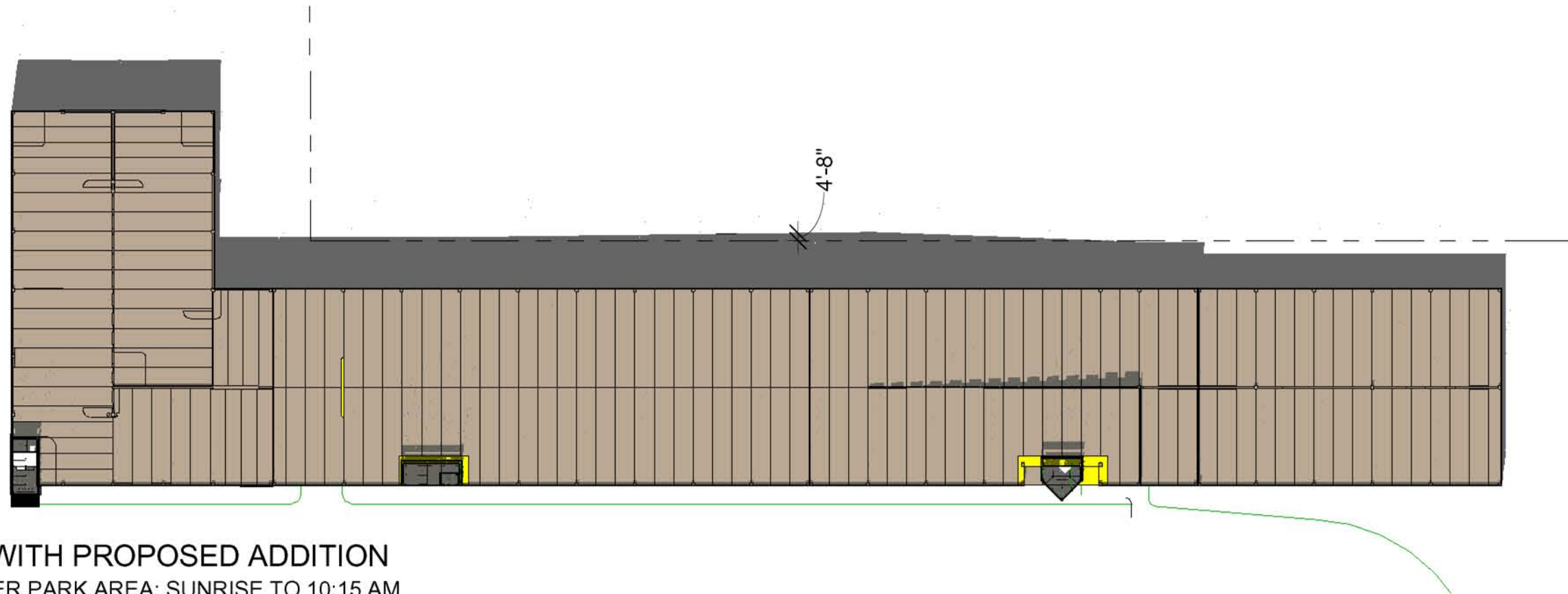
SUMMER SOLSTICE EARLY MORNING

PARKING GARAGE EXPANSION

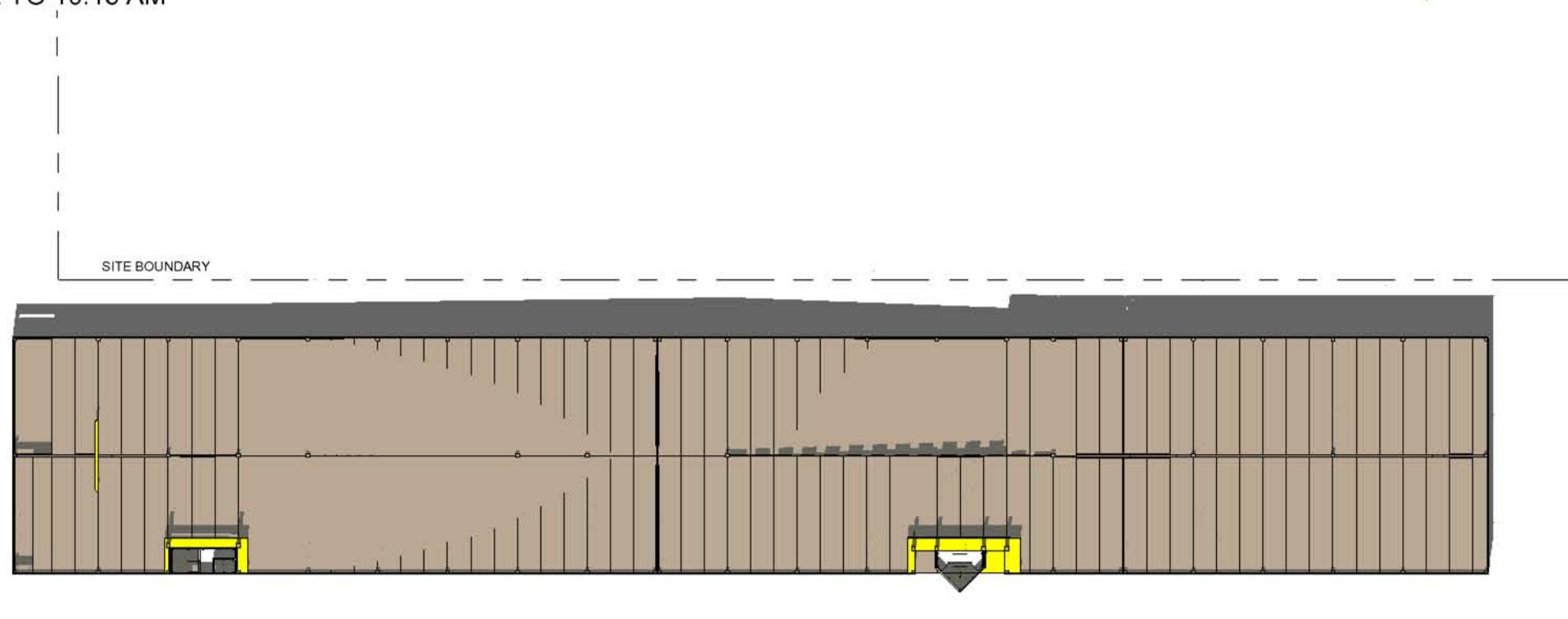
MIDWESTERN UNIVERSITY
 DOWNERS GROVE CAMPUS
 555 31st STREET
 DOWNERS GROVE, IL

SHADOW ILLUSTRATED ON THE
 SUMMER SOLSTICE AT 6:00 AM

SUNRISE AT 5:15 AM



GARAGE WITH PROPOSED ADDITION
 SHADOW OVER PARK AREA: SUNRISE TO 10:15 AM



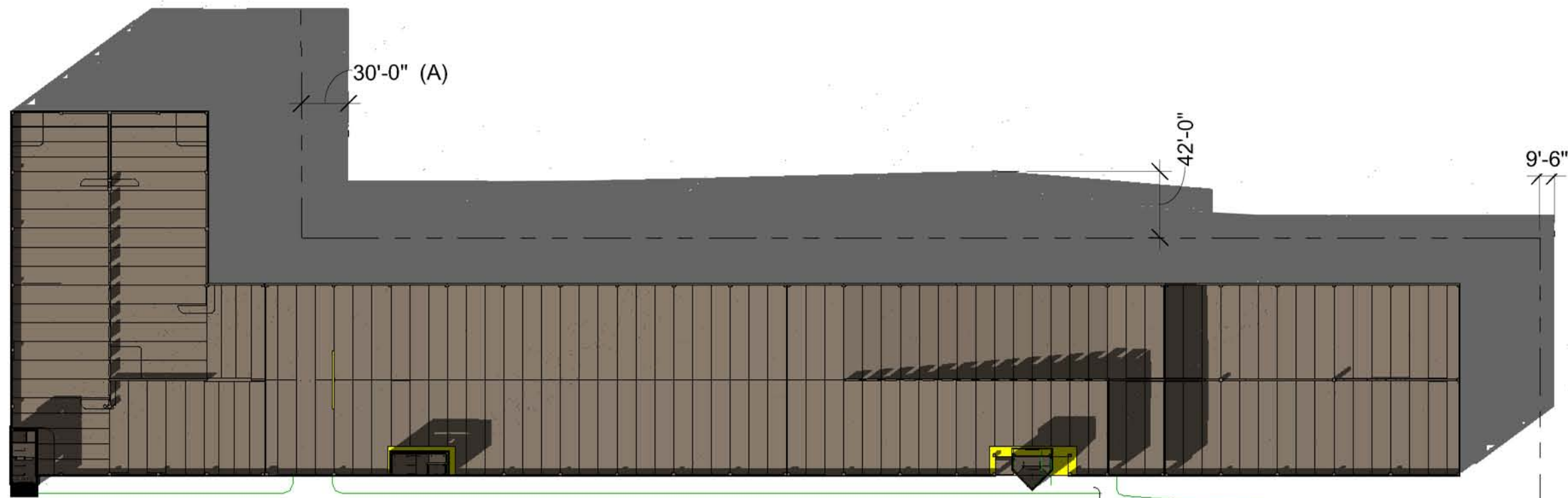
EXISTING GARAGE
 SHADOW OVER PARK AREA: SUNRISE TO 9:15 AM

SUMMER SHADOW

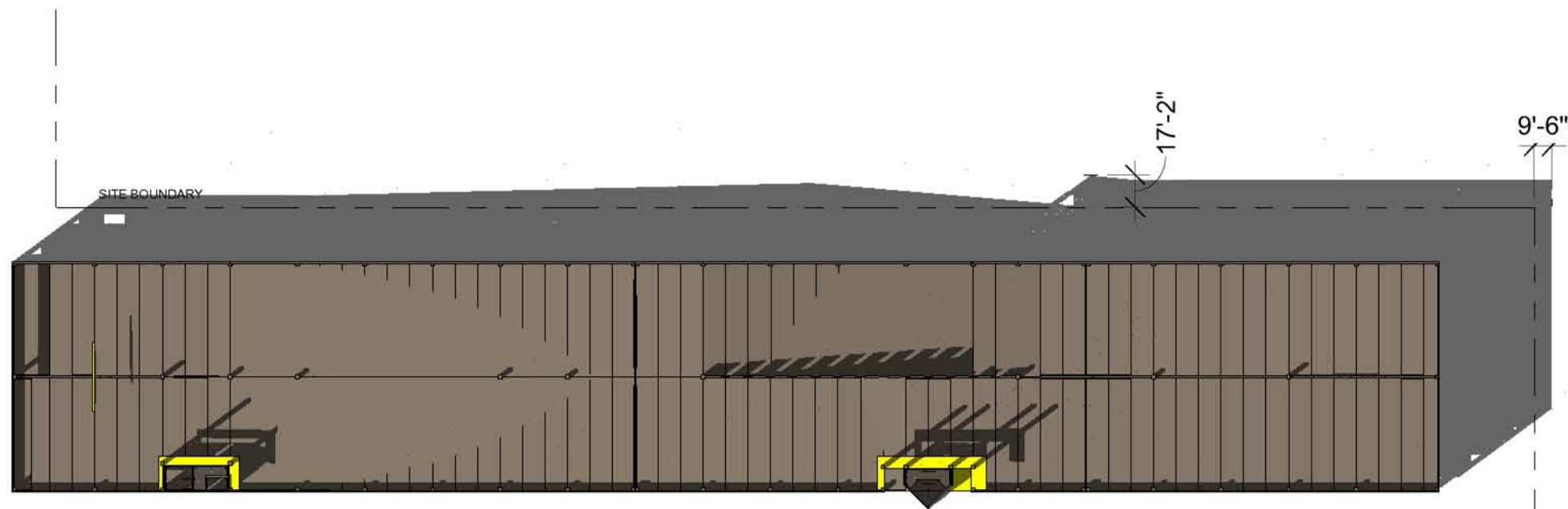
PARKING GARAGE EXPANSION

MIDWESTERN UNIVERSITY
 DOWNERS GROVE CAMPUS
 555 31st STREET
 DOWNERS GROVE, IL

SHADOW ILLUSTRATED ON
 THE SUMMER SOLSTICE AT
 10:00 AM



GARAGE WITH PROPOSED ADDITION
 SHADOW OVER PARK AREA: SUNRISE TO 11:00 AM
 EXCEPT FOR A CONSTANT 8' STRIP AT (A)



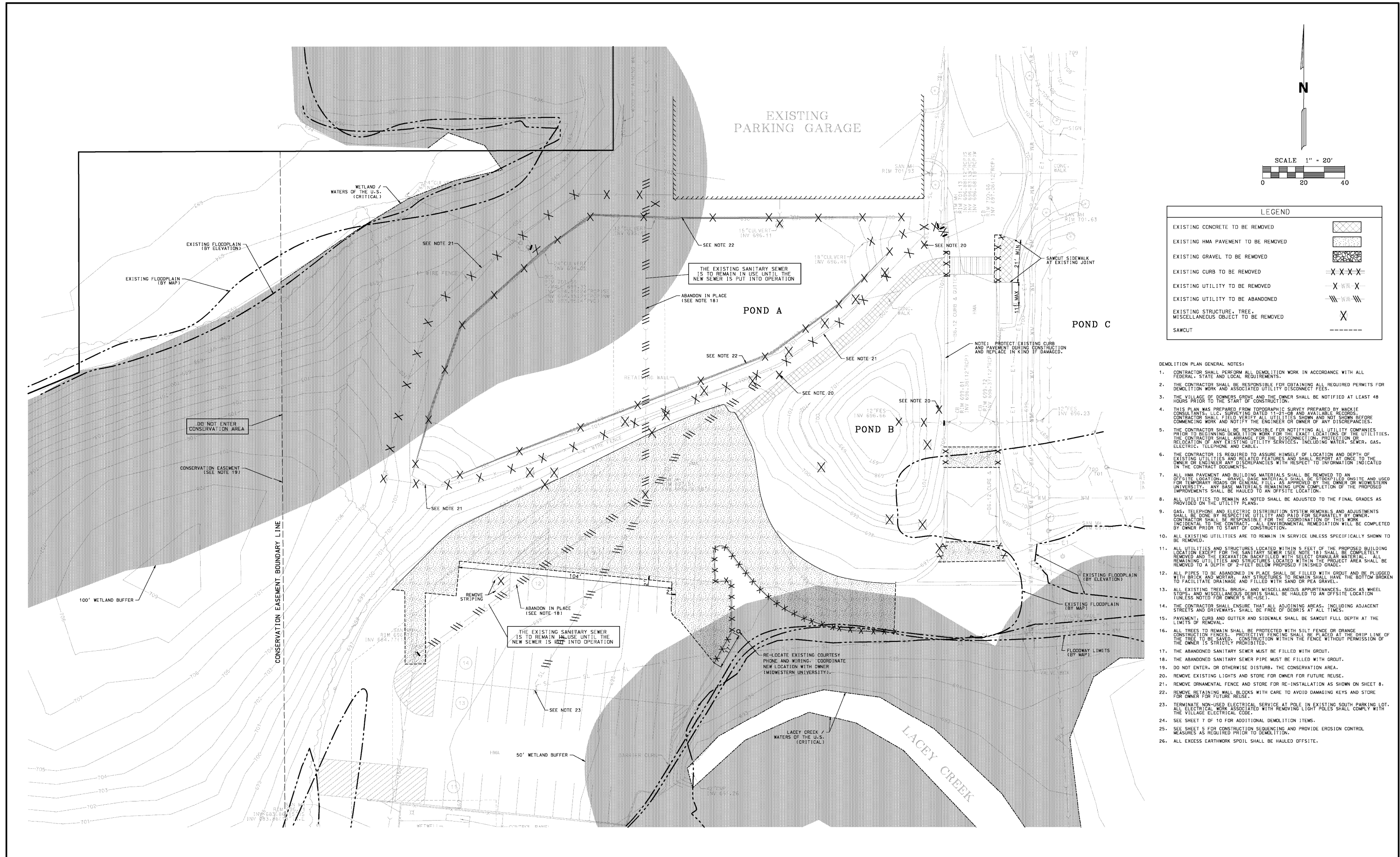
EXISTING GARAGE
 SHADOW OVER PARK AREA: SUNRISE TO 10:30 AM

WINTER SHADOW

SHADOW ILLUSTRATED ON THE
 WINTER SOLSTICE (LONGEST
 SHADOW OF THE YEAR) AT
 10:00 AM

PARKING GARAGE EXPANSION

MIDWESTERN UNIVERSITY
 DOWNERS GROVE CAMPUS
 555 31st STREET
 DOWNERS GROVE, IL



LEGEND

EXISTING CONCRETE TO BE REMOVED	
EXISTING HMA PAVEMENT TO BE REMOVED	
EXISTING GRAVEL TO BE REMOVED	
EXISTING CURB TO BE REMOVED	
EXISTING UTILITY TO BE REMOVED	
EXISTING UTILITY TO BE ABANDONED	
EXISTING STRUCTURE, TREE, MISCELLANEOUS OBJECT TO BE REMOVED	
SAWCUT	

- DEMOLITION PLAN GENERAL NOTES:**
- CONTRACTOR SHALL PERFORM ALL DEMOLITION WORK IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REQUIREMENTS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR DEMOLITION WORK AND ASSOCIATED UTILITY DISCONNECT FEES.
 - THE VILLAGE OF DOWNERS GROVE AND THE OWNER SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
 - THIS PLAN WAS PREPARED FROM TOPOGRAPHIC SURVEY PREPARED BY MACKIE CONSULTANTS, LLC, SURVEYING DATED 11-21-08 AND AVAILABLE RECORDS. CONTRACTOR SHALL FIELD VERIFY ALL UTILITIES SHOWN AND NOTIFY BEFORE COMMENCING WORK AND NOTIFY THE ENGINEER OR OWNER OF ANY DISCREPANCIES.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY COMPANIES PRIOR TO BEGINNING DEMOLITION WORK FOR THE EXACT LOCATIONS OF THE UTILITIES. THE CONTRACTOR SHALL ARRANGE FOR THE DISCONNECTION, PROTECTION OR RELOCATION OF ANY EXISTING UTILITY SERVICES, INCLUDING WATER, SEWER, GAS, ELECTRIC, TELEPHONE AND CABLE.
 - THE CONTRACTOR IS REQUIRED TO ASSURE HIMSELF OF LOCATION AND DEPTH OF EXISTING UTILITIES AND RELATED FEATURES AND SHALL REPORT AT ONCE TO THE OWNER OR ENGINEER ANY DISCREPANCIES WITH RESPECT TO INFORMATION INDICATED IN THE CONTRACT DOCUMENTS.
 - ALL HMA PAVEMENT AND BUILDING MATERIALS SHALL BE REMOVED TO AN OFFSITE LOCATION. GRAVEL BASE MATERIALS SHALL BE STOCKPILED ON-SITE AND USED FOR TEMPORARY ROADS OR GENERAL FILL, AS APPROVED BY THE OWNER OR MIDWESTERN UNIVERSITY. ANY BASE MATERIALS REMAINING UPON COMPLETION OF THE PROPOSED IMPROVEMENTS SHALL BE HAULED TO AN OFFSITE LOCATION.
 - ALL UTILITIES TO REMAIN AS NOTED SHALL BE ADJUSTED TO THE FINAL GRADES AS PROVIDED ON THE UTILITY PLANS.
 - GAS, TELEPHONE AND ELECTRIC DISTRIBUTION SYSTEM REMOVALS AND ADJUSTMENTS SHALL BE DONE BY RESPECTIVE UTILITY AND PAID FOR SEPARATELY BY OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THIS WORK INCIDENTAL TO THE CONTRACT. ENVIRONMENTAL REMEDIATION WILL BE COMPLETED BY OWNER PRIOR TO START OF CONSTRUCTION.
 - ALL EXISTING UTILITIES ARE TO REMAIN IN SERVICE UNLESS SPECIFICALLY SHOWN TO BE REMOVED.
 - ALL UTILITIES AND STRUCTURES LOCATED WITHIN 5 FEET OF THE PROPOSED BUILDING LOCATION EXCEPT FOR THE SANITARY SEWER (SEE NOTE 18) SHALL BE COMPLETELY REMOVED AND THE EXCAVATION BACKFILLED WITH SELECT GRANULAR MATERIAL. ALL REMAINING UTILITIES AND STRUCTURES LOCATED WITHIN THE PROJECT AREA SHALL BE REMOVED TO A DEPTH OF 2- FEET BELOW PROPOSED FINISHED GRADE.
 - ALL PIPES TO BE ABANDONED IN PLACE SHALL BE FILLED WITH GROUT AND BE PLUGGED WITH BRICK AND MORTAR. ANY STRUCTURES TO REMAIN SHALL HAVE THE BOTTOM BROKEN TO FACILITATE DRAINAGE AND FILLED WITH SAND OR PEA GRAVEL.
 - ALL EXISTING TREES, BRUSH, AND MISCELLANEOUS APPURTENANCES, SUCH AS WHEEL STOPS, AND MISCELLANEOUS DEBRIS SHALL BE HAULED TO AN OFFSITE LOCATION (UNLESS NOTED FOR OWNER'S RE-USE).
 - THE CONTRACTOR SHALL ENSURE THAT ALL ADJOINING AREAS, INCLUDING ADJACENT STREETS AND DRIVEWAYS, SHALL BE FREE OF DEBRIS AT ALL TIMES.
 - PAVEMENT, CURB AND GUTTER AND SIDEWALK SHALL BE SAWCUT FULL DEPTH AT THE LIMITS OF REMOVAL.
 - ALL TREES TO REMAIN SHALL BE PROTECTED WITH SILT FENCE OR ORANGE CONSTRUCTION FENCES. PROTECTIVE FENCING SHALL BE PLACED AT THE DRIP LINE OF THE TREE TO BE SAVED. CONSTRUCTION WITHIN THE FENCE WITHOUT PERMISSION OF THE OWNER IS STRICTLY PROHIBITED.
 - THE ABANDONED SANITARY SEWER MUST BE FILLED WITH GROUT.
 - THE ABANDONED SANITARY SEWER PIPE MUST BE FILLED WITH GROUT.
 - DO NOT ENTER, OR OTHERWISE DISTURB, THE CONSERVATION AREA.
 - REMOVE EXISTING LIGHTS AND STORE FOR OWNER FOR FUTURE REUSE.
 - REMOVE ORNAMENTAL FENCE AND STORE FOR RE-INSTALLATION AS SHOWN ON SHEET 8.
 - REMOVE RETAINING WALL BLOCKS WITH CARE TO AVOID DAMAGING KEYS AND STORE FOR OWNER FOR FUTURE REUSE.
 - TERMINATE NON-USED ELECTRICAL SERVICE AT POLE IN EXISTING SOUTH PARKING LOT. ALL ELECTRICAL WORK ASSOCIATED WITH REMOVING LIGHT POLES SHALL COMPLY WITH THE VILLAGE ELECTRICAL CODE.
 - SEE SHEET 7 OF 10 FOR ADDITIONAL DEMOLITION ITEMS.
 - SEE SHEET 5 FOR CONSTRUCTION SEQUENCING AND PROVIDE EROSION CONTROL MEASURES AS REQUIRED PRIOR TO DEMOLITION.
 - ALL EXCESS EARTHWORK SPOIL SHALL BE HAULED OFFSITE.

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 ENGINEERS PLANNERS SURVEYORS
 ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NUMBER 184-002694

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

DATE	DESCRIPTION OF REVISION	BY	SCALE	1" = 20'

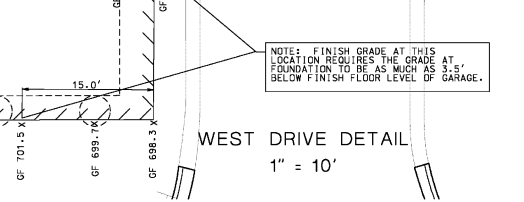
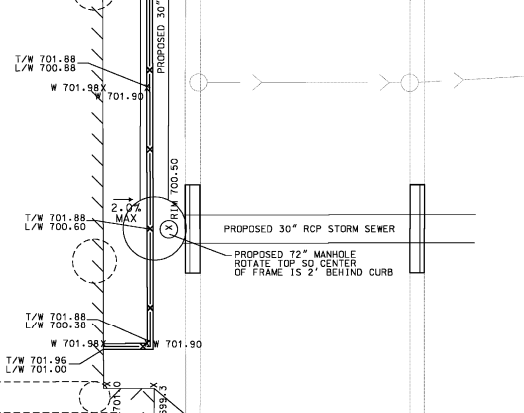
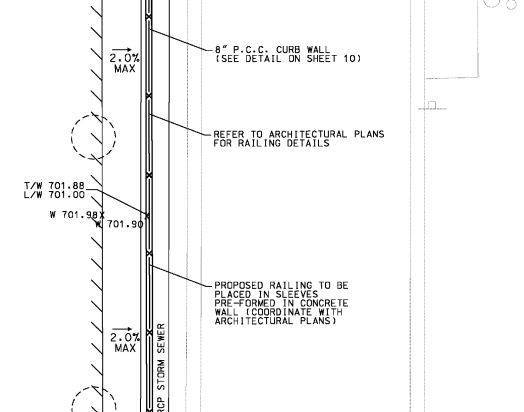
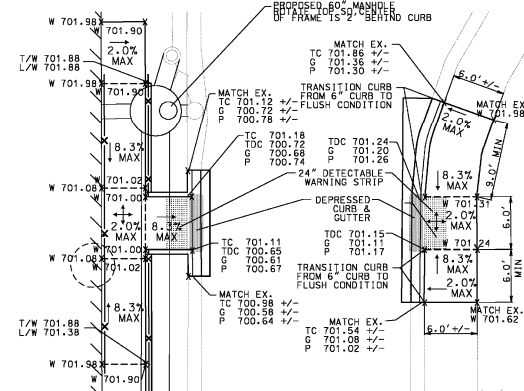
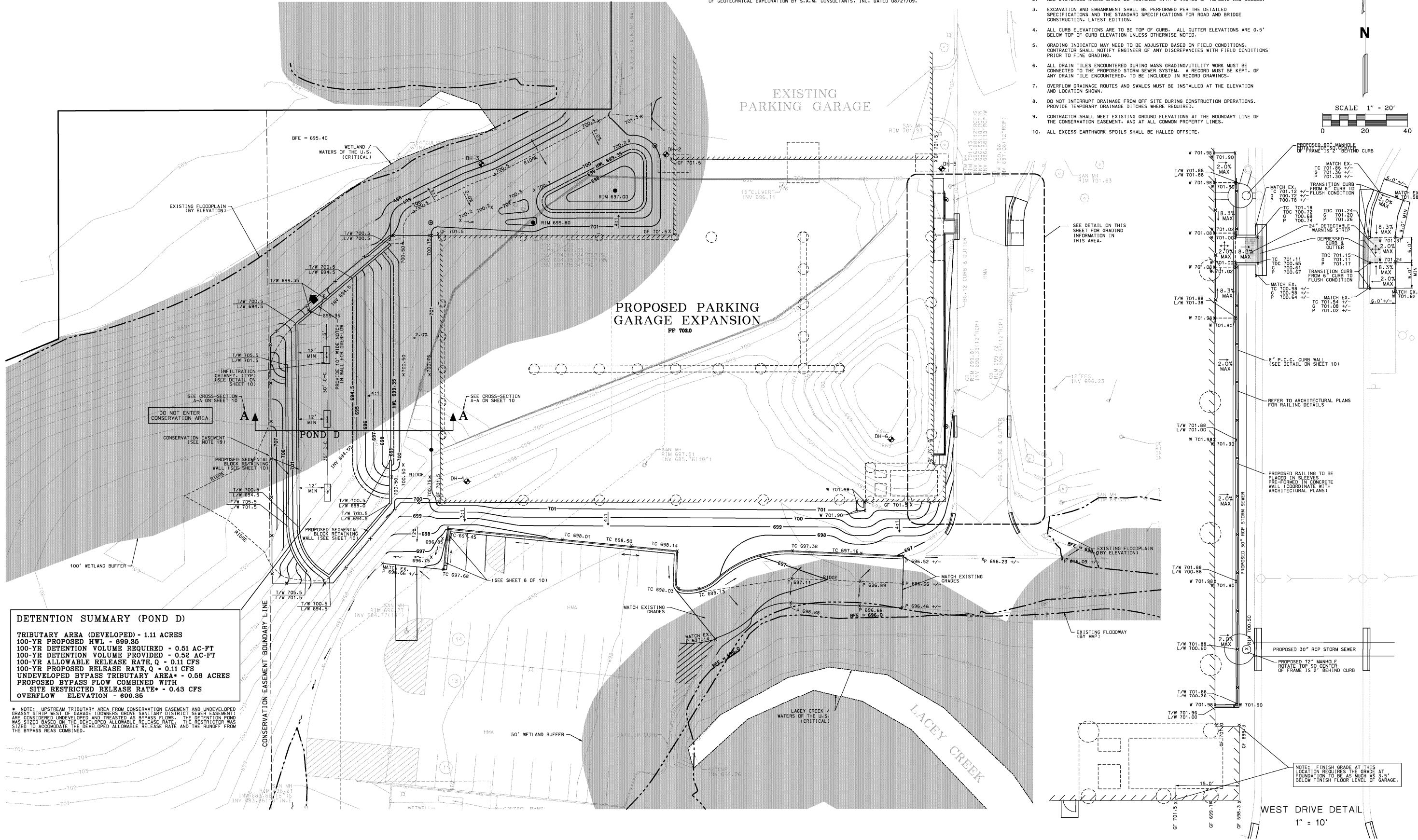
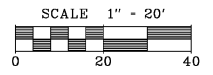
DESIGNED ETH/CKS
 DRAWN WHM
 APPROVED DAS
 DATE 03-01-10
 SCALE 1" = 20'

**DEMOLITION PLAN
 MIDWESTERN UNIVERSITY
 DOWNERS GROVE, ILLINOIS**

SHEET
2 OF 10
 PROJECT NUMBER: 1720-D1
 FILE: ENG/PLT/DEMOLITION.PLT
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DH-X
 APPROXIMATE LOCATION OF SOIL BORING DH-X FROM PRELIMINARY REPORT
 OF GEOTECHNICAL EXPLORATION BY S.A.M. CONSULTANTS, INC. DATED 08/27/09.

- GRADING PLAN GENERAL NOTES
- EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS ON 11/21/08. CONTRACTOR SHALL FIELD CHECK EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION AND NOTIFY THE OWNER AND ENGINEER OF ANY DISCREPANCIES.
 - ALL DISTURBED AREAS SHALL BE RESTORED WITH 6-INCHES OF TOPSOIL AND SEEDING.
 - EXCAVATION AND EMBANKMENT SHALL BE PERFORMED PER THE DETAILED SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION - LATEST EDITION.
 - ALL CURB ELEVATIONS ARE TO BE TOP OF CURB. ALL GUTTER ELEVATIONS ARE 0.5' BELOW TOP OF CURB ELEVATION UNLESS OTHERWISE NOTED.
 - GRADING INDICATED MAY NEED TO BE ADJUSTED BASED ON FIELD CONDITIONS. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES WITH FIELD CONDITIONS PRIOR TO FINE GRADING.
 - ALL DRAIN TILES ENCOUNTERED DURING MASS GRADING/UTILITY WORK MUST BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM. A RECORD MUST BE KEPT OF ANY DRAIN TILE ENCOUNTERED, TO BE INCLUDED IN RECORD DRAWINGS.
 - OVERFLOW DRAINAGE ROUTES AND SCALES MUST BE INSTALLED AT THE ELEVATION AND LOCATION SHOWN.
 - DO NOT INTERRUPT DRAINAGE FROM OFF SITE DURING CONSTRUCTION OPERATIONS. PROVIDE TEMPORARY DRAINAGE DITCHES WHERE REQUIRED.
 - CONTRACTOR SHALL MEET EXISTING GROUND ELEVATIONS AT THE BOUNDARY LINE OF THE CONSERVATION EASEMENT, AND AT ALL COMMON PROPERTY LINES.
 - ALL EXCESS EARTHWORK SPOILS SHALL BE HALLED OFFSITE.



DETENTION SUMMARY (POND D)

TRIBUTARY AREA (DEVELOPED) - 1.11 ACRES
 100-YR PROPOSED HWL - 699.35
 100-YR DETENTION VOLUME REQUIRED - 0.51 AC-FT
 100-YR DETENTION VOLUME PROVIDED - 0.52 AC-FT
 100-YR ALLOWABLE RELEASE RATE, Q - 0.11 CFS
 100-YR PROPOSED RELEASE RATE, Q - 0.11 CFS
 UNDEVELOPED BYPASS TRIBUTARY AREA - 0.58 ACRES
 PROPOSED BYPASS FLOW COMBINED WITH
 SITE RESTRICTED RELEASE RATE - 0.43 CFS
 OVERFLOW ELEVATION - 699.95

* NOTE: UPSTREAM TRIBUTARY AREA FROM CONSERVATION EASEMENT AND UNDEVELOPED GRASSY STRIP WEST OF GARAGE (DOWNS GROVE SANITARY DISTRICT SEWER EASEMENT) ARE CONSIDERED UNDEVELOPED AND TREATED AS BYPASS FLOWS. THE DETENTION POND WAS SIZED BASED ON THE DEVELOPED ALLOWABLE RELEASE RATE. THE RESTRICTOR WAS SIZED TO ACCOMMODATE THE DEVELOPED ALLOWABLE RELEASE RATE AND THE RUNOFF FROM THE BYPASS REAS COMBINED.

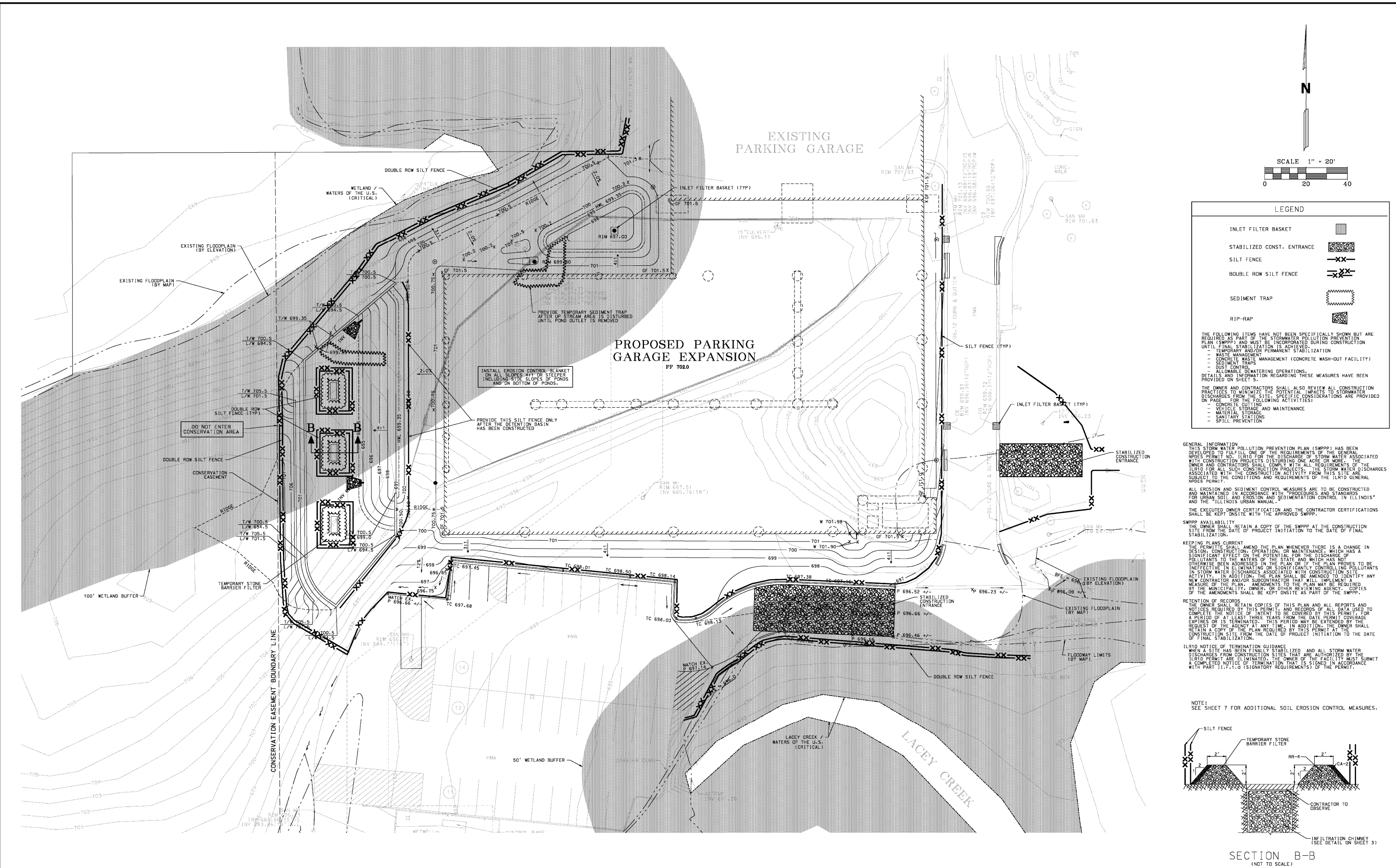
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DATE	DESCRIPTION OF REVISION	BY	DESIGNED	ETH/CKS
			DRAWN	WHM
			APPROVED	DAS
			DATE	03-01-10
			SCALE	1" = 20'

GRADING PLAN
MIDWESTERN UNIVERSITY
DOWNS GROVE, ILLINOIS

SHEET
3 OF 10
 PROJECT NUMBER: 1720-D1
 FILE: ENG/PLT/GRADING.PLT
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LEGEND

- INLET FILTER BASKET
- STABILIZED CONST. ENTRANCE
- SILT FENCE
- DOUBLE ROW SILT FENCE
- SEDIMENT TRAP
- RIP-RAP

THE FOLLOWING ITEMS HAVE NOT BEEN SPECIFICALLY SHOWN BUT ARE REQUIRED AS PART OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND MUST BE INCORPORATED DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED:

- WASTE MANAGEMENT
- TEMPORARY AND/OR PERMANENT STABILIZATION
- CONCRETE WASTE MANAGEMENT (CONCRETE WASH-OUT FACILITY)
- SEDIMENT TRAPS
- DUST CONTROL
- ALLOWABLE DEWATERING OPERATIONS.

DETAILS AND INFORMATION REGARDING THESE MEASURES HAVE BEEN PROVIDED ON SHEET 5.

THE OWNER AND CONTRACTORS SHALL ALSO IMPROVE ALL CONSTRUCTION PRACTICES TO MINIMIZE THE POTENTIAL IMPACTS TO STORMWATER DISCHARGES FROM THE SITE. SPECIFIC CONSIDERATIONS ARE PROVIDED ON PAGE 4 FOR THE FOLLOWING ACTIVITIES:

- VEHICLE STORAGE AND MAINTENANCE
- MATERIAL STORAGE
- SANITARY STATIONS
- SPILL PREVENTION

GENERAL INFORMATION

THIS STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN DEVELOPED TO FULFILL ONE OF THE REQUIREMENTS OF THE GENERAL PERMIT NO. ILR10 FOR THE DISCHARGE OF STORM WATER ASSOCIATED WITH CONSTRUCTION PROJECTS DISTURBING ONE ACRE OR MORE. THE OWNER AND CONTRACTORS SHALL COMPLY WITH ALL REQUIREMENTS OF THE ILR10 FOR ALL SUCH CONSTRUCTION PROJECTS. THE STORM WATER DISCHARGES ASSOCIATED WITH THE CONSTRUCTION ACTIVITY FROM THIS SITE ARE SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE ILR10 GENERAL PERMIT.

ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH "PROCEDURES AND STANDARDS FOR URBAN SOIL AND EROSION AND SEDIMENTATION CONTROL IN ILLINOIS" AND THE "ILLINOIS URBAN MANUAL".

THE EXECUTED OWNER CERTIFICATION AND THE CONTRACTOR CERTIFICATIONS SHALL BE KEPT ONSITE WITH THE APPROVED SWPPP.

SWPPP AVAILABILITY

THE OWNER SHALL RETAIN A COPY OF THE SWPPP AT THE CONSTRUCTION SITE FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

KEEPING PLANS CURRENT

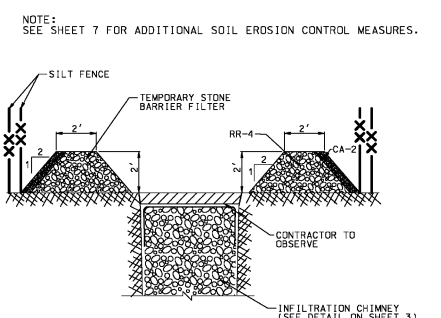
THE PERMITTEE SHALL AMEND THE PLAN WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE WHICH HAS A SIGNIFICANT EFFECT ON THE POTENTIAL FOR THE DISCHARGE OF POLLUTANTS TO THE WATERS OF THE STATE AND WHICH HAS NOT OTHERWISE BEEN ADDRESSED IN THE PLAN OR IF THE PLAN PROVES TO BE INEFFECTIVE IN ELIMINATING OR SIGNIFICANTLY CONTROLLING POLLUTANTS IN STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION SITE ACTIVITY. IN ADDITION, THE PLAN SHALL BE AMENDED TO IDENTIFY ANY NEW CONTRACTOR AND/OR SUBCONTRACTOR THAT WILL IMPLEMENT A MEASURE OF THE PLAN. AMENDMENTS TO THE PLAN MAY BE REQUESTED BY THE MUNICIPALITY, OWNER, OR OTHER REVIEWING AGENCY. COPIES OF THE AMENDMENTS SHALL BE KEPT ONSITE AS PART OF THE SWPPP.

RETENTION OF RECORDS

THE OWNER SHALL RETAIN COPIES OF THIS PLAN AND ALL REPORTS AND NOTICES REQUIRED BY THIS PERMIT AND RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT BE COVERED BY THIS PERMIT FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE PERMIT COVERAGE EXPIRES OR IS TERMINATED. THIS PERIOD MAY BE EXTENDED BY THE REQUEST OF THE AGENCY AT ANY TIME. IN ADDITION, THE OWNER SHALL RETAIN A COPY OF THE PLAN REQUIRED BY THIS PERMIT AT THE CONSTRUCTION SITE FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

ILR10 NOTICE OF TERMINATION GUIDANCE

WHEN A SITE HAS BEEN FINALLY STABILIZED AND ALL STORM WATER DISCHARGES FROM CONSTRUCTION SITES THAT ARE AUTHORIZED BY THE ILR10 PERMIT ARE ELIMINATED, THE OWNER OF THE FACILITY MUST SUBMIT A COMPLETED NOTICE OF TERMINATION THAT IS SIGNED IN ACCORDANCE WITH PART 11.1.F.1.G (SIGNATORY REQUIREMENTS) OF THE PERMIT.



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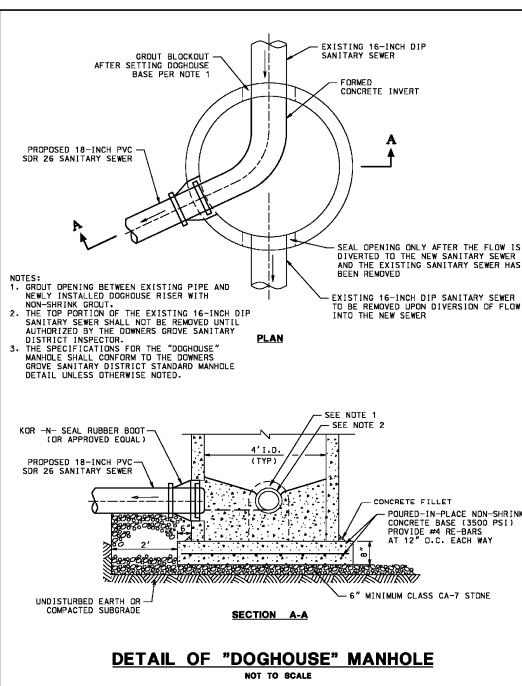
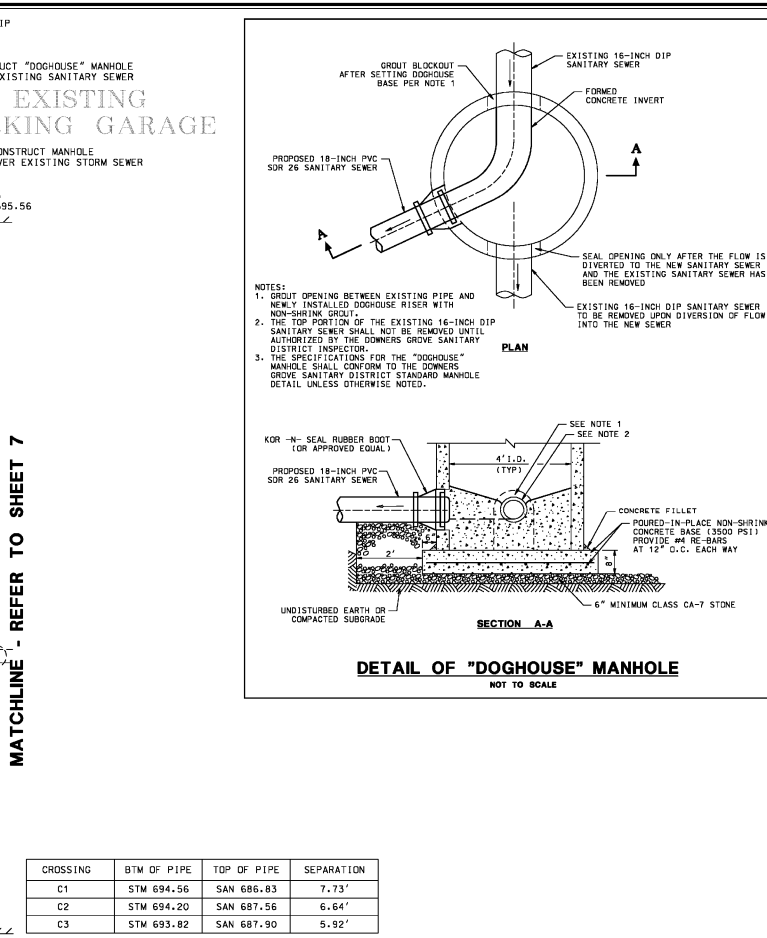
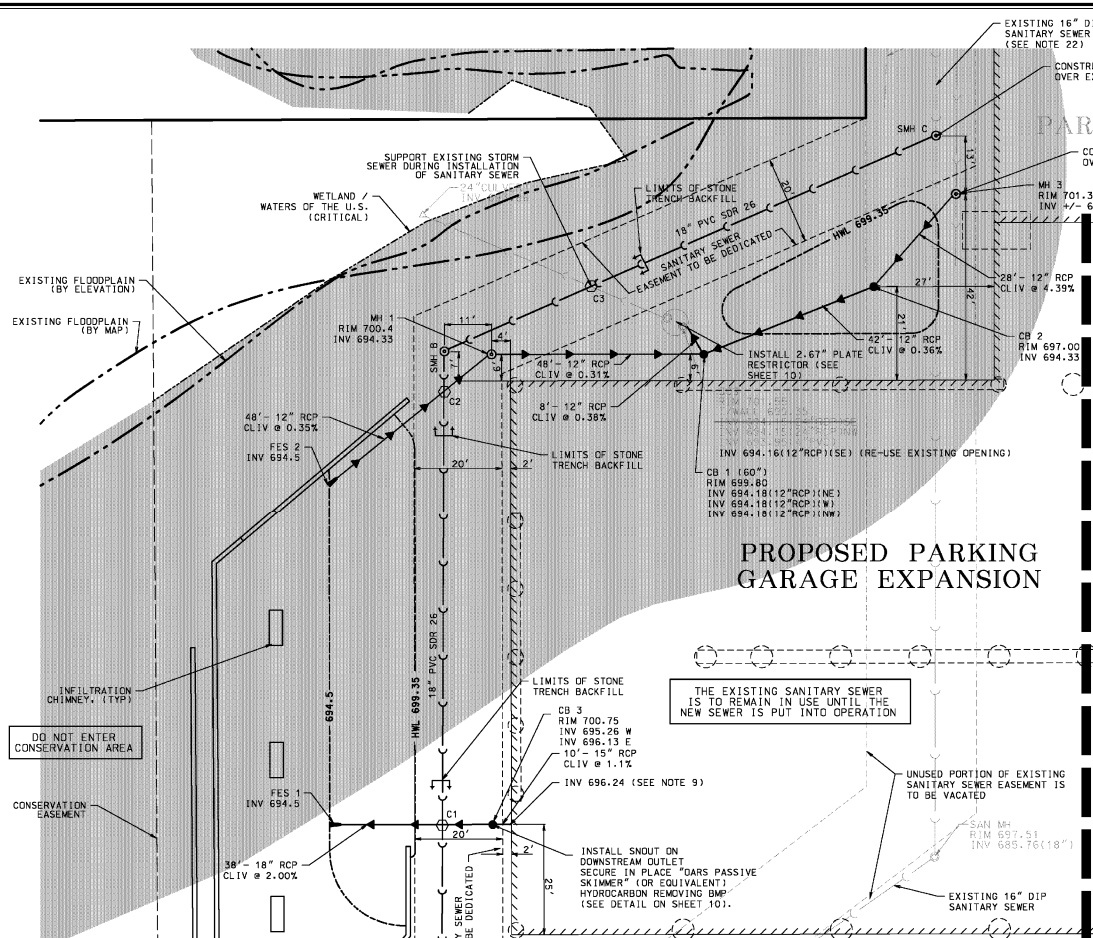
DATE	DESCRIPTION OF REVISION	BY	DESIGNED	ETH/CKS
			DRAWN	WHM
			APPROVED	DAS
			DATE	03-01-10
			SCALE	1" = 20'

STORMWATER POLLUTION PREVENTION PLAN
MIDWESTERN UNIVERSITY
DOWNS GROVE, ILLINOIS

DESIGNED ETH/CKS
 DRAWN WHM
 APPROVED DAS
 DATE 03-01-10
 SCALE 1" = 20'

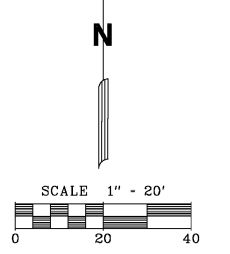
SHEET **4** OF **10**

PROJECT NUMBER: 1720-D1
 FILE: ENG/PLT/SWPPP.PLT
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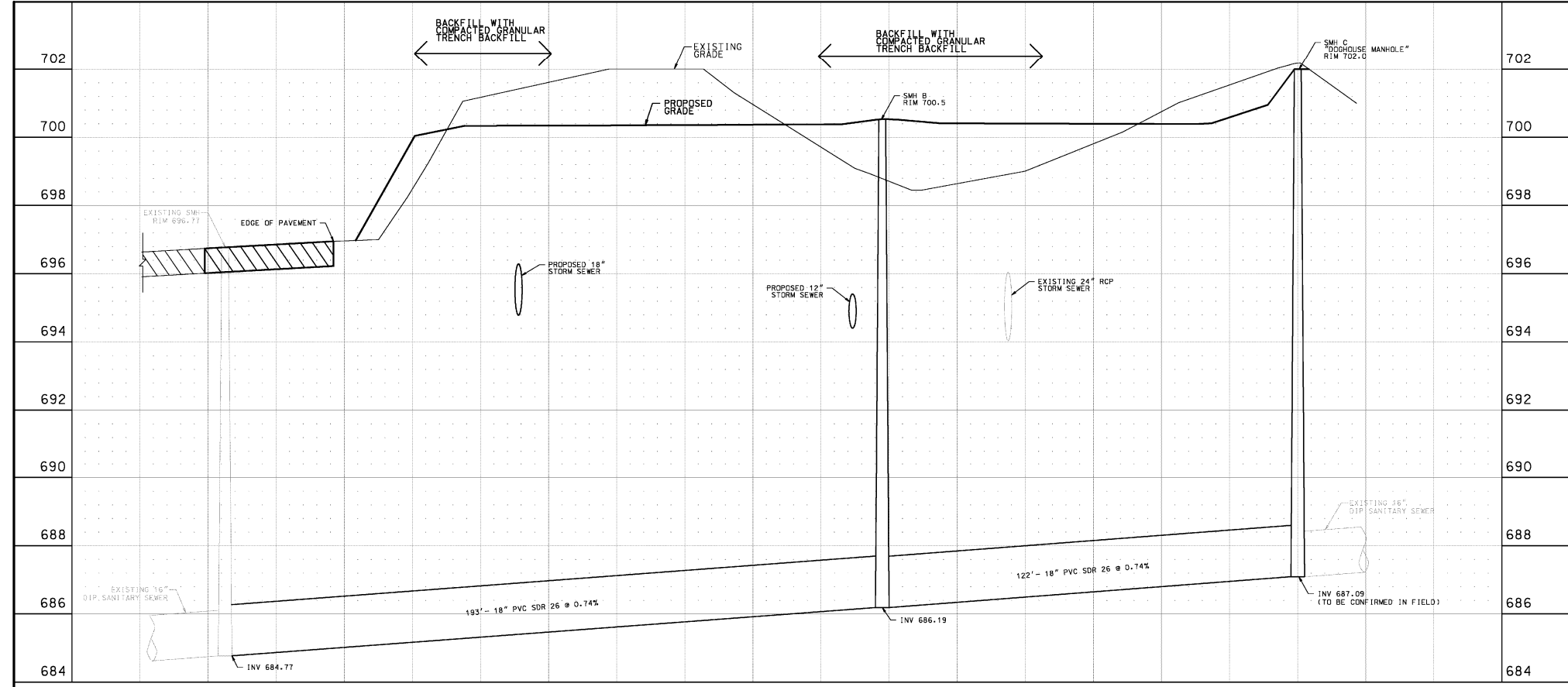


CROSSING	BTM OF PIPE	TOP OF PIPE	SEPARATION
C1	STM 694.56	SAN 686.83	7.73'
C2	STM 694.20	SAN 687.56	6.64'
C3	STM 693.82	SAN 687.90	5.92'

- UNDERGROUND UTILITY GENERAL NOTES
- ALL MANHOLES AND CATCH BASINS SHALL BE 48-INCH DIAMETER, UNLESS OTHERWISE INDICATED.
 - SANITARY SEWER PIPE SHALL BE PVC PIPE WITH A SDR OF 26, COMPLYING WITH ASTM D2241, 160 PSI PRESSURE PIPE PUSH-ON BELL AND SPIGOT TYPE WITH RUBBER RING SEAL GASKET ASTM D3139.
 - ALL WATER MAIN SHALL BE DUCTILE IRON PIPE, CLASS 52, ANNA C-600 WITH "FLEX SEAL" JOINTS, UNLESS OTHERWISE INDICATED. ALL WATER MAIN SHALL HAVE A MINIMUM OF 5'-6" OF COVER FROM TOP OF WATERMAIN TO FINISHED GRADE.
 - ALL STORM SEWERS SHALL BE REINFORCED CONCRETE PIPE, MINIMUM CLASS IV, WITH ASTM C76 PIPE AND C443 JOINTS, UNLESS OTHERWISE INDICATED.
 - GRANULAR TRENCH BACKFILL SHALL BE PROVIDED FOR ALL SANITARY, WATER AND STORM UTILITIES WITHIN THE TRENCH LIMITS AND AS NOTED ON SHEET 9.
 - ALL WATERMAIN AND WATER SERVICE LINES SHALL BE PROTECTED FROM OTHER UTILITIES IN ACCORDANCE WITH SECTION 41-2.01 OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS.
 - ALL DRAIN TILES ENCOUNTERED DURING MASS GRADING UTILITY WORK MUST BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM. A RECORD MUST BE KEPT OF ANY DRAIN TILE ENCOUNTERED, TO BE INCLUDED WITH THE RECORD DRAWINGS.
 - ALL UNDERGROUND UTILITY INFORMATION NOTED ON THE PLANS IS BASED ON INFORMATION OBTAINED FROM THE MUNICIPALITY, UTILITY COMPANIES OR FIELD MEASUREMENTS. THIS INFORMATION, WHILE BELIEVED TO BE COMPLETED AND ACCURATE CANNOT BE GUARANTEED.
 - CONTRACTOR SHALL VERIFY ALL BUILDING SERVICE LOCATIONS AND SIZES WITH ARCHITECTURAL PLANS PRIOR TO START OF CONSTRUCTION AND NOTIFY THE ENGINEER OR OWNER OF ANY DISCREPANCIES.
 - LOCATION OF ALL BUILDING SIAMESE CONNECTIONS TO BE APPROVED BY VILLAGE FIRE MARSHAL.
 - CONTRACTOR SHALL CONTACT JULIE (1-800-892-0123) PRIOR TO START OF CONSTRUCTION TO LOCATE ALL UTILITIES.
 - CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF EXISTING UTILITIES AT ALL PROPOSED CONNECTIONS PRIOR TO START OF CONSTRUCTION AND NOTIFY THE ENGINEER AND OWNER OF ANY DISCREPANCIES.
 - A TEN (10) FOOT MINIMUM SEPARATION SHALL BE PROVIDED BETWEEN THE WATERMAIN SERVICE AND THE SANITARY OR STORM SEWER SERVICES.
 - IN CASE OF CONFLICTS, THE VILLAGE OF DOWNERS GROVE STANDARDS AND NOTES SHALL TAKE PRECEDENCE, EXCEPT THAT THE DOWNERS GROVE SANITARY DISTRICT STANDARDS AND ORDINANCES SHALL GOVERN ALL SANITARY SEWER CONSTRUCTION.
 - EXISTING PAVEMENT REMOVED FOR UTILITY CONSTRUCTION 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.
 - EXISTING OR PROPOSED MANHOLES, CATCH BASINS, INLETS AND VALVE VAULTS REQUIRING OVER 8-INCHES OF ADJUSTMENT RINGS SHALL USE AN ADDITIONAL BARREL SECTION TO MAINTAIN A MAXIMUM OF 8-INCH TOTAL ADJUSTMENT RING DEPTH.
 - THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE DOWNERS GROVE SANITARY DISTRICT PRIOR TO CONSTRUCTION (800-969-0664).
 - CONNECTION TO EXISTING MANHOLE SHALL BE MADE BY CORE DRILLING THE MANHOLE RING AND INSTALLING A RUBBER BOOT TO INSURE A WATER-TIGHT SEAL. THE MANHOLE RING SHALL ALSO BE REFORMED TO PROVIDE A SMOOTH FLOWING INVERT.
 - "FLEX SEAL" NON-SHEAR COUPLINGS (WITH STAINLESS STEEL SHEAR RING) SHALL BE USED TO CONNECT PPPIPES OF DISSIMILAR MATERIAL OR SIZE.
 - ALL PUBLIC SANITARY SEWERS SHALL BE LAID WITH STRAIGHT ALIGNMENT AND UNIFORM SLOPE BETWEEN MANHOLES. CONTRACTORS ARE REQUIRED TO USE A PIPE LASER TO SET PIPE SLOPE AND ALIGNMENT. THE PIPE SHALL BE CHECKED BY TELEVISION IN ACCORDANCE WITH SANITARY DISTRICT CONSTRUCTION REQUIREMENTS.
 - THE CONSTRUCTED SEWERS SHALL BE TELEVISION UNDER SIMULATED FLOW CONDITIONS. SANITARY DISTRICT PERSONNEL MUST BE PRESENT DURING TELEVISION. NO SAGS GREATER THAN 25% OF THE PIPE DIAMETER WILL BE ACCEPTED. ALL UNACCEPTABLE SAGS MUST BE REPLACED IN A MANNER ACCEPTABLE TO THE SANITARY DISTRICT.
 - THE EXISTING 16-INCH SANITARY SEWER THAT WILL BE RELOCATED AS PART OF THIS PROJECT IS OWNED AND MAINTAINED BY THE DOWNERS GROVE SANITARY DISTRICT (DGSD). THE UPSTREAM SANITARY FLOW MUST BE ACCOMMODATED AT ALL TIMES, AND THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE SWITCHOVER TO THE NEW SANITARY SEWER WITH THE DGSD.



- PLAN AND PROFILE GENERAL NOTES
- CONTRACTOR SHALL COORDINATE SAID WORK WITH THE VILLAGE OF DOWNERS GROVE, THE DOWNERS GROVE SANITARY DISTRICT, AND THE CLIENT.
 - THE CONTRACTOR IS REQUIRED TO ASSURE HIMSELF OF LOCATION AND DEPTH OF EXISTING AND RELATED FEATURES AND SHALL REPORT AT ONCE TO THE OWNER OR ENGINEER WITH ANY CONFLICTS OR DISCREPANCIES WITH THE PLAN PRIOR TO THE START OF CONSTRUCTION.
 - CONTRACTOR SHALL ENSURE THAT THE DRIVEWAYS AND ROADS REMAIN CLEAN AND FREE OF DEBRIS AT ALL TIMES.
 - ALL MANHOLES OR CATCH BASINS SHALL BE 48-INCH DIAMETER, UNLESS OTHERWISE INDICATED.
 - ALL SANITARY SEWERS SHALL BE PVC, SDR 26, UNLESS OTHERWISE INDICATED.
 - ALL WATER MAINS SHALL BE DUCTILE IRON PIPE, CLASS 52 (WITH POLYETHYLENE WRAP), UNLESS OTHERWISE INDICATED.
 - ALL STORM SEWERS SHALL BE REINFORCED CONCRETE PIPE, CLASS AS INDICATED UNLESS OTHERWISE INDICATED.
 - ALL DIMENSIONS AND RADII ARE TO BACK OF CURB, UNLESS OTHERWISE INDICATED.
 - PROPERTY MAY HAVE EXISTING DRAIN TILE SYSTEM IN PLACE WHICH SHALL BE REMOVED OR ABANDONED DURING CONSTRUCTION. DRAIN TILES SERVING OFF-SITE PROPERTIES SHALL BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM.
 - THE WATERMAIN CROSSINGS ARE TO BE IN CONFORMANCE WITH THE WATERMAIN AND SEWER SEPARATION DETAIL ON SHEET 9.



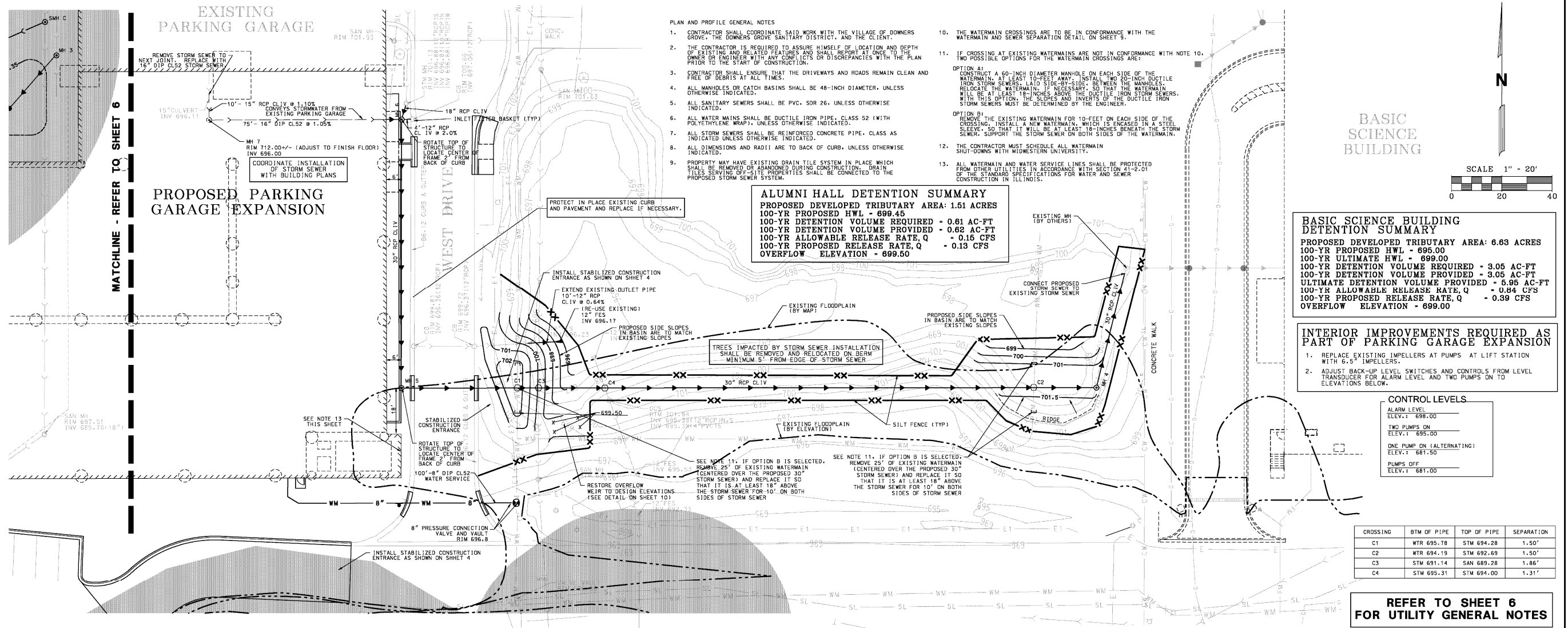
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DATE	DESCRIPTION OF REVISION	BY

**UTILITY PLAN WEST /
 SANITARY SEWER PROFILE
 MIDWESTERN UNIVERSITY
 DOWNERS GROVE, ILLINOIS**

SHEET **6** OF **10**
 PROJECT NUMBER: 1720-D1
 FILE: ENG/PLT/SANITARY.PLT
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- PLAN AND PROFILE GENERAL NOTES**
- CONTRACTOR SHALL COORDINATE SAID WORK WITH THE VILLAGE OF DOWNERS GROVE, THE DOWNERS GROVE SANITARY DISTRICT, AND THE CLIENT.
 - THE CONTRACTOR IS REQUIRED TO ASSURE HIMSELF OF LOCATION AND DEPTH OF EXISTING AND RELATED FEATURES AND SHALL REPORT AT ONCE TO THE OWNER OR ENGINEER WITH ANY CONFLICTS OR DISCREPANCIES WITH THE PLAN PRIOR TO THE START OF CONSTRUCTION.
 - CONTRACTOR SHALL ENSURE THAT THE DRIVEWAYS AND ROADS REMAIN CLEAN AND FREE OF DEBRIS AT ALL TIMES.
 - ALL MANHOLES OR CATCH BASINS SHALL BE 48-INCH DIAMETER, UNLESS OTHERWISE INDICATED.
 - ALL SANITARY SEWERS SHALL BE PVC, SDR 26, UNLESS OTHERWISE INDICATED.
 - ALL WATER MAINS SHALL BE DUCTILE IRON PIPE, CLASS 52 (WITH POLYETHYLENE WRAP), UNLESS OTHERWISE INDICATED.
 - ALL STORM SEWERS SHALL BE REINFORCED CONCRETE PIPE, CLASS AS INDICATED UNLESS OTHERWISE INDICATED.
 - ALL DIMENSIONS AND RADII ARE TO BACK OF CURB, UNLESS OTHERWISE INDICATED.
 - PROPERTY MAY HAVE EXISTING DRAIN TILE SYSTEM IN PLACE WHICH SHALL BE REMOVED OR ABANDONED DURING CONSTRUCTION. DRAIN TILES SERVING OFF-SITE PROPERTIES SHALL BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM.
 - THE WATERMAIN CROSSINGS ARE TO BE IN CONFORMANCE WITH THE WATERMAIN AND SEWER SEPARATION DETAIL ON SHEET 9.
 - IF CROSSING AT EXISTING WATERMAINS ARE NOT IN CONFORMANCE WITH NOTE 10, TWO POSSIBLE OPTIONS FOR THE WATERMAIN CROSSINGS ARE:
 OPTION A: CONSTRUCT A 60-INCH DIAMETER MANHOLE ON EACH SIDE OF THE WATERMAIN, AT LEAST 10'-FEET AWAY. INSTALL TWO 20-INCH DUCTILE IRON STORM SEWERS, LAID 5'-0" TO 8'-0" BETWEEN THE MANHOLES. RELOCATE THE WATERMAIN, IF NECESSARY, SO THAT THE WATERMAIN WILL BE AT LEAST 18" INCHES ABOVE THE DUCTILE IRON STORM SEWERS. WITH THIS OPTION, THE SLOPES AND INVERTS OF THE DUCTILE IRON STORM SEWERS MUST BE DETERMINED BY THE ENGINEER.
 OPTION B: REMOVE THE EXISTING WATERMAIN FOR 10'-FEET ON EACH SIDE OF THE CROSSING. INSTALL A NEW WATERMAIN, WHICH IS ENCASED IN A STEEL SLEEVE, SO THAT IT WILL BE AT LEAST 18" INCHES BENEATH THE STORM SEWER. SUPPORT THE STORM SEWER ON BOTH SIDES OF THE WATERMAIN. THE CONTRACTOR MUST SCHEDULE ALL WATERMAIN SHUT-DOWNS WITH MIDWESTERN UNIVERSITY.
 - ALL WATERMAIN AND WATER SERVICE LINES SHALL BE PROTECTED FROM OTHER UTILITIES IN ACCORDANCE WITH SECTION 41-2.01 OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS.

ALUMNI HALL DETENTION SUMMARY
 PROPOSED DEVELOPED TRIBUTARY AREA: 1.51 ACRES
 100-YR PROPOSED HWL - 699.45
 100-YR DETENTION VOLUME REQUIRED - 0.61 AC-FT
 100-YR DETENTION VOLUME PROVIDED - 0.62 AC-FT
 100-YR ALLOWABLE RELEASE RATE, Q - 0.15 CFS
 100-YR PROPOSED RELEASE RATE, Q - 0.13 CFS
 OVERFLOW ELEVATION - 699.50

BASIC SCIENCE BUILDING DETENTION SUMMARY
 PROPOSED DEVELOPED TRIBUTARY AREA: 6.63 ACRES
 100-YR PROPOSED HWL - 695.00
 100-YR ULTIMATE HWL - 699.00
 100-YR DETENTION VOLUME REQUIRED - 3.05 AC-FT
 100-YR DETENTION VOLUME PROVIDED - 3.05 AC-FT
 ULTIMATE DETENTION VOLUME PROVIDED - 5.95 AC-FT
 100-YR ALLOWABLE RELEASE RATE, Q - 0.84 CFS
 100-YR PROPOSED RELEASE RATE, Q - 0.39 CFS
 OVERFLOW ELEVATION - 699.00

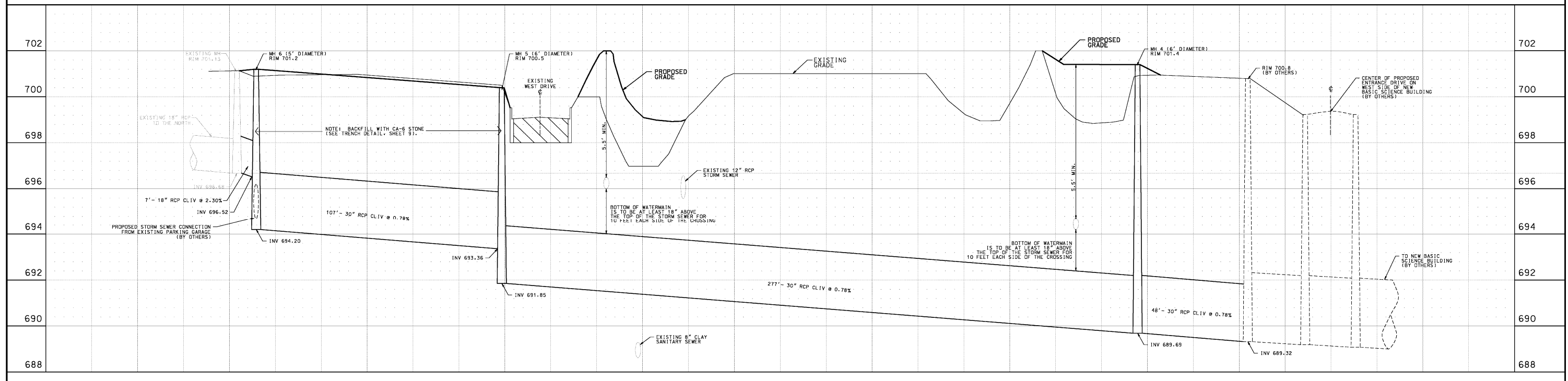
- INTERIOR IMPROVEMENTS REQUIRED AS PART OF PARKING GARAGE EXPANSION**
- REPLACE EXISTING IMPELLERS AT PUMPS AT LIFT STATION WITH 6.5" IMPELLERS.
 - ADJUST BACK-UP LEVEL SWITCHES AND CONTROLS FROM LEVEL TRANSDUCER FOR ALARM LEVEL AND TWO PUMPS ON TO ELEVATIONS BELOW.

CONTROL LEVELS

ALARM LEVEL	ELEV.: 698.00
TWO PUMPS ON	ELEV.: 695.00
ONE PUMP ON (ALTERNATING)	ELEV.: 681.50
PUMPS OFF	ELEV.: 681.00

CROSSING	BTM OF PIPE	TOP OF PIPE	SEPARATION
C1	WTR 695.78	STM 694.28	1.50'
C2	WTR 694.19	STM 692.69	1.50'
C3	STM 691.14	SAN 689.28	1.86'
C4	STM 695.31	STM 694.00	1.31'

REFER TO SHEET 6 FOR UTILITY GENERAL NOTES



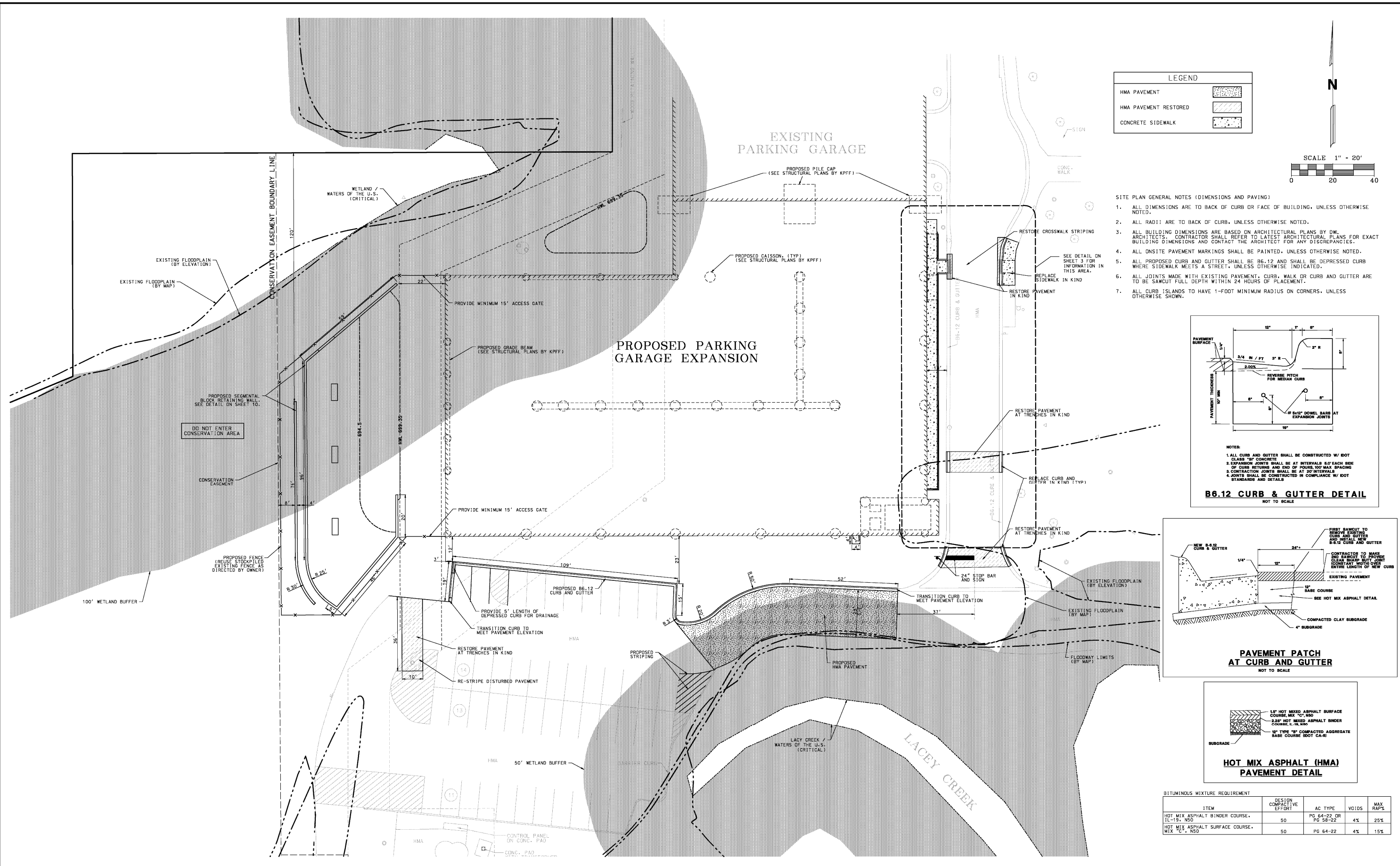
MACKIE CONSULTANTS LLC
 9575 W. HIGGINS RD., SUITE 500, ROSEMONT, IL 60018
 847-696-1400 FAX 847-696-1410
 ENGINEERS PLANNERS SURVEYORS
 ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NUMBER 184-002694

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

DATE	DESCRIPTION OF REVISION	BY

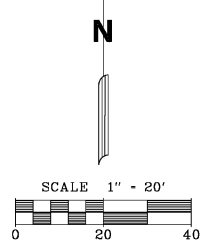
UTILITY PLAN EAST / STORM SEWER PROFILE
MIDWESTERN UNIVERSITY
DOWNERS GROVE, ILLINOIS

SHEET
7 OF 10
 PROJECT NUMBER: 1720-D1
 FILE: ENG/PLT/STORM/PLT
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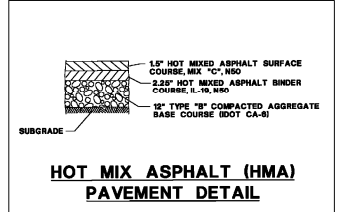
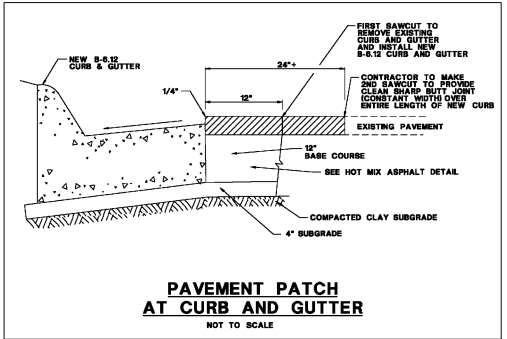
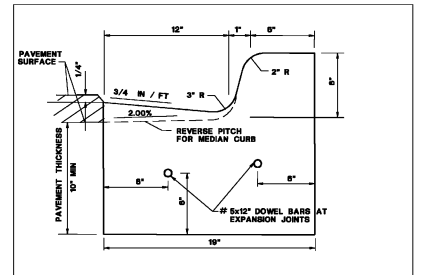


LEGEND

HMA PAVEMENT	
HMA PAVEMENT RESTORED	
CONCRETE SIDEWALK	



- SITE PLAN GENERAL NOTES (DIMENSIONS AND PAVING)**
- ALL DIMENSIONS ARE TO BACK OF CURB OR FACE OF BUILDING, UNLESS OTHERWISE NOTED.
 - ALL RADII ARE TO BACK OF CURB, UNLESS OTHERWISE NOTED.
 - ALL BUILDING DIMENSIONS ARE BASED ON ARCHITECTURAL PLANS BY DWL ARCHITECTS. CONTRACTOR SHALL REFER TO LATEST ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND CONTACT THE ARCHITECT FOR ANY DISCREPANCIES.
 - ALL ONSITE PAVEMENT MARKINGS SHALL BE PAINTED, UNLESS OTHERWISE NOTED.
 - ALL PROPOSED CURB AND GUTTER SHALL BE 86.12 AND SHALL BE DEPRESSED CURB WHERE SIDEWALK MEETS A STREET, UNLESS OTHERWISE INDICATED.
 - ALL JOINTS MADE WITH EXISTING PAVEMENT, CURB, WALK OR CURB AND GUTTER ARE TO BE SAWCUT FULL DEPTH WITHIN 24 HOURS OF PLACEMENT.
 - ALL CURB ISLANDS TO HAVE 1-FOOT MINIMUM RADIUS ON CORNERS, UNLESS OTHERWISE SHOWN.



BITUMINOUS MIXTURE REQUIREMENT

ITEM	DESIGN COMPACTIVE EFFORT	AC TYPE	VOIDS	MAX RAP%
HOT MIX ASPHALT BINDER COURSE, IL-19, NSO	50	PG 64-22 OR PG 58-22	4%	25%
HOT MIX ASPHALT SURFACE COURSE, MIX "C", NSO	50	PG 64-22	4%	15%

MACKIE CONSULTANTS LLC
9575 W. HIGGINS RD., SUITE 500, ROSEMONT, IL 60018
847-696-1400 FAX 847-696-1410
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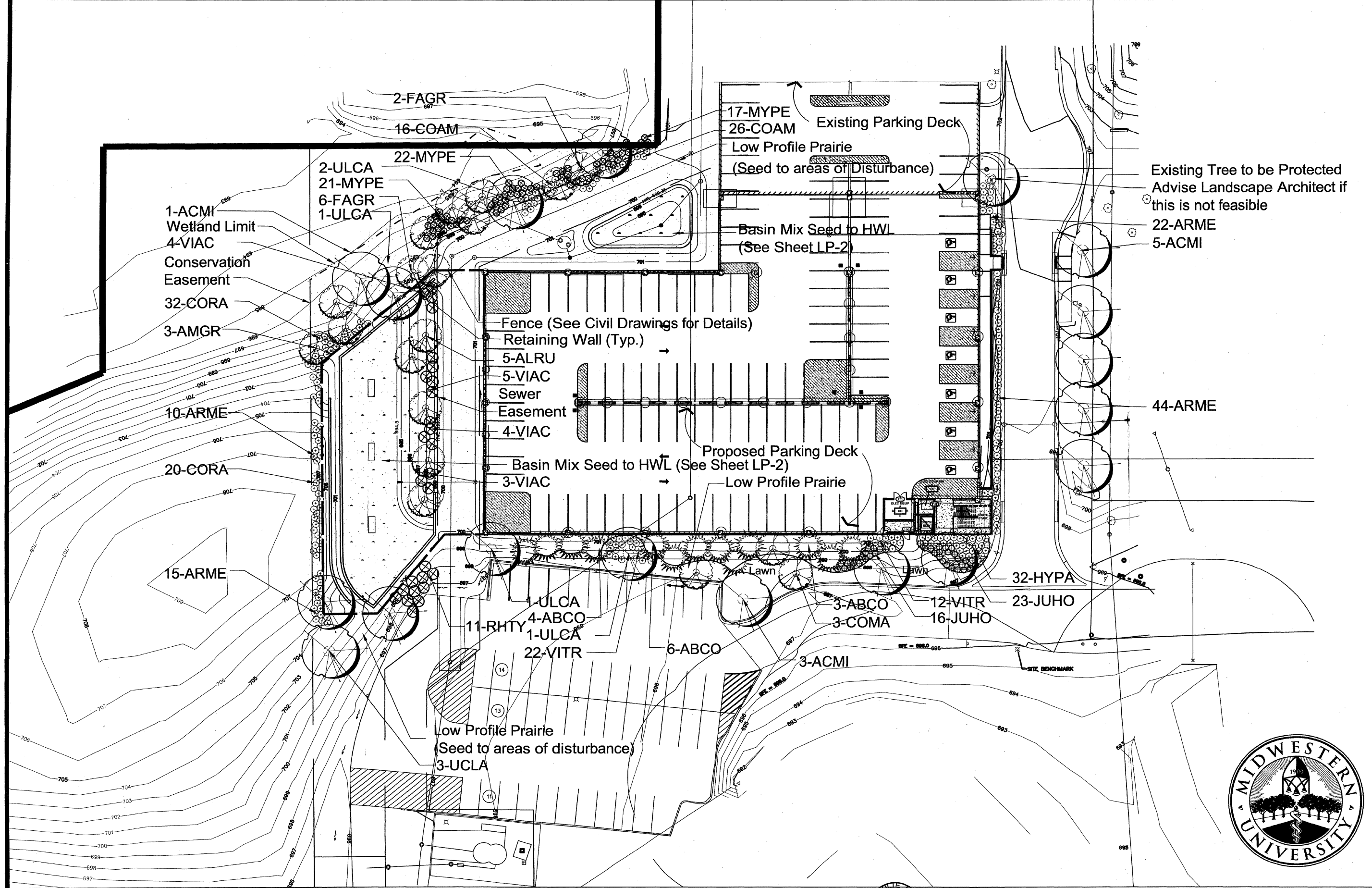
CLIENT:
DWL ARCHITECTS
2333 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
(602) 264-9731 FAX (602) 264-1928

DATE	DESCRIPTION OF REVISION	BY	SCALE

DESIGNED ETH/CKS
DRAWN WHM
APPROVED DAS
DATE 03-01-10
SCALE 1" = 20'

PAVING PLAN
MIDWESTERN UNIVERSITY
DOWNS GROVE, ILLINOIS

SHEET
8 OF 10
PROJECT NUMBER: 1720-D1
FILE: [ENG/PLT/PAVING.PLT]
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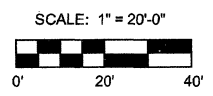


**MIDWESTERN UNIVERSITY
 PARKING GARAGE EXPANSION
 DOWNERS GROVE, ILLINOIS**

LANDSCAPE PLAN



PARKING GARAGE EXPANSION LANDSCAPE PLAN
 SCALE: 1"=20'-0"



JOINT UTILITY LOCATING INFORMATION FOR EXCAVATORS
 Call 48 hours before you dig (Excluding Sat., Sun. & Holidays)
 1-800-892-0123

CAUTION
 UTILITIES EXIST WITHIN CONSTRUCTION LIMITS. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THEIR LOCATION PRIOR TO CONSTRUCTION. SEE NOTES.

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 The drawings, designs, ideas, specifications, and other documents contained within and prepared by the Landscape Architect for this project are instruments of the Landscape Architect's services for use solely with respect to this project and, unless otherwise provided, the Landscape Architect shall be deemed the author of these documents and shall retain all common law, statutory, and other reserved rights, including the copyright.
 © 2010 Allen Kracower & Associates, Inc.

ISSUED FOR:	DATE:
Plan Review and Permit	3-01-10
PROJECT NUMBER:	DESIGNED BY:
09015	LD
SCALE:	REVIEWED BY:
1"=20'	LD
DATE:	PROJECT MANAGER:
3-01-10	LD
SHEET NUMBER:	
LP-1	

5. Plant Substitution

Substitution from the specified list will be accepted only when evidence in writing is submitted to the Landscape Architect, showing that the plant specified is not available. Requests for approval of substitute plant material shall include common and botanical names and size of substitute material. Only those substitutions of at least equivalent size and having essential characteristics similar to the originally specified material will be approved. Acceptance or rejection of substitute plant materials will be issued in writing by the Landscape Architect.

8. Pre-emergent Herbicide

All shrub beds, individual tree rings and groundcover beds shall be treated with a pre-emergent herbicide prior to the mulch being installed. These areas shall be weed free prior to herbicide application.

9. Sodding

Sod shall be Kentucky Bluegrass and is required in all areas as noted on the landscape plan. Sod should be grown from at least four varieties of quality seed. Sodded slopes 3:1 or greater shall be staked to prevent erosion and washout. Watering shall continue until all sod areas are thoroughly knit to the ground.

3. Warranty Period

determine what changes s to the Landscape Architect warranty period submit a n anticipated date.

4. Review for Final

for Final Acceptance of the replacements. If the work i acceptance by the Owner, warranty. If there are any of these deficiencies in wr acceptance.

PLANT LIST and NATIVE SEED MIXES

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
SHADE TREES					
ACMI	9	Acer miyabei 'Morton'	State Street Miyabe Maple	4.0" Cal. BB	
ULCA	8	Ulmus carpinifolia 'Homestead'	Homestead Smoothleaf Elm	3.5" Cal. BB	

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
EVERGREEN TREES					
ABCO	13	Abies concolor	White Fir	8' Ht. BB	

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
ORNAMENTAL TREES					
COMA	3	Cornus mas 'Golden Glory'	Golden Glory Cornelian Cherry Dogwood	8' Ht. BB	Heavy Branched
FAGR	8	Fagus grandiflora	American Beech	8' Ht. BB	Heavy Branched
AMGR	3	Amelanchier grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	8' Ht. BB	Heavy Branched
ALRU	5	Alnus rugosa	Speckled Alder	5'-6' Ht. BB	Heavy Branched

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
SHRUBS					
ARME	91	Aronia melanocarpa 'Autumn Magic'	Autumn Magic Black Chokeberry	36" Ht. BB	
COAM	42	Corylus americana	American Filbert	36" Ht. BB	
HYP A	32	Hydrangea paniculata 'Tardiva'	Tardiva Hydrangea	36" Ht. BB	
JUHO	27	Juniperus horizontalis 'Plumosa'	Andorra Creeping Juniper	5 Gal. Cont.	
MYPE	60	Myrica pensylvanica	Northern Bayberry	5 Gal. Cont.	
CORA	52	Cornus racemosa	Gray Dogwood	24" Ht. BB	
RHTY	11	Rhus typhina	Staghorn Sumac	24" Ht. BB	
VIAC	16	Viburnum acerifolium	Maple Leaf Viburnum	24" Ht. BB	

LOW PROFILE PRAIRIE

Botanical Name	Common Name	Oz. / Acre
Permanent Grasses / Sedges		
Bouteloua curtipendula	Side Oats Grama	60.0
Carex Spp.	Prairie Sedge Mix	60.0
Elymus canadensis	Canada Wild Rye	40.0
Koeleria pyramidata	June Grass	60.0
Panicum virgatum	Switch Grass	60.0
Schizachyrium scoparium	Little Bluestem	40.0
	Total Oz. / Acre	320.0
Temporary Cover		
Avena sativa	Common Oat	60

Basin Mix

Permanent Grasses / Sedges

Carex cristatella	Crested Oval Sedge	3.0
Carex lurida	Bottlebrush Sedge	6.0
Carex vulpinoidea	Brown Fox Sedge	18.0
Elymus virginicus	Virginia Wild Rye	36.0
Glyceria striata	Fowl Manna Grass	3.75
Juncus effusus	Common Rush	3.0
Leersia oryzoides	Rice Cut Grass	3.0
Panicum virgatum	Switch Grass	24.0
Scirpus atrovirens	Dark Green Rush	3.0
Scirpus cyperinus	Wool Grass	1.5
Scirpus fluviatilis	River Bull Rush	1.5
Scirpus validus	Great Bulrush	18.0
	Total Oz. / Acre	120.75
Temporary Cover		
Avena sativa	Common Oat	420.0
Forbs		
Alisma spp.	Water Plantain Mix	12.75
Asclepias incarnata	Swamp Milkweed	3.0
Bidens spp.	Bidens Mix	6.0
Helenium autumnale	Sneezeweed	6.0
Lycopus americanus	Common Water Harehound	.75
Mimulus ringens	Monkey Flower	3.0
Penthorum sedoides	Ditch Stonecrop	1.5
Polygonum pensylvanicum	Pinkweed	12.0
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	3.0
Sagittaria latifolia	Common Arrowhead	3.0
Senna hebecarpa	Wild Senna	3.0
Thalictrum dasycarpum	Purple Meadow Rue	6.0
	Total Oz. / Acre	60.0

13. Maintenance

A. Maintain trees and shrubs by fertilizing, restoring planting and resetting to proper grade and replantings. Spray as required or replace damaged tree v

B. Maintenance Periods for the following periods:

1. Initial Maintenance area until it has been graded and the period is formally started. as each plant and each pe maintenance period.

2. Work Not Included maintenance period perfo Contract.

14. Final Acceptance

All plant material (excluding end of the 60 day maintenance the final acceptance of th

15. Site Cleanup

The Contractor shall protect Contractors.

The Contractor shall also and for the daily removal the Landscape Architect.

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PC-04-10 A petition seeking a Special Use Amendment and a side yard setback variation to permit an expansion and addition to the existing parking deck at Midwestern University. The property is located on the South side of 31st Street, approximately 1,281 feet west of Meyers Road, Downers Grove, IL, commonly known as 555 31st Street, Downers Grove, IL (PIN 06-32-200-015 and 06-32-400-026); Midwestern University, Petitioner/Owner.

Chairman Jirik swore in those individuals who would be speaking on PC-04-10.

Mr. Stan Popovich, Village Planner, reviewed the above request for the commissioners, explaining that Midwestern University has been located at the site since 1965 and sits on 105 acres and includes instructional academic office buildings, recreational uses, dormitories, surface parking and stormwater facilities. The property is zoned R-1 and colleges are an allowable use in the district. In 2002 a Special Use was approved for the existing 3-story garage on the west side of campus. A two-level expansion to that garage is being proposed. In addition, a proposed five-deck addition to the south end of the garage is also being proposed for a total expansion size of 293,000 square feet. The proposal will meet the anticipated demand for parking. The side yard setback variation is for the expansion of the existing garage. In 2002, the garage was approved to be 29 feet from the west property line and required a seven-and-a-half-foot side yard setback. However, based on the proposed height of 50 feet-four inches, the side yard requirement would now be 40 feet, 8-inches. Where only 29 feet are provided, the petitioner is requesting a 28.1% reduction in the side yard setback.

Photos of the site were presented to the commissioners. Two vehicular access points will remain the same. The two existing stairwells were to be expanded up. Elevations were presented on the overhead. Mr. Popovich stated the new garage will extend 160 feet south along the east property line and along the west property line the garage will extend about 36 feet to the south and then turn west for approximately 108 feet. The additional footprint will be approximately 33,600 square feet. The addition will be 60 feet from the north property line and 175 feet from the west property line, which includes a 100 foot conservation easement, which will remain clear from construction.

The existing garage, with expansion, and the newly proposed garage, will increase overall parking from 1,783 spaces to 2,779 spaces. Mr. Popovich reminded the commissioners that the earlier parking study did recommend increased parking spaces for this portion of the campus.

All bulk requirements have been met for the proposal except for the requested side yard setback variation. Staff believes there are challenges to the 29-foot setback, including the on-site flood plain, a 100-foot conservation easement, the limitation of constructing a new building on-site, and an existing wetland. Staff also believes these limitations represent the hardship to allow for the variation.

Additionally, two existing detention ponds will be removed to make room for the expansion of the existing garage to the south is another limitation. This detention will now be provided by detention approved and permitted for the Basic Science Building. The existing surface parking lot will be reworked in order to make way for the new parking garage. Staff believes the proposal meets the Future Land Use Plan.

Per Mr. Popovich, landscaping for the new construction will include native plantings within the wetland buffer and surrounding the conservation easement. Fire Prevention supports the proposal.

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The Park District voiced concern about the shadows that will be produced by the height of the garage on Lyman Woods. Shadow study photographs were provided and explained. Staff felt the impact would be minimal. A letter from the Forest Preserve requests that a construction fence be provided along the conservation easement and native plantings be used. Per staff, both requests are conditions of approval.

With regard to the Special Use Standards for approval, staff feels the garage deck provides a desirable service and will contribute to the welfare of the public and university and would not be detrimental to the health, welfare and general safety of the community. Staff feels the proposal complies with the bulk regulations except for the variance request. Additionally, the requested special use is an allowable special use in the R-1 district.

A review of the nine variation standards for approval followed as explained in staff's report. Staff recommended that the Plan Commission forward a positive recommendation to the Village Council with the conditions listed on pages seven and eight in staff's report.

The discussion was opened up to the Commissioners. Staff discussed that in speaking with the Fire Marshal earlier in the day and the Fire Marshal did not feel a 20-foot fire lane was necessary on the western side of the building since access would be available to the south. Clarification followed regarding the floodplains, the displacement of two detention ponds and relocating them to the Basic Science Building detention basin, and the blending of wetland and native plantings, as part of the mitigation solution.

Dr. Kathleen Goepfinger, President and CEO of Midwestern University (the "University"), thanked the Commission for its continued support. She discussed the need for parking at the University and the fact that she attends town hall meetings to speak to her neighbors to receive input. She believes that parking will not only be required for day to day activities but for other activities as well and their only alternative is to provide parking by constructing upwards due to the land constraints of the site. She plans to soften the northern edge of the garage and to change the lighting, as recommended by the neighbors. She intends to continue to work hard to get along with her neighbors. Regarding the six-foot chain link fence and planting native plants, Dr. Goepfinger stated if the Forest Preserve was recommending certain items, she would be agreeable to it.

Dr. Goepfinger stated she did not know if the Park District was on her mailing list for the town hall meetings but she stated she was aware of their concern.

Chairman Jirik opened up the meeting to public comment.

Mr. Anthony Marek, Oak Brook Colony, stated he received a letter from the University and it was unclear when the University's neighborhood meeting was to take place. He did not believe that all of his neighbors knew of the meeting. His main concern was about the traffic when he leaves his complex from 22nd (31st) Street and safety issues in the overall area for adults and children. Noise was another concern.

Mr. Ken Lerner, 4933 Whiffen Place, Downers Grove, said his concerns were about the impact to Lyman Woods due to the sensitiveness of the area and he understands that the forest preserve and the park district have invested significantly to the storm water for the property. Mr. Lerner asked about the increased shadow on the vegetation; the results of the study; and whether the park district

DRAFT

agrees with it. Mr. Lerner also asked about the detention facilities that were proposed and their capabilities of providing adequate capacity and the topography of the existing site versus the proposed detention pond.

Mr. O'Brien stated that he recently spoke with the Director of Parks for the Downers Grove Park District regarding the shadow study results and did not receive any objections based on this information from the District. As to water detention and the fact that two basins will be removed, Mr. Millette explained that the increased amount of water was accounted for within the calculations and best management practices will be followed. Regarding the elevated area west of the proposed expansion, Mr. Millette pointed out the areas and noted there will be two retaining walls surrounding the proposed detention pond.

Ms. Karla Schwartz, 3117 Rosewood Place, thanked the University for meeting with the neighbors. She stated a number of owners had concerns about the expansion of the deck and the neighbors losing their privacy. They were concerned about lighting, buffering, noises from the vehicles, and losing property values. She commented on the 100-year floodway between her and her neighbor's home, possibly impacting their properties or increasing in size.

Mr. Abid Ali, 3112 Rosewood Place, appreciated that the construction will have barriers. He, too, can see the top of the deck and he asked that the University take steps to see more green around the campus. He shared the same concerns as his neighbor.

Mr. Eric Marek, Governor's Trail, voiced concerns about traffic and school children being late due to the increased traffic.

Mr. Mahesh Patel, resides on Rosewood Place, north of the parking lot, and asked how far along the plans were, wherein the chairman updated the resident and the recommending process. Mr. Patel believed many of the homeowners were concerned about the deck height and reductions to their property values. Increased traffic on 31st Street and school bus safety was another concern.

Mr. Gordon Goodman, 5834 Middaugh, recalled the concerns from when the initial parking deck went up. He recalled the concern back then was the spillover light from the parking deck. Staff confirmed there was no mention of the spillover light from the petitioner but a distribution of light by foot-candle was done by the petitioner. Mr. Goodman strongly recommended that when staff requests a light study this time, that it include an analysis of how far out into the preserve the light impact will be felt and that mitigation steps be taken. He expressed concern as to what attention has been paid to the visual impact of the proposed parking deck on the enjoyment of Lyman Woods.

Upon hearing no further comments, Chairman Jirik closed the public participation portion of the meeting. Asked if there were comments from the commissioners to the public, none followed.

Dr. Goeppinger stated she understood the concerns of the neighbors, the traffic, etc. and agrees traffic is an issue. Another traffic study is being considered and she stated the University has gone to the county to speak to them about a stop light. For the record, however, Dr. Goeppinger stated that the University was not adding 1,000 students with the expansion. It was 125 students for the year with another 50 faculty members. She stated she was open to working with Lyman Woods and the neighbors to continue to increase the campus's beauty.

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Mr. O'Brien stated that the parking garage does not generate new traffic, rather it accommodates existing on-site parking volumes. As to regulating traffic and installing a stop light, Mr. O'Brien stated 31st Street was under the jurisdiction of DuPage County. He noted one of the conditions in the annexation agreement with Highland Landmark at 31st and Highland was to complete a traffic study along that corridor prior to Phase 4 and 5. Details followed, but Mr. O'Brien stated additional studies would be required for any future development that generated new traffic.

Mr. Matejczyk did not see any connection between traffic and the petition before the commissioners. As to lighting in the parking garage, he assumed a low parapet wall on the north side would shield the headlights from shining into to the neighbors' homes.

Dr. Goepfinger stated she just spoke to the neighbors about this issue and she did speak with her architect and landscaper to address the exact issue, possibly using panels. She was open to looking at alternatives.

Other questions followed regarding plantings and whether the University was restricting classes due to the traffic. Dr. Goepfinger stated the University had to meet accreditation and classes were not being restricted. As an aside, she said during any special event on campus, the University hires off-duty police to handle the extra traffic. Asked if the campus has grown to the point that the University needs to accommodate the parking, Dr. Goepfinger concurred. Asked if the parking deck's lighting/photometric shielding of the lights was discussed, Dr. Goepfinger stated that today was the first time that the current lighting issue was raised. She agreed the matter would have to be reviewed and her lighting consultants would be contacted.

Clarification followed regarding staff's recommendation for a photometric plan and what the zoning ordinance included, which did not discuss the shielding of fixtures specifically. Mr. Webster suggested adding a Condition No. 7 to staff's report to include fixtures to have shielding to prevent lighting spilling over to the residents and to Lyman Woods. The Chairman suggested to not include the condition since the petitioner may want to consider another alternative and achieve conformance. Mr. Webster agreed but also wanted no visible light to be seen. Further discussion followed, with the Chairman reminding that the commission wanted to be consistent as with other developments. Mr. Webster recalled otherwise. He recalled that shields actually hide the fixture itself. He offered that suggestion for the west and north elevations.

Mr. Beggs inquired about recommendation No. 2 in staff's report, wherein Mr. O'Brien explained that the planning staff has been discussing with the University the idea of creating a Master Plan in order to set parameters for development. Mr. Beggs did not believe a condition should be set currently and that the wording could be revised or not even included as a condition. Chairman Jirik suggested verbiage that "if the next" application comes before the Commission and takes a planned development approach, it forces long-term planning and helps the Village Council understand what is desired or understands limits to growth. The Chairman noted that larger parcels, such as the Esplanade, were handled this way and were basically used to foster good planning and communication.

For the record, Chairman Jirik stated staff's analysis of standards for approval for a Special Use and variation were appropriate and accurate and satisfied the requirement. He supported the report staff prepared and it noted the analysis was true and accurate. Furthermore, he discussed that the proposal was a very "responsible development" when considering the stormwater aspect and given

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the constraints. As to the traffic issues raised, he stated that the parking garage does not generate traffic; it accommodates traffic and as to future planned development, there will be increased traffic, and, in turn, the public will be invited to speak. He supported the petitioner seeking any avenue to get a traffic light. As to the verbal representation as to the mitigation of the low level headlights for the woods and the northern neighbors, it was very important to address. In general, the chairman commended the petitioner in her efforts to develop responsibly.

WITH RESPECT TO PC 04-10, MR. MATEJCZYK MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL, SUBJECT TO THE FOLLOWING CONDITIONS:

- 1. THE SPECIAL USE AND VARIATIONS SHALL SUBSTANTIALLY CONFORM TO THE PRELIMINARY SITE AND ENGINEERING PLANS AND STORMWATER REPORT PREPARED BY MACKIE CONSULTANTS LLC DATED MARCH 1, 2010; THE PARKING DECK ELEVATIONS AND PLANS PREPARED BY DWL ARCHITECTS AND PLANNERS, INC. DATED FEBRUARY 10, 2010; AND THE LANDSCAPE PLANS PREPARED BY ALLEN L. KRACOWER & ASSOCIATES, INC. DATED MARCH 1, 2010, EXCEPT AS SUCH PLANS MAY BE MODIFIED TO CONFORM TO VILLAGE CODES AND ORDINANCES.**
- 2. THE APPLICANT SHALL PETITION THE VILLAGE OF DOWNERS GROVE TO DESIGNATE THE CAMPUS A PLANNED DEVELOPMENT PRIOR TO THE NEXT PROPOSED EXPANSION WHICH REQUIRES VILLAGE COUNCIL REVIEW. THE PLANNED DEVELOPMENT PETITION SHOULD ADDRESS MAXIMUM HEIGHTS, MAXIMUM FLOOR AREA RATIOS AND MINIMUM SETBACKS.**
- 3. A DESCRIPTION OF BEST MANAGEMENT PRACTICES THAT ARE INCORPORATED INTO THE SITE DESIGN AND HOW THEY WILL FUNCTION SHALL BE PREPARED AND SUBMITTED. THE APPLICABLE DESIGN CRITERIA SUCH AS SOIL TYPE, VEGETATION, AND LAND COVER CONDITIONS DRAINING TO THE BEST MANAGEMENT PRACTICE ALONG WITH APPROPRIATE CALCULATIONS SHALL BE INCLUDED.**
- 4. ALL PROPOSED LANDSCAPE PLANTINGS IN THE 100-FOOT WETLAND BUFFER AND THOSE SURROUNDING THE PROPOSED DETENTION BASIN SHALL BE NATIVE TO ILLINOIS.**
- 5. THE PROPOSED BUILDING SHALL HAVE A MANUAL AND AUTOMATIC DETECTION SYSTEM INSTALLED THROUGHOUT IN A MANNER ACCEPTABLE TO THE VILLAGE. ALL AREAS OF THE BUILDING SHALL BE PROTECTED.**
- 6. THE PROPOSED BUILDING SHALL HAVE A COMPLETE AUTOMATIC SPRINKLER SYSTEM INSTALLED THROUGHOUT IN A MANNER ACCEPTABLE TO THE VILLAGE. ALL AREAS OF THE BUILDING SHALL BE PROTECTED.**
- 7. A PHOTOMETRIC PLAN WHICH COMPLIES WITH THE ZONING ORDINANCE SHALL BE SUBMITTED AND APPROVED BY THE VILLAGE.**
- 8. CONSTRUCTION AND SILT FENCING SHALL BE INSTALLED ADJACENT TO THE CONSERVATION EASEMENT SO THAT ANY POSSIBLE IMPACTS TO THE CONSERVATION EASEMENT ARE MINIMIZED. THE FENCING SHALL**

DRAFT

STRETCH FROM THE SOUTHERN EDGE OF THE WETLAND TO AT LEAST 50 FEET PAST THE PROPOSED DETENTION BASIN RETAINING WALL.

EXCEPT REVISING ITEM 2, WHICH IS TO READ:

“IT IS STRONGLY RECOMMENDED THAT THE APPLICANT PETITION THE VILLAGE OF DOWNERS GROVE TO DESIGNATE THE CAMPUS AS A PLANNED DEVELOPMENT WITH THE NEXT PROPOSED EXPANSION WHICH REQUIRES VILLAGE COUNCIL REVIEW. THE PLANNED DEVELOPMENT PETITION SHOULD ADDRESS MAXIMUM HEIGHTS, MAXIMUM FLOOR AREA RATIOS AND MINIMUM SETBACKS.”

SECONDED BY MR. WEBSTER.

The Chairman asked if the motion should include that the applicant consider extraordinary measures to minimize lighting perception in the immediate adjacent properties, wherein Mr. Matejczyk recalled the applicant went on record stating she would consider the alternatives.

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

NAY: NONE

MOTION CARRIED. VOTE: 6-0



Forest Preserve District of DuPage County

3 S. 580 Naperville Road • Wheaton, IL 60187-8761 • 630.933.7200 • Fax 630.933.7204 • TTY 800.526.0857

April 28, 2010

Mr. Alan Jirik
Chairman
Downers Grove Plan Commission
801 Burlington Avenue
Downers Grove, Illinois 60515

Re: Public Hearing Notice on Midwestern University Property
PIN 06-32-200-015, 06-32-400-028

Dear Mr. Jirik:

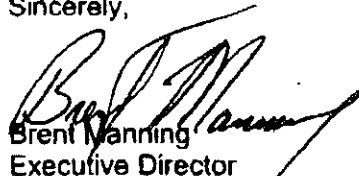
The Forest Preserve District of DuPage County recently received the public hearing notice regarding the proposed parking garage expansion and addition on the Midwestern University property. We appreciate receiving timely notification of such projects that may have an impact on our adjacent property, and thank you for the opportunity to comment.

District Staff has reviewed the public hearing notice and the proposed project, and would like to reiterate the comments that were provided to the Village Planner on April 8, 2010. We recommend the installation of a temporary 6-ft. high chain link fence between the parking garage and the area imposed with the restrictive covenant. Please see the drawing on Page 2 for our recommendation. It appears that a fence would need to be app. 225 lineal feet, and run from the southern edge of the existing wetland at the north end to the south end of the proposed construction limits. It is hoped that this will reduce any possible impact from the construction area.

Additionally, our Staff reviewed the landscaping plan and has some concerns regarding the proposed ornamental and non-native trees and shrubs. These may have a tendency to spread into the adjacent protected preserve area. We would like to recommend some native species that either occur in Lyman Woods or would be appropriate to plant in this area. Please see the attached plant list on Page 3 for suggestions.

We hope you will allow us the opportunity to review and comment on any major revisions that may be proposed as this project moves forward. Please consider this as my request that this letter be read and entered into the public record at the hearing on May 3, 2010.

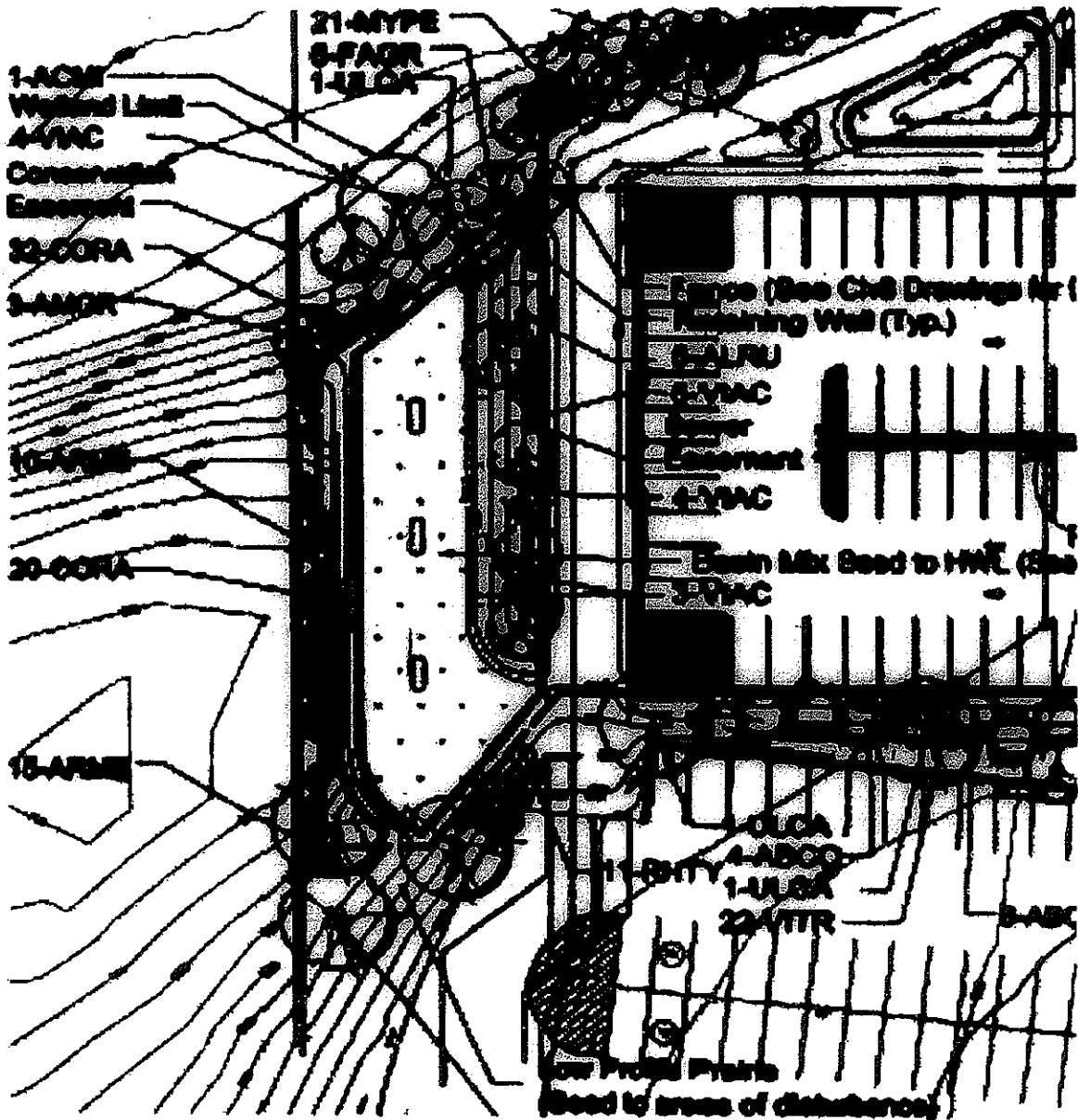
Sincerely,


Brent Manning
Executive Director

cc: D. "Dewey" Pierotti, President
Joseph Cantore, District 2 Commissioner
Bob Vick, Deputy Director of Natural Resources
Kevin Stough, Director of Land Preservation

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Recommended fence (red line):



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Recommended Plant List:

Shrubs

Ceanothus americana – New Jersey Tea
Cornus obliqua – Silky Dogwood
Cornus stolonifera – Red Osier Dogwood
Euonymus atropurpureus – Wahoo
Prunus americana – Wild Plum
Ribes americanum – Wild Black Currant
Ribes missouriense – Wild Gooseberry
Rosa blanda – Early Wild Rose
Rosa setigera – Illinois Rose
Spiraea alba – Meadowsweet
Viburnum lentago - Nannyberry
Viburnum prunifolium – Black Haw

Trees

Carya ovata – Shagbark Hickory
Carya cordiformis - Bitternut Hickory
Juglans nigra – Black Walnut
Malus ioensis – Iowa crab
Quercus macrocarpa – Bur Oak
Quercus alba – White Oak
Quercus velutina – Black Oak

The nursery that we have used for native shrubs (that uses local seed sources) is Possibility Place Nursery in Monee, Illinois.





