

**VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL MEETING
JULY 8, 2014 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
Planned Development Amendment at Midwestern University 555 31 st Street	✓ Resolution Ordinance Motion Discussion Only	Stanley J. Popovich, AICP Acting Community Development Director

SYNOPSIS

An ordinance has been prepared to amend Planned Development #51 for a revised Campus Master Plan to locate two future building pads at Midwestern University, 555 31st Street.

STRATEGIC PLAN ALIGNMENT

The goals for 2011-2018 include *Strong and Diverse Local Economy*.

FISCAL IMPACT

N/A

UPDATE & RECOMMENDATION

This item was discussed at the July 1, 2014 Village Council meeting. Staff recommends approval on the July 8, 2014 Active Agenda per the Plan Commission's unanimous recommendation. The Plan Commission found that the proposal is consistent with the Midwestern University Planned Development regulations and the Comprehensive Plan, compatible with surrounding zoning and land use classifications, and meets all standards for approval of a Planned Development Amendment as identified in Section 28.1607 of the Municipal Code.

BACKGROUND

The petitioner is requesting approval of an amendment to Planned Development #51 for a revised Campus Master Plan to locate a future executive apartment building and classroom/office building at Midwestern University, 555 31st Street. The 105 acre campus site is located on the south side of 31st Street between Highland Avenue and Meyers Road. The subject property is zoned R-1, Single Family Residence.

The site has been used as a college campus since 1965 and currently includes instructional, academic, office and recreational uses, dormitories, numerous accessory parking areas and various stormwater detention facilities. The Planned Development allows future construction projects to be identified on the Campus Master Plan to expedite the approval and construction process. Major developments, such as buildings that are not on the master plan or buildings in excess of 50 feet in height, require Council approval. Minor developments, such as small building additions or slight modifications to previously approved building pads that meet the bulk requirements, can be administratively approved. This amendment revises the Campus Master Plan to locate building pads for two future buildings and reflects minor developments that were administratively approved since the last Planned Development Amendment in 2013.

Master Plan Revisions

The proposed two-story executive apartment building is to be located along the perimeter in the northeast corner of the site. The executive apartment building will be residential in character and consist of four dwelling units for use by management personnel visiting from Midwestern's Arizona campus.

The proposed four-story classroom and office building will be located in the center of the campus. Housing the new College of Optometry, the building will be less than 50-feet in height. An increased enrollment of 100 students is anticipated with the introduction of the optometry program, wherein students will only be on-campus for two of the four years in the program.

Minor developments reflected on the revised Campus Master Plan include:

- the relocation of the previously approved chapel;
- a small addition to the executive office building; and
- the future realignment of the main entrance to the university.

Traffic and Circulation

Midwestern University has been working with the County to install a traffic signal at 31st Street to improve traffic congestion at this intersection. As such, the University's entrance is being shifted slightly to the west to align with Avenue La Tours and the northbound exit lane will be extended on-campus to facilitate better traffic flow.

The anticipated increase in student enrollment is minimal and is not anticipated to have a significant impact on traffic or parking. The existing surplus of parking spaces will provide ample parking for the anticipated increased enrollment.

Engineering and Public Improvements

The existing utilities servicing the campus are sufficient for the proposed buildings. No off-site improvements are proposed or necessary at this time. Management of the stormwater generated by the proposed buildings will comply with the Village's Stormwater and Flood Plain Ordinance.

Public Safety

The Fire Department reviewed the proposed plans and determined that there is sufficient access to the proposed buildings and relocated chapel.

Compliance with the Zoning Ordinance

The property is a Planned Development and is zoned R-1, Single Family Residence District. The proposed buildings meet the requirements of the Planned Development and complies with the Zoning Ordinance.

Compliance with the Comprehensive Plan

The Comprehensive Plan designates the future land use for this property as Institutional/Public, which includes educational institutions. The Comprehensive Plan recommends that the Village continue to support the operation and improvement of public and private schools while minimizing their impact on residential neighborhoods. The approval of the proposed Campus Master Plan to allow the expansion of the University's academic offerings will demonstrate the Village's support of the University, while the clustering of dense development and taller structures in the center of the campus and limitation of development at the site's perimeter to those that are more residential in scale will reduce the impact on adjacent properties. The proposed Campus Master Plan is consistent with the Comprehensive Plan.

Public Comment

The Forest Preserve District of DuPage County reviewed the proposal and had no objections. Two residents spoke at the public hearing and generally expressed support of the petition and specifically the traffic improvements at the University's entrance.

ATTACHMENTS

Aerial Map

Ordinance

Staff Report with attachments

Draft Minutes of the Plan Commission Hearing

VILLAGE OF DOWNERS GROVE
COUNCIL ACTION SUMMARY

INITIATED: Applicant **DATE:** July 8, 2014
(Name)

RECOMMENDATION FROM: _____ **FILE REF:** PC-15-14
(Board or Department)

NATURE OF ACTION:

- ☒ Ordinance
☐ Resolution
☐ Motion
☐ Other

STEPS NEEDED TO IMPLEMENT ACTION:

Motion to adopt "AN ORDINANCE APPROVING AN AMENDMENT TO PLANNED DEVELOPMENT #51, TO ALLOW REVISIONS TO THE CAMPUS MASTER PLAN AT MIDWESTERN UNIVERSITY LOCATED AT 555 31ST STREET", as presented.

SUMMARY OF ITEM:

Adoption of this ordinance shall approve an amendment to Planned Development #51 to allow revisions to the Campus Master Plan at Midwestern University.

RECORD OF ACTION TAKEN:

ORDINANCE NO. _____

**AN ORDINANCE APPROVING AN AMENDMENT TO PLANNED DEVELOPMENT #51,
TO ALLOW REVISIONS TO THE CAMPUS MASTER PLAN
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 revise the Campus Master Plan to include the location of a future executive apartment building and a classroom and office building and to reflect other minor changes that have been administratively approved since the last planned development amendment dated February 12, 2013; 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 June 2, 2014, 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 approved and Petitioner is authorized to construct an executive apartment building and a classroom and office building 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-15-14 as set forth in the minutes of their June 2, 2014 meeting.

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

1. The bulk requirements of the proposed buildings shall substantially conform to the Campus Master Plan prepared by DWL Architects & Planners, Inc. dated May 28, 2014.
2. The proposed and relocated buildings are subject to meeting all applicable Village codes, ordinances and policies during the building permit process.
3. The existing sidewalk located immediately south of Haspel/Hambrick Hall shall be reinforced to hold 82,000 pounds.

4. The existing sidewalk to the west of Haspel/Hambrick Hall shall be modified to allow a fire truck the ability to turn onto the south sidewalk.
5. All proposed and relocated buildings shall be required to locate a fire hydrant within 100 feet of each new fire department connection.
6. The proposed buildings shall be equipped with an automatic suppression system and an automatic and manual fire alarm system.

SECTION 5. That the proposed Campus Master Plan is consistent with and complimentary to the overall planned development site plan and with the requirements of the “*R-1, Single Family Residence*” zoning district.

SECTION 6. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

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

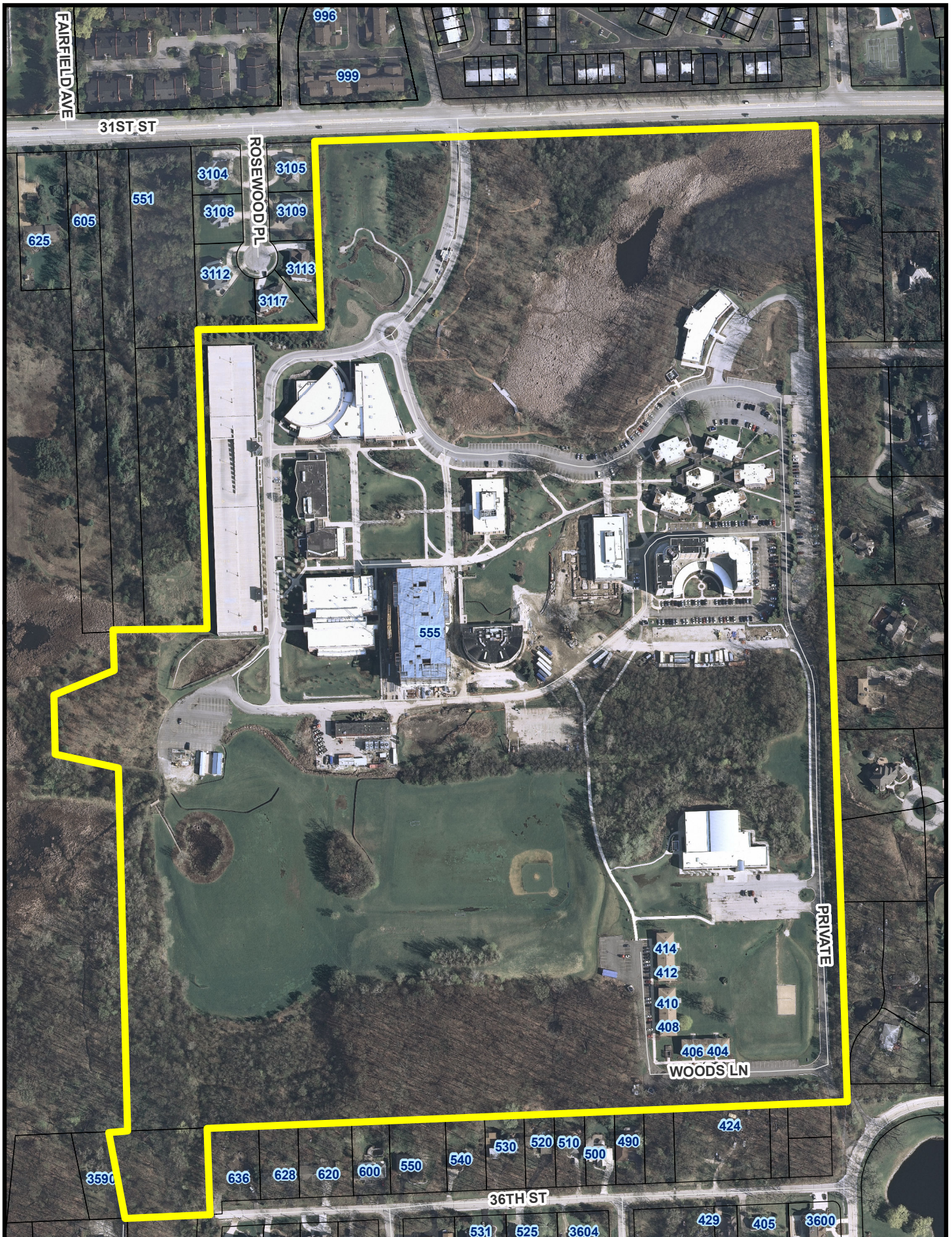
Mayor

Passed:

Published:

Attest: _____

Village Clerk



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Feet

555 31st Street Location Map





**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
JUNE 2, 2014 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
PC 15-14 555 31 st Street Midwestern University	Midwestern University Planned Development Amendment	Kelley Chrisse Planner

REQUEST

The petitioner is requesting approval of a Planned Development Amendment for a revised Campus Master Plan to locate a future executive apartment building and classroom/office 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 Residence District
EXISTING LAND USE: Private University (Midwestern University)
PROPERTY SIZE: 105.39 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 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 and Standards for Approval
3. Campus Master Plan

PROJECT DESCRIPTION

Midwestern University is requesting approval of a Planned Development Amendment to revise the Campus Master Plan with the location of a future executive apartment building and classroom and office 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 most recent Planned Development Amendment revised the Campus Master Plan with the addition of the chapel.

The property is zoned R-1, Single Family Residence District and was designated a Planned Development on May 1, 2012. The approved Planned Development distinguishes from major and minor developments by using the Campus Master Plan as a baseline. Minor developments include activities such as demolitions, small building additions or slight modifications on building pads identified on the Campus Master Plan provided that the addition or changes meet the bulk requirements. Major developments are those that occur in locations not identified on the Campus Master Plan, building heights in excess of 50 feet or where changes prohibit meeting the bulk requirements. The Planned Development allows minor developments to be approved administratively, whereas major developments require Plan Commission review and Village Council approval. The purpose of this amendment is to revise the Campus Master Plan to locate building pads for future developments and expedite the construction of the pre-approved building envelopes.

The proposed executive apartment building is to be located east of the executive office building in the northeast corner of the site. The executive apartment site is currently open green space. The two-story building will be less than 35-feet tall and will have four dwelling units for use by management personnel visiting from Midwestern's Arizona campus.

The proposed classroom and office building will be located north of Centennial Hall and east of Science Hall in the center of the campus. Housing the new College of Optometry, including faculty offices, classrooms and laboratories, the four-story building will be less than 50-feet in height. A total increased enrollment of 100 students is anticipated with the introduction of the optometry program. Although the program is a four-year program, two of the years will be spent off-campus and the University is limiting enrollment to 50 students per year.

The University is also updating the Campus Master Plan to reflect minor changes or developments that have been administratively approved since the last Planned Development Amendment. These changes include the relocation of a previously approved chapel, a small addition to the executive office building and the future realignment of the main entrance to the university. Although the plans for the entrance realignment are being finalized with the DuPage County Department of Transportation (DuDOT), the plans have not been approved. Thus, they are shown on the revised Campus Master Plan as reference but may need to be slightly modified once the final intersection design is approved by the County.

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 continue to support the operation and improvement of public and private schools. The Plan also recommends the Village work with community service providers, including the University, to minimize their impact on residential neighborhoods. The approval of the proposed Campus Master Plan to allow the expansion of the University's academic offerings will demonstrate the Village's support of the University. The intent of the Planned Development is to cluster dense development and taller structures in the center of the campus and limit development at the site's perimeter to those that are similar in scale to the surrounding residential neighborhoods in order to reduce the impact on adjacent properties. The proposed Campus Master Plan is consistent with that intent and 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 buildings meet the 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%)	477,448 sq ft. (10%)
Floor to Area Ratio (FAR)	2,754,369 sq. ft. max (60%)	869,175 sq. ft. (19%)
Open/Green Space	1,377,184 sq ft (30%)	3,477,150 sq. ft. (76%)
Parking	2,175	2,710

Midwestern University Executive Apartment Building	Required	Proposed (approximate)
Front Setback - North	40 feet	350 feet
Side Setback - East	40 feet	80 feet
Side Setback - West	29 feet	1,150 feet
Rear Setback - South	40 feet	2,200 feet
Height	35 feet max.	<35 feet

Midwestern University Classroom & Office Building	Required	Proposed (approximate)
Front Setback - North	200 feet	1,150 feet
Side Setback - East	200 feet	700 feet
Side Setback - West	200 feet	850 feet
Rear Setback - South	200 feet	1,300 feet
Height	100 feet max.	<50 feet

TRAFFIC AND PARKING

Midwestern University has been working with DuDOT for many years to install a traffic signal at 31st Street to improve traffic flow. The design is being finalized wherein the intersection design study was tentatively approved in March. As part of the design, the entrance is being shifted slightly to the west to align with

Avenue La Tours. The University will be dedicating additional right of way to the County to accommodate a new left/thru lane, right turn lane and sidewalks with a future connection to a proposed DuDOT bike trail along 31st Street. Discussions regarding the bike trail have indicated that Midwestern University may provide an easement, however, the extent of the easement will be determined in conjunction with the traffic signal project. In the realignment of the entry drive, the second northbound lane will be extended to improve traffic flow exiting campus. The extension of the outbound traffic lane will not impact the existing permanent green space to the east.

The anticipated increase of 100 students for the new optometry program is minimal and is not anticipated to have a significant impact on traffic or parking. Based on the number of required parking spaces and the existing surplus of nearly 600 parking spaces, an increase of 100 students will not require any additional parking spaces. Additionally, parking for the executive apartment building is being provided within and adjacent to the building. This is not an increase in traffic or parking, as the management personnel already visit this campus but currently stay off-site.

ENGINEERING/PUBLIC IMPROVEMENTS

The existing utilities servicing the campus are sufficient for the proposed buildings. No off-site improvements are proposed or necessary at this time. The Downers Grove Sanitary District has provided conceptual approval of the proposed buildings. Additionally, new water service will be provided for the proposed buildings to accommodate fire and domestic water service.

Management of the stormwater generated by the proposed buildings will be reviewed and approved during the building permit process. The development will comply with all provisions of the Stormwater and Floodplain Ordinance.

PUBLIC SAFETY REQUIREMENTS

The Fire Department reviewed the proposed plans and determined that there is sufficient access for emergency vehicles to access the proposed buildings and relocated chapel. Emergency vehicle access to the classroom and office building will be over the existing fire lane around the quad and the improved sidewalk south of Haspel/Hambrick Hall. The sidewalk will be reinforced so that it can support up to 82,000 pounds, as was originally required with the chapel amendment. A fire hydrant is required within 100 feet of the fire department connections for all proposed and relocated buildings. A manual and automatic fire alarm system and an automatic suppression system will be installed throughout the proposed buildings.

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 public notice in *Downers Grove Suburban Life*. Staff has received a few inquiries from neighbors asking about the details of the proposal.

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. The Forest Preserve submitted a formal letter, which is attached, but does not have any comments regarding the proposal.

STANDARDS FOR APPROVAL

The petitioner outlined the request in the attached narrative letter, standards for approval and Campus Master Plan. The petitioner will further address the proposal and justification to support the requested Planned Development Amendment to revise the Campus Master Plan 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 amendment 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. 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 Campus Master Plan 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. 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 University are adequate to provide sufficient service to the existing and proposed buildings. Additional stormwater management required for the proposed buildings will be provided for and approved with the building permit. The addition of the traffic signal at the 31st Street entrance will provide adequate control over the minimal additional traffic generated by the new optometry program. While the overall open/green space is being reduced slightly, the realignment of the entrance and the proposed building pads will not reduce the permanent open/green spaces previously approved with the planned development. The location and size of the proposed buildings will not impact light and air, recreation and visual enjoyment, particularly because the larger building is located in the central core of the site with other dense development and the executive apartment building is located along the perimeter of the campus. Both buildings comply with the bulk requirements of the Planned Development. This standard is met.

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

The Community Facilities recommendations within the Comprehensive Plan note the Village should continue to promote the operation and improvement of both public and private school facilities. The Plan also recommends that the Village work with community service providers, such as the University, to minimize impacts to surrounding residential areas. The proposed modifications to the Campus Master Plan increase the appeal of Midwestern University and the community by offering a new program, while addressing student and management personnel needs. The proposed buildings will not negatively impact surrounding residential areas as they will be virtually invisible due to their location and bulk requirements: the classroom and office building is proposed in the center of the campus and the executive apartment, while closer to the edge of the property, is more residential in scale. 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 Comprehensive Plan notes the importance of supporting and improving educational facilities within the Village. As a college campus has existed on this site, the addition of an optometry program to Midwestern University will contribute to the welfare of the community by improving an already high quality educational facility in Downers Grove. The proposed modifications to the Master Site Plan will provide a location to house the new program while addressing student and staff needs. The

proposed building pad locations continue to ensure that the University's growth occurs in an orderly fashion that does not negatively impact the surrounding properties. 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 Campus Master Plan will not be detrimental to the health, safety, morals or general welfare of the surrounding neighborhood and community. The proposed buildings are consistent with the bulk requirements of the Planned Development and Zoning Ordinance. 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 allowable Special Uses in the R-1 zoning district per Section 28.502 of the Zoning Ordinance. 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 this property since 1965. The property has been and is suitable for that use because it has direct access to 31st Street – a four-lane arterial street. The mix of large office towers, single family homes, town houses and forest preserve in the vicinity is representative of the variety of uses on the Midwestern University campus. Of the 25% of the land area that can be developed, only 10% is being proposed. The proposed Campus Master Plan identifies the locations of buildings that meet the bulk requirements of the planned development and are consistent with other campus buildings. 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 Campus Master Plan will not be injurious to the use and enjoyment of other properties in the immediate vicinity. The revisions to the proposed Campus Master Plan are consistent with the current development patterns and meet the bulk regulations of the planned development. The proposed buildings' location and size will not diminish enjoyment and use of adjacent properties. 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 classroom and office building is located in the center of the campus and is clustered with other taller buildings. Having a more residential scale, the proposed executive apartment building is located near the perimeter of the site. The proposed Campus Master Plan meets the bulk requirements of the Planned Development and is consistent with the development patterns of properties in the vicinity. As such, the proposed buildings will not have a negative impact on surrounding developments and uses. 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 for

existing development and additional requirements generated by the proposed buildings will be reviewed and approved during the building permit process. The anticipated signalized intersection at the entrance to Midwestern University will improve traffic congestion in this area and accommodate the minimal increase in student enrollment anticipated with the introduction of the new optometry program. 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 2,710 parking spaces located on campus where 2,175 parking spaces are required. The increased enrollment anticipated with the proposed Campus Master Plan will be absorbed by the current surplus of parking. The executive apartment building will have little to no impact as the occupants are already visiting the site. 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 Campus Master Plan complies with the Planned Development bulk regulations and the underlying regulations of the R-1 zoning district. This standard is met.

RECOMMENDATIONS

The proposed Planned Development Amendment to revise the Campus Master Plan is compatible with surrounding zoning and land use classifications, meets Midwestern University's Planned Development bulk standards and is consistent with the Village's Comprehensive Plan. Based on the standards for approval listed above, staff recommends the Plan Commission forward a positive recommendation to the Village Council to approve the revised Campus Master Plan subject to the following conditions:

1. The bulk requirements of the proposed buildings shall substantially conform to the Campus Master Plan prepared by DWL Architects & Planners, Inc. dated May 28, 2014.
2. The proposed and relocated buildings are subject to meeting all applicable Village codes, ordinances and policies during the building permit process.
3. The existing sidewalk located immediately south of Haspel/Hambrick Hall shall be reinforced to hold 82,000 pounds.
4. The existing sidewalk to the west of Haspel/Hambrick Hall shall be modified to allow a fire truck the ability to turn onto the south sidewalk.
5. All proposed and relocated buildings shall be required to locate a fire hydrant within 100 feet of each new fire department connection.
6. The proposed buildings shall be equipped with an automatic suppression system and an automatic and manual fire alarm system.

Staff Report Approved By:

Stanley Popovich, AICP
Acting Director of Community Development

SP:kc
-att

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

May 8, 2014

Mr. Stan Popovich
Downers Grove Community Development
801 Burlington Avenue
Downers Grove, IL 60515

Re: Preliminary Planning Development Submission for the Midwestern University New
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 classroom building and small housing unit 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.

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. We are very proud of our Downers Grove campus and are very supportive of our local community.

Midwestern is an upper division university that focuses solely on the health care needs of society. The University has only graduate students in masters and doctoral programs in the health sciences. While Midwestern University has over 6000 students, there are approximately 3,000 full-time students on the Downers Grove campus and local health care community. 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.

At this time the Downers Grove campus is developing a new academic program, a college of Optometry. This is a four year program, will enroll only 50 students each year, and will have students on the campus during the first two years and then will have the students work in our Multi-specialty clinic for their third year and a portion of their fourth year. As we have done extensive studies in the need for this profession in the Chicago area, and the State of Illinois, we have determined that this profession would add to the total health care community that we serve. In order to add this academic program, we will be constructing a new classroom building to house the faculty offices, classrooms and laboratories needed for the optometry students.

In addition, this request includes the construction of a small, four unit apartment building to be located near the Administration Building for the executives that commute between the Glendale, Arizona office and the Downers Grove campus. A study determined that the construction of our own housing would be cost effective over utilizing hotels in the area over a number of years. We have key management personnel that travel between our two campuses and their safety and comfort is most important. By building on campus, we can maintain a safe, clean and comfortable housing unit for these key executives.

PUD MASTER SITE PLAN Shown on Sheet A000

Traffic and Parking Concerns

The addition of this new classroom and housing unit we do not anticipate any new traffic or parking concerns. We continue to work at the addition of a stop light on 31st Street to aid the traffic concerns previously expressed by our own faculty, staff and students and believe the addition of 50 students will not impact the traffic on campus or on 31st Street.

The university has recently completed a parking expansion intended to address the parking needs of the campus well into the future. Enclosed is the more current plan for the new stop light.

Downers Grove Plan Commission
May 8, 2014
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Public Safety Requirements

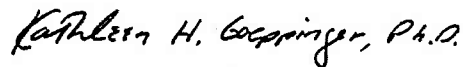
Prior development on the campus has been approved as a special use under the standards of the Village of Downers Grove Zoning Ordinance section 28-1900ART. The intensity of the proposed planned development, open space requirement and Floor Area Ratio, is in accordance with the R-1 zoning designation. This proposed amendment is in accordance with the newer height and setback restrictions in the existing Planned Development.

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.

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,

A handwritten signature in black ink that reads "Kathleen H. Goeppinger, Ph.D." in a cursive script.

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

Village of Downers Grove Zoning Ordinance 28-1607: Standards for Approval

- a) The Plan Commission may recommend a planned development designation, plan or amendment based upon the following findings:
 - 1) The extent to which the planned development meets the standards of this Article.
 - 2) The extent to which the planned development departs from the zoning and subdivision regulations otherwise applicable to the subject property, including but not limited to, the density, dimension, area, bulk and use, and the reasons why such departures are deemed to be in the public interest.
 - 3) The method by which the proposed plan makes adequate provision for public services, provides adequate control over vehicular traffic, provides for and protects designated common open spaces and furthers the amenities of light and air, recreation and visual enjoyment.
 - 4) Conformity with the planning objectives of the Village.
- b) The Village Council may authorize a planned development designation, plan or amendment with findings such as, but not limited to the following: *(responses are in italics)*:
 - 1) That the planned development at the particular location requested is necessary or desirable to provide a service or facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.

Midwestern University is dedicated to the education of health care professionals within the State of Illinois and the entire country. We educate Osteopathic Physicians, Doctors of Pharmacy, Occupational and Physical Therapists, Physicians Assistants, Clinical Psychologists, Dentists, and Masters of Bio-Medical Science.

- 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 university's primary mission is aimed at improving health and welfare. This campus has been an institution of higher learning since 1965, far longer than any of the current adjacent uses and further development of the campus in accordance with underlying zoning principals should not be injurious to neighboring property values. The university has demonstrated a propensity toward sensitive land use planning, architectural integrity, effective storm water management practices and appropriate and attractive landscaping.

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

Article X, paragraph 2.1 Permitted Uses, item 8 Conditional Uses identifies: "Colleges, or universities, public or private, with or without dormitories, on sites of forty (40) acres or more. Such use may include additional structures which are accessory to the principal use as a college or university. Provided, dormitories are considered part of the principal use and shall not be considered accessory structures. Provided further, not more than twenty-five percent (25%) of the site shall be occupied by buildings".

The university fits into this category and the proposed structures are accessory to the allowed principal use and conform to all requirements of this criteria.

- 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.

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 intensity of the proposed planned development, regarding setbacks, open space requirement and Floor Area Ratio, is in accordance with the underlying R-1 zoning designation. The existing planned development defined 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. The planned development now allows a building height limit of 100' for buildings or portions of buildings within a line 200' from the adjacent setback(s). Structures outside that 200' buffer are subject to the 35' limit without special use approval.

- 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.

The long history of the campus bears witness that existence of the campus has not been detrimental to development of the surrounding areas.

- 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 nature, location and size of future proposed structures will follow the trends of the established campus.

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

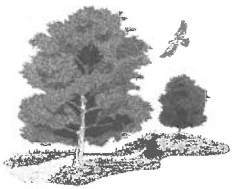
The university is committed to the highest stands of development regarding utilities, traffic control and stormwater management.

- 8) That parking areas shall be of adequate size for that particular planned development, which areas shall be properly located and suitable screened from adjoining residential uses.

The university in recent years has developed significantly more parking to address the parking needs of the campus well into the future.

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

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 in the response to item 4) above.



Forest Preserve District of DuPage County

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

May 27, 2014

Chairman and Members
Plan Commission
Village of Downers Grove
801 Burlington Avenue
Downers Grove, Illinois 60515

Re: Public Hearing – Northwestern University
PIN: 06-32-200-015, 06-32-400-026
Case PC-15-14

Dear Chairman and Members of the Plan Commission:

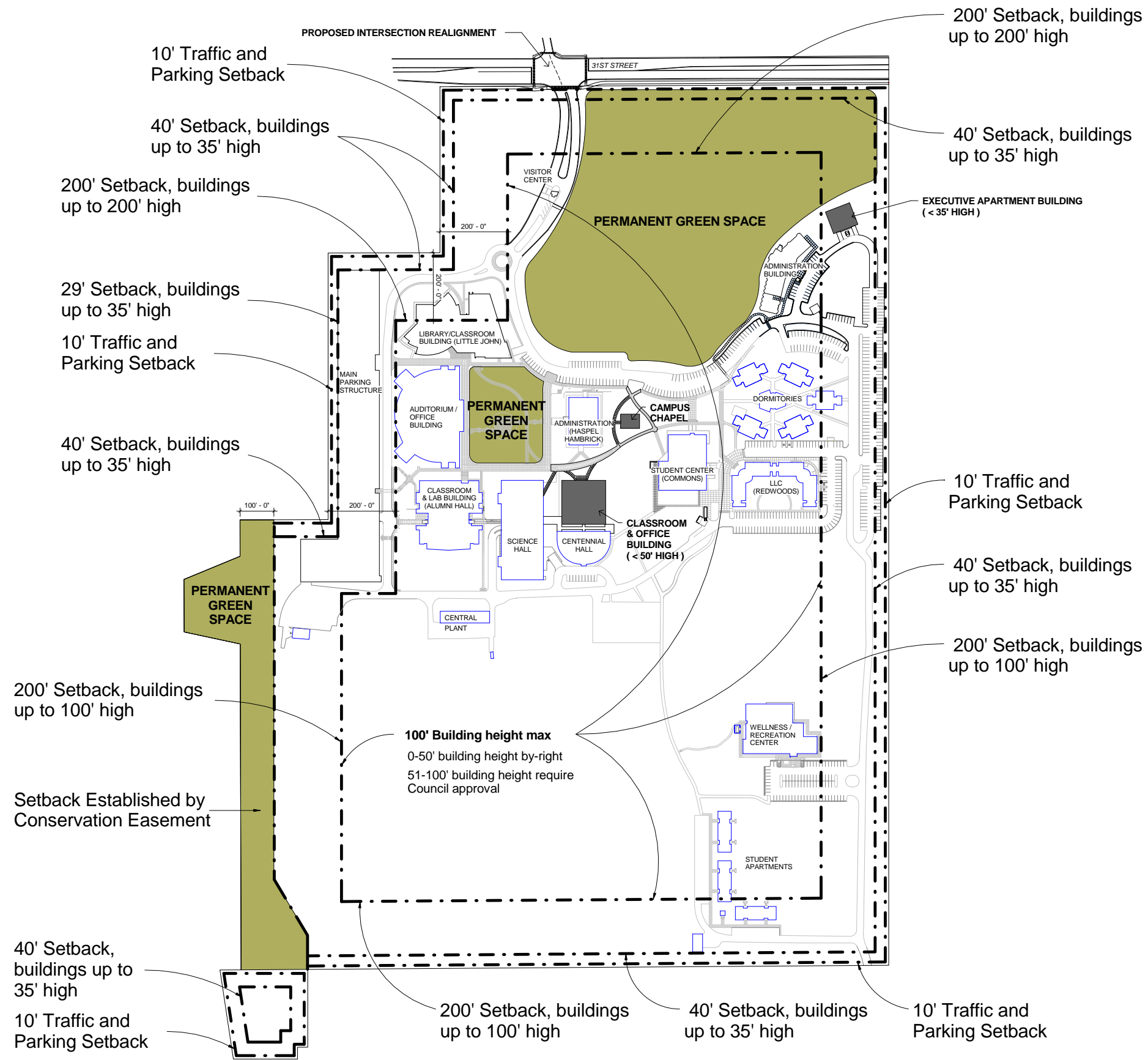
The Forest Preserve District of DuPage County recently received notice of a proposed project on the Northwestern University property located at 555 31st Street. We appreciate receiving timely notification of such projects that may have an impact on our adjacent property, and thank you for the opportunity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

District Staff has reviewed the information you provided and the proposed project, and does not have any comments at this time. Please call me at (630) 933-7235 if you have any questions.

Sincerely,

Kevin Stough
Director of Land Preservation

cc: D. "Dewey" Pierotti, Jr., President
Joseph Cantore, District 2 Commissioner
Arnie Biondo, Executive Director
Bob Vick, Deputy Director of Natural Resources
Mike Palazzetti, Deputy Director of Operations
Kelley Chrisse, Village Planner



Midwestern University
**CAMPUS MASTER PLAN
AMENDMENT**
Downers Grove, Illinois



REVISIONS		
No.	Description	Date

KEY:

SHEET TITLE:
**CAMPUS MASTER
PLAN
AMENDMENT**

SHEET NUMBER:
A000

DRAWN BY: ALM	REVIEWED BY: DT
DATE: 05/28/2014	PROJECT NUMBER: 1414.00

DRAFT

VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING
PUBLIC HEARING

JUNE 2, 2014, 7:00 P.M.

Chairperson Urban called the June 2, 2014 meeting of the Plan Commission to order at 7:00 p.m. and led the Plan Commissioners and the public in the recital of the Pledge of Allegiance.

ROLL CALL:

PRESENT: Chairperson Urban, Mr. Matejczyk, Mr. Quirk, Mrs. Rabatah, Mr. Rickard, Mr. Waechtler, Mr. Webster

ABSENT: Mr. Beggs, Mr. Cozzo (ex-officios Ms. Lupescu, Mr. Menninga, Ms. Souter)

STAFF: Acting Community Development Director Stan Popovich, Planners Kelley Chrisse and Patrick Ainsworth

VISITORS: Mr. Dale Turek, 424 36th Street, Downers Grove; Greg Gaus with Midwestern University, 555 31st Street, Downers Grove; Mr. Dean Malone, Midwestern University, 1397 Middleburg Court, Naperville; Mr. Mike Mizwicki, 2020 W. Ogden, Downers Grove; Mr. John Fritz, 2S749 Avenue Orleans, Downers Grove; Mr. Peter Laning, 2S750 Avenue La Tours, Downers Grove; Mr. Dwight Todd, DWL Architects, 2333 N. Central Ave., Phoenix, AZ; Mr. Richard Marsan, 500 36th Street, Downers Grove.

APPROVAL OF APRIL 7, 2014 MINUTES

MINUTES OF APRIL 7, 2014 WERE APPROVED ON MOTION BY MR. MATEJCZYK, SECONDED BY MR. WAECHTLER. MOTION CARRIED BY VOICE VOTE OF 7-0.

PUBLIC HEARINGS:

Chairperson Urban directed the public to the available packet information and reviewed the protocol for the meeting.

Chairperson Urban swore in those individuals that would be speaking on the following hearings:

FILE PC- 15-14: A petition seeking approval of a Planned Development Amendment to revise the master plan for Midwestern University. The property is zoned R-1, Single Family Residence District, and is located on the south side of 31st Street, approximately 1,280 feet west of Meyers Road, commonly known as 555 31st Street, Downers Grove, IL (PINs 06-32-200-015, 06-32-400-026). Midwestern University, Petitioner/Owner.

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Village Planner, Kelley Chrisse, reviewed the location of the 105-acre site, explaining that the surrounding land uses generally have a mixture of large office buildings, single-family homes, townhomes and forest preserve. In May 2012 the campus was designated as a planned development and a master plan was submitted. Ms. Chrisse reviewed the master plan in more detail, noting that the taller, denser buildings were to be focused in the center of the campus, with the more residentially-scaled buildings placed along the perimeter to minimize the impact on surrounding neighborhoods. Development limitations of the site were also detailed.

Staff proceeded to explain how provisions in the campus master plan differentiated between major (Plan Commission approval) and minor (administrative approval) developments to the master plan and the approval process for each. Tonight's request for a plan development amendment was to reflect the minor developments that were approved administratively and to locate two additional building pads on the master plan for future development.

An explanation of upcoming minor and major developments followed, noting future major developments included the four-unit, 35-foot tall executive apartment building located north of the current administration building. It would include four external parking spaces and four internal parking spaces. A new building pad was being proposed for a new office/classroom building to house the university's four-year optometry program with 100 students expected to be generated. The four-story building was to be no taller than 50 feet in height.

Zoning compliance was reviewed next, with staff noting the bulk requirements, the minor reduction of green space, and the excess of parking space. A virtual tour followed with Ms. Chrisse sharing that the tallest building on the campus was currently 90 feet tall and was adjacent to the newly proposed office/classroom. More photos followed.

Ms. Chrisse proceeded to review the thirteen (13) Standards for Approval in more detail, explaining that the proposal was consistent with the village's planned development and zoning bulk regulations. She stated there were no deviations being requested. The proposal also met the requirements of the village's Comprehensive Plan and the proposed master plan was consistent with the development patterns in the area. Staff recommended that the Plan Commission forward a positive recommendation to the Village Council subject to the conditions in staff's report. She pointed out that many of the conditions listed were conditions for the chapel and the reason why they were listed again was because the new classroom/office building was in the general location of the previously approved chapel.

Commissioner questions followed as to what happens when the petitioner decides to construct higher than the 50 ft. allowance for the classroom/office building, i.e., the petitioner would have to return to the commission; the status of the office/auditorium and its height; the fact that the executive apartment will house management personnel traveling from the Phoenix campus to this location; and the suggestion to have the Standards for Approval in the village council packets should the petition be approved tonight. Positive comments about Midwestern University followed as well as an explanation by staff regarding the sidewalk reinforcement for fire trucks.

Per staff, previous inquiries from the neighbors included what the University was proposing to do. No other concerns were voiced by the neighbors prior to the meeting.

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Petitioner, Mr. Dwight Todd, DWL Architects, 2333 N. Central Ave., Phoenix, AZ, had no further discussion to the summary. He stated that the classroom/office building had not been designed yet but the executive apartments were moving forward and the design would look similar to the neighbors to the east -- a two-story building that would appear like a single-family house with four garage doors in front with steep hipped roofs and possible stone/brick elements. Tentatively, construction on the apartment building was to begin as soon as a building permit was obtained, i.e., soon after Council approval with occupancy anticipated early next year. The office/classroom building needs to be occupied by fall of 2016.

Chairperson Urban opened up the meeting to public comment.

Mr. John Fritz, 2S749 Avenue Orleans, Oak Brook, IL, supported the improvement of the intersection and inquired when construction would begin. He asked that the intersection detail drawing shown in today's presentation be reflected on the village's web site. Lastly, Mr. Fritz asked why he did not receive a notice for this meeting, when, in fact, he received a notice back in 2010 for the chapel. (Staff would follow up). Overall, he supported the proposal.

Mr. Richard Marsan, 500 36th Street, Downers Grove, was sworn in. He supported the proposal but asked if there were certain conditions imposed upon the campus as it related to illumination on adjacent properties wherein Mr. Popovich addressed his concerns, adding that any issues with existing light, even with the new zoning ordinance, would come under code enforcement.

Mr. Marsan discussed that during the winter months, when the leaves were not on the trees, the lighting was excessive. Mr. Popovich offered to speak to Mr. Marsan on the side.

Hearing no further comments, and the petitioner waiving his closing statement, Chairperson Urban announced that public comment and the public hearing were closed. She invited deliberation among the commissioners.

Commissioner questions followed on whether the traffic issues were resolved along 31st Street or had to be reviewed, wherein Ms. Chrissie indicated that the 2011 traffic study indicated the need for a signalized intersection due to traffic volume at the peak travel times for Midwestern University and that the proposed signalization would reduce the traffic issues along 31st Street at the university's entrance. Her understanding was that it would begin in the coming months.

Mr. Waechtler raised concern about the notification to residents within 250 feet of a proposal and the need for flexibility, wherein Mr. Popovich explained that a provision in the new ordinance does not count right-of-ways as part of the 250 ft. requirement. Some flexibility would be taken into account.

Chairperson Urban confirmed that the Standards for Approval had been met as outlined in staff's report and supplemented by the petitioner in their correspondence in their packet.

WITH RESPECT TO PC 15-14, CHAIRMAN WAECHTLER MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL TO APPROVE THE REVISED CAMPUS MASTER PLAN SUBJECT TO THE FOLLOWING CONDITIONS:

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1. **THE BULK REQUIREMENTS OF THE PROPOSED BUILDINGS SHALL SUBSTANTIALLY CONFORM TO THE CAMPUS MASTER PLAN PREPARED BY DWL ARCHITECTS & PLANNERS, INC. DATED MAY 28, 2014.**
2. **THE PROPOSED AND RELOCATED BUILDINGS ARE SUBJECT TO MEETING ALL APPLICABLE VILLAGE CODES, ORDINANCES AND POLICIES DURING THE BUILDING PERMIT PROCESS.**
3. **THE EXISTING SIDEWALK LOCATED IMMEDIATELY SOUTH OF HASPEL/HAMBRICK HALL SHALL BE REINFORCED TO HOLD 82,000 POUNDS.**
4. **THE EXISTING SIDEWALK TO THE WEST OF HASPEL/HAMBRICK HALL SHALL BE MODIFIED TO ALLOW A FIRE TRUCK THE ABILITY TO TURN ONTO THE SOUTH SIDEWALK.**
5. **ALL PROPOSED AND RELOCATED BUILDINGS SHALL BE REQUIRED TO LOCATE A FIRE HYDRANT WITHIN 100 FEET OF EACH NEW FIRE DEPARTMENT CONNECTION.**
6. **THE PROPOSED BUILDINGS SHALL BE EQUIPPED WITH AN AUTOMATIC SUPPRESSION SYSTEM AND AN AUTOMATIC AND MANUAL FIRE ALARM SYSTEM.**

SECONDED BY MR. QUIRK.

ROLL CALL:

AYE: MR. WACHTLER, MR. QUIRK, MR MATEJCZYK, MRS. RABATAH, MR. RICKARD, MR. WEBSTER, CHAIRPERSON URBAN

NAY: NONE

MOTION CARRIED. VOTE: 7-0

THE MEETING WAS ADJOURNED AT 8:04 P.M. ON MOTION BY MR. WEBSTER, SECONDED BY MR. QUIRK. MOTION CARRIED BY VOICE VOTE OF 7-0.

/s/ Celeste K. Weilandt

Celeste K. Weilandt

(As transcribed by MP-3 audio)