

**VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL MEETING
FEBRUARY 5, 2013 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
Amendment to 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 amending Planned Development #51 (Midwestern University) to permit the construction of a chapel.

STRATEGIC PLAN ALIGNMENT

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

FISCAL IMPACT

N/A

RECOMMENDATION

Approval on the February 12, 2013 active agenda.

BACKGROUND

Midwestern University is requesting an amendment to Planned Development #51 to permit the construction of a chapel on the campus. The site is zoned R-1 and has been used as a college campus since 1965. The campus was designated a Planned Development on May 1, 2012. The approved Planned Development allows minor developments that meet the bulk requirements of the Planned Development to be approved administratively if the building was identified on a master site plan. If the chapel had been previously shown on a master site plan, the chapel could have been approved administratively. However, the proposed chapel was not identified on a master site plan and therefore a Planned Development amendment is required to approve the chapel.

The 2,500 square foot proposed chapel would be located on current green space in the center of campus. The 29-foot tall, one-story building will be clad in pre-cast concrete panels, brick, insulated glass and a standing seam roof. Midwestern anticipates the chapel being used as a place for personal reflection, small worship services, daily prayers and the occasional small wedding.

The chapel meets the bulk requirements of the Zoning Ordinance and Planned Development. The chapel is 772 feet from the nearest (east) property line where 40 feet is required. The chapel will be 29'-3" in height where a maximum of 100 feet is permitted. The proposal complies with the lot coverage, floor area ratio and open space requirements of the Planned Development.

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 the Village 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.

The chapel is a desirable improvement to the campus by providing an interfaith worship space for the University's faculty, staff and students. Based on its location, topography and surrounding vegetation, the chapel will not be visible to adjacent residential properties throughout the majority of the year, minimizing its impact on the adjacent properties. Staff believes the proposal is consistent with the Comprehensive Plan.

No major improvements to the onsite or offsite infrastructure are proposed for this project. The chapel will not be a traffic generator because it is an ancillary use designed for individuals already on campus. As such, no new traffic is anticipated. Campus parking would not be affected by this request as the chapel will be servicing the existing campus population.

The Forest Preserve District of DuPage County and the Downers Grove Park District reviewed the proposed development and did not object.

The Plan Commission considered the petition at their January 7, 2013 meeting. One resident spoke in favor of the request. The Plan Commission found the proposal met the standards of approval for a planned development amendment per Section 28.1607 of the Zoning Ordinance. Based on their analysis, the Plan Commission unanimously recommended approval of the planned development amendment for the construction of a chapel. Staff concurs.

ATTACHMENTS

Aerial Map

Ordinance

Staff Report with attachments dated January 7, 2013

Draft Minutes of the Plan Commission Hearing dated January 7, 2013

ORDINANCE NO. _____

**AN ORDINANCE APPROVING A PLANNED
DEVELOPMENT AMENDMENT TO PLANNED DEVELOPMENT #51,
TO ALLOW THE CONSTRUCTION OF A CHAPEL
AT MIDWESTERN UNIVERSITY LOCATED AT 555 31ST STREET**

WHEREAS, the Village Council has previously adopted Ordinance No. 5260 on May 1, 2012, designating the property described therein as Planned Development #51; and,

WHEREAS, the Owners have filed a written petition with the Village conforming to the requirements of the Comprehensive Zoning Ordinance and requesting an amendment to Planned Development #51 to allow construction of a 2,500 square foot chapel on the Midwestern University property located at 555 31st Street; and,

WHEREAS, such request was referred to the Plan Commission of the Village of Downers Grove, and the Plan Commission has given the required public notice, conducted a public hearing for the petition on January 7, 2013, and has made its findings and recommendations, all in accordance with the statutes of the State of Illinois and the ordinances of the Village of Downers Grove; and,

WHEREAS, the Plan Commission has recommended approval of the requested petition, subject to certain conditions; and,

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

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

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

SECTION 2. That a Planned Development Amendment is hereby authorized to approve construction of a 2,500 square foot chapel at 555 31st Street.

SECTION 3. That approval set forth in Section 2 of this ordinance is subject to the findings and recommendations of the Downers Grove Plan Commission regarding File PC-43-12 as set forth in the minutes of their January 7, 2013 meeting.

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

1. The Final Planned Development amendment for a chapel shall substantially conform to the staff report dated January 7, 2013, and with preliminary architectural plans, elevations and landscape plans prepared by DWL Architects & Planners, Inc. dated December 6, 2012 and preliminary engineering plans and stormwater report prepared by Mackie Consultants, LLC dated December 4, 2012 except as such plans may be modified to conform to Village Codes and Ordinances.

2. The existing sidewalk located immediately south of Haspel/Hambrick Hall shall be reinforced to hold 82,000 pounds.
3. The existing sidewalk to the west of Haspel/Hambrick Hall shall be modified to allow a fire truck the ability to make a right-hand turn onto the south sidewalk.
4. The proposed chapel shall have a manual and automatic detection system installed throughout in a manner acceptable to the Village. All areas of the building shall be protected.
5. The proposed chapel 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 5. That the chapel is consistent with and complimentary to the overall planned development site plan and with the requirements of the “*R-1, Single Family Residential*” zoning district.

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

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

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

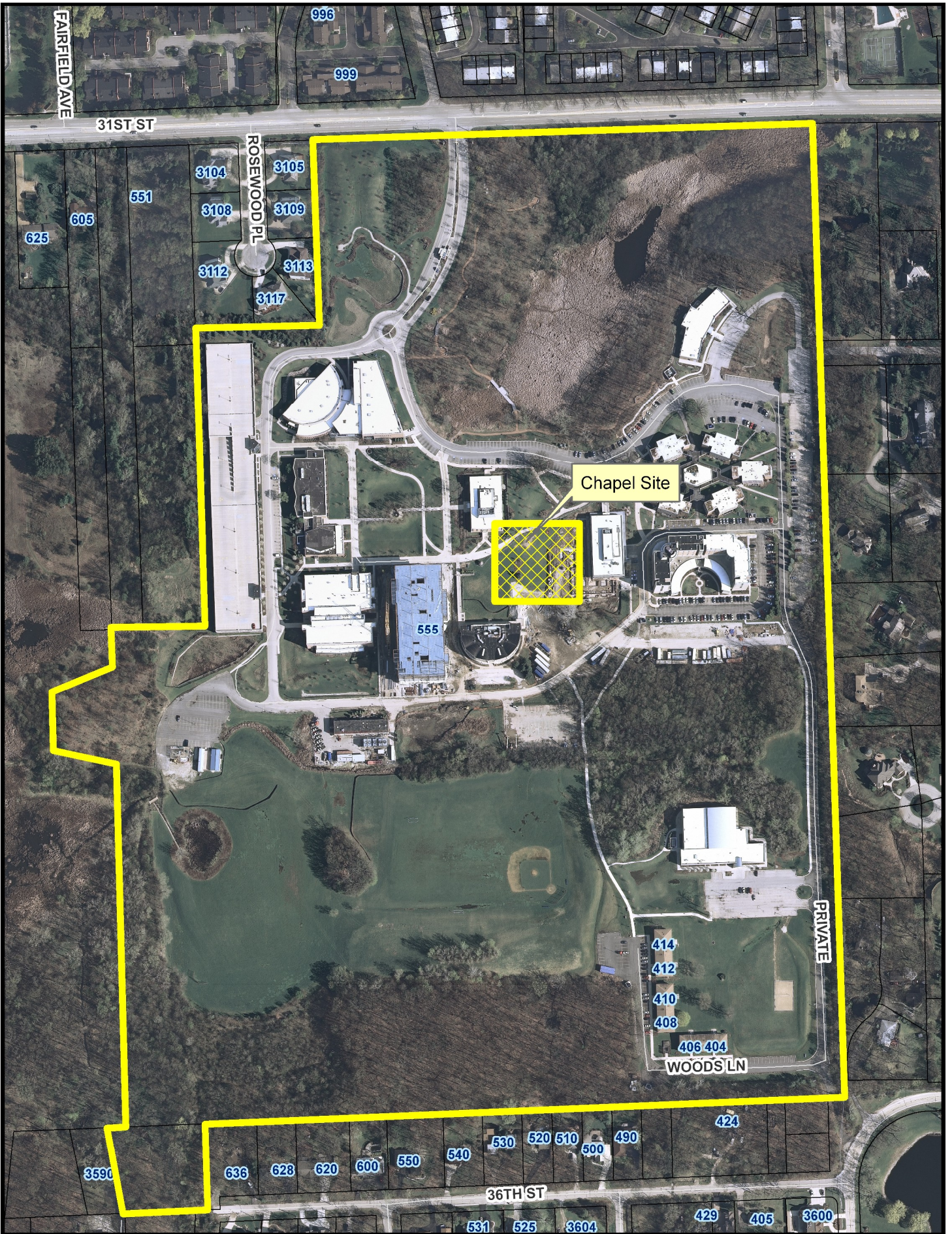
Mayor

Passed:

Published:

Attest: _____

Village Clerk



0 140 280 420 560 Feet

555 31st Street Location Map





**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
JANUARY 7, 2013 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
PC 43-12 555 31 st Street Midwestern University	Midwestern University Planned Development Amendment	Stan Popovich, AICP Planner

REQUEST

The petitioner is requesting approval of a Planned Development Amendment for the construction of a 2,500 square foot chapel.

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. Preliminary Stormwater Report

PROJECT DESCRIPTION

Midwestern University is requesting planned development amendment approval for the construction of a 2,500 square foot chapel. 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. Most recently, the Village approved the expansion of a parking garage and a classroom and auditorium building.

The property is zoned R-1, Single Family Residence District and was designated a Planned Development on May 1, 2012. The approved Planned Development allows minor developments that met the bulk requirements of the Planned Development to be approved administratively if the building was identified on a master site plan. If the chapel had been previously shown on a master site plan, the chapel could have been approved administratively. However, the proposed chapel was not identified on a master site plan and therefore a Planned Development amendment is required to approve the chapel.

The proposed chapel would be located in the center of campus, immediately east of the renovated student services building and south of Haspel/Hambrick Hall. The chapel site is currently open green space. The 29-foot tall, one-story building will be clad in pre-cast concrete panels, brick, insulated glass and a standing seam roof. The interior of the building is a single worship hall with ancillary uses including a vestibule, men's and women's restrooms, a storage room and a fire riser room. There is no permanent seating in the worship room as the seating layout would be changed depending on the activity taking place within the building. Midwestern anticipates the chapel being used as a place for personal reflection, small worship services, daily prayers and the occasional small wedding.

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.

The proposed chapel complies with the Planned Development's bulk regulations. The chapel would be located in the campus core. Based on its location, topography and surrounding vegetation, the chapel would not be visible to adjacent residential properties throughout the majority of the year.

The building's use represent a desirable improvement to the property by providing an interfaith worship space for the University and its faculty, staff and students. As such, staff believes the proposal is consistent with the Comprehensive Plan.

COMPLIANCE WITH ZONING ORDINANCE

The property is a Planned Development and is zoned R-1 Single Family Residence District. The proposed chapel building meets the bulk requirements of the Planned Development and complies with the Zoning Ordinance as shown below:

Midwestern University Planned Development	Required	Proposed
Lot Coverage	1,147,653 sq. ft. max (25%)	500,776 sq ft. (11%)
Floor to Area Ratio (FAR)	2,754,369 sq. ft. max (60%)	841,343 sq. ft. (18%)
Open Space	1,377,184 sq ft (30%)	3,506,750 sq. ft. (76%)
Parking	1,783	2,753

Midwestern University Chapel Building	Required	Proposed
Front Setback - North	40'	1,130'
Side Setback - East	40'	772'
Side Setback - West	29'	817'
Rear Setback - South	40'	1,430'
Height	100'	29'-3"

TRAFFIC

The chapel is an ancillary use designed for faculty, staff and students already on campus. As such, the chapel is not a traffic generator and no new traffic is anticipated as a result. In the instance where a wedding would be held in the chapel, the service would most likely occur during the campus' off-peak weekend hours.

ENGINEERING/PUBLIC IMPROVEMENTS

The existing utilities servicing the campus are sufficient for the proposed chapel. No off-site improvements are proposed or necessary at this time. 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 a rain garden located immediately west of the proposed chapel and within the detention basin underneath the Basic Science Building. In addition to detaining stormwater, the rain garden also serves as a best management practice. The Basic Science Building detention basin was designed with excess capacity in anticipation of future development. As such, this basin has the capacity to provide detention for the proposed chapel. The chapel proposal will comply with all provisions of the Stormwater Ordinance.

PUBLIC SAFETY REQUIREMENTS

The Fire Department reviewed the proposed plans and determined that there is sufficient access for emergency vehicles to access the chapel. Emergency vehicle access to the site will be over the existing fire lane around the quad and the improved sidewalk south Haspel/Hambrick Hall. The sidewalk will be

reinforced so that it can support up to 82,000 pounds. A fire hydrant and fire department connection will be located immediately west of the proposed chapel. A manual and automatic detection system and a complete automatic sprinkler system will be installed throughout the chapel.

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*. Additionally, Northwestern University mailed a letter to surrounding property owners describing the proposed chapel project. At this time, staff has not received any comments from the community.

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 and architectural and engineering drawings. The petitioner will further address the proposal and justification to support the requested Planned Development amendment to construct a chapel 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 chapel is consistent with the Comprehensive Plan and the Planned Development bulk requirements. Further, as demonstrated below, the request meets 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 chapel does not depart from the zoning and subdivision bulk and use regulations. The proposal complies with the Planned Development lot coverage, floor area ratio, open space, parking, setback and height regulations. 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 chapel are properly sized to provide sufficient service to the building. Stormwater management will be provided for in the adjacent rain garden and Basic Science Building detention basin. The chapel will not negatively impact the amount of vehicular traffic entering and exiting the campus. The proposed chapel 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. The proposed chapel will improve the Northwestern Campus by

providing a space for faculty, staff and students to gather for spiritual reflection. The chapel will not negatively impact surrounding residential areas due to its location in the center of the campus, its shorter height relative to adjacent buildings, virtual invisibility to adjacent residential parcels and its lack of traffic generation. Staff believes this standard is met.

- (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.***

The addition of a chapel to Midwestern University will contribute to the welfare of the community. The Comprehensive Plan notes the importance of supporting and improving educational facilities within the Village. The proposed chapel will provide a place for spiritual reflection within the university and will contribute to the welfare of the community. 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 chapel will not be detrimental to the health, safety, morals or general welfare of the surrounding neighborhood and community. The chapel is consistent with the bulk requirements of the Planned Development and Zoning Ordinance. 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.***

The proposed chapel will be located in the center of campus, 772 feet from the nearest adjacent residential parcel. The chapel will be virtually invisible to adjacent residential parcels due to its location, the size and height of adjacent buildings, the topography and tree canopy. The chapel is in harmony with adjacent campus buildings and will be the smallest and shortest building in this area of the campus. 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 proposed chapel will not be injurious to the use and enjoyment of other properties in the immediate vicinity. The chapel is virtually invisible to adjacent residential properties. The chapel's location and size will not diminish enjoyment and use of other properties in the surrounding 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 proposed chapel is located in the center of the campus and will not have a negative impact on surrounding developments and uses. The chapel meets all the bulk requirements of the Planned Development. 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 chapel. The proposed and existing detention facilities are designed to accommodate the anticipated stormwater from the proposed chapel. The proposed chapel will not alter traffic patterns in the area. 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.*

There are currently 2,753 parking spaces located on campus where 1,783 parking spaces are necessary. The proposed chapel is an ancillary use on the campus and is not considered to be a traffic generator. The primary purpose of the chapel is to serve individuals that are already on campus. Therefore, no significant amounts of traffic will be generated by the chapel. On the occasion where a wedding is held in the chapel, the wedding will typically take place during off-peak parking times and parking will be readily available. 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 proposed chapel complies with the Planned Development bulk regulations and the underlying regulations of the R-1 zoning district. Staff believes this standard is met.

RECOMMENDATIONS

The proposed planned development amendment for the construction of a 29-foot tall chapel is compatible with surrounding zoning and land use classifications, Midwestern University's Planned Development bulk standards 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 to approve the construction of a chapel subject to the following conditions:

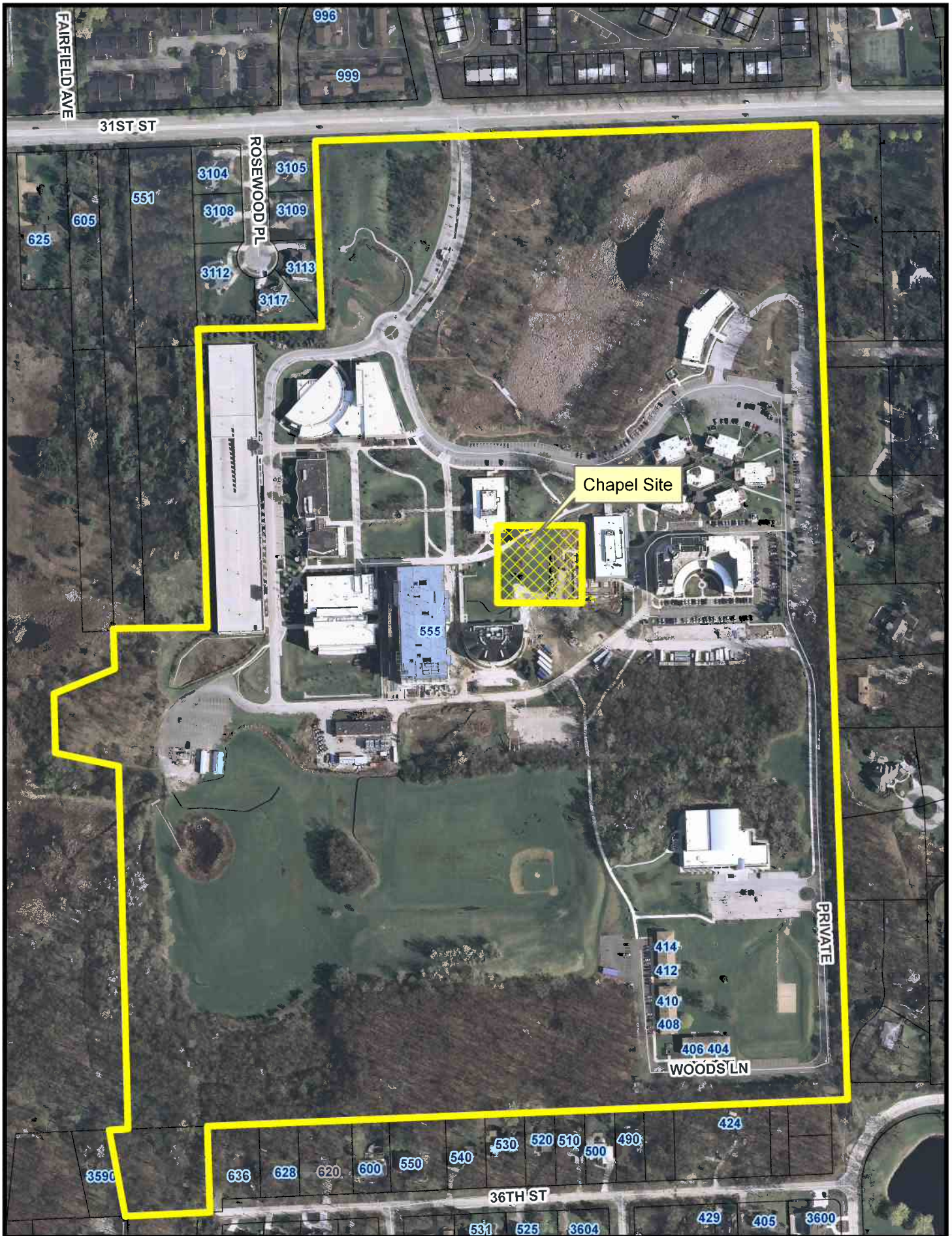
1. The Final Planned Development amendment for a chapel shall substantially conform to the staff report dated January 7, 2013, and with preliminary architectural plans, elevations and landscape plans prepared by DWL Architects & Planners, Inc. dated December 6, 2012 and preliminary engineering plans and stormwater report prepared by Mackie Consultants, LLC dated December 4, 2012 except as such plans may be modified to conform to Village Codes and Ordinances.
2. The existing sidewalk located immediately south of Haspel/Hambrick Hall shall be reinforced to hold 82,000 pounds.
3. The existing sidewalk to the west of Haspel/Hambrick Hall shall be modified to allow a fire truck the ability to make a right-hand turn onto the south sidewalk.
4. The proposed chapel shall have a manual and automatic detection system installed throughout in a manner acceptable to the Village. All areas of the building shall be protected.
5. The proposed chapel 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

P:\P&CD\PROJECTS\PLAN COMMISSION\2012 PC Petition Files\PC 43-12 555 31st - Midwestern Univ Chapel\Staff Report PC-43-12.doc



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555 31st Street Location Map



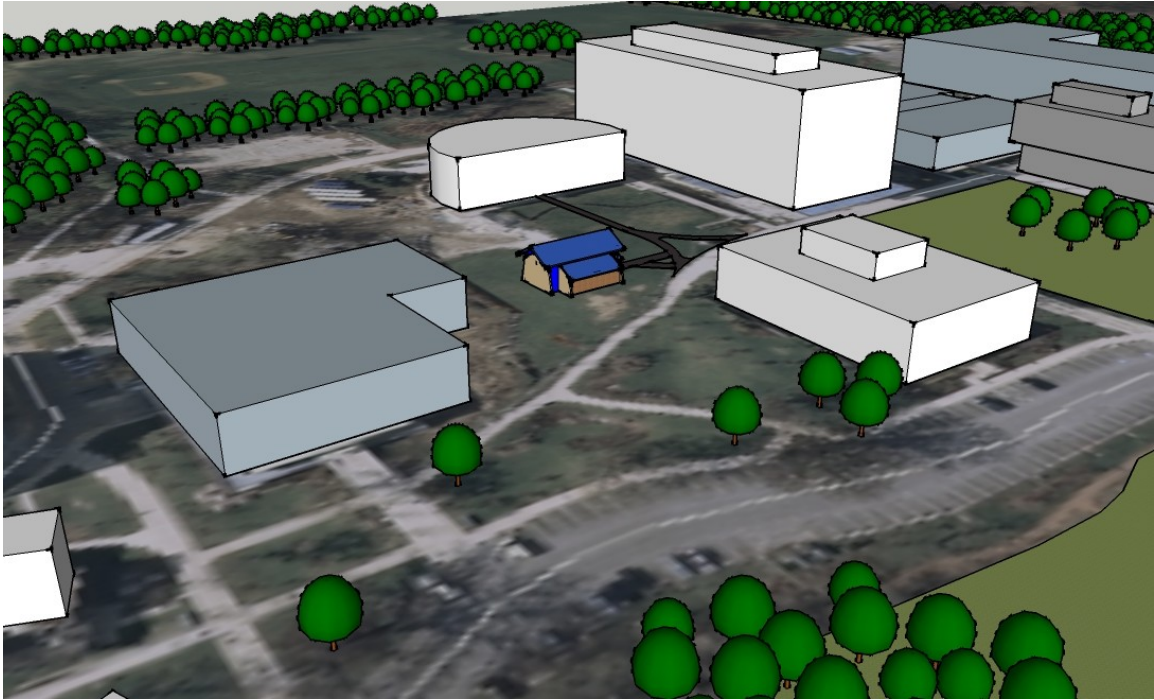


Figure 1. Looking at proposed chapel (blue roof) from the northeast.

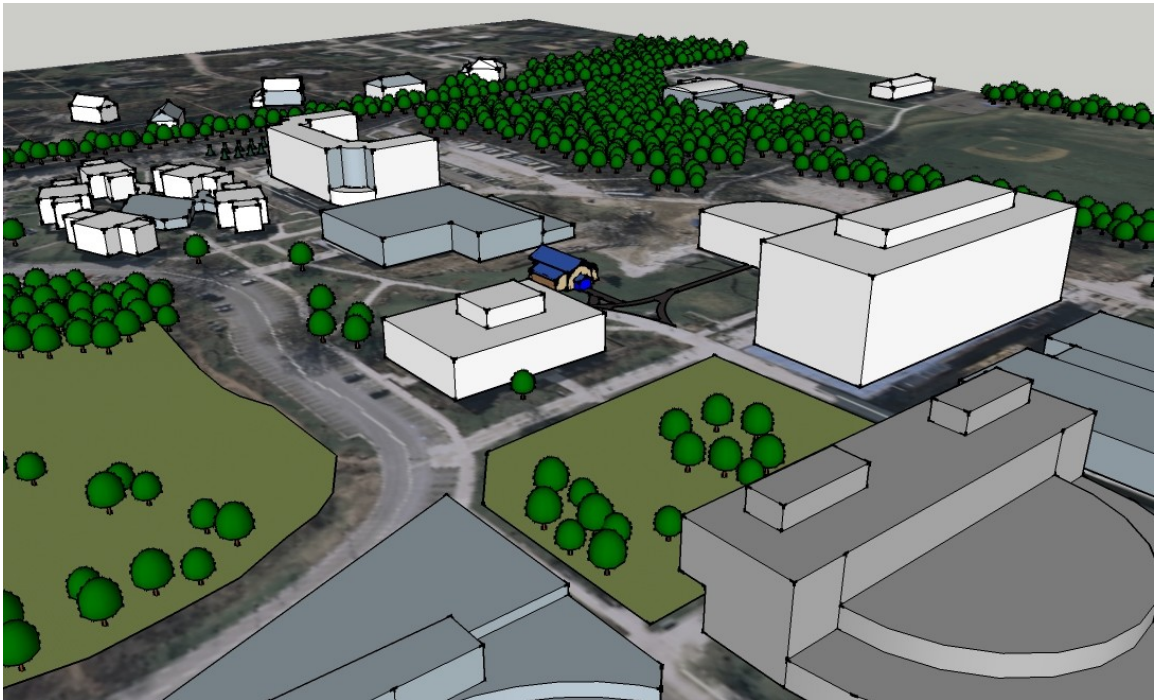


Figure 2. Looking at proposed chapel from the northwest.

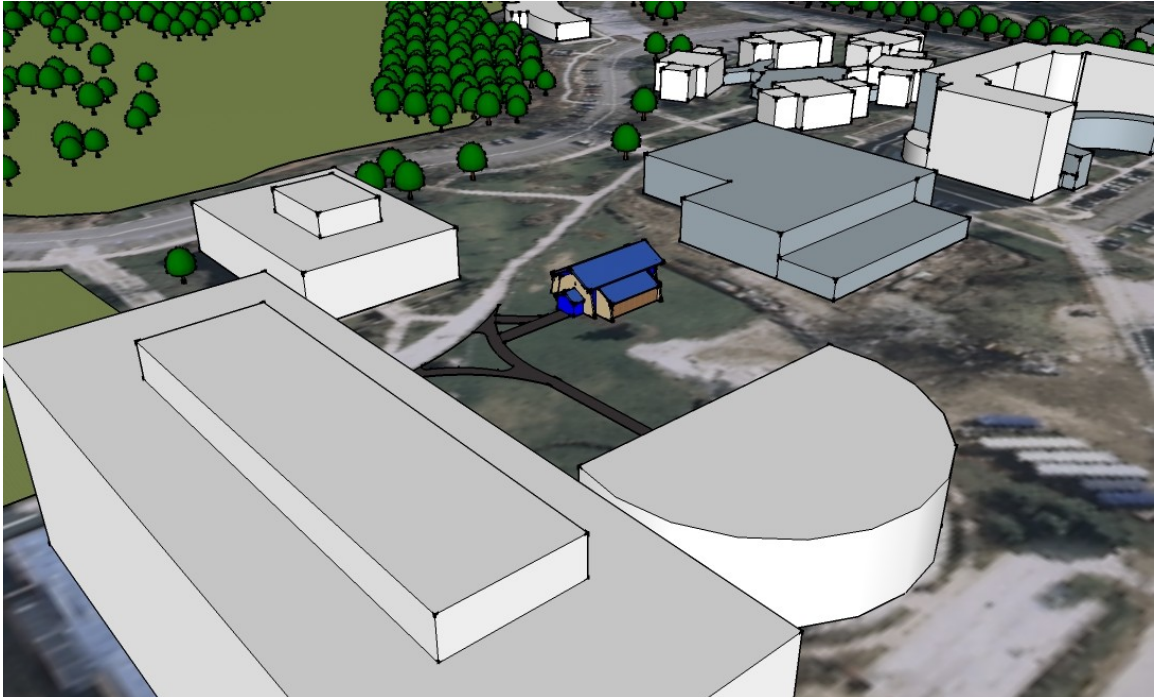


Figure 3. Looking at proposed chapel from the southwest.

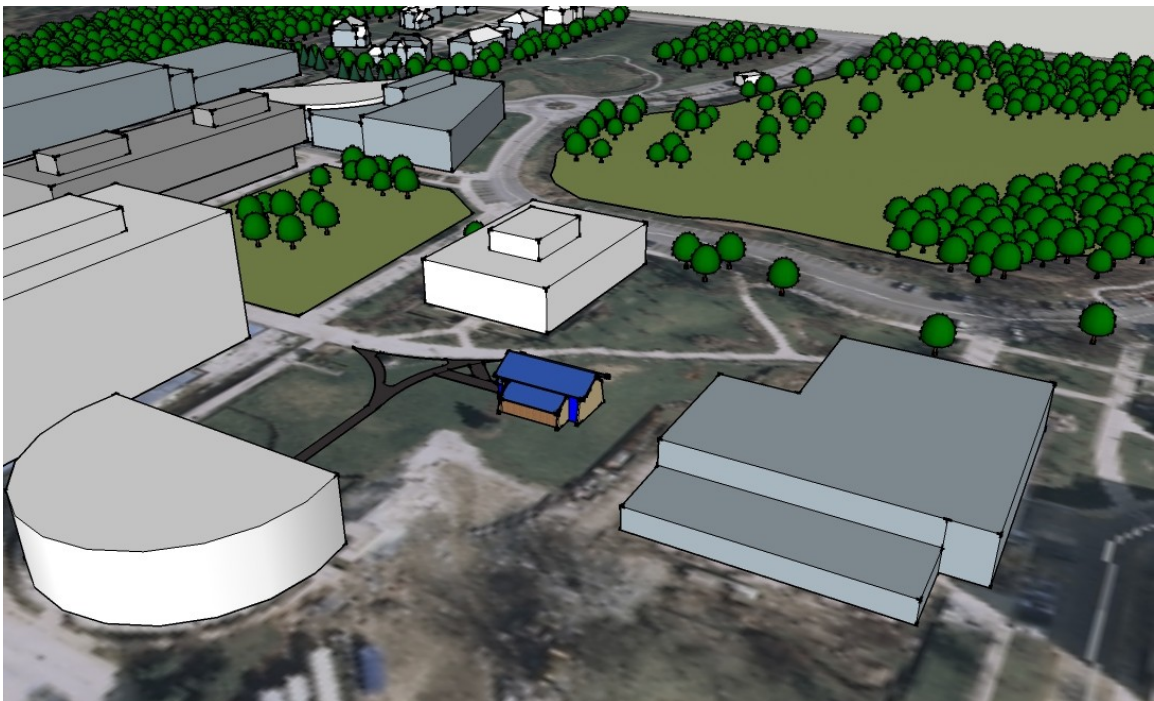


Figure 4. Looking at proposed chapel from the southeast.



Forest Preserve District of DuPage County

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

December 28, 2012

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

Re: Midwestern University – Proposed Chapel
Address: 555 31st St., Downers Grove
Case No: PC-43-12

Dear Mr. Popovich:

The Forest Preserve District of DuPage County recently received a request for preliminary review of a proposed project on the Midwestern University property located at 555 31st Street. Subsequently, we also received the official public hearing notice for the project. We appreciate receiving timely notification of such projects that may have an impact on our adjacent property, and thank you for the opportunity to comment.

District Staff has reviewed the information you provided, the public hearing notice and 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) 933-7245 if you have any questions.

Sincerely,

Bob Vick
Deputy Director of Natural Resources

cc: D. "Dewey" Pierotti, Jr., President
Joe Cantore, District 2 Commissioner
Mike Palazzetti, Deputy Director of Operations
Kevin Stough, Director of Land Preservation

This document contains confidential information and is intended only for the individual named. If you have received this document by mistake, please notify the sender immediately by email at [redacted] or by phone at [redacted]. Do not disseminate, distribute or copy this e-mail. Please notify the sender immediately if you have any questions. Thank you for your cooperation.

The Forest Preserve District of DuPage County is an equal opportunity employer. We are committed to providing a safe and healthy work environment for all employees. If you have any questions or concerns, please contact the Human Resources Department at [redacted].



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

December 6, 2012

Tom Dabareiner
Director, Community Development
Village of Downers Grove
801 Burlington Avenue
Downers Grove, IL 60515

Jeff O'Brien
Chief Planner
Village of Downers Grove
801 Burlington Avenue
Downers Grove, IL 60515

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

RE: MIDWESTERN UNIVERSITY
555 31st Street - Petition for Amendment to Special Use Permit
For an Interfaith Chapel on the Downers Grove Campus

Gentlemen:

I am pleased to present to the Planning Department and the Plan Commission of the Village of Downers Grove, the plans for continued growth and investment in our community and on our beautiful campus in the creation of an Interfaith Chapel.

Our academic community continues to thrive as we educate well rounded and caring health care professionals who are taught to care about the needs of all their future patients which include their health, emotional and spiritual wellbeing. This small proposed Chapel is a donation to the campus by Herman and Steve Chanen, and represents the largest single donation ever received on the Downers Grove Campus. This donation is extremely important to us as a University since, as you may recall, Midwestern University is an independent, not-for-profit University dedicated to delivering the highest quality education in health-related fields.

This chapel will provide Midwestern University students who come from many different backgrounds and religions, a place for personal reflection, small worship services, daily prayers and a beautiful quiet space to allow them reflect on their lives and their chosen professions. This new submission provides this much needed facility.

Since 1995, we have worked diligently under my administration to improve the campus. We have invested heavily in a campus beautification program and have dramatically improved the campus landscaping, buildings, and safety and security of the campus while working closely with our neighbors to include them in our planning and growth. We are a highly respected academic community with all our colleges and programs fully accredited. Our graduates are sought after in all areas of health care.

SPECIAL USE AMENDMENTS GRANTED

Midwestern University purchased our campus from the George Williams College in 1987. This property is part of the Village of Downers Grove, annexed in 1964. The purchase of the campus by George Williams College occurred before the Village adopted its comprehensive zoning ordinance in 1965. Presently, a college is allowed in an R-1 district as a special use. Before 1965 the zoning ordinance permitted college uses in the A residence district.

The Downers Grove Planning Commission and the entire Village has granted us the ability to add new buildings and improve existing ones during the past 17 years. As President and Chief Executive Officer of Midwestern University, I am once again requesting the support of the Plan Commission in helping me meet this need for our students, faculty and staff.

PROGRAM JUSTIFICATION

Midwestern University's petition is in full compliance with the applicable Zoning Ordinances and does not include any requests for variations. As noted, this Chapel is a gift from the Chanen Family as well as the many contractors and subcontractors who have worked on our campus for the past 17 years. They are coming together to build this small building as a thank you to our organization for the trust and loyalty we have put into the partnerships with these great suppliers.

The justification for the building is found in the needs of our students. We have many students who come together to worship on campus, often in the lower level of Redwoods Hall, and prayer groups can be found on campus on a daily basis. Today a student who wants to take a moment to say prayers has to walk to the East side of campus, away from the classroom buildings and library. Under this proposal the Chapel will be centrally located and close to classrooms and labs.

THE PROPOSED CONSTRUCTION

The proposed Chapel is a single-story building that will be located in the Center of Campus, along the sidewalk between Science Hall, Haspel Hambrick Hall and Centennial Hall. The building has been designed to provide one worship/reflection room, two restrooms, with an expanded footprint in the Woman's Restroom designated as a "bride's area should a student wish to get married on campus. The overall dimensions of the building's footprint is 2600-square-foot footprint is approximately 64 x 56 feet and will be built on the site adjacent to the classroom buildings.

MEETINGS AND RELATIONS WITH ADJOINING PROPERTY OWNERS

As always, Midwestern University is sensitive regarding the needs of its neighbors and once again will carefully solicited input regarding the location of this new structure. Letters are being sent to all property owners of record within 250 feet of the University property. In addition, the DuPage County Forest Preserve and Downers Grove Park District will be notified of the University's intent to expand and continue growth on our campus. Letters to both entities will be mailed on December 14, 2012, and copies

will be sent to the Planning Department and Planning Commission.

In addition, Mr. Kevin McCormick, Director of Facilities, will be personally calling on all residents close to the campus and meet individually with them to explain the central location of this Chapel.

The building of this Chapel will not impact parking on campus. This structure will not attract new students to the campus, and is reserved as a facility for only our faculty, staff, students and their immediate family members.

This Chapel will be constructed on the same schedule as the Classroom/Auditorium, and will not bring additional construction traffic to the campus.

As on prior projects, we greatly appreciate the time, energy, and effort the Village staff has put into this project. We look forward to meeting with you on the appointed date and are excited to continue to provide high quality medical programs on our Downers Grove Campus. If you would like to discuss this with me before that time, please do not hesitate to call me at 630-515-7300. Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Kathleen H. Goepfinger".

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



Stanley J. Popovich – AICP Planner
Department of Community Development
Village of Downers Grove
801 Burlington Avenue
Downers Grove, Illinois 60515-4782

December 12, 2012

RE: Midwestern University Amendment to Planned Development PC 11-12 for Proposed Interdenominational Chapel (DWL #1225.00)

Stan,

Per our conversation earlier today regarding traffic impact of this project and the Village Standards for Approval I offer the following responses.

The MWU Interdenominational Chapel is intended specifically as an amenity for staff and students of Midwestern University. It is not intended to be used for any persons who would not already be on campus and, therefore, will not add any vehicles that are not already entering the campus for other reasons.

Regarding the Standards of Approval, I have copied them here and offer responses in *italics*.

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

(1) That the planned development at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.

With a history of sensitive and thoughtful development, Midwestern University is an established good neighbor and asset to the community. The addition of a dedicated chapel will only enhance those qualities.

(2) That the planned development will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity. ***The proposed project is a normal component of campus life, located on a campus that has been at this location for nearly 50 years.***

(3) That the planned development is specifically listed as a special use in the district in which it is to be located. ***This is an existing Planned Development (PC 11-12).***

(4) That the location and size of the planned development, the nature and intensity of the operation involved in or conducted in connection with said planned development, the size of the subject property in relation to the intensity of uses proposed, and the location of the site with respect to streets giving access to it, shall be such that it will be in harmony with the appropriate, orderly development of the district in which it is located. ***The proposed chapel is a relatively small structure, intended to be a peaceful refuge from pressures of everyday life. It will be comfortably separated from adjacent structures and set deep into the center of the lush campus.***

(5) That the planned development will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purposes already permitted in such zoning district, nor substantially diminish and impair other property valuations within the neighborhood. ***A chapel on a university campus is one of the most natural additions to student life and will be a valued addition to the community at large.***

Steve Rao, AIA, LEED AP, President
Mark R. Dee, AIA, LEED AP, Exec VP
Peter Pasco, AIA, CSI, Exec VP
Dwight C. Todd, AIA, Exec VP
Sandra M. Kukla, AIA, LEED AP, Exec VP
Michael Haake, AIA, CSI, CCS, Chairman
Jeremy A. Jones, AIA, LEED AP, VP

Philip J. Ralston, AIA, Associate
Kiyomi Kurooka, AIA, Associate
Adam C. Sprenger, AIA, Associate
Michael C. Braun, AIA, Associate
Nicole Klersztyn Snyder, Associate



(6) That the nature, location, and size of the structures involved with the establishment of the planned development will not impede, substantially hinder, or discourage the development and use of adjacent land and structures in accord with the zoning district in which it is located. ***The proposed structure will be located more than 1,000 feet from the nearest adjacent property, central to the existing campus. It will be one of the smallest structures of any type on the campus at 2,800 s.f. and less than 30 feet tall.***

(7) That adequate utilities, access roads, drainage, and other necessary facilities have been or will be provided for the planned development. ***Adequate utilities, access roads, drainage and other necessary facilities will be provided as presented in this application and the Construction Documents that will be submitted for Plan Review for building permits.***

(8) That parking areas shall be of adequate size for that particular planned development, which areas shall be properly located and suitably screened from adjoining residential uses. ***There will be no new parking associated with this project.***

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

I hope that this addresses any and all specific concerns regarding the nature of this proposed amendment to Planned Development PC 11-12. Please let me know if you need further direction in this matter.

Sincerely,
DWL Architects + Planners, Inc.

A handwritten signature in black ink, appearing to read "Michael L. Haake". The signature is fluid and cursive, written over a white background.

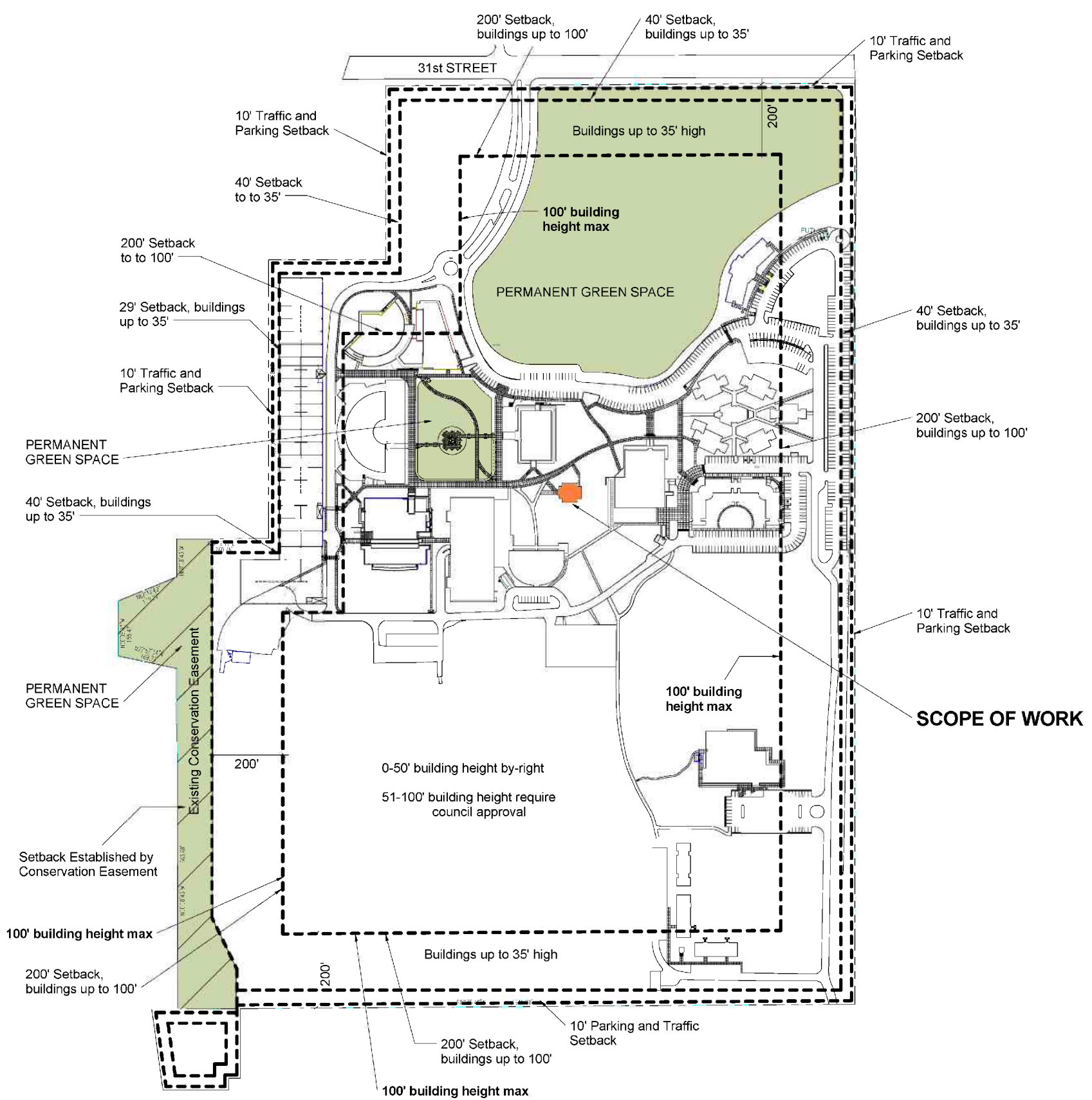
Michael L. Haake
Chairman

Cc: Kathleen Goeppinger
Arthur Dobbelaere

Steve Rao, AIA, LEED AP, President
Mark R. Dee, AIA, LEED AP, Exec VP
Peter Pascu, AIA, CSI, Exec VP
Dwight C. Todd, AIA, Exec VP
Sandra M. Kukla, AIA, LEED AP, Exec VP
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Philip J. Ralston, AIA, Associate
Kiyomi Kurooka, AIA, Associate
Adam C. Sprenger, AIA, Associate
Michael C. Braun, AIA, Associate
Nicole Kiersztyn Snyder, Associate





12/6/2012 1:01:47 PM

MASTER SITE PLAN

REVISIONS

No	Description	Date

ZONING

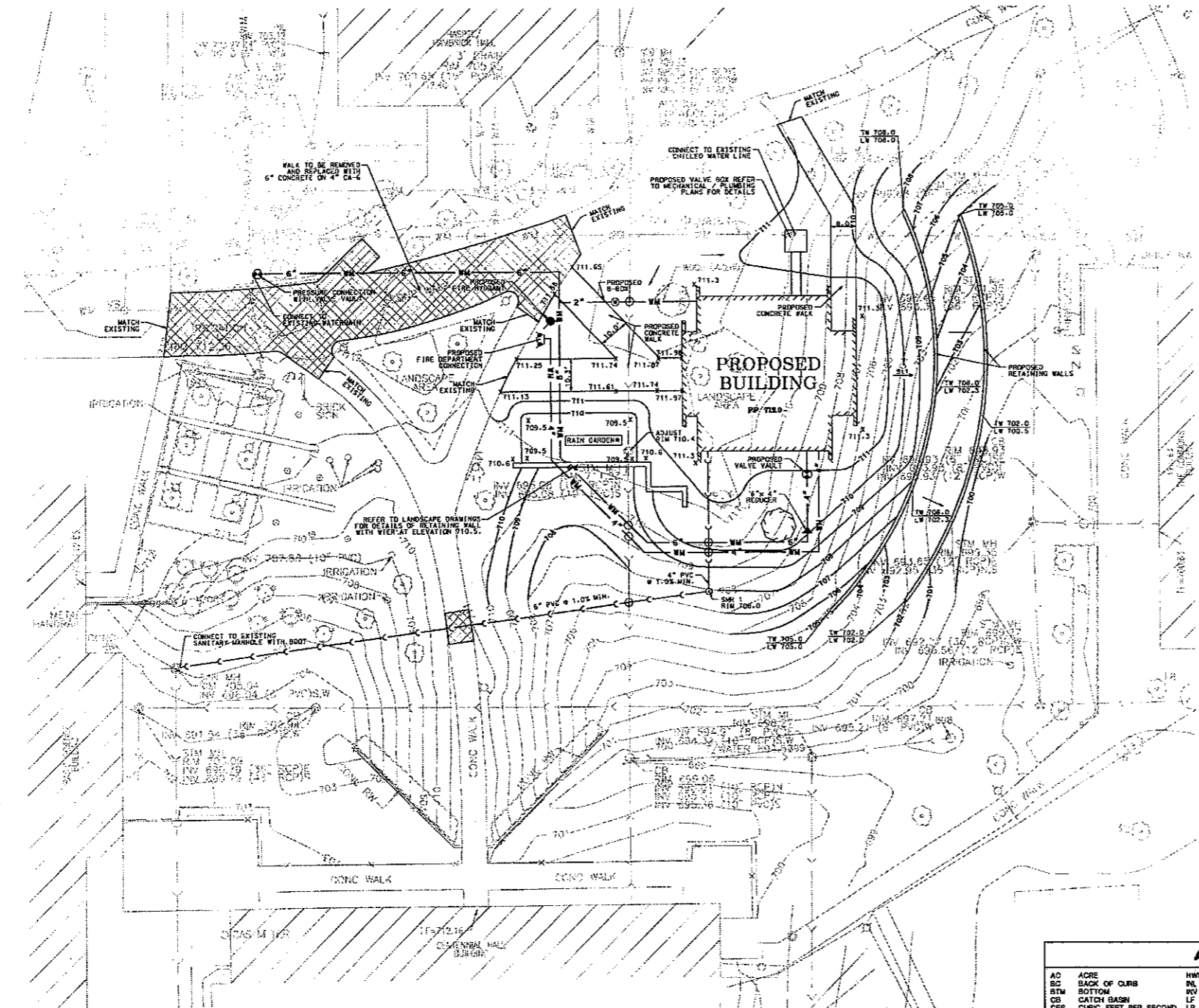
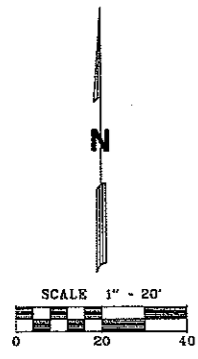
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 DWL ARCHITECTS + PLANNERS, INC.

KEY:

MASTER SITE PLAN

A-1

DATE:	12/06/12	SCALE:	1:225.00
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- GENERAL NOTES**
- ALL MANHOLES AND CATCH BASINS SHALL BE 48-INCH DIAMETER, UNLESS OTHERWISE INDICATED.
 - ALL SANITARY SEWER, LESS THAN 15 FEET DEEP, SHALL BE PVC, SDR 26, UNLESS OTHERWISE INDICATED. ALL SANITARY SEWERS GREATER THAN 15 FEET DEEP, SHALL BE DUCTILE IRON, CLASS 52, UNLESS OTHERWISE INDICATED. PVC SANITARY SEWER SHALL HAVE ELASTOMERIC JOINTS IN CONFORMANCE WITH ASTM D-3139.
 - ALL WATER MAIN SHALL BE DUCTILE IRON PIPE, CLASS 52, ANNA 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.
 - ALL STORM SEWERS SHALL BE REINFORCED CONCRETE PIPE, MINIMUM CLASS IV, WITH ASTM C76 PIPE AND C443 JOINTS, UNLESS OTHERWISE INDICATED.
 - GRANULAR TRENCH BACKFILL (CA 3) 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 SANITARY TRENCH DETAIL.
 - ALL SUMP PUMP MUST BE CONNECTED TO THE STORM SEWER SYSTEM. SUMP PUMP CONNECTIONS SHALL BE 4" PVC, UNLESS OTHERWISE NOTED.
 - ALL WATERMAIN AND WATER SERVICE LINES SHALL BE PROTECTED FROM OTHER UTILITIES IN ACCORDANCE WITH SECTION 41-2.04 OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS.
 - 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.
 - CONTRACTOR SHALL VERIFY ALL BUILDING SERVICE LOCATIONS AND SIZES WITH ARCHITECTURAL PLANS PRIOR TO START OF CONSTRUCTION AND NOTIFY THE ENGINEER OR OWNER OF ANY DISCREPANCIES.
 - LOCATION OF ALL BUILDING SEAMLESS CONNECTIONS TO BE APPROVED BY VILLAGE FIRE MARSHAL.
 - CONTRACTOR SHALL CONTACT JULIE (1-800-692-0123) PRIOR TO START OF CONSTRUCTION TO LOCATE ALL UTILITIES WITHIN THE RIGHT-OF-WAY.
 - CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF EXISTING UTILITIES AT ALL PROPOSED CONNECTIONS PRIOR TO START OF CONSTRUCTION AND NOTIFY THE ENGINEER AND OWNER OF ANY DISCREPANCIES.
 - A TEN (10) FOOT MINIMUM SEPARATION SHALL BE PROVIDED BETWEEN THE WATERMAIN SERVICE AND THE SANITARY OR STORM SEWER SERVICES.
 - IN CASE OF CONFLICTS, THE MUNICIPALITY STANDARDS AND NOTES SHALL TAKE PRECEDENCE.
 - PLUMBING CONTRACTOR TO MAKE ALL CONNECTIONS WITH BUILDING SERVICES CONSTRUCTED BY UTILITY CONTRACTOR. SITE UTILITY CONTRACTOR TO CONSTRUCT SERVICES TO WITHIN 5'-FEET OF BUILDING, EXCEPT WATER INTO BUILDING 1'-FOOT ABOVE FLOOR WITH GROUND FLANGE AND PROVIDE TESTING.
 - EXISTING OR PROPOSED MANHOLES, CATCH BASINS, INLETS AND VALVE VAULTS REQUIRING OVER 12-INCHES OF ADJUSTMENT RINGS SHALL USE AN ADDITIONAL BARRED SECTION TO MAINTAIN A MAXIMUM OF 12-INCH TOTAL ADJUSTMENT RING DEPTH.
 - EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS ON 08-02-12. 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 SEEDS.
 - EXCAVATION AND EMBANKMENT SHALL BE PERFORMED PER THE DETAILED SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
 - GRADING INDICATED MAY NEED TO BE ADJUSTED BASED ON FIELD CONDITIONS. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES WITH FIELD CONDITIONS PRIOR TO FINAL GRADING.
 - 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.

* NOTE: PROPOSED RAIN GARDEN PROVIDES 400 CU FT OF STORING IN ACCORDANCE WITH DOWNERS GROVE STORMWATER DRAINAGE REQUIREMENTS.



LEGEND

EXISTING	PROPOSED
SANITARY SEWER	8" PVC
FORCE MAIN	18" MS
STORM SEWER	18" MS
UNDERDRAN	
MANHOLE	
CATCH BASIN	
INLET	
CLEANOUT	
WATER MAIN	
VALVE VAULT	
VALVE BOX	
FIRE HYDRANT	
FLARED END SECTION	
COMBINED SEWER	
STREET LIGHT/PARKING LOT LIGHT	
POWER POLE	
STREET SIGN	
GAS MAIN	
OVERHEAD LINE	
TELEPHONE LINE	
ELECTRIC LINE	
CABLE TV LINE	
HIGH WATER LEVEL	
NORMAL WATER LEVEL	
CONTOUR LINE	
TOP OF CURB ELEVATION	
PAVEMENT ELEVATION	
BPOI ELEVATION	
FRESHED FLOOR ELEVATION	
TOP OF FOUNDATION	
GRADE AT FOUNDATION	
HIGH OR LOW POINT	
OVERLAND FLOOD ROUTE	
PAVEMENT FLOW DIRECTION	
SWALE FLOW DIRECTION	
DEPRESSED CURB AND GUTTER	
REVERSE CURB AND GUTTER	
UTILITY CROSSING	

ABBREVIATIONS

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

04/2022 05:00 PM 04/20/22 04:58:10 2312 Submittal/Coordination Embhlp.pdf

Mackie Consultants, LLC
 8575 W. Higgins Road, Suite 500
 Rosemont, IL 60018
 (847)896-1400
 www.mackieconsult.com

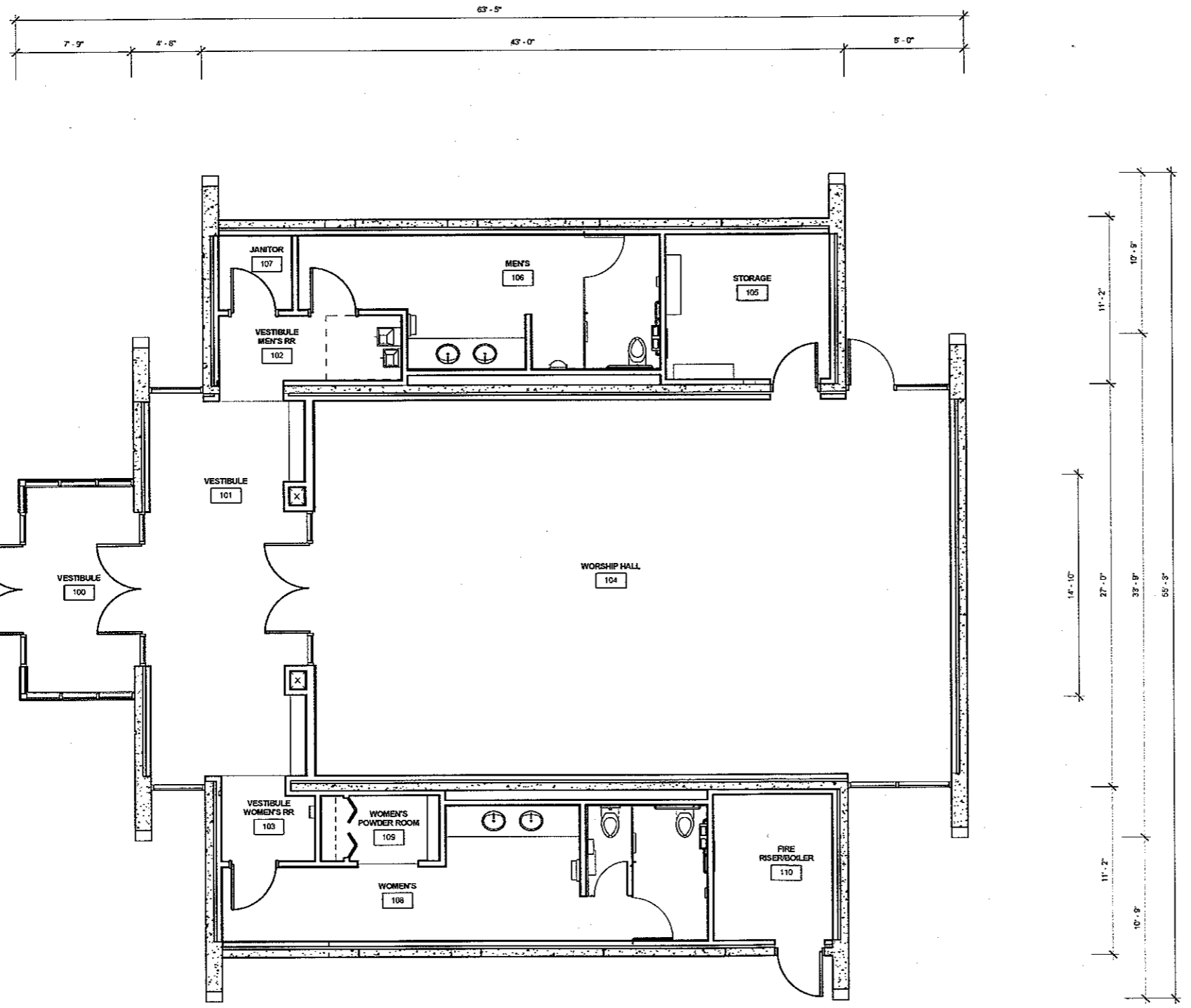
CLIENT: **DWL ARCHITECTS**
 2333 NORTH CENTRAL AVENUE
 PHOENIX, ARIZONA 85004
 (602) 264-9731 FAX (602) 264-1928

DATE	DESCRIPTION OF REVISION	BY	SCALE
DESIGNED	TRB		
DRAWN	WRM		
APPROVED	DAS		
DATE	12-07-12		
SCALE	1" = 20'		

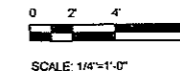
**PRELIMINARY ENGINEERING PLAN
 INTERDENOMINATIONAL CHAPEL
 MIDWESTERN UNIVERSITY
 DOWNERS GROVE, ILLINOIS**

SHEET
1 OF 1
 PROJECT NUMBER: 2179
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12/6/2012 11:31:18 AM



FLOOR PLAN
1/4" = 1'-0"



DWL
ARCHITECTS + PLANNERS, INC.
2333 N. Central Ave.
Phoenix, AZ 85004
tel 602.284.9731
dwf@dwfarch.com

PRELIMINARY
NOT FOR
CONSTRUCTION

MIDWESTERN UNIVERSITY
DOWNERS GROVE
INTERDENOMINATIONAL
CHAPEL
555 31st Street
Downers Grove, IL

REVISIONS

No.	Description	Date

ZONING

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KEY:

SHEET TITLE:
FLOOR PLAN

SHEET NUMBER:
A-3

DESIGNED BY: GM	REVIEWED BY: DT
DATE: 12/06/12	PROJECT NUMBER: 1225.00

PRELIMINARY
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 CONSTRUCTION

MIDWESTERN UNIVERSITY
 DOWNERS GROVE
 INTERDENOMINATIONAL
 CHAPEL
 555 31st Street
 Downers Grove, IL

REVISIONS

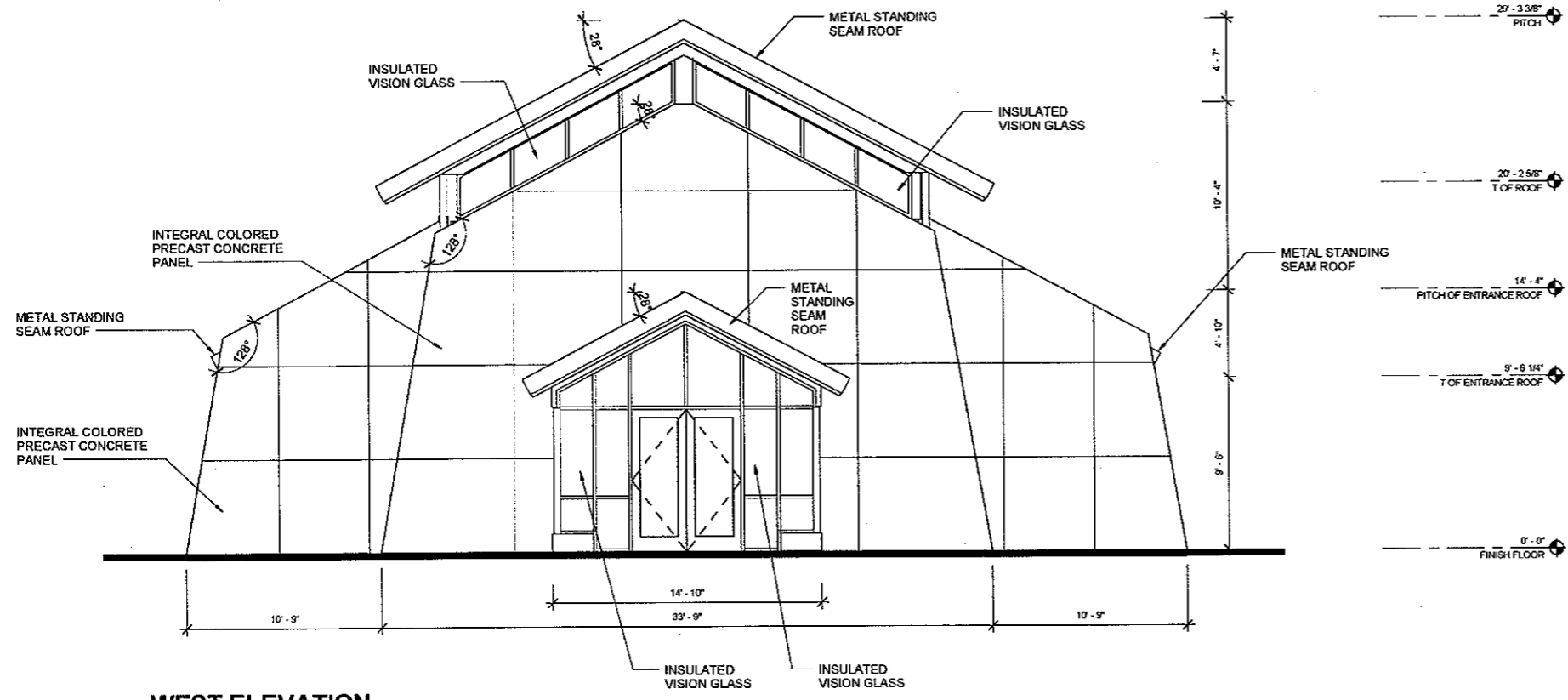
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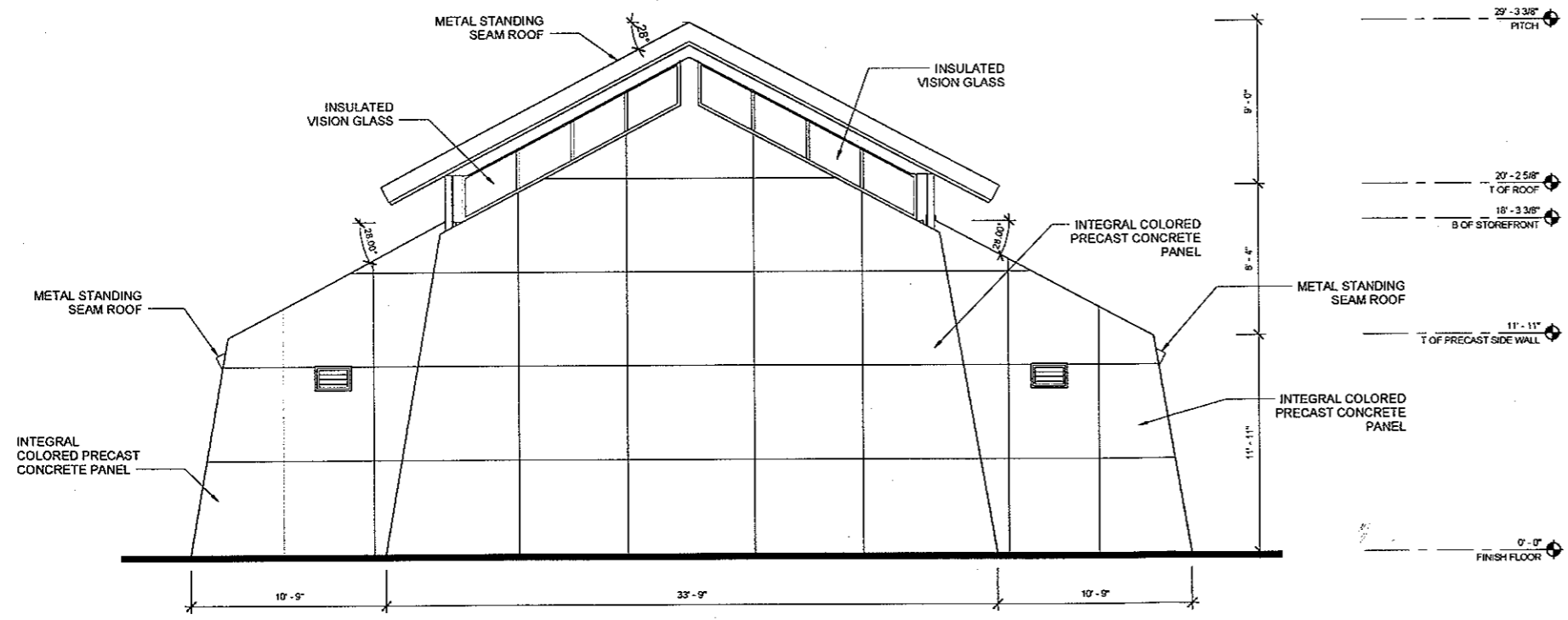
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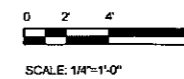
SHEET NUMBER A-4	
DRAWN BY GM	REVIEWED BY DT
DATE 12/06/12	PROJECT NUMBER 1225.00



WEST ELEVATION
 1/4" = 1'-0"



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



12/6/2012 11:43:17 AM

PRELIMINARY
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 CONSTRUCTION

MIDWESTERN UNIVERSITY
 DOWNERS GROVE
 INTERDENOMINATIONAL
 CHAPEL
 555 31st Street
 Downers Grove, IL

REVISIONS

No.	Description	Date

ZONING

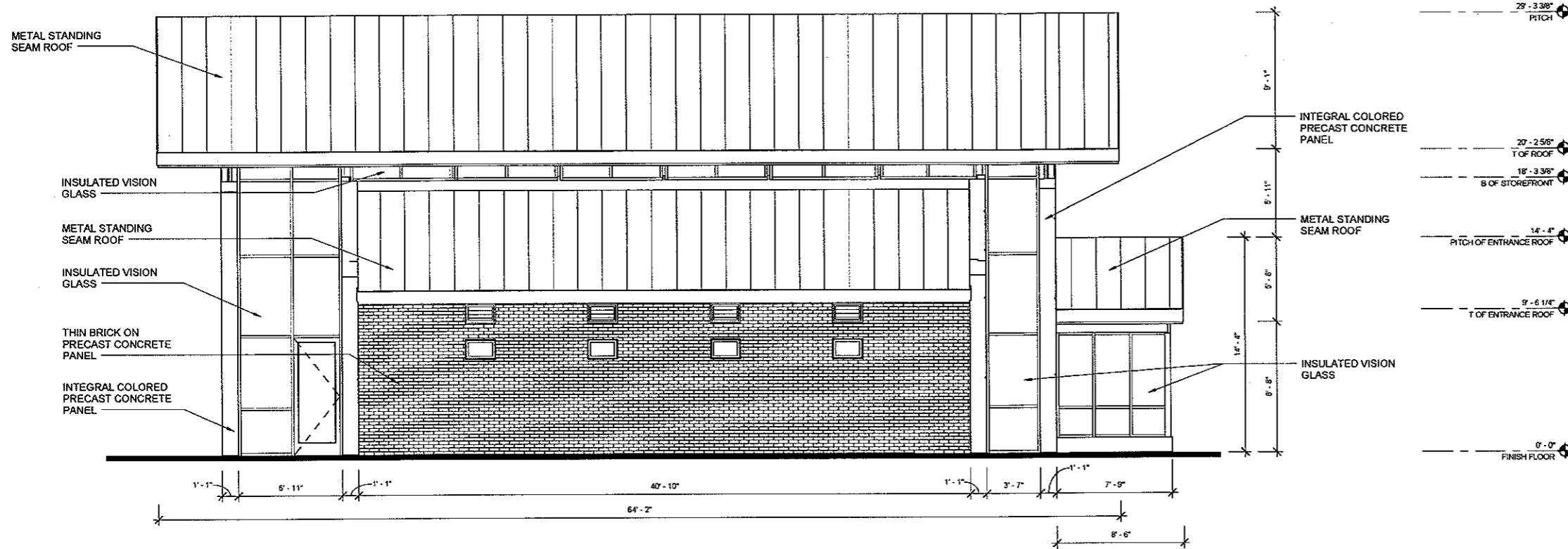
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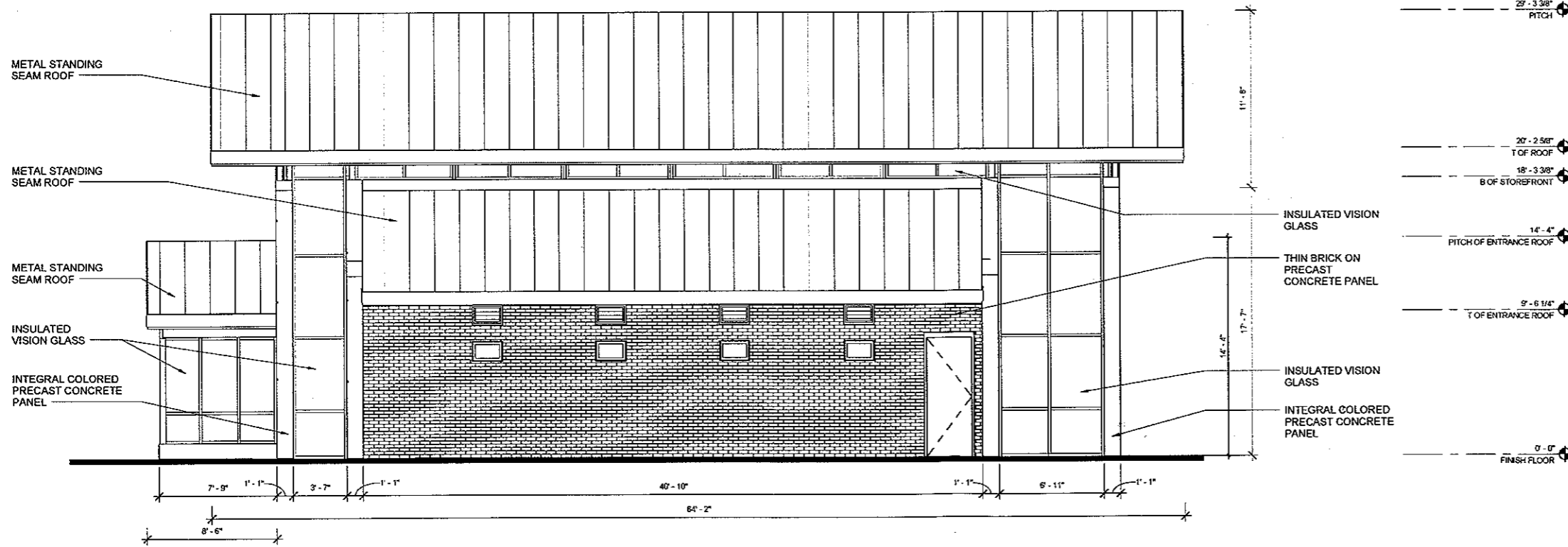
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SHEET NUMBER
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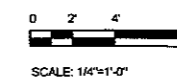
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DATE 12/06/12	PROJECT NUMBER 1225.00



NORTH ELEVATION
 1/4" = 1'-0"



SOUTH ELEVATION
 1/4" = 1'-0"



ALLEN L. KRAGOWER & ASSOCIATES, INCORPORATED
 PLANNERS
 LANDSCAPE ARCHITECTS
 REAL ESTATE CONSULTANTS
 20 WEST 200th DRIVE, LAKEVIEW, ZION CO. ILL. 60094

**INTERDENOMINATIONAL CHAPEL
 MIDWESTERN UNIVERSITY
 DOWNERS GROVE, ILLINOIS**



KEY:

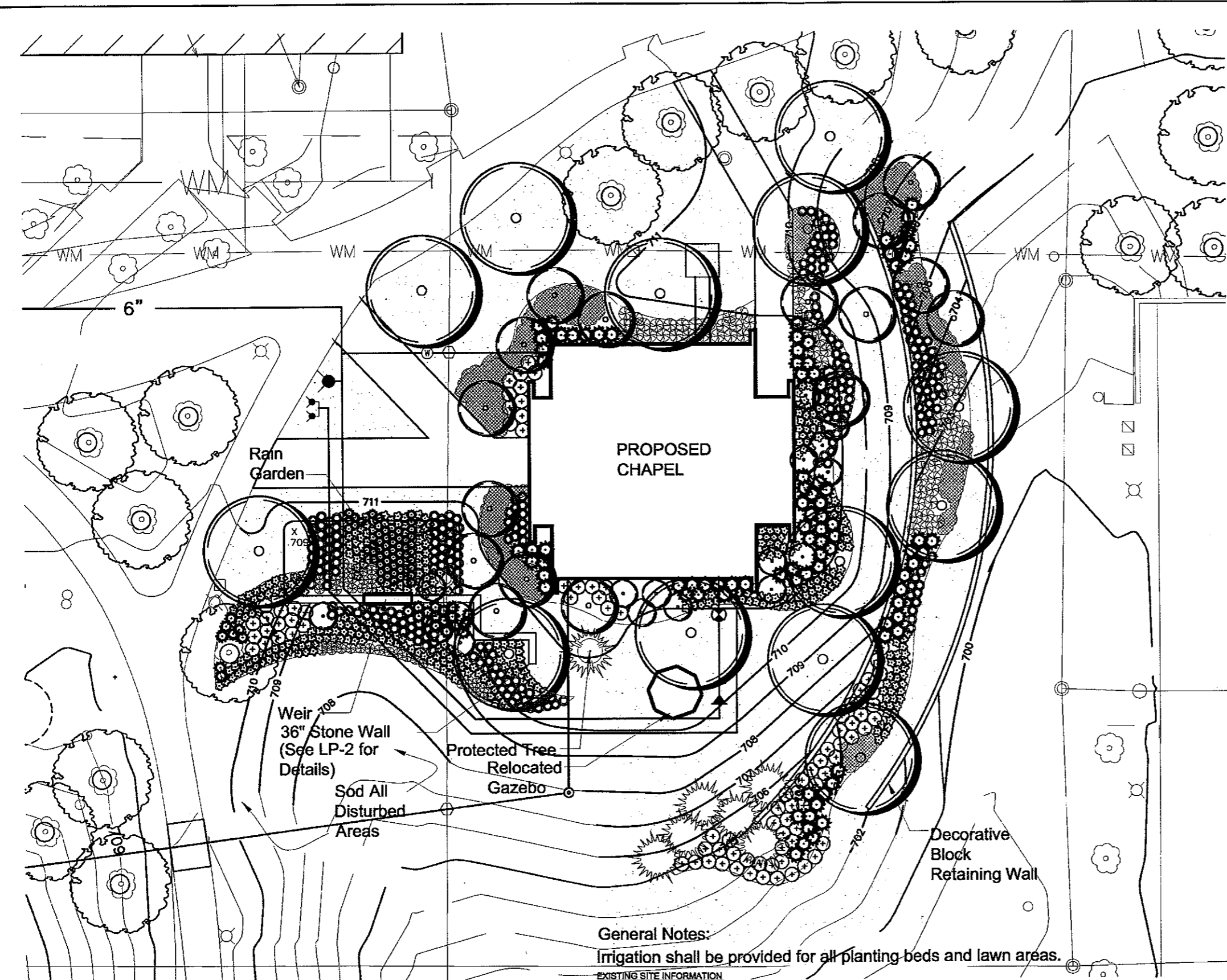
DATE:	DATE:
12-5-12	

**PRELIMINARY
 LANDSCAPE
 DEVELOPMENT
 PLAN**

KEY NUMBER: **LP-1**

DATE:	DATE:
12-5-12	2/22/11

- PLANT LEGEND**
- EXISTING TREE TO REMAIN
 - PROPOSED SHADE TREE
 - PROPOSED ORNAMENTAL TREE
 - PROPOSED EVERGREEN TREE
 - PROPOSED PERENNIAL BED
 - PROPOSED SHRUBS
 - PROPOSED RAIN GARDEN PLANTINGS

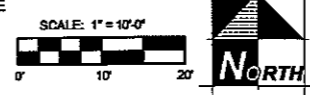


General Notes:
 Irrigation shall be provided for all planting beds and lawn areas.

EXISTING SITE INFORMATION
 THE EXISTING SITE INFORMATION INDICATED ON THIS PLAN WAS PROVIDED BY MACKIE CONSULTANTS, LLC.

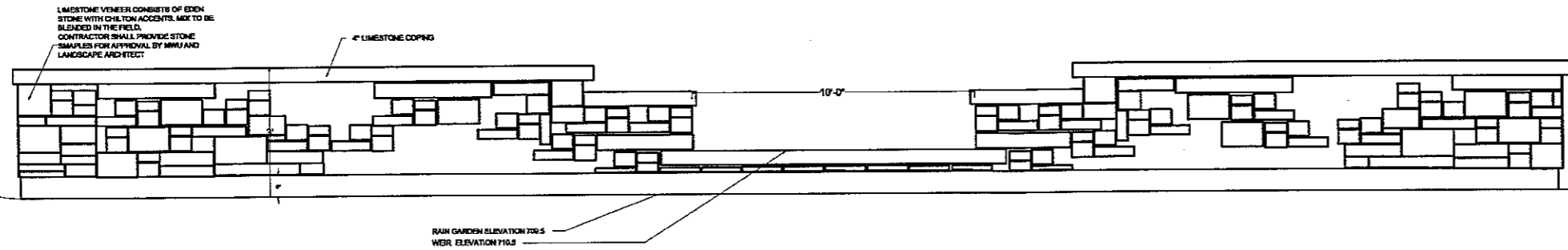
THE LANDSCAPE ARCHITECT MAKES NO WARRANTY OR REPRESENTATION WITH REFERENCE TO THE ACCURACY AND COMPLETENESS OF THE EXISTING CONDITIONS INDICATED OR NOT INDICATED ON THIS DOCUMENT. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING SITE CONDITIONS INCLUDING UNDERGROUND UTILITIES.

THE PLANS CONTAINED HEREIN HAVE BEEN PREPARED TO MEET CERTAIN LANDSCAPING ORDINANCE REQUIREMENTS. ANY DEVIATION FROM THESE PLANS MAY RENDER THEM IN NON COMPLIANCE WITH THE VILLAGE OF DOWNER'S GROVE LANDSCAPING ORDINANCE.



PRELIMINARY LANDSCAPE PLAN
 SCALE: 1"=10"

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 The drawings, designs, ideas, specifications, and other documents combined with and prepared by the Landscape Architect for this project are instruments of the Landscape Architect's service for use solely with respect to this project and, unless otherwise provided, the Landscape Architect shall be deemed the author of these documents and shall retain all common law, statutory, and other reserved rights, including the copyright.
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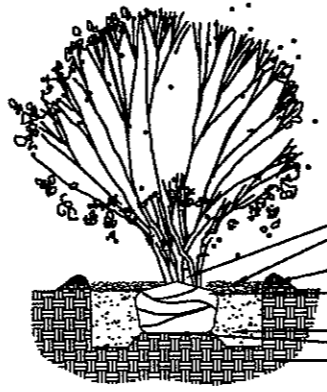
RAIN GARDEN FEATURE WALL-NORTH ELEVATION
SCALE: NTS

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
SHADE TREES					
ACFR		Acer x freemanii 'Marmo'	Marmo Freeman Maple	8" CAL	Matched Specimens
ACRU		Acer rubrum 'Northwood'	Northwood Red Maple	5" CAL	Matched Specimens
PYCA		Pyrus calleryana 'Chapelwood Select'	Chapelwood Pear	4" CAL	Matched Specimens
PLAC		Plantanus x acerifolia 'Morton Circle'	Excelsation London Planetree	5" CAL	Matched Specimen
TICO		Tilia cordata 'Bailey'	Shamrock Littleleaf Linden	4" CAL	Matched Specimens
ORNAMENTAL TREES					
CECA		Cercis canadensis	Eastern Redbud	8' Ht.	Multi-stem Heavy
AMGR		Amelanchier grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	10' Ht.	Multi-stem Heavy
EVERGREEN TREES					
PIGD		Picea glauca 'Denata'	Black Hills Spruce	8'-10' HL BB	
THOC		Thuja occidentalis 'Nigra'	Nigra Arborvitae	10' Ht. BB	
DECIDUOUS SHRUBS					
HYPA		Hydrangea paniculata 'Little Lamb'	Little Lamb Hydrangea	30" BB	Specimen
RHOA		Rhododendron 'PJM'	PJM Rhododendron	30" BB	
ROSA		Rosa 'New Dawn'	Pink Supreme Rose	30" BB	
VICA		Viburnum x carolepeltum	Prismal Viburnum	30" BB	
RHAR		Rhus aromatica 'Grow-Low Sumac'	Grow Low Sumac	24" BB	
COAP		Cornus alternifolia	Cranberry Spicebush	30" BB	
HYAR		Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	30" BB	
EVERGREEN SHRUBS					
THJA		Thuja occidentalis 'Woodward'	Woodward Arborvitae	48" HL BB	
TATA		Taxus x media 'Taxifolius'	Taxifolius Spreading Yew	30" BB	
PERENNIALS AND VINES					
LIGU		Ligularia sibirica 'The Rocket'	The Rocket Ligularia	1 Gal.	
HESD		Hemerocallis 'Shells de Oro'	Shells de Oro Daylily	1 Gal.	
PELS		Perovskia atriplicifolia 'Little Spire'	Russian Sage	1 Gal.	18" O.C.
MOMA		Monarda didyma 'Marshall's Delight'	Boo Balm	1 Gal.	Spacing Per Plan
RUFU		Rudbeckia rugeliana 'Goldsturm'	Black Eyed Susan	1 Gal.	18" O.C.
ASJA		Astilbe x japonica 'Dutchland'	False Spirea	1 Gal.	18" O.C.
PAQU		Parthenocissus quinquefolia	Virginia Creeper	2 Gal.	Spacing Per Plan, Staked
SEAJ		Sedum 'Autumn Joy'	Autumn Joy Sedum	1 Gal.	18" O.C.
LJLI		Ligularia 'Little Rocket'	Dwarf Ligularia	1 Gal.	18" O.C.
ECCL		Echinacea 'Coconut Lime'	Coconut Lime Coneflower	1 Gal.	18" O.C.
HORS		Hosta 'Royal Standard'	Royal Standard Hosta	1 Gal.	18" O.C.
LIRI		Liriope spicata	Creeping Lilyturf	1 Gal.	10" O.C.
AMTO		Anemone x tomentosa 'Robustissima'	Grapeleaf Anemone	1 Gal.	18" O.C.
ANWH		Anemone 'Whitefish'	Whitefish Anemone	1 Gal.	18" O.C.
HYAN		Hydrangea anomala pedicellaris	Climbing Hydrangea Vine	2 Gal.	Spacing per Plan, Staked
HEPP		Heuchera 'Plum Pudding'	Plum Pudding Coral Bells	1 Gal.	18" O.C.
GEJO		Geranium x Johnson Blue	Johnson Blue Geranium	1 Gal.	18" O.C.
ASFA		Astilbe areolaris 'Fane'	Fanal Astilbe	1 Gal.	18" O.C.
GRASSES					
PEAL		Pennisetum alopecuroides	Fountain Grass	2 Gal.	24" O.C.
PAVI		Panicum virgatum	Switch Grass	2 Gal.	24" O.C.

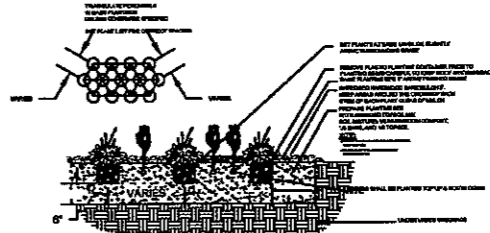
RAIN GARDEN PLANTINGS

Percentage	Trays (38 per Tray)	Forbs	Common Name	Planting Guidelines
.5%		Asclepias tuberosa	Butterfly Weed	Random Spacing in Drifts Contractor Shall Layout Sample Bed for Landscape Architects Approval Sample Bed Shall Represent Spacing and Planting Mixture Representing at Least six Species
.5%		Zizia aurea	Golden Alexander	
.5%		Physostegia virginiana	Obedient Plant	
2.5%		Echinacea pallida	Pale Purple Coneflower	
2.5%		Tradescantia ohiensis	Spiderwort	
.5%		Aquilegia canadensis	Wild Columbine	
.5%		Dodecatheon meadia	Shooting Star	
15%		Rudbeckia hirta	Black Eyed Susan	
3%		Eupatorium maculatum	Spotted Joe Pye Weed	
20%		Iris virginica sibirica	Blueflag Iris	
10%		Solidago rigida	Riddell's Goldenrod	
10%		Veronicastrum virginicum	Culver's Root	
10%		Pycnanthemum virginianum	Mountain Mint	
10%		Lobelia cardinalis	Cardinal Flower	
Total Trays		Grasses & Sedges	Common Lake Sedge	
		Carex lasustris	Oak Sedge	24" O.C. Ave. Spacing
		Carex pensylvanica	Palm Sedge	24" O.C. Ave. Spacing
		Carex muskingumensis	Switch Grass	24" O.C. Ave. Spacing
		Panicum virgatum	Fowl Manna Grass	24" O.C. Ave. Spacing
		Glyceria striata	Prairie Dropseed	24" O.C. Ave. Spacing
		Sporobolus heterolepis		

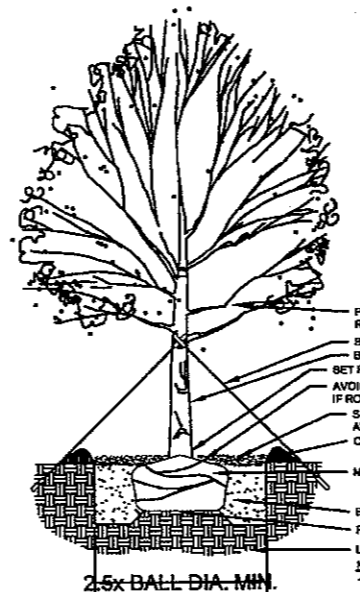
PLANT LIST



ORNAMENTAL TREE PLANTING DETAIL
SCALE: NTS



PERENNIAL PLANTING DETAIL
SCALE: NTS



SHADE TREE PLANTING DETAIL
SCALE: NTS



EVERGREEN TREE PLANTING DETAIL
SCALE: NTS

ALLEN L. KRADOWER & ASSOCIATES, INCORPORATED
PLANNERS, ARCHITECTS, LANDSCAPE ARCHITECTS, REAL ESTATE CONSULTANTS
100 NORTH EIGHTH STREET, SUITE 1000, CHICAGO, ILLINOIS 60610
PH: 312.527.1000 FAX: 312.527.1001

INTERDENOMINATIONAL CHAPEL
MIDWESTERN UNIVERSITY
DOWNERS GROVE, ILLINOIS



KEY:

ISSUED FOR:	DATE:
Issue Submitted	11-30-12

Plant List & Details

LP-2

DATE	LD	REVISION	LD
12-5-12		21224.1	

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VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING
PUBLIC HEARING

JANUARY 7, 2013, 7:00 P.M.

Chairman Hose called the January 7, 2013 meeting of the Plan Commission to order at 7:00 p.m. and led the Plan Commissioners and the attending public in the recital of the Pledge of Allegiance.

Roll call followed:

PRESENT: Chairman Hose, Mr. Beggs, Mr. Cozzo, Mr. Matejczyk, Mrs. Rabatah, Ms. Urban, Mr. Waechtler, Mr. Webster

ABSENT: Mr. Quirk

STAFF PRESENT: Community Development Planning Manager Jeff O'Brien and Planner Stan Popovich

VISITORS: Dr. Arthur Dobbelaere, Executive Vice President and Chief Operating Officer for Northwestern University; Resident Mr. John Fritz, 2S479 Avenue Orleans, Oak Brook, IL; Dwight Todd, DWL Architects; Dave Shindoll, Mackie Consultants; Kevin McCormick, Northwestern University; Marge Earl, Resident.

A review of the meeting's protocol followed.

APPROVAL OF THE DECEMBER 3, 2012 MINUTES

THE MINUTES OF THE DECEMBER 3, 2012 MEETING WERE APPROVED, AS PRESENTED, ON MOTION BY MR. MATEJCZYK, SECONDED BY MR. COZZO.

MOTION CARRIED BY VOICE VOTE OF 8-0.

Chairman Hose briefly reviewed the protocol for the meeting.

PC 43-12 A petition seeking approval of a Planned Development amendment for the construction of a chapel for Northwestern University. The property is located on the south side of 31st Street, approximately 1,280 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); Northwestern University, Petitioner and Owner.

Planner, Mr. Stan Popovich, discussed the proposal was for a Planned Development amendment for the construction of a 2,500 square foot chapel for Northwestern University. Two maps were reviewed on the overhead. Mr. Popovich reminded the commissioners that most recently a parking garage expansion and a classroom and auditorium building was approved by the Village Council. In May 2012 the property was designated a Planned Development. The property is zoned R1 Single-Family Residential but the approved Planned Development allowed minor developments,

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that met Planned Development standards, to be approved administratively, if they had been previously identified on a site master plan. When the Planned Development was approved in May, 2012, Mr. Popovich stated the chapel was not on the master site plan, which was why the petitioner was before this commission.

Mr. Popovich directed commissioners' attention to the proposed location of the chapel, which was currently on open green space and located just south of Haspel/Hambrick Hall. Proposed was a 29-foot tall, one-story chapel with exterior cladding of precast concrete panels, brick, and a standing seam metal roof. The interior space would be used for personal reflection and small worship services, which currently were being held at other classrooms throughout the campus.

Reviewing the engineering plan, Mr. Popovich reported that all utilities were existing on the site and the Downers Grove Sanitary District did conceptually approve the proposed plan. A new water service will be provided to the building for domestic water and fire protection services. Storm water would be retained in a proposed rain garden and at the detention basin located in the Basic Science Building to the southwest. The Basic Science Building basin was specifically designed with extra capacity in mind.

Staff believed the proposal complied with the Village's Comprehensive Plan, the Village's bulk regulations and zoning requirements of the Planned Development. The proposed building would be "virtually invisible" to nearby residents throughout most of the year. Traffic issues did not appear to be an issue, as the chapel's primary users would be individuals already on campus. The only new traffic potential could be for a wedding during off-peak hours/weekend. Current parking requirements were being met and a previous traffic study (done in 2011) identified extra parking capacity being available.

Per Mr. Popovich, sufficient access was confirmed by the fire department and the sidewalk around the "Quad" was to be utilized for access purposes. However, the petitioner will improve a sidewalk south of Haspel/Hambrick Hall so that a fire truck can utilize it. The fire department also indicated that some sidewalk modifications were needed at the southwest corner of Haspel/Hambrick Hall to allow for turns.

Public notification of the proposal was published in the *Downers Grove Reporter* and notices were sent to neighbors within 250 feet of the proposal. Northwestern University also sent out its own notifications. Staff received a couple of phone calls which were general inquiries. The Downers Grove Park District was also sent notification and no comments were received. The Forest Preserve responded with no concerns.

Mr. Popovich briefly reviewed the Standards for Planned Development relating to the proposal and based on those reasons, recommended that the Plan Commission forward a positive recommendation to the Village Council, including staff's conditions listed on page 6 of its report.

Asked whether the petitioner would be subject to the new stormwater utility fees, Mr. Popovich clarified that Northwestern was subject to the fees but there were also credits based on rain gardens, best management practices, and provided detention. Village Planning Manager, Mr. Jeff O'Brien, explained the details of how the fee would work.

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Mr. Waechtler asked where there was a maximum occupancy for the chapel, wherein Mr. Popovich explained it would be based on the building and fire code and would have to be met at permit. Per Ms. Urban's question regarding the Planned Development's guidelines for architectural details, Mr. Popovich reported there were no specific design standards for building materials or colors but the PUD did identify height and bulk limitations. Details followed. As to the location of the chapel and not being seen by neighbors, Mr. Popovich explained his statement was to clarify that the chapel was located in the center of the campus and would not be visible to neighbors, who could be concerned about the impact of the chapel's height.

Chairman Hose swore in the petitioner and public who would be speaking on this proposal.

Petitioner, Dr. Arthur Dobbelaere Executive Vice President and Chief Operating Officer for Midwestern University, discussed that the University likes to provide an "entire growth process and educational experience" which includes the spiritual part of an individual's life. The chapel would allow students to think, pray, and meditate outside their classrooms. The chapel was being donated by the Channon Construction Company. Dr. Dobbelaere offered to answer commissioners' questions. No questions followed.

Chairman Hose opened up the hearing to public comment.

Chairman Hose swore in Mr. John Fritz.

Mr. John Fritz, 2S479 Avenue Orleans, Oak Brook, IL stated he resides north of the campus and stated that the only traffic he sees is during peak hours when it becomes difficult to exit out of Avenue La Tours heading east on 31st Street. He asked for consideration of a future traffic control at that intersection. Mr. O'Brien explained that there were ongoing discussions between the Village, the county highway department, and Midwestern University about a traffic signal at the University's entrance. Details followed regarding the required warrants and access.

Hearing no further comments, public comment was closed by the Chairman. Petitioner, Dr. Dobbelaere, had no further comments to add.

Mr. Webster stated he appreciated the University sharing its information with the commissioners and appreciated the quality of the campus and continued support of the community. The Chairman concurred. Mr. Cozzo and the Chairman also agreed that the standards for approval for the Planned Development were met. A motion was entertained.

WITH RESPECT TO FILE PC43-12, MRS. RABATAH MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL TO APPROVE THE CONSTRUCTION OF A CHAPEL, SUBJECT TO THE FOLLOWING FIVE (5) CONDITIONS:

- 1. THE FINAL PLANNED DEVELOPMENT AMENDMENT FOR A CHAPEL SHALL SUBSTANTIALLY CONFORM TO THE STAFF REPORT DATED JANUARY 7, 2013, AND WITH PRELIMINARY ARCHITECTURAL PLANS, ELEVATIONS AND LANDSCAPE PLANS PREPARED BY DWL ARCHITECTS & PLANNERS, INC. DATED DECEMBER 6, 2012 AND PRELIMINARY ENGINEERING PLANS AND STORMWATER REPORT PREPARED BY MACKIE CONSULTANTS, LLC**

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DATED DECEMBER 4, 2012 EXCEPT AS SUCH PLANS MAY BE MODIFIED TO CONFORM TO VILLAGE CODES AND ORDINANCES.

- 2. THE EXISTING SIDEWALK LOCATED IMMEDIATELY SOUTH OF HASPEL/HAMBRICK HALL SHALL BE REINFORCED TO HOLD 82,000 POUNDS.**
- 3. THE EXISTING SIDEWALK TO THE WEST OF HASPEL/HAMBRICK HALL SHALL BE MODIFIED TO ALLOW A FIRE TRUCK THE ABILITY TO MAKE A RIGHT-HAND TURN ONTO THE SOUTH SIDEWALK.**
- 4. THE PROPOSED CHAPEL SHALL HAVE A MANUAL AND AUTOMATIC DETECTION SYSTEM INSTALLED THROUGHOUT IN A MANNER ACCEPTABLE TO THE VILLAGE. ALL AREAS OF THE BUILDING SHALL BE PROTECTED.**
- 5. THE PROPOSED CHAPEL 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 MS. URBAN.

ROLL CALL:

AYE: MRS. RABATAH, MS. URBAN, MR. BEGGS, MR. COZZO, MR. MATEJCZYK, MR. WAECHTLER, MR. WEBSTER, CHAIRMAN HOSE

NAY: NONE

MOTION CARRIED. VOTE: 8-0

Mr. O'Brien reported that there will be a January 28th meeting which includes a petition for a supportive living facility to be located at 63rd and Fairmont. Also, the Village released a Request for Proposal to re-write the Village's Zoning and Subdivision Ordinance based on the Village's Comprehensive Plan. A brief timeline followed on when the commissioners would expect to review those documents.

THE MEETING WAS ADJOURNED AT 7:30 P.M. ON MOTION BY MR. WEBSTER, SECONDED BY MS. URBAN. MOTION CARRIED BY VOICE VOTE OF 8-0.

/s/ Celeste K. Weilandt

Celeste K. Weilandt

(As transcribed by MP-3 audio)