

VILLAGE OF DOWNERS GROVE
Report for the Village Council Meeting
10/6/2015

SUBJECT:	SUBMITTED BY:
Rezoning, Institutional Master Plan and Right-of-Way Vacation at Downers Grove North High School Campus, 4436 Main Street	Stan Popovich, AICP Planning Manager

SYNOPSIS

Ordinances have been prepared to:

- Amend the zoning map to rezone the Downers Grove North High School campus at 4436 Main Street from R-4, Residential Detached House 4, to INP-2, Campus-scale Institutional and Public;
- Adopt an Institutional Master Plan for the Downers Grove North High School campus at 4436 Main Street; and
- Vacate two portions of the Forest Avenue right-of-way.

STRATEGIC PLAN ALIGNMENT

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

FISCAL IMPACT

n/a

RECOMMENDATION

Approval on the October 13, 2015 active agenda per the Plan Commission's unanimous recommendation. The Plan Commission found that the proposed rezoning of the Downers Grove North High School (DGN) campus and the Institutional Master Plan for the DGN campus are appropriate uses in the neighborhood, are compatible with the Comprehensive Plan and surrounding zoning and land use classifications and meet all standards for approval of a Rezoning (Zoning Map Amendment) and Institutional Master Plan found in Sections 28.12.030.I and 28.12.040.C.6 of the Municipal Code, respectively. The Plan Commission also found that the requested vacation of two portions of Forest Avenue is compatible with the Comprehensive Plan and is compliant with the Village policy on the vacation of streets as outlined in Resolution #2003-58.

BACKGROUND

The petitioner is requesting approval of a Rezoning and an Institutional Master Plan for the DGN campus to more closely align the institutional uses on the campus with the zoning classification and to establish applicable development regulations for future development. The petitioner is also requesting the vacation of two portions of Forest Avenue that are used exclusively as part of the DGN campus. The 26.76 acre DGN campus is located at the intersection of Main and Grant Streets. The campus is currently zoned R-4, Residential Detached House 4. At this time, there are no proposed construction plans for the campus.

When the Village adopted the Zoning Ordinance in June 2014, a new zoning district for Institutional and Public uses (INP) was created that recognizes the uniqueness of properties with public, civic and institutional uses. Specifically, the INP-2 district enables large public, civic and institutional uses in campus-like settings, such as DGS and DGN, to comprehensively plan for site design and development. The INP-2 zoning classification allows the school district to propose development regulations that relate specifically to their properties while minimizing the potential for adverse impacts on the surrounding area.

Rezoning

The DGN campus is a large-scale, multi-use educational development with a residential zoning classification that is better served for single family residential uses. The INP-2, Campus-scale Institutional and Public zoning district is an appropriate zoning classification for the educational DGN campus. The INP-2 district enables large public, civic and institutional uses in campus-like settings, such as DGN, to comprehensively plan for site design and development.

Institutional Master Plan

Under the INP-2 zoning district, the Institutional Master Plan identifies development regulations specific to a particular property that protects the character and integrity of adjacent uses while allowing some flexibility in site development. At this time, the petitioner has not identified any proposed improvements to the campus. The master plan provides development regulations that will guide future proposed development.

Compliance with the Comprehensive Plan

The Comprehensive Plan designates the property as Institutional/Public/Train, which includes government facilities, community service providers and schools. The proposed rezoning of the DGN campus to INP-2 is consistent with the Future Land Use designation and more closely aligns with the current land uses. The rezoning is consistent with the Comprehensive Plan.

The approval of the proposed Institutional Master Plan to establish development regulations demonstrates the Village's support of the school and its operations, which is a Comprehensive Plan recommendation. The intent of an Institutional Master Plan 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 Institutional Master Plan is consistent with that intent and is consistent with the Comprehensive Plan.

Compliance with the Zoning Ordinance

Rezoning

With the size of the proposed INP-2 zoning district at 26.76 acres and the respective uses (school, building services and parks and recreation), the requested rezoning is consistent with large public, civic and institutional uses as described. All existing uses have been previously approved by the Village and will remain. No non-conformities are being created if the rezoning is approved.

Institutional Master Plan

Where the Institutional Master Plan defines the development regulations for a particular property, the DGN campus is required to adhere to the height and setback requirements of the adjacent residential zoning districts in the transitional area (within 150 feet of a residential district). Transitional area regulations are only applicable to new construction, as all existing structures were previously approved.

The overall development regulations being proposed for the DGN campus and compliance with those regulations for future potential projects are shown in the table below.

Regulation Type	Existing R-4 Requirement	Existing	Proposed
Building Coverage	32% maximum	19%	32% maximum
Open Space	n/a	41%	30% minimum
Floor Area Ratio	0.60 maximum	0.40	0.60
Transitional Area Building Height (within 150 feet of R zoning district)	Adjacent Residential Zoning Height Maximum (currently 35 ft. max.)	n/a (only applies to new construction)	35 feet
Interior Area Building Height	35 feet maximum	42 feet	42 feet
Parking	709	605	605
Total Sign Allowance			
High School	300 square feet	296 sq ft	306 sq ft max

Currently, the campus has 605 parking spaces which is less than the existing requirement. The number of spaces provided are sufficient for the campus as 69% of students arrive and depart school via buses. Only 11% of students drive to campus, while the rest walk, bike or are dropped off.

As part of the Institutional Master Plan approval, the petitioner will maintain their existing 50 square foot monument sign adjacent to Main Street. The petitioner is requesting that should the existing sign need to be replaced, that it be permitted to be 60 square feet in size. The new sign would match the style and size of the sign proposed at the DGS campus. While this sign is larger than would be permitted by-right (36 square feet) the sign is appropriate based on the 26.76 acre site that is located along an arterial street. As shown above, the larger sign will permit 306 square feet of signage on the campus.

Forest Avenue Right-of-Way Vacation

During the research for the rezoning and master plan, it was found that two portions of Forest Avenue right-of-way have not been vacated as intended in either 1927 or 1956. Both areas are used exclusively by the school district. The first area is a 14,250 square foot area of Forest Avenue immediately south of Sherman Street. This area is located underneath the tennis courts and track and field areas that has been utilized by the school district for many years.

Based upon an updated Plat of Vacation, the second area is an approximately 3,234 square foot right-of-way that is immediately south of the high school. This portion of right-of-way extends into the existing school building and also includes steps and sidewalks that lead to the school. Both portions of right-of-way are used exclusively by the school district and do not contain any known public utilities.

In conjunction with the vacation, the school district will be dedicating 1,146 square feet of land around the existing Forest Avenue cul-de-sac that is located immediately south of the high school building. Currently, the cul-de-sac and adjacent sidewalk are partially located within the Forest Avenue right-of-way and partially on school district property. The school district will dedicate to the Village the private land that the cul-de-sac and adjacent sidewalk sits on.

Public Comment

The petitioner held a neighborhood meeting in accordance with Section 12.010.F.3 of the Zoning Ordinance and provided a summary report of the meeting. Village staff received many inquiries about the proposed DGN campus rezoning and master plan prior to the Plan Commission meeting. The majority of inquiries were concerned with the impacts of the proposed rezoning on adjacent properties.

At the public hearing, comments regarding the proposed signs and the need for a 60 square foot sign was raised. It was noted that the proposed signs were located on arterial streets and the size of the campus warranted a larger monument sign. It was also pointed out that electronic message center signs are not permitted within the Village nor were they proposed in this application. Another set of comments inquired about the reasons for rezoning when there are no imminent development plans. The petitioner noted that they are exploring the current facilities and examining what education might look like in the future, but at this point they did not have new facility plans. The petitioner believed it was beneficial to obtain appropriate zoning before they moved forward. A final comment concerned future development within the transition areas. Staff explained the adjacent residential zoning regulations apply for any new development located within the transitional area.

ATTACHMENTS

Ordinances

Aerial Map

Staff Report with attachments dated September 14, 2015

Draft Minutes of the Plan Commission Hearing dated September 14, 2015

ORDINANCE NO. _____**AN ORDINANCE REZONING THE DOWNERS GROVE NORTH HIGH SCHOOL
CAMPUS LOCATED AT 4436 MAIN STREET**

WHEREAS, the property located at 4436 Main Street, Downers Grove, Illinois, known as Downers Grove North High School, (the “DG North Campus”), hereinafter described, has been classified as R-4, Residential Detached House 4, under the Comprehensive Zoning Ordinance of the Village of Downers Grove (the “Village”); and,

WHEREAS, the Board of Education of Downers Grove High School No. 99, DuPage County, Illinois, as the owner (the “Owner”) of the DG North Campus, has petitioned the Village for rezoning to INP-2, Campus-scale Institutional and Public District, as hereinafter provided; and

WHEREAS, such petition was referred to the Plan Commission of the Village of Downers Grove and the Plan Commission has given the required public notice, has conducted a public hearing regarding said petition on September 14, 2015, and has made its findings and recommendations respecting the requested rezoning in accordance with the statutes of the State of Illinois and the ordinances of the Village; and

WHEREAS, making due allowance for existing conditions, the conservation of property values, the development of the property in conformance to the Village’s Comprehensive Plan and the current uses of the property affected, the Village Council has determined that the proposed rezoning meets the standards of Section 12.030.I of the Zoning Ordinance

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

SECTION 1. The Zoning Map of the Village, pursuant to Section 28.12.030 of the Downers Grove Municipal Code, is hereby further amended by rezoning to “INP-2, Campus Scale Institutional and Public District” the zoning classification of the following described real estate, to wit:

PARCEL 1:

LOTS 1 THROUGH 7, BOTH INCLUSIVE, LOTS 18 THROUGH 24, BOTH INCLUSIVE IN BLOCK 30, IN E.H. PRINCE AND COMPANY’S ADDITION TO DOWNERS GROVE, A SUBDIVISION IN SECTIONS 5 TO 8, IN TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, IL

PARCEL 2:

LOTS 7 AND 8 IN BLOCK 27 IN E.H. PRINCE AND COMPANY’S ADDITION TO DOWNERS GROVE, SUBDIVISION IN SECTIONS 5 TO 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPLE MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3:

LOT 9 IN BLOCK 27 IN E.H. PRINCE AND COMPANY’S ADDITION TO DOWNERS GROVE, A SUBDIVISION IN SECTIONS 5 TO 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDAIN IN DUPAGE COUNTY, ILLINOIS.

PARCEL 4:

BLOCK 36 IN E.H. PRINCE AND COMPANY'S SECOND ADDITION TO DOWNER'S GROVE, A SUBDIVISION IN THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDAIN IN DUPAGE COUNTY, ILLINOIS.

PARCEL 5:

THE SOUTH 20 FEET OF LOT 5, LOT 6 THROUGH 13, BOTH INCLUSIVE, AND THE SOUTH 20 FEET OF LOT 14 IN BLOCK 33 IN E.H. PRINCE AND COMPANY'S ADDITION TO DOWNERS GROVE, A SUBDIVISION IN SECTIONS 5 TO 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDAIN IN DUPAGE COUNTY, ILLINOIS.

PARCEL 6:

BLOCK 29 IN E.H. PRINCE AND COMPANY'S ADDITION TO DOWNERS GROVE, A SUBDIVISION IN SECTIONS 5 TO 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDAIN IN DUPAGE COUNTY, ILLINOIS.

PARCEL 7:

LOTS 17 THROUGH 22, BOTH INCLUSIVE, IN BLOCK 26 IN E.H. PRINCE AND COMPANY'S ADDITION TO DOWNERS GROVE, A SUBDIVISION IN SECTIONS 5 TO 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDAIN IN DUPAGE COUNTY, ILLINOIS.

PARCEL 8:

LOTS 1 THROUGH 6, BOTH INCLUSIVE, IN BLOCK 26 IN E.H. PRINCE AND COMPANY'S ADDITION TO DOWNERS GROVE, A SUBDIVISION IN SECTIONS 5 TO 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDAIN IN DUPAGE COUNTY, ILLINOIS.

PARCEL 9:

THE SOUTH 20 FEET OF LOT 5, LOTS 6 THROUGH 13, BOTH INCLUSIVE, AND THE SOUTH 20 FEET OF LOT 14 IN BLOCK 34 IN E.H. PRINCE AND COMPANY'S SECOND ADDITION TO DOWNERS GROVE, A SUBDIVISION IN THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDAIN IN DUPAGE COUNTY, ILLINOIS.

PARCEL 10:

BLOCK 35 IN E.H. PRINCE AND COMPANY'S SECOND ADDITION TO DOWNERS GROVE, A SUBDIVISION IN THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDAIN IN DUPAGE COUNTY, ILLINOIS.

PARCEL 11:

LOT 16, EXCEPT THE SOUTH 10 FEET THEREOF, AND LOTS 17 THROUGH 22, BOTH INCLUSIVE, IN BLOCK 27 IN E.H. PRINCE AND COMPANY'S ADDITION TO DOWNERS GROVE, A SUBDIVISION IN SECTIONS 5 TO 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDAIN IN DUPAGE COUNTY, ILLINOIS.

PARCEL 12:

LOTS 1 THROUGH 6, BOTH INCLUSIVE, IN BLOCK 27 IN E.H. PRINCE AND COMPANY'S ADDITION TO DOWNERS GROVE, A SUBDIVISION IN SECTION 5 TO 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS.

PARCEL 13:

THAT PART OF VACATED SHERMAN STREET LYING SOUTH OF AND ADJOINING PARCELS 5 AND 9 ABOVE AND LYING NORTH OF AND ADJOINING PARCELS 6 AND 10 ABOVE, AND THAT PART OF VACATED GRANT AVENUE LYING SOUTH OF PARCELS 6 AND 10 ABOVE, AND NORTH OF PARCELS 7 AND 8, AND 11 AND 12 ABOVE, AND THAT PART OF VACATED NORTH FOREST AVENUE LYING EAST OF AND ADJOINING PARCEL 6 ABOVE AND WEST OF AND ADJOINING PARCEL 10 ABOVE, TOGETHER WITH THAT PART OF SAID VACATED NORTH FOREST AVENUE LYING EAST OF AND ADJOINING THE NORTH 203.75 FEET AS MEASURED ALONG THE EAST LINE OF PARCEL 8 ABOVE, AND LYING WEST OF AND ADJOINING THE NORTH 203.75 FEET AS MEASURED ALONG THE WEST LINE OF PARCEL 11 ABOVE, TOGETHER WITH THAT PART OF FOREST AVENUE VACATED PER ORDINANCE NUMBER _____, IN DUPAGE COUNTY, ILLINOIS TOGETHER WITH THAT PART OF PRINCE STREET VACATED PER DOCUMENT NUMBER R2012-0385423, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as: 4436 Main Street, Downers Grove, IL 60515

PINs: 09-05-307-005, -006, -007, -008 & -016 and 09-05-308-001, -003, -004, -005, -006, -007, -008 & -009, and 09-05-309-001 and 09-05-314-005, -006, & -007

SECTION 2. The official zoning map shall be amended to reflect the change in zoning classification effected by Section 1 of this ordinance.

1. Any changes to the conditions represented by the Petitioner as the basis for this petition, whether those changes occur prior to or after Village approval, shall be promptly reported to the Village. The Village reserves the right to re-open its review process upon receipt of such information; and
2. It is the Petitioner's obligation to maintain compliance with all applicable Federal, State, County and Village laws, ordinances, regulations, and policies.

SECTION 3. That the rezoning meets the review and approval criteria of Section 28.12.030.I of the Zoning Ordinance as follows:

1. the existing use and zoning of nearby property;
2. the extent to which the particular zoning restrictions affect property values;
3. the extent to which any diminution in property value is offset by an increase in the public health, safety and welfare;
4. the suitability of the subject property for the zoned purposes;
5. the length of time that the subject property has been vacant as zoned, considering the context of land development in the vicinity;
6. the value to the community of the proposed use; and

7. the comprehensive plan.

SECTION 4. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

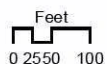
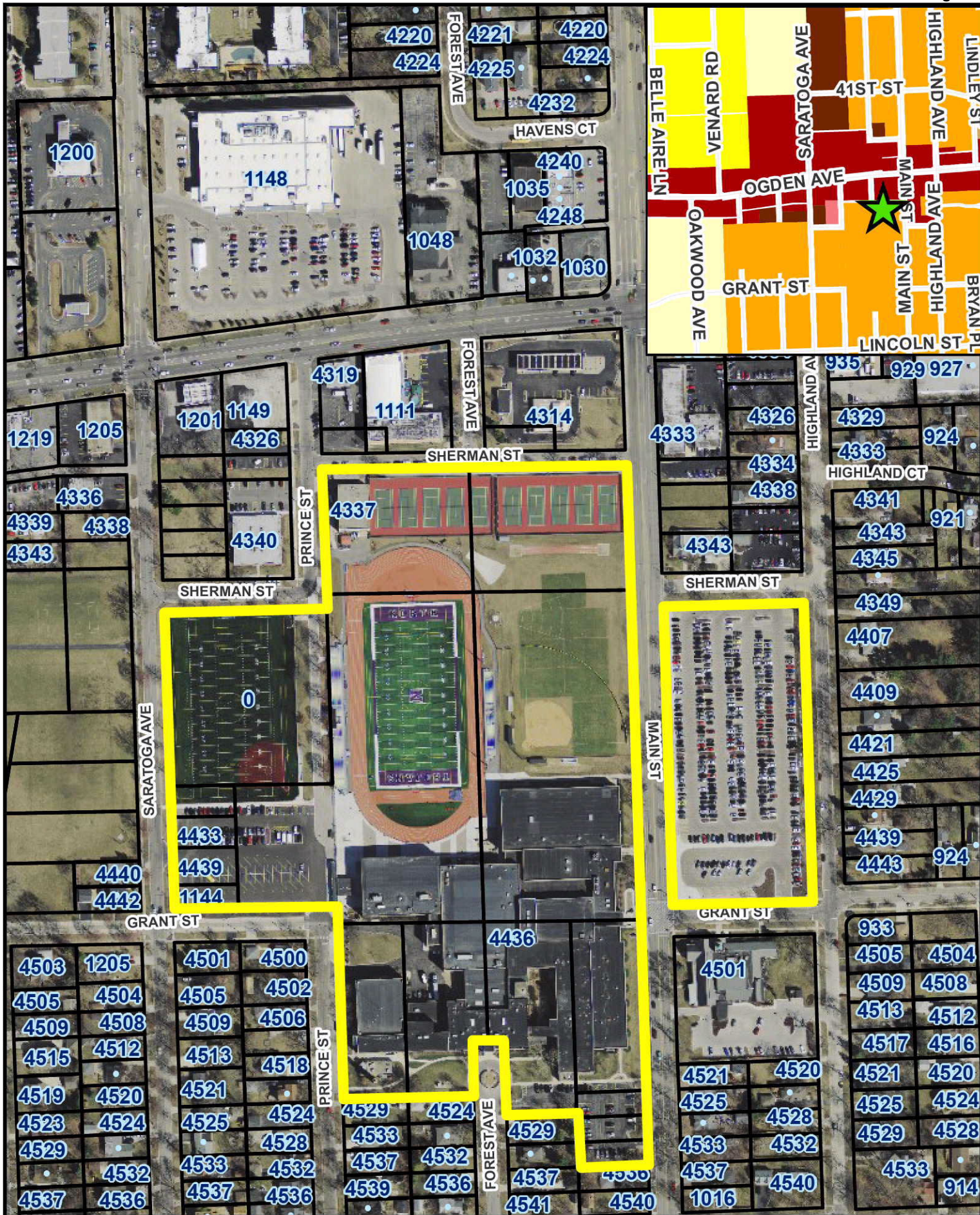
SECTION 4. This Ordinance shall be in full force and effect from and after its passage and publication in pamphlet form as provided by law.

Mayor

Passed:

Published:

Attest: _____
Village Clerk



Location Map - Downers Grove North High School
4436 Main Street, Downers Grove, IL

Legend
 Subject Property



**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
SEPTEMBER 14, 2015 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
15-PLC-0030 1436 Norfolk Street (Downers Grove South High School Campus) 4436 Main Street (Downers Grove North High School Campus)	Rezoning, Institutional Master Plans and an Alley Vacation	Stan Popovich, AICP Planning Manager

REQUEST

The petitioner is requesting the following approvals for the Downers Grove South High School Campus:

- 1) Rezoning from R-1, Residential Detached House 1 to INP-2, Campus-scale Institutional and Public District; and
- 2) Institutional Master Plan.

The petitioner is requesting the following approvals for the Downers Grove North High School Campus:

- 1) Rezoning from R-4, Residential Detached House 4 to INP-2 Campus-scale Institutional and Public District;
- 2) Institutional Master Plan; and
- 3) A plat of vacation and dedication of public rights-of-way for Forest Avenue.

NOTICE

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

GENERAL INFORMATION

OWNER/APPLICANT: School District 99
6301 Springside Avenue
Downers Grove, IL 60516

PROPERTY INFORMATION – DOWNERS GROVE SOUTH HIGH SCHOOL

EXISTING ZONING: R-1, Residential Detached House 1
EXISTING LAND USE: High School Campus and Administration Building
PROPERTY SIZE: 43.8 acres (1,907,722 square feet)
PINS: 09-19-101-002 and 09-19-200-003

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
NORTH:	R-1, Residential Detached House 1 R-3, Residential Detached House 3	Single Family Residential
SOUTH:	R-3, Residential Detached House 3	Single Family Residential Parks – Open Space
EAST:	R-3, Residential Detached House 3	Single Family Residential
WEST:	R-3, Residential Detached House 3	Single Family Attached Residential

PROPERTY INFORMATION – DOWNERS GROVE NORTH HIGH SCHOOL

EXISTING ZONING: R-4, Residential Detached House 4
EXISTING LAND USE: High School Campus
PROPERTY SIZE: 26.76 acres (1,165,880 square feet)
PINS: 09-05-307-005, -006, -007, -008 & -016 and 09-05-308-001, -003, -004, -005, -006, -007, -008 & -009, and 09-05-309-001 and 09-05-314-005, -006, & -007

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
NORTH:	R-6, Residential Apartment / Condo 6 B-2, General Retail Business B-3, General Services & Highway Business	Corridor Commercial Institutional / Public / Train
SOUTH:	R-4, Residential Detached House 4	Single Family Residential Institutional / Public / Train
EAST:	R-4, Residential Detached House 4	Single Family Residential
WEST:	R-4, Residential Detached House 4 B-2, General Retail Business	Single Family Residential Institutional / Public / Train

ANALYSIS

SUBMITTALS

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

1. District 99 Project Narrative
2. Downers Grove South Campus
 - a. Plat of Survey
 - b. Zoning Exhibit
 - c. Institutional Master Plan Drawings
3. Downers Grove North Campus
 - a. Plat of Survey
 - b. Zoning Exhibit
 - c. Institutional Master Plan Drawings
 - d. Plat of Subdivision for Administrative Lot Consolidation
4. Neighborhood Meeting Summary

PROJECT DESCRIPTION - OVERVIEW

School District 99 is requesting approval of an institutional master plan and a rezoning from R-1, Residential Detached House 1 to INP-2, Campus-scale Institutional and Public District at the Downers Grove South High School Campus (DGS). DGS is located on two lots of record covering 43.8 acres of land at the southwest corner of Dunham Road and 63rd Street. The property currently includes a high school building, multiple athletic facilities, ancillary structures, multiple parking lots and the district administrative offices. The district administrative office building is located at the southeast corner of Springside Avenue and 63rd Street.

School District 99 is also requesting approval of a right-of-way vacation, an institutional master plan and a rezoning from R-4, Residential Detached House 1 to INP-2, Campus-scale Institutional and Public District at the Downers Grove North High School Campus (DGN). DGN is on 26.76 acres of land at the intersection of Grant and Main Streets. The DGN campus consists of multiple lots of record that require an administrative lot consolidation. The property currently includes the high school building, multiple athletic fields, multiple parking lots and various accessory buildings.

Both high schools are located within residential zoning districts which can present unique challenges when proposed improvements at the schools are discussed. In many cases, the existing structures and buildings are lawful non-conforming in relationship to many of the current bulk regulations. When the Village adopted the Zoning Ordinance in June 2014, a new zoning district for Institutional and Public uses (INP) was created that recognizes the uniqueness of properties with public, civic and institutional uses. Specifically, the INP-2 district enables large public, civic and institutional uses in campus-like settings, such as DGS and DGN, to comprehensively plan for site design and development. The INP-2 zoning classification allows the school district to propose development regulations that relate specifically to their properties while minimizing the potential for adverse impacts on the surrounding area.

PROJECT DESCRIPTION – DOWNERS GROVE SOUTH HIGH SCHOOL CAMPUS

Rezoning

DGS has been operating at their current location since 1964. The property has been residentially zoned since that time. The property houses a variety of buildings and a mix of uses, including:

- Main High School Building
- School District 99 Administration Building
- Maintenance Building
- Accessory Structures
 - Bleachers, dugouts, bathrooms, press boxes, sheds, storage structures
- Athletic Fields & Courts
 - Football, baseball, softball, soccer, tennis, track and field
- Accessory surface parking lots
- Open Green Space
- Telecommunications Tower (Approved via Ordinance 5100 on 12/01/09)

Based on the diversity of the land and building uses, the petitioner is requesting to rezone the DGS campus to INP-2, Campus-scale Institutional and Public District.

Institutional Master Plan

Under the INP-2 zoning district, an Institutional Master Plan provides a framework of development that protects the character and integrity of adjacent uses while allowing some flexibility in site development. The Institutional Master Plan identifies development regulations specific to the DGS campus. If approved, the petitioner could apply for a building permit for any development that has been previously approved through the Institutional Master Plan. Development reviews are not required for minor modifications to the approved Institutional Master Plan, such as interior or exterior modifications that do not increase the number of employees or students or the need for an increase in parking. Any other change or addition to the approved Institutional Master Plan would require Village approval.

To minimize impacts on adjacent properties, all improvements within 150 feet of a residential zoning district must adhere to the adjacent residential zoning lot and building regulations. In this case, that would be the development regulations of the R-3 zoning district. Any improvements outside of this first 150 feet are subject to the approved master plan regulations. The approved master plan regulations will govern site improvements. District 99 has proposed the following development regulations for the DGS campus:

Table 1. DGS Campus Regulations

Regulation Type	Existing R-1 Requirement	Existing	Proposed
Building Coverage	32% maximum	15%	32% maximum
Open Space	n/a	56%	40% minimum
Floor Area Ratio	0.60 maximum	0.26	0.60
Transitional Area Building Height (within 150 feet of R zoning district)	Adjacent Residential Zoning Height Maximum (currently 35 ft. max.)	n/a (only applies to new construction)	35 feet
Interior Area Building Height	35 feet maximum	37 feet	42 feet
Parking	960	740	740
Total Sign Allowance			
High School	300 square feet	269 sq ft	300 sq ft max
Administration Bldg	300 square feet	23 sq ft	300 sq ft max

At this time, School District 99 has not identified any new development that would increase the footprint of the school, they have merely provided a framework for any future development that will stay within the development parameters as noted above. Any new development that increases the footprint of the school will be required to receive Village Council review. Minor developments and renovations which do not increase the footprint of the school can be administratively approved.

Traffic and Parking

The primary entries to the high school building are off of Norfolk Street and the location of parking lots reflect that. Parking lot access is via a single curb cut on Dunham Road and five curb cuts along Norfolk Street. Each curb cut serves a different user whether that is faculty, visitors, students or buses. As shown on Sheet C.400, the district identified the various traffic patterns. At DGS, the peak traffic time for bus and parent drop-off occurs from 7:30am to 8:30am and again between 3:00pm and 4:00pm.

The DGS campus has a total of 740 parking spaces. The administration building parking lot has 41 parking spaces and the remaining 699 parking spaces are located around the high school. Additionally, 50 bicycle parking spaces and 28 bus parking spaces are provided as students use various forms of transportation to arrive at the school. The majority of students arrive via bus while many walk or are dropped off. Only 7% of students (approximately 200) drive a personal vehicle to school. As such, the number of existing parking spaces is appropriate for the school.

As there are no current plans for school expansion, a traffic study was not required. The existing traffic patterns and parking lots are sufficient for the school and provide an orderly form of pick-up and drop-off as shown on Sheet C.400.

Signage

The DGS campus has a variety of signs associated with the school and administration building. The administration building is permitted up to 300 square feet of signage but currently only utilizes 23 square feet. The high school itself is also allotted up to 300 square feet of signage. They currently have a 192 square foot wall sign and are proposing a 60 square foot monument sign at the corner of Dunham Road and 63rd Street. There are other directional signs located on the campus that do not count towards the campus total sign allowance.

Additionally, each athletic field and court have other sports graphics located on scoreboards, dugouts, press boxes and the football field. This signage is considered to be signs incidental to the primary identification

signs on the administration and high school building. These sign areas are not counted towards the overall sign area allowances for the campus.

Athletic Field Fencing

For practical and security reasons, various fencing is provided around numerous athletic fields, whether that be the tennis courts, softball diamond or the football field. This typical chain link fencing around these items can range in height from four to ten feet. If associated with an athletic field or court, this fencing is permitted. All other fencing located around the property shall comply with the provisions of Section 10.010 of the Zoning Ordinance.

PROJECT DESCRIPTION – DOWNERS GROVE NORTH HIGH SCHOOL CAMPUS

Rezoning

DGN high school has been operating at their current location since 1928 with various additions to the school over time. The property has been residentially zoned since 1965. The property houses a variety of buildings and a mix of uses, including:

- Main High School Building
- Maintenance Building
- Boiler House
- Accessory Structures
 - Bleachers, dugouts, bathrooms, press boxes, sheds, storage structures
- Athletic Fields & Courts
 - Football, softball, soccer, tennis, track and field
- Accessory surface parking lots
- Open Green Space

Based on the diversity of the land and building uses, the petitioner is requesting to rezone the DGN campus to INP-2, Campus-scale Institutional and Public District.

Institutional Master Plan

Under the INP-2 zoning district, an Institutional Master Plan provides a framework of development that protects the character and integrity of adjacent uses while allowing some flexibility in site development. The Institutional Master Plan identifies development regulations specific to the DGN campus. If approved, the petitioner could apply for a building permit for any development that has been previously approved through the Institutional Master Plan. Development reviews are not required for minor modifications to the approved Institutional Master Plan, such as interior or exterior modifications that do not increase the number of employees or students or the need for an increase in parking. Any other change or addition to the approved Institutional Master Plan would require Village approval.

To minimize impacts on adjacent properties, all improvements within 150 feet of a residential zoning district must adhere to the adjacent residential zoning lot and building regulations. In this case, that would be the development regulations of the R-4 zoning district. Any improvements outside of this first 150 feet are subject to the approved master plan regulations. A transitional area is not required adjacent to commercially zoned properties. The approved master plan regulations will govern site improvements. District 99 has proposed the following development regulations for the DGN campus:

Table 2. DGN Campus Regulations

Regulation Type	Existing R-4 Requirement	Existing	Proposed
Building Coverage	32% maximum	19%	32% maximum
Open Space	n/a	41%	30% minimum
Floor Area Ratio	0.60 maximum	0.40	0.60
Transitional Area Building Height (within 150 feet of R zoning district)	Adjacent Residential Zoning Height Maximum (currently 35 ft. max.)	n/a (only applies to new construction)	35 feet
Interior Area Building Height	35 feet maximum	42 feet	42 feet
Parking	709	605	605
Total Sign Allowance			
High School	300 square feet	296 sq ft	306 sq ft max

At this time, School District 99 has not identified any new development that would increase the footprint of the school, they have merely provided a framework for any future development that will stay within the development parameters as noted above. Any new development that increases the footprint of the school will be required to receive Village Council approval. Minor developments and renovations which do not increase the footprint of the school can be administratively approved.

Traffic and Parking

Unlike DGS, the DGN parking lots are located throughout the campus. The primary parking lots are the west parking lot located at the northeast corner of Grant and Saratoga Avenues and the east parking lot located at the northeast corner of Grant Avenue and Main Street. The south parking lot is located immediately south of DGN with entry access off of Forest Avenue and exit access onto Main Street. The peak traffic time for bus and parent drop-off occurs from 7:30am to 8:30am and again between 3:00pm and 4:00pm.

The east and west parking lots were constructed in 2012. These parking lots were built specifically to provide additional parking on site for the campus, to provide better circulation and eliminate student drop-off along Prince Street. Their construction coincided with the vacation of Prince Street immediately to the west of the football field.

The DGN campus has a total of 605 parking spaces that service the high school. Additionally, 58 bicycle parking spaces and 20 bus parking spaces are provided as students use various forms of transportation to arrive at the school. Nearly 70% of students are bussed to DGN, while 11% (225) drive a personal vehicle to school. As such, the number of parking spaces is appropriate for the school.

As there are no current plans for school expansion, a traffic study was not required. The existing traffic patterns are sufficient for the campus as highlighted in Sheet C.400 of the DGN drawings.

Signage

The DGN high school building is permitted up to 300 square feet of signage by right. Currently, a 196 square foot identification sign is located on the north façade of the building and a 70 square foot wall sign is located on the west side of the building facing Prince Street. An existing 50 square foot monument sign is located along Main Street near the intersection with Grant Street. The total amount of signage is 296 square feet.

While the existing monument sign is currently in good condition and is not proposed to be replaced, the petitioner has identified a desire to have a 60 square foot monument sign installed that would replace the existing 50 square foot sign. The future new sign would be the same size as the proposed monument sign at DGS. Similar regulations for large commercial properties allow a 60 square foot sign, which the applicant is requesting. Staff finds this sign size is appropriate for the campus and the 306 square foot maximum sign allowance is also appropriate.

Additionally, each athletic field and court have other sports graphics located on scoreboards, dugouts, press boxes and the football field. This signage is considered to be signs incidental to the primary identification signs on the high school building. These sign areas are not counted towards the overall sign area allowances for the campus.

Athletic Field Fencing

For practical and security reasons, various fencing is provided around numerous athletic fields, whether that be the tennis courts, softball diamond or the football field. The typical chain link fencing around these fields can range in height from four to ten feet. If associated with an athletic field or court, this fencing is permitted. All other fencing located around the property shall comply with the fence provisions of Section 10.010 of the Zoning Ordinance.

Forest Avenue Right-of-Way Vacation

During the research for the rezoning and institutional master plan, it was found that two portions of Forest Avenue right-of-way have not been vacated but are used exclusively by School District 99.

The first area is Forest Avenue immediately south of Sherman Street on the north side of campus. This portion of Forest Avenue was not vacated when the rest of Forest Avenue and Sherman Street was vacated in 1927 and 1956, respectively. As such, this 66-foot wide by 220-foot long (14,250 square feet) stretch of Forest Avenue is located underneath tennis courts and athletic facilities that have been utilized by DGN for many years.

The second area is Forest Avenue immediately south of the high school building. This portion of Forest Avenue was not vacated when the rest of Forest Avenue was vacated in 1927. This roughly 66-foot wide by 35-foot long (2,310 square feet) stretch of Forest Avenue is located underneath a portion of the existing high school and the entry sidewalk and steps into the building.

Both portions of the Forest Avenue right-of-way are used exclusively by School District 99. No other property owner uses these rights-of-way. As shown in the table below, both portions of Forest Avenue right-of-way would be vacated to School District 99:

Table 3. Forest Avenue right-of-way vacation

DGN Campus (4436 Main Street)	Requested Width	Requested Length	Approximate Increase in Area
Forest Avenue (North)	66 feet	220 feet	14,250 square feet
Forest Avenue (South)	66 feet	35 feet	2,310 square feet

Per the Village's Right-of-Way Vacation Policy (Resolution #2003-58), staff contacted the utility companies and outside public agencies (including the Police, Fire and Public Works Departments, School Districts, Sanitary District and Downers Grove Park District) to determine if any rights to the public right-of-way should be retained. There are no other known utilities in the right-of-way. The utility providers and the Village do not have an objection to the vacation of the two rights-of-way without the application of an easement as these rights-of-way contain no known public utilities and are publicly used exclusively by

School District 99.

In addition to the vacation of these rights-of-way, School District 99 will be dedicating additional land around the Forest Avenue cul-de-sac that is immediately south of the high school building. Currently, the cul-de-sac is located partially within the existing right-of-way and partially on private School District 99 property. The dedication of land will permit the entire cul-de-sac and adjacent sidewalk to be located within the Forest Avenue right-of-way. The total area of this dedication is 1,146 square feet.

COMPLIANCE WITH THE COMPREHENSIVE PLAN – DGS & DGN CAMPUSES

The Comprehensive Plan designates both DGS and DGN campuses as Institutional/Public/Train, which includes government facilities, community service providers and schools. The proposed rezoning of the subject properties (DGS and DGN campuses) to INP-2 is consistent with the Future Land Use designation and more closely aligns the current land use with an appropriate zoning district.

The Comprehensive Plan recommends that the Village continue supporting the operation and improvement of both public school facilities while ensuring that they do not negatively impact residential neighborhoods through traffic, lighting, and intense activity. It recommends the Village cooperate with the school district to maintain high quality schools sites and facilities.

The Plan notes the Village should:

- work with the school district to ensure parking facilities, buildings, drop-off/pick-up areas, bus parking and ingress and egress areas are adequately designed.
- ensure proper buffering surrounding school facilities and provide safe and adequate access to the schools
- enhance the physical relationship between school facilities and the surrounding neighborhoods

The proposed rezoning and institutional master plans for both the DGS and DGN campuses, as well as the proposed Forest Avenue rights-of-way vacations are consistent with the goals of the Comprehensive Plan.

COMPLIANCE WITH ZONING ORDINANCE – DGS CAMPUS

Rezoning

Being that the size of the proposed INP-2 zoning district is nearly 44 acres and the DGS campus is primarily institutional and public uses, the requested rezoning is consistent with large public, civic and institutional uses as described. The applicant has identified that the following land uses will be conducted on the campus:

- School
- Business and Professional Office
- Building Services (Maintenance Building)
- Parks and Recreation (Athletic Fields and associated structures)
- Telecommunication Tower (Approved via Ordinance 5100 on 12/01/09)

No non-conformities are being created if the rezoning is approved.

Institutional Master Plan

Transitional Areas

As the DGS campus borders residential zoning districts, the Zoning Ordinance restricts development within 150 feet of residential zoning districts to the bulk requirements of the abutting residential district. This is

in place to provide consistency with the scale of adjacent zoning districts. The location of the transitional areas are shown on Sheet C2.00 of the DGS Institutional Master Plan drawings. The existing buildings and structures were approved and lawfully constructed under previous zoning ordinances and remain conforming. Existing structures within the transition area include the administration building and ancillary bleachers and structures. Any new proposed structures within this transitional area will have to comply with the height and zoning requirements of the adjacent zoning district. As was previously noted, School District 99 has no immediate plans for expansion of their facilities.

Interior Site Areas

The Zoning ordinance allows areas of INP-2 districts that are greater than 150 feet from the boundary of a residential zoning district to be governed by regulations approved at the time of the Institutional Master Plan approval. The development regulations being proposed for the DGS campus and compliance with those regulations for future projects was shown in Table 1 above.

Parking

As noted above the Village parking requirements call for 960 parking spaces while 740 parking spaces are provided at the DGS Campus. The INP-2 zoning classification permits the applicant to determine specific zoning regulations, including parking. As such, the applicant has provided a breakdown of how students arrive on site on Sheet C.400. The table notes 66% of students arrive via bus while only 7% of students drive to campus. Other transportation options include drop-off and walking. Staff finds the proposed parking is appropriate.

Lighting

The petitioner installed the existing exterior lighting in accordance with Village approvals at the time of installation. Changes that result from the further development of the site may prompt compliance with the current lighting regulations at the time the development occurs. Additional exterior lighting provided for the proposed project improvements will be required in accordance with the Village's lighting requirements.

Signage

The Village's sign regulations do not recognize the uniqueness of a site that is residentially zoned with multiple buildings and multiple uses on the same lot. As such, the DGS campus includes many school and administration identification signs and a multitude of sports graphics located on scoreboards, dugouts and press boxes among other location. The signage as proposed is appropriate for the campus.

COMPLIANCE WITH ZONING ORDINANCE – DGN CAMPUS

Rezoning

Being that the size of the proposed INP-2 zoning district is nearly 27 acres and the DGN campus is primarily institutional and public uses, the requested rezoning is consistent with large public, civic and institutional uses as described. The applicant has identified that the following land uses will be conducted on the campus:

- School
- Building Services (Maintenance building and boiler house)
- Parks and Recreation (Athletic fields and associated structures)

No non-conformities are being created if the rezoning is approved.

Institutional Master Plan

Transitional Areas

As the DGN campus borders residential and commercial zoning districts, the Zoning Ordinance restricts

development within 150 feet of residential zoning districts to the bulk requirements of the abutting residential district. This is in place to provide consistency with the scale of adjacent residential zoning districts. The Zoning Ordinance places no such restrictions on land adjacent to commercially zoned properties. The location of the transitional areas are shown on Sheet C2.00 of the DGN Institutional Master Plan drawings and include portions of the high school building and the boiler house. The existing buildings were approved and lawfully constructed under previous zoning ordinances and remain conforming. Any new proposed structures within this transitional area will have to comply with the height and zoning requirements of the adjacent zoning district. As was previously noted, School District 99 has no immediate plans for expansion of their facilities.

Interior Site Areas

The Zoning Ordinance allows areas of INP-2 districts that are greater than 150 feet from the boundary of a residential zoning district to be governed by regulations approved at the time of the Institutional Master Plan approval. The development regulations being proposed for the DGN campus and compliance with those regulations for future projects is shown in Table 2 above.

Parking

As noted above the Village parking requirements call for 709 parking spaces while 605 parking spaces are provided at the DGN Campus. The INP-2 zoning classification permits the applicant to determine specific zoning regulations, including parking. As such, the applicant has provided a breakdown of how students arrive on campus on Sheet C.400. The table notes 69% of students arrive via bus while only 11% of students drive to campus. Other transportation options include drop-off and walking. Staff finds the proposed parking is appropriate.

Lighting

The petitioner installed the existing exterior lighting in accordance with Village approvals at the time of installation. Changes that result from the further development of the site may prompt compliance with the current lighting regulations at the time the development occurs. Additional exterior lighting provided for the proposed project improvements will be required in accordance with the Village's lighting requirements.

Signage

The Village's sign regulations do not recognize the uniqueness of a site that is residentially zoned with multiple buildings and multiple uses on the same lot. As such, the DGN campus includes many school identification signs and a multitude of sports graphics located on scoreboards, dugouts and press boxes among other location. The signage as proposed is appropriate for the campus.

ENGINEERING/PUBLIC IMPROVEMENTS

Downers Grove South

The existing utilities servicing the campus are sufficient for the proposed Institutional Master Plan. No off-site improvements are proposed or necessary at this time. There are adequate stormwater detention facilities for existing development, as depicted on Sheet C3.00. Additional requirements generated by any proposed future development will be reviewed and approved during the building permit process, pursuant to the Stormwater and Floodplain Ordinance.

Downers Grove North

The existing utilities servicing the campus are sufficient for the proposed Institutional Master Plan. No off-site improvements are proposed or necessary at this time. There are adequate stormwater detention facilities for existing development, as depicted on Sheet C3.00. Additional requirements generated by any proposed future development will be reviewed and approved during the building permit process, pursuant to the Stormwater and Floodplain Ordinance.

In addition to the existing utilities, School District 99 is dedicating 1,146 square feet of land to the Forest Avenue right-of-way immediately south of the school. This land dedication will permit the entire cul-de-sac and surrounding sidewalk to be located within a public right-of-way.

PUBLIC SAFETY REQUIREMENTS

Downers Grove South

The Fire Department reviewed the proposed Institutional Master Plan and determined that there is sufficient access for emergency vehicles to access the existing campus. The Fire Department can use the existing parking lots and streets to access the individual buildings and overall campus.

Downers Grove North

The Fire Department reviewed the proposed Institutional Master Plan and determined that there is sufficient access for emergency vehicles to access the existing campus. The Fire Department can use the existing parking lots, surrounding streets and vacated Prince Street to access the individual buildings and the campus.

NEIGHBORHOOD COMMENT - DGS & DGN CAMPUSES

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 *Downers Grove Suburban Life*. Staff has received multiple telephone calls from residents. Multiple residents called regarding the DGS campus and had questions regarding the rezoning. No concerns were identified on the DGS campus. Multiple residents called regarding the DGN campus. They had expressed concerns over the existing parking lots and what further improvements were proposed for the DGN campus. Staff informed the residents that no additions were proposed for the DGN campus at this time.

Additionally, the petitioner held a neighborhood meeting in accordance with Section 12.010.F.3 of the Zoning Ordinance. A summary is attached.

FINDINGS OF FACT - DGS & DGN CAMPUSES

The petitioner has outlined the request in the attached narrative letter, rezoning and PUD standards, Planning Area Exhibit and Institutional Master Plan Exhibits. The petitioner will further address the proposal and justification to support the requested Rezoning and Institutional Master Plan at the public hearing.

Rezoning

A zoning map amendment has been requested for the DGS and DGN campuses. Zoning map amendments require review per Section 12.030.I of the Zoning Ordinance, *Review and Approval Criteria*, "The decision to amend the zoning map is a matter of legislative discretion that is not controlled by any single standard. In making recommendations and decisions about zoning map amendments, review and decision-making bodies must consider at least the following factors:"

1. The existing use and zoning of nearby property.

DGS Campus

The existing use of the DGS campus is institutional in nature with the high school, maintenance building, district administration offices, parking lots and ancillary sport facilities all located on the campus. The adjacent zoning is primarily R-3, Residential Detached House 3 with small pockets of R-1, Residential Detached House 1. The surrounding properties are primarily single family residential, with a public park to the south and a townhouse development to the west. A school near residential development is a typical land use development pattern. The rezoning will not change the residential character, use or zoning of the surrounding properties. This criterion is met.

DGN Campus

The existing DGN campus is institutional in nature with the high school, maintenance building, parking lots and ancillary sport facilities all located on the campus. The adjacent zoning to the east, south and west is R-4 Residential Detached House 4. These areas are primarily single family residential uses with a church and middle school also adjacent to the campus. The properties to the north are zoned B-3, General Services and Highway Business and R-6, Residential Apartment / Condo 6. The R-6 zoned property is currently green open space and vacant. The properties in the B-3 district include a funeral home, gas station, retail businesses and an office. The rezoning will not change the surrounding residential or commercial character of the area. A school at this location provides a buffer between the commercial and residential properties. This criterion is met.

2. *The extent to which the particular zoning restrictions affect property values.*

DGS and DGN Campus

The adoption of an Institutional Master Plan provides a framework for future development which is intended to protect the character and integrity of adjacent areas. This protection will assist in maintaining property values. Additionally, the INP-2 district requires a transitional area that applies to site improvements within 150 feet of a residentially zoned property in order to minimize the potential adverse impacts to adjacent properties. As such, the INP-2 zoning restrictions will not negatively affect property values but could protect property values. With no change in use at either campus, the rezoning will have no negative impact on surrounding property values. This criterion is met.

3. *The extent to which any diminution in property value is offset by an increase in the public health, safety and welfare.*

DGS and DGN Campus

The proposed rezoning will not impact property values or the public health, safety and welfare of the community or neighborhood. The use of the two campuses will remain the same if the rezoning is approved. This criterion is met.

4. *The suitability of the subject property for the zoned purposes.*

DGS and DGN Campus

Currently, the two campuses are not suitably zoned for the existing uses. The subject properties are residentially zoned but include ancillary uses that are not ideally suited for residential zoning, including maintenance shops and administrative offices. If the properties were to remain zoned for residential purposes, they would not be consistent with the future land use designation of Institutional/Public/Train, particularly due to the creation of the INP district in the 2014 Zoning Ordinance update. The proposed INP-2 zoning classification is more appropriate for the subject properties. This criterion is met.

5. *The length of time that the subject property has been vacant as zoned, considering the context of land development in the vicinity.*

DGS and DGN Campus

The DGS campus has been educational in nature since the 1960s while the DGN campus has been educational in nature since the 1920s. The properties are suitable for educational uses based on their location on minor arterial streets and close proximity to residential developments. In many built-out suburban communities, schools are located in close proximity to the residents they serve. This criterion is met.

6. *The value to the community of the proposed use.*

DGS and DGN Campus

Both the DGS and DGN campuses have significant value to the community. As noted in the Comprehensive Plan, the schools are part of a well-respected and highly regarded school system that serve the residents of Downers Grove. High quality schools are a trademark of the Village. This criterion is met.

7. *The comprehensive plan.*DGS and DGN Campus

The proposed INP-2 zoning classification will match the Future Land Use designation of Institutional/Public/Train for the subject properties. The Comprehensive Plan notes that the Village should continue to support the operation and improvement of both public school facilities while ensuring that they do not negatively impact residential neighborhoods through traffic, lighting, and intense activity. The proposed Institutional Master Plans for DGS and DGN identify development parameters that minimize potential impacts on the adjacent neighborhoods. This criterion is met.

Institutional Master Plan

Relative to the DGN & DGS campuses, Institutional Master Plans require review and approval in accordance with the PUD procedures of Section 12.040.C.6, *Review and Approval Criteria*, "The decision to amend the zoning map to approve a PUD development plan and to establish a PUD overlay district are matters of legislative discretion that are not controlled by any single standard. In making recommendations and decisions regarding approval of planned unit developments, review and decision-making bodies must consider at least the following factors:

a. *The zoning map amendment review and approval criteria of Sec. 12.030.I.*DGS and DGN Campus

As described above, all criteria are met.

b. *Whether the proposed PUD development plan and map amendment would be consistent with the comprehensive plan and any other adopted plans for the subject area.*DGS and DGN Campus

The Zoning Map Amendment and particularly the Institutional Master Plan is consistent with the Comprehensive Plan as previously described above. This standard is met.

c. *Whether PUD development plan complies with the PUD overlay district provisions of Sec. 4.030.*DGS and DGN Campus

The institutional master plan is consistent with development that advance the goals and policies of the Comprehensive Plan. The Comprehensive Plan notes the Village should support the operation and improvement of local schools. Additionally, the master plan is appropriate for both campuses as they both contain a variety of uses within a single campus. In addition to the purely educational component of the high schools, there are ancillary uses, including administrative offices, maintenance buildings and athletic facilities that are part of each campus. This criterion is met.

d. *Whether the proposed development will result in public benefits that are greater than or at least equal to those that would have resulted from development under conventional zoning regulations.*DGS and DGN Campus

The existing residential zoning does not fully recognize the uniqueness of either the DGS or DGN campus. Both campuses are larger than nearby residential blocks and contain a diversity of uses that are not typically found in residential zoning districts. The Institutional Master Plan in the INP-2 zoning district serves as property specific zoning regulations, which minimizes the impact to

adjacent residential neighborhoods while allowing flexibility in the development of large institutional and public uses. The Institutional Master Plan will result in a greater public benefit than would have resulted from development under conventional zoning regulations. This criterion is met.

- e. *Whether appropriate terms and conditions have been imposed on the approval to protect the interests of surrounding property owners and residents, existing and future residents of the PUD and the general public.*

DGS and DGN Campus

The required 150 foot transitional area protects adjacent residential properties from development that may be out of context with the scale of adjacent residential development. The proposed regulations for the interior of the school sites are based on the existing zoning regulations and are consistent with the size and scale of adjacent residential zoning districts. This criterion is met.

Forest Avenue Right-of-Way Vacation – Downers Grove North Campus

Compliance with the Procedure to be followed in the Vacation of Streets, Alleys, and Public Rights-of-Way (Resolution #2003-58)

The Village's right-of-way vacation policy asks two key questions when it comes to determining if a right-of-way can be vacated. These questions and staff's findings are listed below:

- Is there written consent of at least two property owners who abut the proposed parcel to be vacated?
 - The rights-of-way in question are used solely by the petitioner. There are no other property owners who have access to the rights-of-way.
- Are there any known public interests served the parcel?
 - As noted above, staff contacted the utility companies and outside public agencies to determine the extent of public interest. Based on their replies, staff has determined that no easements are necessary because the rights-of-way do not contain any known public utilities. The only public interest served by the use of these two rights-of-way is the public education interest of the school district, who is the public body requesting the vacations.

Based on these findings, the request complies with the Village policy outlined in Resolution #2003-58. Because there are currently no known public utilities or proposed utilities, easements are not required. The two rights-of-way can be vacated to the petitioner without an easement.

Village staff did not request the applicant provide an appraisal for the proposed vacated rights-of-way as the applicant is swapping land with the Village by dedicating land around the existing Forest Avenue cul-de-sac to the Village for public right-of-way. Additionally, it appears that the portions of Forest Avenue that are being vacated were intended to be vacated in either 1927 or 1956 but for whatever reason were not. The original DGN building is built within a portion of the right-of-way and tennis courts and other athletic improvements have been made on the portion of Forest Avenue south of Sherman Street.

RECOMMENDATIONS

Downers Grove South Campus

The proposed rezoning of the DGS campus from R-1 Residential Detached House 1 to INP-2, Campus-scale Institutional and Public District is compatible with surrounding zoning and land use classifications and the Village's Comprehensive Plan. The proposed Institutional Master Plan for the DGS Campus is compatible with surrounding zoning and land use classifications, meets the requirements in the Zoning Ordinance and is consistent with the Village's Comprehensive Plan. Based on the findings of fact listed

above, staff recommends that the Plan Commission forward a positive recommendation to the Village Council regarding the requested rezoning and Institutional Master Plan for the DGS campus subject to the following conditions:

1. The Institutional Master Plan shall substantially conform to the staff report dated September 14, 2015 and with drawings prepared by Wight & Company dated December 10, 2014 and last revised on May 20, 2015 and attached to this staff report except as such plans may be modified to conform to Village Codes and Ordinances.

Downers Grove North Campus

The proposed rezoning of the DGN campus from R-4 Residential Detached House 4 to INP-2, Campus-scale Institutional and Public District is compatible with surrounding zoning and land use classifications and the Village's Comprehensive Plan. The proposed Institutional Master Plan for the DGN Campus is compatible with surrounding zoning and land use classifications, meets the requirements in the Zoning Ordinance and is consistent with the Village's Comprehensive Plan. The proposed Forest Avenue right-of-way vacation is consistent with the Village's Right-of-Way Vacation Policy (Resolution #2003-58) and surrounding zoning and land use classifications. Based on the findings of fact listed above, staff recommends that the Plan Commission forward a positive recommendation to the Village Council regarding the requested rezoning, Institutional Master Plan and Forest Avenue right-of-way vacation for the DGN campus subject to the following conditions:

1. The Institutional Master Plan shall substantially conform to the staff report dated September 14, 2015 and with drawings prepared by Wight & Company dated December 10, 2014 and last revised on July 2 2015 and attached to this staff report except as such plans may be modified to conform to Village Codes and Ordinances.
2. The applicant shall complete an administrative lot consolidation to consolidate multiple parcels within the DGN campus.

Staff Report Approved By:



Stanley J. Popovich, AICP
Planning Manager



Project Summary/Narrative Letter of District 99 Zoning Request

August 28, 2015

Dear Planning Commission and Village Council Members:

District 99 is pursuing the rezoning of its Downers Grove North High (4436 Main Street) and Downers Grove South High (1436 Norfolk) campuses. Currently, North High is zoned as an R1 residential property; South High is zoned as an R4 residential property.

We are requesting that both District 99 schools be reclassified as a Campus Scale Institutional and Public District designation property—or “INP2.” Rezoning the campuses from residential districts to INP2 District will allow:

- North High to keep its current, non-digital informational sign in place;
- South High to erect a new, non-digital informational sign at the corner of Dunham and 63rd Street.
- Recognition that both campuses are non-residential, institutional properties, serving unique educational uses, requiring flexibility when considering future development.

The School District believes that its application and Institutional Master Plans meet the standards set forth in the Village’s Zoning Ordinance for rezoning to the INP-2, Campus-scale Institutional and Public District. The School District’s submission of this zoning request is not meant to transfer oversight responsibilities to the Village regarding areas that by law are solely under the jurisdiction of the School District or another governmental agency. For example, but without limitation, repairs and improvements to School District buildings shall remain subject to the Illinois State Board of Education’s Health and Life Safety Code.

Please find the following enclosed documents, which as required, demonstrate compliance with the sections of the Village Zoning Code:

- A completed petition with original signatures.
- Proof of ownership
- Application fee
- Six (6) sets of plan drawings with an electronic version of District 99’s current conditions at each campus. (South High School’s drawing has the only addition which is a non-digital sign at the corner of Dunham and 63rd Street).
- A current plat of survey.
- A list of current property owners within 250 feet of the perimeter of each site.
- Certification that we held a Neighborhood Meeting on February 19, 2015, where we reviewed the rezoning process and benefits.

- We have submitted a set of plans to the Downers Grove Sanitary District for conceptual approval.

Zoning Code Standards

Zoning Map Amendments (Rezoning)-12.030.I. In making recommendations and decisions about zoning map amendments, review and decision-making bodies must consider at least the following factors:

1. The existing use and zoning of nearby property.

Nearby properties at both the South and North Campuses are residential. The Downers Grove South High School has been located at its current site since 1963 and Downers Grove North High School has been located at its current site since 1928.

2. The extent to which the particular zoning restrictions affect property values.

Rezoning the properties to the INP-2, Campus-scale Institutional and Public District will have no impact on property values in the area, as the schools have existed at the sites for numerous years as campus developments.

3. The extent to which any diminution in property value is offset by an increase in the public health, safety, and welfare.

Due to the duration of time these sites have been school campuses, there will be no diminution in value. Further, well planned school campuses enhance the public health, safety, and welfare.

4. The suitability of the subject property for the zoned purposes.

The schools are public institutions that contain large educational facilities, open space, athletic facilities, and other facilities that serve the schools. This is the very type of development that belongs in the INP-2 Zoning District, which is intended to accommodate development and expansion of large public, civic and institutional uses.

5. The length of time that the subject property has been vacant as zoned, considering the context of land development in the vicinity.

Not applicable

6. The value to the community of the proposed use.

Public schools are essential to the success of a community. They enhance the educational welfare of students, serve as a resource for the greater community, and increase property values.

7. The comprehensive plan.

The comprehensive plan contemplates school uses at the property sites.

Zoning Map Amendments (Rezoning)-12.030.I. In making recommendations and decisions regarding approval of planned unit developments, review and decision-making bodies must consider at least the following factors:

1. The zoning map amendment review and approval criteria of Section 12.030I.

See above

2. Whether the proposed PUD development plan and map amendment would be consistent with the comprehensive plan and any other adopted plans for the subject area.

The comprehensive plan contemplates school uses at the property sites.

3. Whether PUD development plan complies with the PUD overlay district provisions of Section 4.030.

The purpose of the PUD overlay district is to accommodate development that may be difficult if not impossible to carry out under otherwise applicable zoning district standards. Due to the establishment of the INP-2 Zoning District, in which the School District campuses will be zoned, a PUD overlay district is not necessary for the School District's campuses.

4. Whether the proposed development will result in public benefits that are greater than or at least equal to those that would have resulted from development under conventional zoning regulations.

The schools have been located at these sites for many years providing public benefits. Approving the master site plans and rezoning the campuses from residential districts into the INP-2 Zoning District will better reflect the types of uses at the site and provide a more appropriate zoning designation for the school campuses.

5. Whether appropriate terms and conditions have been imposed on the approval to protect the interests of surrounding property owners and residents, existing and future residents of the PUD and the general public.

Generally, the School District is not proposing any new uses at the campuses, other than one proposed sign at Downers Grove South High School. Instead, the master site plans acknowledge the current site conditions of the properties, which have been in place for many years. No additional terms or conditions are necessary. The purpose of the School District's application is to cause the zoning and uses of its existing campuses to better conform to the Village's amended zoning ordinance.

We look forward to participating in the next steps of your process, including meeting with the Plan Commission on September 14, 2015 and the Village Council on October 6 (or October 13), 2015.

Please let me know if you have any questions or need more information at this time.

Sincerely,



Jim Kolodziej

District 99

Director of Physical Plant and Operations

SOUTH HIGH SCHOOL

SITE

South High School sits on a 43 acre site. It has one main educational building; maintenance building with attached bathrooms and concessions for the main athletic stadium; and a building in the northeast corner of the site for the District Administration offices. The site also includes a main athletic stadium, 2 baseball fields, 2 softball fields, 10 tennis courts and practice areas.

The master plan identifies existing buildings and site amenities. The proposed master plan will bring the existing buildings into conformance with the Zoning Ordinance. School District 99 is beginning a master planning process to identify educational needs for the District. This may result in additional changes to the master plan in the future.

TRAFFIC

The morning peak hour for bus and parent drop off occurs from 7:30 AM to 8:30 AM and the afternoon peak hour for pick up occurs 3:00 PM to 4:00 PM. Bus drop off and pickup enters and exits off of Norfolk Street at the southwest corner of the main building. Parent drop off and pickup is also off of Norfolk Street but is located at the southeast corner of the main building and enter and exits separately to Norfolk Street. The bus parking area is available for parking when the buses are not there. During school hours parking in the bus area is limited to staff only. After school hours parking is available for parent and student use.

NORTH HIGH SCHOOL

SITE

North High School sits on a 26 acre site. It has one main educational building; maintenance building, restroom building for the main athletic stadium. The site also includes a main athletic stadium, a multi-sport practice field, softball field, 10 tennis courts and practice area.

The master plan identifies existing buildings and site amenities. The proposed master plan will bring the existing buildings into conformance with the Zoning Ordinance. School District 99 is beginning a master planning process to identify educational needs for the District. This may result in additional changes to the master plan in the future

TRAFFIC

The morning peak hour for bus and parent drop off occurs from 7:30 AM to 8:30 AM and the afternoon peak hour for pick up occurs 3:00 PM to 4:00 PM. Bus drop off and pickup enters off of Saratoga Street and exits at the intersection of Grant Avenue and Prince Street on the west side of main building. Parent drop off and pickup is located east of Main Street off of Grant Avenue on the east side of the main building and enter and exits from Grant Avenue. The Bus parking area is available for parking when the buses are not there. During school hours parking in the bus area is limited to staff only. After school hours parking is available for parent and student use.



Summary of Neighbor Communications Meeting Re: Rezoning

On Thursday, February 19, 2015 at 7 p.m., District 99 held the required Neighbor Communications Meeting regarding rezoning of North High and South High Schools.

From District 99, Superintendent Dr. Mark McDonald, Director of Facilities Jim Kolodziej, and Director of Communications Jill Browning were in attendance. Three community members, all residents in the North High neighborhood, attended: Roger Bauman, Sue Lesley and Mary Plasman.

Kolodziej explained that District 99 is pursuing rezoning for its North High and South High campuses. Currently both schools are zoned as residential properties. (North High is a Residential 4 property and South High is a Residential 1 property.) District 99 is in the process of submitting an application to be reclassified as a Campus Scale Institution and Public District designation property—also called "INP2."

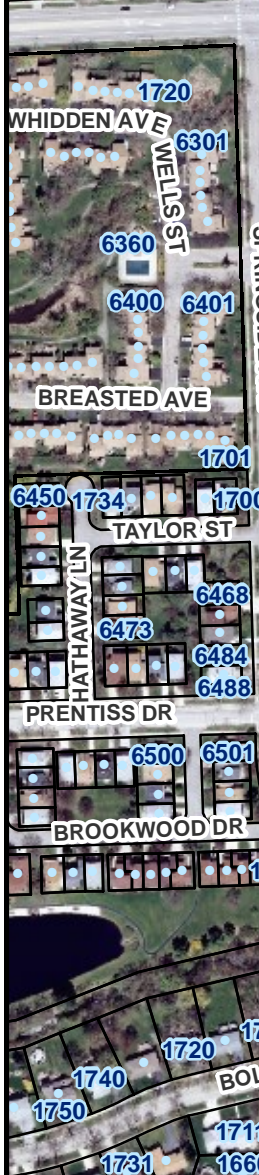
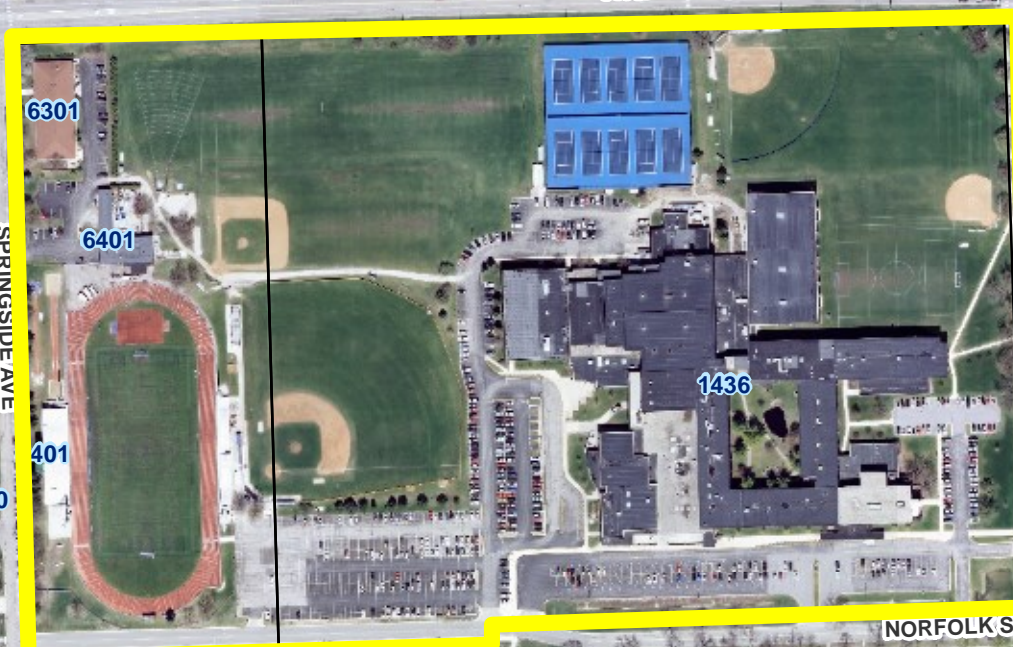
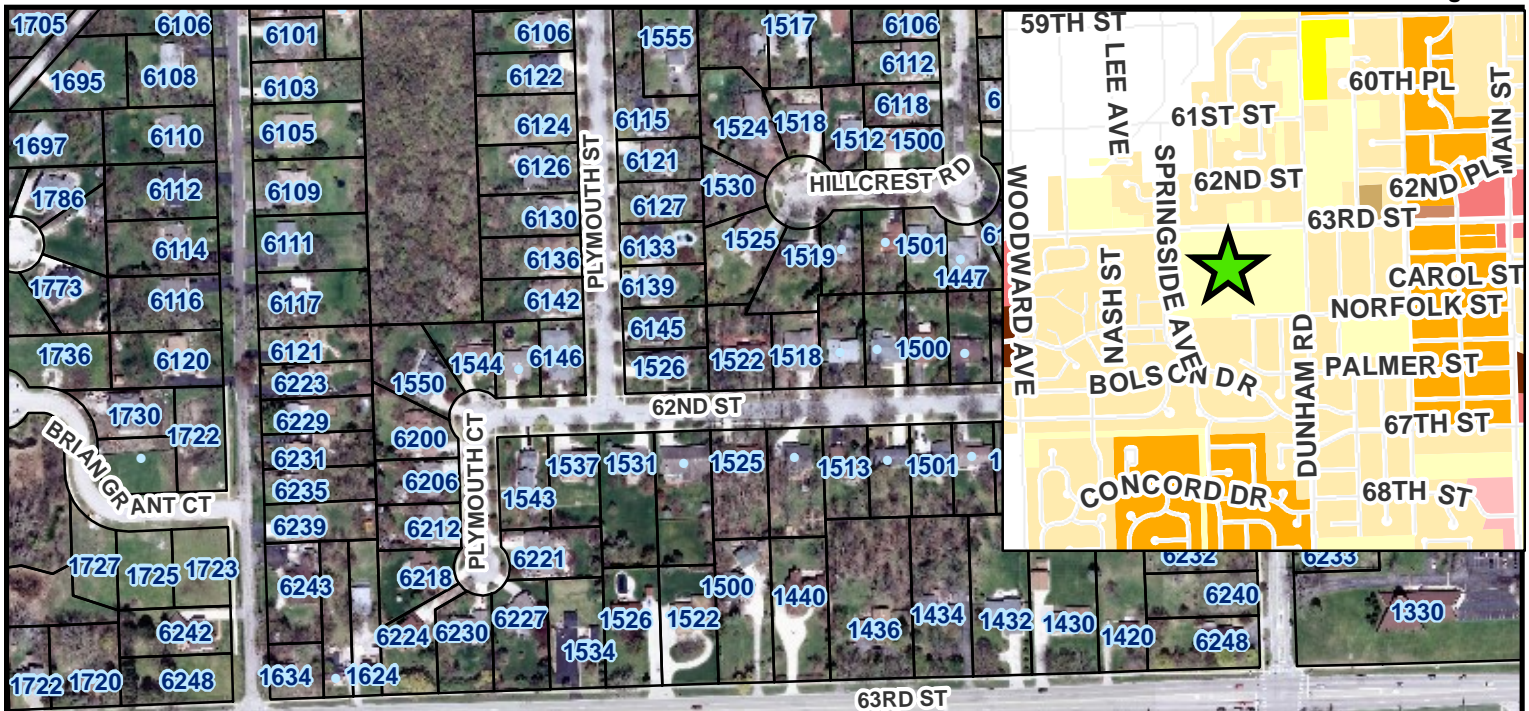
Kolodziej stated some possible benefits of rezoning, including that it may allow North High to keep its current, non-digital informational sign in place and may allow South High to erect a new, non-digital informational sign at the corner of Dunham and 63rd Street.

In addition, INP2 zoning will allow both schools to be considered unique, non-residential properties would still be subject to same permitting process and Village approvals that are in place today when undertaking facility projects in the future.

Kolodziej explained that District 99's application for INP2 zoning includes the district's current Master Site Plan and drawings (including the present condition of campuses), approval from Downers Grove Sanitary District, a current plat of survey and certification that we held the Neighborhood Meeting. He reviewed the Village's rezoning process: D99 will submit an application to the Village of Downers Grove's Community Development Director to review; the Village's Plan Commission will hold a public hearing within 90 days of receiving application (date TBD) and vote within 45 days (date TBD); and if approved by the Plan Commission, the Village Council will vote within 90 days (date TBD). Kolodziej shared that there will be a public participation portion at the Village's Plan Commission and Village Council meetings.

Neighbors stated concerns that there would be no checks and balances from future structures and changes that District 99 could make in the future. Kolodziej reassured residents that the district will still be subject to the same past permitting processes, and that Village approvals will still be required.


Kolodziej provided his contact information for any questions about the benefits of rezoning to District 99, and for questions about zoning classifications and public participation to be directed to the Village of Downers Grove.



Feet
0 3060 120

N

Location Map - Downers Grove South High School
1436 Norfolk Street, Downers Grove, IL

Legend
 Subject Property

ALTA/ACSM LAND TITLE SURVEY

PART OF THE NORTH HALF OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS

UTILITY CONTACTS:

COMCAST CABLE:
THOMAS WILKINS
ROBERT L. SCHULTER, JR.
808 INDUSTRIAL DRIVE
ELMHEIST, IL 60120
630-600-6318
THOMAS.WILKINS@COMCAST.COM

WIDE OPEN WEST (WOW):
PAUL FLUNKOW (SUPER ENGINEER)
1074 FORTENAC ROAD
NAPERVILLE, IL 60563
630-355-3130
P_FLUNKOW@WIDOPENWEST.COM

PHIL SISON (COMD):
160 BUSINESS CENTER
1040 N. JAMES AVE.
NOLINGBROOK, IL 60439
630-981-4042 FAX
PHIL@SECTIONBOMED.COM

CHRYSLER (SUPERVISOR):
TERRY WASK (MANDATE ENG.)
1200 COMMERCE DR. 2ND FL.
OAK BROOK, IL 60523
630-588-1253 FAX
WWW.ATT.COM

NIORG (GAS COMPANY):
CONWAY LINE (ENGINEERING ADMIN.)
1844 FERRY ROAD
NAPERVILLE, IL 60551
630-388-3524 DIRECT
630-985-0839 FAX
GAS@NIORG.COM

AT&T (LEGAL MANDATE DEPT.):
DAVID BRID (WATER DEPT.)
BOI BURLINGTON AVE.
DOWNERS GROVE, IL 60515
630-434-5500 630-434-5571 FAX

DOWNERS GROVE WATER DEPT.
DAVID BRID (WATER MANAGER)
BOI BURLINGTON AVE.
DOWNERS GROVE, IL 60515
630-434-5500 630-434-5571 FAX

SYMBOL LEGEND:

MANHOLE (STORM, SANITARY)
CATCH BASIN (STORM)
WELLS (STORM)
ELECTRIC MANHOLE
STRUCTURE CALLOUT
SPOT GRADE
VALVE & VAULT
VALVE & BOX (880X)
FIRE HYDRANT
STREET LIGHT

TELEPHONE/ELECTRICAL/CABLE FEEDS
HANDHOLE ACCESS
POWER POLE W/ GUY WIRE
BRIMMANS PAVEMENT (ASPHALT)
P.C. CONCRETE
DECIDUOUS TREE WITH TRUNK SIZE
CONIFEROUS TREE WITH TRUNK SIZE

LINE LEGEND:

BOUNDARY LINE
ALTERNATE LOT LINE
CENTER LINE
EXISTING BASEMENT LINE
CONTROL LINE
STORM SEWER
SANITARY SEWER
WATERMAIN (WITH SIZE)
ELECTRIC (UNDERGROUND)
ELECTRIC (OVERHEAD)
TELEPHONE
TELEVISION (CABLE)
GAS MAIN (WITH SIZE)
FENCE (HEIGHT SPECIFIED)

ABBREVIATIONS:

TIP: TYPICAL
MDS: MEASURED DIMENSION
REC: RECORD DIMENSION
FC: FOUND IRON PIPE
TC: TOP OF CURB
F: FLOW LINE W/ CURB
BN: BACK OF WALK
EP: EDGE OF PAVEMENT
HP: HYDRANT

SW: MANHOLE
M/F: TOP OF PIPE ELEVATION
T/F: FINISH FLOOR ELEVATION
TEL: TELEPHONE
RCP: REINFORCED CONCRETE PIPE
PVC: PLASTIC PIPE
DEP: DERESSED CURB OR SKEWALK
BE-12: TYPE OF CONC. CURB & CUTTER (9" HIGH WITH 12" FLG)
BE-18: TYPE OF CONC. CURB & CUTTER (9" HIGH WITH 18" FLG)

BENCHMARKS:

SOURCE BENCHMARK:
DUPAGE COUNTY BENCH MARK D091002 NOV0 21
ELEVATION: 745.577
CHECKED INTO DUPAGE COUNTY BENCH MARK D097001
NOV0 29 ELEVATION=745.436 GPS REC. ELEV.=745.508)

SITE BENCHMARKS:

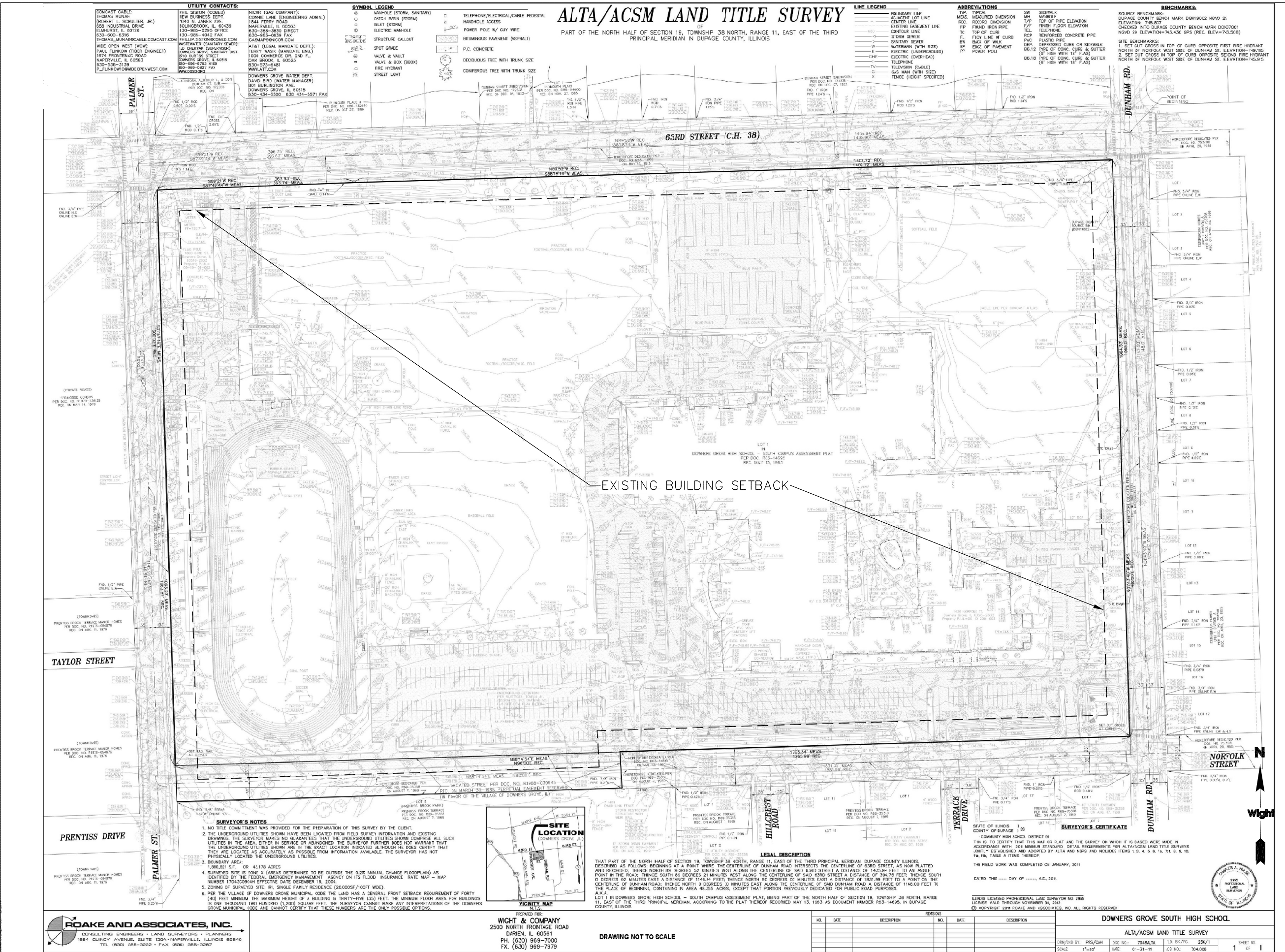
1. SET OUT CROSS IN TOP OF CURB OPPOSITE FIRST FIRE HYDRANT
NORTH OF NORFOLK WEST SIDE OF DUNHAM ST. ELEVATION=748.185
2. SET OUT CROSS IN TOP OF CURB OPPOSITE SECOND FIRE HYDRANT
NORTH OF NORFOLK WEST SIDE OF DUNHAM ST. ELEVATION=745.975



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S:\Darien Downers Grove Zoning Exhibits\EXHIBIT SOUTH EXH1.00 PROPERTY SURVEY EXHIBIT SOUTH.dwg bvangorder Jul 01, 2015 2:35:25 pm
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VILLAGE SUBMITTAL	05-20-15
DISTRICT REVIEW	12-10-14
REV DESCRIPTION	DATE

DOWNERS GROVE SCHOOL DISTRICT 99 SOUTH HIGH SCHOOL

1436 Norfolk Street
Downers Grove, IL 60516

ALTA PLAT OF SURVEY

Project Number:
Drawn By:
Sheet:



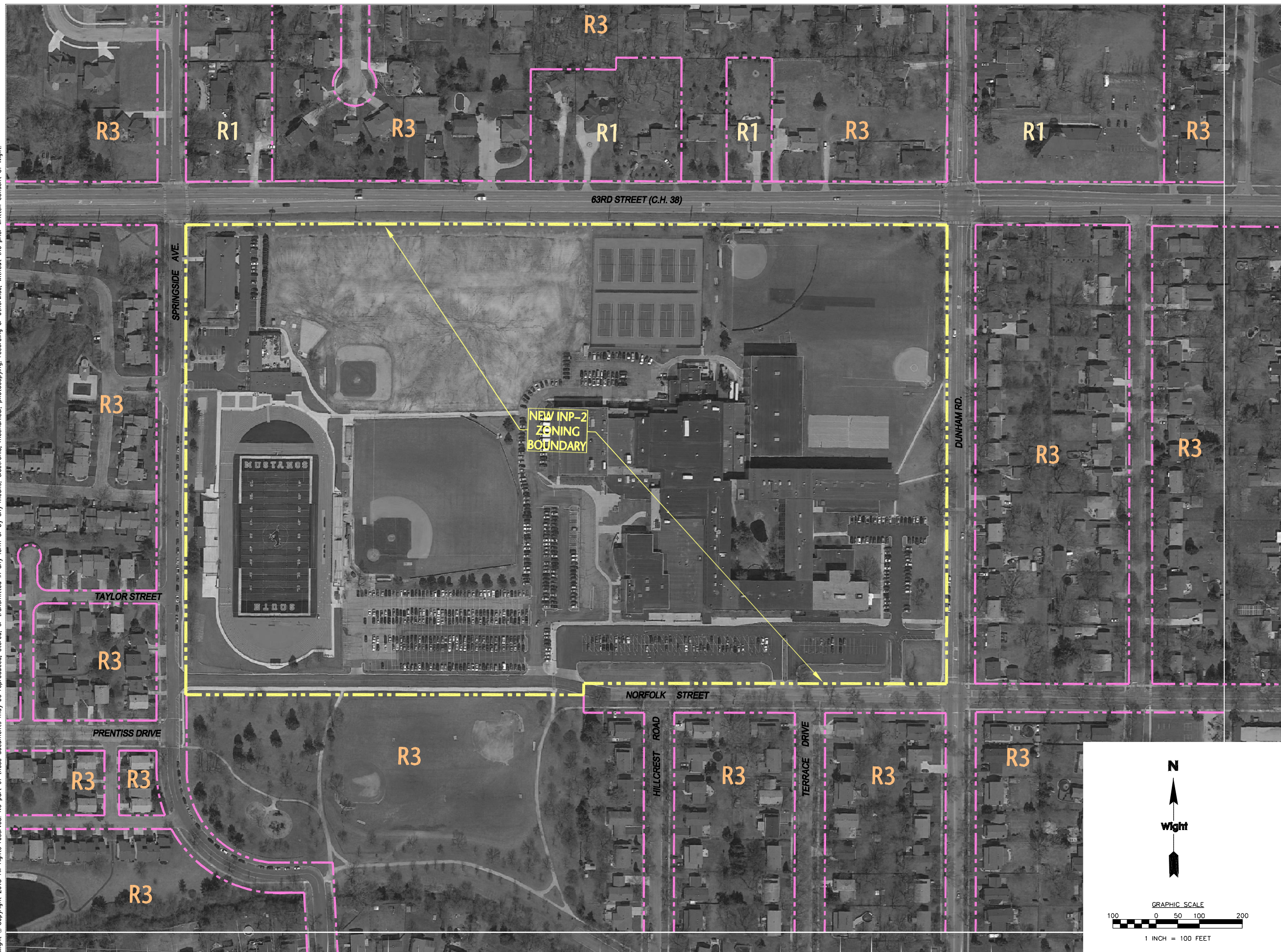
DOWNERS GROVE SOUTH HIGH SCHOOL			
ALTA/ACSM LAND TITLE SURVEY			
DRW/CHK BY: PMS/DM	SEC NO: 7048ALTA	LD: 08/7/15	236/1
SCALE: 1"=30'	SHE: 0-33-11	CS NO: 704.908	SHEET: 1 OF 1

DRAWING NOT TO SCALE

WIGHT & COMPANY
2500 NORTH FRONTAGE ROAD
DARIEN, IL 60561
PH (630) 969-7000
FX (630) 969-7979

ROAKE AND ASSOCIATES, INC.
CONSULTING ENGINEERS - LAND SURVEYORS - PLANNERS
1804 QUINCY AVENUE, SUITE 1200, NAPERVILLE, ILLINOIS 60564
TEL (630) 966-3292 • FAX (630) 966-3267

S:\Dorrien\Downers Grove SD99\Downers Grove Zoning Exhibits\Zoning Exhibits\South EXH2.00 PLANNING AREA EXHIBIT SOUTH.dwg bvanguard Jul 01, 2015 2:38:12 pm Wight © Copyright 2015 All rights reserved. No part of these documents may be reproduced, stored, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording or otherwise, without the prior written consent of Wight.



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REV	DESCRIPTION	DATE
	VILLAGE SUBMITTAL	05-20-15
	DISTRICT REVIEW	12-10-14

**DOWNERS GROVE
 SCHOOL DISTRICT 99
 SOUTH HIGH SCHOOL**

1436 Norfolk Street
 Downers Grove, IL 60516

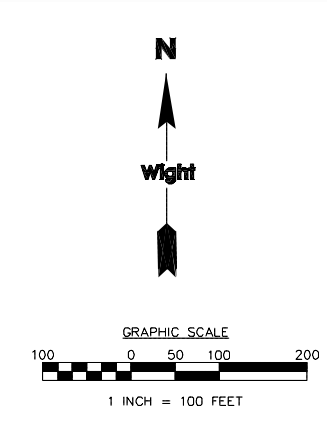
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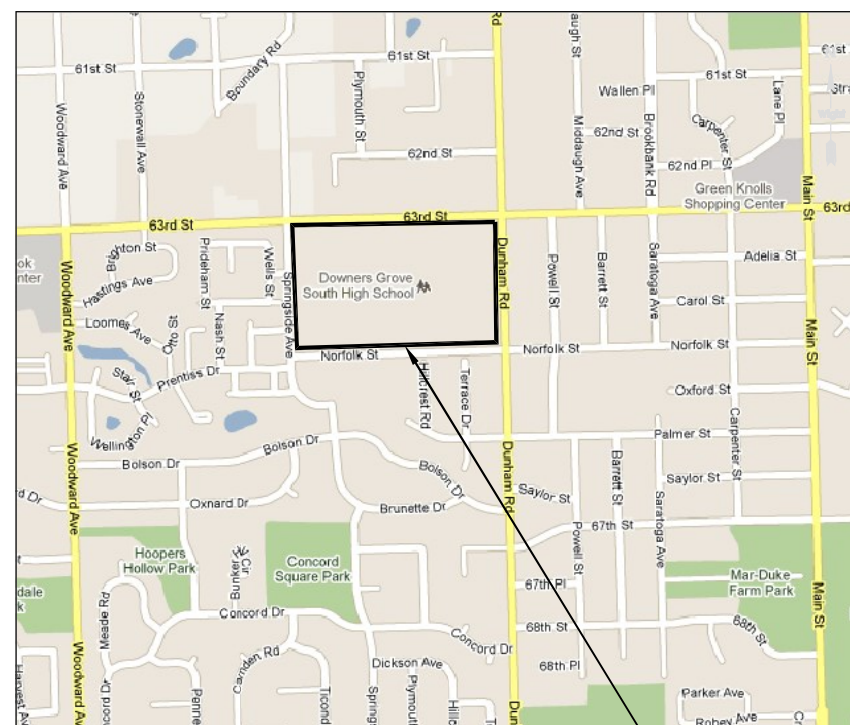


SOUTH HIGH SCHOOL INSTITUTIONAL MASTER PLAN

1436 Norfolk Street
Downers Grove, Illinois, 60516



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wightco.com
2500 North Frontage Road
Darien, IL 60561
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F 630.969.7979



LOCATION MAP

SITE LOCATION

INDEX OF DRAWINGS

- C0.00 COVER SHEET
- C1.00 PROPERTY BOUNDARIES EXHIBIT
- C2.00 PROPERTY SETBACKS AND TRANSITIONAL AREA EXHIBIT
- C3.00 EXISTING FACILITIES, PARKING, & STORMWATER EXHIBIT
- C4.00 EXISTING MOTORIZED TRANSPORTATION EXHIBIT
- C5.00 EXISTING LANDSCAPING & LIGHTING EXHIBIT
- C6.00-C6.01 EXISTING & PROPOSED SIGNS EXHIBIT

GENERAL NOTES

1. THIS INSTITUTIONAL MASTER PLAN FOR THE DOWNERS GROVE SOUTH HIGH SCHOOL CAMPUS HAS BEEN PREPARED TO FACILITATE THE RE-ZONING OF THE CAMPUS FROM VILLAGE OF DOWNERS GROVE R-1 ZONING (RESIDENTIAL DETACHED HOUSE 1) TO THE VILLAGE'S NEW INP-2 ZONING CATEGORY (INSTITUTIONAL AND PUBLIC DISTRICT, LARGE CAMPUS-SCALE) DESIGNATION.
2. THIS INSTITUTIONAL MASTER PLAN REFLECTS EXISTING BUILDINGS AND PROPOSED SIGN IMPROVEMENTS AS OF THE DATE OF THIS DOCUMENT.
3. PROPOSED SIGN IMPROVEMENTS ARE ANTICIPATED TO COMMENCE BY 12/31/15.
4. THE PROPERTY SURVEY EXHIBIT PROVIDED ON SHEET EXH1.00 HEREIN WAS NOT PREPARED BY WIGHT & COMPANY. IT REPRESENTS AS ASSEMBLY OF OLDER SURVEYS PREPARED PREVIOUSLY BY OTHERS. THERE IS NO INTENT TO INDICATE THAT WIGHT & COMPANY PREPARED ANY LEGAL PLATS OF SURVEY - IT IS AN EXHIBIT OF THE CURRENT LAND HOLDINGS OF THE SCHOOL CAMPUS.

REV	DESCRIPTION	DATE
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	DISTRICT REVIEW	12-10-14

DOWNERS GROVE SCHOOL DISTRICT 99 SOUTH HIGH SCHOOL

1436 Norfolk Street
Downers Grove, IL 60516

COVER SHEET

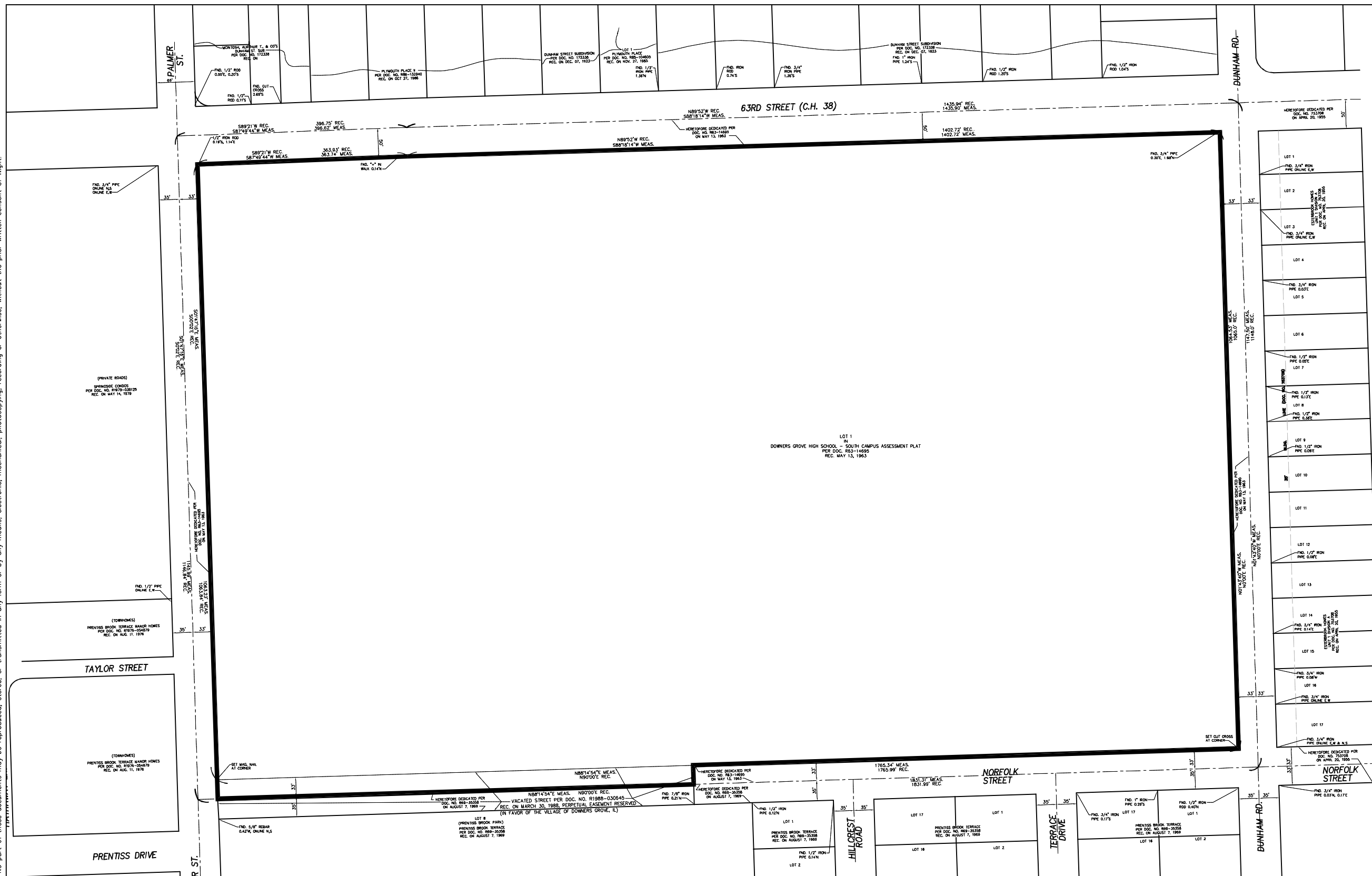
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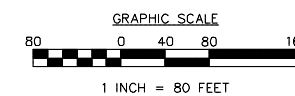


LEGAL DESCRIPTION

LOT 1 OF DOWNERS GROVE HIGH SCHOOL - SOUTH CAMPUS ASSESSMENT PLAT, RECORDED AS DOCUMENT R63-014695, DUPAGE COUNTY, ILLINOIS
ALSO THE NORTHERLY 1/2 (BEING 33 FEET) OF THAT PART OF VACATED NORFOLK STREET, DESCRIBED AS FOLLOWS:

THAT PART OF NORFOLK STREET, DEDICATED BY DOCUMENT NO. R69-35358, RECORDED AUGUST 23, 1969 DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF BLOCK 9 IN PRENTISS BROOK TERRACE SUBDIVISION, RECORDED AUGUST 23, 1969 AS DOCUMENT NO. R69-35358, THENCE WEST ALONG THE SOUTH LINE OF NORFOLK STREET 240.00 FEET TO THE PLACE OF BEGINNING, THENCE CONTINUING WEST, 821.98 FEET TO THE EAST LINE OF SPRINGSIDE AVENUE, THENCE NORTH 68.00 FEET TO THE NORTH LINE OF NORFOLK STREET, THENCE EAST ALONG THE NORTH LINE OF NORFOLK STREET 821.98 FEET, THENCE SOUTH 68.00 FEET TO THE PLACE OF BEGINNING, ALL IN SECTION 19, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS. ALL SITUATED IN THE COUNTY OF DUPAGE, IN THE STATE OF ILLINOIS.

PERMANENT TAX NUMBER(S): 09-19-101-002; 09-19-200-003



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	DISTRICT REVIEW	12-10-14

DOWNERS GROVE SCHOOL DISTRICT 99 SOUTH HIGH SCHOOL

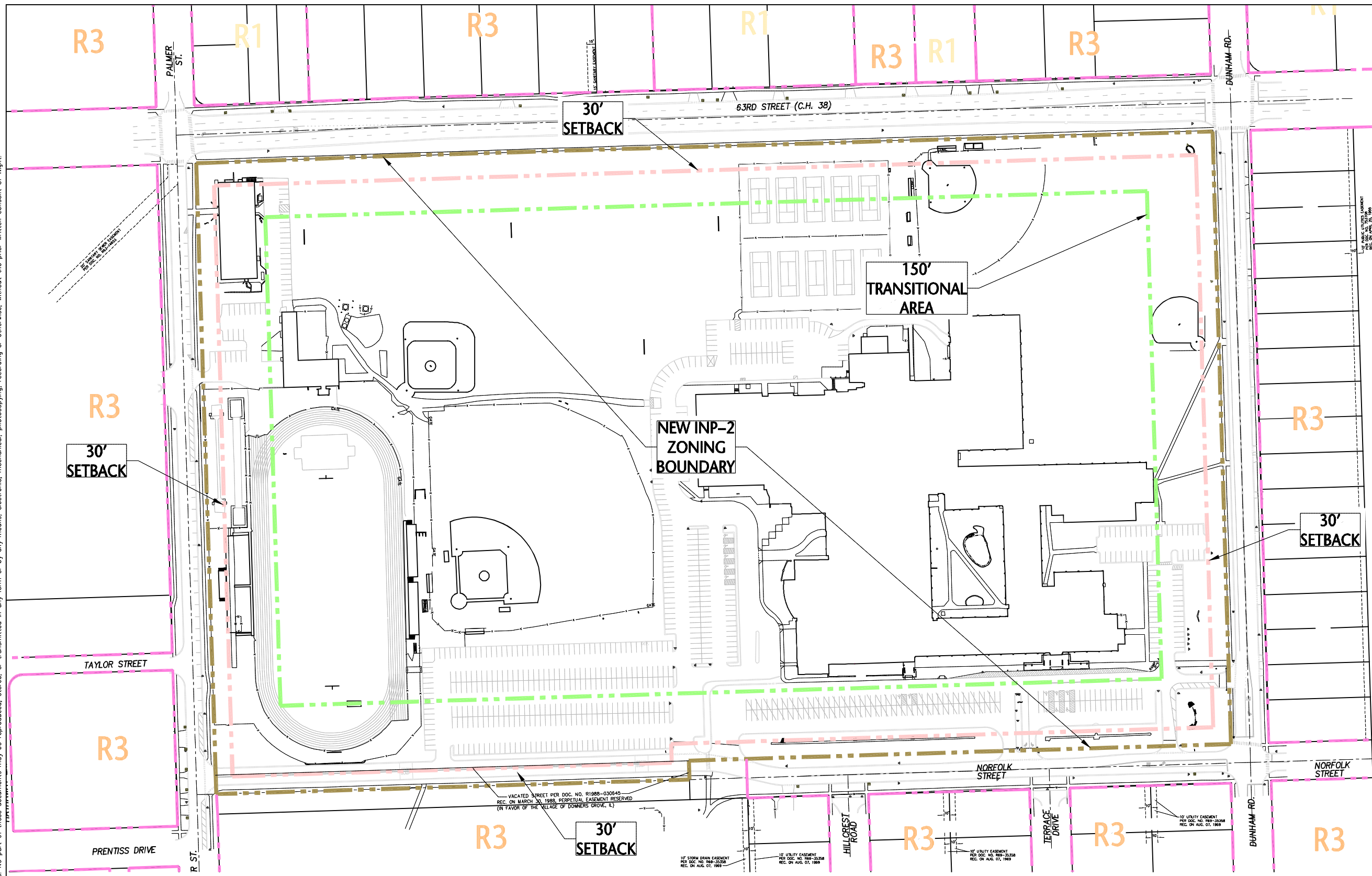
1436 Norfolk Street
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PROPERTY BOUNDARIES EXHIBIT

Project Number:
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REV DESCRIPTION	DATE

DOWNERS GROVE SCHOOL DISTRICT 99 SOUTH HIGH SCHOOL

1436 Norfolk Street
Downers Grove, IL 60516

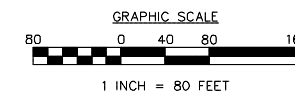
PROPERTY SETBACKS AND TRANSITIONAL AREA EXHIBIT

Project Number:

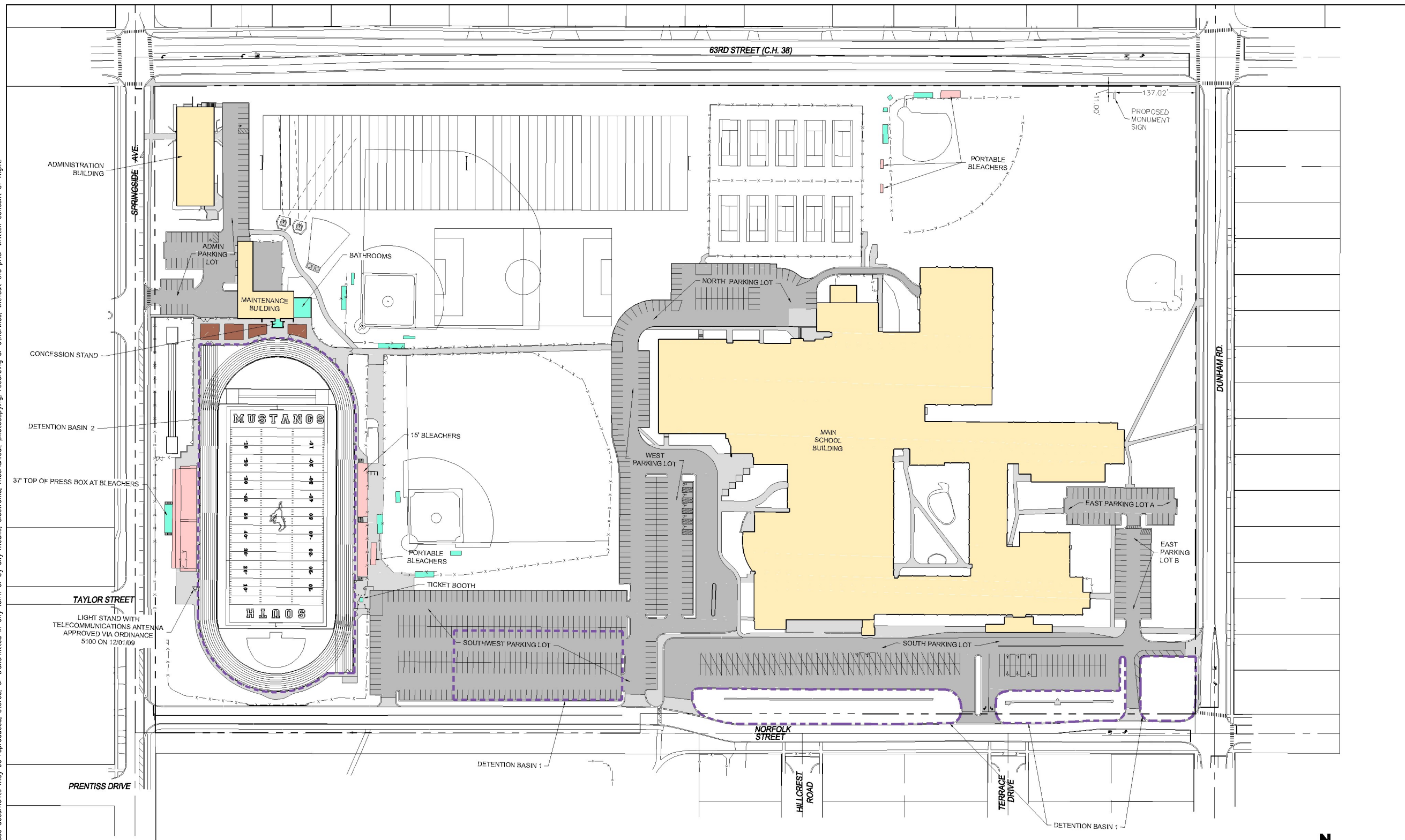
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LEGEND

	ASPHALT
	PERMEABLE PAVERS
	PCC SIDEWALK
	BUILDING
	ACCESSORY STRUCTURES
	BLEACHERS
	R.O.W. LINE

EXISTING FACILITY SUMMARY

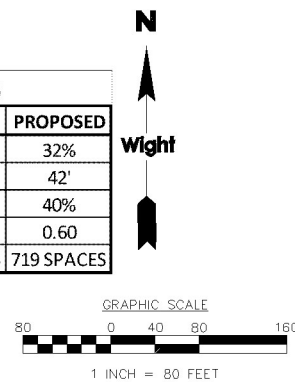
BUILDING	EXISTING G.F.A.	MAX. BUILDING HEIGHT
MAIN SCHOOL BUILDING	466,969	37'-0"
ADMINISTRATION BUILDING	10,622	20'-0"
MAINTENANCE BUILDING	7,921	13'-0"
ACCESSORY STRUCTURES	4364	37'-0"
BLEACHERS	11175	37'-0"
TOTAL BUILDING SF	501,051	
FLOOR AREA RATIO	0.26	

EXISTING STORMWATER MANAGEMENT

	BASIN 1	BASIN 2
TOTAL TRIBUTARY AREA (AC)	11.48	3.37
IMPERVIOUS AREA (AC)	7.93	3.37
EXISTING RELEASE RATE (CFS)	1.86	0.54
STORAGE VOLUME (AC-FT)	3.465	1.16
HIGH WATER LINE	740.6	745.85

PROPOSED REGULATIONS

	EXISTING	PROPOSED
BUILDING COVERAGE MAXIMUM	15%	32%
MAXIMUM HEIGHT	37'	42'
MINIMUM OPEN SPACE	56%	40%
MAXIMUM FLOOR AREA RATIO	0.26	0.60
PARKING REQUIREMENTS	719 SPACES	719 SPACES



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REV	DESCRIPTION	DATE
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	DISTRICT REVIEW	12-10-14

DOWNERS GROVE SCHOOL DISTRICT 99 SOUTH HIGH SCHOOL

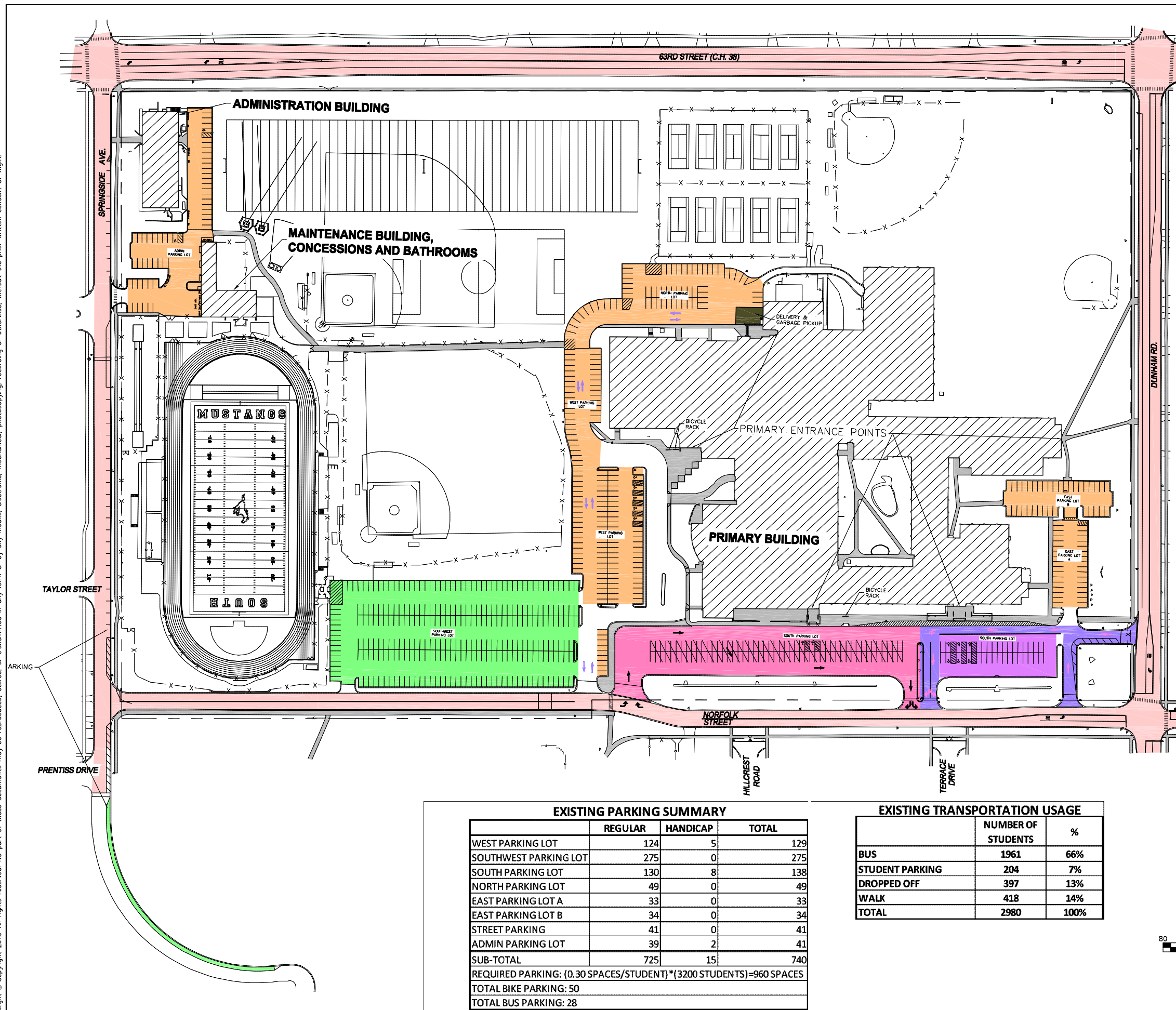
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EXISTING FACILITIES, PARKING & STORMWATER EXHIBIT

Project Number:
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LEGEND

- PEDESTRIAN SIDEWALK / WALKING PATH
- STUDENT PARKING DURING SCHOOL HOURS / OPEN PARKING AFTER 4:00 P.M.
- STAFF PARKING DURING SCHOOL HOURS / OPEN PARKING AFTER 4:00 P.M.
- BUS PARKING
- PARENT DROP OFF AND PICKUP A.M. AND P.M.
- VISITOR PARKING DURING SCHOOL HOURS / OPEN PARKING AFTER 4:00 P.M.
- LOADING ZONE FOR DELIVERIES AND GARBAGE TRUCKS
- PARENT DROP OFF AND PICKUP PROHIBITED AT ALL TIMES
- PRIMARY BUILDING
- PARENT DROP OFF ROUTING
- BUS ROUTING
- GARBAGE VEHICLE/DELIVERY VEHICLE ROUTING



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VILLAGE SUBMITTAL	05-20-15
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REV	DESCRIPTION DATE

DOWNERS GROVE SCHOOL DISTRICT 99 SOUTH HIGH SCHOOL

1436 Norfolk Street
 Downers Grove, IL 60516

EXISTING TRANSPORTATION EXHIBIT

Project Number:
 Drawn By:
 Sheet:

C4.00

EXISTING PARKING SUMMARY

	REGULAR	HANDICAP	TOTAL
WEST PARKING LOT	124	5	129
SOUTHWEST PARKING LOT	275	0	275
SOUTH PARKING LOT	130	8	138
NORTH PARKING LOT	49	0	49
EAST PARKING LOT A	33	0	33
EAST PARKING LOT B	34	0	34
STREET PARKING	41	0	41
ADMIN PARKING LOT	39	2	41
SUB-TOTAL	725	15	740
REQUIRED PARKING: (0.30 SPACES/STUDENT) * (3200 STUDENTS) = 960 SPACES			
TOTAL BIKE PARKING: 50			
TOTAL BUS PARKING: 28			

EXISTING TRANSPORTATION USAGE

	NUMBER OF STUDENTS	%
BUS	1961	66%
STUDENT PARKING	204	7%
DROPPED OFF	397	13%
WALK	418	14%
TOTAL	2980	100%

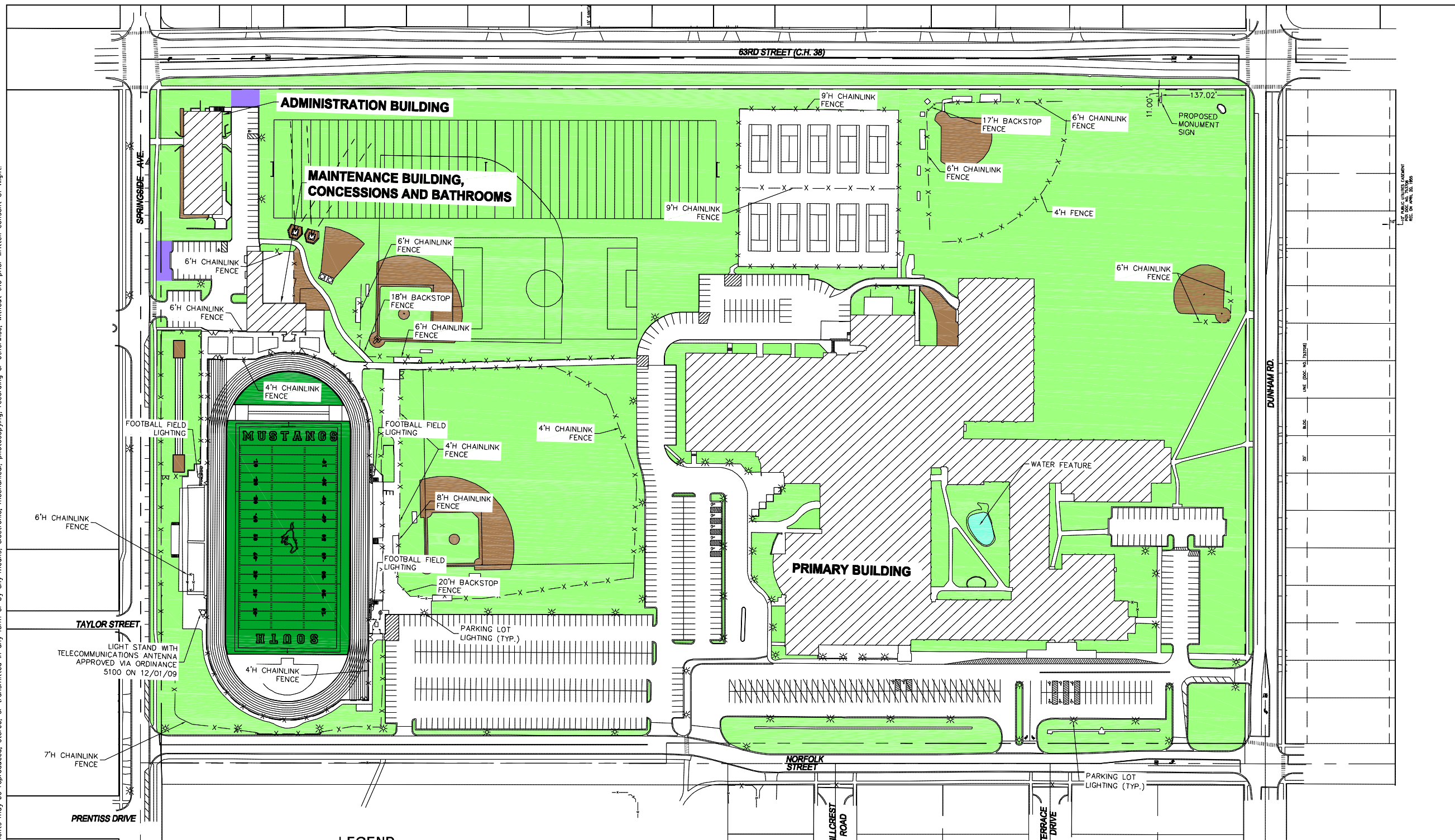
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 GRAPHIC SCALE

 1 INCH = 80 FEET

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LIGHTING NOTE
 THE CAMPUS LIGHTING PROGRAM COMPLIES WITH VILLAGE ORDINANCES AND RESPECTS LIGHTING LEVELS AT ALL PROPERTY PERIMETERS.

LEGEND

- PAVEMENT / BUILDING
- TURF & FOUNDATION PLANTING AREA
- LANDSCAPE SCREENING
- SYNTHETIC TURF GRASS
- CLAY INFELD / MISC. ATHLETIC SURFACES
- PRIMARY BUILDING
- R.O.W. LINE
- LIGHT POLE
- FOOTBALL FIELD LIGHT POLE
- FOOTBALL FIELD LIGHT POLE WITH ANTENNA

EXISTING SITE COVERAGE

	SQUARE FEET	PERCENTAGE
BUILDING COVERAGE	273,556	14.54%
HARDSCAPE - PERMEABLE	3,004	0.16%
HARDSCAPE - IMPERMEABLE	556,241	29.57%
SYNTHETIC TURF - PERMEABLE	83,189	4.43%
GREEN SPACE	964,834	51.30%
TOTAL	1,880,824	100.00%

N

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 GRAPHIC SCALE
 1 INCH = 80 FEET



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REV	DESCRIPTION	DATE
VILLAGE SUBMITTAL		05-20-15
DISTRICT REVIEW		12-10-14

DOWNERS GROVE SCHOOL DISTRICT 99 SOUTH HIGH SCHOOL

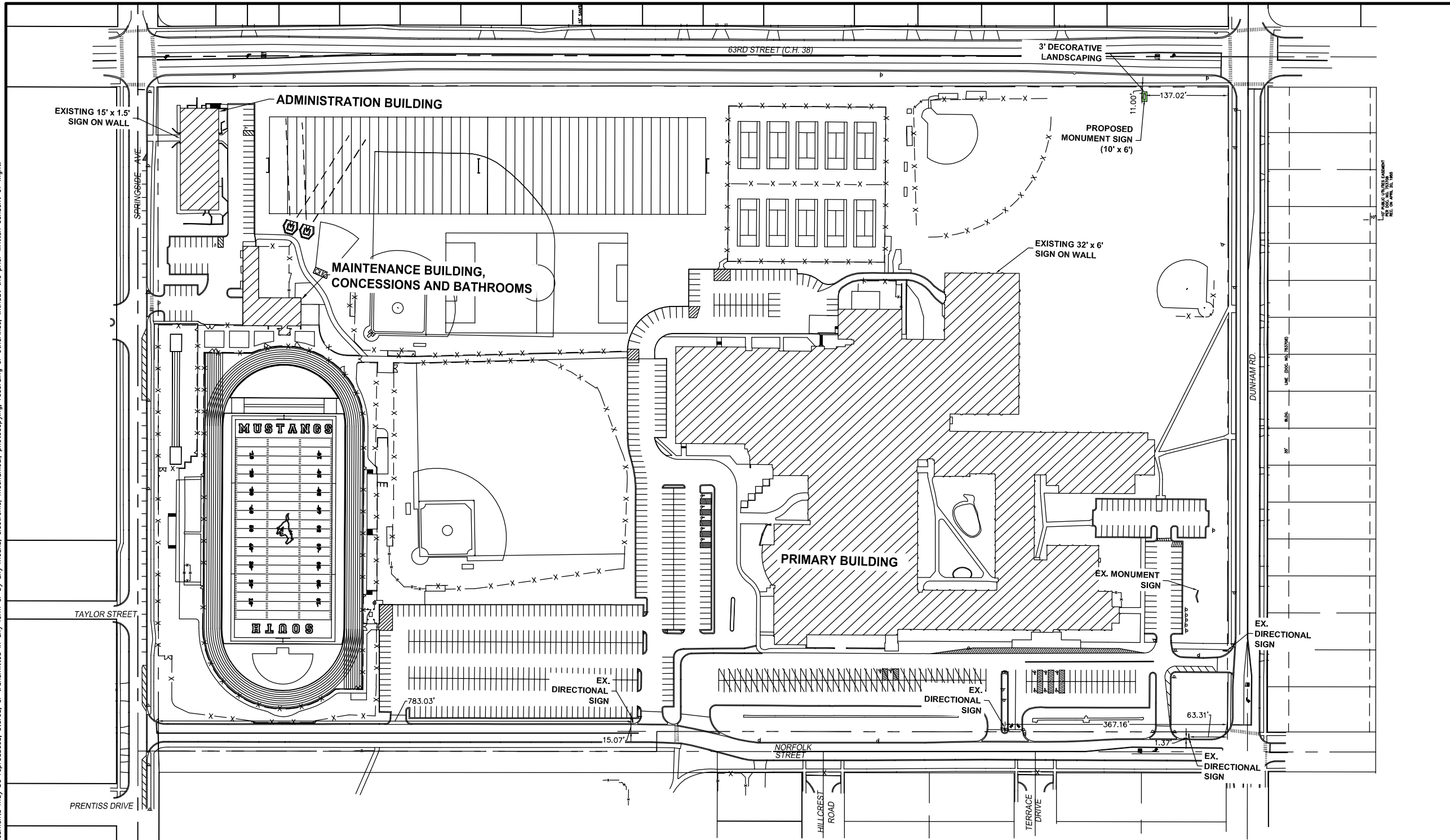
1436 Norfolk Street
 Downers Grove, IL 60516

EXISTING LANDSCAPING & LIGHTING EXHIBIT

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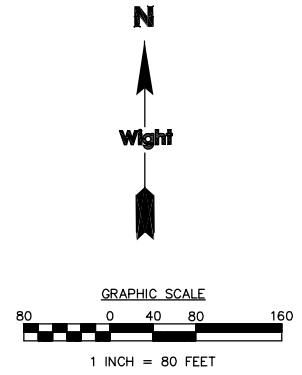
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*ADDITIONAL SPORT GRAPHICS ARE DEPICTED THROUGHOUT CAMPUS DUGOUTS, SCOREBOARDS, PRESS BOXES, AND OTHER ACCESSORY BUILDINGS

EXISTING ADMINISTRATION WALL SIGN	= 23 SQ. FT.
EXISTING WALL SIGN	= 192 SQ. FT.
PROPOSED MONUMENT SIGN	= 60 SQ. FT.
TOTAL SIGN AREA	= 275 SQ. FT.



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 Darien, IL 60561
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 F 630.969.7979

VILLAGE SUBMITTAL	05-20-15	
DISTRICT REVIEW	12-10-14	
REV	DESCRIPTION	DATE

**DOWNERS GROVE
 SCHOOL DISTRICT 99
 SOUTH HIGH SCHOOL**

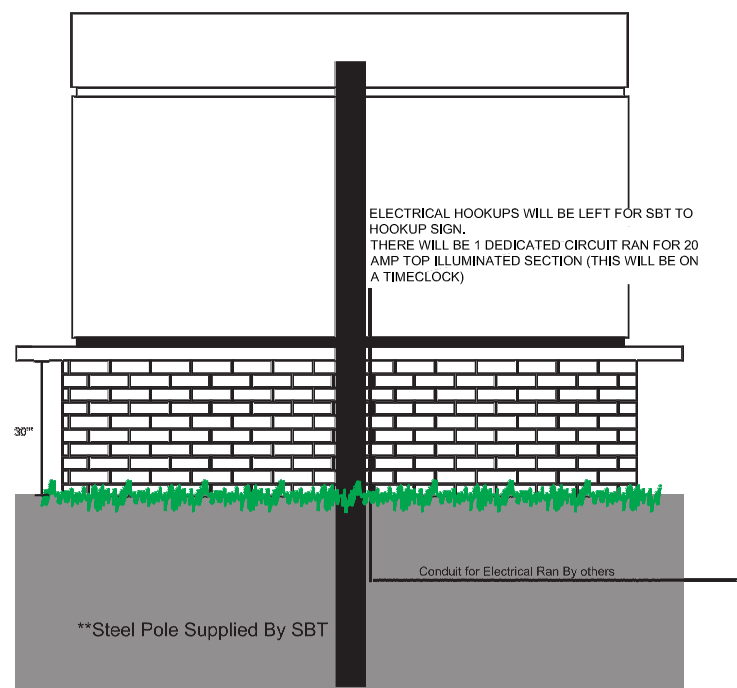
1436 Norfolk Street
 Downers Grove, IL 60516

**EXISTING SIGNS &
 PROPOSED SIGNS EXHIBIT**

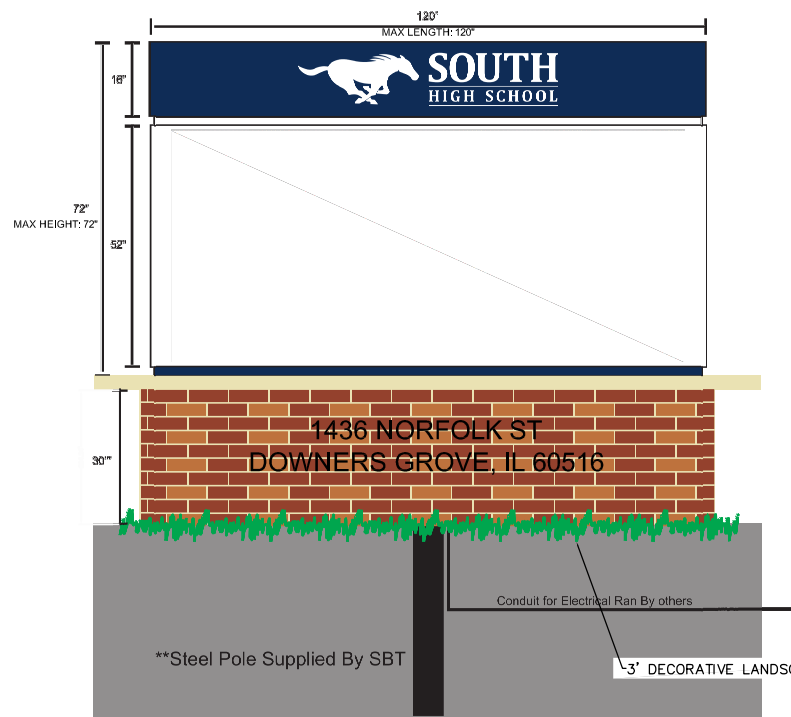
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C6.00

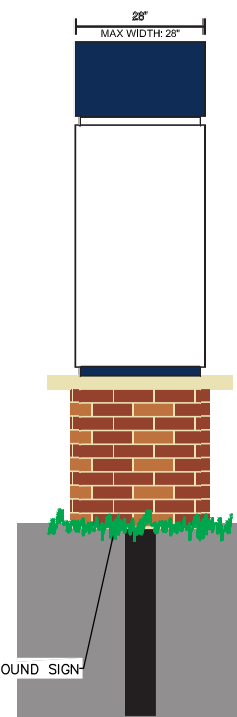
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Downers Grove South Sign
 Internally Illuminated Top Section with Router Cut Aluminum backed w/White Plexi
 Double-Sided
 Steel Pole Included
 **New Brick Base to be Constructed for Sign



30"x124" Brick Base (please recommend if this size is appropriate)
 144" Long Stone Cap or Accent (please recommend)
 Concrete Foundation for brick with Steel Pole Set into it
 Electrical Conduit Ran in through foundation



30"x30" Brick Base (please recommend if this size is appropriate)
 40" Wide Stone Cap or Accent (please recommend)



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VILLAGE SUBMITTAL	05-20-15
DISTRICT REVIEW	12-10-14
REV	DESCRIPTION DATE

**DOWNERS GROVE
 SCHOOL DISTRICT 99
 SOUTH HIGH SCHOOL**

1436 Norfolk Street
 Downers Grove, IL 60516

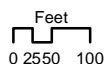
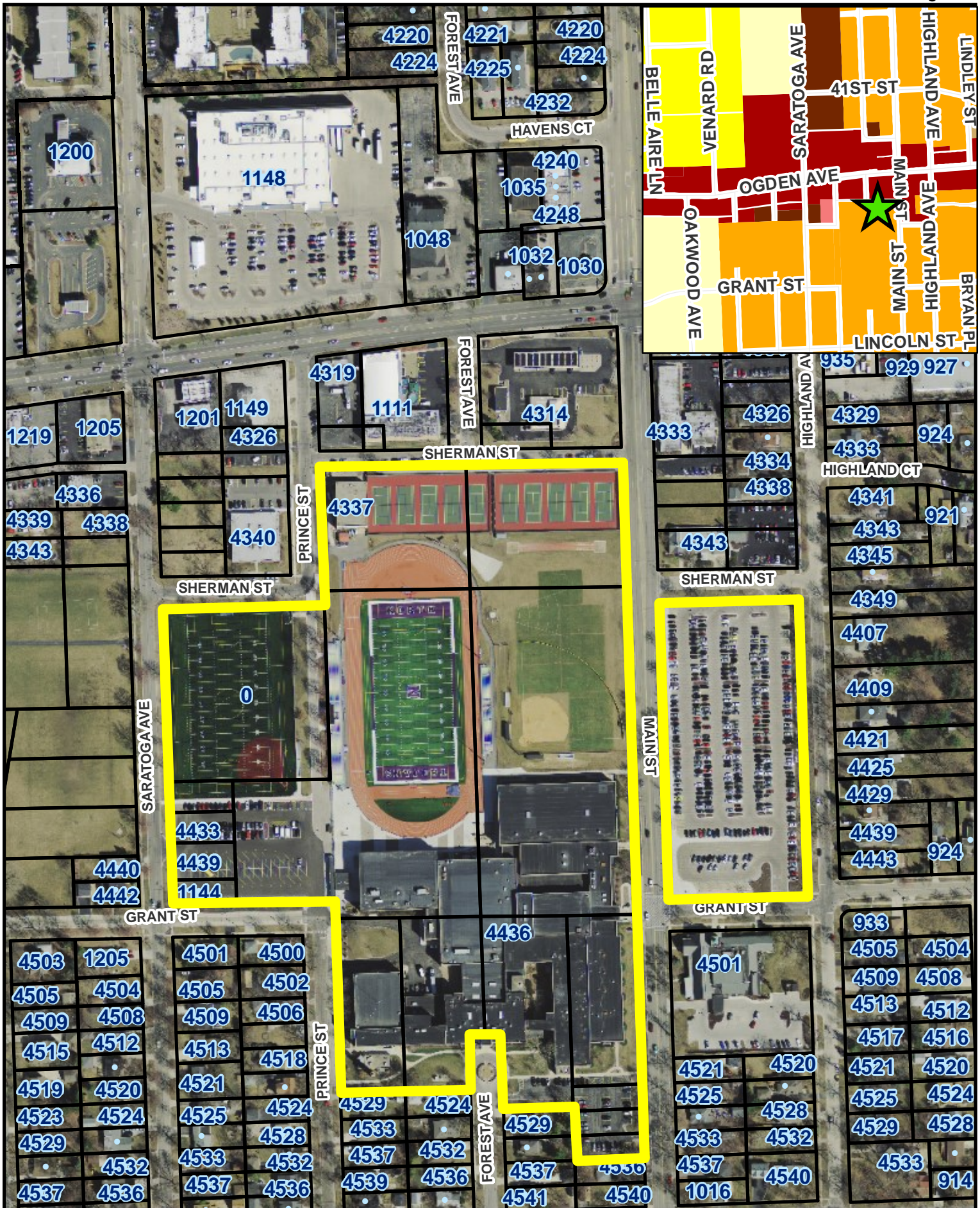
PROPOSED SIGN EXHIBIT

Project Number:

Drawn By:

Sheet:

C6.01



Location Map - Downers Grove North High School
4436 Main Street, Downers Grove, IL

Legend
 Subject Property



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 2500 North Frontage Road
 Darien, IL 60561
 P 630.969.7000
 F 630.969.7979

VILLAGE SUBMITTAL	07-02-15	
VILLAGE SUBMITTAL	05-20-15	
DISTRICT REVIEW	12-10-14	
REV	DESCRIPTION	DATE

DOWNERS GROVE SCHOOL DISTRICT 99 NORTH HIGH SCHOOL

4436 MAIN STREET
 Downers Grove, IL 60516

ALTA PLAT OF SURVEY

Project Number:
 Drawn By:
 Sheet:

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LINE LEGEND

---	BOUNDARY LINE	09-05-307-015	PARCEL 1
---	ADJACENT LOT LINE	09-05-314-005	LOT 7 PARCEL 2
---	CENTER LINE	09-05-314-006	LOT 8 PARCEL 2
---	EXISTING EASEMENT LINE		
---	CONTOUR LINE	09-05-314-007	PARCEL 3
---	STORM SEWER	09-05-309-001	PARCEL 4
---	SEWER	09-05-308-001	PARCEL 5
---	WATERMAIN (WITH SIZE)	09-05-308-002	PARCEL 6
---	ELECTRIC (UNDERGROUND)	09-05-308-003	PARCEL 7
---	ELECTRIC (OVERHEAD)	09-05-308-004	PARCEL 8
---	TELEPHONE	09-05-308-005	PARCEL 9
---	TELEVISION (CABLE)	09-05-308-006	PARCEL 10
---	GAS MAIN (WITH SIZE)	09-05-308-007	PARCEL 11
---	FENCE (HEIGHT SPECIFIED)	09-05-300-008	PARCEL 12

ABBREVIATIONS

TR	TYPICAL
MEAS	MEASURED DIMENSION
REC	RECORDED DIMENSION
FF	FOUND IRON PIPE
TC	TOP OF CURB
F	FLOW LINE OF CURB
BE	BLOCK OF WALK
EP	EDGE OF PAVEMENT
PP	POWER POLE
CON	CONCRETE
SW	SIDEWALK
MI	MANHOLE
T/P	TOP OF PIPE ELEVATION
F/F	FINISH FLOOR ELEVATION
TE	TELEPHONE
TEC	TELEPHONE CONDUIT
PCP	REINFORCED CONCRETE PIPE
PVC	PLASTIC PIPE
DCP	DEPRESSED CURB OR SIDEWALK
T/W	TOP OF WALL
SB/W	BOTTOM OF WALL
CS	CLEAN OUT
DS	DOWN SPOUT

SYMBOL LEGEND

○	MANHOLE (STORM, SANITARY)	□	TELEPHONE/ELECTRICAL/CABLE PEDESTAL
○	CATCH BASIN (STORM)	□	HANDHOLE ACCESS
○	INLET (STORM)	—	POWER POLE W/ GUY WIRE
○	ELECTRIC MANHOLE	—	BITUMINOUS PAVEMENT (ASPHALT)
○	STRUCTURE CALLOUT	—	P.C. CONCRETE
○	SPOT GRADE	○	DECIDUOUS TREE WITH TRUNK SIZE
○	VALVE & VALVE	○	CONIFEROUS TREE WITH TRUNK SIZE
○	VALVE & BOX (BROOK)		
○	FIRE HYDRANT		
○	STREET LIGHT		

LEGAL DESCRIPTION

PARCEL 1: LOTS 1 THROUGH 7, BOTH INCLUSIVE, LOTS 18 THROUGH 24, BOTH INCLUSIVE, IN BLOCK 30, IN E.H. PRINCE AND COMPANY'S ADDITION TO DOWNERS GROVE, A SUBDIVISION IN SECTIONS 5 TO 8, IN TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: LOTS 7 AND 8 IN BLOCK 27 IN E.H. PRINCE AND COMPANY'S ADDITION TO DOWNERS GROVE, A SUBDIVISION IN SECTIONS 5 TO 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3: LOT 9 IN BLOCK 27 IN E.H. PRINCE AND COMPANY'S ADDITION TO DOWNERS GROVE, A SUBDIVISION IN SECTIONS 5 TO 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 4: BLOCK 38 IN E.H. PRINCE AND COMPANY'S SECOND ADDITION TO DOWNERS GROVE, A SUBDIVISION IN THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 5: THE SOUTH 20 FEET OF LOT 5, LOTS 6 THROUGH 13, BOTH INCLUSIVE, AND THE SOUTH 20 FEET OF LOT 14 IN BLOCK 33 IN E.H. PRINCE AND COMPANY'S ADDITION TO DOWNERS GROVE, A SUBDIVISION IN SECTIONS 5 TO 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 6: BLOCK 29 IN E.H. PRINCE AND COMPANY'S ADDITION TO DOWNERS GROVE, A SUBDIVISION IN SECTIONS 5 TO 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 7: LOTS 17 THROUGH 22, BOTH INCLUSIVE, IN BLOCK 26 IN E.H. PRINCE AND COMPANY'S ADDITION TO DOWNERS GROVE, A SUBDIVISION IN SECTIONS 5 TO 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 8: LOTS 1 THROUGH 6, BOTH INCLUSIVE, IN BLOCK 26 IN E.H. PRINCE AND COMPANY'S ADDITION TO DOWNERS GROVE, A SUBDIVISION IN SECTIONS 5 TO 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

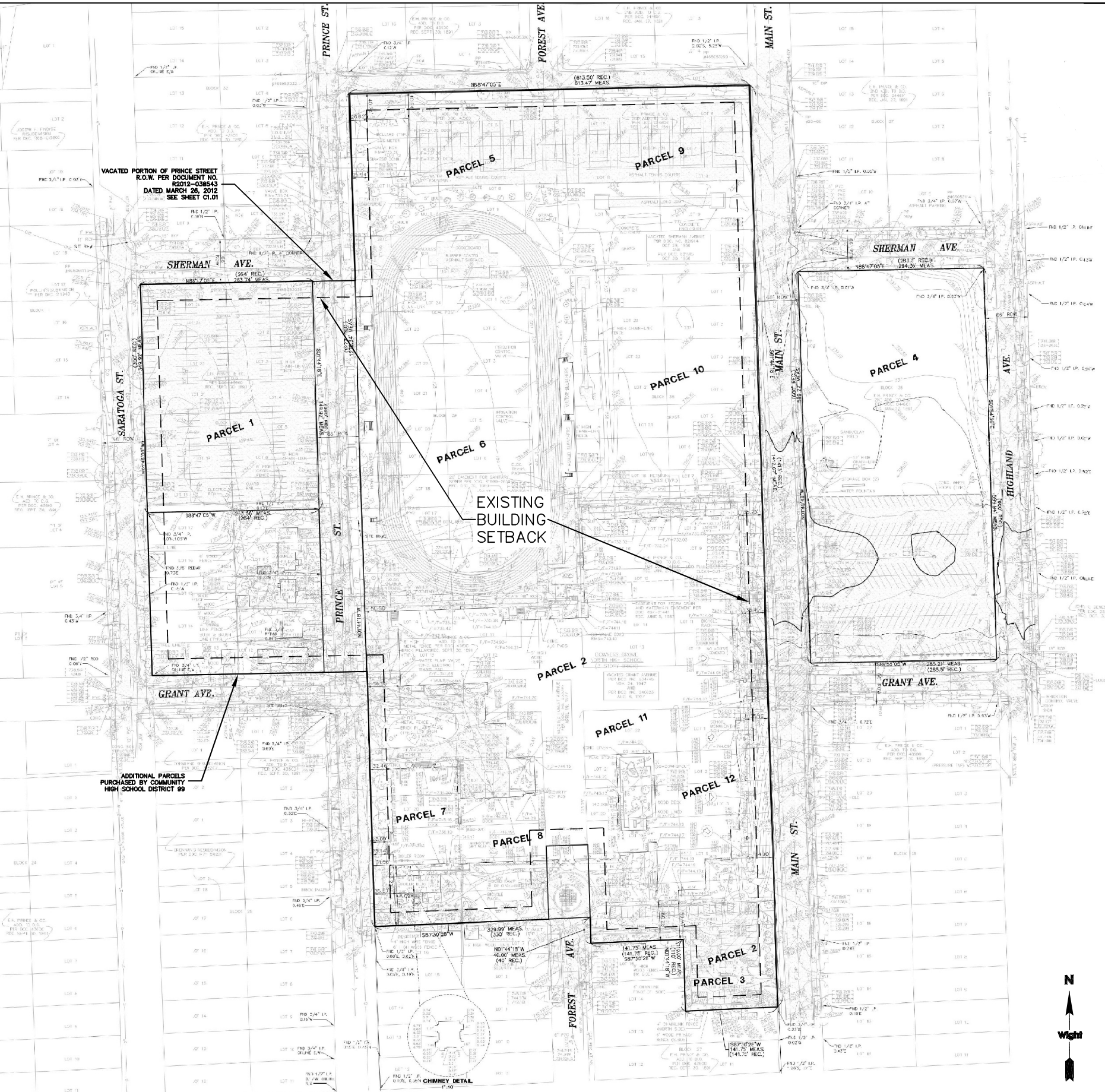
PARCEL 9: THE SOUTH 20 FEET OF LOT 5, LOTS 6 THROUGH 13, BOTH INCLUSIVE, AND THE SOUTH 20 FEET OF LOT 14 IN BLOCK 34 IN E.H. PRINCE AND COMPANY'S ADDITION TO DOWNERS GROVE, A SUBDIVISION IN SECTIONS 5 TO 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 10: BLOCK 35 IN E.H. PRINCE AND COMPANY'S SECOND ADDITION TO DOWNERS GROVE, A SUBDIVISION IN THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 11: LOT 16, EXCEPT THE SOUTH 10 FEET THEREOF, AND LOTS 17 THROUGH 22, BOTH INCLUSIVE, IN BLOCK 27 IN E.H. PRINCE AND COMPANY'S ADDITION TO DOWNERS GROVE, A SUBDIVISION IN SECTIONS 5 TO 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 12: LOTS 1 THROUGH 5, BOTH INCLUSIVE, IN BLOCK 27 IN E.H. PRINCE AND COMPANY'S ADDITION TO DOWNERS GROVE, A SUBDIVISION IN SECTIONS 5 TO 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 13: THAT PART OF VACATED SHERMAN STREET LYING SOUTH OF AND ADJOINING PARCELS 5 AND 9 ABOVE AND LYING NORTH OF AND ADJOINING PARCELS 6 AND 10 ABOVE, AND THAT PART OF VACATED GRANT AVENUE LYING SOUTH OF PARCELS 8 AND 10 ABOVE, AND NORTH OF PARCELS 7 AND 9, AND 11 AND 12 ABOVE, AND THAT PART OF VACATED NORTH FOREST AVENUE LYING EAST OF AND ADJOINING PARCEL 8 ABOVE, AND WEST AND ADJOINING PARCEL 10 ABOVE, TOGETHER WITH THAT PART OF SAID VACATED NORTH FOREST AVENUE LYING EAST OF AND ADJOINING THE NORTH 203.75 FEET AS MEASURED ALONG THE EAST LINE OF PARCEL 8 ABOVE AND LYING WEST OF AND ADJOINING THE NORTH 203.75 FEET AS MEASURED ALONG THE WEST LINE OF PARCEL 11 ABOVE.



ROAKE AND ASSOCIATES, INC.
 CONSULTING ENGINEERS • LAND SURVEYORS • PLANNERS
 484 QUINCY AVENUE, SUITE 100A • NAPERVILLE, ILLINOIS 60563
 TEL. 630.363.3222 • FAX 630.556.3287

PREPARED FOR:
WIGHT & COMPANY
 2500 NORTH FRONTAGE ROAD
 DARIEN, IL 60561
 PH. (630) 969-7000
 FX. (630) 969-7979

DRAWING NOT TO SCALE

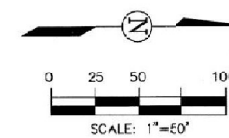
NO.	DATE	DESCRIPTION	REVISIONS
1	1-22-11	ISSUE FOR TITLE COMMITMENT	

PLAT OF STREET VACATION AND EASEMENT RESERVATION OF PRINCE STREET VACATED RIGHT-OF-WAY

OF PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS

LINE LEGEND

- PROPERTY LINE
- CENTER LINE
- STREET VACATION BOUNDARY
- EASEMENT RESERVATION LINE
- RIGHT-OF-WAY VACATION AREA
- EASEMENT RESERVATION AREA



EASEMENT RESERVATION PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF DOWNERS GROVE, COUNTY OF DUPAGE AND THE DOWNERS GROVE SANITARY DISTRICT, COUNTY OF DUPAGE, AND TO UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE SAID VILLAGE AND SANITARY DISTRICT LIMITED TO, NICOR AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, OVER ALL AREAS MARKED "PUBLIC UTILITIES EASEMENT RESERVATION" ON THE PLAT OF VACATION OF THE VACATED STREET RIGHT-OF-WAY AS DESCRIBED HEREIN FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS AND COMMUNITY ANTENNA TELEVISION SYSTEMS AND ALL NECESSARY APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE AND SANITARY DISTRICT AND FOR ANY AND ALL MUNICIPAL PURPOSES, OVER, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF THE UTILITIES. NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, DRIVEWAYS, FENCES ("IMPROVEMENTS") AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES AND RIGHTS. ANY INSTALLATIONS OF IMPROVEMENTS PLACED IN THE EASEMENT SHALL BE AT THE PROPERTY OWNER'S SOLE EXPENSE AND THE VILLAGE AND SANITARY DISTRICT SHALL NOT BE RESPONSIBLE FOR REPAIRING, MAINTAINING OR REPLACING ANY IMPROVEMENTS. THE PROPERTY OWNERS SHALL INDEMNIFY AND HOLD HARMLESS THE VILLAGE AND SANITARY DISTRICT, THEIR RESPECTIVE AGENTS, OFFICERS AND EMPLOYEES AGAINST ALL INJURIES, DEATHS, LOSSES, DAMAGES, CLAIMS, SUITS, JUDGMENTS, COSTS AND EXPENSES WHICH MAY ARISE DIRECTLY OR INDIRECTLY FROM THE INSTALLATION OF ANY AND ALL IMPROVEMENTS IN THE EASEMENT AREA. THE VILLAGE AND SANITARY DISTRICT SHALL NOT BE RESPONSIBLE OR LIABLE FOR ANY DAMAGE INCURRED TO THE IMPROVEMENTS DURING OR AS A RESULT OF ANY REPAIR, MAINTENANCE, OPERATION, USE OR INSTALLATION OF EQUIPMENT OR FACILITIES WITHIN THE EASEMENT AREA. ALL INSTALLATIONS OF IMPROVEMENTS SHALL BE SUBJECT TO THE ORDINANCES OF THE VILLAGE OF DOWNERS GROVE AND THE DOWNERS GROVE SANITARY DISTRICT. EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF DOWNERS GROVE AND SANITARY DISTRICT AND OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OF THE LAND OVER THE ENTIRE EASEMENT AREA FOR INGRESS, EGRESS AND THE PERFORMANCE OF ANY AND ALL MUNICIPAL AND OTHER GOVERNMENTAL SERVICES.

PRINCE STREET VACATION LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

THAT PART OF PRINCE STREET AS HERETOFORE DEDICATED IN E.H. PRINCE AND COMPANY'S ADDITION TO DOWNERS GROVE ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 30, 1891 AS DOCUMENT NUMBER 4363C DESCRIBED AS BEGINNING AT THE NORTH-EAST CORNER OF LOT 1 IN BLOCK 30 IN SAID E.H. PRINCE AND COMPANY'S ADDITION; THENCE ALONG THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 66 FEET TO THE NORTHWEST CORNER OF LOT 24 IN BLOCK 29 IN SAID E.H. PRINCE AND COMPANY'S ADDITION; THENCE SOUTH ALONG THE WEST LINE OF SAID BLOCK 29, A DISTANCE OF 600 FEET TO THE SOUTHWEST CORNER OF LOT 13 IN SAID BLOCK 29; THENCE ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 13, A DISTANCE OF 66 FEET TO THE SOUTHEAST CORNER OF LOT 12 IN SAID BLOCK 30; THENCE NORTH ALONG THE EAST LINE OF SAID BLOCK 30, A DISTANCE OF 600 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, CHARLES A. HULSE, AN ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT THE ANNEXED PLAT HAS BEEN PREPARED FROM FIELD SURVEYS AND EXISTING PLATS AND RECORDS FOR THE PURPOSE OF VACATING STREET RIGHT-OF-WAY AND GRANTING AN EASEMENT RESERVATION.

THIS PLAT HAS BEEN PREPARED BY ROAKE AND ASSOCIATES, INC., ILLINOIS LICENSED PROFESSIONAL DESIGN FIRM NO. 867, LICENSE EXPIRES APRIL 30, 2013, UNDER MY PERSONAL DIRECTION FOR THE EXCLUSIVE USE OF THE CLIENT NOTED HEREON. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 5TH DAY OF

DECEMBER, A.D., 2011

Charles A. Hulse
ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR NO. 2556
LICENSE VALID THROUGH NOVEMBER 30, 2012
(NOT VALID WITHOUT ORIGINAL SIGNATURE)



Wight & Company
wightco.com
2500 North Frontage Road
Darien, IL 60561
P 630.969.7000
F 630.969.7979

REV	DESCRIPTION	DATE
	VILLAGE SUBMITTAL	07-02-15
	VILLAGE SUBMITTAL	05-20-15
	DISTRICT REVIEW	12-10-14

DOWNERS GROVE SCHOOL DISTRICT 99 NORTH HIGH SCHOOL

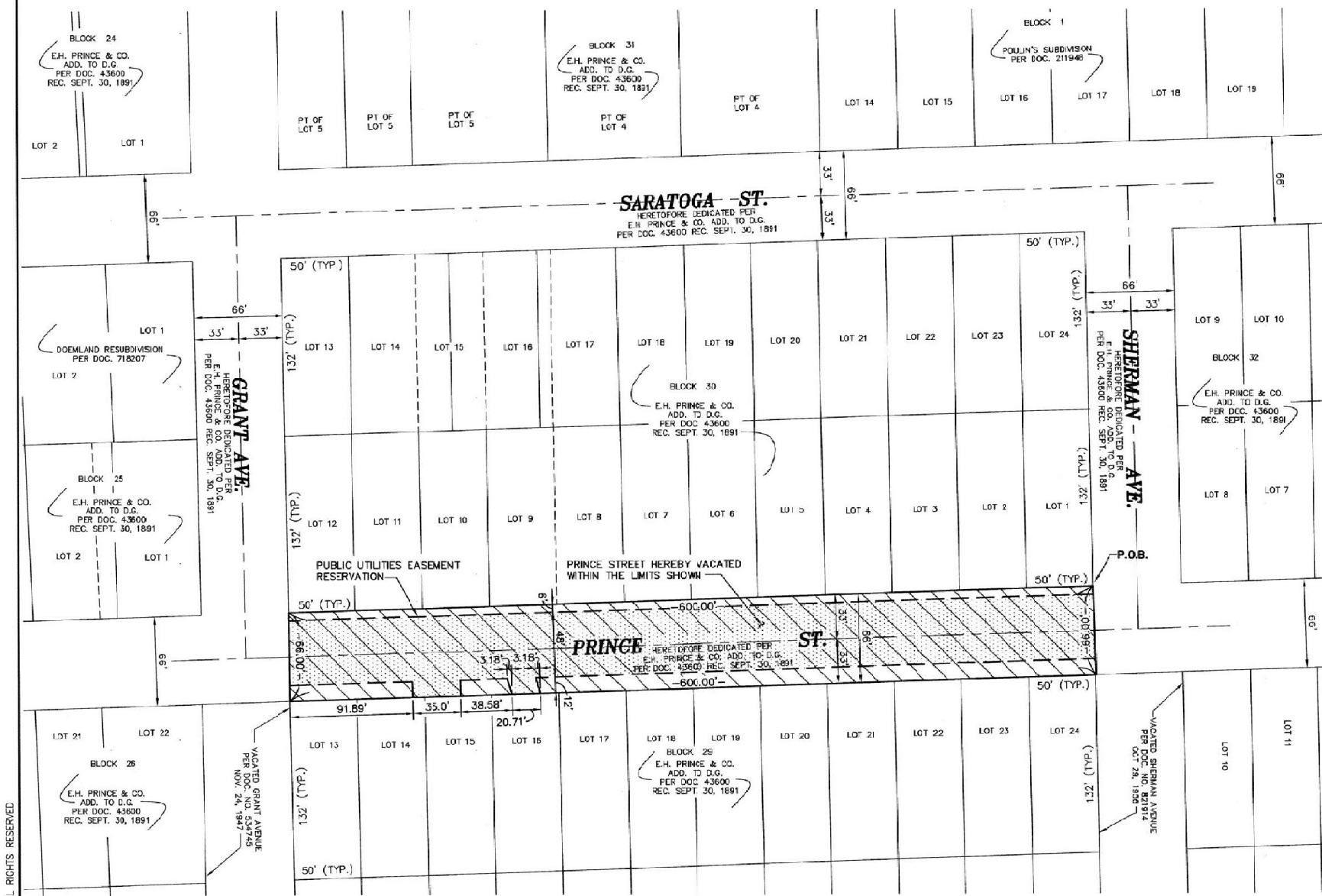
4436 MAIN STREET
Downers Grove, IL 60516

ALTA PLAT OF SURVEY

Project Number:

Drawn By:

Sheet:



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CONSULTING ENGINEERS • LAND SURVEYORS • PLANNERS
1884 OLINDY AVENUE, SUITE 100A • NAPERVILLE, ILLINOIS 60564
TEL (630) 366-3232 • FAX (630) 366-3257

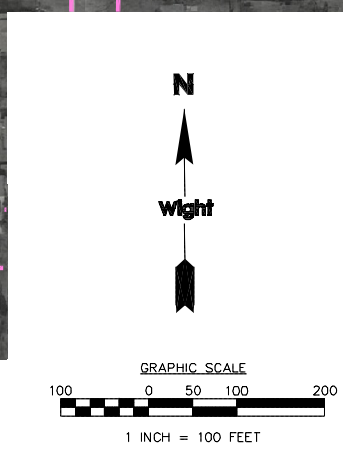
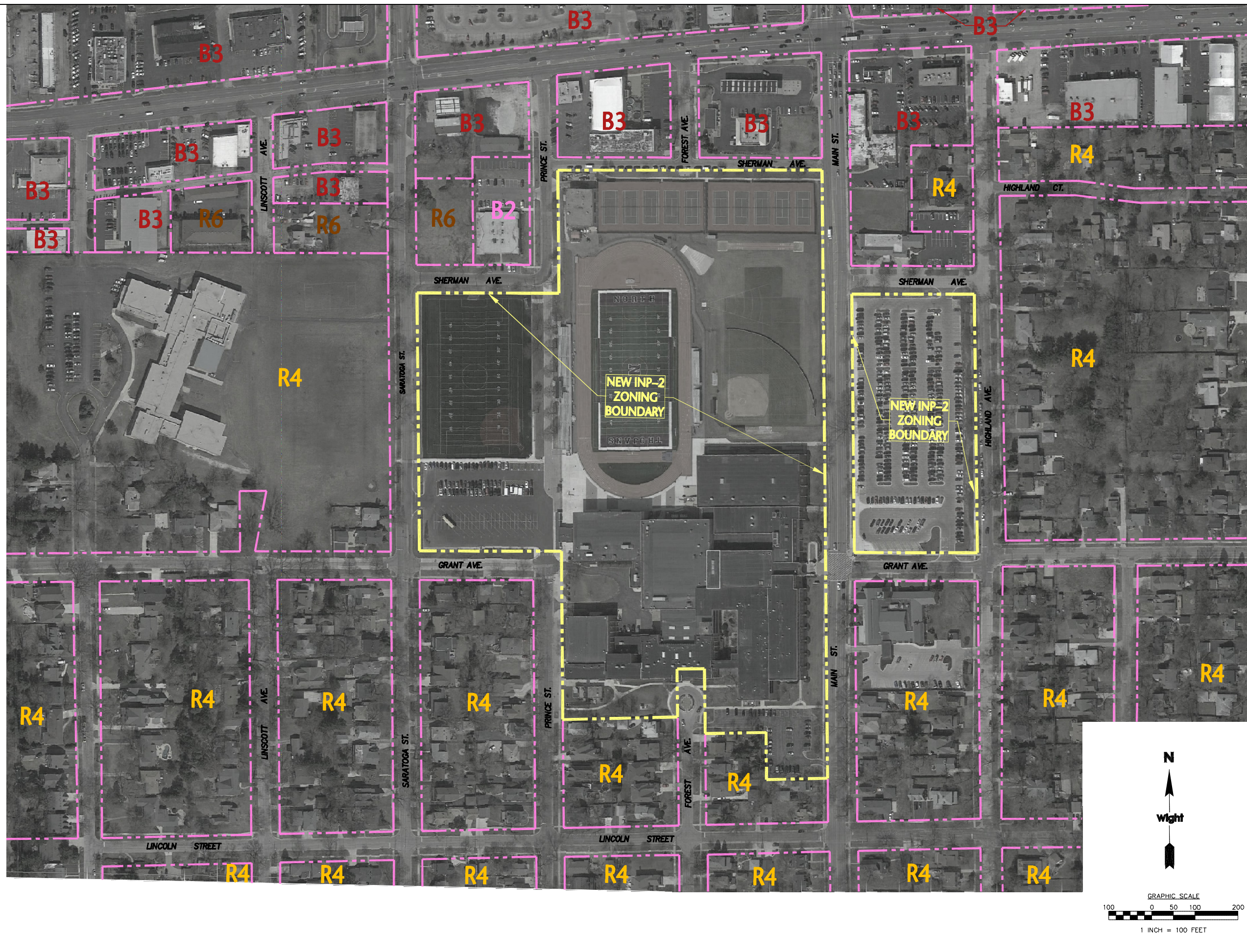
PREPARED FOR:
COMMUNITY HIGH SCHOOL DISTRICT 99
ADMINISTRATIVE SERVICE CENTER
6301 SPRINGSIDE AVENUE
DOWNERS GROVE, IL 60516
PH. (630) 795-7100 FX. (630) 795-7199

PRINCE STREET VACATED RIGHT-OF-WAY			
PLAT OF STREET VACATION AND EASEMENT RESERVATION			
DRN./CKD. BY: PRS/CAH	FILE: 7045VAC	FLD. BK./PG.: 236/1	SHEET NO. 1 OF 1
SCALE: ±=50'	DATE: 11/14/11	JOB NO.: 704-005	

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 F 630.969.7979

REV	DESCRIPTION	DATE
	VILLAGE SUBMITTAL	07-02-15
	VILLAGE SUBMITTAL	05-20-15
	DISTRICT REVIEW	12-10-14

**DOWNERS GROVE
 SCHOOL DISTRICT 99
 NORTH HIGH SCHOOL**

4436 MAIN STREET
 Downers Grove, IL 60516

PLANNING AREA EXHIBIT

Project Number:

Drawn By:

Sheet:

EXH1.00

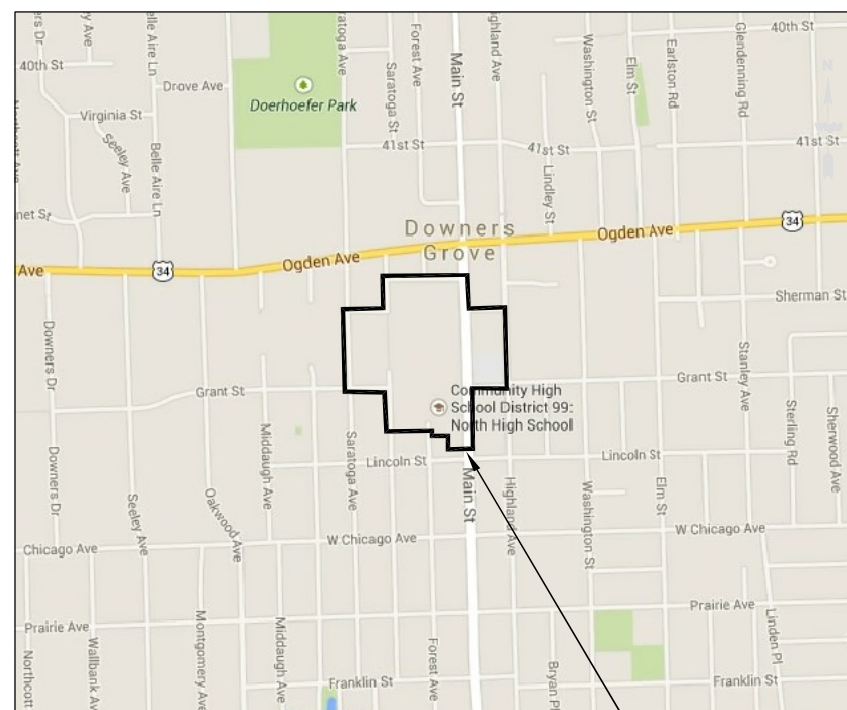


NORTH HIGH SCHOOL INSTITUTIONAL MASTER PLAN

4436 Main Street
Downers Grove, Illinois, 60515



Wight & Company
wightco.com
2500 North Frontage Road
Darien, IL 60561
P 630.969.7000
F 630.969.7979



LOCATION MAP

SITE LOCATION

INDEX OF DRAWINGS

- C0.00 COVER SHEET
- C1.00 PROPERTY BOUNDARIES EXHIBIT
- C2.00 PROPERTY SETBACKS AND TRANSITIONAL AREA EXHIBIT
- C3.00 EXISTING FACILITIES, PARKING, & STORMWATER EXHIBIT
- C4.00 EXISTING MOTORIZED TRANSPORTATION EXHIBIT
- C5.00 EXISTING LANDSCAPING & LIGHTING EXHIBIT
- C6.00-C6.01 PROPOSED AND EXISTING SIGN EXHIBIT

GENERAL NOTES

1. THIS INSTITUTIONAL MASTER PLAN FOR THE DOWNERS GROVE NORTH HIGH SCHOOL CAMPUS HAS BEEN PREPARED TO FACILITATE THE RE-ZONING OF THE CAMPUS FROM VILLAGE OF DOWNERS GROVE R-4 ZONING (RESIDENTIAL DETACHED HOUSE 4) TO THE VILLAGE'S NEW INP-2 ZONING CATEGORY (INSTITUTIONAL AND PUBLIC DISTRICT, LARGE CAMPUS-SCALE) DESIGNATION.
2. THIS INSTITUTIONAL MASTER PLAN REFLECTS EXISTING BUILDINGS AND PROPOSED SIGN IMPROVEMENTS AS OF THE DATE OF THIS DOCUMENT.
3. PROPOSED SIGN IMPROVEMENTS ARE ANTICIPATED TO COMMENCE BY 12/31/15.
4. THE PROPERTY SURVEY EXHIBIT PROVIDED ON SHEETS EXH1.00 & EXH1.01 HEREIN WAS NOT PREPARED BY WIGHT & COMPANY. IT REPRESENTS AS ASSEMBLY OF OLDER SURVEYS PREPARED PREVIOUSLY BY OTHERS. THERE IS NO INTENT TO INDICATE THAT WIGHT & COMPANY PREPARED ANY LEGAL PLATS OF SURVEY - IT IS AN EXHIBIT OF THE CURRENT LAND HOLDINGS OF THE SCHOOL CAMPUS.

REV	DESCRIPTION	DATE
	VILLAGE SUBMITTAL	07-02-15
	VILLAGE SUBMITTAL	05-20-15
	DISTRICT REVIEW	12-10-14

DOWNERS GROVE SCHOOL DISTRICT 99 NORTH HIGH SCHOOL

4436 MAIN STREET
Downers Grove, IL 60516

COVER SHEET

Project Number:

Drawn By:

Sheet:

C0.00

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LEGAL DESCRIPTION

PARCEL 1:
LOTS 1 THROUGH 7, BOTH INCLUSIVE, LOTS 18 THROUGH 24, BOTH INCLUSIVE IN BLOCK 30, IN E.H. PRINCE AND COMPANY'S ADDITION TO DOWNERS GROVE, A SUBDIVISION IN SECTIONS 5 TO 8, IN TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:
LOTS 7 AND 8 IN BLOCK 27 IN E.H. PRINCE AND COMPANY'S ADDITION TO DOWNERS GROVE, A SUBDIVISION IN SECTIONS 5 TO 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3:
LOT 9 IN BLOCK 27 IN E.H. PRINCE AND COMPANY'S ADDITION TO DOWNERS GROVE, A SUBDIVISION IN SECTIONS 5 TO 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 4:
BLOCK 36 IN E.H. PRINCE AND COMPANY'S SECOND ADDITION TO DOWNERS GROVE, A SUBDIVISION IN THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 5:
THE SOUTH 20 FEET OF LOT 5, LOTS 6 THROUGH 13, BOTH INCLUSIVE, AND THE SOUTH 20 FEET OF LOT 14 IN BLOCK 33 IN E.H. PRINCE AND COMPANY'S ADDITION TO DOWNERS GROVE, A SUBDIVISION IN SECTIONS 5 TO 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 6:
BLOCK 29 IN E.H. PRINCE AND COMPANY'S ADDITION TO DOWNERS GROVE, A SUBDIVISION IN SECTIONS 5 TO 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 7:
LOTS 17 THROUGH 22, BOTH INCLUSIVE, IN BLOCK 26 IN E.H. PRINCE AND COMPANY'S ADDITION TO DOWNERS GROVE, A SUBDIVISION IN SECTIONS 5 TO 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 8:
LOTS 1 THROUGH 6, BOTH INCLUSIVE, IN BLOCK 26 IN E.H. PRINCE AND COMPANY'S ADDITION TO DOWNERS GROVE, A SUBDIVISION IN SECTIONS 5 TO 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 9:
THE SOUTH 20 FEET OF LOT 5, LOTS 6 THROUGH 13, BOTH INCLUSIVE, AND THE SOUTH 20 FEET OF LOT 14 IN BLOCK 34 IN E.H. PRINCE AND COMPANY'S SECOND ADDITION TO DOWNERS GROVE, A SUBDIVISION IN THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 10:
BLOCK 35 IN E.H. PRINCE AND COMPANY'S SECOND ADDITION TO DOWNERS GROVE, A SUBDIVISION IN THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

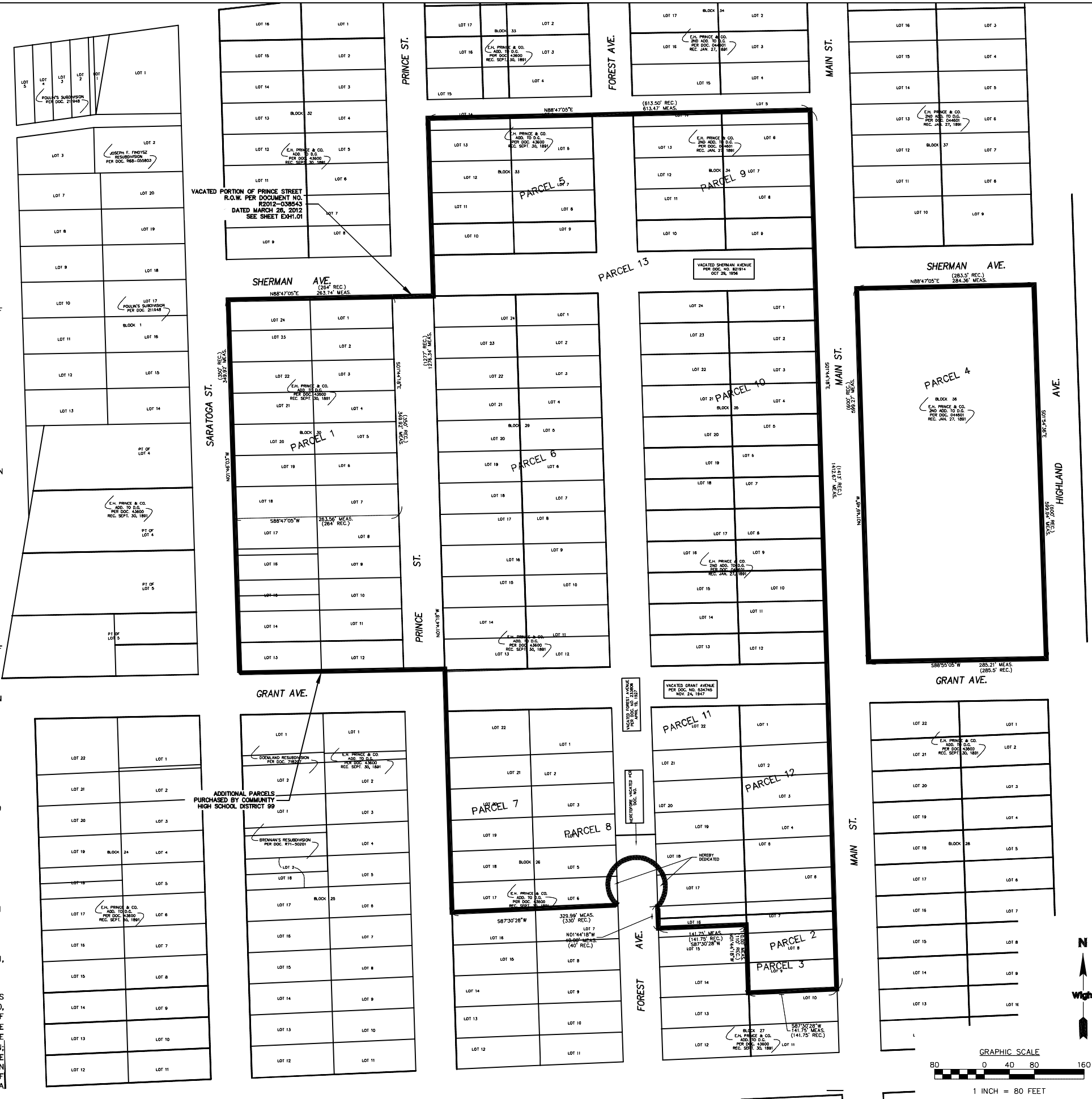
PARCEL 11:
LOT 16, EXCEPT THE SOUTH 10 FEET THEREOF, AND LOTS 17 THROUGH 22, BOTH INCLUSIVE, IN BLOCK 27 IN E.H. PRINCE AND COMPANY'S ADDITION TO DOWNERS GROVE, A SUBDIVISION IN SECTIONS 5 TO 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 12:
LOTS 1 THROUGH 6, BOTH INCLUSIVE, IN BLOCK 27 IN E.H. PRINCE AND COMPANY'S ADDITION TO DOWNERS GROVE, A SUBDIVISION IN SECTIONS 5 TO 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 13:
THAT PART OF VACATED SHERMAN STREET LYING SOUTH OF AND ADJOINING PARCELS 5 AND 9 ABOVE AND LYING NORTH OF AND ADJOINING PARCELS 6 AND 10 ABOVE, AND THAT PART OF VACATED GRANT AVENUE LYING SOUTH OF PARCELS 6 AND 10 ABOVE, AND NORTH OF PARCELS 7 AND 8, AND 11 AND 12 ABOVE, AND THAT PART OF VACATED NORTH FOREST AVENUE LYING EAST OF AND ADJOINING PARCEL 6 ABOVE AND WEST OF AND ADJOINING PARCEL 10 ABOVE, TOGETHER WITH THAT PART OF SAID VACATED NORTH FOREST AVENUE LYING EAST OF AND ADJOINING THE NORTH 203.75 FEET AS MEASURED ALONG THE EAST LINE OF PARCEL 8 ABOVE, AND LYING WEST OF AND ADJOINING THE NORTH 203.75 FEET AS MEASURED ALONG THE WEST LINE OF PARCEL 11 ABOVE.

ADDITIONAL PARCELS:
LOTS 8 THROUGH 17, BOTH INCLUSIVE, IN BLOCK 30, IN E.H. PRINCE AND COMPANY'S ADDITION TO DOWNERS GROVE, A SUBDIVISION IN SECTIONS 5 TO 8, IN TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

ALSO,
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
THAT PART OF PRINCE STREET AS HERETOFORE DEDICATED IN E.H. PRINCE AND COMPANY'S ADDITION TO DOWNERS GROVE ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 30, 1891 AS DOCUMENT NUMBER 43600 DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN BLOCK 30 IN SAID E.H. PRINCE AND COMPANY'S ADDITION; THENCE ALONG THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 66 FEET TO THE NORTHWEST CORNER OF LOT 24 IN BLOCK 29 IN SAID E.H. PRINCE AND COMPANY'S ADDITION; THENCE SOUTH ALONG THE WEST LINE OF SAID BLOCK 29, A DISTANCE OF 600 FEET TO THE SOUTHWEST CORNER OF LOT 13 IN SAID BLOCK 29; THENCE ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 13, A DISTANCE OF 66 FEET TO THE SOUTHEAST CORNER OF LOT 12 IN SAID BLOCK 30; THENCE NORTH ALONG THE EAST LINE OF SAID BLOCK 30, A DISTANCE OF 600 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.



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REV	DESCRIPTION	DATE
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	VILLAGE SUBMITTAL	05-20-15
	DISTRICT REVIEW	12-10-14

DOWNERS GROVE SCHOOL DISTRICT 99 NORTH HIGH SCHOOL

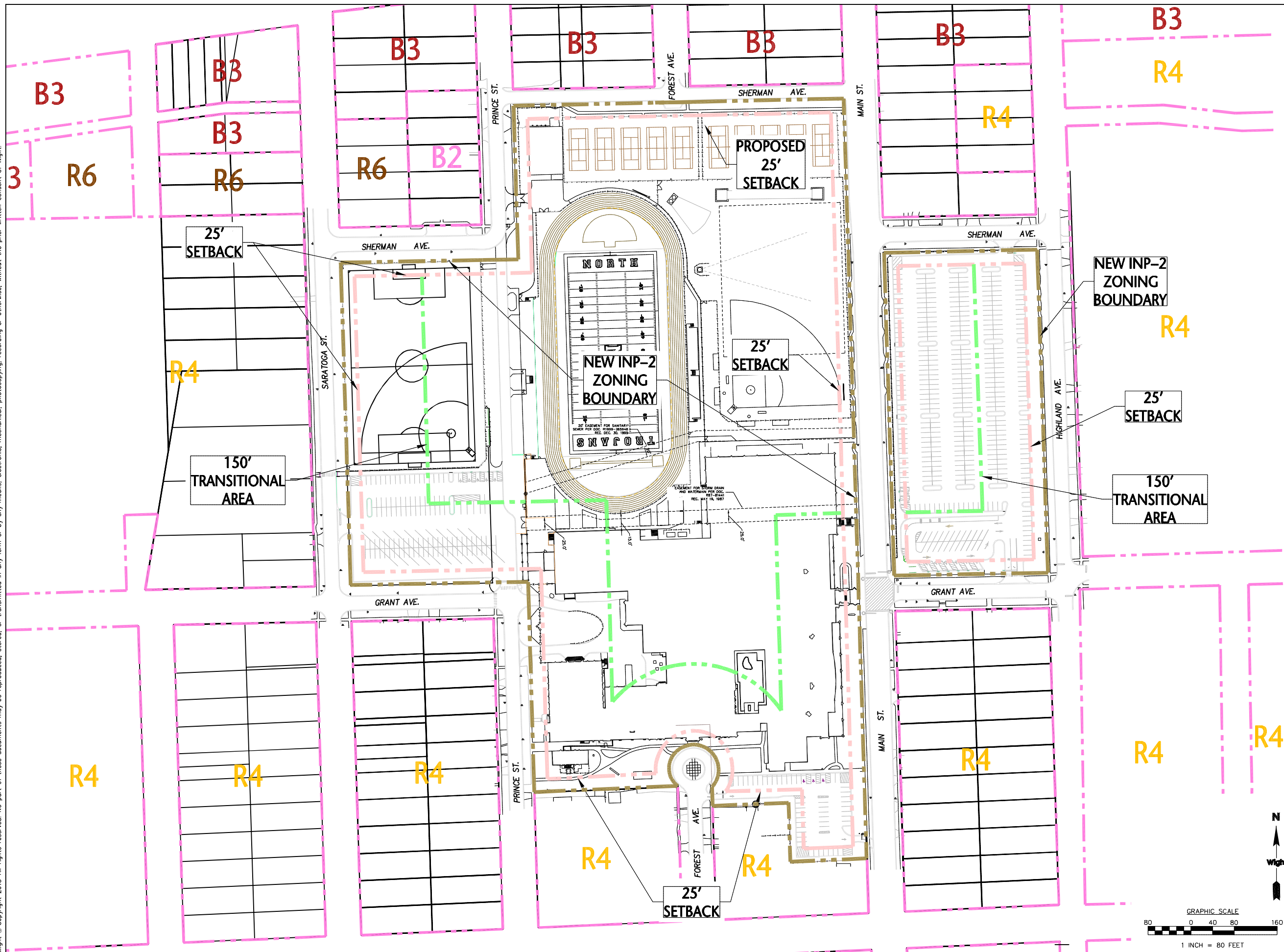
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Downers Grove, IL 60516

PROPERTY BOUNDARIES EXHIBIT

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	DISTRICT REVIEW	12-10-14

DOWNERS GROVE SCHOOL DISTRICT 99 NORTH HIGH SCHOOL

4436 MAIN STREET
Downers Grove, IL 60516

PROPERTY SETBACKS AND TRANSITIONAL AREA EXHIBIT

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S:\Dorrien\Downers Grove SD99\Downers Grove Zoning Exhibits\EXHIBIT NORTH\C3.00 EXISTING FACILITIES AND PARKING NORTH.dwg bvangorder Aug 24, 2015 11:45:34 am
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EXISTING FACILITY SUMMARY

BUILDING	EXISTING G.F.A.	MAX. BUILDING HEIGHT
MAIN SCHOOL BUILDING	449,638	42'-0"
BOILER HOUSE	1,770	12'-8"
ACCESSORY STRUCTURES	3,142	33'-0"
BLEACHERS	11,059	33'-0"
MAINTENANCE BUILDING	5,559	24'-0"
TOTAL BUILDING SF	471,168	

FLOOR AREA RATIO	0.40
------------------	------

EXISTING STORMWATER MANAGEMENT

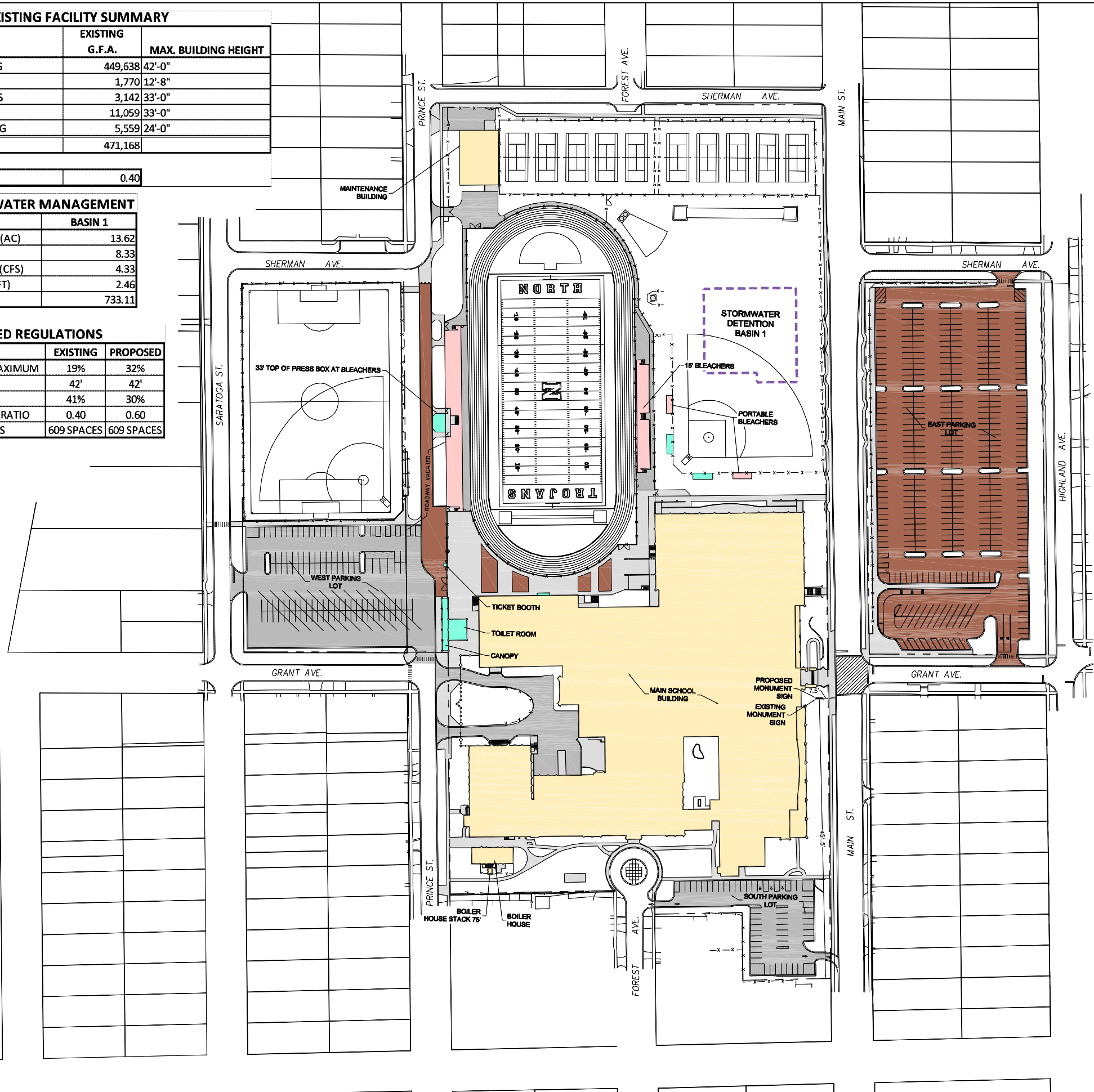
	BASIN 1
TOTAL TRIBUTARY AREA (AC)	13.62
IMPERVIOUS AREA (AC)	8.33
EXISTING RELEASE RATE (CFS)	4.33
STORAGE VOLUME (AC-FT)	2.46
HIGH WATER LINE	733.11

PROPOSED REGULATIONS

	EXISTING	PROPOSED
BUILDING COVERAGE MAXIMUM	19%	32%
MAXIMUM HEIGHT	42'	42'
MINIMUM OPEN SPACE	41%	30%
MAXIMUM FLOOR AREA RATIO	0.40	0.60
PARKING REQUIREMENTS	609 SPACES	609 SPACES

LEGEND

- ASPHALT
- PERMEABLE PAVERS
- PCC SIDEWALK
- BUILDING
- ACCESSORY STRUCTURES
- BLEACHERS
- R.O.W. LINE



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DOWNERS GROVE SCHOOL DISTRICT 99 NORTH HIGH SCHOOL

4436 MAIN STREET
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EXISTING FACILITIES, PARKING, & STORMWATER EXHIBIT

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 GRAPHIC SCALE
 1 INCH = 80 FEET

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















EXISTING PARKING SUMMARY

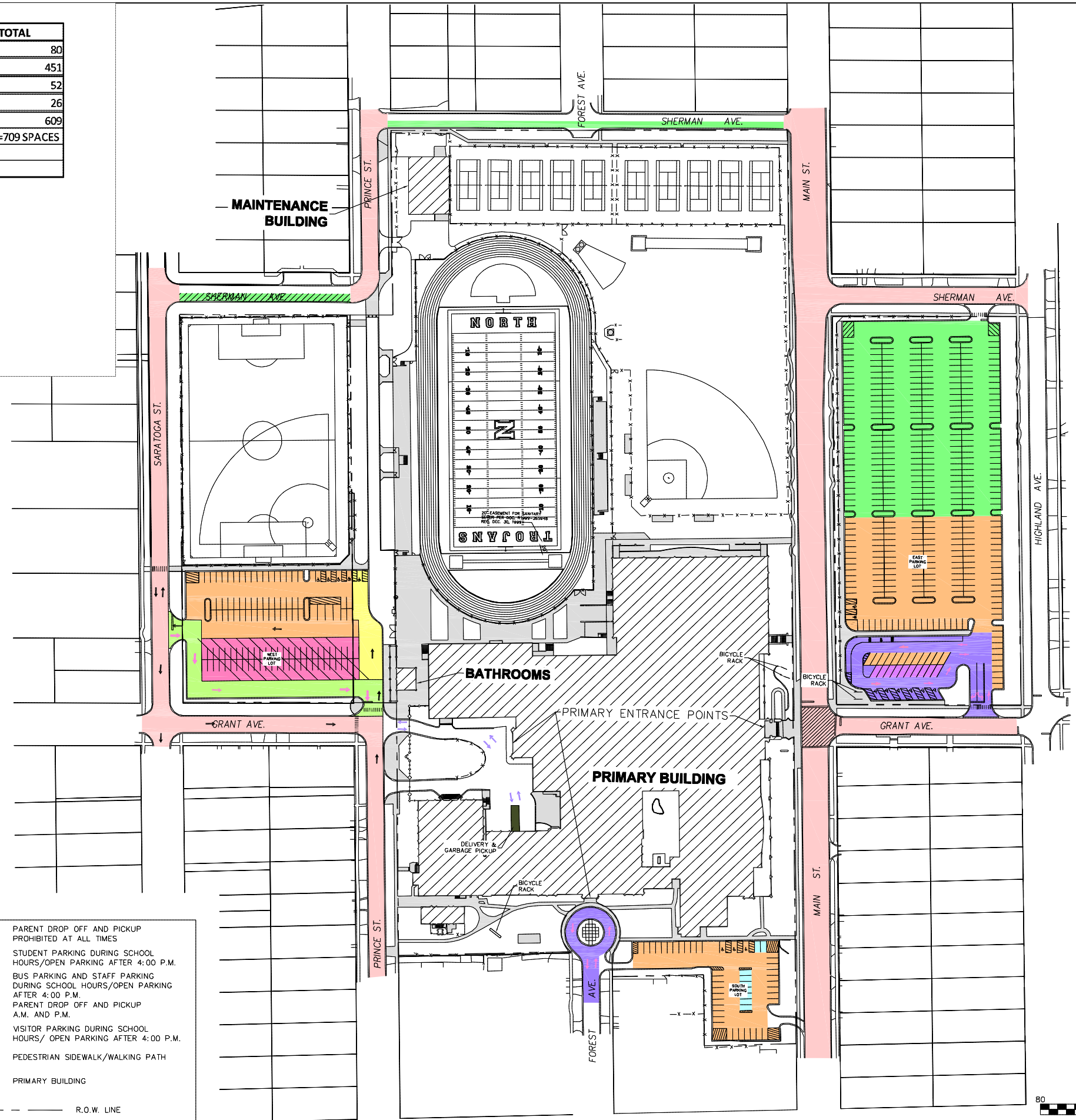
	REGULAR	HANDICAP	TOTAL
WEST PARKING LOT	76	4	80
EAST PARKING LOT	442	9	451
SOUTH PARKING LOT	49	3	52
SHERMAN AVE	26	0	26
SUB-TOTAL	593	16	609
REQUIRED PARKING: (0.30 SPACES/STUDENT)*(2364 STUDENTS)=709 SPACES			
TOTAL BIKE PARKING: 58			
TOTAL BUS PARKING: 20			

EXISTING TRANSPORTATION USAGE

	NUMBER OF	%
BUS	1450	69%
STUDENT PARKING	225	11%
DROPPED OFF	300	14%
WALK	125	6%
TOTAL	2100	100%

LEGEND

	PARENT DROP OFF 6:30 A.M. TO 8:00 A.M.		PARENT DROP OFF AND PICKUP PROHIBITED AT ALL TIMES
	PARENT DROP OFF AND PICKUP AFTER 4:00 P.M. ONLY		STUDENT PARKING DURING SCHOOL HOURS/OPEN PARKING AFTER 4:00 P.M.
	STAFF PARKING DURING SCHOOL HOURS/ OPEN PARKING AFTER 4:00 P.M.		BUS PARKING AND STAFF PARKING DURING SCHOOL HOURS/OPEN PARKING AFTER 4:00 P.M.
	VISITOR PARKING (8:00 A.M. TO 3:20 P.M.)		PARENT DROP OFF AND PICKUP A.M. AND P.M.
	LOADING ZONE FOR DELIVERIES AND GARBAGE TRUCKS		VISITOR PARKING DURING SCHOOL HOURS/ OPEN PARKING AFTER 4:00 P.M.
	3-HOUR PARKING FROM 7:00 A.M. TO 4:00 P.M. NO STUDENT PARKING		PEDESTRIAN SIDEWALK/WALKING PATH
	PARENT DROP OFF ROUTING		PRIMARY BUILDING
	BUS ROUTING		R.O.W. LINE
	GARBAGE VEHICLE/DELIVERY VEHICLE ROUTING		



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GRAPHIC SCALE
0 40 80 160
1 INCH = 80 FEET



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	DISTRICT REVIEW	12-10-14

DOWNERS GROVE SCHOOL DISTRICT 99 NORTH HIGH SCHOOL

4436 MAIN STREET
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EXISTING SITE COVERAGE		
	SQUARE FEET	PERCENTAGE
BUILDING COVERAGE	215,944	18.50%
HARDSCAPE - PERMEABLE	148,878	13.00%
HARDSCAPE - IMPERMEABLE	329,496	28.00%
SYNTHETIC TURF - PERMEABLE	181,648	15.50%
GREEN SPACE	290,881	25.00%
TOTAL	1,166,847	100.00%

LEGEND

- PAVEMENT / BUILDING
- TURF & FOUNDATION PLANTING AREA
- LANDSCAPE SCREENING
- SYNTHETIC TURF GRASS
- CLAY INFIELD / MISC. ATHLETIC SURFACES
- PRIMARY BUILDING

--- R.O.W. LINE

* LIGHT POLE

⊕ FOOTBALL FIELD LIGHT POLE



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DOWNERS GROVE SCHOOL DISTRICT 99 NORTH HIGH SCHOOL

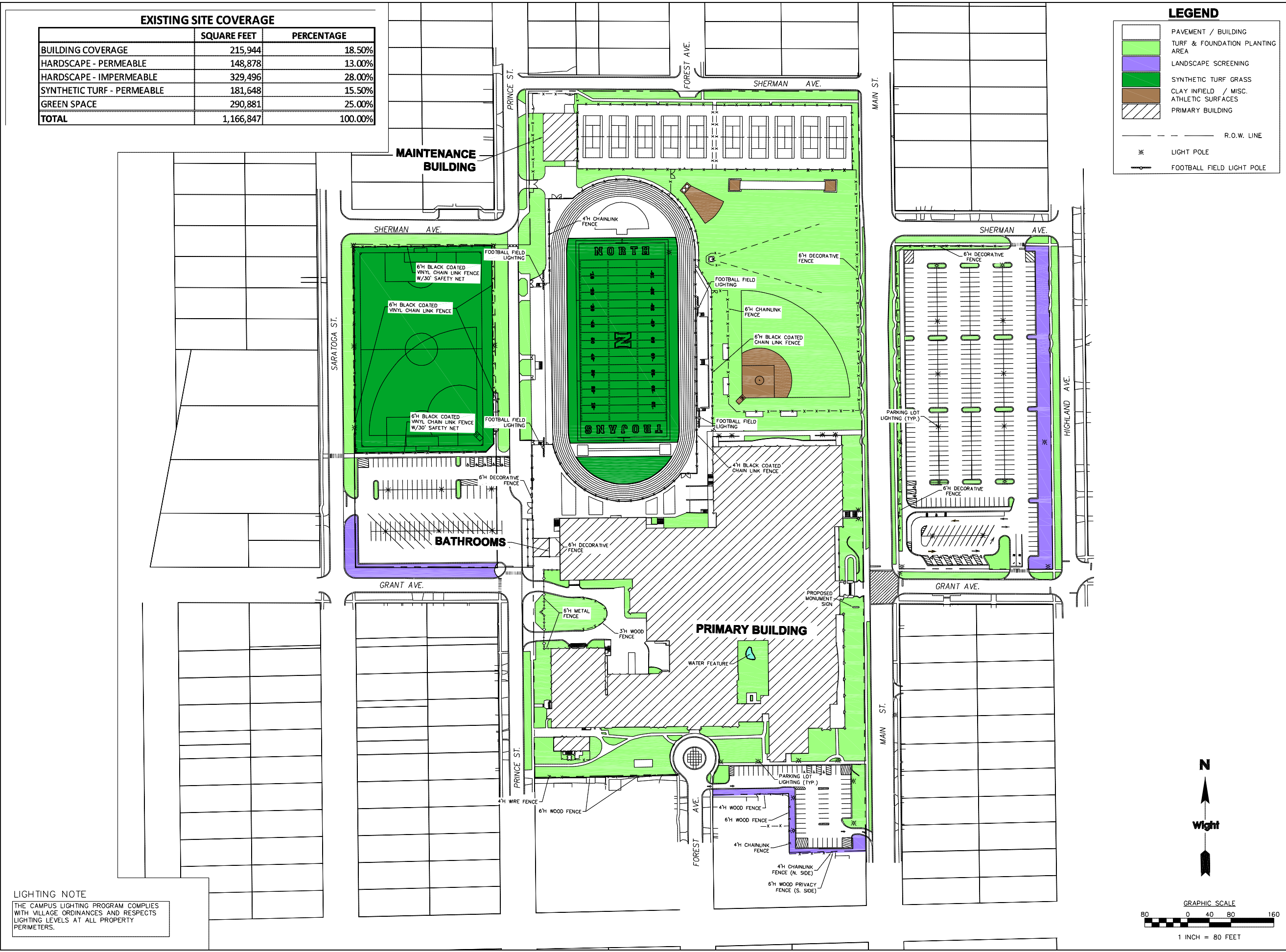
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EXISTING LANDSCAPING & LIGHTING EXHIBIT

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LIGHTING NOTE
 THE CAMPUS LIGHTING PROGRAM COMPLIES WITH VILLAGE ORDINANCES AND RESPECTS LIGHTING LEVELS AT ALL PROPERTY PERIMETERS.

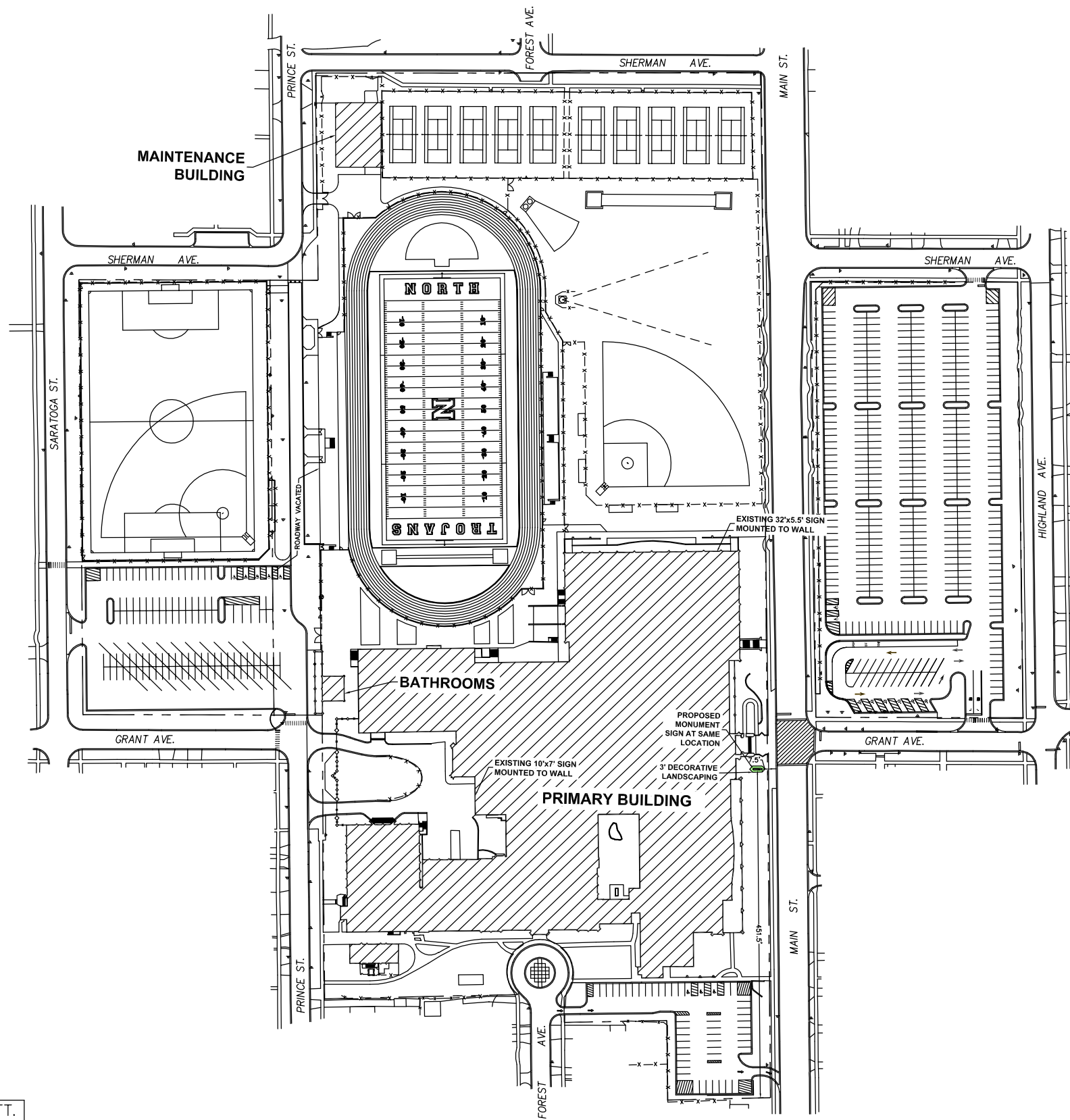
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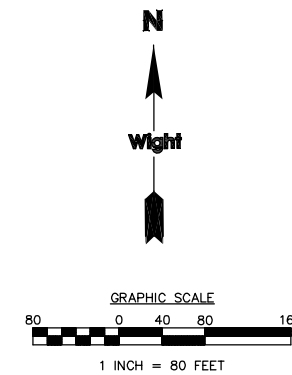
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WALL SIGN ON NORTH WALL=	176 SQ. FT.
WALL SIGN ON WEST WALL=	70 SQ. FT.
PROPOSED MONUMENT SIGN=	60 SQ. FT.
TOTAL SIGN AREA=	306 SQ. FT.

*ADDITIONAL SPORT GRAPHICS ARE DEPICTED THROUGHOUT CAMPUS DUGOUTS, SCOREBOARDS, PRESS BOXES, AND OTHER ACCESSORY BUILDINGS



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DISTRICT REVIEW	12-10-14	
REV	DESCRIPTION	DATE

**DOWNERS GROVE
 SCHOOL DISTRICT 99
 NORTH HIGH SCHOOL**

4436 MAIN STREET
 Downers Grove, IL 60516

**EXISTING SIGNS &
 PROPOSED SIGNS EXHIBIT**

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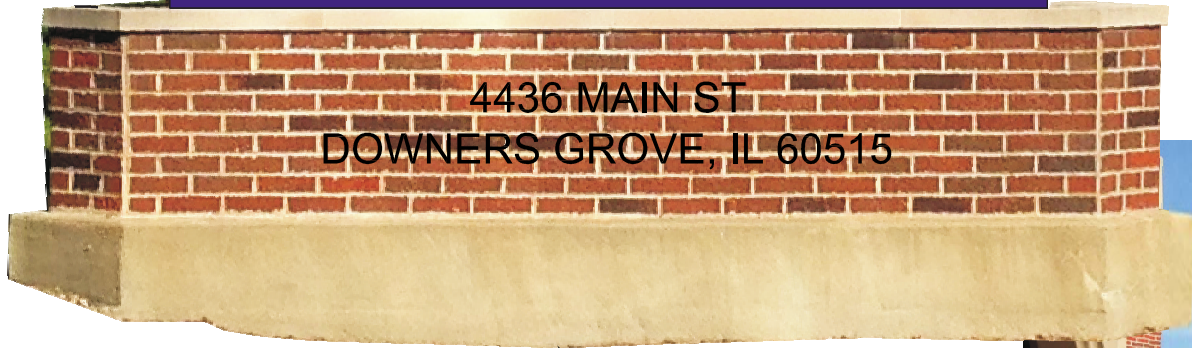
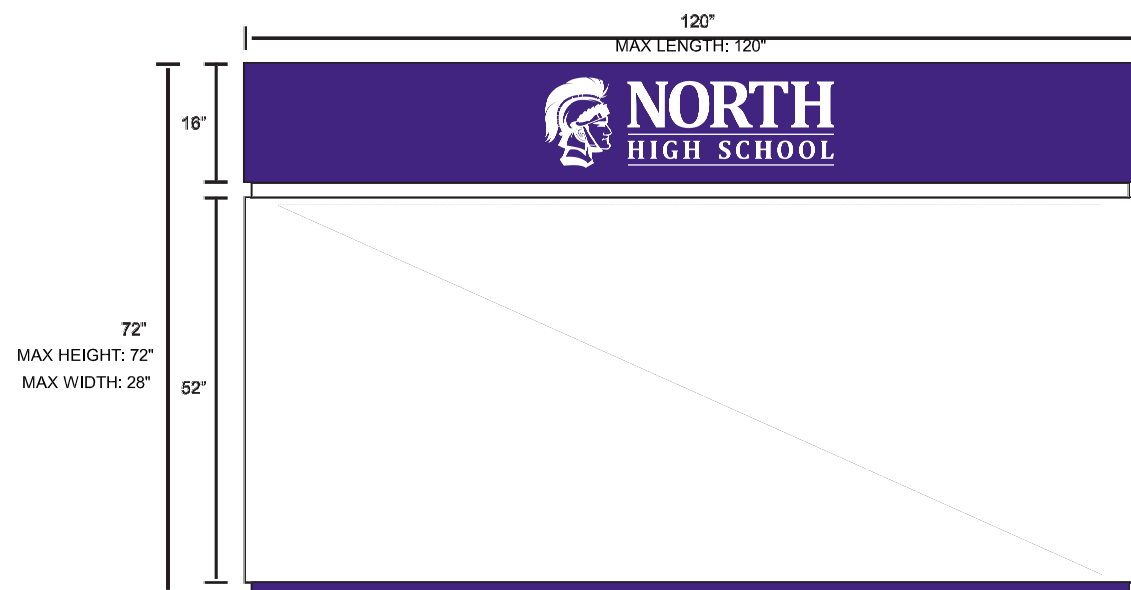
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Proposed Sign



3' DECORATIVE
LANDSCAPING
AROUND SIGN



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DOWNERS GROVE SCHOOL DISTRICT 99 NORTH HIGH SCHOOL

4436 MAIN STREET
Downers Grove, IL 60516

EXISTING SIGN & PROPOSED SIGN EXHIBIT

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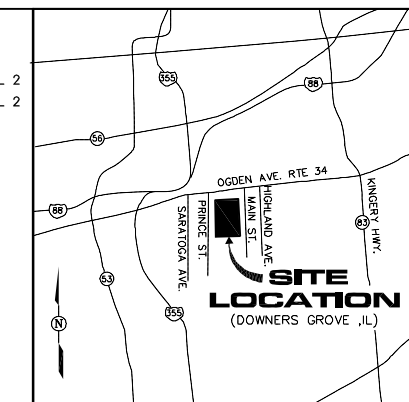
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DOWNERS GROVE NORTH H.S. SUBDIVISION

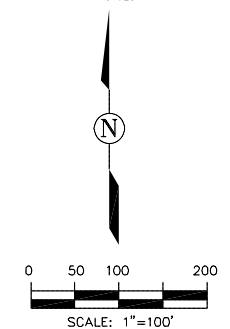
OF PARTS OF SECTIONS 5,6,7 AND 8 IN TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS

PROPERTY PIN'S

- 09-05-307-015 PARCEL 1
- 09-05-314-005 LOT 7 PARCEL 2
- 09-05-314-006 LOT 8 PARCEL 2
- 09-05-314-007 PARCEL 3
- 09-05-309-001 PARCEL 4
- 09-05-308-001 PARCEL 5
- 09-05-308-002 PARCEL 6
- 09-05-308-003 PARCEL 7
- 09-05-308-004 PARCEL 8
- 09-05-308-005 PARCEL 9
- 09-05-308-006 PARCEL 10
- 09-05-308-007 PARCEL 11
- 09-05-300-008 PARCEL 12



VICINITY MAP N.T.S.



LINE LEGEND

	BOUNDARY LINE
	ADJACENT LOT LINE
	CENTER LINE
	EXISTING EASEMENT LINE
	RIGHT OF WAY HEREBY DEDICATED

SURVEYORS NOTES

- IRON PIPES AT ALL LOT CORNERS (UNLESS NOTED OTHERWISE)
- DENOTES CONCRETE MONUMENT SET
- 3/4" I.D. X 24" LONG IRON PIPE PLACED AT THE POSITIONS NOTED IN #1 TO CONFORM TO ILL. COMPILATED STATUTES CHAPTER 765 ILCS 205/1 REGARDING PLACEMENT OF MONUMENTS.
- BASIS OF BEARINGS IS ILLINOIS STATE PLANE EAST ZONE NAD 83 (2011)

AREA SUMMARY

GROSS BOUNDARY	1,169,430 S.F. = 26.846 ACRES
R.O.W. DEDICATION FOREST AVENUE:	1,146 S.F. = 0.026 ACRES
LOT 1	997,412 S.F. = 22.897 ACRES
LOT 2	170,871 S.F. = 3.923 ACRES
NET AREA (LOT 1 AND LOT 2)	1,168,284 S.F. = 26.820 ACRES

BOUNDARY LINEAR DIMENSIONS

	MEASURED DISTANCE	RECORD DISTANCE	MEASURED BEARING	RECORD BEARING
L1	141.75'	141.75'	S87°30'28"W	
L2	110.00'	110'	N01°44'18"W	
L3	141.72'	141.75'	S87°30'28"W	
L4	39.13'		N01°44'18"W	
L5	64.09'		N01°44'18"W	
L6	64.09'		S01°44'18"E	
L7	329.74'	330'	N88°47'05"E	

BOUNDARY CURVE DATA

	RECORD ARC	RADIUS	MEASURED BEARING	MEASURED CHORD BEARING	MEASURED CHORD DISTANCE
C1		46.00'	70.91'	N01°44'18"W	64.09'
C2		46.00'	73.61'	S88°15'43"W	66.00'
C3		46.00'	70.91'	S01°44'18"E	64.09'



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PREPARED FOR:
WIGHT & COMPANY
2500 NORTH FRONTAGE ROAD
DARIEN, IL 60561
PH. (630) 969-7000
FX. (630) 969-7979

NO.		DATE		DESCRIPTION	
1.	08-21-15			VILLAGE COMMENTS	

DOWNERS GROVE NORTH HIGH SCHOOL
FINAL PLAT OF SUBDIVISION
DRN./CKD. BY: SH/DM FILE: 70410PS FLD. BK./PG.: 236/1 SHEET NO. 1 OF 2
SCALE: 1"=100' DATE: 07-30-15 JOB NO.: 704.010

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FILE 15-PLC-0030: A petition seeking approval of the following items: 1) Rezoning from R-1 Residential Detached House 1 to INP-2, Campus-scale Institutional and Public District at Downers Grove South High School campus; 2) Institutional Master Plan for the Downers Grove South High School campus; 3) Rezoning from R-4 Residential Detached House 4 to INP-2 Campus-scale Institutional and Public District at Downers Grove North High School campus; 4) Institutional Master Plan for the Downers Grove North High School campus; and 5) a plat of vacation and dedication of public rights-of-way for Forest Avenue at Downers Grove North High School campus. Downers Grove South High School campus is zoned R-1, Residential Detached House 1 and is located at the southwest corner of Dunham Road and 63rd Street, commonly known as 1436 Norfolk Street, Downers Grove, IL (PINs 09-19-101-002 and 09-19-200-003). Downers Grove North High School campus is located at the corner of Grant and Main Streets, commonly known as 4436 Main Street, Downers Grove, IL (PINs 09-05-307-005, -006, -007, -008 & -16 and 09-05-308-001, -003, -004, -005, -006, -007, -008 & -009, and 09-05-309-001 and 09-05-314-005, -006 & -007). School District 99, Petitioner and Owner.

Mr. Popovich summarized the background of this request explaining that Downers Grove South is requesting a rezoning from an R-1 to an INP-2 which is a campus scale and Institutional and Public Zoning district. The site is located at the southwest corner of 63rd Street and Dunham Road. The neighborhood area surrounding this site was mainly R-3, Residential Detached House 3 with some pockets of R-1 Residential Detached House 1. The INP-2 zoning district recognized the uniqueness of a campus scale development but Mr. Popovich pointed out that there would be no proposed improvements to the building or to the site and the proposal was about setting up development parameters, through an institutional master plan, moving forward for the school district. A review of the site plan followed, noting the school has chosen to follow the underlying R district zoning requirements in terms of the bulk standards, but they have made a change to the interior building height for a request of 42 feet (maximum) to their current 35 to 37 feet. Approximately 740 parking spaces will be provided. Some sign allowances were being requested. Photos of the school campus buildings followed along with a traffic circulation plan and a description of the various types of parking spaces that exist for administration, staff, and the student body.

To date, Mr. Popovich explained that South High School was requesting approval for a 60 sq. foot monument sign at the corner of Dunham Road and 63rd Street. Generally, properties were allowed 36 square feet, but Mr. Popovich stated it was a larger property (43 acres) and staff believed the size of the sign was appropriate for the campus scale and it would comply with the sign ordinance with its setback and height regulations

For the Downers Grove North High School campus, Mr. Popovich summarized the district was seeking approval for an INP-2 zoning classification with the site straddling on both sides of Main Street. The adjacent R-4 residential zoning was pointed out by staff with some R-6 and B-3 zoning to the north along Ogden Avenue. Boundaries of the proposed INP-2 zoning were noted on the overhead, along with regular and transitional setbacks for the bulk requirements.

While North High School was not proposing additions, renovations, or improvements, they, too, were setting up future development parameters through an institutional master plan. Mr. Popovich walked through the various uses and buildings on the campus and pointed out that North High School will be following the underlying single-family residential bulk standards with the only request being the request for 42 feet of interior height. As to signage, the school was looking to increase its signage to 306 sq. feet from its current 296 sq. feet. An overview of the campus

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buildings followed along with a description of the various types of parking spaces that exist for administration, staff, and the student body.

Per staff, both high schools were in compliance with the village's zoning ordinance; no public improvements were required or requested and the fire department confirmed the sites had adequate access. North High School was, however, requesting that if their current 50 sq. foot sign needed to be replaced in the future, that it be allowed to be replaced it with a 60 sq. foot sign. Staff felt the size of the campus and its location on a major arterial street was sufficient for the replacement of a 60 sq. foot sign. Also, Mr. Popovich stated that village staff was requiring an administrative lot consolidation to consolidate the many parcels underlying the campus as well as the east parking lot. As part of staff's research, it was discovered by the petitioner that two areas were not vacated – a portion of Forest Avenue which would T into Sherman Street (north side) and then a cul-de-sac on the south side. Details followed on how the clean-up of these underlying parcels and vacations/land swaps would take place so no future issues would exist.

A review of this area and how it fit into and met the village's Comprehensive Plan was explained by Mr. Popovich and the fact that the Standards for Rezoning under Section 12.030.(i) had been met. In addition, an institutional master plan would help set up the future development parameters for both the South and North campus. Staff believed the vacation and dedications of right-of-way in this proposal met the village's vacation policy. Staff recommended approval of all of the requests for both high schools subject to conditions listed on page 15 of staff's report.

Commissioner questions followed as to: 1) how was the 150 feet buffer was derived; 2) confirmation that the schools were not proposing to work on any projects for the master plan, except for the signs; and 3) would future projects come before this commission (accessory buildings would not). Examples followed.

Mr. Jim Kolodziej, for School District 99, 6301 Springside, stated the district, at this time, did not submit a master plan for construction. However, he explained the rezoning to INP-2 would allow the recognition of the two school campuses to be non-residential. The schools would become institutional properties, serve unique educational uses, and require flexibility when considering future development. The proposal met the standards set forth by the village zoning ordinance for rezoning to INP-2. Only the signs were being proposed at this time. Specifically, the sign at North High School was non-compliant which was another reason why the district began the rezoning. Mr. Kolodziej stated that the purpose of the district's application was to cause the rezoning of its existing campuses to better conform with the village's amended zoning ordinance.

Asked how the neighborhood meeting went, Mr. Kolodziej indicated there were some good questions but toward the end of the district staff's presentation, the residents inquired as to what it meant for the future wherein Mr. Kolodziej stated the district was working on a master plan but was in the early stages and gathering information about future education. Further explanations followed.

Chairman Rickard opened up the meeting to public comment.

Mr. Tom LeCren, 545 Chicago Ave., voiced concern that the North High School sign on Main was non-conforming and this rezoning got around that but that staff clarified the sign would remain and become conforming. He asked for clarification about the setback for the school building on Main Street and confirmed with staff that currently there are no electronic signs allowed.

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Mr. Roger Bauman, 4500 Prince Street, expressed concern about the rezoning and was there a reason the district was rezoning except for the sign. He asked what else could become conforming that was previously non-conforming.

Ms. Jenny Bauman, 4500 Prince Street, found it difficult to understand why the district would go through such a large change for two signs which she believed was a red flag. She feared what could happen in the green zone, i.e., bleachers, lights, etc. and preferred seeing the master plan first. She wanted the community protected.

Ms. Debra Walsh, 4525 Highland Ave., agreed with the concerns above and voiced concern of what could be built. She recommended holding off, noting the schools were close to residential homes.

Both the chairman and Mr. Popovich confirmed that there was no proposed construction but if there were major changes they would have to come before this commission and Village Council. Per staff, the petitioner was still examining the future of education and the village wanted to get the district into the proper zoning classification. At the same time, the rezoning assisted with accomplishing the goals of the village's comprehensive plan. Further explanation followed. Per Mr. Quirk's question, Mr. Popovich indicated that if District 58 came to the village to rezone, staff would work with them to get the proper zoning classification.

Mr. Jim Kolodziej from District 99 reiterated that the village created the INP-2 classification specific to large institutions and the district was taking advantage of it because it was available. He believed the two large campuses should be within that zoning. The district's master facility plan was not completed but once it is, it would have to come before this commission. Mr. Kolodziej explained that the sign was non-compliant for two years and he did not believe it would be right to use taxpayers money to knock the sign down and move it 3 feet over to make it conforming. He also noted that no sign existed at South High School and it could not be installed unless the school was classified under INP-2. Estimated engineering costs and attorneys fees for the application were approximately \$20,000.

The chairman closed public comment.

Asked what becomes conforming that was not conforming when the zoning is changed, Mr. Popovich explained that once the master plan is approved, the items in it become conforming. More specifically, he pointed out on the slide that anything new between the green and red lines had to meet the 35-foot building height because that was the maximum height for the abutting R districts, but anything between the green lines heading north could be up to 42-feet which was established as the maximum height in the new zoning. Examples and clarification followed by staff. No further questions followed and a motion was entertained.

WITH RESPECT TO FILE 15-PLC-0030, MR. COZZO MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL REGARDING SOUTH HIGH SCHOOL'S REQUEST TO REZONE FROM R-1 TO INP-2, CAMPUS-SACLE INSTITUTIONAL AND PUBLIC DISTRICT 2 AND THEIR INSTITUTIONAL MASTER PLAN, SUBJECT TO THE ONE CONDITION IN STAFF'S REPORT.

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SECONDED BY MS. HOGSTROM. ROLL CALL:

**AYE: MR. COZZO, MS. HOGSTROM, MR. BASSLER, MR. QUIRK, MRS. RABATAH,
MR. THOMAN, CHAIRMAN RICKARD**

NAY: NONE

MOTION CARRIED. VOTE: 7-0

WITH RESPECT TO FILE 15-PLC-0030, MR. COZZO MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL REGARDING NORTH HIGH SCHOOL'S REQUEST TO REZONE FROM R-4 TO INP-2, CAMPUS-SACLE INSTITUTIONAL AND PUBLIC DISTRICT 2, THEIR INSTITUTIONAL MASTER PLAN, AND THE PLAT OF VACATION AND DEDICATION OF THE PUBLIC RIGHTS-OF-WAY FOR FOREST AVENUE, SUBJECT TO THE TWO CONDITIONS IN STAFF'S REPORT.

SECONDED BY MRS. RABATAH. ROLL CALL:

**AYE: MR. COZZO, MRS. RABATAH, MR. BASSLER, MS. HOGSTROM, MR. QUIRK,
MR. THOMAN, CHAIRMAN RICKARD**

NAY: NONE

MOTION CARRIED. VOTE: 7-0

Mr. Popovich mentioned the upcoming petitions for the next two meetings. A proclamation will be announced next month at the council meeting for National Community Planning Month.

THE MEETING WAS ADJOURNED AT 9:44 P.M. ON MOTION BY MR. QUIRK, SECONDED BY MS. HOGSTROM. MOTION CARRIED UNANIMOUSLY BY VOICE VOTE OF 7-0.

/s/ Celeste K. Weilandt

Celeste K. Weilandt

(As transcribed by MP-3 audio)