

**VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL MEETING
DECEMBER 21, 2010 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
Preliminary Planned Development Amendment to Planned Development #31, Esplanade at Locust Point	Resolution ✓ Ordinance Motion Discussion Only	Tom Dabareiner, AICP Community Development Director

SYNOPSIS

An ordinance has been prepared for a Preliminary Planned Development Amendment to Planned Development #31, Esplanade at Locust Point, to construct a five-story medical and dental teaching clinic office building and a six-level parking garage at 3450 Lacey Road.

STRATEGIC PLAN ALIGNMENT

The Goals 2014 identified *Strong, Diverse Local Economy*.

FISCAL IMPACT

N/A

UPDATE & RECOMMENDATION

This item was discussed at the December 14, 2010 Council meeting. Staff will follow up on the Council request to staff discuss options to provide public transportation to the site with PACE. Staff recommends approval on the December 21, 2010 active agenda.

BACKGROUND

The petitioner is proposing to construct a five-story 213,316 square foot medical and dental teaching clinic office building and a six-level 311,280 square foot parking garage at 3450 Lacey Road within the Esplanade Planned Development. The property, immediately north of the existing Sara Lee parcel, is zoned ORM, Office, Research and Manufacturing and R-1, Single Family Residential. The proposed clinic building will be located on the east side of the parcel with the parking garage in the middle of the parcel. Currently, the parcel is used for crop farming. The development would house 110 employees and 120 students. The clinic is expected to serve 300 to 400 clients per day.

The proposed five-story clinic building will house medical and dental teaching clinic space for Midwestern University and be clad with precast concrete panels, brick and blue-tinted windows. The 899-vehicle parking garage will include six levels with one of those levels being underground. The garage will be constructed of precast concrete with two brick-clad stair towers.

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

Zoning Requirements	Clinic Building		Garage	
	Required	Proposed	Required	Proposed
North Setback (Side)	39'-6"	40'	22'-6"	110'-8"
East Setback (Front)	57'	57'-8"	40'	420'
South Setback (Side)	39'-6"	65'	22'-6"	44'
West Setback (Rear)	59'-7"	920'	42'-8"	480'
Building Height	210 ft (max)	79 ft 2 in	210 ft (max)	45 ft 4 in
Parking Spaces	804	0	n/a	899
Loading Spaces	1	1	n/a	n/a
Floor Area Ratio	1.00 max allowed - 0.32 proposed			
Open Space (Total)	132,144 sf required (min) - approx 500,000 sq ft proposed			

The primary vehicular access to the site will be through the existing drive aisle located immediately west of the day care center. An east-west boulevard will provide access to the parking garage while a north-south drive will provide access to the clinic’s main entrance and a service drive to the south of the clinic.

Staff has three primary concerns regarding the development:

- *The use of the existing entrance drive to the site and day care center as a construction entrance.*
 - Midwestern stated during the Plan Commission meeting they would not use the existing entrance as the construction entrance. Additionally, Midwestern commissioned a comprehensive traffic study to examine traffic issues related to the site during construction, after the clinic and garage are constructed and after the site is built out in the future. The traffic study will be submitted as part of the Final Planned Development Amendment application
- *An overland stormwater flow pinch point between the service drive and south property line.*
 - Midwestern will be required to review the existing design and provide additional drawings and calculations during the final planned development amendment process which identifies how stormwater will be able to pass through the pinch point in compliance with the Village’s Stormwater Management Ordinance.
- *The layout of the building and site prohibits the Fire Department from having ladder truck access on two sides, preferably opposite sides, of the proposed clinic building.*
 - Midwestern has stated they will explore alternatives to ensure that access to two sides of the building will be provided to the Village.

In addition to staff’s concerns, the Forest Preserve District of DuPage County reviewed the proposed development and provided the following comments:

- *A request to prohibit construction of the future building along the west side of the property from taking place within the drip-line of the trees on Forest Preserve property.*
 - Based on the Village’s setback requirements, a building of similar height to the currently proposed building would be required to be 60 feet from the west property line. Staff believes this concern will be alleviated by the Village’s setback requirements.
- *A concern regarding stormwater management and stormwater pollution prevention plans.*
 - All proposed stormwater management and pollution prevention plans must meet the Village’s Stormwater Management Ordinance.

- *A concern about erosion control blankets and the use of non-native landscape plantings.*
 - Midwestern has taken these items under advisement. A landscape planting plan will be provided as part of the Final Planned Development Amendment process and will be reviewed by the Village Forester and Forest Preserve.
 - Midwestern is also examining the future development's impact on a bird habitat located on approximately two acres of the parcel.

The Plan Commission considered the petition at their December 6, 2010 meeting. The Plan Commission expressed concern regarding traffic, especially during an emergency with only a single access point. The petitioner noted they have commissioned a traffic study to determine if the site plan needs to be revised to accommodate the anticipated traffic demands. Per additional Plan Commission questions, the petitioner noted the Esplanade site would be an extension of the main campus and that while students and faculty would not be traveling between the clinic building and the main campus on a daily basis, there will be a connection between the two sites. Additionally, the petitioner acknowledged they will take into account the Forest Preserve's comments.

The Plan Commission found the proposal meets the standards of approval for a preliminary planned development amendment. The proposal meets all bulk requirements of the Zoning Ordinance, is listed as a permitted use in the Zoning Ordinance and conforms to the Village's planning objectives. The petitioner has made provisions for common open space, public services, parking, utilities, access roads and stormwater management. The proposal is desirable and will contribute to the general welfare of the Village. The development will not be detrimental to the health, safety, morals or general welfare of the community. The proposed medical and dental teaching clinic building and parking garage are in harmony with other developments within the Esplanade at Locust Point and will not impede the development of the adjoining land. Based on their analysis, the Plan Commission recommended approval of the special use by a vote of 7:0. Staff concurs with the Plan Commission's recommendation.

ATTACHMENTS

Aerial Map

Ordinance

Staff Report with attachments dated December 6, 2010

Minutes of the Plan Commission Hearing dated December 6, 2010

VILLAGE OF DOWNERS GROVE
COUNCIL ACTION SUMMARY

INITIATED: Applicant **DATE:** December 21, 2010
(Name)

RECOMMENDATION FROM: Plan Commission **FILE REF:** PC-18-10
(Board or Department)

NATURE OF ACTION:

- Ordinance
- Resolution
- Motion
- Other

STEPS NEEDED TO IMPLEMENT ACTION:

Motion to Adopt “AN ORDINANCE APPROVING A PRELIMINARY PLANNED DEVELOPMENT AMENDMENT TO PLANNED DEVELOPMENT #31, FOR THE CONSTRUCTION OF A FIVE-STORY MEDICAL/DENTAL CLINIC AND SIX-LEVEL PARKING GARAGE”, as presented.

SUMMARY OF ITEM:

At their meeting of December 6, 2010 the Plan Commission recommended approving a planned development amendment to Planned Development #31 to permit construction of a five-story medical/dental clinic and six-level parking garage.

RECORD OF ACTION TAKEN:

ORDINANCE NO. _____

**AN ORDINANCE APPROVING A
PRELIMINARY PLANNED DEVELOPMENT AMENDMENT TO
PLANNED DEVELOPMENT #31, FOR THE CONSTRUCTION OF
A FIVE-STORY MEDICAL/DENTAL CLINIC AND SIX-LEVEL PARKING GARAGE**

WHEREAS, the Village Council has previously adopted Ordinance No. 3302 on April 30, 1990, designating the property described therein as Planned Development #31; and,

WHEREAS, the Village Council has, from time to time, approved various amendments to Planned Development #31; and,

WHEREAS, the Owners have filed with the Director of Community Development, a written petition conforming to the requirements of the Comprehensive Zoning Ordinance and requesting an amendment to Planned Development #31 to construct a five-story medical/dental clinic and six-level parking garage; and,

WHEREAS, such request was referred to the Plan Commission of the Village of Downers Grove, and the Plan Commission has given the required public notice, conducted a public hearing respecting the petition on December 6, 2010, 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 had recommended approval of the requested petition, subject to certain conditions; and,

WHEREAS, the Village Council has considered the record before the Plan Commission, as well as the recommendations of Plan Commission.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Downers Grove, DuPage County, Illinois, as follows:

SECTION 1. That the provisions of the preamble are incorporated into and made a part of this ordinance as if fully set forth herein.

SECTION 2. That a Preliminary Planned Development Amendment is hereby authorized for the construction of a five-story medical/dental clinic and six-level parking garage.

SECTION 3. That approval set forth in Section 2 of this ordinance is subject to the findings and recommendations of the Downers Grove Plan Commission regarding File PC-18-10 as set forth in the minutes of their December 6, 2010 meeting, a copy of which is attached hereto and incorporated herein by reference as Exhibit A.

SECTION 4. The approval set forth in Section 2 of this ordinance is subject to the following conditions:

1. The Final Planned Development Amendment shall substantially conform to the staff report dated December 6, 2010 and with preliminary engineering plans prepared by Mackie Consultants, LLC dated November 4, 2010 and preliminary site plans and architectural elevations prepared by DWL Architects & Planners, Inc. dated November 4, 2010 except such plans may be modified to conform to Village Codes and Ordinances.

2. The petitioner shall file a petition for a final planned development no later than one year after Village Council approval if said approval is granted. If a petition is not filed within one year, any approvals gained from this petition for a preliminary planned development amendment shall be null and void.
3. As part of the final planned development amendment submittal, the following items shall be submitted for Village review:
 - a. A comprehensive traffic study. The study shall examine the location of a temporary construction entrance without negatively impacting the existing day care use; the interim proposed condition associated with a single entry point for the day care, proposed clinic and garage, and the approved but as of yet unbuilt ASGE building north of the proposed garage; and the final proposed condition with a second building along the western edge of the parcel, an expanded parking garage and a second drive into the site.
 - b. Architectural, landscape, site construction management, and engineering drawings and a tabbed stormwater management report.
 - c. Documentation confirming the subject project parcel was included in the permit for the existing stormwater facilities within the Esplanade at Locust Point Planned Development.
 - d. A description of best management practices that are incorporated into the site design and how they will function. 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.
 - e. A site plan to identify how two sides of the clinic office building, preferably opposite sides of the building, shall be accessible to the Village Fire Department's ladder truck.
 - f. An auto-turn exhibit to verify movements at the roundabout, the clinic building entrance drive and the truck-dock service entrance drive.
 - g. A site plan identifying sidewalks connecting the clinic and parking garage to the existing sidewalks along Lacey Road and Woodcreek Drive.
 - h. A site plan that shows the existing entry drive to the site improved to include separated entry and exit drives.
 - i. A site plan which shows the boulevard's landscaped median extending to meet the roundabout's central landscape median. The median should be continued to eliminate confusion amongst motorists wanting to turn left into the parking garage. Appropriate signage should also be added where necessary.
4. The proposed clinic building and parking garage 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 clinic building and parking garage 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. Utility easements for stormwater, water main and sidewalk improvements shall be provided to the Village through a plat of easement prior to the issuance of a Certificate of Occupancy for either the clinic or garage. If the abrogation of easements is required, this shall be completed in conjunction with the plat of easement.

SECTION 5. That the construction of a five-story medical/dental clinic and six-level parking garage is consistent with and complimentary to the overall planned development site plan and with the requirements of the "ORM Office-Research-Manufacturing District" zoning district.

SECTION 6. That the Mayor and Village Clerk are authorized to sign the above described plans.

SECTION 7. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 8. That this ordinance shall be in full force and effect from and after its passage and publication in pamphlet form as provided by law.

Mayor

Passed:

Published:

Attest: _____
Village Clerk



0
100
200
300
400
Feet

3450 Lacey Road Location Map





**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
DECEMBER 6, 2010 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
PC-18-10 3450 Lacey Road	Preliminary Planned Development for a medical and dental clinic and a parking garage	Stan Popovich, AICP Planner

REQUEST

The petitioner is requesting approval of a preliminary planned development amendment to Planned Development #31, Esplanade at Locust Point for the construction of a five-story medical and dental teaching clinic office building and a six-level parking garage at 3450 Lacey Road.

NOTICE

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

GENERAL INFORMATION

OWNER: HP-AG Esplanade at Locust Point LP
Attn: Gary Mori
1901 Butterfield Road, Suite 270
Downers Grove, IL 60515

APPLICANT: Hamilton Partners & Midwestern University
1901 Butterfield Road, Suite 270
Downers Grove, IL 60515

PROPERTY INFORMATION

EXISTING ZONING: ORM, Office, Research & Manufacturing
and R1, Single Family Residential

EXISTING LAND USE: Open Space

PROPERTY SIZE: 15.168 acres (660,718 square feet)

PINS: 06-31-103-007 and 05-36-200-011

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
NORTH:	ORM, Office, Research & Manufacturing and R1, Single Family Residential	Office Research and Open Space
SOUTH:	ORM, Office, Research & Manufacturing	Office Research
EAST:	ORM, Office, Research & Manufacturing and I-355 Right-of-Way	Office Research and I-355 Right-of-Way
WEST:	R-1, Single Family Residential	Open Space

ANALYSIS

SUBMITTALS

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

1. Application/Petition for Public Hearing
2. Project Summary
3. Plat of Survey
4. Preliminary Site Plan
5. Preliminary Engineering Plans
6. Preliminary Architectural Elevations

PROJECT DESCRIPTION

The petitioners are requesting preliminary planned development amendment approval to construct a five-story 213,316 square foot medical and dental teaching clinic office building and a six-level 311,280 square foot parking garage at 3450 Lacey Road within the Esplanade Planned Development. The 15.168 acre lot is located along the west side of Lacey Road, approximately 230 feet south of Woodcreek Drive. The property also has frontage along Woodcreek Drive via two strips of land extending north from the property. The property consists of two parcels, the eastern parcel is the larger parcel and is zoned ORM, Office, Research and Manufacturing. The second smaller parcel along the west property line is zoned R-1, Single Family Residential. The entire site is currently open space.

The proposed five-story clinic building with a basement is located on the east side of the subject parcel adjacent to Lacey Road. The building will house medical and dental teaching clinics for Midwestern University and will be clad with precast concrete panels, brick and blue-tinted windows. A metal panel clad mechanical penthouse will be located on the roof. The entrance to the building will be located on the west façade with a service entrance on the south side of the building.

A six-level parking garage will be located in the middle of the parcel, immediately west of the medical and dental clinic building. One level of the garage will be below grade and the entire garage will provide 899 parking spaces. The garage will be constructed of precast concrete with two stair towers clad in brick.

The proposal complies with the bulk requirements of the Zoning Ordinance as outlined in the table below:

Zoning Requirements	Clinic Building		Garage	
	Required	Proposed	Required	Proposed
North Setback (Side)	39'-6"	40'	22'-6"	110'-8"
East Setback (Front)	57'	57'-8"	40'	420'
South Setback (Side)	39'-6"	65'	22'-6"	44'
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Parking Spaces	804	0	n/a	899
Loading Spaces	1	1	n/a	n/a
Floor Area Ratio	1.00 max allowed - 0.32 proposed			
Open Space (Total)	132,144 sf required (min) - approx 500,000 sq ft proposed			

COMPLIANCE WITH FUTURE LAND USE PLAN

The Future Land Use Plan designates the site as Office and Research. Staff believes the proposed medical and dental teaching clinic and parking garage is consistent with the future land use designation of Office and Research. As such, staff believes the proposal is consistent with the Future Land Use Plan.

COMPLIANCE WITH ZONING ORDINANCE

The property is zoned ORM, Office, Research and Manufacturing and R-1, Single Family Residential. The medical and dental clinic and parking garage will be located on the eastern ORM-zoned parcel of the property and are permitted uses within the ORM district. The proposed development meets all bulk zoning requirements including setbacks, open space, building height, parking and floor area ratio. The proposed development also complies with the Planned Development Standards of Approval. Staff believes the proposal is consistent with the Zoning Ordinance.

ENGINEERING/PUBLIC IMPROVEMENTS

As proposed, vehicular traffic will enter the site from the existing drive off of Woodcreek Drive that provides access to the adjacent day care center. An east-west boulevard will extend west from the existing entry drive to provide access to both the clinic building and the parking garage. The boulevard will terminate in a roundabout where one of two garage entrances is located. The second garage entrance is located on the east façade and is accessed from the north-south street between the clinic and garage. The clinic's main entrance will be serviced by a circular drive. A service drive will be located south of the clinic building and extend westward approximately 60 feet beyond the east façade of the parking garage. The applicant will be required to provide the Village with an auto-turn exhibit to ensure proper turning radii and movements for the Village Fire Department's ladder truck throughout the site.

Staff is concerned about the location of a construction entrance for the proposed clinic and garage. Currently, the only entrance to the site is through the existing entry drive to the west of the existing day care center. Staff prefers a separate construction entrance that is located away from the day care activities and would not interfere with the daily traffic associated with the day care center and Lacey Road

Staff is requiring a comprehensive traffic study as part of a final planned development amendment application. The study will need to address the location of a temporary construction entrance without negatively impacting the existing day care traffic and use; the interim proposed condition associated with a single entry point for the day care, proposed clinic and garage, and the approved but as of yet unbuilt ASGE building north of the proposed garage; and the final proposed condition with a second building along the western edge of the parcel, an expanded parking garage and a second drive into the site.

With regard to stormwater, staff is concerned about the proposed overland flow routes that travel around the building and the potential 'pinch points' along the route which could cause stormwater issues. The overland flow routes will need to be further examined and addressed during the final planned development amendment submittal.

The petitioner is proposing to construct two rain gardens to meet the Village's stormwater Best Management Practices. Stormwater capacity will be provided by existing detention basins located within the Esplanade. These basins were designed during the initial Esplanade development to accommodate stormwater from this site. The capacity will be verified during the final planned development amendment process. The development will be required to meet the Village's Stormwater Management Ordinance.

Staff is recommending that sidewalks be constructed to connect the proposed clinic and parking garage to both Woodcreek Drive and Lacey Road.

Additional public improvements will include the installation of new utility services, including water and

sanitary sewers. The utility services will tie into existing mains along Woodcreek Drive and Lacey Road. The proposed looped water main will become a public water main maintained by the Village. The Downers Grove Sanitary District has provided conceptual approval to the petitioner's submittal.

PUBLIC SAFETY REQUIREMENTS

The Fire Prevention Division of the Fire Department has reviewed the proposed plans. The layout of streets around the garage will provide access for the Fire Department. As noted above, an auto-turn exhibit will be required to ensure the Fire Department can maneuver throughout the site.

Based on the height of the clinic building, the Fire Department requires access on two sides of the building for a ladder truck, preferably opposite sides of the building. As currently designed, the Fire Department has some access on the west side of the building but the service drive on the south side is not wide enough to support the ladder truck and Lacey Road is too far from the proposed building. The petitioner will be required to revise their site plan to show sufficient access on two sides of the building during the final planned development amendment approval process.

Both the building and parking garage will be required to have manual and automatic detection systems installed throughout. A complete and automatic sprinkler system will also be required in both facilities.

NEIGHBORHOOD COMMENT

Staff provided the petitioner's submittal to the Downers Grove Forest Preserve District of DuPage County for comment. Per the attached letter, the Forest Preserve District provided multiple comments. The Forest Preserve was concerned with the location of the future proposed building along the western property line and requested that no construction of footings, retaining walls, wing walls or utilities are located within the drip-line of the trees on the Forest Preserve property. The setback requirements of the Zoning Ordinance will require this future building to be located at least 30 feet from the west property line with an additional one foot of setback for every two feet of building height over 20 feet. If, for example, the proposed building was 80 feet tall, the setback from the west property line would be 60 feet. Staff believes the required setbacks will be able to address this Forest Preserve concern.

The Forest Preserve was also concerned about stormwater management and stormwater pollution prevention plans. The proposed development will comply with the Village's Stormwater Management Ordinance which addresses both of these topics.

Staff has informed the petitioner of the Forest Preserve's recommendation with regard to the erosion control blankets and landscape plantings. A landscape plan will be submitted with the final planned development amendment application and will be reviewed by the Village Forester at that time. A copy of the proposed landscape plan will be provided to the Forest Preserve for their review as well.

Staff received no additional public comments.

FINDINGS OF FACT

Staff believes the standards for a Planned Development Amendment, as shown below, have been met. The proposed development meets all bulk requirements of the Zoning Ordinance, is listed as a permitted use in the Zoning Ordinance and conforms to the planning objectives of the Village. The petitioner has made provisions for common open space, public services, parking, utilities, access roads and stormwater management. The requested amendment is desirable and will contribute to the general welfare of the Village. The development will not be detrimental to the health, safety, morals or general welfare of the community. The proposed medical and dental teaching clinic building and parking garage are in harmony with other developments within the Esplanade at Locust Point and will not impede the development of the adjoining land.

Section 28.1607 Standards for Approval of Planned Developments

The Plan Commission may recommend a planned development designation, plan or amendment based upon the following findings:

- (1) The extent to which the planned development meets the standards of this Article.*
- (2) The extent to which the planned development departs from the zoning and subdivision regulations otherwise applicable to the subject property, including but not limited to, the density, dimension, area, bulk, and use, and the reasons why such departures are deemed to be in the public interest.*
- (3) The method by which the proposed plan makes adequate provision for public services, provides adequate control over vehicular traffic, provides for and protects designated common open space, and furthers the amenities of light and air, recreation and visual enjoyment.*
- (4) Conformity with the planning objectives of the Village.*

The Village Council may authorize a planned development designation, plan or amendment with findings such as, but not limited to, the following:

- (1) That the planned development at the 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) That the planned development 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) That the planned development is specifically listed as a special use in the district in which it is to be located.*
- (4) That the location and size of the planned development, the nature and intensity of the operation involved in or conducted in connection with said planned development, the size of the subject property in relation to the intensity of uses proposed, and the location of the site with respect to streets giving access to it, shall be such that it will be in harmony with the appropriate, orderly development of the district in which it is located.*
- (5) That the planned development will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purposes already permitted in such zoning district, nor substantially diminish and impair other property valuations within the neighborhood.*
- (6) That the nature, location, and size of the structures involved with the establishment of the planned development will not impede, substantially hinder, or discourage the development and use of adjacent land and structures in accord with the zoning district in which it is located.*
- (7) That adequate utilities, access roads, drainage, and other necessary facilities have been or will be provided for the planned development.*
- (8) That parking areas shall be of adequate size for that particular planned development, which areas shall be properly located and suitably screened from adjoining residential uses.*
- (9) That the planned development shall in all other respects conform to the applicable regulations of the zoning district in which it is located.*

RECOMMENDATIONS

The proposed preliminary planned development amendment is compatible with surrounding zoning and land use classifications. Based on the findings listed above, staff recommends the Plan Commission make a positive recommendation to the Village Council regarding this petition subject to the following conditions:

1. The Final Planned Development Amendment shall substantially conform to the staff report dated December 6, 2010 and with preliminary engineering plans prepared by Mackie Consultants, LLC dated November 4, 2010 and preliminary site plans and architectural elevations prepared by DWL

- Architects & Planners, Inc. dated November 4, 2010 except such plans may be modified to conform to Village Codes and Ordinances.
2. The petitioner shall file a petition for a final planned development no later than one year after Village Council approval if said approval is granted. If a petition is not filed within one year, any approvals gained from this petition for a preliminary planned development amendment shall be null and void.
 3. As part of the final planned development amendment submittal, the following items shall be submitted for Village review:
 - a. A comprehensive traffic study. The study shall examine the location of a temporary construction entrance without negatively impacting the existing day care use; the interim proposed condition associated with a single entry point for the day care, proposed clinic and garage, and the approved but as of yet unbuilt ASGE building north of the proposed garage; and the final proposed condition with a second building along the western edge of the parcel, an expanded parking garage and a second drive into the site.
 - b. Architectural, landscape, site construction management, and engineering drawings and a tabbed stormwater management report.
 - c. Documentation confirming the subject project parcel was included in the permit for the existing stormwater facilities within the Esplanade at Locust Point Planned Development.
 - d. A description of best management practices that are incorporated into the site design and how they will function. 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.
 - e. A site plan to identify how two sides of the clinic office building, preferably opposite sides of the building, shall be accessible to the Village Fire Department's ladder truck.
 - f. An auto-turn exhibit to verify movements at the roundabout, the clinic building entrance drive and the truck-dock service entrance drive.
 - g. A site plan identifying sidewalks connecting the clinic and parking garage to the existing sidewalks along Lacey Road and Woodcreek Drive.
 - h. A site plan that shows the existing entry drive to the site improved to include separated entry and exit drives.
 - i. A site plan which shows the boulevard's landscaped median extending to meet the roundabout's central landscape median. The median should be continued to eliminate confusion amongst motorists wanting to turn left into the parking garage. Appropriate signage should also be added where necessary.
 4. The proposed clinic building and parking garage 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 clinic building and parking garage 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. Utility easements for stormwater, water main and sidewalk improvements shall be provided to the Village through a plat of easement prior to the issuance of a Certificate of Occupancy for either the clinic or garage. If the abrogation of easements is required, this shall be completed in conjunction with the plat of easement.

Staff Report Approved By:

Tom Dabareiner, AICP
Director of Community Development

TD:sjp
-att

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3450 Lacey Road Location Map





Forest Preserve District of DuPage County

3S580 Naperville Road • Wheaton, IL 60189-8761 • 630.933.7200 • Fax 630.933.7204 • TTY 800.526.0857

November 22, 2010

Mr. Alan Jirik, Chairman
Plan Commission
Village of Downers Grove
801 Burlington Avenue
Downers Grove, IL 60515

Re: Proposed Midwestern University Clinic project
PC-18-10 - 3450 Lacey Road

Dear Mr. Jirik:

The Forest Preserve District of DuPage County recently received notice of a proposed project by Midwestern University on the property at 3450 Lacey Road. 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. The proposed future development on the west side of the property is planned to be constructed in a woodland area that currently has grades in excess of 10%. Due to the presence of high quality Dry-Mesic Woodlands at the adjacent Hidden Lake forest preserve, we request that there be no construction of footings, retaining walls, wing walls, utilities, etc. within the drip-line of the trees on our property. We also encourage the Village and University to work toward a plan that will preserve as many trees as possible on this property.

Regarding stormwater and road salt runoff, the proposed development sits on higher ground that slopes westward toward our preserve. It appears that stormwater detention is already provided for, and that any runoff or overflow would be diverted to the lake to the south. This lake appears to contain considerable water presently and we encourage the Village to ensure that the Stormwater Pollution Prevention Plan functions as depicted in the Preliminary Engineering Plans and that there is enough additional capacity in the lake to the south.

We are pleased to see the use of a North American Green erosion control blanket in the project specs of the Preliminary Engineering Plans. However, the recommended blanket model uses a polypropylene netting. Even though the netting can break down in 45 days under ideal conditions, we have witnessed snakes becoming trapped and perishing in these types of blankets. We recommend North American Green erosion control blanket S75BN or SC150BN which contain a pliable, biodegradable woven natural organic fiber netting. We also recommend the use of biodegradable landscape-blanket pins.

We would appreciate the opportunity to review the species list for the planting plan when it is available. Despite best intentions, there are landscape plants that can escape and invade into natural areas and other species that have been cultivated from natives that can hybridize with the purely native species that may be found in forest preserves.

Mr. Alan Jirik, Chairman
Plan Commission
Village of Downers Grove
November 22, 2010
Page 2

We would like to encourage the Village to continue to take into consideration the adjacent high quality natural area, known as Hidden Lake forest preserve. We are hopeful that the Village's ordinances and planning process will help foster the type of environment that is needed for the success of the plants and wildlife at the adjacent forest preserve, and that this development will not cause any significant impacts to the preserve. Again, we appreciate the opportunity to provide comments early in the process and would like to offer any appropriate assistance to the Village and the University. Please contact me at (630) 933-7215 if you have any questions.

Sincerely,



Brent Manning
Executive Director

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

HAMILTON PARTNERS

1901 Butterfield Road, Suite 270
Downers Grove, IL 60515
(630) 963-0700

11-4-10

Downers Grove Plan Commission
C/O Jeff O'Brien
801 Burlington Avenue
Downers Grove, IL 60515

Re: Preliminary Planning Development Submission for the Midwestern University
Dental and Medical Institute Project at Esplanade at Locust Point.

Dear Plan Commission,

We are pleased to submit information about a proposed new facility for Midwestern University for your review and approval. We have included the required drawings and documentation for Preliminary Planning Development review & approval as well as the Petition for Plan Commission.

Project Summary / Description

Midwestern University is an active member of the Downers Grove Community, and a not-for-profit institution founded in 1900. Midwestern University has an outstanding reputation for educating quality health care professions in Illinois and throughout the country. Midwestern is an upper division university that focuses on the health care needs of society. The University has only graduate programs in the health sciences. Their 2,100 full-time students spend two years on the Downers Grove campus taking didactic classes and then fulfill two years of clinical experience in order to obtain their graduate degrees. The College of Dental Medicine – Illinois, the Chicago College of Osteopathic Medicine and the College of Health Sciences and Optometry are anticipated users of the proposed new clinic facilities. Midwestern University is contracted with Hamilton Partners to purchase land at Esplanade at Locust point in Downers Grove.

Midwestern University plans to build a very attractive building that becomes the public "face" of the university to the community. The University currently has a beautiful campus but it is hidden in the woods off 31st Avenue here in Downers Grove. They believe that a very attractive and welcoming building addressing I-355 and Lacey Road at The Esplanade will highlight the quality of our academic programs and the entire university image.

At the Esplanade Campus, the University plans to build a state-of-the art medical/clinic building for space to house the clinical education of our many health care graduate programs located in Downers Grove on our campus. We will build the necessary parking facility to house all the students, faculty and staff needed to operate this facility, as well as parking for the many patients that will use the facility.

The property, on which the proposed Midwestern University facility is to be constructed, is located inside Parcel "B" of the Planned Development # 31, commonly known as Esplanade at Locust Point. The proposed site is 11.687 acres and is currently vacant land located west of Lacey Road and south of Woodcreek Drive. The plan development is currently zoned O-R-M (office-research-manufacturing). No variance in zoning is requested.

Initially, the University is proposing to construct a 5-story, 80'-2" foot high (measured from Ground level floor to roof parapet, not including Penthouse) Clinic Office Building facility, with a total build-out area of 213,316 Gross square feet (GSF), which will be designed and built as a teaching clinic facility for Midwestern University. A pre-cast parking garage will be built adjacent to the facility with a build-out area of 311,280 s.f. with 6-tiers or levels. The use groups of the facility will consist primarily of B (Office, Lab, Exam, etc.), with some A3 (Classrooms) and S2 (Parking Garage).

Compliance with Future Land Use Plan

Total site for Planned Development # 31 consists of 4,443,691s.f. Including the proposed facility, the overall site totals are as follows:

PUD MASTER PLAN Shown on Sheet A-1

- Built-up Footprint: 1,217,142s.f.
- Paved Area: 1,618,923s.f.
- Landscaped Open Areas: 1,056,516s.f.
- Water Elements: 520,196s.f.

These areas result in a Total Open Space (Landscape and Water) of 35.48 % which is well above the 20% noted in Article XVI Section 28-1612 of the Zoning Ordinance.

The proposed site of the facility is located in Parcel "B" of the Planned Development #31, and the proposed facility still leaves Parcel "B" well within its limits for future land use.

Compliance with the Zoning Ordinance

The Planned Development #31 is zoned O-R-M and is regulated under Article XIII of the zoning ordinance. Section 28-001, in Article XIII, of the Zoning Ordinance lists permitted uses within an O-R-M district. Use of this building specifically falls under the following uses listed in the above mentioned section:

- a. Office uses.
- b. Any facility, the principle use of which is research and developments of products.
- c. Production, processing, assembly, cleaning, testing and repair limited to the following uses and products: Including Dentures, Drugs, Laboratories, medical, dental, research, experimental and testing, Orthopedic and medical appliances
- d. Warehousing, storage and distribution facilities, excluding motor freight terminals or self-storage facilities (mini- warehouses).
- e. Retail and service uses, as follows: Medical and dental clinics.

The setbacks are as indicated on the attached Site Plan dated 11/4/2010. All setbacks are designed per the village ordinances or within the planned development #31 allowances. No setback variances are requested.

Completed with the initial construction will be the 5-story Clinic Office Building facility, with a total build-out area of 213,316 Gross square feet (GSF), which will be designed and built as a Teaching Clinic facility for Midwestern University. The First Floor has a footprint of 34,970 GSF, while the Second Floor is 35,224 GSF and the three remaining floors will each be 36,164 GSF. The building will also include a full Basement at 34,630 GSF. In the initial construction, a pre-cast parking garage will be built adjacent to the facility with a build-out area of 311,280 s.f. with 6-tiers or levels which will accommodate 889 parking spaces. The PUD requirement for parking spaces is calculated at 2.5/1000, so for a 214,000 s.f. building requires 535 parking spaces. The proposed parking garage accommodated 889 which is well above the required spaces. The balance of the land will be held or "land banked" for future University building needs.

The future plans include build-out of an additional facility of approximately 185,000 SF contemplates its use as office space, classroom, and potentially more clinic space. The additional building would require 463 parking spaces, calculated at 2.5/1000 s.f. At the time of future expansion, the garage will also be expanded an additional 164,850 s.f to accommodate 471 parking spaces, which is above the required amount.

The initial and future build-out of this site meets the following building limitations: Allowable area of 86,000 s.f./floor or 400,000 total s.f. with allowable height of 5 stories and 85 feet. The initial and future build-out of the parking garage also complies with the following building limitations: allowable area of 477,000 s.f. and allowable height of 6 tiers with a total of 1,360 parking spaces.

Traffic and Parking Concerns

Most faculty and staff will be arriving to The Esplanade Campus prior to 8:00 a.m. Students will be arriving any time after 6:00 a.m. for set up time and the faculty will be arriving shortly thereafter. Most patient exams will be set between 8:00 a.m. and 4:00p.m. These appointments are scheduled throughout the day. There is not a large influx of traffic at any one time due to the nature of the clinic scheduling and the use of the buildings. This should ease any traffic issues that would exist if you were to add large office buildings to the campus that require employees to all arrive and depart at the same time. We do not anticipate weekend or evening hours at this time. We will conduct a traffic study, as required by the Village, when our full application is submitted to the Village for Zoning.

Public Safety Requirements

The proposed facility meets the height, area and story requirements of the Downers Grove Building Code. The University will request permit for an Unlimited Area, Mixed – Use (B-Business facility with potentially some special use area. Appropriate egress, safety and emergency requirements are planned.

Engineering/Public Improvements

Adequate public utility mains (water, sanitary and storm sewers) are located within the Planned Development #31 to be extended to the new facility. The proposed water main improvements will allow for completion of a looped system and will provide additional fire hydrants within 100 feet of the building fire department connections. Underground electric service will be extended to pad mounted transformers to serve the building. Adequate storm water detention is already provided for within Planned Development #31, however, there is an existing storm water pipe that will need to be re-routed on the site. In addition, rain gardens are being implemented as a best management practice (BMP) to slow runoff, promote infiltration, and filter pollutants and sediments. Roof drainage from the clinic building will flow through storm sewer to the eastern rain garden, while roof drainage from the parking garage will flow directly to the western rain garden.

Access to the site will be provided from the north along Woodcreek Drive. The existing access drive will be utilized for permanent and construction site access. Entrance monument signage will be used to designate the entrance and directional signage to aid in the routing of trucks and cars to maintain a safe traffic flow. Adequate site lighting will be provided for the access road, entrance, and parking facilities. As discussed with planning staff, a traffic study will be performed prior to the final design stage to determine whether or not an expanded paved entrance would be required.

The site is bordered by lakes on the northwest and south and DuPage County Forest Preserve property on the west. The proposed facility will be constructed on vacant land. The majority of the site is currently covered by an existing agricultural field and the far west side of the site is at present a wooded area. The stormwater pollution prevention plan has been designed to protect and preserve the adjacent lakes and wooded areas during construction and facility operation. Landscaping will be added around the building to add to the aesthetic appeal of the building in its relation to the surrounding environment and to maintain a high quality of visual appeal.

Anticipated Easement Revisions

We anticipate modifying or vacating the following existing easements:

- Access Easement Agreement, Exhibit E, Recorded May 30, 2006 as Document Number R2006-100954
- Access Easement 2 per Revised Exhibit D per Amendment to Access Easement Agreement, Recorded October 28, 2008 as Document Number R2008-159415

We anticipate creation of the following easements:

- Extension of the sanitary sewer easement along Lacey Road
- Additional Stormwater easement and reconfiguration.
- Access Easement Agreement between ASGE & Northwestern University for roads.

Benefits to the Office Park and Community


Midwestern University can be a significant benefit to Hamilton Partners as we continue to recruit new corporations to The Esplanade Campus. The University can offer employers on-site health care services at the clinic for their employees and their families. The University can anticipate providing scheduling opportunities to make it convenient to have employees take care of their dental and medical needs on the campus, thereby losing less productive work time.

The University will be welcoming the Village of Downers Grove employees, the citizens of the community and all surrounding communities to become patients at the clinics. Midwestern University will be serving a great need for affordable health care and believe that the services they provide will help the overall health of the community and become an important part of the reputation and services offered in Downers Grove. This health care facility will receive great recognition throughout the Chicago land area for the services it will provide and the patients it serves. The University is interested in becoming a great asset to both the Village of Downers Grove, the corporate community at the Esplanade.

Both Hamilton Partners and Midwestern University have been developers in Downers Grove for many years. Our reputation for well designed, Class A buildings and developments, cooperation with the Village, as well as the understanding relationships we have established over the years should provide confidence in our ability to enhance the economic and community development of Downers Grove. Specifically for this project, Hamilton Partners will be a consultant developer with Midwestern University for six months to help in the transition during planning. Ultimately, it is critical to both Hamilton Partners and Midwestern University to have successful preliminary planning approval for the sale of the site to Midwestern University before the end of the year 2010. We understand that Midwestern University will need to resubmit for final planning approval when building plans and civil engineering is near complete. We look forward to a long-term partnership between the Village of Downers Grove, Midwestern University, and Hamilton Partners.

Thank you for your cooperation and efforts. Please do not hesitate to call with any questions you might have about the proposed work or the attached documents.

Sincerely,



Gary Mori
Partner
HAMILTON PARTNERS

HP/bas

cc: Ms. Beth Simmons, Hamilton Partners
Dr. Kathleen Goepfinger, Midwestern University
Dr. Arthur Dobbelaere, Midwestern University
Mr. Dwight Todd, DWL Architects

**MIDWESTERN UNIVERSITY
 DENTAL & MEDICAL INSTITUTE**
 3450 LACEY ROAD
 DOWNERS GROVE, ILLINOIS



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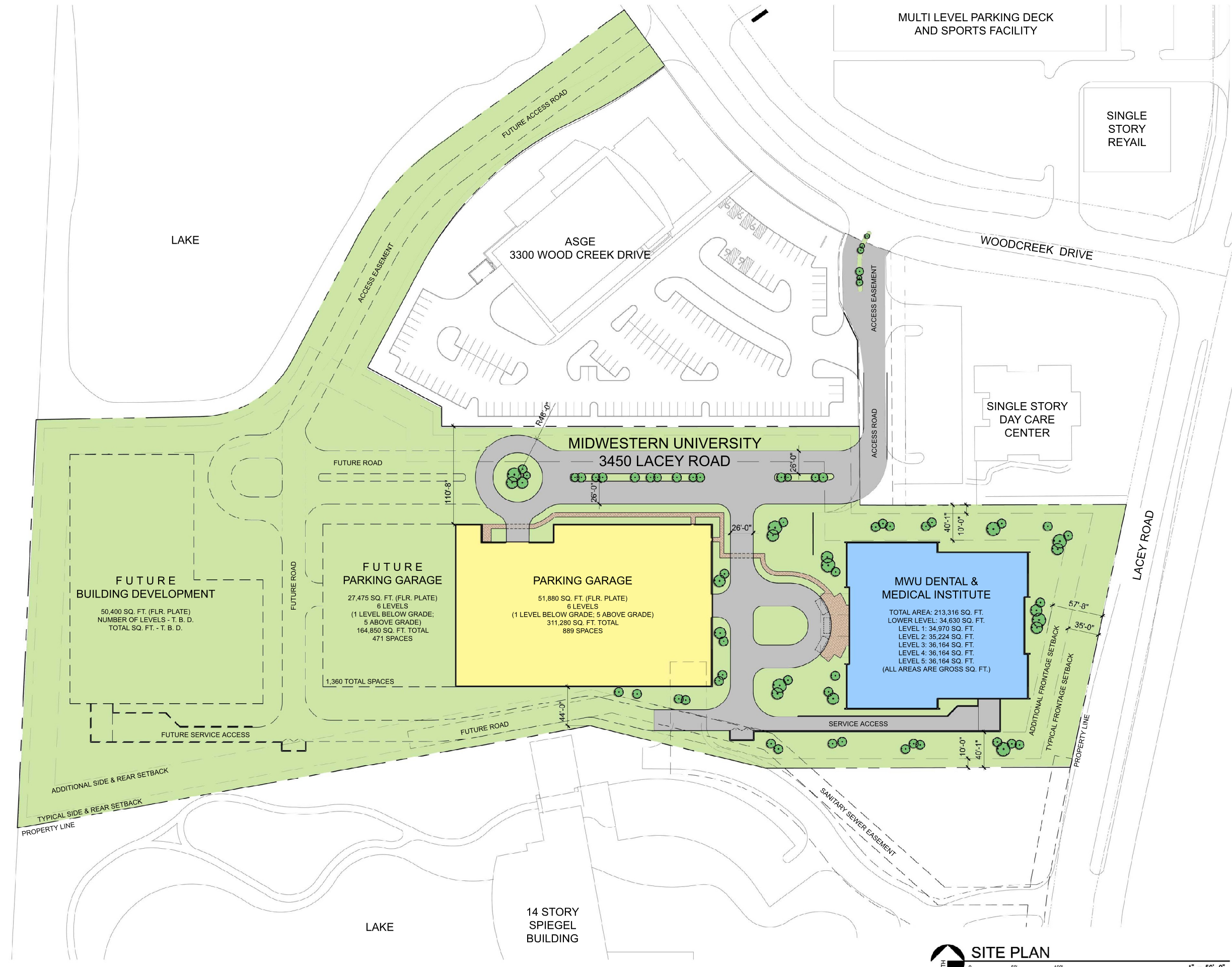
REV:

SHEET TITLE:
SITE PLAN

SHEET NUMBER:

A2

DRAWN BY: DWL / HP	REVIEWED BY: DT
DATE: 11.04.2010	PROJECT NUMBER: 1013.00



SITE PLAN
 0 50 100
 1" = 50'-0"

ADDITIONAL SIDE & REAR SETBACK
 TYPICAL SIDE & REAR SETBACK
 PROPERTY LINE

ADDITIONAL FRONTAGE SETBACK
 TYPICAL FRONTAGE SETBACK
 PROPERTY LINE

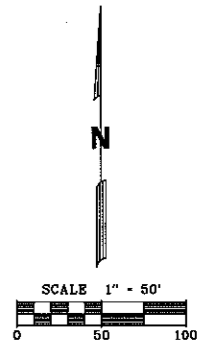
LAKE
 14 STORY SPIEGEL BUILDING

FUTURE BUILDING DEVELOPMENT
 50,400 SQ. FT. (FLR. PLATE)
 NUMBER OF LEVELS - T. B. D.
 TOTAL SQ. FT. - T. B. D.

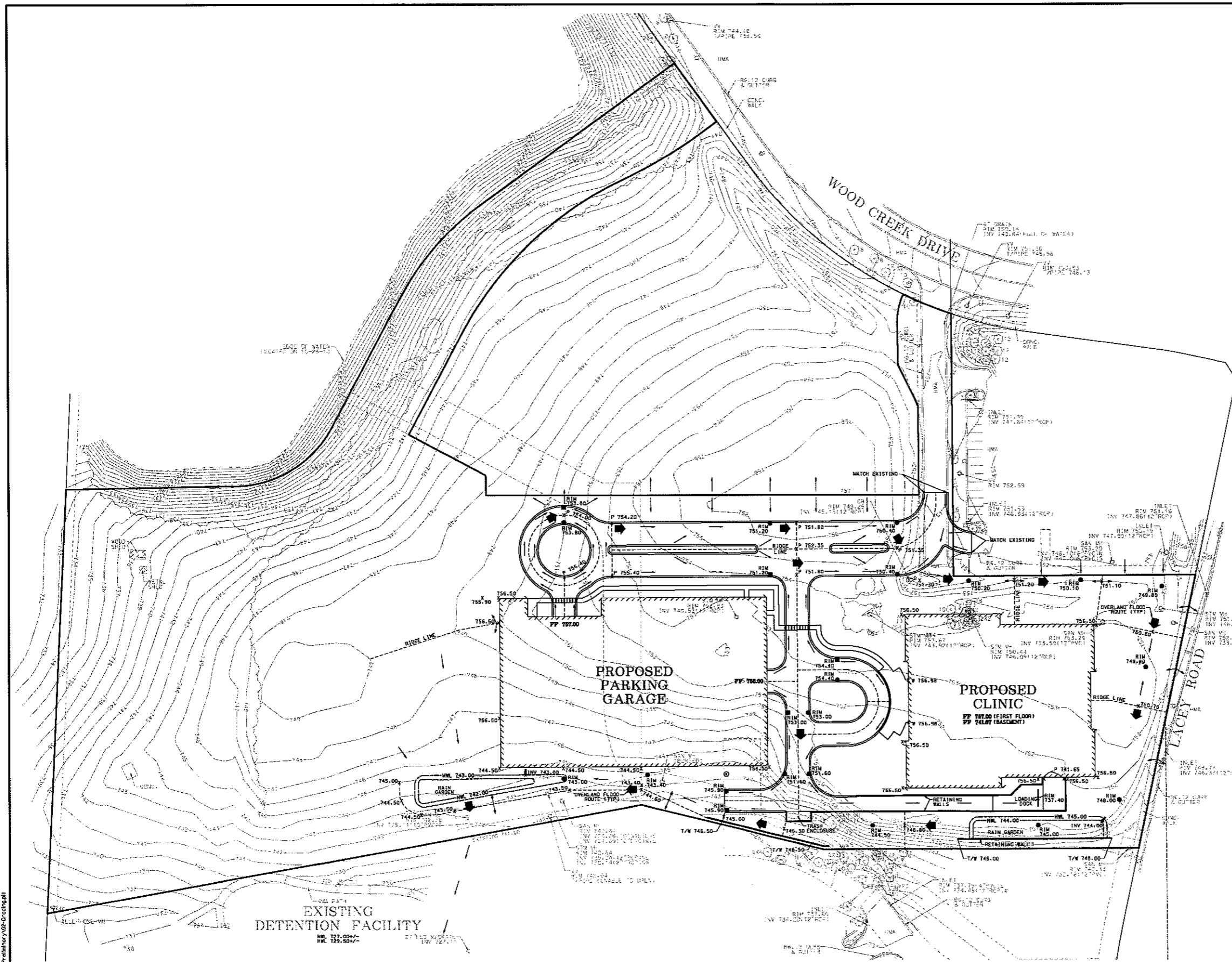
FUTURE PARKING GARAGE
 27,475 SQ. FT. (FLR. PLATE)
 6 LEVELS
 (1 LEVEL BELOW GRADE; 5 ABOVE GRADE)
 164,850 SQ. FT. TOTAL
 471 SPACES

PARKING GARAGE
 51,880 SQ. FT. (FLR. PLATE)
 6 LEVELS
 (1 LEVEL BELOW GRADE; 5 ABOVE GRADE)
 311,280 SQ. FT. TOTAL
 889 SPACES

MWU DENTAL & MEDICAL INSTITUTE
 TOTAL AREA: 213,316 SQ. FT.
 LOWER LEVEL: 34,630 SQ. FT.
 LEVEL 1: 34,970 SQ. FT.
 LEVEL 2: 35,224 SQ. FT.
 LEVEL 3: 36,164 SQ. FT.
 LEVEL 4: 36,164 SQ. FT.
 LEVEL 5: 36,164 SQ. FT.
 (ALL AREAS ARE GROSS SQ. FT.)



- GRADING PLAN GENERAL NOTES**
- EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS ON OCTOBER 28, 2010. 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 SEED.
 - 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 SNALES 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 PROPERTY LINE, UNLESS OTHERWISE NOTED AND THE APPROPRIATE EASEMENTS OR PERMISSION HAS BEEN OBTAINED.



NOT FOR CONSTRUCTION

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 184-002884

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

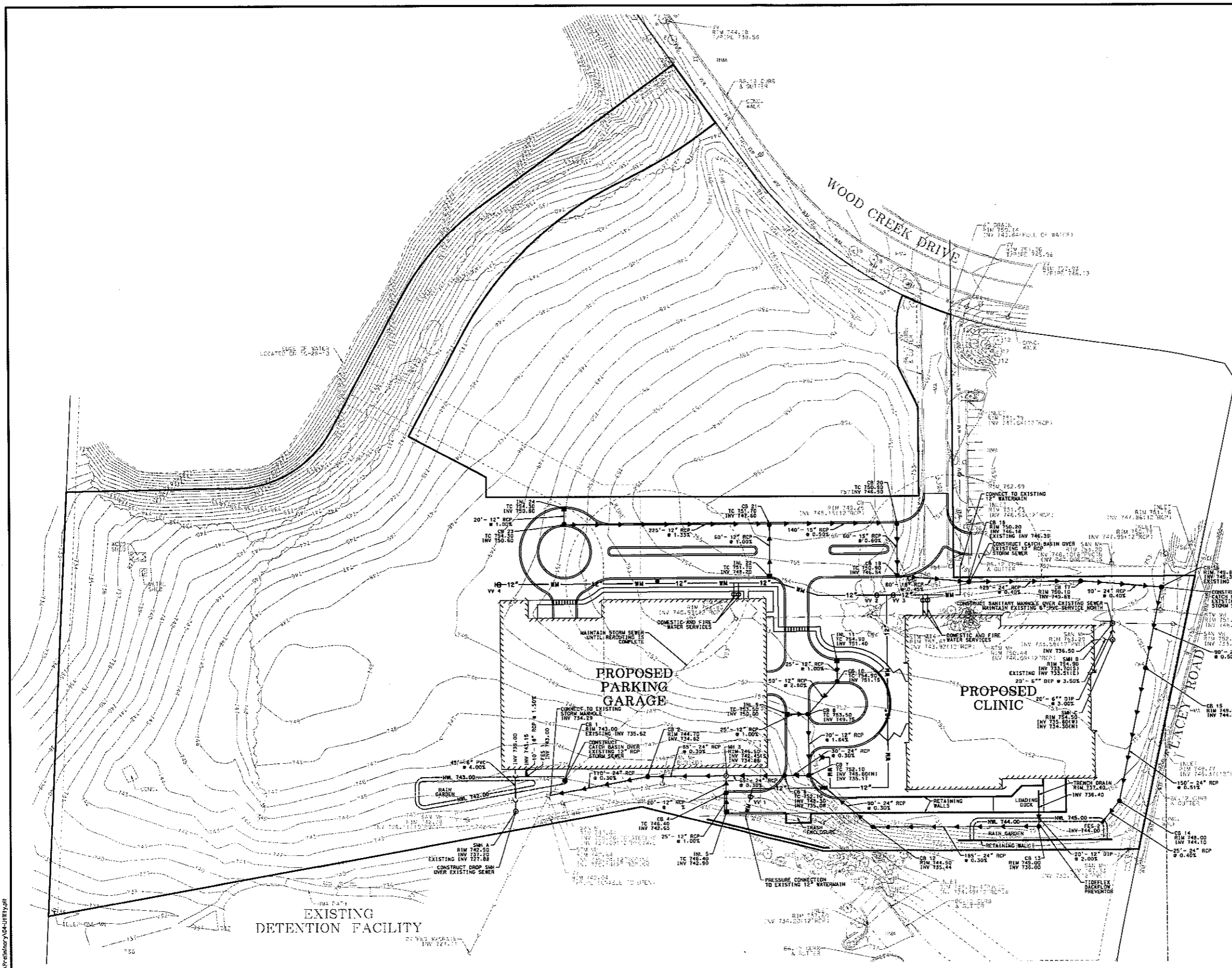
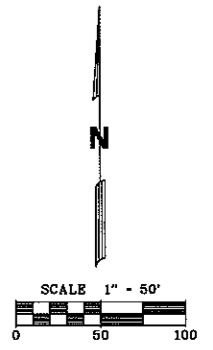
DATE	DESCRIPTION OF REVISION	BY

DESIGNED	ST/ETH
DRAWN	WHM
APPROVED	DAS
DATE	11-04-10
SCALE	1" = 60'

GRADING PLAN
MIDWESTERN UNIVERSITY
DOWNERS GROVE, ILLINOIS

SHEET
2 OF 6
 PROJECT NUMBER: 1929
 FILE: E/PLT/PRELM/GRAD0E.PLT
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- UNDERGROUND UTILITY GENERAL NOTES**
1. ALL MANHOLES AND CATCH BASINS SHALL BE 48-INCH DIAMETER, UNLESS OTHERWISE INDICATED.
 2. ALL SANITARY SEWER, LESS THAN 15 FEET DEEP, SHALL BE PVC, SDR 26, UNLESS OTHERWISE INDICATED. ALL SANITARY SEWERS GREATER THAN 15 FEET DEEP, SHALL BE DUCTILE IRON, CLASS 52, UNLESS OTHERWISE INDICATED.
 3. PVC SANITARY SEWER SHALL CONFORM TO ASTM D-41 WITH ASTM D-3139 JOINTS.
 4. ALL WATER MAIN SHALL BE DUCTILE IRON PIPE, CLASS 52, ANKA C-600 WITH "PUSH-ON" TYPE JOINTS, UNLESS OTHERWISE INDICATED. ALL WATER MAIN SHALL HAVE A MINIMUM OF 5'-6" OF COVER FROM TOP OF WATERMAIN TO FINISHED GRADE.
 5. ALL STORM SEWERS SHALL BE REINFORCED CONCRETE PIPE, MINIMUM CLASS IV, WITH ASTM C76 PIPE AND G443 JOINTS, UNLESS OTHERWISE INDICATED. ALL STORM SEWERS WHICH ARE LOCATED IN THE SIDE YARD SHALL HAVE 10"-RING GASKETED JOINTS. ALL OTHER SEWERS SHALL HAVE BITUMINOUS MASTIC JOINTS.
 6. GRANULAR TRENCH BACKFILL (CA-6) SHALL BE PROVIDED FOR ALL SANITARY, WATER AND STORM UTILITIES WHEN THE TRENCH LIMITS FALL WITHIN TWO FEET OF STREETS, SIDEWALKS, DRIVEWAYS.
 7. 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.
 8. 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.
 9. 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 COMPLETE AND ACCURATE CANNOT BE GUARANTEED.
 10. 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.
 11. CONTRACTOR TO VERIFY GANTRY AND ROOF DRAIN CONNECTION SEWER LOCATION AND SIZE WITH ARCHITECTURAL PLANS BEFORE CONSTRUCTION.
 12. LOCATION OF ALL BUILDING SIAMSE CONNECTIONS TO BE APPROVED BY VILLAGE FIRE MARSHALL.
 13. CONTRACTOR SHALL CONTACT JULIE (1-800-892-0123) PRIOR TO START OF CONSTRUCTION TO LOCATE ALL UTILITIES.
 14. 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.
 15. A TEN (10) FOOT MINIMUM SEPARATION SHALL BE PROVIDED BETWEEN THE WATERMAIN SERVICE AND THE SANITARY OR STORM SEWER SERVICES.
 16. IN CASE OF CONFLICTS, THE VILLAGE OF DOWNERS GROVE STANDARDS AND NOTES SHALL TAKE PRECEDENCE.
 17. PLUMBING CONTRACTOR TO MAKE ALL CONNECTIONS WITH BUILDING SERVICES CONSTRUCTED BY UTILITY CONTRACTOR. SITE UTILITY CONTRACTOR TO CONSTRUCT SERVICES TO WITHIN 5 FEET OF BUILDING, EXCEPT WATER INTO BUILDING 1-FOOT ABOVE FLOOR WITH BLIND FLANGE AND PROVIDE TESTING.
 18. 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.
 19. EXISTING OR PROPOSED MANHOLES, CATCH BASINS, INLETS AND VALVE VAULTS REQUIRING OVER 12-INCHES OF ADJUSTMENT RINGS SHALL USE AN ADDITIONAL BARREL SECTION TO MAINTAIN A MAXIMUM OF 12-INCH TOTAL ADJUSTMENT RING DEPTH.

NOT FOR CONSTRUCTION

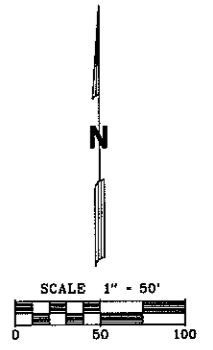
MACKIE CONSULTANTS LLC
 9575 W. HIGGINS RD., SUITE 500, ROSEMONT, IL 60018
 847-696-1400 FAX 847-696-1410
 ENGINEERS PLANNERS SURVEYORS
 ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NUMBER 164-002894

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

DATE	DESCRIPTION OF REVISION	BY	DESIGNED	ST/ETH
			DRAWN	WHM
			APPROVED	DAS
			DATE	11-04-10
			SCALE	1" = 50'

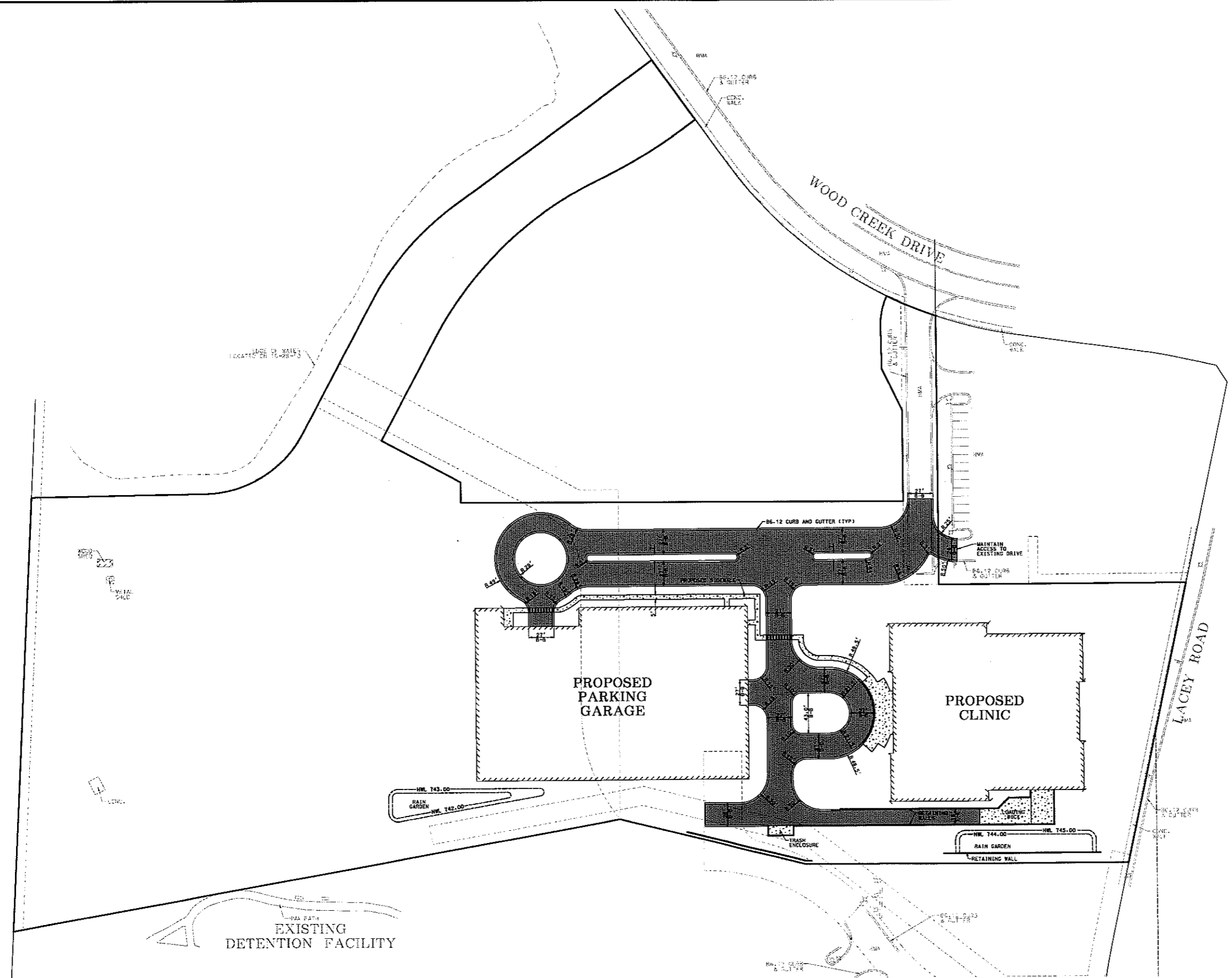
UTILITY PLAN
MIDWESTERN UNIVERSITY
DOWNERS GROVE, ILLINOIS

SHEET
4 OF 6
 PROJECT NUMBER: 1629
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LEGEND	
HMA PAVEMENT	
CONCRETE	

- SITE PLAN GENERAL NOTES (DIMENSIONS AND PAVING)
1. ALL DIMENSIONS ARE TO BACK OF CURB OR FACE OF BUILDING, UNLESS OTHERWISE NOTED.
 2. ALL RADII ARE TO BACK OF CURB, UNLESS OTHERWISE NOTED.
 3. ALL BUILDING DIMENSIONS ARE BASED ON ARCHITECTURAL PLANS DATED OCTOBER 28, 2010. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND CONTACT THE ARCHITECT FOR ANY DISCREPANCIES.
 4. ALL ON-SITE PAVEMENT MARKINGS SHALL BE PAINTED, UNLESS OTHERWISE NOTED.
 5. ALL PROPOSED CURB AND GUTTER SHALL BE 66-12 AND SHALL BE DEPRESSED CURB WHERE SIDEWALK MEETS A STREET, UNLESS OTHERWISE INDICATED.
 6. ALL JOINTS MADE WITH EXISTING PAVEMENT, CURB, WALK OR CURB AND GUTTER ARE TO BE SAWCUT FULL DEPTH WITHIN 24 HOURS OF PLACEMENT.
 7. SEE ARCHITECTURAL PLANS FOR DETAILS OF LOADING DOCK, TRASH COMPACTORS, TRASH COLLECTORS, AND SIDEWALK PLAN. SEE LANDSCAPE PLANS FOR DETAILS OF RETAINING WALLS.



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 ENGINEERS PLANNERS SURVEYORS
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DATE	DESCRIPTION OF REVISION	BY	DESIGNED	ST/ETH
			DRAWN	WHM
			APPROVED	DAS
			DATE	11-04-10
			SCALE	1" = 50'

PAVING PLAN
MIDWESTERN UNIVERSITY
DOWNERS GROVE, ILLINOIS

SHEET
5 OF 6
 PROJECT NUMBER: 1929
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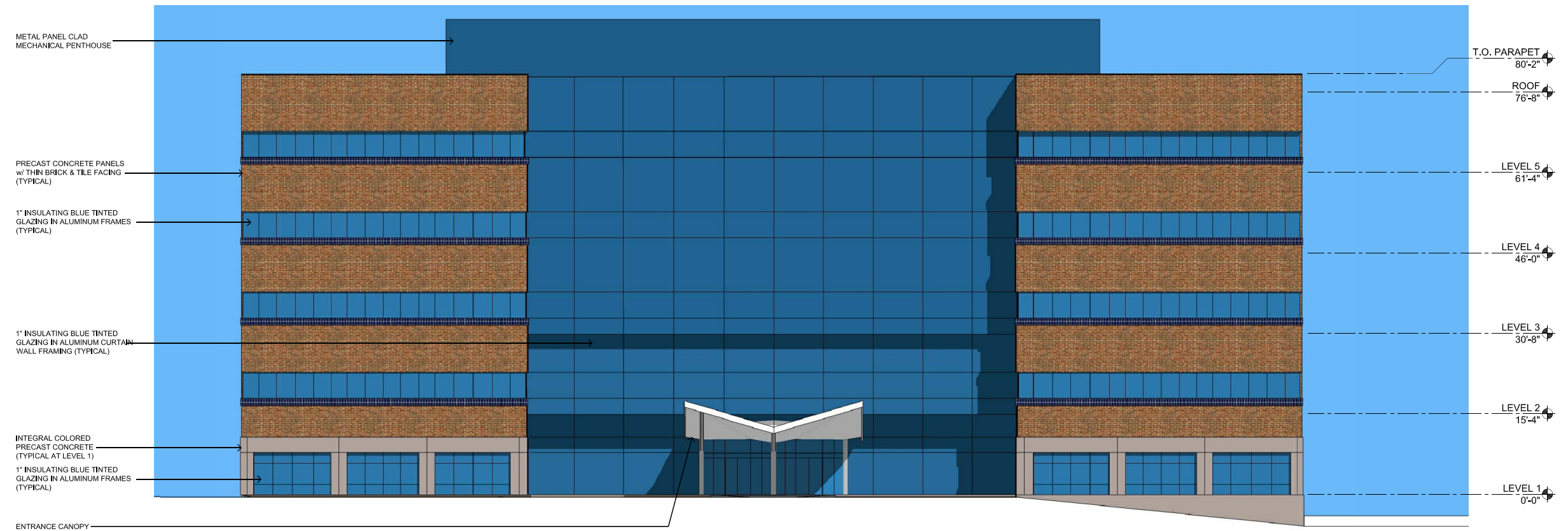
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SHEET TITLE:
**EXTERIOR
 ELEVATIONS
 DENTAL & MEDICAL
 INSTITUTE**

SHEET NUMBER:

A3

DRAWN BY: DWL	REVIEWED BY: DT
DATE: 11.04.2010	PROJECT NUMBER: 1013.00



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



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

METAL PANEL CLAD
 MECHANICAL PENTHOUSE

PRECAST CONCRETE PANELS
 w/ THIN BRICK & TILE FACING
 (TYPICAL)

1" INSULATING BLUE TINTED
 GLAZING IN ALUMINUM FRAMES
 (TYPICAL)

1" INSULATING BLUE TINTED
 GLAZING IN ALUMINUM CURTAIN
 WALL FRAMING (TYPICAL)

INTEGRAL COLORED
 PRECAST CONCRETE
 (TYPICAL AT LEVEL 1)

1" INSULATING BLUE TINTED
 GLAZING IN ALUMINUM FRAMES
 (TYPICAL)

ENTRANCE CANOPY

METAL PANEL CLAD
 MECHANICAL PENTHOUSE

PRECAST CONCRETE PANELS
 w/ THIN BRICK & TILE FACING
 (TYPICAL)

1" INSULATING BLUE TINTED
 GLAZING IN ALUMINUM FRAMES
 (TYPICAL)

ENTRANCE CANOPY

INTEGRAL COLORED
 PRECAST CONCRETE
 (TYPICAL AT LEVEL 1)

1" INSULATING BLUE TINTED
 GLAZING IN ALUMINUM FRAMES
 (TYPICAL)

INTEGRAL COLORED CAST-IN
 PLACE CONCRETE

**MIDWESTERN UNIVERSITY
 DENTAL & MEDICAL INSTITUTE**
 3450 LACEY ROAD
 DOWNERS GROVE, ILLINOIS



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REV:

SHEET TITLE:
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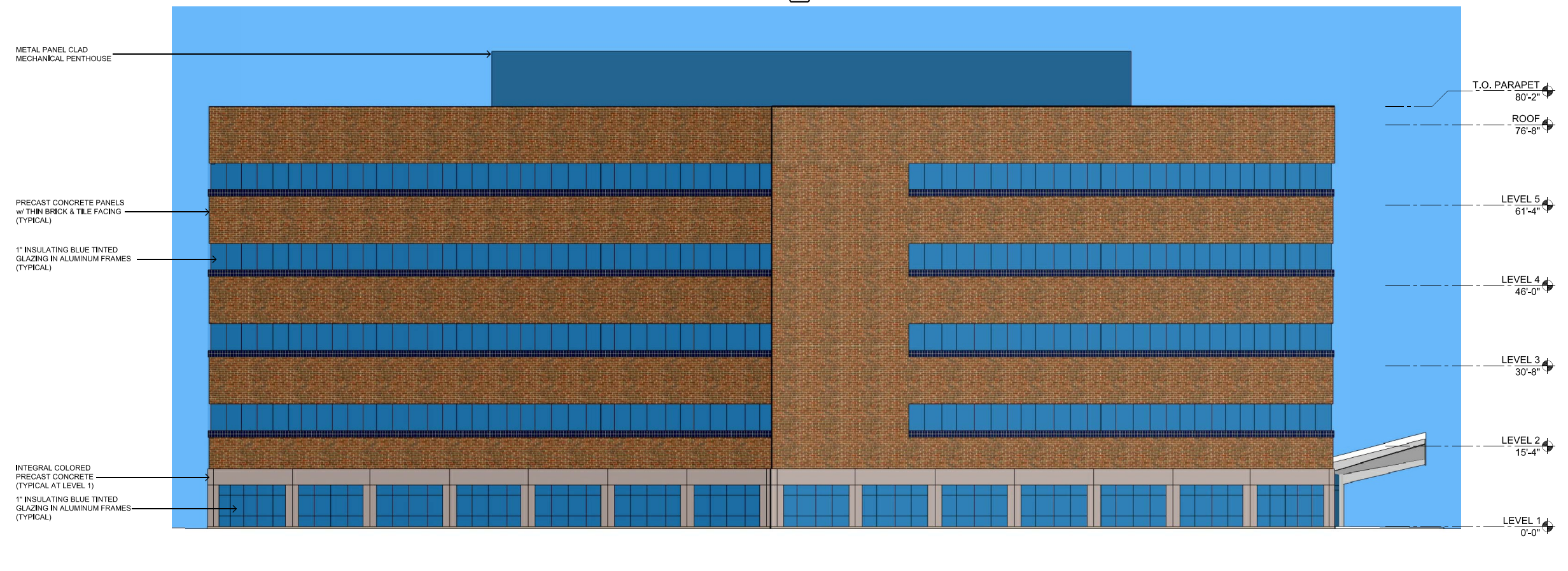
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A4

DRAWN BY: DWL	REVIEWED BY: DT
DATE: 11.04.2010	PROJECT NUMBER: 1013.00



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



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



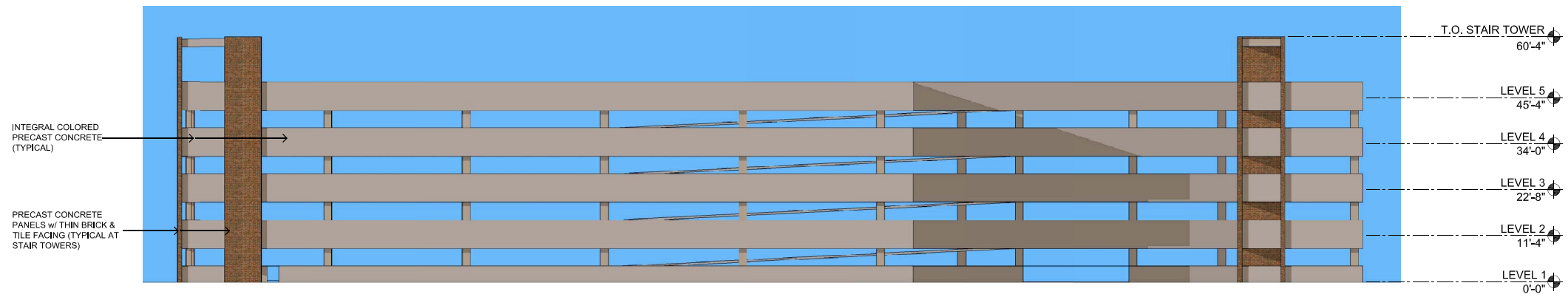
KEY:

SHEET TITLE:
**EXTERIOR
 ELEVATIONS
 PARKING
 STRUCTURE**

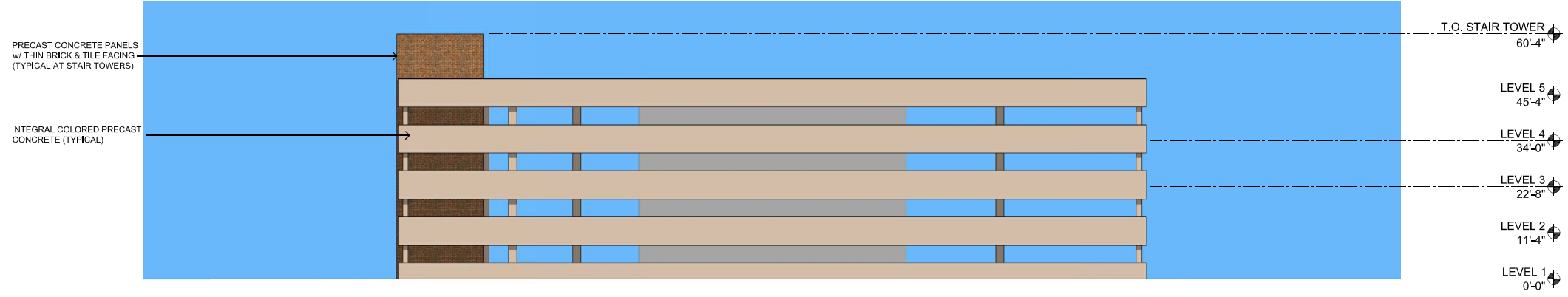
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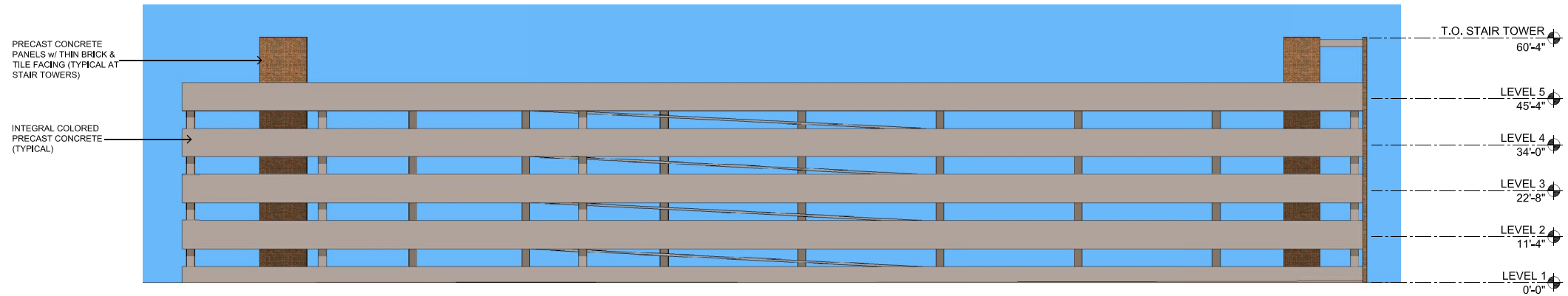
DRAWN BY: DWL	REVIEWED BY: DT
DATE: 11.04.2010	PROJECT NUMBER: 1013.00



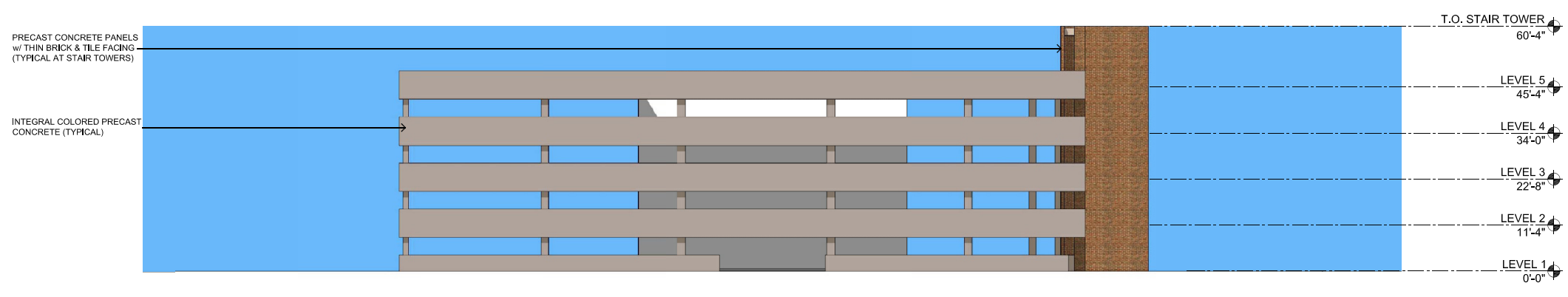
1 NORTH ELEVATION
 1/16" = 1'-0"



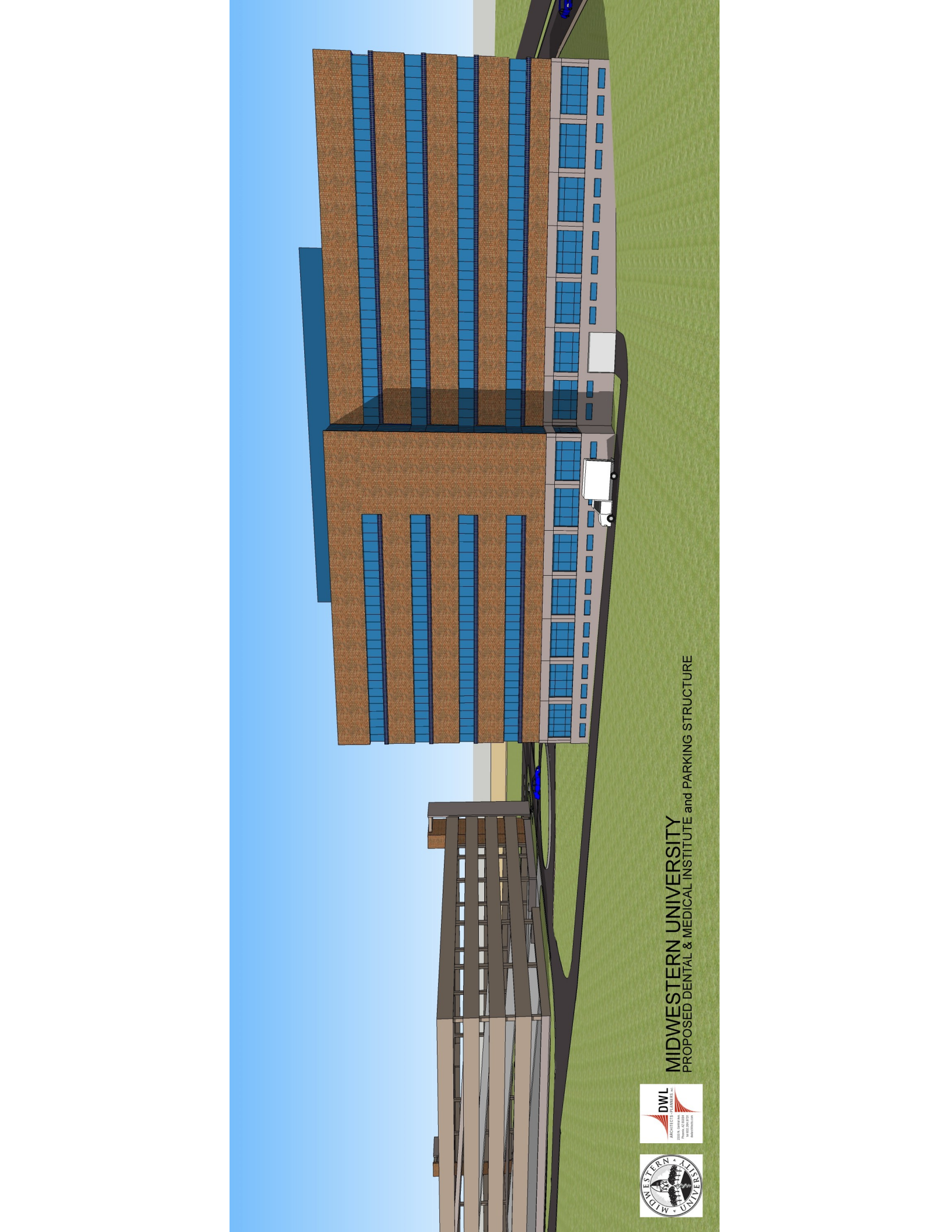
2 WEST ELEVATION
 1/16" = 1'-0"



3 SOUTH ELEVATION
 1/16" = 1'-0"

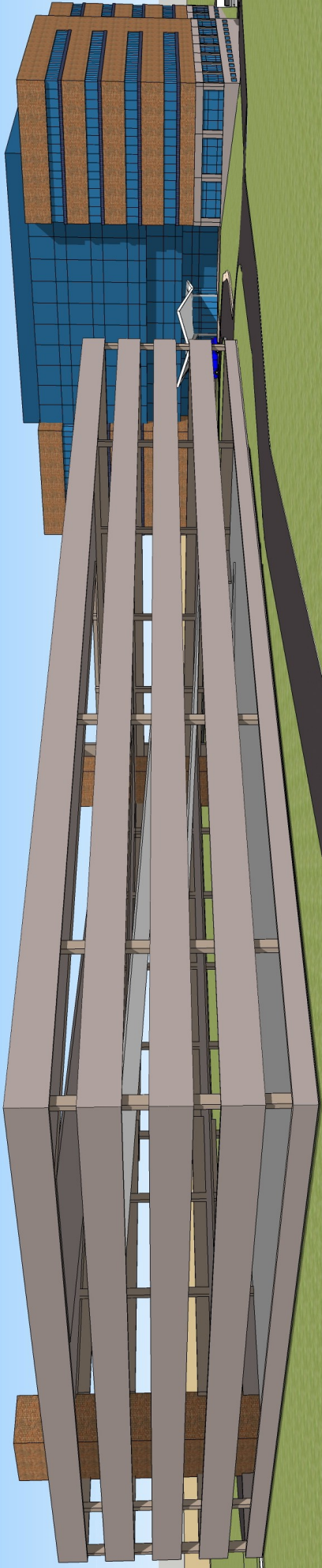


4 EAST ELEVATION
 1/16" = 1'-0"



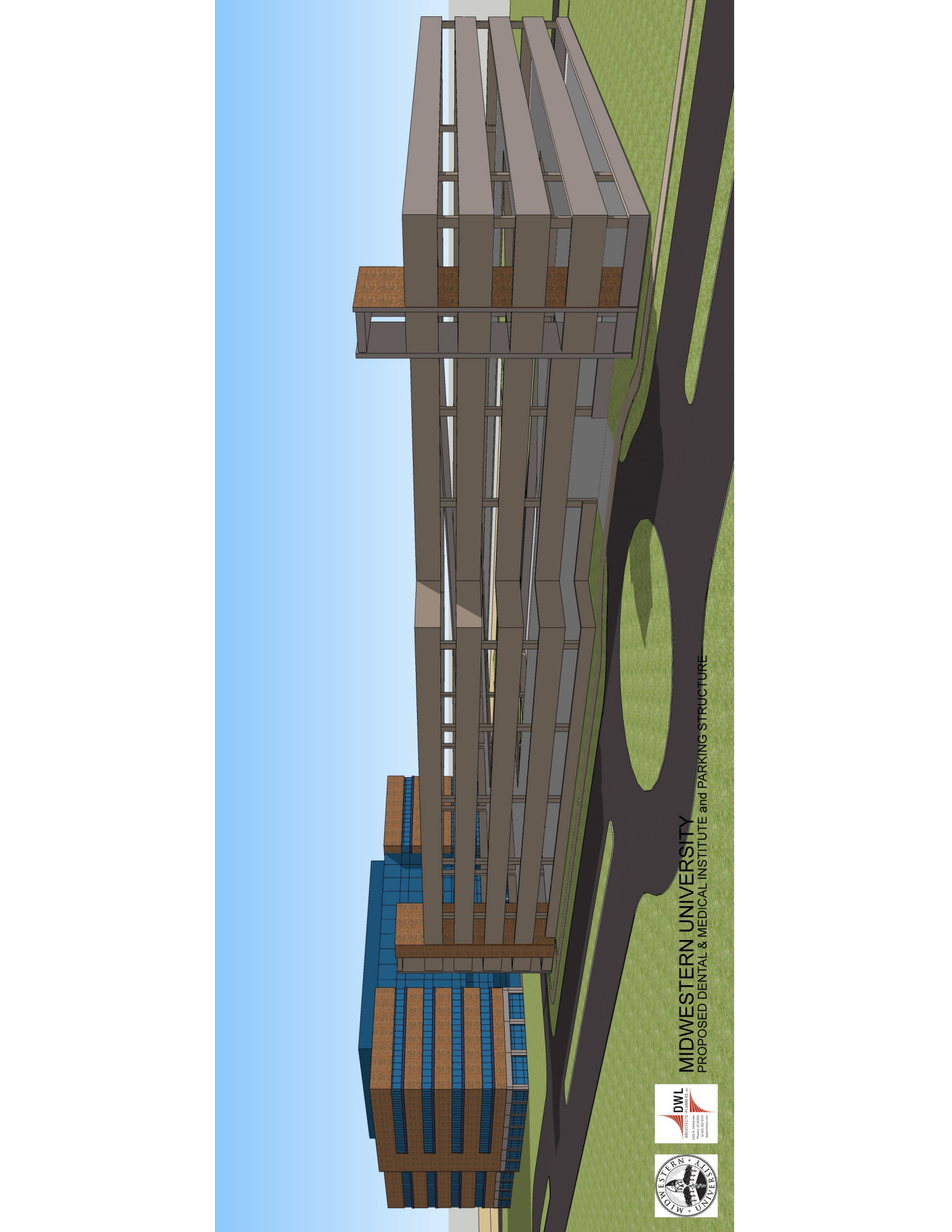
MIDWESTERN UNIVERSITY
PROPOSED DENTAL & MEDICAL INSTITUTE and PARKING STRUCTURE





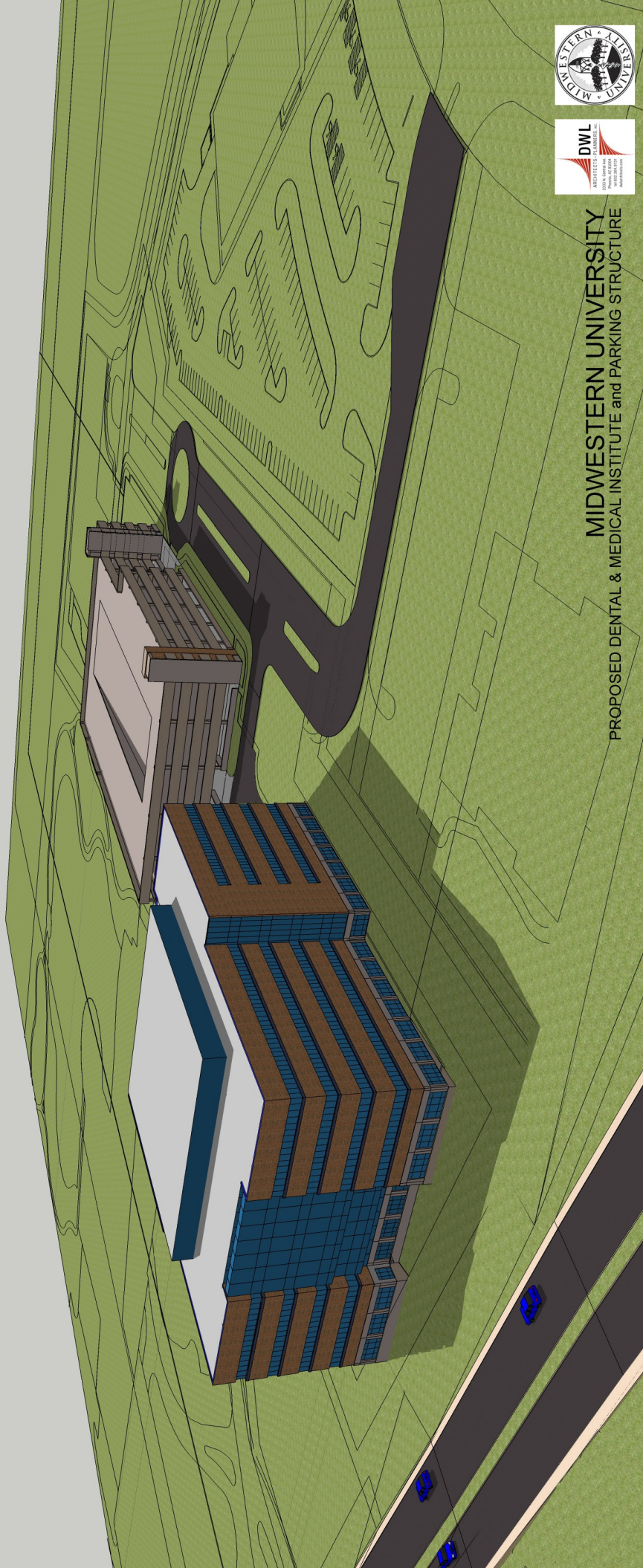
MIDWESTERN UNIVERSITY
PROPOSED DENTAL & MEDICAL INSTITUTE and PARKING STRUCTURE





MIDWESTERN UNIVERSITY
PROPOSED DENTAL & MEDICAL INSTITUTE and PARKING STRUCTURE

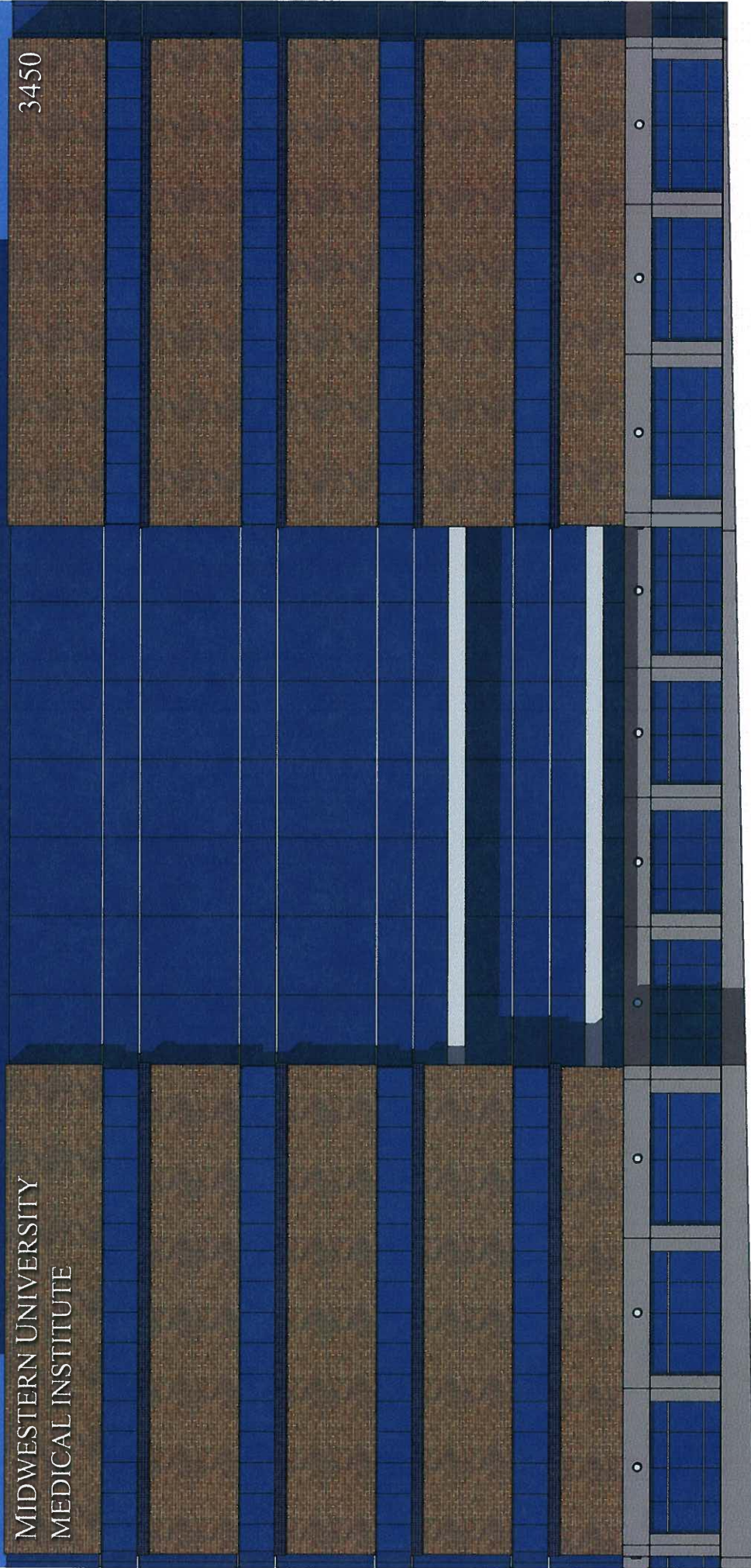




MIDWESTERN UNIVERSITY
PROPOSED DENTAL & MEDICAL INSTITUTE and PARKING STRUCTURE

MIDWESTERN UNIVERSITY
MEDICAL INSTITUTE

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VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING
PUBLIC HEARING

DECEMBER 6, 2010, 7:00 P.M.

Chairman Jirik called the December 6, 2010 meeting of the Plan Commission to order at 7:04 p.m. and asked for a roll call:

PRESENT: Chairman Jirik, Mr. Beggs, Mr. Cozzo, Mr. Matejczyk, Mr. Quirk, Mrs. Rabatah, Mr. Webster

ABSENT: Mrs. Hamernik, Mr. Waechter

STAFF PRESENT: Village Community Development Director Tom Dabareiner; Village Planning Manager Jeff O'Brien; Village Planner Stan Popovich

VISITORS: Ms. Marge Earl, 4720 Florence Ave., Downers Grove; Dr. Kathleen Goepfinger with Midwestern University; Mr. Dwight Todd with DWL Architects, 2333 N. Central Ave., Phoenix, AZ; Ms. Beth Simmons and Mr. Gary Mori with Hamilton Partners; Mr. Brian Slodysko with Trib Local; Ms. Christine Fregeau, 1918 Elmore Avenue; Mr. John Wendt, 1701 Concord Drive; Mr. Mark Thoman, 1109 61st Street; Dave Shindoll and Ed Hamilton with Mackie Consultants, Inc.; Devin Lavigne with Houseal Lavigne Associates

Chairman Jirik led the Plan Commissioners in the recital of the Pledge of Allegiance. An explanation of the meeting's protocol followed.

NOVEMBER 1, 2010 MEETING MINUTES – MRS. RABATAH MADE A MOTION TO APPROVE THE MINUTES AS PREPARED, SECONDED BY MR. WEBSTER. MOTION CARRIED BY VOICE VOTE OF 7-0.

Chairman Jirik swore in those individuals who would be speaking on File PC-18-10.

PC-18-10 A petition seeking a Preliminary Planned Development Amendment to P.D. #31 Esplanade for the construction of a five-story office building for a medical and dental clinic and a six-level parking garage on the property located on Lacey Road approximately 230 feet south of the intersection of Lacey Road and Woodcreek Drive, commonly known as 3450 Lacey Road, Downers Grove, IL (PINs 06-31-103-007 and 05-36-200-011); Hamilton Partners & Midwestern University, Petitioners; HP-AG Esplanade at Locust Point LP, Owner.

Mr. Stan Popovich, Planner for the Village of Downers Grove, discussed that the petitioner is requesting approval of a preliminary planned development amendment to Planned Development #31, Espalande at Locust Point to construct a five-story and basement medical and dental clinic building and a six-level parking garage at the property commonly known as 3450 Lacey Road.

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The property, on the west side of Lacey Road, is approximately 230 feet south of the intersection of Lacey Road and Woodcreek Drive. Two strips of land provide the parcel with access to Woodcreek Drive.

The 213,316 square foot clinic building will be on the east side of the parcel and house medical and dental clinics as well as ancillary offices. The building will be clad with brick, pre-cast concrete panels and blue-tinted windows. A metal clad penthouse is located on the roof. Mr. Popovich showed the proposed elevations via the PowerPoint presentation.

Mr. Popovich informed the Commission that the 311,280 square foot, six-level parking garage, with one level below grade will be located in the middle of the site and contain 899 parking spaces. The garage will be constructed of pre-cast concrete with brick stair towers. Graphics of the proposed parking garage were shown.

Mr. Popovich noted the proposals meet the bulk regulations of the Zoning Ordinance as shown on page two of the staff report. He noted the proposal complies with the Future Land Use Plan and the Planned Development Standards of Approval.

With regard to public improvements, Mr. Popovich noted vehicular traffic would enter and exit the site off the existing driveway to Woodcreek Drive that currently serves the day care center. An east-west boulevard provides access to the parking garage while a north-south drive provides access to a circular drop-off drive to the clinic, a second garage access and a service drive to the clinic building. He noted staff was requesting an auto-turn exhibit from the petitioner to show that the Village's ladder truck can maneuver throughout the site.

Mr. Popovich noted a staff concern was the location of the construction entrance. As shown, only the existing drive would be used for construction traffic and staff is concerned about potential conflicts between the day care center users and the construction traffic. Staff would prefer a separate construction access point away from the day care center. Additionally, staff is requiring a traffic study be completed as part of the final planned development amendment process that takes into account a temporary construction entrance, an interim condition with only the single access point serving the Midwestern site, the existing day care and the approved but as of yet not constructed ASGE site and the final condition where the future building, expanded garage and second entrance from Woodcreek Drive is built.

With regard to stormwater, Mr. Popovich noted the overland flow route is clockwise around the building and staff is concerned with a potential pinch point between the service drive and south property line. Staff will require additional drawings and calculations that will ensure the proper drainage at the pinch point.

Mr. Popovich identified the two rain gardens that are proposed as best management practices for the site. He noted stormwater will be directed to the existing stormwater detention lake to the northwest of the site and that the capacity will be confirmed during the final planned development amendment process. The proposal will be required to meet the Village's Stormwater Management Ordinance.

Mr. Popovich noted staff is recommending sidewalks be installed on the site. He also noted new water and sanitary sewer services will be installed. Per IEPA regulations, the looped water main

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will become a public main serviced by the Village. Mr. Popovich noted the Downers Grove Sanitary District provided a conceptual approval for the proposed sanitary sewer.

Mr. Popovich noted the Fire Department's concerns regarding the site plan. As shown, the Fire Department has some access to the west side of the building but to no other sides. The Fire Department requires two sides of the building, preferably opposite sides, be accessible to the Village's ladder truck. As such, staff is requiring the site plan be revised so that access is provided to two sides of the building. Mr. Popovich noted an automatic and manual detection system and automatic sprinkler system will be installed in both facilities.

Mr. Popovich reviewed the Forest Preserve's concerns regarding the proposal. Their first concern was that no future building be located within the drip-line of trees on the Forest Preserve property. Mr. Popovich explained how the Village's setback requirements would preclude development within the drip-line. Stormwater concerns would be addressed by the Village's Stormwater Management Ordinance. Additional concerns regarding erosion control blankets and landscape plantings have been provided to the petitioner. Mr. Popovich noted a landscape plan will be provided by the petitioner and will be reviewed by the Village Forester and the Forest Preserve.

Mr. Popovich noted the Standards for Approval of Planned Developments, as shown on page 5 of the staff report have been met and staff recommends the Plan Commission forward a positive recommendation to the Village Council.

Mr. Matejczyk stated a concern about a single entrance during an emergency situation and the potential traffic conflicts. Mr. Popovich noted staff is requesting a traffic study to further define the operational capacity of the entrance and whether a second entrance is required. Mr. Popovich noted the study could take into account how emergency vehicles would respond. Mr. Popovich noted based on Fire Department concerns, changes to the site may occur thus changing how emergency vehicles would respond to the site.

Mr. Popovich clarified that the proposed clinic building, parking garage and drives are under consideration tonight. The future proposed developments are not in consideration tonight and would require additional public hearings. He reiterated that the items under consideration tonight are for preliminary approval and the petitioner will be required to come back before the Plan Commission and Village Council for final approval of the plan.

Mr. Gary Mori, Hamilton Partners, noted the proposal is consistent with the Esplanade's long term objective to construct first class developments. He noted the proposal will add to the overall environment and create an amenity for the public. He stated Midwestern University will purchase the land from Hamilton Partners and is very happy that Midwestern University is coming to the Esplanade.

Dr. Kathleen Goepfinger, President and CEO of Midwestern University ("Midwestern"), noted they have admitted students and hired faculty for a dental school that was first discussed when Midwestern requested approval for their basic science building. She noted the students would be on the main campus for their first two years and then work at the proposed clinic the following two years to gain practical hands-on experience. The clinic will be open to the public.

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Dr. Goepfinger, noted Midwestern's commitment to stay in Downers Grove for this project. She is anticipating around 100 new jobs will be created in the community.

She noted the plans may not be as refined as the Commissioners would like at this point but due to an agreement with Hamilton Partners, they are trying to close on the property before January 1st. They are going to come back before the Commission with refinements to the plan and have already commissioned a traffic study. Additionally, they have already decided to use the second road as the construction entrance so they will not disturb the children. Dr. Goepfinger noted they are refining the access points. She noted Midwestern has no issues with staff comments and is excited to have a second face of Midwestern University in Downers Grove.

Dr. Goepfinger clarified that the new campus will function as part of the main campus. She noted Midwestern staff will operate the clinic building and that faculty and students are part of the main campus. She noted both sites are one campus.

Mr. Matejczyk noted he looked forward to the final plan and was excited to hear that Midwestern is going to open the second access for construction and encouraged Midwestern to keep it open as a second entrance permanently. Dr. Goepfinger noted they are looking at traffic flow with regard to a second access.

Per a question, Dr. Goepfinger noted students would not be traveling back and forth between campus locations. The new clinic would have classrooms, conference rooms, and faculty offices so students will not have to travel between campuses on a daily basis. Dr. Goepfinger clarified that the boulevard street is intended for one-lane on either side of the median. Mr. Webster concurred with Mr. Matejczyk's traffic concerns.

Dr. Goepfinger noted the building would not have a 'back' side. They have spent time developing the building so that it appears as an attractive academic building because so many people have not seen Midwestern's main campus.

Mr. Popovich explained the comprehensive traffic study would encompass the future building, the expanded parking garage, the proposed ASGE building and the two access roads. Chairman Jirik asked if the traffic study came back and recommended a second entrance drive at this time, what would staff's direction be. Mr. Popovich noted staff would recommend a second entrance if the traffic study noted it would be necessary.

Chairman Jirik opened up the meeting to public comment. No comments followed. Public comment was closed by the Chairman. The petitioner had no closing statement.

Per a question, Dr. Goepfinger noted they have reviewed the Forest Preserve's comments and will take those into account. She noted her civil engineers are looking at a bird habitat issues on approximately two acres of the parcel, so they will be exploring that. She noted the future building could be a good number of years down the road.

Chairman Jirik noted that based on the staff report, documentation, and information provided to the Commission and with the conditions and additional information requested, the standards for approval of a planned development are fulfilled. Mr. Beggs believes the proposal is very desirable for the community and provides Midwestern with an opportunity to expand on the site.

Mrs. Rabatah noted it is a very exciting development for the university and Village.

WITH RESPECT TO FILE PC-18-10, MR. BEGGS MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL, SUBJECT TO THE FOLLOWING CONDITIONS:

- 1. THE FINAL PLANNED DEVELOPMENT AMENDMENT SHALL SUBSTANTIALLY CONFORM TO THE STAFF REPORT DATED DECEMBER 6, 2010 AND WITH PRELIMINARY ENGINEERING PLANS PREPARED BY MACKIE CONSULTANTS, LLC DATED NOVEMBER 4, 2010 AND PRELIMINARY SITE PLANS AND ARCHITECTURAL ELEVATIONS PREPARED BY DWL ARCHITECTS & PLANNERS, INC. DATED NOVEMBER 4, 2010 EXCEPT SUCH PLANS MAY BE MODIFIED TO CONFORM TO VILLAGE CODES AND ORDINANCES.**
- 2. THE PETITIONER SHALL FILE A PETITION FOR A FINAL PLANNED DEVELOPMENT NO LATER THAN ONE YEAR AFTER VILLAGE COUNCIL APPROVAL IF SAID APPROVAL IS GRANTED. IF A PETITION IS NOT FILED WITHIN ONE YEAR, ANY APPROVALS GAINED FROM THIS PETITION FOR A PRELIMINARY PLANNED DEVELOPMENT AMENDMENT SHALL BE NULL AND VOID.**
- 3. AS PART OF THE FINAL PLANNED DEVELOPMENT AMENDMENT SUBMITTAL, THE FOLLOWING ITEMS SHALL BE SUBMITTED FOR VILLAGE REVIEW:**
 - A. A COMPREHENSIVE TRAFFIC STUDY. THE STUDY SHALL EXAMINE THE LOCATION OF A TEMPORARY CONSTRUCTION ENTRANCE WITHOUT NEGATIVELY IMPACTING THE EXISTING DAY CARE USE; THE INTERIM PROPOSED CONDITION ASSOCIATED WITH A SINGLE ENTRY POINT FOR THE DAY CARE, PROPOSED CLINIC AND GARAGE, AND THE APPROVED BUT AS OF YET UNBUILT ASGE BUILDING NORTH OF THE PROPOSED GARAGE; AND THE FINAL PROPOSED CONDITION WITH A SECOND BUILDING ALONG THE WESTERN EDGE OF THE PARCEL, AN EXPANDED PARKING GARAGE AND A SECOND DRIVE INTO THE SITE.**
 - B. ARCHITECTURAL, LANDSCAPE, SITE CONSTRUCTION MANAGEMENT, AND ENGINEERING DRAWINGS AND A TABBED STORMWATER MANAGEMENT REPORT.**
 - C. DOCUMENTATION CONFIRMING THE SUBJECT PROJECT PARCEL WAS INCLUDED IN THE PERMIT FOR THE EXISTING STORMWATER FACILITIES WITHIN THE ESPLANADE AT LOCUST POINT PLANNED DEVELOPMENT.**
 - D. A DESCRIPTION OF BEST MANAGEMENT PRACTICES THAT ARE INCORPORATED INTO THE SITE DESIGN AND HOW THEY WILL FUNCTION. 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.**

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- E. A SITE PLAN TO IDENTIFY HOW TWO SIDES OF THE CLINIC OFFICE BUILDING, PREFERABLY OPPOSITE SIDES OF THE BUILDING, SHALL BE ACCESSIBLE TO THE VILLAGE FIRE DEPARTMENT'S LADDER TRUCK.
 - F. AN AUTO-TURN EXHIBIT TO VERIFY MOVEMENTS AT THE ROUNDABOUT, THE CLINIC BUILDING ENTRANCE DRIVE AND THE TRUCK-DOCK SERVICE ENTRANCE DRIVE.
 - G. A SITE PLAN IDENTIFYING SIDEWALKS CONNECTING THE CLINIC AND PARKING GARAGE TO THE EXISTING SIDEWALKS ALONG LACEY ROAD AND WOODCREEK DRIVE.
 - H. A SITE PLAN THAT SHOWS THE EXISTING ENTRY DRIVE TO THE SITE IMPROVED TO INCLUDE SEPARATED ENTRY AND EXIT DRIVES.
 - I. A SITE PLAN WHICH SHOWS THE BOULEVARD'S LANDSCAPED MEDIAN EXTENDING TO MEET THE ROUNDABOUT'S CENTRAL LANDSCAPE MEDIAN. THE MEDIAN SHOULD BE CONTINUED TO ELIMINATE CONFUSION AMONGST MOTORISTS WANTING TO TURN LEFT INTO THE PARKING GARAGE. APPROPRIATE SIGNAGE SHOULD ALSO BE ADDED WHERE NECESSARY.
- 4. THE PROPOSED CLINIC BUILDING AND PARKING GARAGE 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 CLINIC BUILDING AND PARKING GARAGE 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. UTILITY EASEMENTS FOR STORMWATER, WATER MAIN AND SIDEWALK IMPROVEMENTS SHALL BE PROVIDED TO THE VILLAGE THROUGH A PLAT OF EASEMENT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR EITHER THE CLINIC OR GARAGE. IF THE ABROGATION OF EASEMENTS IS REQUIRED, THIS SHALL BE COMPLETED IN CONJUNCTION WITH THE PLAT OF EASEMENT.

SECONDED BY MR. MATEJCZYK.

ROLL CALL:

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

NAY: NONE

MOTION CARRIED. VOTE: 7-0