

VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL MEETING
MAY 1, 2012 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
Final Planned Development #51 – Midwestern University (555 31 st Street)	Resolution ✓ Ordinance Motion Discussion Only	Tom Dabareiner, AICP Community Development Director

SYNOPSIS

An ordinance has been prepared designating Midwestern University's Main Campus at 555 31st Street a Final Planned Development (PD #51) and permitting construction of an Auditorium and Classroom Building.

STRATEGIC PLAN ALIGNMENT

The Goals 2011 - 2018 identified *Strong, Diverse Local Economy*.

FISCAL IMPACT

N/A

UPDATE & RECOMMENDATION

This item was discussed at the April 17, 2012 Village Council meeting. Staff recommends approval on the May 1, 2012 Active Agenda.

BACKGROUND

Midwestern University is requesting two actions: 1) establishment of a Planned Development for their main campus and 2) approval of a new building that will contain an auditorium, classrooms and office space. The University is located on approximately 105 acres of land on the south side of 31st Street. The site is zoned R-1 and 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 a five-story parking garage, as well as various stormwater detention facilities.

In 2010, staff recommended Midwestern University seek establishment of a Planned Development for the campus on 31st Street. Planned Developments act like zoning ordinances specific to a particular development. Typically, developments that warrant Planned Development designation do not fit neatly within a community's standard zoning districts, such as Midwestern University. Planned Developments are most commonly used for large-scale developments with unique users like universities and hospitals. Also, Planned Developments are helpful on properties with diverse uses. The designation provides the University, its neighbors and the Village clearly defined and predictable parameters for future development of the campus. In turn, the Planned Development agreement provides the university with the ability to seek administrative approvals for new buildings once they are identified on the Campus Master Plan and assuming they meet all the parameters of the Planned Development ordinance. This allowance would permit the University to respond faster

to the needs of its growing population of students, faculty and staff. As such, Midwestern University is seeking creation of a Planned Development for the campus at 555 31st Street.

The proposed Planned Development for Midwestern University has four major components: 1) establishes minimum setback requirements; 2) establishes permanent open spaces; 3) establishes maximum building heights; and, 4) identifies major and minor developments. Major developments require Plan Commission and Village Council approval while minor developments may be approved by Village staff.

As part of this request, Midwestern University is also proposing to construct a 66-foot tall, 114,300 square foot Auditorium and Classroom Building. The proposed building would be located in campus’ core, immediately east of the existing parking garage. Prabhu Hall was formerly located on the proposed site. The size of the auditorium is designed to be flexible. The space can be used as one large room, with seating for up to 2,500 people, or five smaller lecture halls. The taller, eastern portion of the building includes a lobby for the auditorium, classrooms, administrative offices and ancillary spaces.

The bulk characteristics of the Planned Development and proposed Auditorium and Classroom Building are described in the tables below:

Table 1: Planned Development Setback and Height Requirements

35-foot tall building*	Existing R1 zoning	Proposed Planned Development
North Setback (Front)	40 ft	40 ft
East Setback (Side)	10 ft	40 ft
South Setback (Rear)	20 ft	40 ft
West Setback (Side)	10 ft (north section) 10 ft (parking garage location) 100 ft (conservation easement)	40 ft (north section) 29 ft (parking garage location) 100 ft (conservation easement)

100-foot tall building	Existing R1 zoning (w/ Planned Development)	Proposed Planned Development
North Setback (Front)	170 ft	200 ft
East Setback (Side)	140 ft	200 ft
South Setback (Rear)	150 ft	200 ft
West Setback (Side)	140 ft (north & middle section) 100 ft (conservation easement)	200 ft (north & middle section) 300 ft (conservation easement)

** = Building height may increase if setback increases provided height does not exceed maximum height identified for the specific area on the Planned Development Campus Master Plan*

Table 2: Auditorium and Classroom Building

Midwestern University Auditorium & Classroom Building	Maximum/Minimum Allowed	Proposed
Front Setback - North	200 ft	340 ft
Side Setback - East	200 ft	1,260 ft
Side Setback - West	200 ft	193 ft
Rear Setback - South	200 ft	1,450 ft
Height - Auditorium	35 ft	33 ft
Height - Classrooms/Offices	100 ft	66 ft
Lot Coverage	25%	11%
Floor Area Ratio (FAR)	0.60	0.23
Open Space	30% (1,377,184 sq ft)	76% (3,509,228 sq. ft.)
Parking	1,783	2,753

The Comprehensive Plan designates the property as Institutional/Public. This designation includes government facilities, community service providers and schools, including universities. The proposal is consistent with the Comprehensive Plan.

Midwestern University provided the Village with a traffic study that indicates the university anticipates a small growth in the traffic from the campus in the next three years. Even with this increase, the current entrance on 31st Street will operate at an acceptable level of service. Only one movement from the site (northbound left to westbound 31st Street) will operate at an unacceptable level of service. The study also indicates the entrance meets warrants for a traffic signal. A traffic signal would improve the safety and levels of service at the intersection as the campus continues to develop. Midwestern University is currently working with DuPage County Department of Transportation to install a traffic signal at their entrance. Preliminary intersection designs were reviewed by the County in November and December 2011. The design is being modified per the County's comments.

The existing utilities servicing the campus are sufficient for the current buildings and the proposed Auditorium and Classroom Building. No off-site improvements are proposed or necessary. Stormwater detention would be provided in the new underground basin that is under the Basic Science Building.

The Forest Preserve District of DuPage County and the Downers Grove Park District reviewed the proposed development and did not object. Neither organization requested modifications for the proposed development.

The Plan Commission considered the petition at their March 28, 2012 meeting. One resident spoke in favor of the request. The Plan Commission found the proposal met the standards of approval for a final planned development amendment per Section 28.1607 of the Zoning Ordinance and unanimously recommended approval. Staff concurs with the Plan Commission's recommendation.

ATTACHMENTS

Aerial Map

Ordinance

Staff Report with attachments dated March 26, 2012

Draft Minutes of the Plan Commission Hearing dated March 26, 2012

VILLAGE OF DOWNERS GROVE
COUNCIL ACTION SUMMARY

INITIATED: Applicant **DATE:** May 1, 2012
(Name)

RECOMMENDATION FROM: _____ **FILE REF:** PC-11-12

(Board or Department)

NATURE OF ACTION:

- Ordinance
- Resolution
- Motion
- Other

STEPS NEEDED TO IMPLEMENT ACTION:

Motion to Adopt "AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS TO DESIGNATE THE SOUTH SIDE OF 31ST STREET APPROXIMATELY 1,281 FEET WEST OF MEYERS ROAD PLANNED DEVELOPMENT #51 AND AUTHORIZE CONSTRUCTION OF AN AUDITORIUM AND OFFICE BUILDING", as presented.

SUMMARY OF ITEM:

Adoption of the attached ordinance shall designate the south side of 31st Street (Midwestern University) at Planned Development #51 and authorize the construction of an auditorium and office building.

RECORD OF ACTION TAKEN:

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING
ORDINANCE OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS
TO DESIGNATE THE SOUTH SIDE OF 31ST STREET APPROXIMATELY 1,281
FEET WEST OF MEYERS ROAD PLANNED DEVELOPMENT #51 AND
AUTHORIZE CONSTRUCTION OF AN AUDITORIUM AND OFFICE BUILDING**

WHEREAS, the owner(s) of the property located on the south side of 31st Street, approximately 1,281 feet West of Meyers Road, Downers Grove, IL (PINs 06-32-200-015, 06-32-400-026); (hereinafter referred to as the "Property" and legally described below) have requested that such real estate be designated as a Planned Development to be known as "Midwestern University Planned Development #51" pursuant to the provisions of the Comprehensive Zoning Ordinance of the Village of Downers Grove, as set forth in Chapter 28 of the Downers Grove Municipal Code (hereinafter referred to as the "Zoning Ordinance"); and

WHEREAS, the owner(s) have also filed a written petition with the Village conforming to the requirements of the Comprehensive Zoning Ordinance and requesting approval of Midwestern University Auditorium and Office Building Development site plans for construction of a 66-foot tall 114,300 square foot auditorium and classroom building uses as provided under the Comprehensive Zoning Ordinance; and,

WHEREAS, the Property is zoned R-1, Single Family Residence under the Downers Grove Zoning Ordinance; and,

WHEREAS, the Plan Commission of the Village of Downers Grove has given the required public notice and has conducted a public hearing on March 26, 2012 respecting a final plan for the Midwestern University Planned Development #51 on the Property in accordance with the statutes of the State of Illinois and the ordinances of the Village of Downers Grove and has reported its findings and recommendations to the Village Council of the Village of Downers Grove pursuant to the provisions of the Zoning Ordinance; and,

WHEREAS, the Plan Commission recommended that the Property be designated as a Planned Development and authorizing an exceptional use with variations, with approval of the Midwestern University Auditorium planned development plans as the documents submitted are consistent with the requirements of the Comprehensive Zoning Ordinance and the character of the planned development; and

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

SECTION 1. That the provisions of the preamble are incorporated into this ordinance.

SECTION 2. The following documents are attached hereto and incorporated herein by reference as a part of this ordinance as Group Exhibit A, and are hereafter collectively referred to as the "Midwestern University Auditorium and Office Building planned development plans", all of which are incorporated by reference:

1. The Final Planned Development shall substantially conform to the staff report dated March 26, 2012

and with campus master site plan as prepared by DWL Architects & Planners, Inc. dated January 25, 2012 except such plans may be modified to conform to Village Codes and Ordinances.

2. Minor developments that require administrative approval only:
 - a. Proposed development on approved building pads identified in the Planned Development Campus Master Plan where the overall building height is no more than 50 feet.
 - b. Changes to square footage of pre-approved building pads provided the overall development Floor Area Ratio (FAR) and bulk requirements are met as identified in the Planned Development Campus Master Plan.
 - c. Additions to existing building that meet setback and height restrictions as identified by the Planned Development Campus Master Plan
 - d. Demolition of existing buildings.
 - e. Removal and/or expansion of existing surface parking lots which meet setback and height restrictions as identified by the Planned Development Campus Master Plan.

3. Major development that would require Plan Commission review and Village Council approval:
 - a. Proposed development on approved building pads identified in the Planned Development Campus Master Plan or building additions where height is over 50 feet.
 - b. Proposed development on building pads not identified on the Planned Development Campus Master Plan.
 - c. Proposed development on areas identified as permanent open green space.
 - d. Proposed development within special management areas including floodways, flood plains, wetlands and Localized Poor Drainage Areas.
 - e. Proposed development that does not meet the setback, height or other bulk restrictions identified on the Planned Development Campus Master Plan.
 - f. Any proposed development deemed by the Community Development Director that does not meet the spirit and intent of the Planned Development Campus Master Plan.

4. The Auditorium and Classroom Building shall substantially conform to the staff report dated March 26, 2012 and with preliminary engineering plans and stormwater report prepared by Mackie Consultants, LLC dated January 25, 2012, architectural plans, elevations and site plans prepared by DWL Architects & Planners, Inc. dated January 25, 2012 except such plans may be modified to conform to Village Codes and Ordinances.

5. The proposed auditorium and classroom 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 auditorium and classroom 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.

SECTION 3. That the Village Council hereby finds as follows:

- (1) That Planned Development #51 meets the requirements of the Comprehensive Zoning Ordinance as follows:
 - a. 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.

 - b. 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.

- c. That the planned development is specifically listed as a special use in the district in which it is to be located.
 - d. 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.
 - e. 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.
 - f. 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.
 - g. That adequate utilities, access roads, drainage, and other necessary facilities have been or will be provided for the planned development.
 - h. 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.
 - i. That the planned development shall in all other respects conform to the applicable regulations of the zoning district in which it is located.
- (2) That the proposed Development conforms with the requirements of the Comprehensive Zoning Ordinance.

SECTION 4. The Zoning Ordinance is hereby amended by adding to the Zoning Map the boundaries of the following described real estate and by designating said real estate as a Planned Development under the title and style "Midwestern University Planned Development #51" to be stated on the face of said map within the boundaries of the real estate hereinafter described, 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, 06-32-400-026)

SECTION 5. The Midwestern University Auditorium and Office Building Development Plans be and are hereby approved to permit a Planned Development authorizing construction of a 66-foot tall, 114,300 square foot auditorium and classroom building, subject to the conditions and restrictions contained therein, and subject to the following:

- a. The Master Campus Site Plan dated January 25, 2012, except as such plans may be modified to conform to Village Codes and Ordinances; as well as such covenants, conditions and restrictions as may be approved by the Village Council.
- b. Except as provided herein, the Midwestern University Planned Development #51 shall be in conformance with all applicable laws of the Village.

SECTION 6. That all ordinances or resolutions, or parts thereof, in conflict with the provisions of this ordinance be and are hereby repealed.

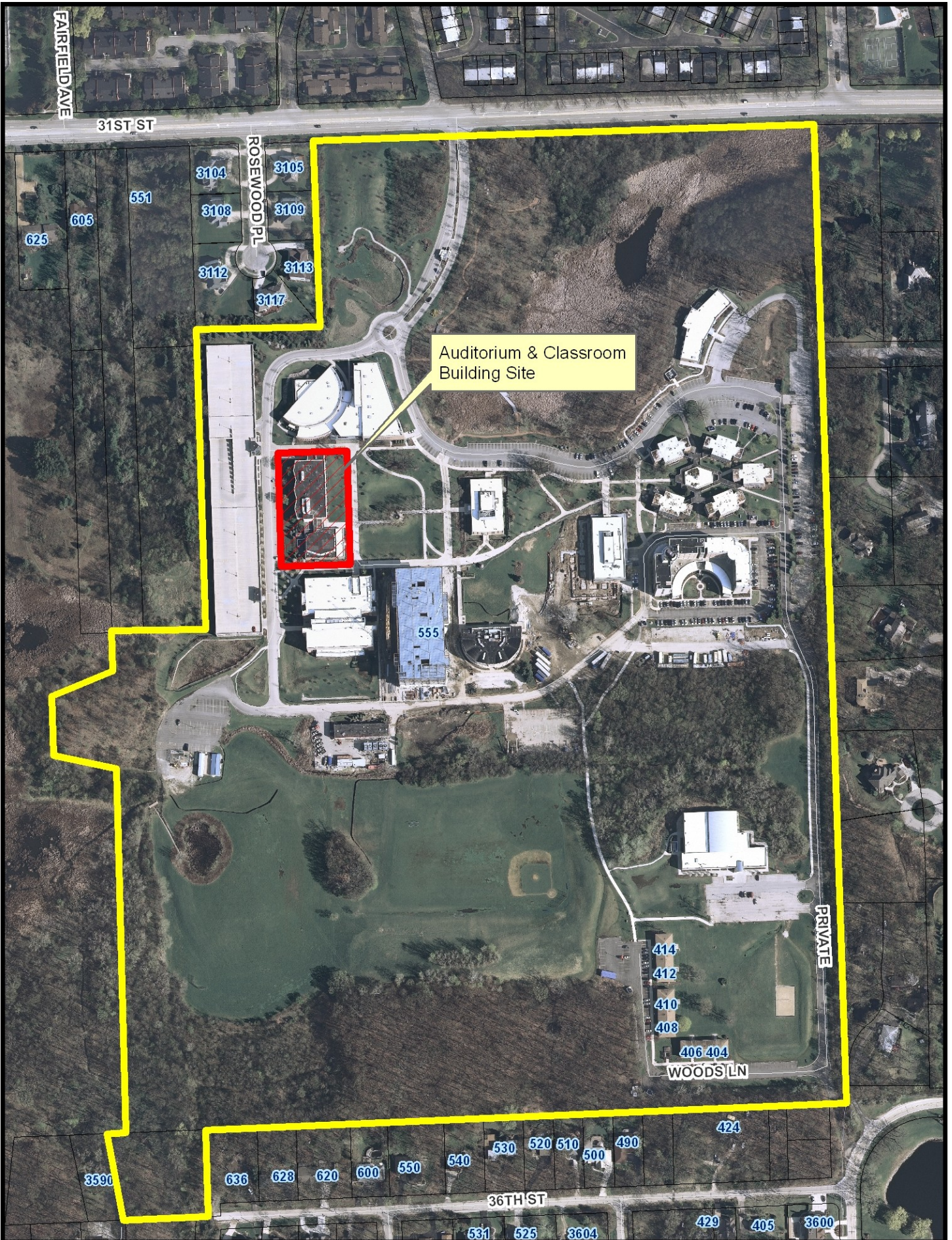
SECTION 7. That this ordinance shall be in full force and effect from and after its passage and publication in the manner provided by law.

Mayor

Passed:

Published:

Attest: _____
Village Clerk



Auditorium & Classroom Building Site

0 140 280 420 560 Feet

555 31st Street Location Map





**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
MARCH 26, 2012 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
PC-11-12 555 31 st Street Midwestern University	Midwestern University Final Planned Development and Auditorium Building	Jeff O'Brien, AICP Planning Manager

REQUEST

The petitioner is requesting approval of a Final Planned Development and a 66-foot tall, 114,300 square foot Auditorium and Classroom Building.

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.)	Single Family Attached Residential & Multi-Family Residential
SOUTH:	R-1 and R-2 Single Family Residence District (Village of Downers Grove) & R-4 Single Family Residence (DuPage Co.)	Single Family Residential
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.)	Single Family Residential & Parks and 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
8. Traffic Analysis Memorandum

PROJECT DESCRIPTION

Midwestern University is requesting two actions: 1) establishment of a Planned Development for their main campus and 2) approval of a new auditorium/classroom building. The 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 a five-story parking garage, as well as various stormwater detention facilities.

The property is zoned R-1, Single Family Residence District with a Special Use for a university. The Village reviewed and approved a series of amendments to the original Special Use beginning in 1991. Most recently, the Village approved the construction of the Basic Science building and expansion to the existing parking garage.

In 2010, staff recommended Midwestern University seek establishment of a Planned Development for the campus on 31st Street. Planned Developments act like zoning ordinances specific to a particular development. Typically, developments that warrant Planned Development designation do not fit neatly within a community's standard zoning districts, such as Midwestern University. Planned Developments are most commonly used for large-scale developments with unique users like universities and hospitals. Also, Planned Developments are helpful on properties with diverse uses. The designation provides the University, its neighbors and the Village clearly defined and predictable parameters for future development of the campus. In turn, the Planned Development agreement provides the university with the ability to seek administrative approvals for new buildings once they are identified on the Campus Master Plan. This allowance would permit the University to respond faster to the needs of its growing population of students, faculty and staff. As such, Midwestern University is seeking creation of a Planned Development for the campus at 555 31st Street.

As part of this request, Midwestern University is also proposing to construct a 66-foot tall, 114,300 square foot Auditorium and Classroom Building. The proposed building would be located in campus' core, immediately east of the existing parking garage. Prabhu Hall was formerly located on the proposed site. The size of the auditorium is designed to be flexible. The space can be used as one large room, with seating for up to 2,500 people, or five smaller lecture halls. The taller, eastern portion of the building includes a lobby for the auditorium, classrooms, administrative offices and ancillary spaces.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The Comprehensive Plan designates the property as Institutional/Public. This designation includes government facilities, community service providers and schools, including universities. The

Comprehensive Plan recommends that the Village should support the operation and improvement of public and private schools. The Plan also recommends the Village work with the university to minimize its impact on residential neighborhoods.

Staff believes the designation of Midwestern University as a Planned Development and the proposed building provides the balance suggested by the Comprehensive Plan. The establishment of a Planned Development allows the University the flexibility needed to improve their campus by permitting certain construction in the campus' core by-right. It also provides the adjoining neighborhoods and the Village with clearly defined and predictable development parameters. The University's plan contemplates larger buildings being located in the core of the campus – where the denser development exists.

The Auditorium and Classroom building proposed as part of this request is consistent with the overall Campus Master Plan. The building would be located in the core of the campus and comply with the Planned Development's proposed bulk regulations. The building's uses represent a desirable improvement to the property by providing necessary services for the University and community.

The Planned Development designation and proposed building demonstrate the Village's cooperation with Midwestern University. The proposed agreement allows for administrative approvals for smaller projects in the campus core. This flexibility will allow Midwestern University to respond faster to its needs. The Campus Master Plan establishes minimum setbacks and maximum heights that are more restrictive than the underlying R-1 district. These parameters focus development to the campus core, as demonstrated by the proposed Auditorium and Classroom building, and help protect the surrounding residential neighbors from negative impacts. As such, staff believes the proposal is consistent with the Comprehensive Plan.

COMPLIANCE WITH ZONING ORDINANCE

Planned Development Designation

The property is zoned R-1 Single Family Residence District. Planned Developments are permitted Special Uses in the district. The proposed designation will allow for the orderly development of the campus in association with the approved maximum building heights and setback requirements. As shown in the table below, the Planned Development will comply with all bulk regulations of the Zoning Ordinance.

The campus master plan identifies areas for permanent green spaces, minimum setbacks and maximum building heights for future development. The Planned Development designates three areas of approximately 19 acres as permanent green space: 1) approximately 13.66 acres of forested area in the northeast corner of the campus; 2) the quadrangle (1.47 acres) in the center of the academic campus; and 3) the conservation easement along the west property line (3.88 acres), which provides a buffer between the campus and Lyman Woods. There would be no building in the areas designated as permanent green space.

The Planned Development also identifies setback requirements. A 10-foot parking and traffic setback is proposed around the entire campus. For buildings up to 35 feet in height, a 40-foot setback is proposed around the majority of the campus. This proposed setback is reduced to 29 feet along a portion of the western property line to reflect the existing parking garage's setback. For buildings exceeding 35 feet in height, a 200-foot setback is proposed around the entire campus. These proposed setbacks require that any future buildings be located farther away from neighboring properties than would currently be allowed by the R-1 zoning district.

Midwestern University included height maximums for this campus. Buildings located within the center of the campus would be limited to a 100-foot maximum height. Buildings located between the 40- and 200-foot setbacks will be limited to a 35-foot maximum height. Currently, the Basic Science Building is

the tallest building on campus at 93 feet and is located 512 feet from the nearest (west) property line.

The Planned Development designation identifies minor and major developments and the level of approval that is required. The minor and major development classifications are shown below:

1. Minor developments that would only require administrative approval (i.e., Plan Commission review and Village Council approval are not required):
 - a. Proposed development on approved building pads identified in the Planned Development Campus Master Plan where the overall building height is no more than 50 feet.
 - b. Changes to square footage of pre-approved building pads provided the overall development Floor Area Ratio (FAR) and bulk requirements are met as identified in the Planned Development Campus Master Plan.
 - c. Additions to existing building that meet setback and height restrictions as identified by the Planned Development Campus Master Plan
 - d. Demolition of existing buildings.
 - e. Removal and/or expansion of existing surface parking lots which meet setback and height restrictions as identified by the Planned Development Campus Master Plan.

2. Major development that would require Plan Commission review and Village Council approval:
 - a. Proposed development on approved building pads identified in the Planned Development Campus Master Plan or building additions where height is over 50 feet.
 - b. Proposed development on building pads not identified on the Planned Development Campus Master Plan
 - c. Proposed development on areas identified as permanent open green space.
 - d. Proposed development within special management areas including floodways, flood plains, wetlands and Localized Poor Drainage Areas.
 - e. Proposed development that does not meet the setback, height or other bulk restrictions identified on the Planned Development Campus Master Plan.
 - f. Any proposed development deemed by the Community Development Director that does not meet the spirit and intent of the Planned Development Campus Master Plan.

The Planned Development proposal does not identify any future building locations. As such, any future development proposals will require Plan Commission review and Village Council approval. Midwestern University may choose to identify future development locations and bulk characteristics in a future petition. In that case, any buildings meeting the Planned Development conditions could proceed without Plan Commission review and Village Council approval.

The bulk characteristics of the proposed Planned Development are listed below:

Midwestern University Planned Development	Maximum/Minimum Allowed	Proposed
Lot Coverage	25%	11%
Floor Area Ratio (FAR)	0.60	0.23
Open Space	30% (1,377,184 sq ft)	76% (3,509,228 sq. ft.)
Parking	1,783	2,753

35-foot tall building*	Existing R1 zoning	Proposed Planned Development
North Setback (Front)	40 ft	40 ft
East Setback (Side)	10 ft	40 ft
South Setback (Rear)	20 ft	40 ft
West Setback (Side)	10 ft (north section) 10 ft (parking garage location) 100 ft (conservation easement)	40 ft (north section) 29 ft (parking garage location) 100 ft (conservation easement)

100-foot tall building	Existing R1 zoning (w/ Planned Development)	Proposed Planned Development
North Setback (Front)	170 ft	200 ft
East Setback (Side)	140 ft	200 ft
South Setback (Rear)	150 ft	200 ft
West Setback (Side)	140 ft (north & middle section) 100 ft (conservation easement)	200 ft (north & middle section) 300 ft (conservation easement)

** = Building height may increase if setback increases provided height does not exceed maximum height identified for the specific area on the Planned Development Campus Master Plan*

Auditorium and Classroom Building

As noted above, Midwestern University is also requesting approval of a 66-foot tall, 114,300 square foot Auditorium and Classroom Building. The proposed building would be located in the northwest portion of the campus core, immediately east of the existing parking garage (see the attached map). The proposed building would be constructed on the site of Prabhu Hall, a 40,000 square foot building that was recently demolished. The exterior of the building will be clad with brick and pre-cast concrete panels. The auditorium is designed accommodate up to 2,500 people; however, it could be divided into five smaller lecture halls. The building includes an auditorium lobby, classrooms, administrative offices and ancillary spaces. The total occupancy of the building would be 3,911 people.

As shown in the table below, the lower 33-foot tall portion of the building would be setback 193 feet from the west property line. The taller 66-foot tall portion of the building would be 329 feet from the property. Midwestern University’s proposed plan requires buildings with heights up to 100 feet to be located at least 200 feet all property lines. Buildings with heights up to 35 feet can be located 40 to 200 feet from property lines. Based on the building’s design, it would meet the proposed Planned Development conditions. The building would also be over 300 feet from the nearest residential property (to the north).

The proposed building would result in the removal of 26 parking spaces along the west drive. However, the campus will still have a total of 2,753 parking spaces. The parking study determined 1,783 parking spaces were necessary, fewer than the number provided by the recently expanded parking garage.

The bulk requirements of the proposed Auditorium and Classroom building are summarized in the following table:

Midwestern University Auditorium & Classroom Building	Maximum/Minimum Allowed	Proposed
Front Setback - North	200 ft	340 ft
Side Setback - East	200 ft	1,260 ft
Side Setback - West	200 ft	193 ft
Rear Setback - South	200 ft	1,450 ft
Height - Auditorium	35 ft	33 ft
Height - Classrooms/Offices	100 ft	66 ft

TRAFFIC STUDY

The primary access to the campus is from 31st Street. According to the traffic memorandum submitted with this petition, the majority of traffic movements at this intersection currently operate at an acceptable level of service (LOS D or above). A northbound left turn from Midwestern University onto 31st Street is the only traffic movement that currently operates at a less than desirable level of service during both the morning peak and afternoon peak.

Midwestern University anticipates an annual student growth rate of 5.3% over the next three years. Based on this projection, the traffic memo noted with no changes to the current intersection, however service levels would continue to decline. Nevertheless, only the northbound left turn from Midwestern University would remain at an unacceptable level of service.

As the study indicates, the entrance for Midwestern University meets warrants for a traffic signal. A traffic signal would improve the safety and levels of service at the intersection. The traffic study notes that installing a signal would allow the intersection to operate at an acceptable level of service even with the projected future growth. Midwestern University is currently working with DuPage County Department of Transportation to install a traffic signal at their entrance. Preliminary intersection designs were reviewed by the County in November and December 2011. The design is being modified per the County's comments.

ENGINEERING/PUBLIC IMPROVEMENTS

The existing utilities servicing the campus are sufficient for the current buildings and the proposed Auditorium and Classroom Building. No off-site improvements are proposed or necessary at this time. As noted above, Midwestern University is working with DuPage County to finalize designs for a traffic signal at its main entrance. The Downers Grove Sanitary District has provided conceptual approval of the proposed building. Additionally, new water services will be provided for the proposed building to accommodate fire and domestic water service.

Stormwater from the proposed building will be detained in the detention basin underneath the Basic Science Building and the pond to the west of the parking garage. When these two basins were designed, they were designed with excess capacity in anticipation of future developments. All detention facilities currently include best management practices to treat the stormwater and the building proposal will comply with all provisions of the Stormwater Ordinance.

PUBLIC SAFETY REQUIREMENTS

The Fire Department reviewed the proposed plans and determined that the proposed Auditorium and Classroom Building will provide sufficient access for emergency vehicles. In addition to the existing West Drive, there is a 20-foot wide fire lane along both the north and east side of the building which will provide adequate access for fire fighting apparatus. The building cantilever over the eastern fire lane is

27 feet above grade where 13.5 feet is necessary to accommodate the Village's emergency equipment. A manual detection system and a complete automatic sprinkler system will be installed throughout the Auditorium and Classroom Building.

NEIGHBORHOOD COMMENT

Notice was provided to all property owners 250 feet or less from the property in addition to posting the public hearing notice sign and publishing the legal notice in the *Downers Grove Reporter*. Staff received one phone call from a resident that is concerned with the overall density of the campus and increased traffic that it would generate.

Staff also provided the petitioner's submittal to the Downers Grove Park District and the Downers Grove Forest Preserve District of DuPage County for comment. Both the Park District and Forest Preserve reviewed the proposed development and did not have any comments. A letter from the Forest Preserve is attached.

FINDINGS OF FACT

The petitioner outlined the request in the attached narrative letter, architectural drawings, engineering drawings and traffic memorandum. The petitioner will further address the proposal and justification to support the requested Planned Development Designation and Auditorium and Classroom Building to the Commission at the public hearing.

Planned Development approval requests require evaluation per Section 28.1607 of the Zoning Ordinance, *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.*

The proposed Planned Development designation and Auditorium and Classroom Building are consistent with the Comprehensive Plan. Further, as demonstrated below, the requests meet all standards of Section 28.1607. Staff believes this standard is met.

(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.*

The proposed Planned Development and building do not depart from the zoning and subdivision bulk and use regulations. The proposals comply with lot coverage, floor area ratio, open space and parking requirements. The Planned Development establishes minimum setback regulations and height regulations that allow for flexible development of the property while protecting surrounding residents. Staff believes this standard is met.

(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.*

All utilities for the campus are properly sized to provide sufficient service to the building. Stormwater management will be provided for via two existing detention basins. The campus and proposed building will be adequately served by 31st Street. The proposed development will not significantly alter traffic patterns in the area. Although not part of this petition, Northwestern University is working with DuPage County to install a traffic signal to improve the level of service at its entrance off of 31st Street to improve traffic flow and safety to and from the property. The proposed building will not impact light and air, recreation and visual enjoyment. Staff believes this standard is met.

(4) *Conformity with the planning objectives of the Village.*

The Community Facilities recommendations within the Comprehensive Plan notes the Village should promote the continued operation and improvement of both public and private school facilities. The Plan also recommends the Village review operations to minimize impacts to surrounding residential areas. Staff believes the proposed Planned Development will provide the necessary protection for the neighbors and flexibility for improvements to the campus. The proposed building would be constructed in a location consistent with the Planned Development.

(5) *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.*

A college campus has existed on the property since 1965. The Comprehensive Plan notes the importance of supporting and improving educational facilities within the Village. The establishment of a Planned Development is necessary to provide the ability for future growth at Midwestern University to take place in an orderly fashion that does not negatively impact the surrounding uses. The addition of the Auditorium and Classroom Building is desirable to improve an already high quality educational facility within Downers Grove. Staff believes this standard is met.

(6) *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.*

The proposed Planned Development designation and building will not be detrimental to the health, safety, morals or general welfare of the surrounding neighborhood and community. The designation will provide regulations which limit the overall height and locations of future buildings. The proposed building is consistent with other campus developments. Staff believes this standard is met.

(7) *That the planned development is specifically listed as a special use in the district in which it is to be located.*

Planned Developments and universities are specifically listed as an allowable Special Use in the R-1 zoning district per Section 28.502 of the Zoning Ordinance. Staff believes this standard is met.

(8) *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.*

A college campus has existed on the property since 1965. The property has been and is suitable for that use because it is located on the south side of 31st Street – a four-lane arterial street. There is a mix of large office towers, single family homes, town houses and a forest preserve in the immediate area. The total development on the property represents 23% of the land area where 60% is permitted. The proposed Planned Development will promote the harmonious and orderly development of Midwestern University. The location and bulk characteristics of the proposed building are consistent with the other campus buildings. Staff believes this standard is met.

(9) *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.*

The Planned Development and proposed building will not be injurious to the use and enjoyment of other properties in the immediate vicinity. The Planned Development sets development expectations for the property that are consistent with the current on-site development patterns. The proposed building's location and size will not diminish enjoyment and use of other properties in the immediate neighborhood. Staff believes this standard is met.

- (10) ***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.***

The establishment of a Planned Development for Midwestern University will not be detrimental to the surrounding single family residential districts. In fact, the proposed designation establishes development expectations that are consistent with current development patterns. The proposed Auditorium and Classroom Building is located and sized in a manner that will not have negative impacts on surrounding developments and uses. Staff believes this standard is met.

- (11) ***That adequate utilities, access roads, drainage, and other necessary facilities have been or will be provided for the planned development.***

Adequate public utilities and facilities, including access roads and water are already in place to provide service to the University and its future growth. There are adequate detention facilities provided on the campus to accommodate current and future development. The proposed development will not significantly alter traffic patterns in the area. Midwestern University is working with DuPage County to design a signalized intersection that will improve traffic congestion at their main entrance. Staff believes this standard is met.

- (12) ***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.***

Parking studies determined that 1,783 parking spaces are necessary for the campus. This study took into account the additional square footage proposed for the Auditorium and Classroom building. Midwestern provides 2,753 parking spaces in surface and covered lots throughout the campus. The parking lots are screened from adjacent residential neighborhoods. The Planned Development Designation provides clear parking and traffic setback regulations which will assist in the orderly development of future parking areas on campus. Staff believes this standard is met.

- (13) ***That the planned development shall in all other respects conform to the applicable regulations of the zoning district in which it is located.***

The Planned Development and proposed building comply with the underlying regulations of the R-1 zoning district. Staff believes this standard is met.

RECOMMENDATIONS

The proposed Planned Development designation and approval of a 66-foot tall Auditorium and Classroom Building are compatible with surrounding zoning and land use classifications and the Village's Comprehensive Plan. Based on the findings of fact listed above, staff recommends the Plan Commission forward a positive recommendation to the Village Council establish a Planned Development on the subject property and approve the Auditorium and Classroom Building subject to the following conditions:

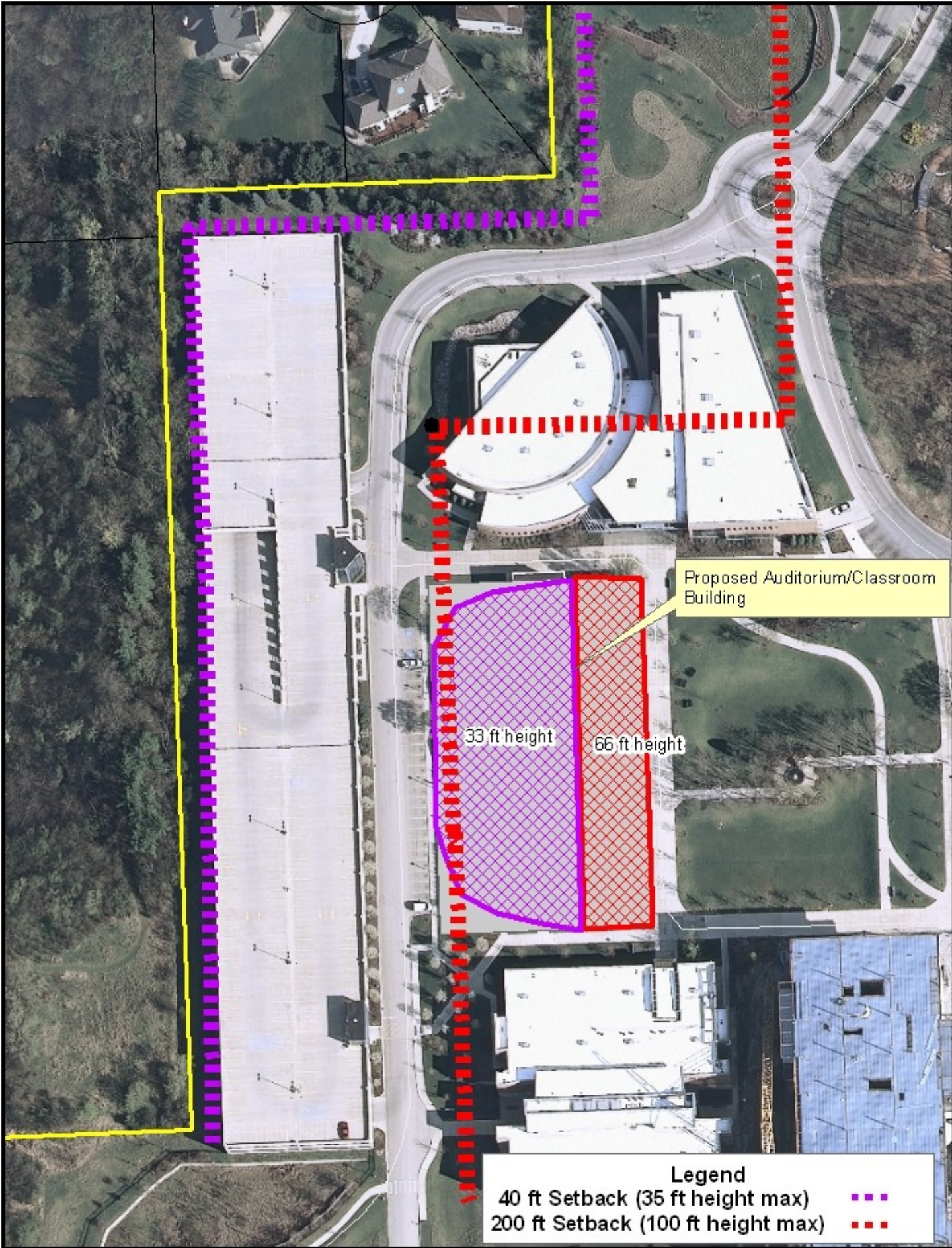
1. The Final Planned Development shall substantially conform to the staff report dated March 26, 2012 and with campus master site plan as prepared by DWL Architects & Planners, Inc. dated January 25, 2012 except such plans may be modified to conform to Village Codes and Ordinances.
2. Minor developments that require administrative approval only:

- a. Proposed development on approved building pads identified in the Planned Development Campus Master Plan where the overall building height is no more than 50 feet.
 - b. Changes to square footage of pre-approved building pads provided the overall development Floor Area Ratio (FAR) and bulk requirements are met as identified in the Planned Development Campus Master Plan.
 - c. Additions to existing building that meet setback and height restrictions as identified by the Planned Development Campus Master Plan
 - d. Demolition of existing buildings.
 - e. Removal and/or expansion of existing surface parking lots which meet setback and height restrictions as identified by the Planned Development Campus Master Plan.
3. Major development that would require Plan Commission review and Village Council approval:
 - a. Proposed development on approved building pads identified in the Planned Development Campus Master Plan or building additions where height is over 50 feet.
 - b. Proposed development on building pads not identified on the Planned Development Campus Master Plan
 - c. Proposed development on areas identified as permanent open green space.
 - d. Proposed development within special management areas including floodways, flood plains, wetlands and Localized Poor Drainage Areas.
 - e. Proposed development that does not meet the setback, height or other bulk restrictions identified on the Planned Development Campus Master Plan.
 - f. Any proposed development deemed by the Community Development Director that does not meet the spirit and intent of the Planned Development Campus Master Plan.
 4. The Auditorium and Classroom Building shall substantially conform to the staff report dated March 26, 2012 and with preliminary engineering plans and stormwater report prepared by Mackie Consultants, LLC dated January 25, 2012, architectural plans, elevations and site plans prepared by DWL Architects & Planners, Inc. dated January 25, 2012 except such plans may be modified to conform to Village Codes and Ordinances.
 5. The proposed auditorium and classroom 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 auditorium and classroom 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.

Staff Report Approved By:

Tom Dabareiner, AICP
Director of Community Development

TD:sjp
-att



Proposed Auditorium/Classroom Building

33 ft height

66 ft height

Legend	
40 ft Setback (35 ft height max)	■■■■
200 ft Setback (100 ft height max)	■■■■

0 40 80 120 160 Feet

Auditorium & Classroom Building





Forest Preserve District of DuPage County

35580 Naperville Road • Wheaton, IL 60189-8761 • 630.933.7200 • Fax 630.933.7204 • TTY 800.526.0857

February 16, 2012

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

Re: Request for Comments on Midwestern University plans
PIN 06-32-200-015

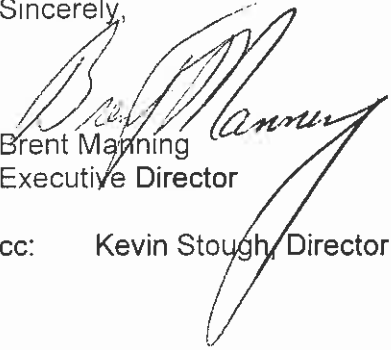
Dear Mr. Popovich:

The Forest Preserve District of DuPage County recently received your request to submit comments on a proposed project on the Midwestern University property located at 555 31st Street. We appreciate receiving early 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 does not have any comments at this time. 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 call me at (630) 933-7215 if you have any questions.

Sincerely,



Brent Manning
Executive Director

cc: Kevin Stough, Director of Land Preservation



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

January 23, 2012

Mr. Jeff O'Brien
Downers Grove Plan Commission
801 Burlington Avenue
Downers Grove, IL 60515

Re: Preliminary Planning Development Submission for the Midwestern University
Auditorium and Classroom Building

Dear Plan Commission:

As President and Chief Executive Officer of Midwestern University, I am pleased to submit this new request to construct a much needed auditorium and classroom/office building on our Downers Grove campus. To facilitate the Planning Commission review of the proposed structures, we have included the required drawings and documentation for Preliminary Planning Development as well as the Petition for Plan Commission. In addition, since we have already constructed a very similar auditorium on the Midwestern University Glendale, Arizona campus, we have attached actual pictures of the facility. We are hopeful that these pictures will assist staff and members of the Planning Commission with a clear understanding of the importance of this new construction on our campus.

Project Description and Overview of Midwestern University

Midwestern University is proud of its relationship with the Downers Grove Community and appreciates the support we continue to receive for our growth and development as a premiere health care University. Midwestern University is a not-for-profit institution, founded in 1900 in Hyde Park, Illinois. Since the earliest years, Midwestern University has developed and maintains an outstanding reputation for educating quality health care professions throughout the country and certainly within the State of Illinois.

Midwestern is an upper division university that focuses solely on the health care needs of society. The University has only graduate programs in the health sciences. While Midwestern University has over 5000 students, there are approximately 2,500 full-time students on the Downers Grove campus. All of our graduate programs contain didactic classroom and laboratory education as well as clinical experiences in the many hospitals, clinics, pharmacies and specialty clinics throughout the Midwest.

Throughout the first two years of didactic education, students in all of our colleges, (Chicago College of Osteopathic Medicine, College of Health Science, Chicago College of Pharmacy and the College of Dental Medicine, Illinois) spend on the Downers Grove campus.

As the enrollment of our students has increased, so has our need for additional lecture space and additional classrooms. The daily use of the new facilities will assist us in offering state of the art lecture halls for all of our colleges and students. The office space will be housing for the Academic Dean's of each college and their related administrative staff. The classrooms are designed to allow students to have additional space that will facilitate their learning.

A special need we have on the Downers Grove campus is a large auditorium that can be used for special events on campus, such as graduation. Currently we hold our graduations on campus in Littlejohn Hall. However; due to the limited seating capacity, we find it necessary to have remote viewing in other lecture halls around the campus to accommodate the overflow. Families having to participate in remote viewing rooms are never happy with this arrangement and find it stressful not to be there in person to see their son or daughter walk across the stage to get their doctorate degree. This new facility will provide us with enough space to have all the families come together and participate in this very special event.

Other community events will also take place in this beautiful new facility and allow us to invite guests to campus to celebrate the achievements of our students and hold cultural events. We do not anticipate more than 20 such events each year. The balance of the use of the auditorium will be day-to-day classrooms.

PUD MASTER SITE PLAN Shown on Sheet A-1

Traffic and Parking Concerns

The addition of this new Auditorium and Classroom building is not associated with a new or additional college on the Downers Grove Campus. Therefore, there is not an influx of additional new students, with the exception of the continued ramp-up of the College of Dental Medicine – Illinois. A total of 100 additional students will be on the campus next year, with the balance of the four year dental program being taught at the Downers Grove Clinical Campus at the Esplanade.

A traffic study to determine the possible need for a traffic signal on 31 Street is underway as a separate project. With direct primary access to a main arterial street, the campus is in a perfect position to be in harmony with the nature of the district in which it is located.

The university has recently completed a parking expansion intended to address the parking needs of the campus well into the future. Parking totals are tabulated on the attached Appendix B.

Public Safety Requirements

Prior development on the campus has been approved as a special use under the standards of the Village of Downers Grove Zoning Ordinance section 28-1900ART.

The intensity of the proposed planned development, regarding setbacks, open space requirement and Floor Area Ratio, is in accordance with the current underlying R-1 zoning designation. The proposed development seeks a variation to the building height limit that has been approved under previous development of the campus as a special use. The underlying R-1 zoning sets a limit of 35' for structures, but has a provision allowing an increase in height of 1' for every 2' increase in building setback. This planned development seeks a building height limit of 100' for buildings or portions of buildings inside a line 200' from the adjacent property line(s). Structures outside that 200' buffer would be subject to the 35' limit without special use approval.

Setback yards shall be as defined in the underlying R-1 zoning standards. Not more than 25% of the site shall be occupied by buildings as opposed to the 32% standard in R-1. The Floor Area Ratio shall not exceed 0.6. Building heights shall be limited to 35' except as defined above.

Engineering/Public Improvements

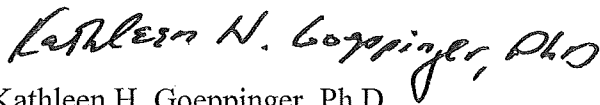
All construction activities will be on the university campus. We are not currently planning any off-site improvements as part of the current project.

Anticipated Easement Revisions

Easements will be provided for electric and gas utilities if required by the respective agencies. Storm water easements are proposed to be modified to reflect the modified ponds and downstream outlet storm sewer recently completed east of the proposed Auditorium.

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,



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

Midwestern University
New Auditorium and Office Project
Appendix B - Site Date Summary
January 23, 2012

	Existing	Proposed Change	Total
Total Site Area (Acres)	105.386	0	105
Total Site Area (SF)	4,590,615	0	4,590,615
Site Area Allocated to Apartments 48-1BR Apts. @ 20,000	960,000	0	960,000
Net Site Area	3,630,615	0	3,630,615
Gross Floor Area for Net Site*	724,570	114,295	838,865
Net Site FAR	0.1996	0.0315	0.2311
Net Site Building Coverage			
SF	415,023	49,516	464,539
Percentage of Site	11.43%	1.36%	12.80%
Total Site Building Coverage			
SF	448,782	49,516	498,298
Percentage of Site	9.78%	1.08%	10.85%
Total Site Paved Area			
SF	586,389	-3,300	583,089
Percentage of Site	12.77%	-0.07%	12.70%
Total Site Gravel Area			
SF	0	0	0
Percentage of Site	0.00%	0.00%	0.00%
Total Site Impervious Area			
SF	1,035,171	46,216	1,081,387
Percentage of Site	22.55%	1.01%	23.56%
Parking Spaces			
Total	2,779	0	2,779
Standard	2,736	0	2,736
Handicapped	43	0	43
Lecture Hall Seats	1,602	0	1,602
Dormitory Rooms	312	0	312

*Not including existing or proposed parking garage area

Midwestern University
New Auditorium and Office Project
Appendix E - Floor Area Tabulation
January 23,2012

Lower Level - Platform and Support Spaces	9,631
Level 1 - Auditorium and Circulation	49,516
Level 2 - Classrooms	12,829
Level 3 - Offices and Classrooms	21,139
Level 4 - Offices	21,180
Building Total	114,295

Midwestern University
New Auditorium and Office Project
Appendix F - Building Coverage Totals
January 23, 2012

Library/Classroom Building	41,750
Classroom/Lab Building/Alumni Hall	33,283
Visitors Center	350
McNutt Auditorium	37,962
Administration Building/Haspell Hambrick Hall	12,840
Student Center/the Commons	25,455
Basic Science Center/Prabhu Hall	26,076
Educational Resource Center/Centennial Hall	14,670
LLC/the Redwoods	21,974
Dorms	26,137
Central Plant	5,080
Parking Garage	92,250
Wellness/Recreation Center	28,250
Administration Office Building	11,160
Basic Science Building	37,786
Parking Structure Addition	33,759
Existing Net Site Building Coverage	448,782
New Auditorium and Office Project	49,516
New Net Site Building Coverage	498,298
Apartments	13,590
New Total Site Building Coverage	511,888

Midwestern University
New Auditorium and Office Project
Appendix G - Gross Floor Area Totals
January 23, 2012

Library/Classroom Building	59,540
Classroom/Lab Building/Alumni Hall	83,735
Visitors Center	350
McNutt Auditorium	71,945
Administration Building/Haspell Hambrick Hall	36,150
Student Center/the Commons	26,224
Basic Science Center/Prabhu Hall	45,923
Educational Resource Center/Centennial Hall	34,000
LLC/the Redwoods	112,272
Dorms	62,280
Central Plant	5,080
Apartments	27,180
Wellness/Recreation Center	25,700
Administration Office Building	11,160
Basic Science Building	178,161
Existing Gross Area Building Total	779,700
New Auditorium and Office Project	114,295
New Gross Area Building Total (not incl parking garages)	893,995
Existing Parking Garage*	559,843
Parking Garage Level in Basic Science Building	37,786
Total Gross Building Area	1,491,624

*Includes recently completed construction.



JAMES J. BENES AND ASSOCIATES, INC.

950 Warrenville Road ▪ Suite 101 ▪ Lisle, Illinois ▪ 60532

Tel. (630) 719-7570 ▪ Fax (630) 719-7589

MEMORANDUM

Date: November 7, 2011

To: Dwight C. Todd, AIA
Executive Vice President
DWL Architects + Planners, Inc.

From: Thomas Adomshick, P.E., PTOE
Vice President

Re: Proposed Auditorium
Midwestern University
Downers Grove, Illinois
Job No. 1376

Midwestern University is proposing to build a new 80,000 square foot Auditorium building on its campus in Downers Grove, Illinois. James J. Benes and Associates, Inc. were retained to analyze the impacts of this proposed improvement on traffic operations at the campus access to 31st Street. This memorandum contains existing traffic volume and operation information, expected site trip generation and analysis of future traffic conditions after construction of the new building.

Introduction

The proposed auditorium will replace the existing 40,000 square foot Classroom/Lab building, which will be demolished. The auditorium will increase available building space by 40,000 square feet. Classes will be held in the auditorium. There are no proposed changes to the number or locations of Midwestern University (MWU) campus access points to the surrounding streets.

Existing Conditions

The primary MWU campus access is via the driveway to 31st Street. This driveway is the only access used for normal day to day operations. At the driveway, 31st Street has two through lanes plus separate left turn lanes in each direction. The posted speed limit on 31st Street is 40 mph west of Avenue LaTours and 45 mph east of the MWU driveway.

Avenue LaTours is a two lane street, one lane in each direction. The MWU driveway has a single southbound entrance lane and two northbound exit lanes. The left exit lane is an exclusive left turn lane. The intersection is two-way stop controlled, with stop signs on the Avenue LaTours and MWU driveway approaches.

A separate traffic study was performed by KLOA, Inc. in November 2010 to determine if existing traffic volumes met the traffic signal warrant criteria contained in the Manual on Traffic Control Devices (MUTCD). Based on 2010 traffic counts, the study concluded that a traffic signal is warranted and should be installed. Recommendations also included interconnection

with the existing traffic signal at 31st Street and Highland Parkway, and construction of an exclusive eastbound to southbound right turn lane on 31st Street at the MWU campus driveway. It is our understanding that the University is actively pursuing DuPage County approval to proceed with construction of these improvements.

The new Basic Science Building was completed and occupied in August 2011. Updated traffic counts were performed to ensure that the most current traffic data was used in this study. Manual traffic counts were performed on Tuesday, October 18, 2011 during the weekday peak traffic periods of 7:00 to 9:00 am and 4:00 to 6:00 pm. An exhibit showing Year 2011 peak hour traffic volumes is attached to this memorandum.

Traffic Generation

The new auditorium is planned to serve the existing student population. However, the University anticipates that the student population will grow over the next few years. Future site traffic volumes were estimated and used in the analyses to address the new auditorium and the projected student population growth.

Trip Generation, 8th Edition, published by the Institute of Transportation Engineers (ITE), is the industry accepted source of trip generation rates for various land uses. This book contains information on the trip generating characteristics of universities, colleges and junior/community colleges based on a variety of independent variables including number of students, number of employees and gross floor area of buildings contained on campus. Trip Generation indicates that the number of students may be the more reliable variable upon which to base trip generation estimates.

The number of studies upon which the ITE trip generation rates are based is limited. Additionally, trip generating characteristics of universities can vary greatly due to a variety of factors including location (urban vs. suburban), public transportation availability and student population type (resident vs. commuter). Because of the limited source data and variable nature of universities, MWU specific trip generation rates were developed for this study. The rates were based on the counted peak hour traffic volumes and the known current population of 2,356 students. The following are the computed trip generation rates for MWU:

Midwestern University Trip Generation Rates			
Time Period	Trip Generation Rate per 1,000 students	Percent Entering	Percent Exiting
AM Peak Hour	315	96%	4%
PM Peak Hour	194	20%	80%

The Auditorium building is planned to be completed and occupied in early 2014. MWU is projecting a student population growth rate of an average of 5.3% per year for the next three years, resulting in an anticipated student count of 2,731 in 2014. Student population growth beyond the year 2014 is currently uncertain. As a result, the future conditions analyses were performed for year 2014, when the Auditorium is planned to be opened. The directional distribution of future MWU traffic onto the surrounding streets was estimated based on the existing directional flow characteristics.

In addition to university traffic growth, a growth rate was applied to non-university traffic to account for normal background traffic growth resulting from such factors and area development, and population and employment growth. A conservative rate of 1 percent growth per year was applied to non-site traffic to account for background traffic growth. This rate was based upon average annual growth rates derived from Chicago Metropolitan Agency for Planning (CMAP) year 2030 population and employment growth projections for DuPage County and communities in the immediate vicinity of the MWU campus.

The computed year 2014 MWU and non-site traffic volumes were combined to provide the total projected year 2014 traffic volumes. The peak hour traffic volume exhibit includes the 2014 traffic projections.

Traffic Analyses

Traffic operations were evaluated using procedures contained in the Highway Capacity Manual (HCM 2000) published by the Transportation Research Board. Analyses were performed using the HCS+ software implementation of the HCM analysis procedures.

The measure of intersection operation is the average length of time an approaching vehicle is delayed before it can proceed through the intersection, measured in seconds per vehicle. Intersection Level of Service (LOS) is represented by the letter grades A (best) through F (worst). The LOS at an intersection, as defined in the Highway Capacity Manual, is shown in the following table.

Level of Service Criteria

Level of Service	Signalized Intersections Average Control Delay (seconds/vehicle)	Unsignalized Intersections Average Control Delay (seconds/vehicle)
A	0 to 10	0 to 10
B	> 10 and ≤ 20	> 10 and ≤ 15
C	> 20 and ≤ 35	> 15 and ≤ 25
D	> 35 and ≤ 55	> 25 and ≤ 35
E	> 55 and ≤ 80	> 35 and ≤ 50
F	> 80	> 50

Design guidelines contained in the IDOT Bureau of Local Roads and Streets Manual specify a minimum LOS "C" for minor arterials and LOS "D" for collector streets.

Traffic operations at the MWU access to 31st Street were analyzed under three traffic scenarios; *Existing Traffic & Control*, *2014 Traffic & Existing Control*, and *2014 Traffic & Traffic Signal Control*. For the two existing control scenarios, existing lanes configurations and stop sign control on the minor street approaches were used. Under the traffic signal control scenario, all intersection improvements recommended in the 2010 traffic study were assumed to be implemented. A summary of the intersection capacity analysis results is provided in the table on the following page. Copies of the capacity analysis reports are attached to this memorandum.

For two-way stop controlled intersections, delay and LOS are computed only for traffic movements that are under stop control and those movements that must yield to opposing traffic. For traffic signal control, delay and LOS are computed for each traffic movement or shared lane group.

**Intersection Capacity Analysis
Summary of Levels of Service**

Existing Traffic, Stop Control		2014 Traffic, Stop Control		2014 Traffic Traffic Signal Control	
AM Peak	PM Peak	AM Peak	PM Peak	AM Peak	PM Peak
NB L - E NB T/R - C SB L/T/R - C EB L - A WB L - B	NB L - F NB T/R - C SB L/T/R - C EB L - A WB L - B	NB L - F NB T/R - B SB L/T/R - D EB L - A WB L - C	NB L - F NB T/R - C SB L/T/R - C EB L - A WB L - B	NB L - C NB T/R - C SB L/T/R - C EB L - B EB T - B EB R - C WB L - A WB T/R - B	NB L - C NB T/R - C SB L/T/R - C EB L - B EB T - B EB R - B WB L - A WB T/R - B

“NB L – A” indicates LOS “A” in the northbound left turn lane, “WB T/R – D” indicates LOS “D” in the eastbound thru and right turn lanes, etc.

Under the current two way stop sign control, the northbound left turn movement experiences a less than desirable LOS under both existing (2011) and projected (2014) traffic volumes, with longer delay and queuing in 2014. The other minor street approach movements operate at an acceptable LOS under both existing and projected traffic volumes. The 31st Street approaches operate at a very good LOS under both cases because they are not under stop sign control.

Signalization of the MWU driveway access to 31st Street and construction of a separate eastbound right-turn lane on 31st Street will bring 2014 northbound approach operations to an acceptable LOS. All other traffic movements operate at good to excellent Levels of Service in 2014.

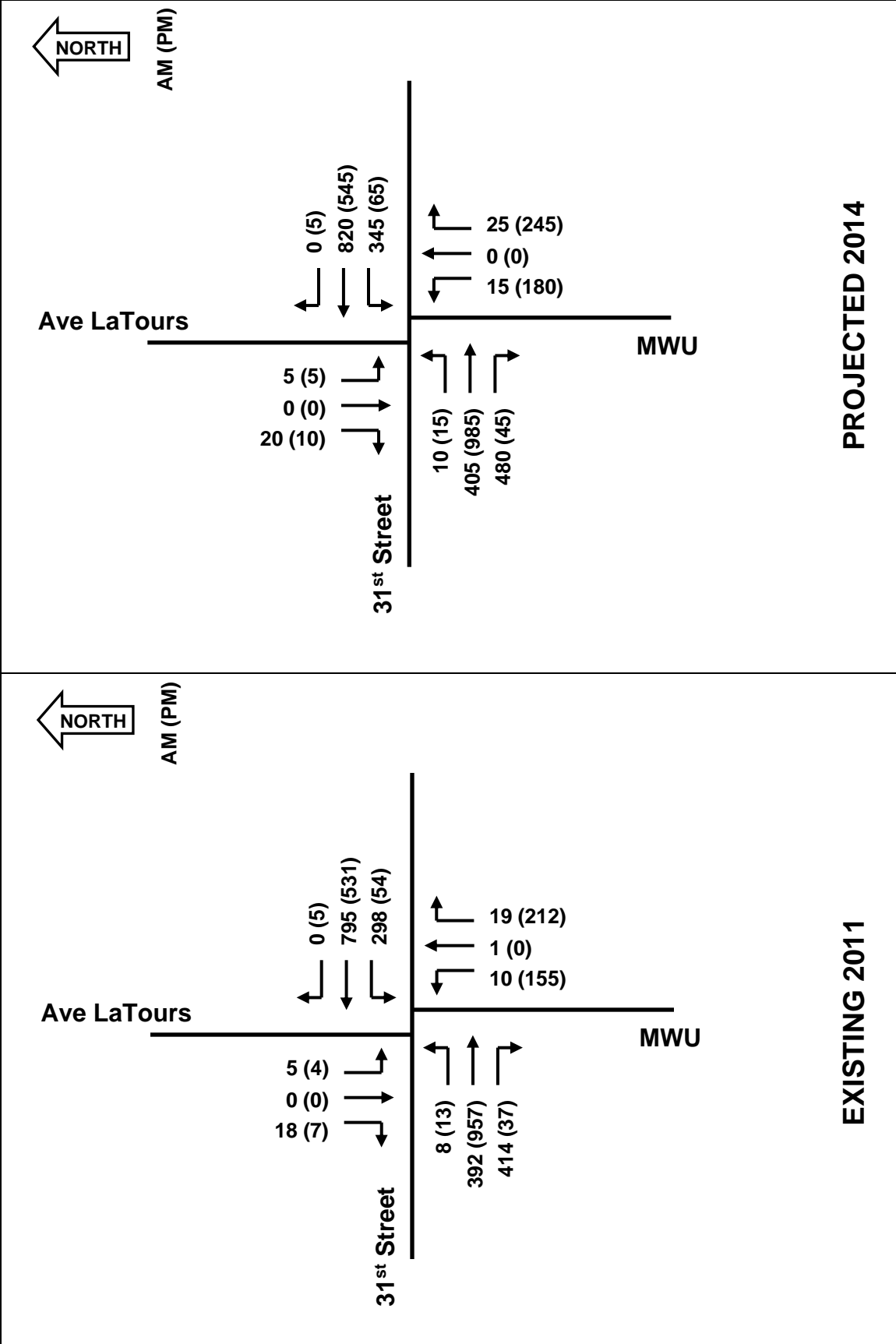
Conclusion

The proposed 80,000 square foot Auditorium building at Midwestern University will replace the 40,000 square foot Classroom/Lab Building, resulting in a net increase of 40,000 square feet of gross floor area. The student population is projected to increase over the next three years.

If there are no changes to the 31st Street/MWU driveway intersection, the northbound left turn movement from the MWU driveway to westbound 31st Street will experience a decline in Level of Service with long delays by 2014 due to the student population increase and non-site traffic growth. The remaining traffic movements will all continue to operate at an acceptable LOS.

All traffic movements under projected 2014 traffic volumes will operate at no worse than an acceptable LOS if traffic signal control is implemented and an eastbound right-turn lane on 31st Street are constructed at the MWU driveway, as recommended in the 2010 traffic study prepared by KLOA, Inc.

--END--



PEAK HOUR TRAFFIC VOLUMES

31ST Street & Avenue LaTours

TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	TA	Intersection	31st & MWU/Ave. LaTours
Agency/Co.	JJB & A	Jurisdiction	DuPage County
Date Performed	10/19/2011	Analysis Year	2011 Existing
Analysis Time Period	AM Peak Hour		

Project Description 1376 MWU 2011 Traffic Study	
East/West Street: 31st Street	North/South Street: MWU drive/Ave LaTours
Intersection Orientation: East-West	Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Eastbound			Westbound			
	Movement	1	2	3	4	5	6
		L	T	R	L	T	R
Volume (veh/h)	8	392	414	298	795	0	
Peak-Hour Factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	
Hourly Flow Rate, HFR (veh/h)	8	426	449	323	864	0	
Percent Heavy Vehicles	1	--	--	1	--	--	
Median Type	Two Way Left Turn Lane						
RT Channelized			0			0	
Lanes	1	2	0	1	2	0	
Configuration	L	T	TR	L	T	TR	
Upstream Signal		0			0		

Minor Street	Northbound			Southbound			
	Movement	7	8	9	10	11	12
		L	T	R	L	T	R
Volume (veh/h)	10	1	19	5	0	18	
Peak-Hour Factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	
Hourly Flow Rate, HFR (veh/h)	10	1	20	5	0	19	
Percent Heavy Vehicles	0	0	0	0	0	0	
Percent Grade (%)		0			0		
Flared Approach		N			N		
Storage		0			0		
RT Channelized			0			0	
Lanes	1	1	0	0	1	0	
Configuration	L		TR		LTR		

Delay, Queue Length, and Level of Service

Approach	Eastbound	Westbound	Northbound			Southbound		
			Movement	7	8	9	10	11
Movement	1	4	7	8	9	10	11	12
Lane Configuration	L	L	L		TR		LTR	
v (veh/h)	8	323	10		21		24	
C (m) (veh/h)	781	773	99		304		224	
v/c	0.01	0.42	0.10		0.07		0.11	
95% queue length	0.03	2.08	0.33		0.22		0.35	
Control Delay (s/veh)	9.7	13.0	45.4		17.7		23.0	
LOS	A	B	E		C		C	
Approach Delay (s/veh)	--	--	26.7			23.0		
Approach LOS	--	--	D			C		

TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	TA	Intersection	31st & MWU/Ave. LaTours
Agency/Co.	JJB & A	Jurisdiction	DuPage County
Date Performed	10/19/2011	Analysis Year	2011 Existing
Analysis Time Period	PM Peak Hour		

Project Description 1376 MWU 2011 Traffic Study	
East/West Street: 31st Street	North/South Street: MWU drive/Ave LaTours
Intersection Orientation: East-West	Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Eastbound			Westbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	13	957	37	54	531	5
Peak-Hour Factor, PHF	0.93	0.93	0.93	0.93	0.93	0.93
Hourly Flow Rate, HFR (veh/h)	13	1029	39	58	570	5
Percent Heavy Vehicles	1	--	--	1	--	--
Median Type	Two Way Left Turn Lane					
RT Channelized			0			0
Lanes	1	2	0	1	2	0
Configuration	L	T	TR	L	T	TR
Upstream Signal		0			0	

Minor Street	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	155	0	212	4	0	7
Peak-Hour Factor, PHF	0.93	0.93	0.93	0.93	0.93	0.93
Hourly Flow Rate, HFR (veh/h)	166	0	227	4	0	7
Percent Heavy Vehicles	0	0	0	0	0	0
Percent Grade (%)	0			0		
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	1	1	0	0	1	0
Configuration	L		TR		LTR	

Delay, Queue Length, and Level of Service

Approach	Eastbound	Westbound	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	L	L	L		TR		LTR	
v (veh/h)	13	58	166		227		11	
C (m) (veh/h)	1001	654	179		550		323	
v/c	0.01	0.09	0.93		0.41		0.03	
95% queue length	0.04	0.29	7.12		2.01		0.11	
Control Delay (s/veh)	8.6	11.0	101.8		16.1		16.5	
LOS	A	B	F		C		C	
Approach Delay (s/veh)	--	--	52.3			16.5		
Approach LOS	--	--	F			C		

TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	TA	Intersection	31st & MWU/Ave. LaTours
Agency/Co.	JJB & A	Jurisdiction	DuPage County
Date Performed	11/01/2011	Analysis Year	2014 Projected
Analysis Time Period	AM Peak Hour		

Project Description 1376 MWU 2011 Traffic Study EXISTING LANES & TRAFFIC CONTROL	
East/West Street: 31st Street	North/South Street: MWU drive/Ave LaTours
Intersection Orientation: East-West	Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Eastbound			Westbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	10	405	480	345	820	0
Peak-Hour Factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92
Hourly Flow Rate, HFR (veh/h)	10	440	521	374	891	0
Percent Heavy Vehicles	1	--	--	1	--	--
Median Type	Two Way Left Turn Lane					
RT Channelized			0			0
Lanes	1	2	0	1	2	0
Configuration	L	T	TR	L	T	TR
Upstream Signal		0			0	

Minor Street	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	15	0	25	5	0	20
Peak-Hour Factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92
Hourly Flow Rate, HFR (veh/h)	16	0	27	5	0	21
Percent Heavy Vehicles	0	0	0	0	0	0
Percent Grade (%)	0			0		
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	1	1	0	0	1	0
Configuration	L		TR		LTR	

Delay, Queue Length, and Level of Service

Approach	Eastbound	Westbound	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	L	L	L		TR		LTR	
v (veh/h)	10	374	16		27		26	
C (m) (veh/h)	763	718	68		590		179	
v/c	0.01	0.52	0.24		0.05		0.15	
95% queue length	0.04	3.05	0.82		0.14		0.50	
Control Delay (s/veh)	9.8	15.3	73.5		11.4		28.5	
LOS	A	C	F		B		D	
Approach Delay (s/veh)	--	--	34.5			28.5		
Approach LOS	--	--	D			D		

TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	TA	Intersection	31st & MWU/Ave. LaTours
Agency/Co.	JJB & A	Jurisdiction	DuPage County
Date Performed	10/19/2011	Analysis Year	2014 Projected
Analysis Time Period	PM Peak Hour		

Project Description 1376 MWU 2011 Traffic Study EXISTING LANES & TRAFFIC CONTROL	
East/West Street: 31st Street	North/South Street: MWU drive/Ave LaTours
Intersection Orientation: East-West	Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Eastbound			Westbound			
	Movement	1	2	3	4	5	6
		L	T	R	L	T	R
Volume (veh/h)	15	985	45	65	545	5	
Peak-Hour Factor, PHF	0.93	0.93	0.93	0.93	0.93	0.93	
Hourly Flow Rate, HFR (veh/h)	16	1059	48	69	586	5	
Percent Heavy Vehicles	1	--	--	1	--	--	
Median Type	Two Way Left Turn Lane						
RT Channelized			0			0	
Lanes	1	2	0	1	2	0	
Configuration	L	T	TR	L	T	TR	
Upstream Signal		0			0		

Minor Street	Northbound			Southbound			
	Movement	7	8	9	10	11	12
		L	T	R	L	T	R
Volume (veh/h)	180	0	245	5	0	10	
Peak-Hour Factor, PHF	0.93	0.93	0.93	0.93	0.93	0.93	
Hourly Flow Rate, HFR (veh/h)	193	0	263	5	0	10	
Percent Heavy Vehicles	0	0	0	0	0	0	
Percent Grade (%)	0			0			
Flared Approach		N			N		
Storage		0			0		
RT Channelized			0			0	
Lanes	1	1	0	0	1	0	
Configuration	L		TR		LTR		

Delay, Queue Length, and Level of Service

Approach	Eastbound	Westbound	Northbound			Southbound		
			Movement	7	8	9	10	11
			L			TR		LTR
v (veh/h)	16	69	193			263		15
C (m) (veh/h)	988	632	166			536		286
v/c	0.02	0.11	1.16			0.49		0.05
95% queue length	0.05	0.37	10.36			2.68		0.17
Control Delay (s/veh)	8.7	11.4	175.9			18.0		18.3
LOS	A	B	F			C		C
Approach Delay (s/veh)	--	--	84.8			18.3		
Approach LOS	--	--	F			C		

SHORT REPORT

General Information	Site Information
Analyst <i>TA</i> Agency or Co. <i>JJB & A</i> Date Performed <i>11/03/2011</i> Time Period <i>AM Peak Hour</i>	Intersection <i>31st & MWU/Ave LaTours</i> Area Type <i>All other areas</i> Jurisdiction <i>DuPage County</i> Analysis Year <i>2014 Traffic Signal</i>

Volume and Timing Input												
	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes	1	2	1	1	2	0	1	1	0	0	1	0
Lane Group	L	T	R	L	TR		L	TR			LTR	
Volume (vph)	10	405	480	345	820	0	15	0	25	5	0	20
% Heavy Vehicles	1	1	1	1	1	1	0	0	0	0	0	0
PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Pretimed/Actuated (P/A)	A	A	A	A	A	A	A	A	A	A	A	A
Startup Lost Time	2.0	2.0	2.0	2.0	2.0		2.0	2.0			2.0	
Extension of Effective Green	2.0	2.0	2.0	2.0	2.0		2.0	2.0			2.0	
Arrival Type	4	4	4	3	3		3	3			3	
Unit Extension	3.0	3.0	3.0	3.0	3.0		3.0	3.0			3.0	
Ped/Bike/RTOR Volume	0	0	100	1	0	0	3	0	10	0	0	0
Lane Width	12.0	12.0	12.0	12.0	12.0		12.0	12.0			12.0	
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/Hour												
Bus Stops/Hour	0	0	0	0	0		0	0			0	
Minimum Pedestrian Time		3.2			3.2			3.2			3.2	
Phasing	Excl. Left	WB Only	EW Perm	04			NB Only	NS Perm	07			08
Timing	G = 6.0	G = 6.0	G = 37.0	G =			G = 6.0	G = 17.0	G =			G =
	Y = 3	Y = 0	Y = 6	Y =			Y = 3	Y = 6	Y =			Y =
Duration of Analysis (hrs) = 0.25							Cycle Length C = 90.0					

Lane Group Capacity, Control Delay, and LOS Determination												
	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Adjusted Flow Rate	11	440	413	375	891		16	16			27	
Lane Group Capacity	336	1550	657	679	1711		478	467			308	
v/c Ratio	0.03	0.28	0.63	0.55	0.52		0.03	0.03			0.09	
Green Ratio	0.48	0.41	0.41	0.64	0.48		0.32	0.29			0.19	
Uniform Delay d ₁	12.5	17.7	21.0	7.6	16.3		20.9	23.0			30.1	
Delay Factor k	0.11	0.11	0.21	0.15	0.13		0.11	0.11			0.11	
Incremental Delay d ₂	0.0	0.1	1.9	1.0	0.3		0.0	0.0			0.1	
PF Factor	1.000	0.882	0.882	1.000	1.000		1.000	1.000			1.000	
Control Delay	12.5	15.7	20.5	8.5	16.6		20.9	23.0			30.2	
Lane Group LOS	B	B	C	A	B		C	C			C	
Approach Delay	17.9			14.2			22.0			30.2		
Approach LOS	B			B			C			C		
Intersection Delay	16.0			Intersection LOS						B		

SHORT REPORT

General Information	Site Information
Analyst <i>TA</i> Agency or Co. <i>JJB & A</i> Date Performed <i>11/03/2011</i> Time Period <i>PM Peak Hour</i>	Intersection <i>31st & MWU/Ave LaTours</i> Area Type <i>All other areas</i> Jurisdiction <i>DuPage County</i> Analysis Year <i>2014 Traffic Signal</i>

Volume and Timing Input												
	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes	1	2	1	1	2	0	1	1	0	0	1	0
Lane Group	L	T	R	L	TR		L	TR			LTR	
Volume (vph)	15	985	45	65	545	5	180	0	245	5	0	10
% Heavy Vehicles	1	1	1	1	1	1	0	0	0	0	0	0
PHF	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Pretimed/Actuated (P/A)	A	A	A	A	A	A	A	A	A	A	A	A
Startup Lost Time	2.0	2.0	2.0	2.0	2.0		2.0	2.0			2.0	
Extension of Effective Green	2.0	2.0	2.0	2.0	2.0		2.0	2.0			2.0	
Arrival Type	4	4	4	3	3		3	3			3	
Unit Extension	3.0	3.0	3.0	3.0	3.0		3.0	3.0			3.0	
Ped/Bike/RTOR Volume	0	0	15	0	0	0	0	0	100	0	0	0
Lane Width	12.0	12.0	12.0	12.0	12.0		12.0	12.0			12.0	
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/Hour												
Bus Stops/Hour	0	0	0	0	0		0	0			0	
Minimum Pedestrian Time		3.2			3.2			3.2			3.2	
Phasing	Excl. Left	WB Only	EW Perm	04			NB Only	NS Perm	07			08
Timing	G = 6.0	G = 6.0	G = 47.0	G =			G = 6.0	G = 22.0	G =			G =
	Y = 3	Y = 0	Y = 6	Y =			Y = 3	Y = 6	Y =			Y =
Duration of Analysis (hrs) = 0.25							Cycle Length C = 105.0					

Lane Group Capacity, Control Delay, and LOS Determination												
	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Adjusted Flow Rate	16	1059	32	70	591		194	156			16	
Lane Group Capacity	464	1688	716	404	1806		489	477			333	
v/c Ratio	0.03	0.63	0.04	0.17	0.33		0.40	0.33			0.05	
Green Ratio	0.50	0.45	0.45	0.65	0.50		0.32	0.30			0.21	
Uniform Delay d ₁	13.0	22.3	16.3	9.5	15.4		27.8	28.9			33.1	
Delay Factor k	0.11	0.21	0.11	0.11	0.11		0.11	0.11			0.11	
Incremental Delay d ₂	0.0	0.7	0.0	0.2	0.1		0.5	0.4			0.1	
PF Factor	1.000	0.839	0.839	1.000	1.000		1.000	1.000			1.000	
Control Delay	13.0	19.4	13.7	9.7	15.5		28.3	29.3			33.2	
Lane Group LOS	B	B	B	A	B		C	C			C	
Approach Delay	19.2			14.9			28.7			33.2		
Approach LOS	B			B			C			C		
Intersection Delay	19.5			Intersection LOS						B		

MIDWESTERN UNIVERSITY
**NEW AUDITORIUM AND
 OFFICE BUILDING**
 DOWNERS GROVE CAMPUS
 555 31st STREET, DOWNERS GROVE, IL



REVISIONS

No.	Description	Date

ZONING

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KEY:

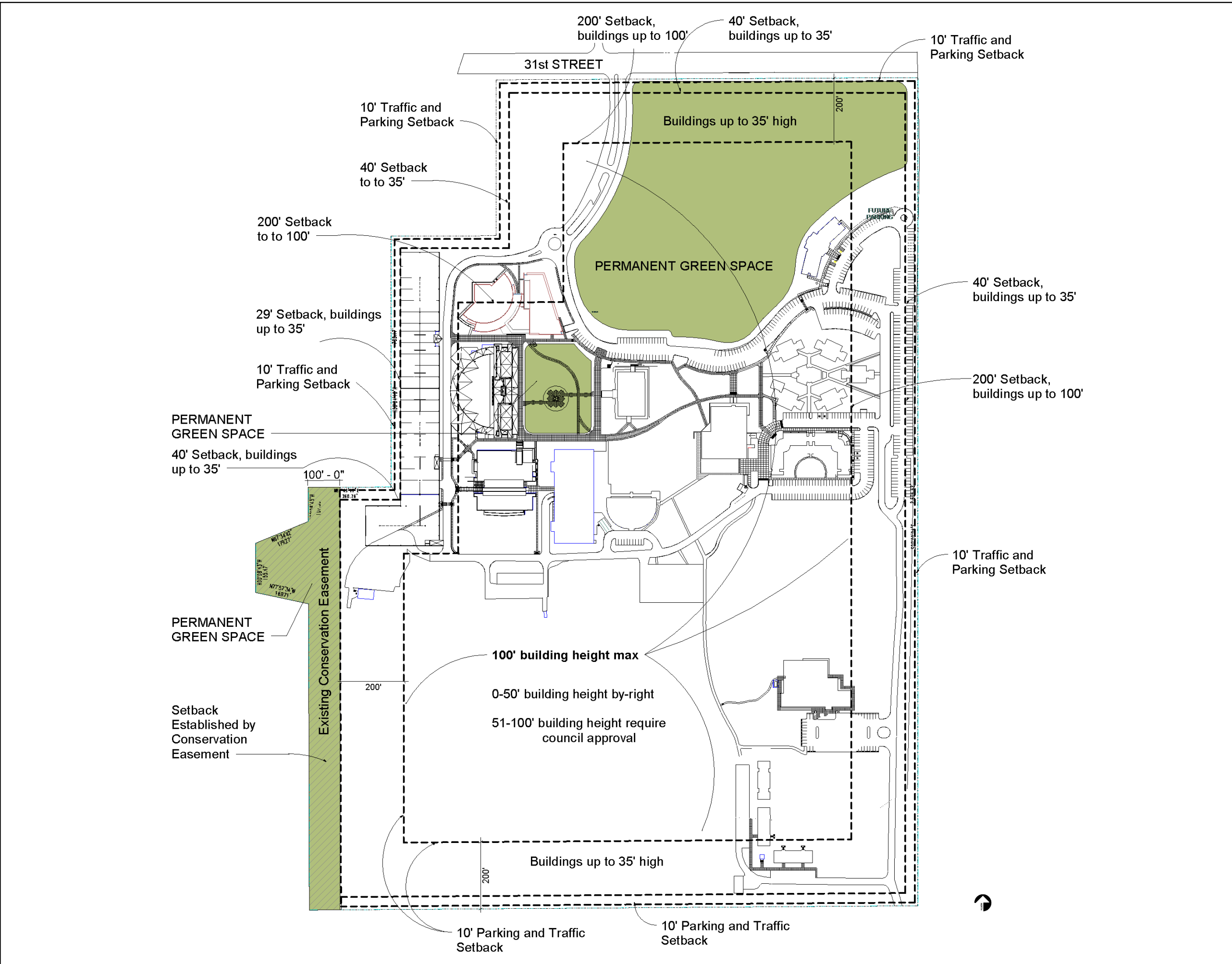
MASTER SITE
 PLAN

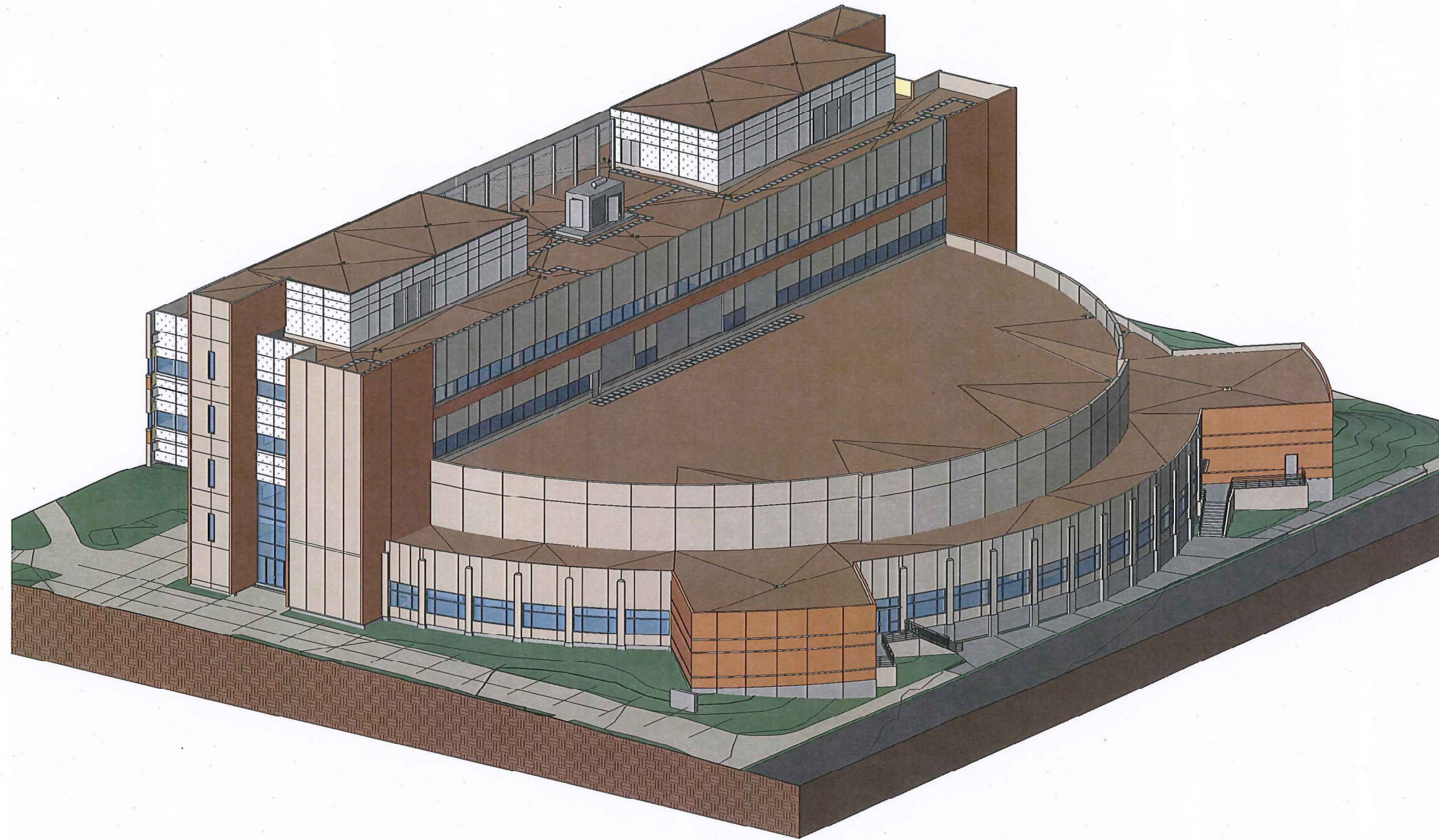
SHEET NUMBER

A-01

DESIGNED BY: NRN
 CHECKED BY: MLH
 DATE: 01/25/12
 PROJECT NUMBER: 0932.00

2/21/2012 12:18:16 PM





BUILDING BIRDSEYE VIEW FROM NORTH WEST

2/2/2012 4:00:14 PM



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 NEW AUDITORIUM AND
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 DOWNERS GROVE CAMPUS
 555 31st STREET, DOWNERS GROVE, IL



REVISIONS

No.	Description	Date

ZONING

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KEY:

SHEET TITLE

BUILDING VIEWS

SHEET NUMBER

A-02

DESIGNED BY	REVIEWED BY
NRN	ELH
DATE	PROJECT NUMBER
01/25/12	0932.00



SOUTH EAST VIEW OF BUILDING

2/2/2012 4:00:52 PM



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No.	Description	Date

ZONING

DESCRIPTION
 DISPLACEMENT - FORWARDING

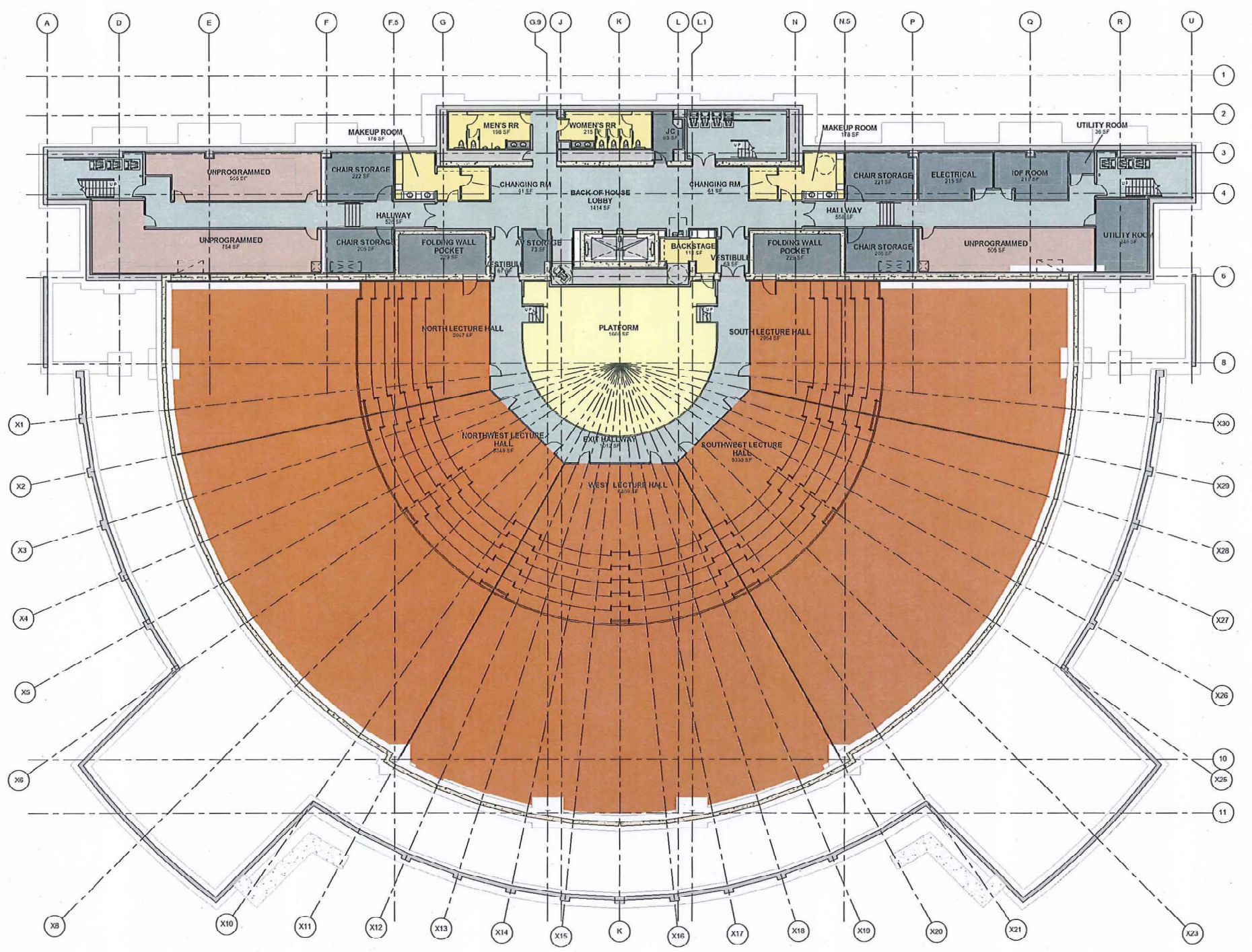
KEY:

BUILDING VIEWS

VIEW NUMBER

A-03

DESIGNED BY NRN	REVIEWED BY MLH
DATE --/--	PROJECT NUMBER 0932.00



BACKSTAGE/ BASEMENT LEVEL FLOOR PLAN
 3/32" = 1'-0"

DEPARTMENT LEGEND

- CIRCULATION/ LOBBY
- CLASSROOMS
- COMMON AREA
- SERVICE AREA
- UNPROGRAMMED

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**NEW AUDITORIUM AND
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 DOWNERS GROVE CAMPUS
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REVISIONS

No.	Description	Date

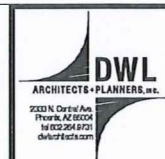
ZONING

**BACKSTAGE/
 BASEMENT PLAN**

A-04

DATE	DESIGNED BY	REVISIONS BY
09/12/09	MLH	MLH

2/2/2012 4:01:01 PM



2320 N. Central Ave.
 Downers Grove, IL 60130
 630.264.6720
 dwl@dwl.com

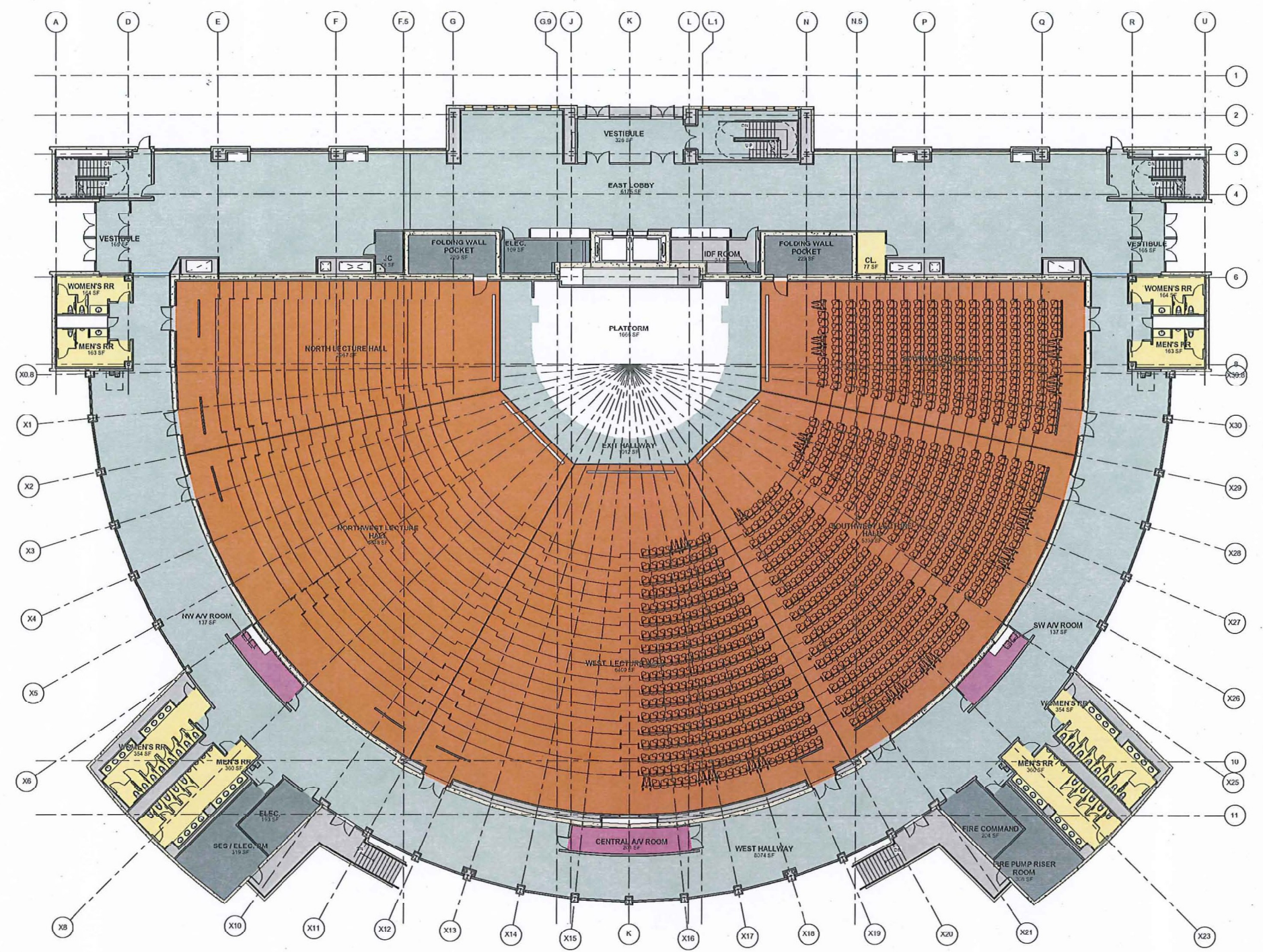
MIDWESTERN UNIVERSITY
 NEW AUDITORIUM AND
 OFFICE BUILDING
 DOWNERS GROVE CAMPUS
 555 31st STREET, DOWNERS GROVE, IL



REVISIONS

No.	Description	Date

ZONING



DEPARTMENT LEGEND

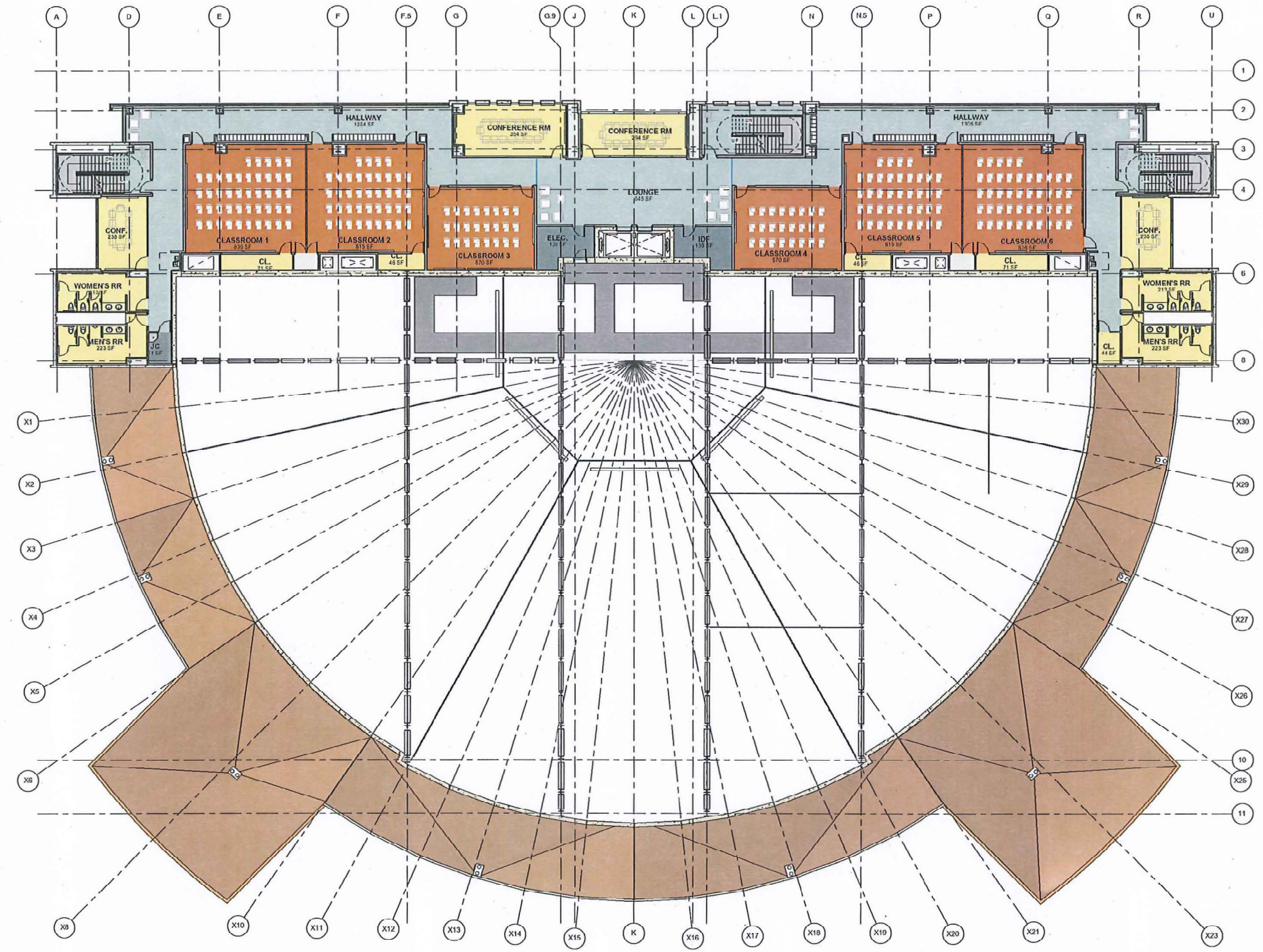
- AV
- CIRCULATION/ LOBBY
- CLASSROOMS
- COMMON AREA
- SERVICE AREA

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

2/2/2012 4:01:16 PM

A-05

DESIGNED BY: NRN REVISIONS BY: MLH
 DATE: --/-- PROJECT NUMBER: 0932.00



LEVEL 2 FLOOR PLAN
3/32" = 1'-0"

- DEPARTMENT LEGEND**
- CIRCULATION/ LOBBY
 - CLASSROOMS
 - COMMON AREA
 - SERVICE AREA



MIDWESTERN UNIVERSITY
**NEW AUDITORIUM AND
 OFFICE BUILDING**
 DOWNERS GROVE CAMPUS
 555 31st STREET, DOWNERS GROVE, IL



REVISIONS

No.	Description	Date

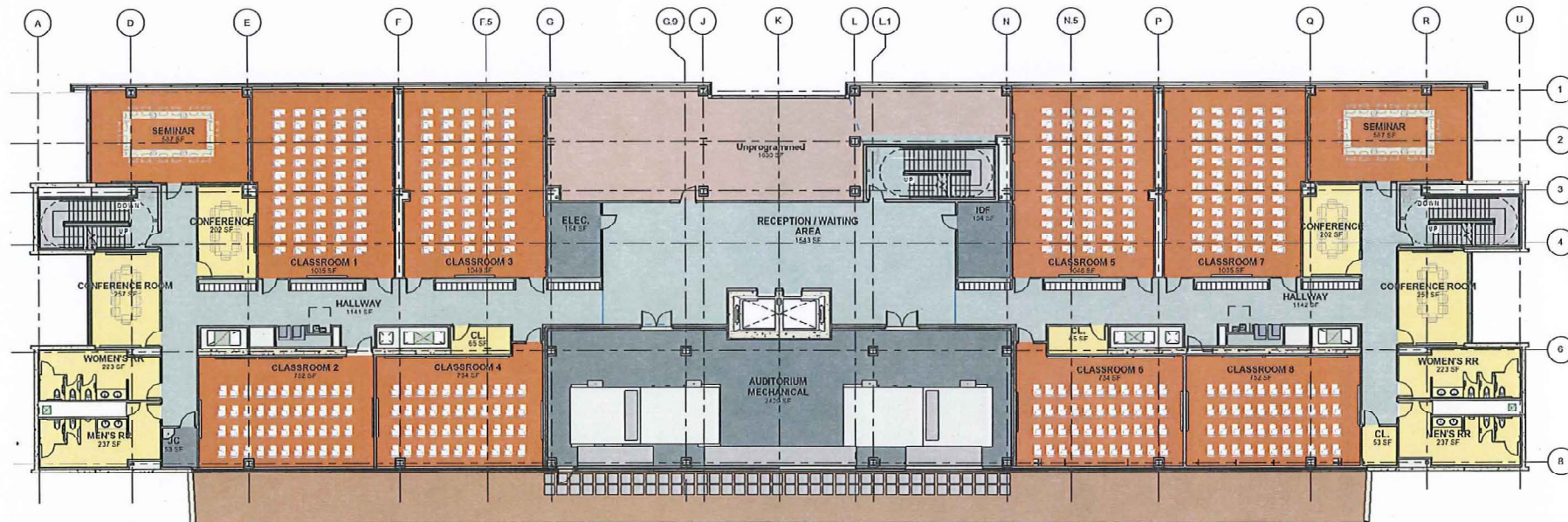
ZONING

LEVEL 2 FLOOR PLAN

A-06

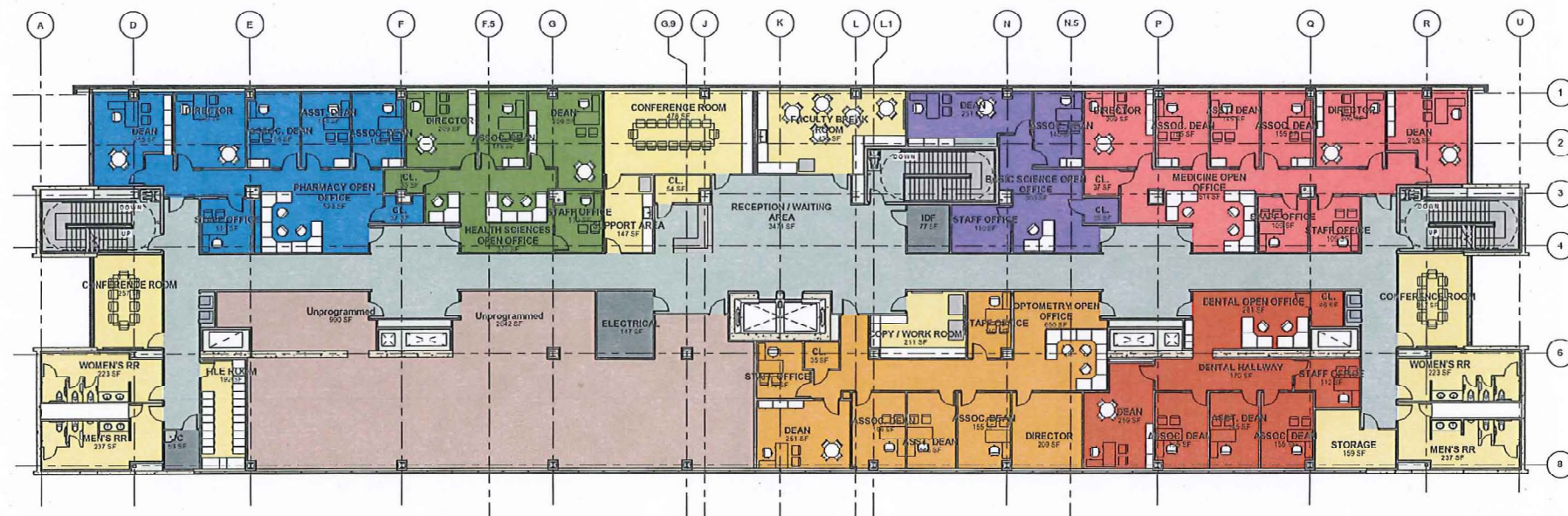
DATE	DESIGNED BY	REVISIONS BY	PROJECT NUMBER
2/2/2012	NRN	MLH	0932.00

2/2/2012 4:01:25 PM



- DEPARTMENT LEGEND**
- CIRCULATION/ LOBBY
 - CLASSROOMS
 - COMMON AREA
 - SERVICE AREA
 - UNPROGRAMMED

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



- DEPARTMENT LEGEND**
- CIRCULATION/ LOBBY
 - COLLEGE OF BASIC SCIENCE
 - COLLEGE OF DENTISTRY
 - COLLEGE OF HEALTH SCIENCES
 - COLLEGE OF MEDICINE
 - COLLEGE OF OPTOMETRY
 - COLLEGE OF PHARMACY
 - COMMON AREA
 - SERVICE AREA
 - UNPROGRAMMED

LEVEL 4 FLOOR PLAN
3/32" = 1'-0"

MIDWESTERN UNIVERSITY AND
NEW AUDITORIUM AND
OFFICE BUILDING
DOWNERS GROVE CAMPUS
555 3RD STREET, DOWNERS GROVE, IL



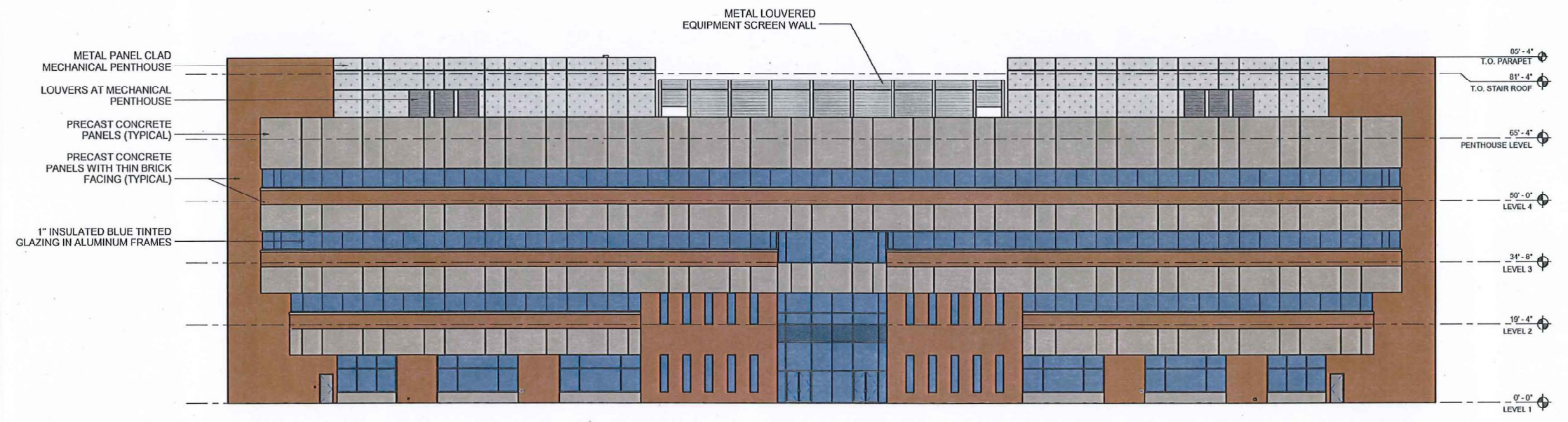
REVISIONS

No.	Description	Date

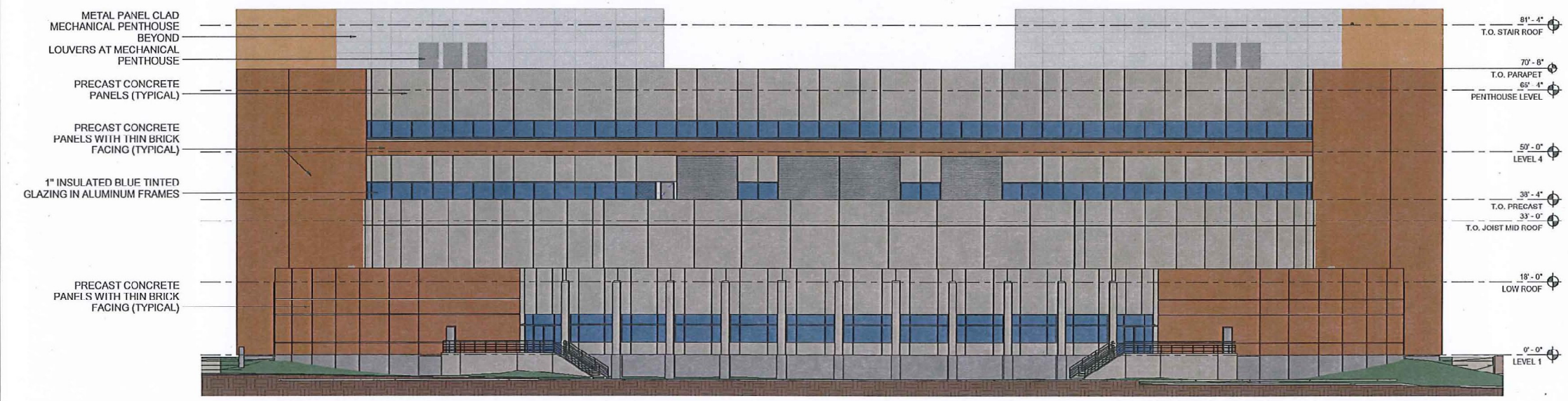
ZONING

LEVEL 3 AND 4 FLOOR PLAN

A-07	
DESIGNED BY NRN	REVIEWED BY MLH
DRAWN BY 	PROJECT NO. 0532.00



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



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

MIDWESTERN UNIVERSITY AND
NEW AUDITORIUM AND
OFFICE BUILDING
DOWNERS GROVE CAMPUS
555 31st STREET, DOWNERS GROVE, IL



REVISIONS

No.	Description	Date

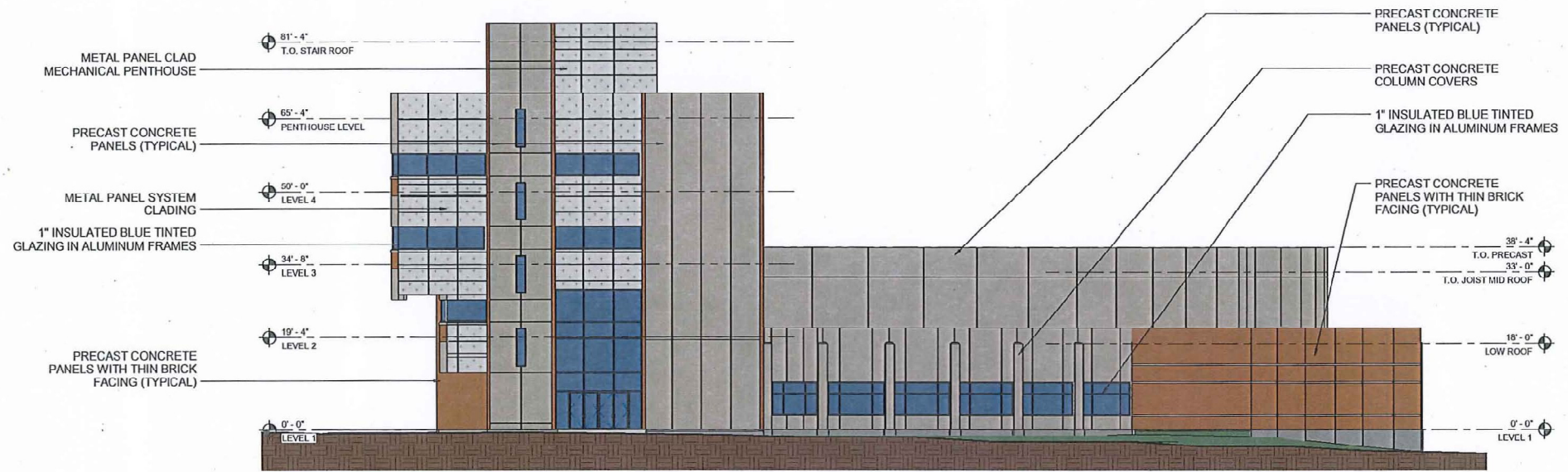
ZONING

PROJECT NO: EAST AND WEST ELEVATION
DATE: 2/2/2012 4:02:14 PM

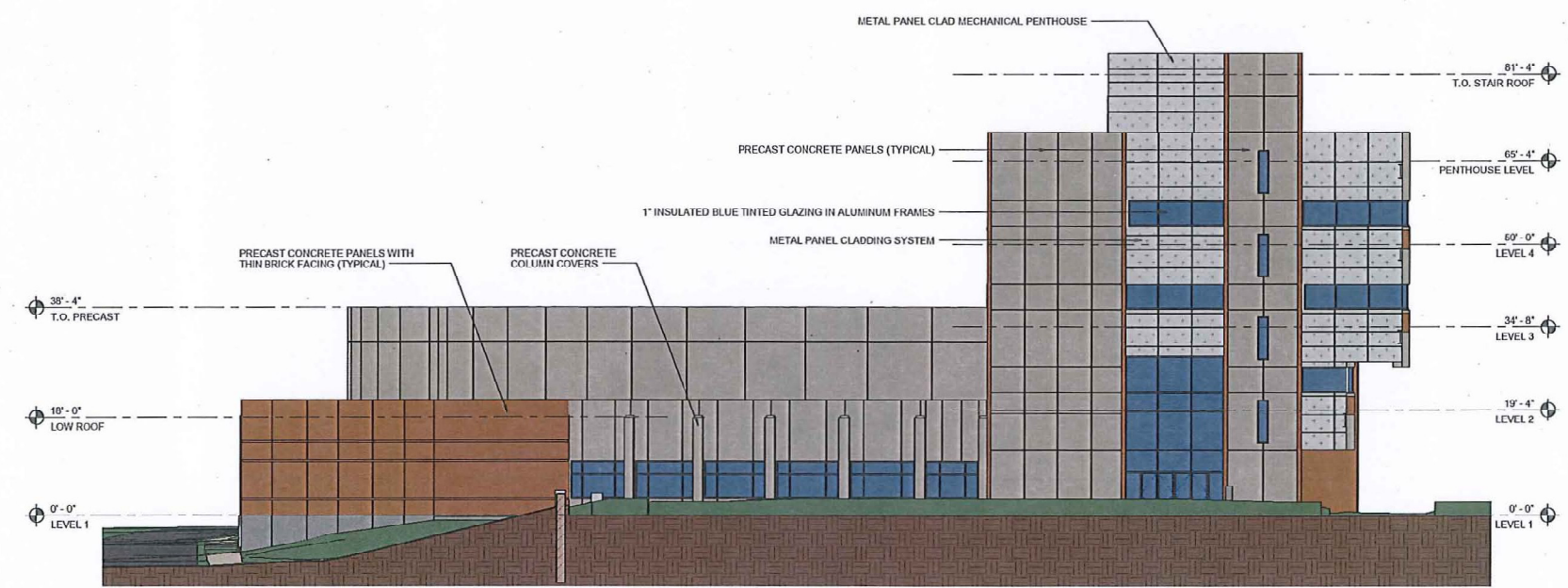
PROJECT NO: EAST AND WEST ELEVATION

PROJECT NO: EAST AND WEST ELEVATION	
DATE: 2/2/2012 4:02:14 PM	
DESIGNED BY: NHR	REVIEWED BY: MLH
DRAWN BY: NHR	PROJECT NO: 0932.00

2/2/2012 4:02:14 PM



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



BUILDING SOUTH ELEVATION (IDENTICAL TO NORTH)
3/32" = 1'-0"

MIDWESTERN UNIVERSITY
NEW AUDITORIUM AND
OFFICE BUILDING
DOWNERS GROVE CAMPUS
555 31ST STREET, DOWNERS GROVE, IL



REVISIONS

No.	Description	Date

ZONING

KEY:

NORTH AND SOUTH ELEVATIONS

A-09

DATE: 01/17/2012	REVISION: 0002.00
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2/2/2012 4:02:38 PM

FINAL ENGINEERING PLANS

PROPOSED AUDITORIUM AND OFFICE BUILDING

MIDWESTERN UNIVERSITY

DOWNERS GROVE, ILLINOIS

LEGEND

	EXISTING	PROPOSED
SANITARY SEWER		
FORCE MAIN		
STORM SEWER		
UNDERDRAIN		
MANHOLE		
CATCH BASIN		
INLET		
CLEANOUT		
WATER MAIN		
VALVE VAULT		
VALVE BOX		
FIRE HYDRANT		
UTILITY CROSSING		
FLARED END SECTION		
COMBINED SEWER		
STREET LIGHT/PARKING LOT LIGHT		
POWER POLE		
STREET SIGN		
FENCE		
GAS MAIN		
OVERHEAD LINE		
TELEPHONE LINE		
ELECTRIC LINE		
NORTHERN COMED SERVICE		
CENTRAL COMED SERVICE		
SOUTHERN COMED SERVICE		
SITE LIGHTING		
CHILLED WATER		
CABLE TV LINE		
HIGH WATER LEVEL		
NORMAL WATER LEVEL		
CONTOUR LINE		
TOP OF CURB ELEVATION		
TOP OF DEPRESSED CURB		
PAVEMENT ELEVATION		
SPOT ELEVATION		
FINISHED FLOOR ELEVATION		
TOP OF FOUNDATION		
GRADE AT FOUNDATION		
HIGH OR LOW POINT		
OVERLAND FLOW ROUTE		
PAVEMENT FLOW DIRECTION		
SWALE FLOW DIRECTION		
DEPRESSED CURB AND GUTTER		
REVERSE CURB AND GUTTER		

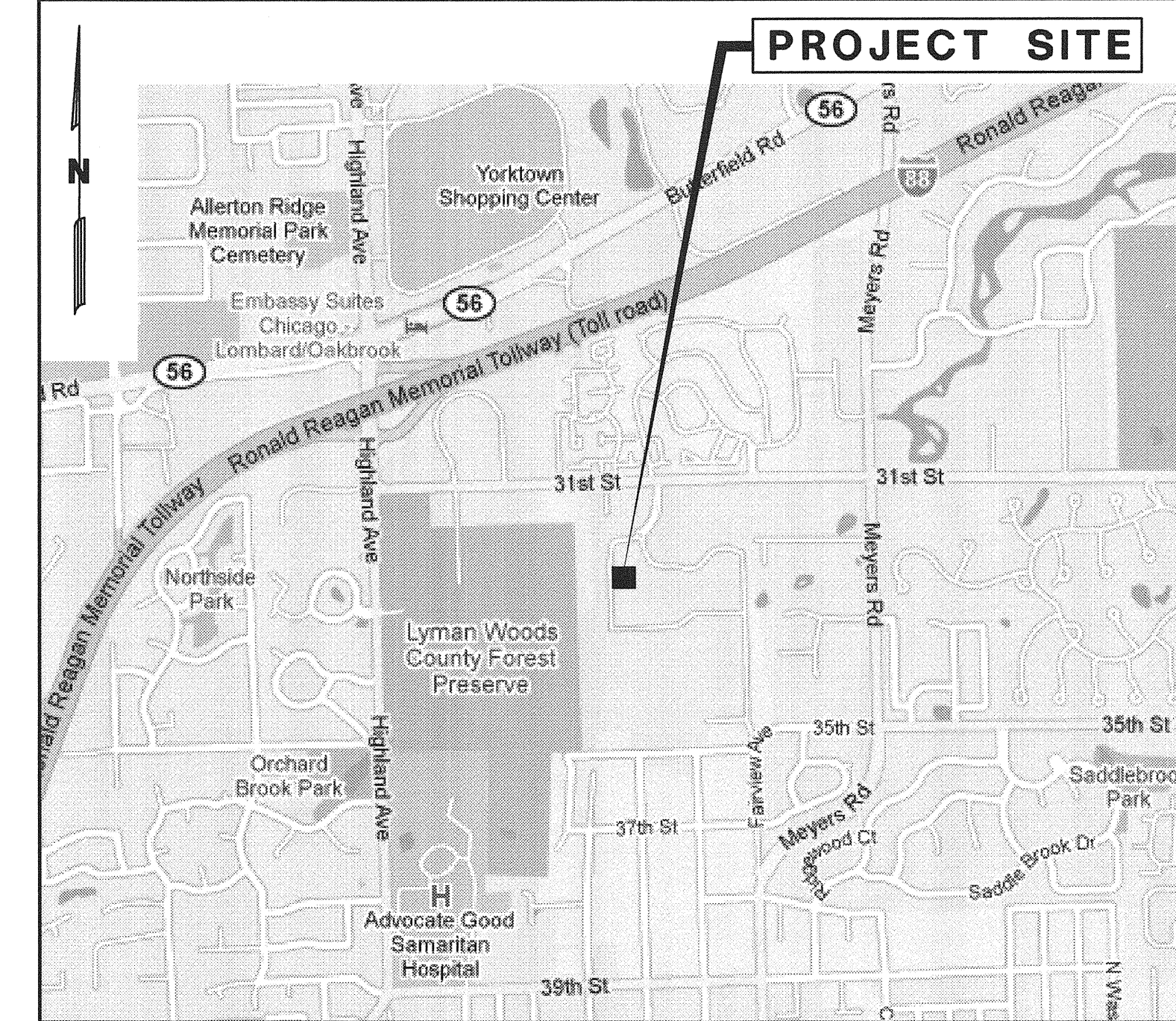
ABBREVIATIONS

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

INDEX

- C-101 COVER SHEET
- C-102 DEMOLITION PLAN
- C-103 GRADING PLAN
- C-104 STORMWATER POLLUTION PREVENTION PLAN
- C-105 STORMWATER POLLUTION PREVENTION DETAILS AND SPECIFICATIONS
- C-106 UTILITY PLAN
- C-107 PAVING PLAN
- C-108 CONSTRUCTION DETAILS
- C-109 CONSTRUCTION DETAILS
- C-110 PROJECT SPECIFICATIONS

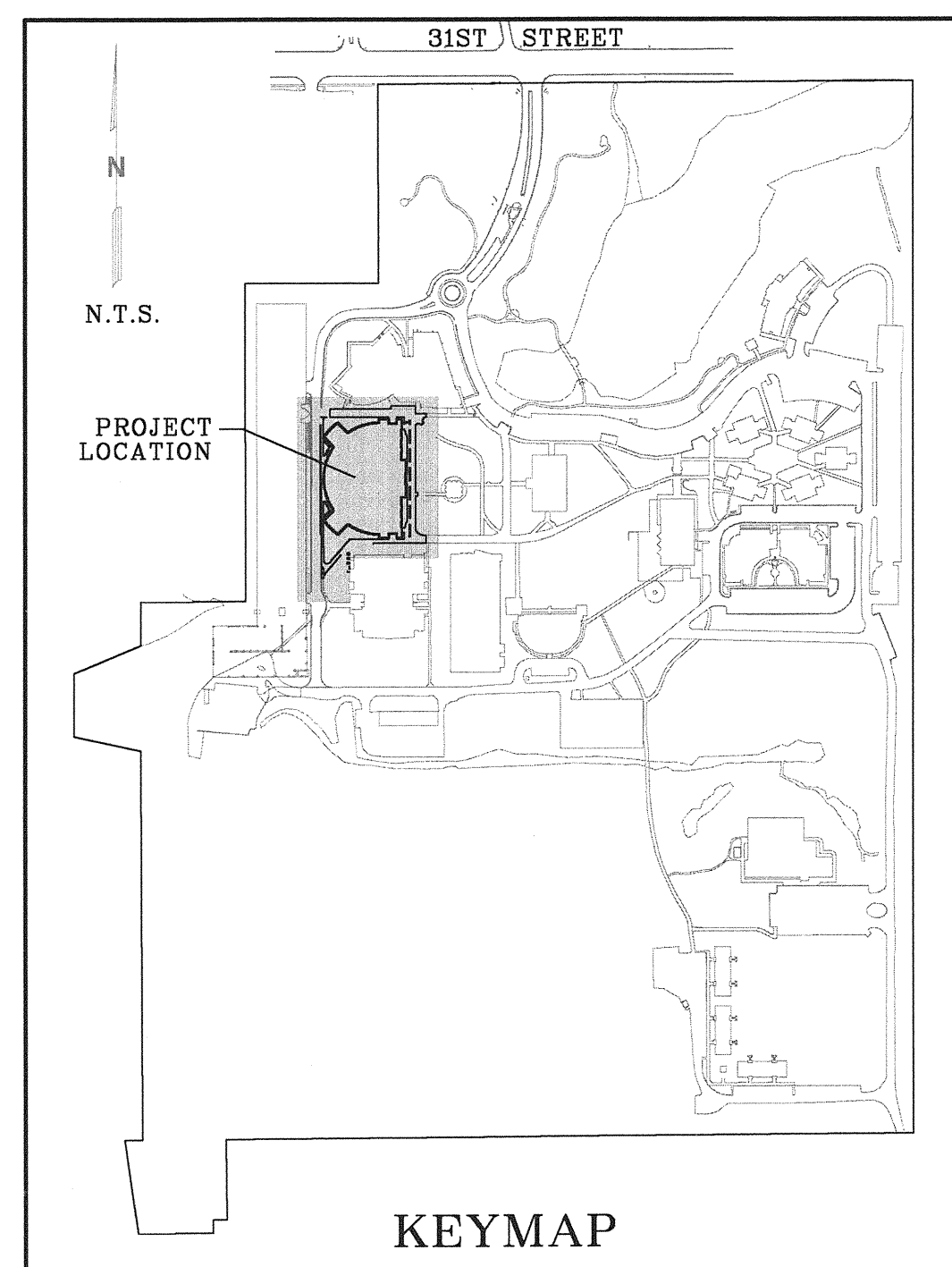
LOCATION MAP



JOINT UTILITY LOCATING INFORMATION FOR EXCAVATORS

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

1-800-892-0123



SOURCE BENCHMARKS:

YK 34003 (DUPAGE COUNTY)
CLASS "A" ROD ESTABLISHED IN CONCRETE INSIDE AN 8" PVC PIPE ON THE NORTH SIDE OF ST. PASCAL DR. (SOUTH OF 31ST STREET), 136' NORTHEAST OF LARGE NAIL ON THE NORTH FACE OF POWER POLE ON SOUTH SIDE OF ST. PASCAL DR. 83 FT. NORTHWEST OF LARGE NAIL ON THE NORTH FACE OF POWER POLE ON SOUTH SIDE OF ST. PASCAL DR. AND 2.8 FT. SOUTH OF THE SOUTH FACE OF 2-1/2" DIAMETER STEEL FENCE POST. ELEVATION 712.0353 (DUPAGE DATUM / NGVD 29) ELEVATION 710.88 (VILLAGE / PROJECT DATUM)

YK 35001 (DUPAGE COUNTY)
A BRONZE DISK MONUMENT ESTABLISHED IN CONCRETE BASE FOR TRAFFIC CONTROL LIGHT STAMPED "DUPAGE COUNTY MAPS AND PLAT" AT THE SOUTHEAST CORNER OF ILL. RT. 83 AND 31ST ST. IN A CONCRETE TRAFFIC LANE ISLAND SEPARATING EAST AND WEST TRAFFIC COMING FROM NORTHBOND ILL. RT. 83 (ROBERT KINGERY HWY.) EXIT RAMP TO 31ST ST. ELEVATION 718.6371 (DUPAGE DATUM / NGVD 29) ELEVATION 697.66 (VILLAGE / PROJECT DATUM)

SITE BENCHMARKS:

PK NAIL IN BITUMINOUS PAVEMENT LOCATED +/- 32 FEET SOUTH OF THE TALL 2 STORY BRICK BUILDING AND 36 FEET WEST OF THE EAST SIDE OF THE BRICK BUILDING. ELEVATION = 695.40 (VILLAGE / PROJECT DATUM)

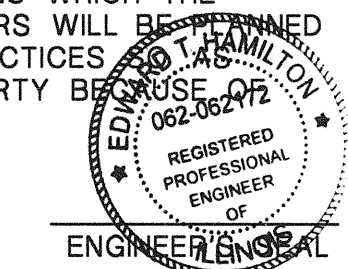
C.P. 80
OUT CROSS ON TOP OF CURB LOCATED +/- 111 FEET WEST OF THE CONCRETE BASE OF LIGHT POLE AND +/- 230 FEET SOUTH OF THE SOUTHEAST CORNER OF THE 3-STORY CONCRETE PARKING GARAGE. ELEVATION = 697.66 (VILLAGE / PROJECT DATUM)

NOTE: ELEVATIONS SHOWN ARE ON VILLAGE / PROJECT DATUM
DUPAGE COUNTY DATUM = VILLAGE / PROJECT DATUM + 146'

DRAINAGE CERTIFICATION

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

Edward T. Hamilton
ENGINEER'S SIGNATURE 1/25/12

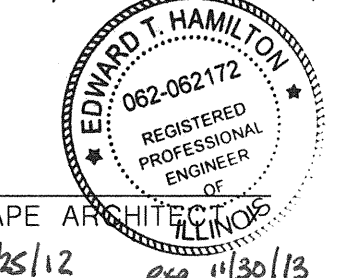


ADA CERTIFICATION

THIS CERTIFIES THAT THESE DRAWINGS HAVE BEEN REVIEWED AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THEY ARE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND THE THE ILLINOIS ACCESSIBILITY CODE (IAC, LATEST EDITION).



Edward T. Hamilton
LICENSED ARCHITECT / LANDSCAPE ARCHITECT
LICENSED ENGINEER 1/25/12



CLIENT:

DWL ARCHITECTS

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

DESIGNED	ETH
DRAWN	WHM
APPROVED	DAS
DATE	01-25-12
SCALE	N/A

COVER SHEET
MIDWESTERN UNIVERSITY
DOWNERS GROVE, ILLINOIS

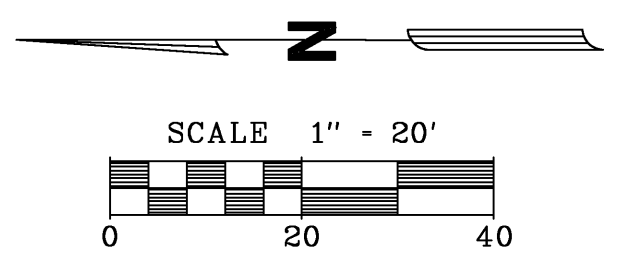
SHEET

C-101

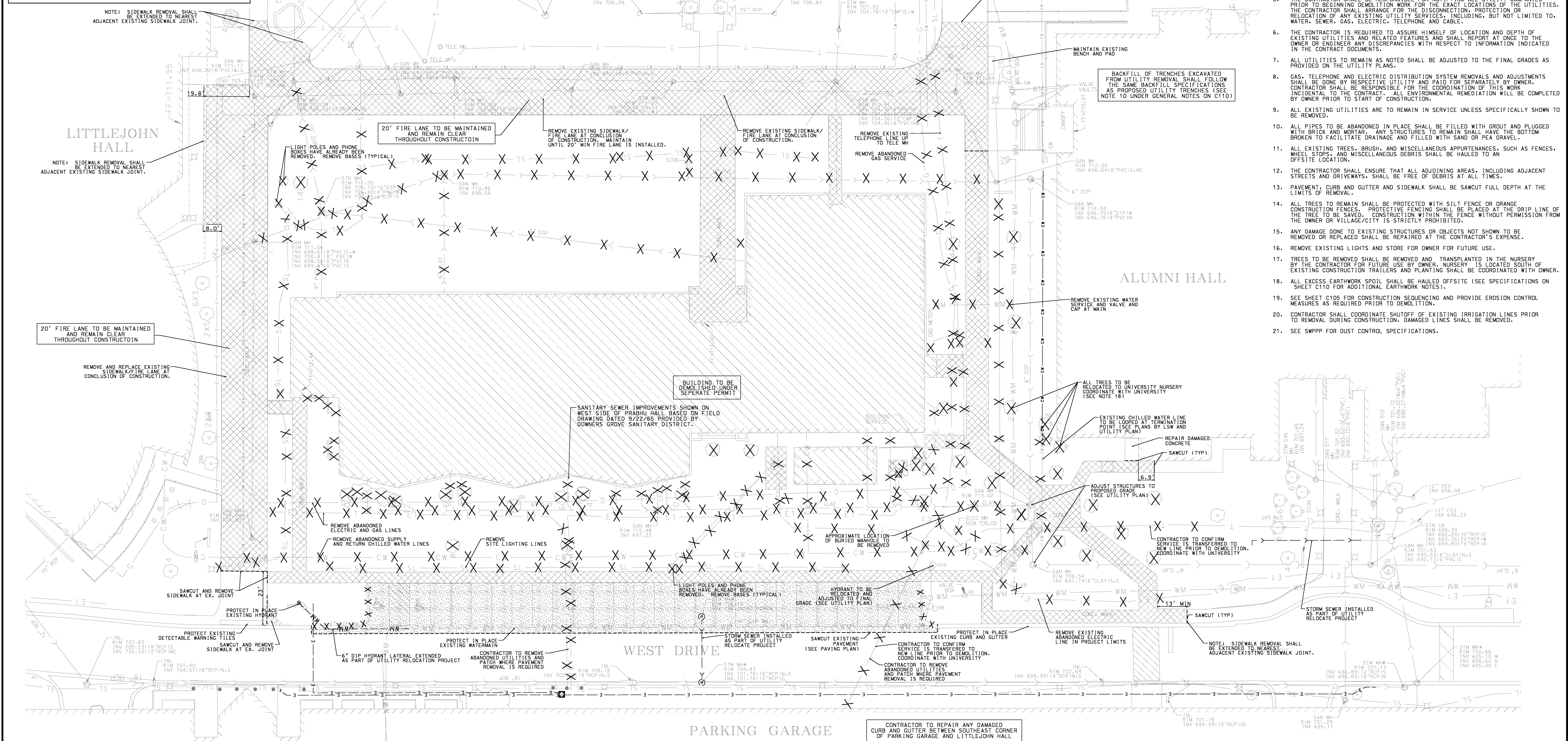
PROJECT NUMBER: 1884
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ILLINOIS FIRM LICENSE 184-002694

LEGEND	
EXISTING BUILDING TO BE REMOVED	[Hatched pattern]
EXISTING CONCRETE TO BE REMOVED	[Cross-hatched pattern]
EXISTING HMA PAVEMENT TO BE REMOVED	[Stippled pattern]
EXISTING GRAVEL TO BE REMOVED	[Dotted pattern]
EXISTING CURB TO BE REMOVED	XXXX
EXISTING UTILITY TO BE REMOVED	X WM X
EXISTING UTILITY TO BE ABANDONED	WM WM WM
EXISTING UTILITY TO BE REMOVED OR ABANDONED AS NEEDED	X WM WM
EXISTING STRUCTURE, TREE, MISCELLANEOUS OBJECT TO BE REMOVED	X

BASIC SCIENCE BUILDING



- 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/DEMOLITION.
 - THIS PLAN WAS PREPARED FROM TOPOGRAPHIC SURVEY PREPARED BY MACKIE CONSULTANTS, LLC, SURVEYING DATED 7/07/10 AND AVAILABLE RECORDS. CONTRACTOR SHALL FIELD VERIFY ALL UTILITIES SHOWN AND NOT SHOWN 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, BUT NOT LIMITED TO, 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 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. ALL 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 PIPES TO BE ABANDONED IN PLACE SHALL BE FILLED WITH GROUT AND 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 FENCES, WHEEL STOPS, AND MISCELLANEOUS DEBRIS SHALL BE HAULED TO AN OFFSITE LOCATION.
 - 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 FROM THE OWNER OR VILLAGE/CITY IS STRICTLY PROHIBITED.
 - ANY DAMAGE DONE TO EXISTING STRUCTURES OR OBJECTS NOT SHOWN TO BE REMOVED OR REPLACED SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
 - REMOVE EXISTING LIGHTS AND STORE FOR OWNER FOR FUTURE USE.
 - TREES TO BE REMOVED SHALL BE REMOVED AND TRANSPLANTED IN THE NURSERY BY THE CONTRACTOR FOR FUTURE USE BY OWNER. NURSERY IS LOCATED SOUTH OF EXISTING CONSTRUCTION TRAILERS AND PLANTING SHALL BE COORDINATED WITH OWNER.
 - ALL EXCESS EARTHWORK SPOIL SHALL BE HAULED OFFSITE (SEE SPECIFICATIONS ON SHEET C105 FOR ADDITIONAL EARTHWORK NOTES).
 - CONTRACTOR SHALL COORDINATE SHUTOFF OF EXISTING IRRIGATION LINES PRIOR TO REMOVAL DURING CONSTRUCTION. DAMAGED LINES SHALL BE REMOVED.
 - SEE SWPPP FOR DUST CONTROL SPECIFICATIONS.



LITTLEJOHN HALL
NOTE: SIDEWALK REMOVAL SHALL BE EXTENDED TO NEAREST ADJACENT EXISTING SIDEWALK JOINT.

ALUMNI HALL
REMOVE EXISTING WATER SERVICE AND VALVE AND CAP AT MAIN

WEST DRIVE
CONTRACTOR TO REMOVE ABANDONED UTILITY LINES AND PATCH WHERE PAVEMENT REMOVAL IS REQUIRED

PARKING GARAGE
CONTRACTOR TO REPAIR ANY DAMAGED CURB AND GUTTER BETWEEN SOUTHEAST CORNER OF PARKING GARAGE AND LITTLEJOHN HALL

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

DATE	DESCRIPTION OF REVISION	BY

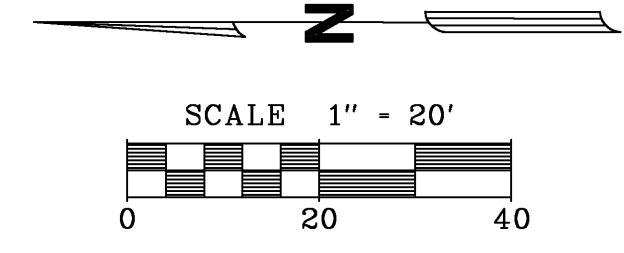
DESIGNED	ETH
DRAWN	WHM
APPROVED	DAS
DATE	01-25-12
SCALE	1" = 20'

DEMOLITION PLAN
MIDWESTERN UNIVERSITY
DOWNERS GROVE, ILLINOIS

SHEET	
C-102	
PROJECT NUMBER:	1884
© MACKIE CONSULTANTS LLC, 2012 ILLINOIS FIRM LICENSE 184-002694	

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BASIC SCIENCE BUILDING



- GRADING PLAN GENERAL NOTES
- EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS ON 7/01/10. 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 SEEDED.
 - 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 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 SWALES 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 PROJECT LIMITS, UNLESS OTHERWISE NOTED.
 - ALL EXCESS EARTHWORK SPOIL SHALL BE HAULED OFFSITE.

DETENTION SUMMARY (QUAD PONDS)
(COMPLETED AS PART OF UTILITY-RELOCATION PROJECT)

TRIBUTARY AREA = 2.84 ACRES
 100-YR PROPOSED HW = 709.80
 100-YR DETENTION VOLUME REQUIRED = 0.92 AC-FT
 100-YR DETENTION VOLUME PROVIDED = 1.02 AC-FT
 100-YR ALLOWABLE RELEASE RATE, Q = 0.27 CFS
 100-YR PROPOSED RELEASE RATE, Q = 0.27 CFS
 BYPASS TRIBUTARY AREA = 0.38 ACRES
 BYPASS FLOW RATE = 0.65 CFS
 ALLOWABLE BYPASS FLOW COMBINED WITH
 SITE RESTRICTED RELEASE RATE = 0.92 CFS
 ACTUAL PROPOSED FLOW RATE = 0.49 CFS
 OVERFLOW ELEVATION = 709.83

DETENTION SUMMARY (SCIENCE BLDG)
(COMPLETED AS PART OF UTILITY-RELOCATION PROJECT)

PROPOSED DEVELOPED TRIBUTARY AREA: 6.71 ACRES
 100-YR PROPOSED HW = 698.00
 100-YR ULTIMATE HW = 698.00
 100-YR DETENTION VOLUME REQUIRED = 3.08 AC-FT
 100-YR DETENTION VOLUME PROVIDED = 3.08 AC-FT
 ULTIMATE DETENTION VOLUME PROVIDED = 5.95 AC-FT
 100-YR ALLOWABLE RELEASE RATE, Q = 0.67 CFS
 100-YR PROPOSED RELEASE RATE, Q = 0.39 CFS
 OVERFLOW ELEVATION = 699.00

* NOTE: BYPASS AREA REFLECTS UPSTREAM TRIBUTARY AREA THAT CURRENTLY DRAINS UNRESTRICTED TO THE DRAINAGE STRUCTURE DOWNSTREAM OF THE EXISTING OUTLET CONTROL STRUCTURE. THIS PROJECT PROPOSES INSTALLING A RESTRICTOR AND WATER QUALITY STRUCTURE DOWNSTREAM OF THE BYPASS AREA. THE RESTRICTOR WAS SIZED TO ACCOMMODATE THE DEVELOPED ALLOWABLE RELEASE RATE AND THE RUNOFF FROM THE BYPASS AREAS COMBINED. THE DETENTION POND WAS DESIGNED TO PROVIDE STORAGE FOR THE DEVELOPED PROJECT AREA AND ALL AREAS CURRENTLY TRIBUTARY TO THE EXISTING RESTRICTOR AT THE ALLOWABLE RELEASE RATE SPECIFIED BY THE DUPAGE COUNTY WIDE STORMWATER AND FLOOD PLAIN ORDINANCE.

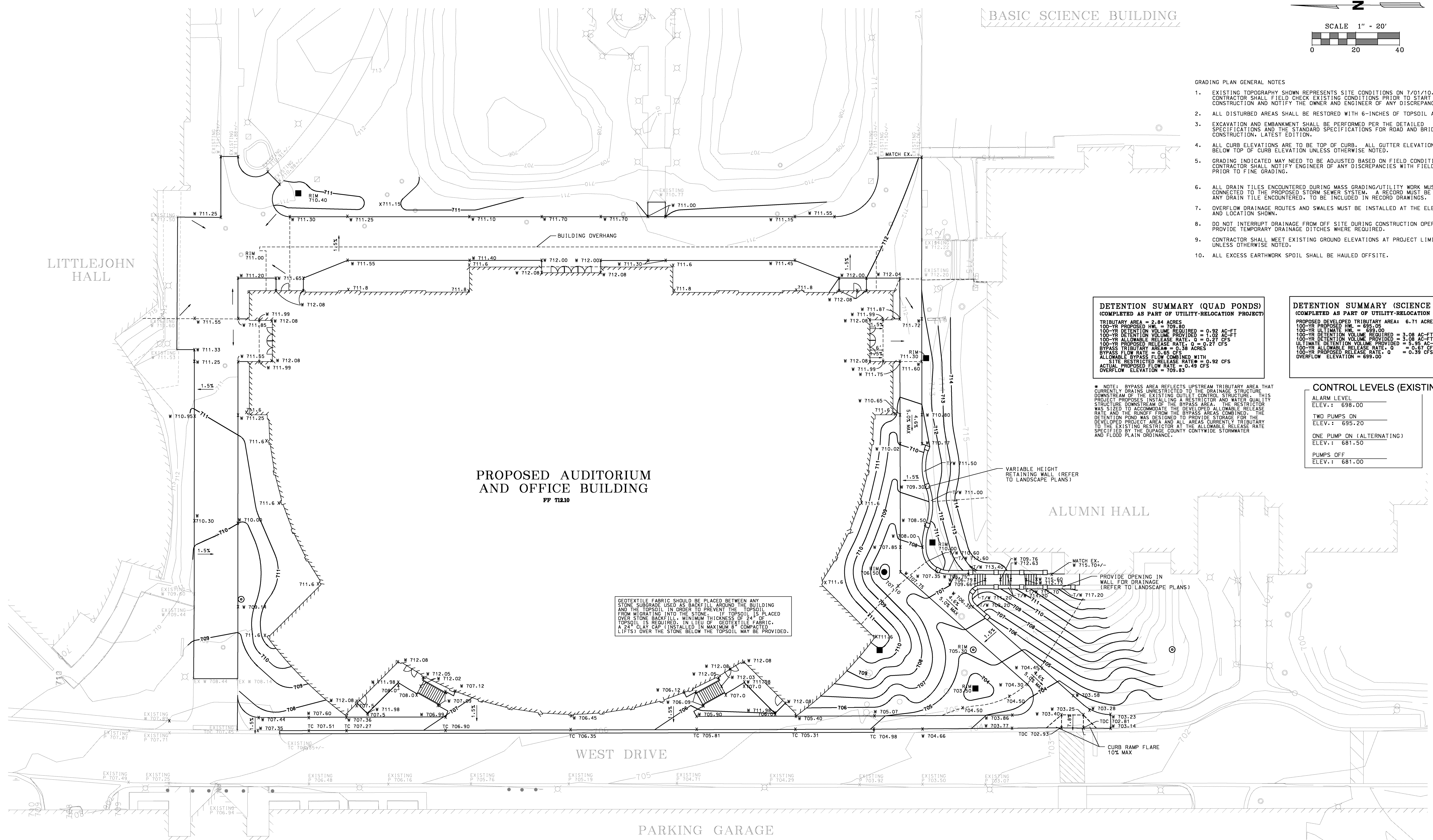
CONTROL LEVELS (EXISTING)

ALARM LEVEL
 ELEV.: 698.00

TWO PUMPS ON
 ELEV.: 695.20

ONE PUMP ON (ALTERNATING)
 ELEV.: 681.50

PUMPS OFF
 ELEV.: 681.00



PROPOSED AUDITORIUM AND OFFICE BUILDING
 PF 712.10

GEOTEXTILE FABRIC SHOULD BE PLACED BETWEEN ANY STONE SUBGRADE USED AS BACKFILL AROUND THE BUILDING AND THE TOPSOIL IN ORDER TO PREVENT THE TOPSOIL FROM MIGRATING INTO THE STONE. IF TOPSOIL IS PLACED OVER STONE BACKFILL, MINIMUM THICKNESS OF 24" OF TOPSOIL IS REQUIRED. IN LIEU OF GEOTEXTILE FABRIC, A 24" CLAY CAP (INSTALLED IN MAXIMUM 8" COMPACTED LIFTS) OVER THE STONE BELOW THE TOPSOIL MAY BE PROVIDED.

ALUMNI HALL

WEST DRIVE

PARKING GARAGE

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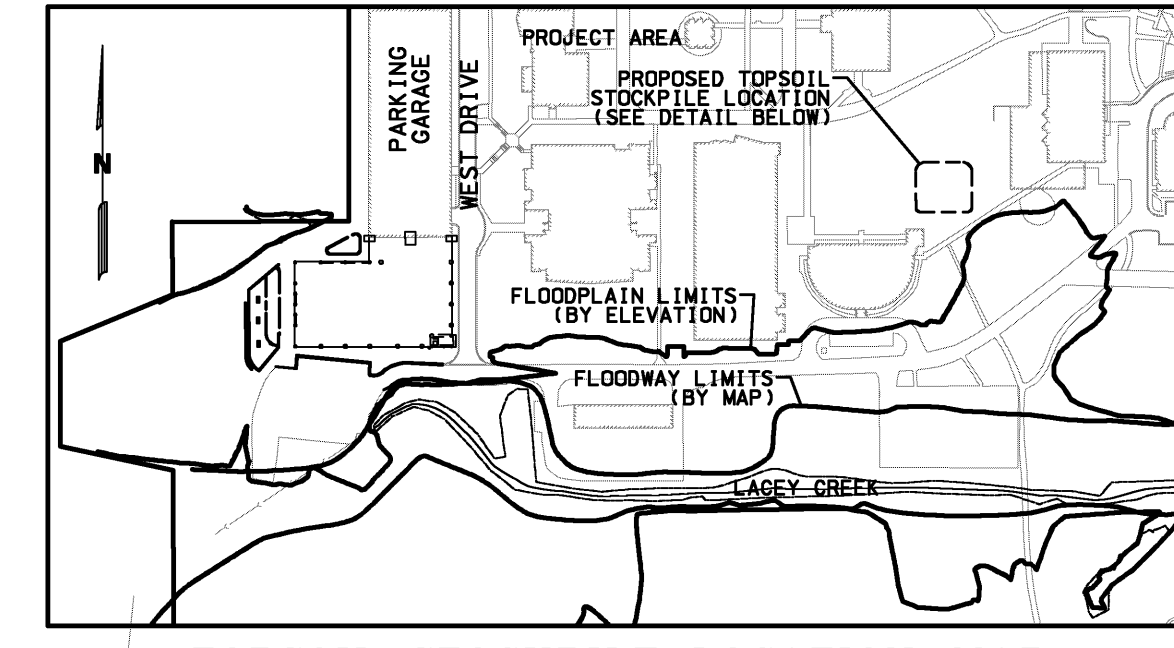
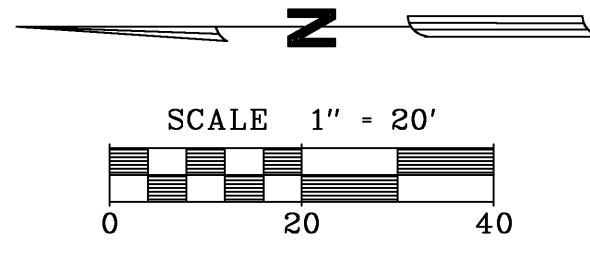
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DESIGNED	ETH	
DRAWN	WHM	
APPROVED	DAS	
DATE	01-25-12	
SCALE	1" = 20'	
DATE	DESCRIPTION OF REVISION	BY

GRADING PLAN
MIDWESTERN UNIVERSITY
DOWNS GROVE, ILLINOIS

SHEET
C-103
 PROJECT NUMBER: 1884
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LEGEND

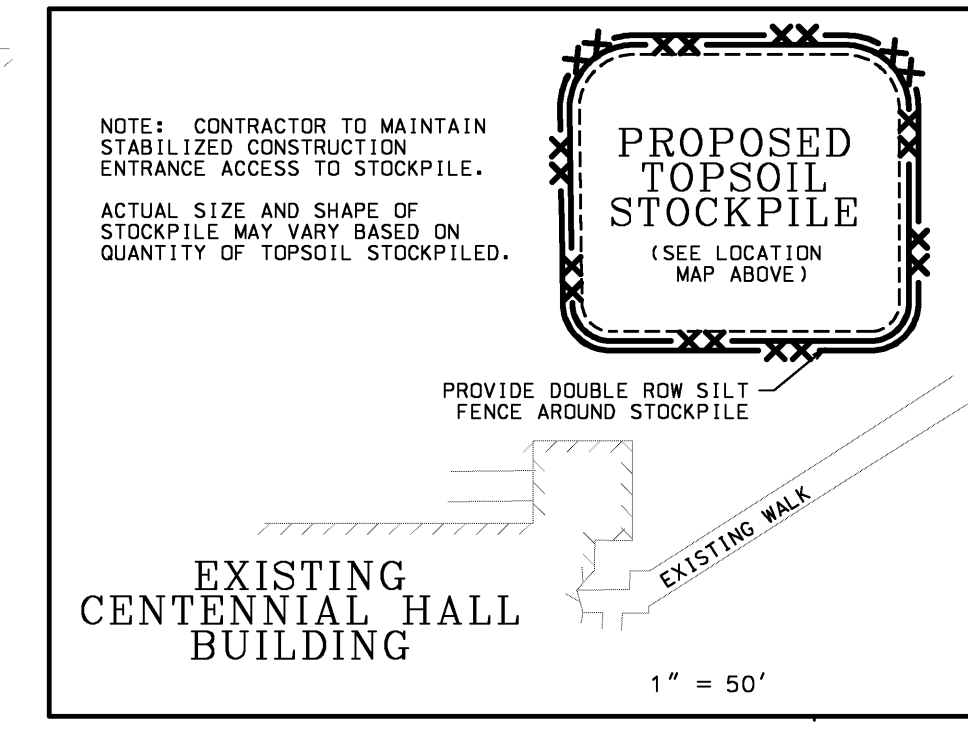
INLET FILTER BASKET	
STABILIZED CONST. ENTRANCE	
SILT FENCE	
SEDIMENT TRAP	
RIP-RAP	
TRIANGULAR SILT DIKE	

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.

THE OWNER AND CONTRACTORS SHALL ALSO REVIEW ALL CONSTRUCTION PRACTICES TO MINIMIZE THE POTENTIAL IMPACTS TO STORMWATER DISCHARGES FROM THE SITE. SPECIFIC CONSIDERATIONS ARE PROVIDED ON PAGE 10 FOR THE FOLLOWING ACTIVITIES:

- CONCRETE CUTTING AND MAINTENANCE
- MATERIAL STORAGE
- SANITATION STATIONS
- SPILL PREVENTION



GENERAL INFORMATION

THIS STORM WATER 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 NPDES 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

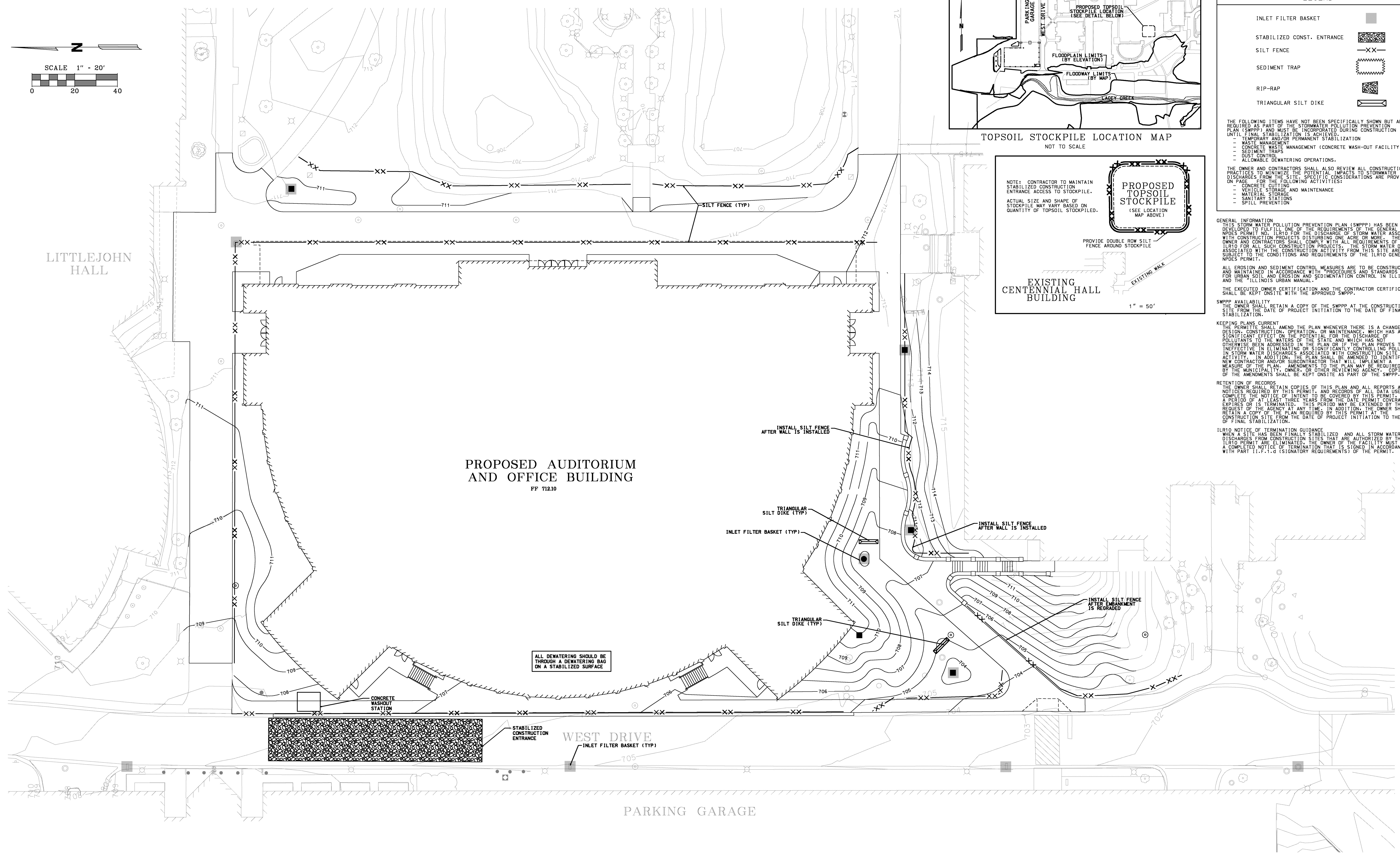
THE PERMITEE SHALL AMEND THE PLAN WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE, WHICH HAS A SIGNIFICANT EFFECT ON THE POTENTIAL FOR THE DISCHARGE OF POLLUTANTS TO THE WATERS OF THE STATE AND WHICH HAS NOT OTHERWISE BEEN ADDRESSED IN THE PLAN OR IF THE PLAN PROVES TO BE 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 CONSTRUCTION AND/OR SUBCONTRACTOR THAT WILL IMPLEMENT A MEASURE OF THE PLAN. AMENDMENTS TO THE PLAN MAY BE REQUIRED 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 TO 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 THE 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 II.F.1.G (SIGNATORY REQUIREMENTS) OF THE PERMIT.



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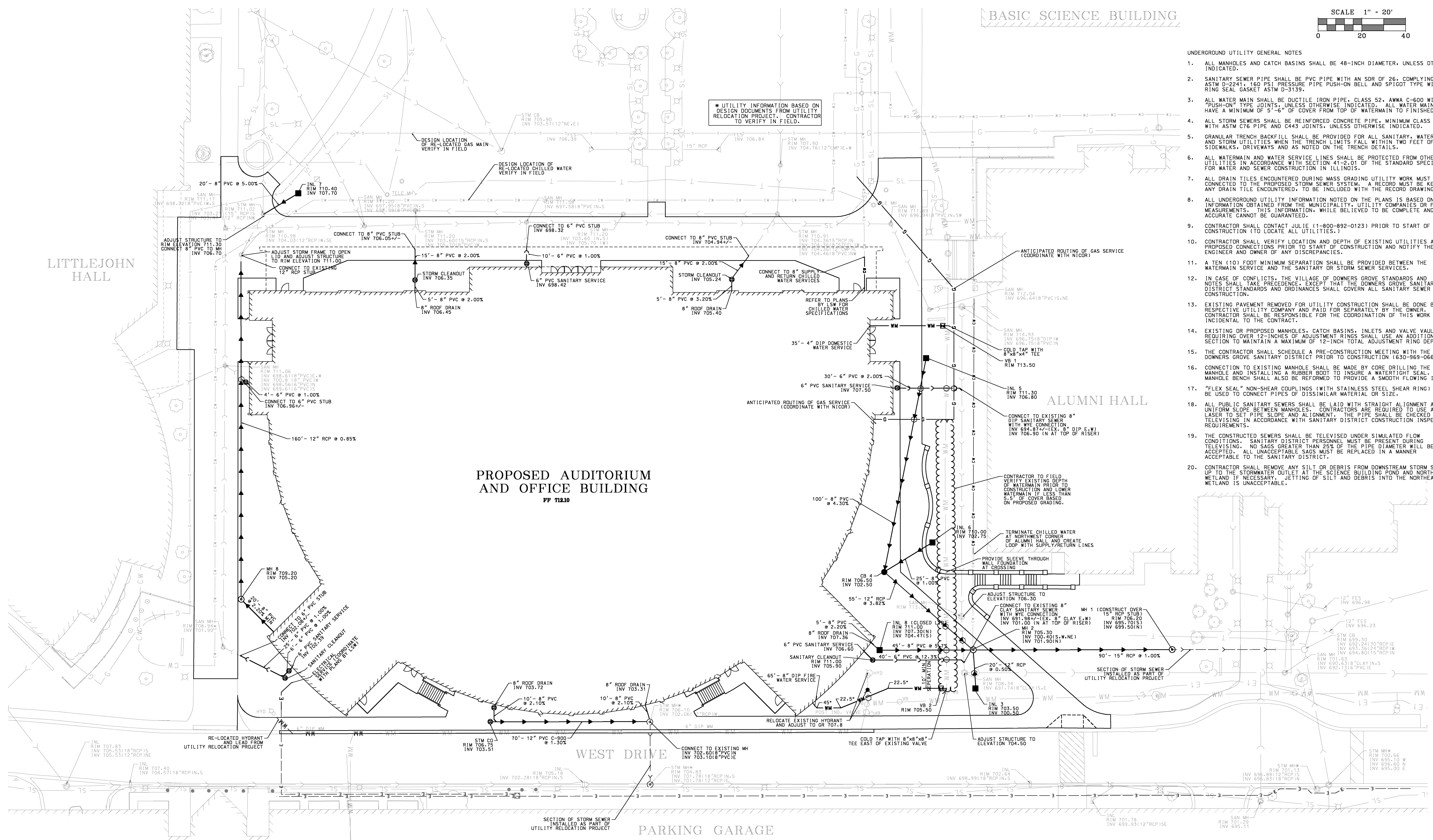
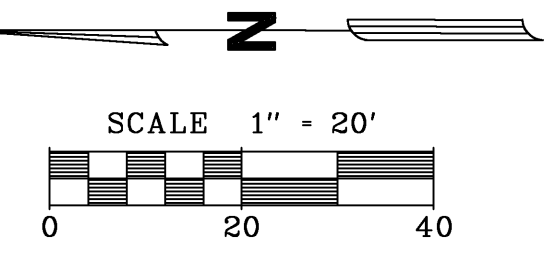
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DWL ARCHITECTS
2333 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
(602) 264-9731 FAX (602) 264-1928

DATE	DESCRIPTION OF REVISION	BY	SCALE
DESIGNED	ETH		
DRAWN	WHM		
APPROVED	DAS		
DATE	01-25-12		
SCALE	1" = 20'		

STORMWATER POLLUTION PREVENTION PLAN
MIDWESTERN UNIVERSITY
DOWNERS GROVE, ILLINOIS

SHEET
C-104
PROJECT NUMBER: 1084
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BASIC SCIENCE BUILDING



- UNDERGROUND UTILITY GENERAL NOTES
1. ALL MANHOLES AND CATCH BASINS SHALL BE 48-INCH DIAMETER, UNLESS OTHERWISE INDICATED.
 2. SANITARY SEWER PIPE SHALL BE PVC PIPE WITH AN SDR OF 26, COMPLYING WITH ASTM D-2241, 160 PSI PRESSURE PIPE PUSH-ON BELL AND SPIGOT TYPE WITH RUBBER RING SEAL GASKET ASTM D-3139.
 3. ALL WATER MAIN SHALL BE DUCTILE IRON PIPE, CLASS 52, AWWA 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.
 4. ALL STORM SEWERS SHALL BE REINFORCED CONCRETE PIPE, MINIMUM CLASS IV, WITH ASTM C76 PIPE AND C443 JOINTS, UNLESS OTHERWISE INDICATED.
 5. GRANULAR TRENCH BACKFILL SHALL BE PROVIDED FOR ALL SANITARY, WATER AND STORM UTILITIES WHEN THE TRENCH LIMITS FALL WITHIN TWO FEET OF STREETS, SIDEWALKS, DRIVEWAYS AND AS NOTED ON THE TRENCH DETAILS.
 6. 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.
 7. 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.
 8. 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.
 9. CONTRACTOR SHALL CONTACT JULIE (1-800-892-0123) PRIOR TO START OF CONSTRUCTION TO LOCATE ALL UTILITIES.
 10. 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.
 11. A TEN (10) FOOT MINIMUM SEPARATION SHALL BE PROVIDED BETWEEN THE WATERMAIN SERVICE AND THE SANITARY OR STORM SEWER SERVICES.
 12. 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.
 13. 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.
 14. 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.
 15. THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE DOWNERS GROVE SANITARY DISTRICT PRIOR TO CONSTRUCTION (630-969-0664).
 16. CONNECTION TO EXISTING MANHOLE SHALL BE MADE BY CORE DRILLING THE MANHOLE AND INSTALLING A RUBBER BOOT TO INSURE A WATERTIGHT SEAL. THE MANHOLE BENCH SHALL ALSO BE REFORMED TO PROVIDE A SMOOTH FLOWING INVERT.
 17. "FLEX SEAL" NON-SHEAR COUPLINGS (WITH STAINLESS STEEL SHEAR RING) SHALL BE USED TO CONNECT PIPES OF DISSIMILAR MATERIAL OR SIZE.
 18. 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 INSPECTION REQUIREMENTS.
 19. THE CONSTRUCTED SEWERS SHALL BE TELEVIEWED 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.
 20. CONTRACTOR SHALL REMOVE ANY SILT OR DEBRIS FROM DOWNSTREAM STORM SEWER UP TO THE STORMWATER OUTLET AT THE SCIENCE BUILDING POND AND NORTHEAST WETLAND IF NECESSARY. JETTING OF SILT AND DEBRIS INTO THE NORTHEAST WETLAND IS UNACCEPTABLE.

PROPOSED AUDITORIUM AND OFFICE BUILDING
PF 712.10

LITTLEJOHN HALL

ALUMNI HALL

WEST DRIVE

PARKING GARAGE

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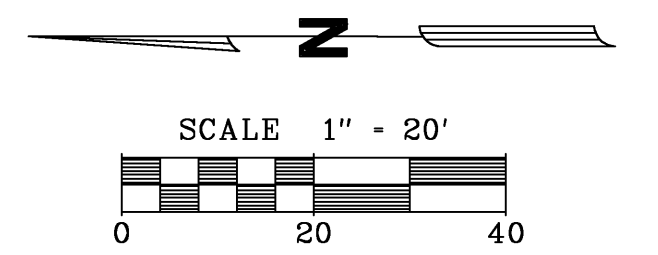
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UTILITY PLAN
MIDWESTERN UNIVERSITY
DOWNERS GROVE, ILLINOIS

SHEET
C-106
PROJECT NUMBER: 1884
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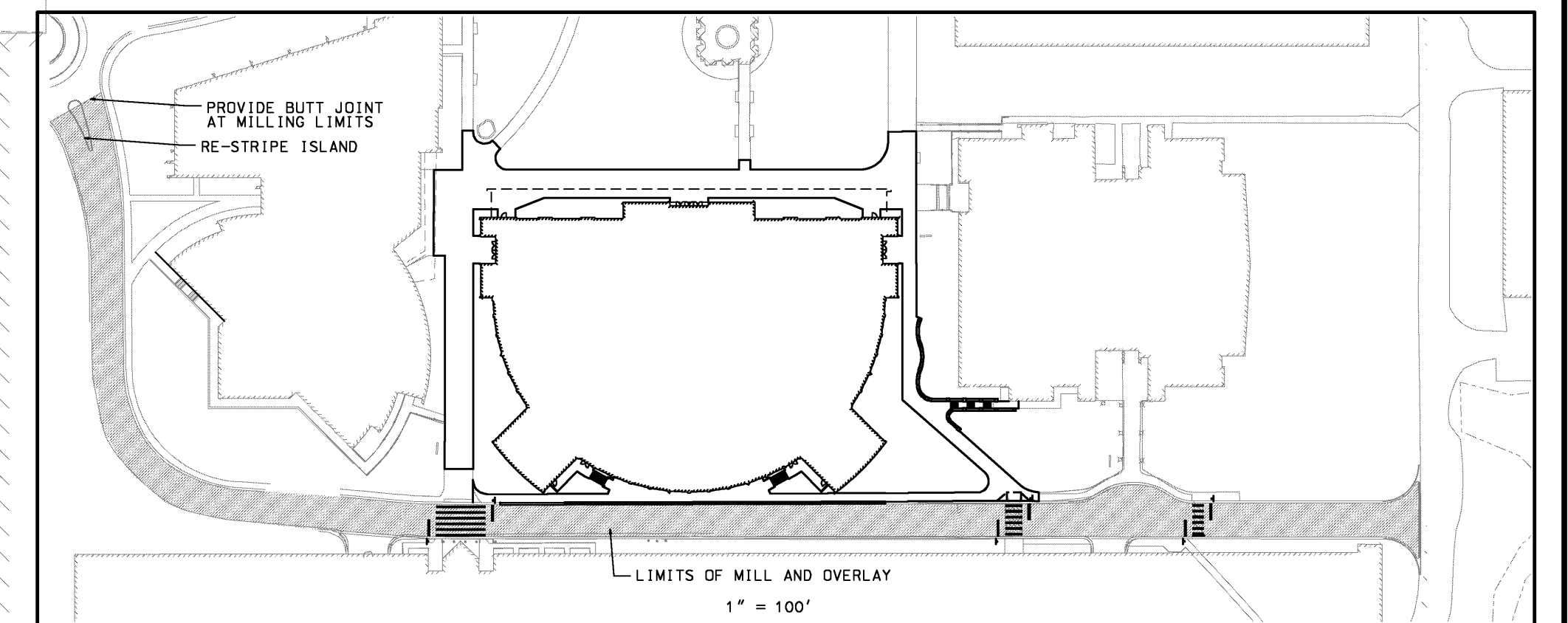
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BASIC SCIENCE BUILDING



LEGEND	
CONCRETE SIDEWALK	
CONCRETE FIRELANE	
RE-SURFACE PAVEMENT (2" MILL AND HMA SURFACE PAVEMENT OVERLAY)	

- 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 ONSITE PAVEMENT MARKINGS SHALL BE PAINTED, UNLESS OTHERWISE NOTED.
 4. ALL PROPOSED CURB AND GUTTER SHALL BE B6.12 AND SHALL BE DEPRESSED CURB WHERE SIDEWALK MEETS A STREET, UNLESS OTHERWISE NOTED.
 5. ALL JOINTS MADE WITH EXISTING PAVEMENT, CURB, WALK OR CURB AND GUTTER ARE TO BE SAWCUT FULL DEPTH WITHIN 24-HOURS OF PLACEMENT.



PROPOSED AUDITORIUM AND OFFICE BUILDING

ALUMNI HALL

LITTLEJOHN HALL

LITTLEJOHN HALL

COORDINATE SCHEDULE OF MILLING/OVERLAY AND STRIPING NORTH OF PROJECT WITH MIDWESTERN UNIVERSITY

EXISTING DETECTABLE WARNING TILES
DEPRESSED CURB AND GUTTER

REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR DETAILS FOR STAIRS, LANDINGS, AND HANDRAILS.

REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR DETAILS FOR STAIRS, LANDINGS, AND HANDRAILS.

REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR DETAILS FOR STAIRS, LANDINGS, AND HANDRAILS.

65" RETAINING WALL TO MATCH AUDITORIUM MASONRY. HEIGHT VARIES FROM 65" TO 34". REFER TO LANDSCAPE PLANS.

EXTEND MILL AND OVERLAY LIMITS TO CURB SOUTHEAST OF PARKING. RE-STRIPE STOP BAR. SEE DETAIL ON THIS SHEET.

2" WHITE STOP BAR AND STOP SIGNS 4' FROM CROSSWALKS

RE-STRIPE 8' WIDE CROSSWALKS WITH 2" BARS/CONTINENTAL SPACING

RE-STRIPE 12' WIDE CROSSWALKS WITH 2" BARS/CONTINENTAL SPACING

2" WHITE STOP BAR AND STOP SIGNS 4' FROM CROSSWALKS

EXTEND MILL AND OVERLAY LIMITS TO TRAFFIC CIRCLE (SEE DETAIL ON THIS SHEET)

2" WHITE STOP BAR AND STOP SIGNS 4' FROM CROSSWALKS

RE-STRIPE 35' WIDE CROSSWALKS WITH 2" BARS/CONTINENTAL SPACING

PROPOSED REVERSE-PITCH B6-12 CURB AND GUTTER

CONTRACTOR TO REPAIR DAMAGED CURB AND GUTTER PRIOR TO MILLING AND OVERLAY

MILL AND RESURFACE HMA PAVEMENT AT CONCLUSION OF CONSTRUCTION

AFTER MILLING OF PAVEMENT IS COMPLETE, CONTRACTOR TO REVIEW CONDITION OF PAVEMENT IN FIELD WITH OWNER AND ENGINEER AND REPAIR ANY DAMAGED PAVEMENT BY SAWCUTTING FULL DEPTH, REMOVING DAMAGED PAVEMENT, AND REPLACING WITH MINIMUM 8" RCC PAVEMENT

2" WHITE STOP BAR AND STOP SIGNS 4' FROM CROSSWALKS

PARKING GARAGE

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DRAWN	WHM	
APPROVED	DAS	
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PAVING PLAN
MIDWESTERN UNIVERSITY
DOWNERS GROVE, ILLINOIS

SHEET
C-107
PROJECT NUMBER: 1884
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PC-11-12 A petition seeking approval of a Final Planned Development designation and a 66-foot tall Auditorium and Office Building for 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, 06-32-400-026); Midwestern University, Petitioner and Owner.

Chairman Jirik swore in those individuals who would be speaking on the above matter.

Mr. Jeff O'Brien, summarized Midwestern University's (the "University") petition. He noted they were requesting two items: 1) to establish a planned development for the University's main campus at 555 31st Street, and 2) to approve a new auditorium and classroom building. He presented an aerial photograph highlighting the campus and the location of the new auditorium. He provided a brief history of the University's uses and improvements to the campus. Mr. O'Brien pointed out that staff recommended that the University establish a planned development in 2010. He noted large developments, such as the University, have multiple uses and do not fit neatly into the Village's existing zoning categories. He indicated the proposed planned development also allowed the University flexibility and the ability to gain faster approval and provided predictable parameters for future development on the property.

Mr. O'Brien discussed that the new two-story auditorium would include seating for up to 2,500 people. The building would have a total of 114,000 sq. feet and provide classrooms and office space in addition to the auditorium. Mr. O'Brien explained the auditorium (western) portion of the building would be 33 feet in height while the eastern portion would be 66 feet in height. He discussed the Comprehensive Plan as it relates to Midwestern's property. He noted the property was designated Institutional/Public, which included operation of educational facilities. He stated the Plan recommended the Village support operational improvements to educational facilities as long as the improvements minimized the impacts to the surrounding neighbors.

Mr. O'Brien explained the proposed planned development supported the University's operations, but also provided more definitive development patten for the neighbors. He noted the neighboring residents would know where expect development. He presented the master site plan for the University.

Mr. O'Brien, noted the planned development contained four components:

- 1) The designation of permanent open space;
- 2) Established setbacks for the University. He explained the current setbacks versus the planned development's setbacks;
- 3) Established height maximums; and
- 4) Identified major and minor developments. Mr. O'Brien explained major developments, such as new buildings, development in flood plains, etc. require Plan Commission and Village Council review of buildings. He indicated developments such as building additions, new parking lots, etc. could be approved by staff.

Mr. O'Brien noted no future buildings were proposed. As such, the next new building proposed by the University would require Plan Commission and Village Council review and approval.

Mr. O'Brien reviewed the site plan for the proposed Auditorium and Classroom Building. He explained the building setback was 193 feet from the western property line (near Lyman Woods) and the taller portion of the building was set back 329 feet from the western property line. He noted the building would be over 300 feet from the nearest residential property (to the north). Mr. O'Brien explained 1,783 parking spaces were required for the campus based on previous traffic and parking studies. He noted the University has 2,753 spaces on site. He reviewed the bulk regulations for the development and indicated the proposal would meet the zoning ordinance.

Mr. O'Brien provided an overview of the traffic generation from the campus. He noted that traffic currently operates at an acceptable level of service except for the left turn movement out of the site on westbound 31st Street. He noted there would be an expected increase in traffic of about five over the next three years. Mr. O'Brien reported that all traffic movement would be moving at an acceptable level of service except for the previous-mentioned left-turn movement. He noted that the signal warrants were met for the University. He stated the University is working with the Village and DuPage County DOT to design the intersection.

Mr. O'Brien briefly reviewed the stormwater and utilities the site. He noted the Fire Department reviewed the plans and could still provide emergency access to the buildings. He stated staff received one phone call from a resident concerned about the overall density, traffic generation and noise generation from the campus. He stated the Forest Preserve and Park District were provided an opportunity to review the plans and did not object to the request. He indicated the Forest Preserve District provided a letter stating such that was included in the Plan Commission's packet.

Mr. O'Brien explained staff found that all standards for approval were met for the planned development and the proposed auditorium/classroom building. He stated staff recommended the Plan Commission forward a positive recommendation to the Village Council with the conditions listed in the staff report.

Mrs. Rabatah asked staff to confirm building's height. Mr. O'Brien stated the Village measured height only to the main roof surface, not including penthouses, parapet walls or mechanical units. He stated these items were not included to encourage screening of rooftop mechanical units.

Mr. Beggs asked why the presentation included the proposed buildings when the Commission was not being required to review the items.

Mr. O'Brien explained the buildings were in the presentation for illustrative purposes only. He noted staff was trying to demonstrate the proposed setbacks were more

advantageous for the neighbors than the current zoning ordinance setbacks. He stated the Village preferred to see the development focus itself in the current core campus area. He indicated staff would like to get an idea of what uses would occur in the future. Mr. O'Brien felt the plan was well balanced between the needs of the University and the needs of the surrounding residents. He further explained the planned development would allow University to build faster – without a public hearing – for some smaller buildings.

Mr. Waechtler's asked if the Village's traffic engineer reviewed the traffic study.

Mr. O'Brien stated the traffic engineer did not review the traffic study. He stated planning staff was trained to read the traffic impact study for sites such as Midwestern University. He indicated if significant changes were proposed to the public infrastructure, the study would be reviewed by the traffic engineer, planning staff and DuPage County. Mr. O'Brien explained that the development warranted a traffic signal and the petitioner was working with the County to determine on the intersection design.

Following on Mr. Beggs's questions, Mr. Hose inquired whether the Plan Commissioners would be reviewing a master plan of future multiple buildings.

Mr. O'Brien confirmed they would and pointed out the conditions on page 4 of the staff report that would be added to the planned development ordinance.

Chairman Jirik also clarified for Mr. Hose that anyone whom seeks a planned development basically was setting out the terms and conditions of the development of their own site, whether it was a subdivision, shopping center, etc.

Mr. Matejczyk asked if there was adequate stormwater detention capacity on site. Mr. O'Brien stated there was adequate capacity. He explained the basin under the Basic Science Building was sized to accommodate future campus developments.

Dr. Kathleen Goepfing, President of Midwestern University, 555 31st Street, Downers Grove, was pleased to come before the Commission and explained the new building being added to the University campus. She reported the proposed auditorium will be able to be broken down into five separate lecture halls and accommodate larger events such as graduation ceremonies for the students. The office/classroom building will provide more office space for current staff.

Dr. Goepfing stated she wrote a letter to the 300 neighbors with one inquiry received and that individual was satisfied with her concerns answered.

Mr. Beggs inquired about the relationship of the new Lacey Road building with the proposed improvements to the main campus.

Dr. Goepfing explained that the Lacey Road building was for third and fourth-year students in dental medicine, while the first and second-year students attended class on-campus.

Mr. Waechtler inquired if the new auditorium would be available to other organizations while not in use.

Dr. Goeppinger explained it would be on a case-by-case basis for community events. She reminded the Commissioners that the University was a not-for-profit organization so charging for tickets would be a problem and would limit the use of the auditorium.

Mr. Waechtler asked if the proposed building would create any on-site traffic issues.

Dr. Goeppinger believed there would only be traffic issues during construction, and, after doing some studies, the traffic would be manageable.

Mr. Beggs asked if the University was pleased with the planned development proposal.

Dr. Goeppinger stated she believed the Village provided a good recommendation to the University and she was willing to work with the Village and its guidelines. At the same time, Dr. Goeppinger explained that the University would be returning to the Commission again and reaching out to her neighbors to ensure that they know what the University is doing.

As an aside, Mr. Waechtler commended the University for its thorough security process.

Chairman Jirik opened up the meeting to public comment.

Dr. Gordon Goodman, 5834 Middaugh, Downers Grove, was pleased to see the proposal for several reasons, including having a specific ordinance adopted by the Village Council stipulating the way the University will develop; having a planned development; having continued access for Lyman Woods; supporting the University's concept of a "core" campus; and having a natural area in the planned development. He fully supported the new auditorium and was glad to hear the question about using the auditorium for additional community events, citing an upcoming musical association event, which will be free to the public.

Hearing no further comments, the Chairman closed the public comment portion of the hearing. Commissioners had no additional questions.

Dr. Goeppinger did not make a closing statement.

Chairman Jirik reported that staff's finding of fact, pursuant to the planned development approval request, was thorough, complete, competent and he concurred with the findings that the proposal was satisfactory in meeting those requirements. Mr. Waechtler agreed and believed that the University's detailed information and schematics were very helpful. He commended planning staff and its director Tom Dabareiner and the University for their work.

WITH RESPECT PC-11-12, MR. COZZO MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL ESTABLISHING A PLANNED DEVELOPMENT ON THE SUBJECT PROPERTY AND APPROVE THE AUDITORIUM AND CLASSROOM BUILDING, SUBJECT TO THE FOLLOWING CONDITIONS:

- 1. THE FINAL PLANNED DEVELOPMENT SHALL SUBSTANTIALLY CONFORM TO THE STAFF REPORT DATED MARCH 26, 2012 AND WITH CAMPUS MASTER SITE PLAN AS PREPARED BY DWL ARCHITECTS & PLANNERS, INC. DATED JANUARY 25, 2012 EXCEPT SUCH PLANS MAY BE MODIFIED TO CONFORM TO VILLAGE CODES AND ORDINANCES.**
- 2. MINOR DEVELOPMENTS THAT REQUIRE ADMINISTRATIVE APPROVAL ONLY:**
 - A. PROPOSED DEVELOPMENT ON APPROVED BUILDING PADS IDENTIFIED IN THE PLANNED DEVELOPMENT CAMPUS MASTER PLAN WHERE THE OVERALL BUILDING HEIGHT IS NO MORE THAN 50 FEET.**
 - B. CHANGES TO SQUARE FOOTAGE OF PRE-APPROVED BUILDING PADS PROVIDED THE OVERALL DEVELOPMENT FLOOR AREA RATIO (FAR) AND BULK REQUIREMENTS ARE MET AS IDENTIFIED IN THE PLANNED DEVELOPMENT CAMPUS MASTER PLAN.**
 - C. ADDITIONS TO EXISTING BUILDING THAT MEET SETBACK AND HEIGHT RESTRICTIONS AS IDENTIFIED BY THE PLANNED DEVELOPMENT CAMPUS MASTER PLAN**
 - D. DEMOLITION OF EXISTING BUILDINGS.**
 - E. REMOVAL AND/OR EXPANSION OF EXISTING SURFACE PARKING LOTS WHICH MEET SETBACK AND HEIGHT RESTRICTIONS AS IDENTIFIED BY THE PLANNED DEVELOPMENT CAMPUS MASTER PLAN.**
- 3. MAJOR DEVELOPMENT THAT WOULD REQUIRE PLAN COMMISSION REVIEW AND VILLAGE COUNCIL APPROVAL:**
 - A. PROPOSED DEVELOPMENT ON APPROVED BUILDING PADS IDENTIFIED IN THE PLANNED DEVELOPMENT CAMPUS MASTER PLAN OR BUILDING ADDITIONS WHERE HEIGHT IS OVER 50 FEET.**
 - B. PROPOSED DEVELOPMENT ON BUILDING PADS NOT IDENTIFIED ON THE PLANNED DEVELOPMENT CAMPUS MASTER PLAN**
 - C. PROPOSED DEVELOPMENT ON AREAS IDENTIFIED AS PERMANENT OPEN GREEN SPACE.**
 - D. PROPOSED DEVELOPMENT WITHIN SPECIAL MANAGEMENT AREAS INCLUDING FLOODWAYS, FLOOD PLAINS, WETLANDS AND LOCALIZED POOR DRAINAGE AREAS.**

- E. PROPOSED DEVELOPMENT THAT DOES NOT MEET THE SETBACK, HEIGHT OR OTHER BULK RESTRICTIONS IDENTIFIED ON THE PLANNED DEVELOPMENT CAMPUS MASTER PLAN.**
- F. ANY PROPOSED DEVELOPMENT DEEMED BY THE COMMUNITY DEVELOPMENT DIRECTOR THAT DOES NOT MEET THE SPIRIT AND INTENT OF THE PLANNED DEVELOPMENT CAMPUS MASTER PLAN.**
- 4. THE AUDITORIUM AND CLASSROOM BUILDING SHALL SUBSTANTIALLY CONFORM TO THE STAFF REPORT DATED MARCH 26, 2012 AND WITH PRELIMINARY ENGINEERING PLANS AND STORMWATER REPORT PREPARED BY MACKIE CONSULTANTS, LLC DATED JANUARY 25, 2012, ARCHITECTURAL PLANS, ELEVATIONS AND SITE PLANS PREPARED BY DWL ARCHITECTS & PLANNERS, INC. DATED JANUARY 25, 2012 EXCEPT SUCH PLANS MAY BE MODIFIED TO CONFORM TO VILLAGE CODES AND ORDINANCES.**
- 5. THE PROPOSED AUDITORIUM AND CLASSROOM 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 AUDITORIUM AND CLASSROOM 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.**

SECONDED BY MR. WAECHTLER. ROLL CALL:

**AYE: MR. COZZO, MR. WAECHTLER, MR. BEGGS, MR. HOSE,
MR. WEBSTER, CHAIRMAN JIRIK**

NAY: NONE

MOTION CARRIED. VOTE: 6-0