

VILLAGE OF DOWNERS GROVE
Report for the Village Council Meeting
11/17/2015

SUBJECT:	SUBMITTED BY:
Planned Unit Development Amendment for Midwestern University (555 31 st Street)	Stan Popovich, AICP Director of Community Development

SYNOPSIS

The applicant is requesting a Planned Unit Development Amendment for Midwestern University to construct a maintenance building and relocate the previously approved optometry classroom building on their campus at 555 31st Street.

STRATEGIC PLAN ALIGNMENT

The goals for 2011-2018 include a *Strong, Diverse Local Economy and Continual Innovation*.

FISCAL IMPACT

n/a

RECOMMENDATION

Approval on the December 1, 2015 active agenda per the Plan Commission's unanimous 6:0 positive recommendation. The Plan Commission found the proposed updates to the Midwestern University Campus Master Plan to be appropriate uses in the district, compatible with the Comprehensive Plan, meeting all standards for approval of a Planned Unit Development amendment per Section 28.12.040.C.6 of the Zoning Ordinance.

BACKGROUND

Property Information & Zoning Request

The subject property is located on approximately 105 acres of land on the south side of 31st Street and is zoned R-1/PUD, Single Family Residence District/Planned Unit Development. Currently, the campus includes instructional, academic, office and recreational uses, dormitories, numerous accessory parking areas including surface level parking and a five-story parking garage, as well as various stormwater detention facilities. The proposed maintenance building is to be located south of the existing parking deck on the west side of the campus. The maintenance building will house offices, maintenance shops, and centralized storage. The College of Optometry building (previously approved in 2014) is now being proposed to be relocated to the east side of the campus and include faculty offices, classrooms, and laboratories.

Compliance with the Comprehensive Plan

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

the Village continue to support the operation and improvement of public and private schools. The Plan also recommends that the Village work with community service providers, including the University, to minimize their impact on residential neighborhoods. The intent of the Planned Unit Development is to cluster dense development and taller structures in the center of the campus and limit development at the site's perimeter to those that are similar in scale to the surrounding residential neighborhoods in order to reduce the impact on adjacent properties. The proposed Campus Master Plan revisions are consistent with the Comprehensive Plan.

Compliance with the Zoning Ordinance

The property is a Planned Unit Development and is zoned R-1/PUD Single Family Residence District/Planned Unit Development. The proposed amendment to the Campus Master Plan complies with all regulations of the Zoning Ordinance and the bulk land use parameters specific to this PUD. The proposal is in compliance with the Zoning Ordinance.

Traffic and Circulation

The proposed maintenance building will not generate an increase in traffic or parking, as the maintenance staff already work and park on-site.

Public Improvements

The existing utilities servicing the campus are sufficient for the proposed buildings, with no off-site improvements proposed or necessary at this time. The Fire Department determined that an automatic suppression system and a fire alarm system will be required throughout both proposed buildings. The Downers Grove Sanitary District has provided conceptual approval of the proposed buildings.

New stormwater detention is not required. However, stormwater best management practices (BMPs) at the maintenance building are required to treat runoff due to the location of the adjacent creek and special management areas (floodplain, wetland, buffers) in close proximity to the building. Furthermore, the maintenance building will have to be properly elevated and no development will be permitted within the floodway. All proposed improvements will be required to meet the Village's Stormwater Management Ordinance.

Public Comment

One member of the public expressed safety concerns over the striping configuration of the newly installed DuPage County traffic light on 31st Street. Immediately following the Plan Commission meeting, the University sent an email to campus staff and students highlighting safety concerns and clarifying traffic patterns. The Downers Grove Park District and the Downers Grove Forest Preserve District of DuPage County both submitted letters during the review process that the applicant addressed. In response to one of the concerns regarding the shielding of the maintenance building from Lyman Woods, Village Staff, Downers Grove Park District Staff, and Midwestern University Staff met on November 10, 2015 and determined that no additional landscaping was necessary.

ATTACHMENTS

Ordinance

Aerial Map

Staff Report with attachments dated November 2, 2015

Draft Minutes of the Plan Commission Hearing dated November 2, 2015

ORDINANCE NO. _____**AN ORDINANCE APPROVING AN AMENDMENT TO PLANNED UNIT DEVELOPMENT #51,
TO ALLOW REVISIONS TO THE CAMPUS MASTER PLAN
AT MIDWESTERN UNIVERSITY LOCATED AT 555 31ST STREET**

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

WHEREAS, the Owners have filed a written petition with the Village conforming to the requirements of the Comprehensive Zoning Ordinance and requesting an amendment to Planned Unit Development #51 to revise the Campus Master Plan to include the location of a future maintenance building and optometry classroom/office building that have been approved since the last planned development amendment dated July 8, 2014; and,

WHEREAS, such request was referred to the Plan Commission of the Village of Downers Grove, and the Plan Commission has given the required public notice, conducted a public hearing for the petition on November 2, 2015, and has made its findings and recommendations, all in accordance with the statutes of the State of Illinois and the ordinances of the Village of Downers Grove; and,

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

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

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

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

SECTION 2. That an amendment to Planned Unit Development #51 is hereby approved and the Petitioner is authorized to construct a maintenance building and optometry classroom/office building at 555 31st Street.

SECTION 3. That the approval set forth in Section 2 of this ordinance is subject to the findings and recommendations of the Downers Grove Plan Commission regarding File 15-PLC-0038 as set forth in the minutes of their November 2, 2015 meeting.

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

1. The bulk requirements of the proposed buildings shall substantially conform to the Campus Master Plan prepared by DWL Architects & Planners, Inc. dated September 2, 2015.
2. The proposed buildings and site development are subject to meeting all applicable Village codes, ordinances and policies during the building permit process.

3. No development is to occur within the current FEMA floodway or preliminary floodway. Additionally, Best Management Practices shall be installed near the proposed maintenance building to ensure stormwater is treated prior to leaving the property.
4. All proposed and relocated buildings shall be required to locate a fire hydrant within 100 feet of each new fire department connection.
5. The proposed buildings shall be equipped with an automatic fire suppression system and a fire alarm system.

SECTION 5. That the proposed Campus Master Plan is consistent with and complimentary to the overall planned development site plan and with the requirements of the "*R-1/PUD, Residential Detached House 1/Planned Unit Development*" zoning district.

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

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

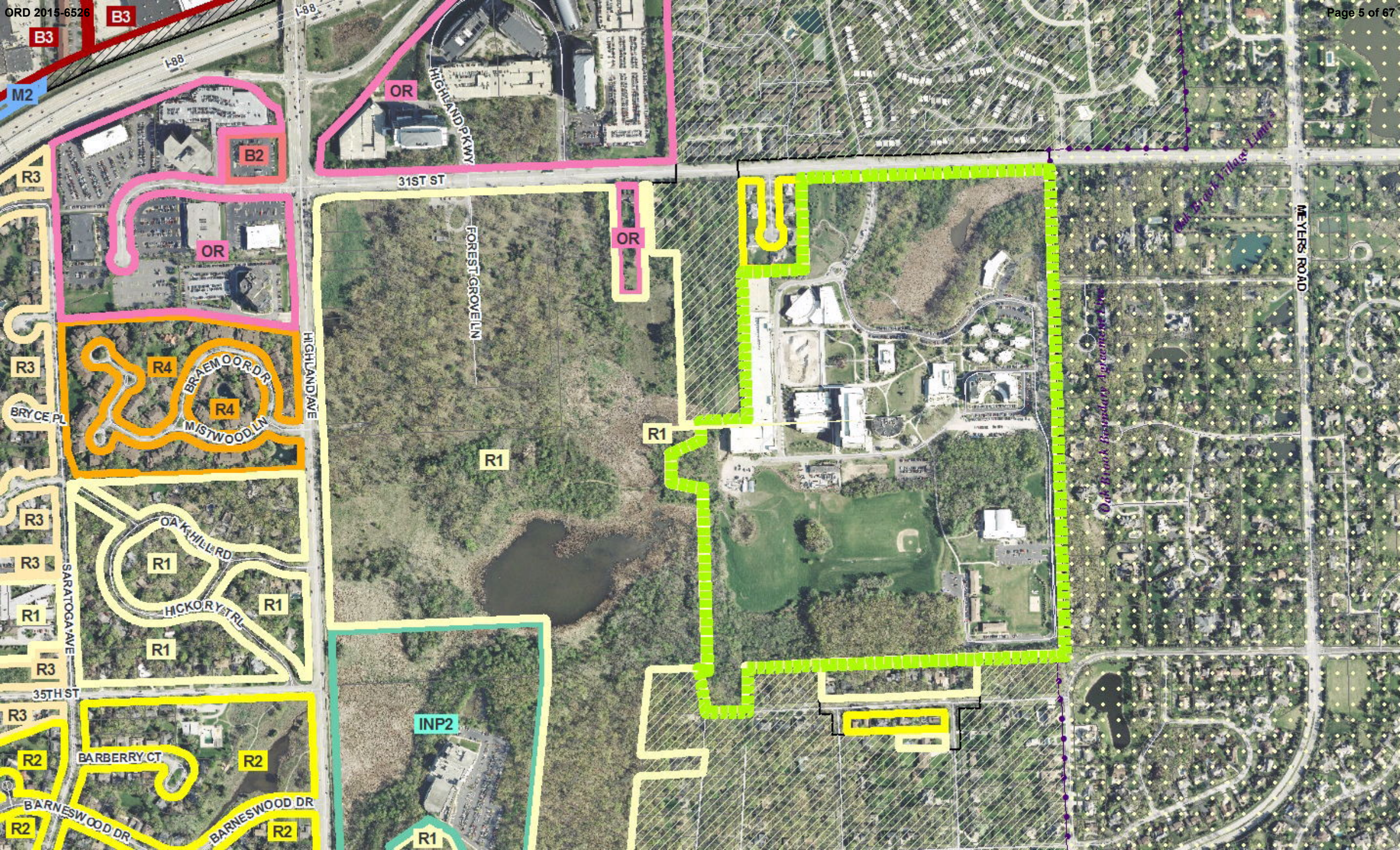
Mayor

Passed:

Published:

Attest: _____

Village Clerk





**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
NOVEMBER 2, 2015 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
15-PLC-0038 555 31 st Street Midwestern University	Midwestern University Planned Unit Development Amendment	Rebecca Leitschuh, AICP Senior Planner

REQUEST

The petitioner is requesting approval of a Planned Unit Development Amendment for a revised Campus Master Plan to construct a maintenance building and classroom/office building.

NOTICE

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

GENERAL INFORMATION

OWNER/APPLICANT: Midwestern University
555 31st Street
Downers Grove, IL 60515

PROPERTY INFORMATION

EXISTING ZONING: R-1/PUD, Residential Detached House 1/Planned Unit Development
EXISTING LAND USE: Private University (Midwestern University)
PROPERTY SIZE: 105.39 acres
PINS: 06-32-200-015, 06-32-400-026

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
NORTH:	R-5 General Residence (DuPage Co.)	Single Family Attached Residential & Multi-Family Residential
SOUTH:	R-1 Single Family Residence District (Village of Downers Grove) & R-4 Single Family Residence (DuPage Co.)	Single Family Residential
EAST:	R-2 Single Family Residence District (Village of Oak Brook)	N/A
WEST:	R-1 and R-2 Single Family Residence District (Village of Downers Grove) & R-4 Single Family Residence (DuPage Co.)	Single Family Residential & Parks and Open Space

ANALYSIS

SUBMITTALS

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

1. Application/Petition for Public Hearing
2. Project Narrative and Standards for Approval
3. Campus Master Plan

PROJECT DESCRIPTION

Midwestern University is requesting approval of a Planned Unit Development Amendment to revise the Campus Master Plan with the location of a maintenance building and classroom and office building. The University is located on approximately 105 acres of land on the south side of 31st Street. The site has been used as a college campus since 1965. Currently, the campus includes instructional, academic, office and recreational uses, dormitories, numerous accessory parking areas including surface level parking and a five-story parking garage, as well as various stormwater detention facilities. The most recent Planned Unit Development Amendment revised the Campus Master Plan with the additions of an executive apartment building, a classroom building and minor administratively approved items such as a small addition to the administration building, re-alignment of the entry drive, and the relocation of the chapel in 2014.

The property is zoned R-1/PUD, Single Family Residence District/Planned Unit Development. The campus was designated a Planned Development on May 1, 2012. On July 21, 2015, a text amendment to the Zoning Ordinance changed all Village approved Planned Developments to Planned Unit Developments subject to the regulations at the time of approval. Thus, from this point forward, the campus is designated a Planned Unit Development.

The approved Planned Unit Development distinguishes major from minor developments by using the Campus Master Plan as a baseline. Minor developments include activities such as demolitions and small conforming building additions or slight modifications on building pads identified on the Campus Master Plan. Major developments are those that occur in locations not identified on the Campus Master Plan, building heights in excess of 50 feet, or where changes fail to meet the bulk requirements. The Planned Unit Development allows minor developments to be approved administratively, whereas major developments require Plan Commission review and Village Council approval. The purpose of this amendment is to revise the Campus Master Plan to locate building pads for future developments and expedite the construction on these building pads.

The proposed two-story maintenance building is to be located south of the existing parking deck on the west side of the campus. The maintenance building will be 27.33 feet tall and house offices, maintenance shops, and centralized storage. Currently, maintenance offices, workspaces and storage are housed across the campus in traditional dorms that are being phased out. The University is proposing a primary location for maintenance staff and services to be headquartered at this site.

In 2014, a classroom and office building (The College of Optometry) was approved to be located immediately north of Centennial Hall in the center of campus. The location of this two-story building (with finished basement) is now being proposed to be relocated to the east side of campus replacing five dormitory buildings that are in the process of being demolished. The new building will be 32 feet tall and include faculty offices, classrooms, laboratories, and a 24-hour study room. The introduction of the optometry program will enroll an additional 50 students per year. Although the program is a four-year program, only two of the four years will be spent entirely on-campus, with students working off-campus for their third year and part of their fourth year. Therefore, an additional 100 to 150 students regularly will be on-campus.

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As a result of relocation of the optometry building, the chapel will be again relocated to the center of the campus, southeast of Haspel/Hambrick Hall. There are no other minor changes or developments proposed or shown on the attached drawings.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The Comprehensive Plan designates the property as Institutional/Public. This designation includes government facilities, community service providers and schools, including universities. The Comprehensive Plan recommends that the Village continue to support the operation and improvement of public and private schools. The Plan also recommends that the Village work with community service providers, including the University, to minimize their impact on residential neighborhoods. The approval of the proposed Campus Master Plan to allow the expansion of the University's academic offerings will demonstrate the Village's support of the University. The intent of the Planned Unit Development is to cluster dense development and taller structures in the center of the campus and limit development at the site's perimeter to those that are similar in scale to the surrounding residential neighborhoods in order to reduce the impact on adjacent properties. The proposed Campus Master Plan revisions are consistent with that intent and is consistent with the Comprehensive Plan.

COMPLIANCE WITH ZONING ORDINANCE

The property is a Planned Unit Development and is zoned R-1/PUD Single Family Residence District/Planned Unit Development. The proposed buildings meet the requirements of the Planned Unit Development and comply with the Zoning Ordinance as shown below:

Midwestern University Planned Development	Required	Proposed
Lot Coverage	1,147,653 sq. ft. max (25%)	470,594 sq ft. (10%)
Floor to Area Ratio (FAR)	2,754,369 sq. ft. max (60%)	801,897 sq. ft. (17%)
Open/Green Space	1,377,184 sq. ft. (30%)	3,477,150 sq. ft. (76%)
Parking	2,225	2,602

Midwestern University Optometry Building	Required	Proposed (approximate)
Front Setback - North	40 feet	830 feet
Side Setback - East	40 feet	200 feet
Side Setback - West	40 feet	1,200 feet
Rear Setback - South	40 feet	1,560 feet
Height	35 feet max.	32 feet

Midwestern University Maintenance Building	Required	Proposed (approximate)
Front Setback - North	40 feet	245 feet
Side Setback - East	40 feet	1,630 feet
Side Setback - West	40 feet	350 feet
Rear Setback - South	40 feet	1,030 feet
Height	35 feet max.	27.33 feet

TRAFFIC AND PARKING

The anticipated increase of 100-150 students for the new optometry program is minimal and is not anticipated to have a significant impact on traffic or parking. Based on the number of required parking spaces and the existing surplus of nearly 600 parking spaces, an increase of 150 students will not require any additional parking spaces. The proposed maintenance building will not generate an increase in traffic or parking, as the maintenance staff already work and park on-site.

The installation of a traffic signal at 31st Street to improve traffic flow was recently completed. As part of the design, the entrance was shifted slightly to the west to align with Avenue La Tours. In the realignment of the entry drive, the second northbound lane was extended to improve traffic flow exiting campus. The traffic capacity analyses performed in conjunction with the proposed development show that the additional projected traffic generated will not impact the current Levels of Service. The analyses find the Levels of Service to be acceptable, with no traffic control or roadway improvements recommended.

ENGINEERING/PUBLIC IMPROVEMENTS

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

The overall impervious area on the site is being reduced based on the demolition of the dormitories and proposed new construction. New detention is not required. The College of Optometry is not located near any special management areas. However, the maintenance building is located near the floodway and floodplain that runs through the center of campus. As such, the Village will require BMPs at the maintenance building to treat any runoff due to the location of the adjacent creek and special management areas (floodplain, wetland, buffers). Furthermore, the maintenance building will have to be properly elevated and no development will be permitted within the floodway. All proposed improvements will be required to meet the village's Stormwater Management Ordinance.

PUBLIC SAFETY REQUIREMENTS

The Fire Department reviewed the proposed plans and determined that an automatic suppression system and a fire alarm system will be installed throughout both proposed buildings. The Fire Department has sufficient access to each of the proposed buildings.

NEIGHBORHOOD COMMENT

Notice was provided to all property owners 250 feet or less from the property in addition to posting the public hearing notice sign and publishing the public notice in *Downers Grove Suburban Life*. Staff has received a few comments from neighbors expressing concern over the configuration of the newly installed traffic light, but nothing specific to the proposed development.

Staff also provided the petitioner's submittal to the Downers Grove Park District and the Downers Grove Forest Preserve District of DuPage County for comment. The Park District submitted a formal letter, which is attached, with comments specific to the maintenance building. Comments included concerns about the building's exterior surface reflectivity, the frequency of use of westward facing garage doors and their potential visibility from recreational trails, and the ongoing status of the existing pedestrian and vehicular access point granted to park staff to access Lyman Woods. The applicant has noted that the final color, while not finalized, was assumed to be a metallic silver, similar to prefinished metal panels with a relatively low reflectance. The applicant stated that the frequency of deliveries would be once per week for furniture and once per month for paper products and maintenance supplies. They felt that additional landscaping/shielding was not needed due to coverage from existing vegetation. Staff recommends that

additional landscaping be pursued in this area to provide additional screening. The applicant also affirmed that ongoing pedestrian and vehicular access to Lyman Woods will be maintained. The Forest Preserve District also submitted a formal letter (see attached) wanting to ensure that no direct runoff from the site would enter the preserve without first being treated on the University's property. As previously noted, BMPs adjacent to the maintenance building are being required.

FINDINGS OF FACT

The petitioner is requesting approval of a Planned Unit Development Amendment for a revised Campus Master Plan to locate a maintenance building and classroom/office building. Staff finds that the proposal meets the standards for granting a Planned Unit Development as outlined below:

Section 28.12.040.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.

This application does not propose to alter the existing R-1/PUD zoning, nor will it change any bulk zoning requirements. The application proposes an amendment to the Campus Master Plan. Thus this criterion does not apply.

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.

The proposed development is consistent with the Comprehensive Plan. The Plan identifies this property as Institutional/Public, and recommends that the Village continue to support the operation and improvement of public and private schools. The Plan also recommends that the Village work with community service providers, including the University, to minimize their impact on residential neighborhoods. The intent of the Planned Unit Development is to cluster dense development and taller structures in the center of the campus and limit development at the site's perimeter to those that are similar in scale to the surrounding residential neighborhoods in order to reduce the impact on adjacent properties. The proposed Campus Master Plan revision is consistent with that intent and is consistent with the Comprehensive Plan. This standard is met.

c. Whether the PUD development plan complies with the PUD overlay district provisions of Sec. 4.030.

The proposed project is appropriate for a PUD under Section 4.030.A.1 of the Zoning Ordinance and meets several of the PUD overlay district objectives as found in Section 4.030.A.2 of the Zoning Ordinance. Section 4.030.A.1 of the Zoning Ordinance notes that development types that may be appropriate for PUD approval include enhanced protection of natural resource areas, mixed- and multi-use developments and developments that are consistent with the goals and policies of the Comprehensive Plan. The proposed development falls within each of these PUD appropriate types.

The proposed development includes elements that further the following objectives as identified in Section 4.030.A.2 of the Zoning Ordinance:

- Implementation of and consistency with the comprehensive plan and other relevant plans and policies;
- High quality buildings and improvements that are compatible with surrounding areas, as determined by their arrangement, massing, form, character and landscaping;
- The protection and enhancement of open space amenities and natural resource features; and

This standard 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.

The Comprehensive Plan notes the importance of supporting and improving educational facilities within the Village. As a college campus has existed on this site since 1965, the addition of an optometry program to Midwestern University will contribute to the welfare of the community by improving an already high quality educational facility in Downers Grove. The proposed modifications to the Campus Master Plan will provide a location to house the new program while addressing student and staff needs. The proposed building pad locations continue to ensure that the University's growth occurs in an orderly fashion that does not negatively impact the surrounding properties. This standard is met.

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.

There are several conditions being requested as part of the approval. The conditions being requested will ensure that the proposed development satisfies all applicable stormwater, building and fire codes in order to protect the buildings and adjacent property owners. The conditions will ensure that the buildings are constructed of high quality material and will follow any approvals granted. The conditions ensure the surrounding property owners, residents, general public and future residents of the PUD are protected. This standard is met.

RECOMMENDATIONS

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

1. The bulk requirements of the proposed buildings shall substantially conform to the Campus Master Plan prepared by DWL Architects & Planners, Inc. dated September 2, 2015.
2. The proposed buildings and site development are subject to meeting all applicable Village codes, ordinances and policies during the building permit process.
3. Additional landscaping shall be pursued along the western edge of the maintenance building to shield the structure from recreational activities at the neighboring Lyman Woods.
4. No development is to occur within the current FEMA floodway or preliminary floodway. Additionally, Best Management Practices shall be installed near the proposed maintenance building to ensure stormwater is treated prior to leaving the property.
5. All proposed and relocated buildings shall be required to locate a fire hydrant within 100 feet of each new fire department connection.
6. The proposed buildings shall be equipped with an automatic suppression system and a fire alarm system.

15-PLC-0038, 555 31st Street
November 2, 2015

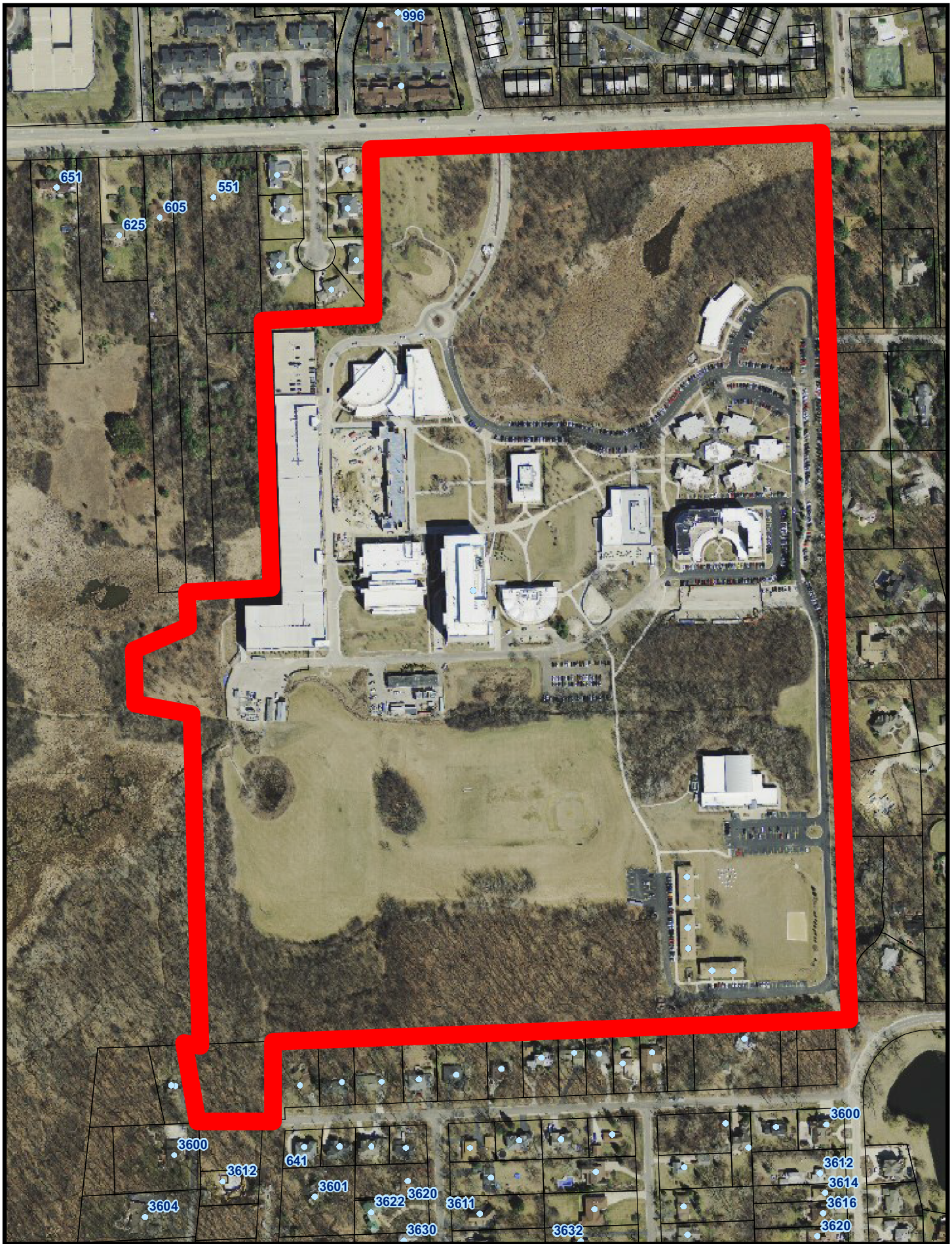
Page 7

Staff Report Approved By:

A handwritten signature in black ink, appearing to read 'S. Popovich', written over a horizontal line.

Stanley Popovich, AICP
Community Development Director

-att



0 140 280 420 560 Feet

555 31st Street Location Map





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

September 3, 2015

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

Re: Preliminary Planning Development Submission for the Midwestern University Classroom Building and a New Maintenance Building

Dear Plan Commission:

As President and Chief Executive Officer of Midwestern University, I am pleased to submit this new request to construct a new classroom building on the Downers Grove campus to support the classroom in lab needs for the new College of Optometry. In addition we are seeking approval for a new maintenance building on the campus.

To facilitate the Planning Commission review of the proposed structures, we have included the required drawings and documentation for Preliminary Planning Development as well as the Petition for Plan Commission.

Project Description and Overview of Midwestern University

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

Midwestern is an upper division university that focuses solely on the health care needs of society. The University has only graduate programs in the health sciences. While Midwestern University has over 6200 students, there are approximately 3,000 full-time students on the Downers Grove campus and in local health care community. All of our graduate programs contain didactic classroom and laboratory education as well as clinical experiences in the many hospitals, clinics, pharmacies and specialty clinics throughout the Midwest.

Throughout the first two years of didactic education, students in all of our colleges, (Chicago College of Osteopathic Medicine, College of Health Science, Chicago College of Pharmacy and the College of

Dental Medicine, Illinois) attend classes on the Downers Grove campus. The second 2 years they are at off campus clinical sites.

At this time the Downers Grove campus is developing a new academic program, a College of Optometry. As we have done extensive studies in the need for this profession in the Chicago area, and the State of Illinois, we have determined that this profession would add to the total health care community that we serve. The classroom and lab space needed for the new college has been included in the new proposed classroom building. In addition we have expansion in offices that would support our student programs. We have also included another first floor 24-hour study room for the students use especially prior to exams. The existing older and unused two-story dormitories will be demolished to make room for this project.

The new maintenance building is needed for additional storage and shop workspace. Much of this space was previously housed in the basement of the traditional dorms. As those older structures are being demolished, it is important for us to build space for our maintenance staff. Much maintenance work is done on campus by our own skilled staff and they need new facilities in order to fulfill their duties. The proposed New Maintenance Building is primarily for Offices, Maintenance Shops and Centralized Storage. The personnel who will use these spaces are currently making use of other spaces already on campus, primarily in the existing Central Chiller Plant. There are no existing structures in the proposed location

The proposed structures are, programmatically, very similar to the buildings approved by the Plan Commission and Village Council in 2014, but the proposed location has changed. In addition, the Chapel, which has not yet been constructed, is being shown back in the location originally proposed.

PUD MASTER SITE PLAN Shown on Sheet A-1

Traffic and Parking Concerns

As previously stated, the Downers Grove campus is developing a new academic program, a College of Optometry. This is a four-year program that will enroll only 50 students each year, and will have students on the campus during the first two years and then will have the students work in our Multi-specialty clinic for their third year and a portion of their fourth year. In order to add this academic program, we will be constructing a new classroom building to house the faculty offices, classrooms and laboratories needed for the optometry students.

As requested, a new parking study is being done under separate cover. However, with the exception of 50 additional new students in the upcoming year, we do not believe we will have any new traffic or parking concerns. While it appeared on the plans that we had extensive on-campus housing that would have fewer students arriving and departing on campus each day, in reality we had very few of the traditional dorms occupied. The housing was out of date, did not meet the needs of today's students and provided very inadequate bathroom and shower facilities. These old dorms were part of the George Williams Campus and were not appropriate for graduate students.

In addition, with direct primary access to a main arterial street, the campus is in a perfect position to be in harmony with the nature of the district in which it is located.

The university has recently completed a parking expansion intended to address the parking needs of the

campus well into the future. Parking totals are tabulated on the attached Appendix B.

Public Safety Requirements

Prior development on the campus has been approved as a special use under the standards of the Village of Downers Grove Zoning Ordinance Section 28.12.050.

The intensity of the proposed planned development, regarding setbacks, open space requirement and Floor Area Ratio, is in accordance with the previous R-1 zoning designation.

The previous Master Plan Amendment established a building height limit of 100' for buildings or portions of buildings inside a line 200' from the adjacent property line(s). Structures outside that 200' buffer would be subject to the 35' limit without special use approval.

As with previous submittals we are complying with the following restrictions. Not more than 25% of the site shall be occupied by buildings as opposed to the 32% standard in R-1. The Floor Area Ratio shall not exceed 0.6. Building heights shall be limited to 35' except as defined above.

Engineering/Public Improvements

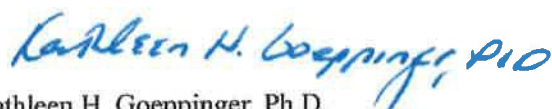
All construction activities will be on the university campus. We are not currently planning any off-site improvements as part of the current project.

Anticipated Easement Revisions

Easements will be provided for electric and gas utilities if required by the respective agencies. Storm water easements are proposed to be modified to reflect final connections to the new structures.

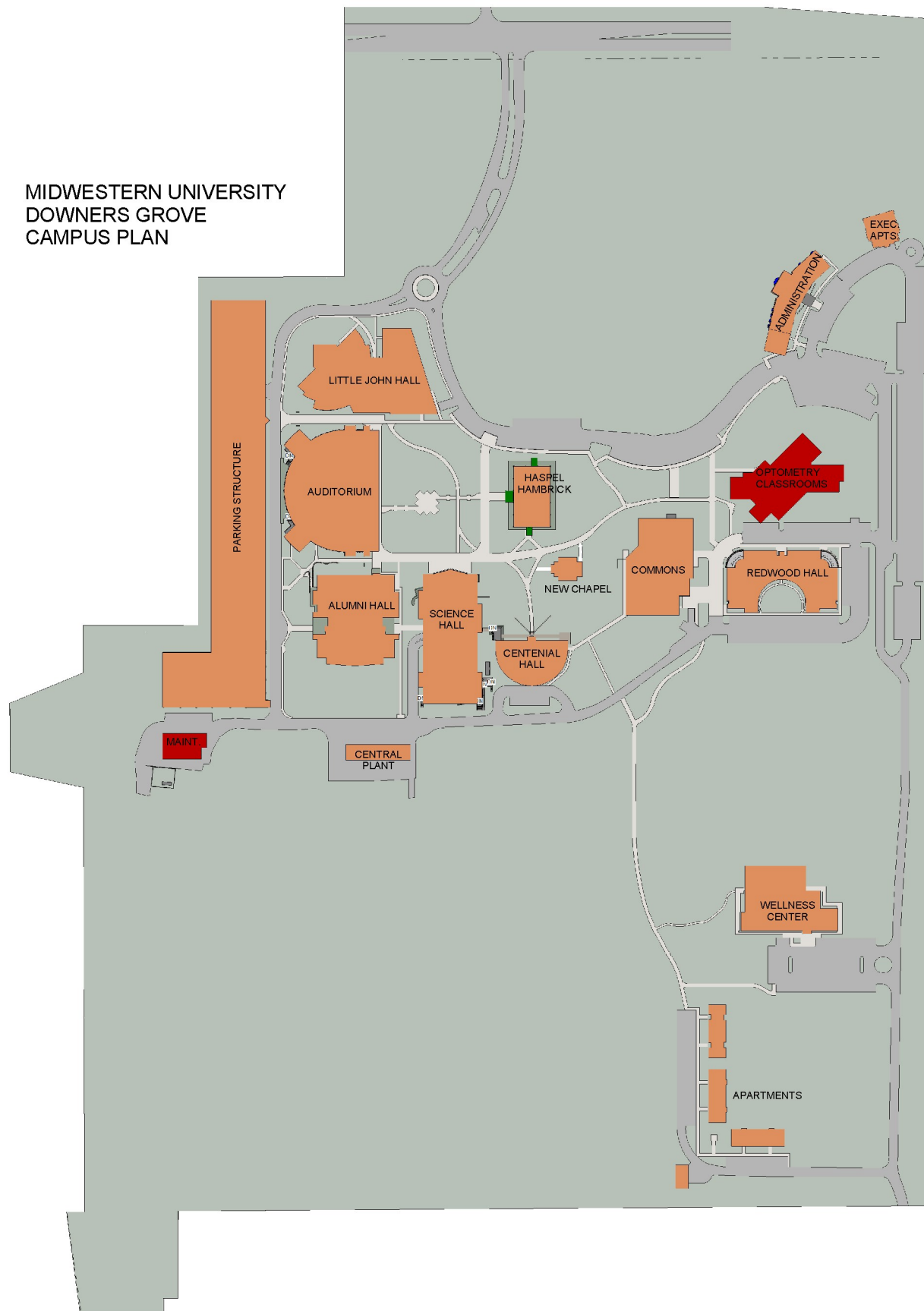
Thank you for your cooperation and efforts. Please do not hesitate to call with any questions you might have about the proposed work or the attached documents.

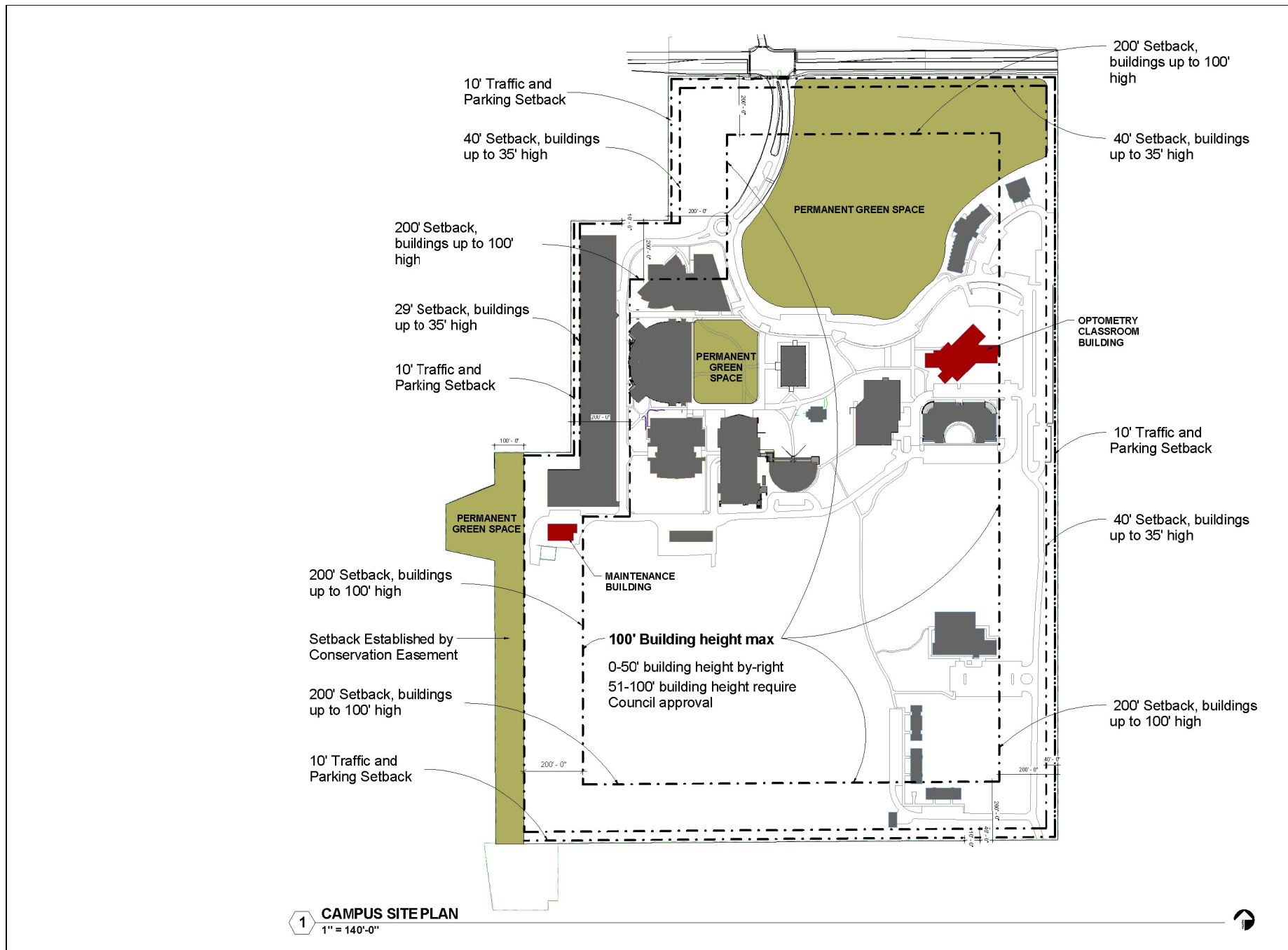
Sincerely,



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

MIDWESTERN UNIVERSITY
DOWNERS GROVE
CAMPUS PLAN







DWL
 ARCHITECTS-PLANNERS, INC.
 2330 N. Central Ave.
 Peoria, IL 61624
 Tel: 302.266.0700
 info@dwlarch.com

PUD
 AMMENDMENT
 DRAWINGS

Midwestern University
**CAMPUS MASTER PLAN
 AMMENDMENT**
 Downer Grove, Illinois



REVISIONS		
No.	Description	Date

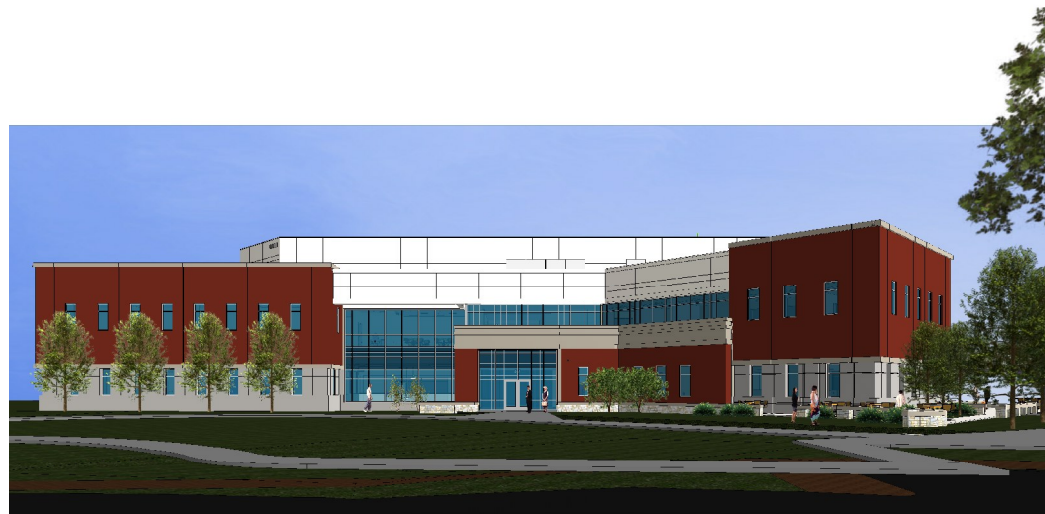
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 DWL ARCHITECTS-PLANNERS, INC.

**CAMPUS SITE
 PLAN**

SHEET NUMBER:
Z-01

DRAWN BY: NRJ/ALM	REVIEWED BY: DT
DATE: 09/10/2015	PROJECT NUMBER: 1414.00

9/10/2015 10:47:03 AM



1 VIEW FROM NORTH



2 VIEW FROM WEST



PAD
AMMENDMENT
DRAWNGS

MIDWESTERN UNIVERSITY
OPTOMETRY CLASSROOM
BUILDING
DOWNERS GROVE CAMPUS
555 31st STREET, DOWNERS GROVE, IL



REVISIONS

No.	Description	Date

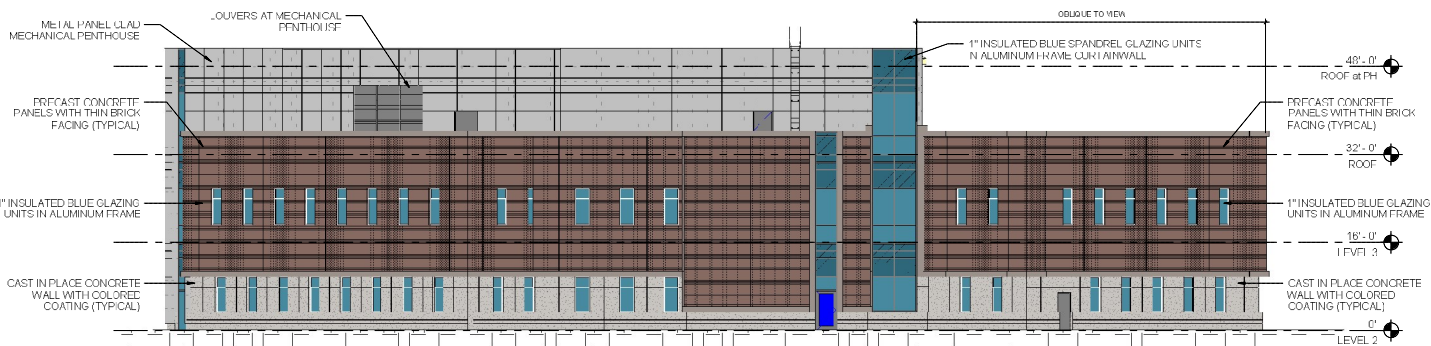
#1000 PROJECTS, INC.
DWL ARCHITECTS + PLANNERS, INC.

SHEET TITLE
CLASSROOM - 3D
VIEWS

SHEET NUMBER

Z-10

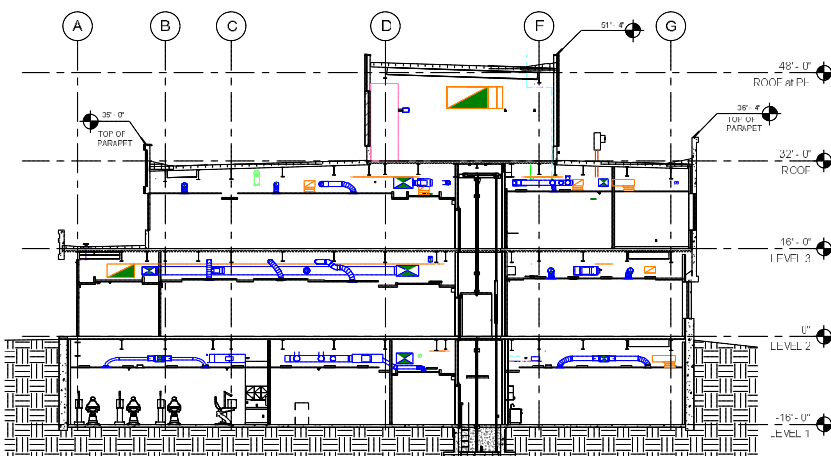
DESIGNED BY NR	REVIEWED BY LXI
DATE 09/02/15	PROJECT NUMBER 1414 00



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



3 BUILDING SECTION BET. GRIDS 5 & 6
3/32" = 1'-0"



PAD
AMMENDMENT
DRAWINGS

MIDWESTERN UNIVERSITY
OPTOMETRY CLASSROOM
BUILDING
DOWNERS GROVE CAMPUS
555 31st STREET, DOWNERS GROVE, IL



REVISIONS

No.	Description	Date

PROJECT: CLASSROOM - BUILDING ELEVATIONS

SHEET NUMBER

Z-12

DESIGNED BY: NR	DATE: 09/02/2015	REVISIONS BY: LCI	DATE: 14/14/00
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9/11/2015 3:47:47 PM



PAD
AMMENDMENT
DRAWINGS

MIDWESTERN UNIVERSITY
OPTOMETRY CLASSROOM
BUILDING
DOWNERS GROVE CAMPUS
565 31st STREET, DOWNERS GROVE, IL



REVISIONS

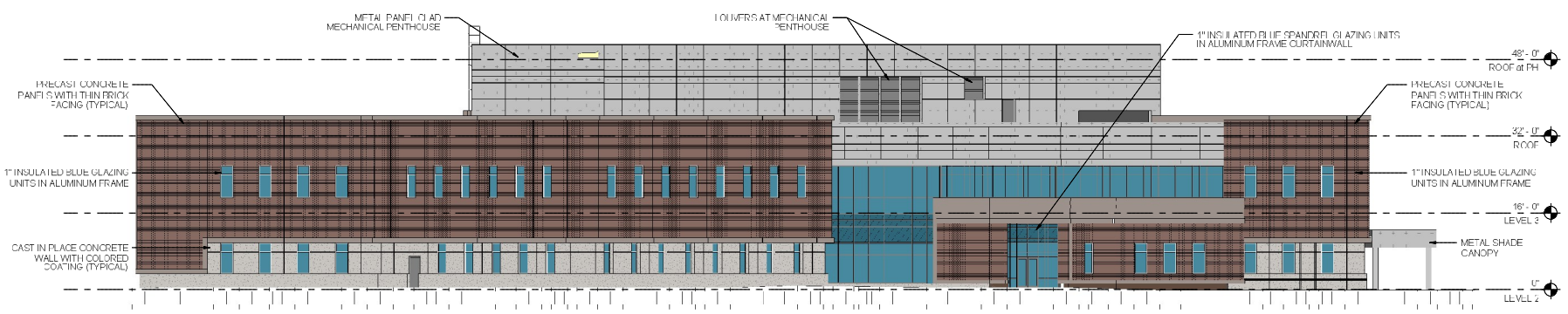
No.	Description	Date

PROJECT NO: DWL 150207-01
PROJECT NAME: CLASSROOM - BUILDING ELEVATIONS

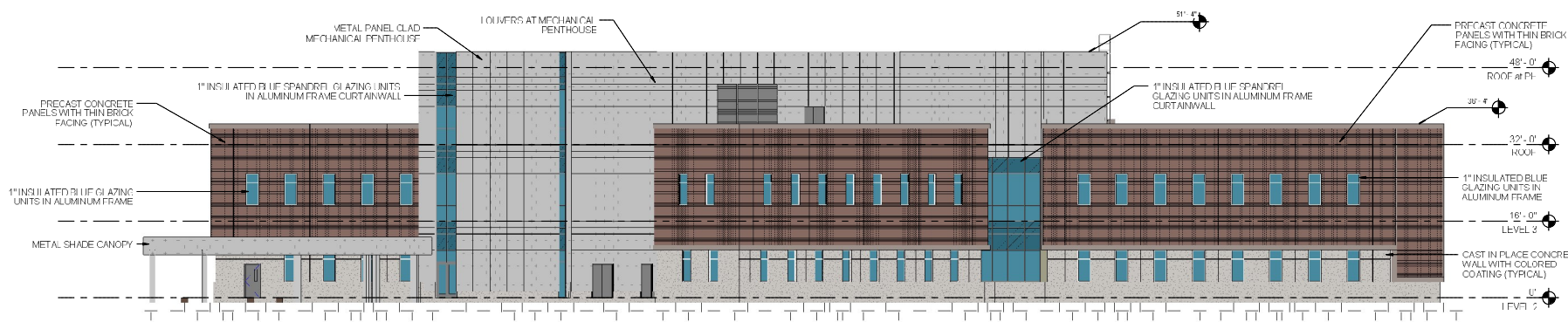
SHEET NUMBER

Z-11

ISSUED BY: NR	DESIGNED BY: LCI
DATE: 09/02/15	PROJECT NUMBER: 1414 00



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

9/11/2015 11:25:23 AM



- CIRCULATION
- COMMON
- LAB
- SIMULATION
- UTILITY AND SUPPORT SPACES



PAD
AMMENDMENT
DRAWINGS

MIDWESTERN UNIVERSITY
**OPTOMETRY CLASSROOM
BUILDING**
DOWNERS GROVE CAMPUS
555 31st STREET, DOWNERS GROVE, IL



REVISIONS

No.	Description	Date

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SHEET TITLE
**CLASSROOM
FLOOR PLAN
(BASEMENT)**

SHEET NUMBER:
Z-02

DRAWN BY: NRJ	REVISION BY: DCT
DATE: 09/02/2015	PROJECT NUMBER: 1414.00

1 OPTOMETRY CLASSROOM LEVEL 1 (BASEMENT)
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9/1/2015 3:44:40 PM





PAD
AMMENDMENT
DRAWINGS

MIDWESTERN UNIVERSITY
**OPTOMETRY CLASSROOM
BUILDING**
DOWNERS GROVE CAMPUS
555 31st STREET, DOWNERS GROVE, IL



REVISIONS

No. Description Date

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SHEET TITLE
**CLASSROOM
FLOOR PLAN
(UPPER)**

SHEET NUMBER
Z-04

DRAWN BY NRJ	REVIEWED BY DCT
DATE 09/02/2015	PROJECT NUMBER 1414.00

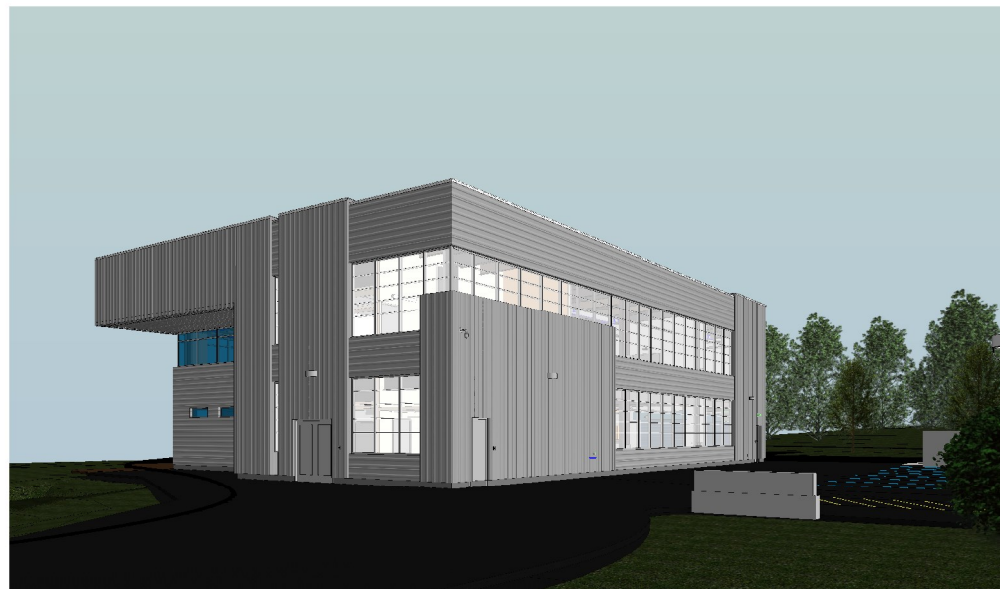
- CIRCULATION
- COMMON
- OFFICE
- UTILITY AND SUPPORT SPACES



1 OPTOMETRY CLASSROOM LEVEL 3 (UPPER)
3/32" = 1'-0"

9/1/2015 3:45:13 PM





1 VIEW FROM NE



2 VIEW FROM SE



PAD AMMENDMENT DRAWNGS

MIDWESTERN UNIVERSITY
MAINTENANCE FACILITY
 DOWNERS GROVE CAMPUS
 666 31st STREET, DOWNERS GROVE, IL



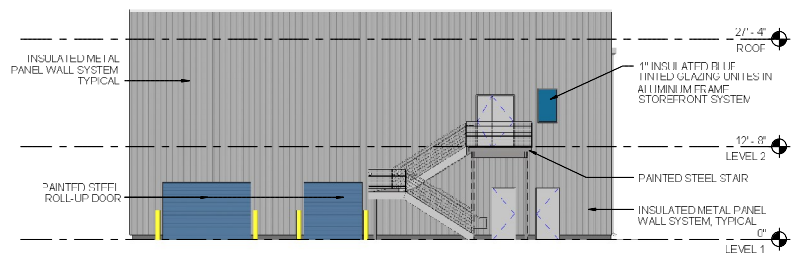
REVISIONS

No.	Description	Date

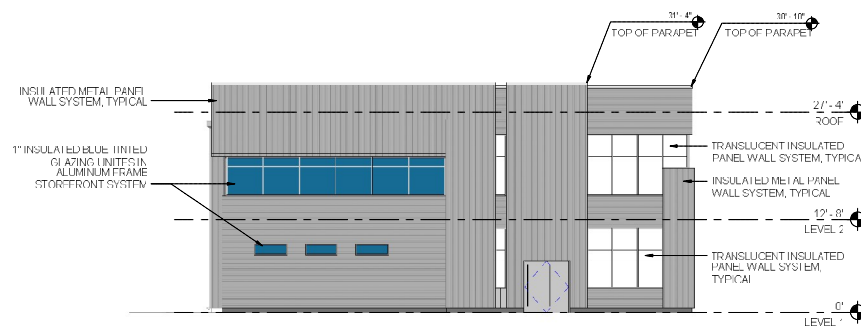
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MAINTENANCE FACILITY 3D VIEWS

SHEET NUMBER
Z-14

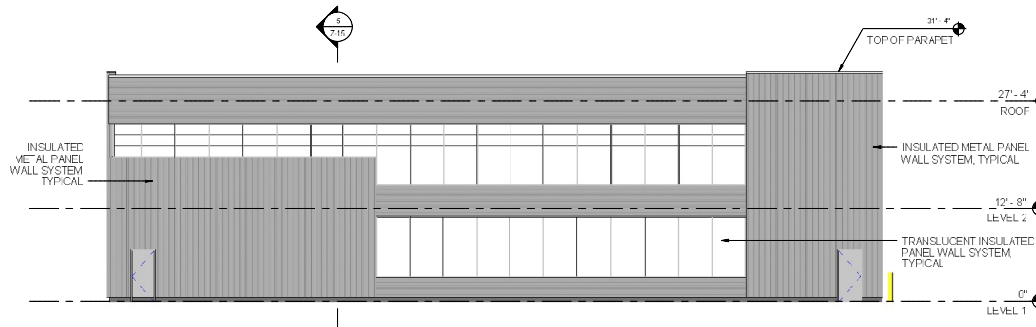
DESIGNED BY NR	DESIGNED BY LXI
DATE 09/02/15	DATE 10/08/00



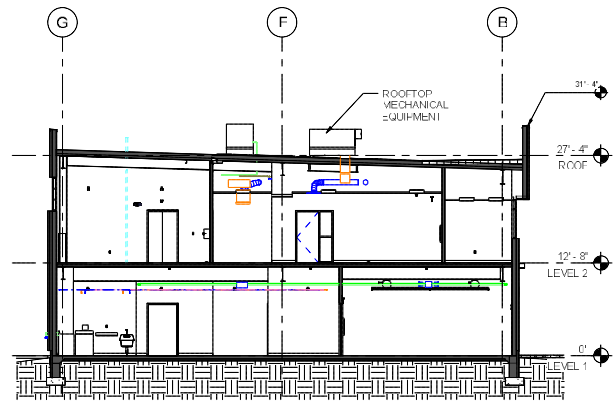
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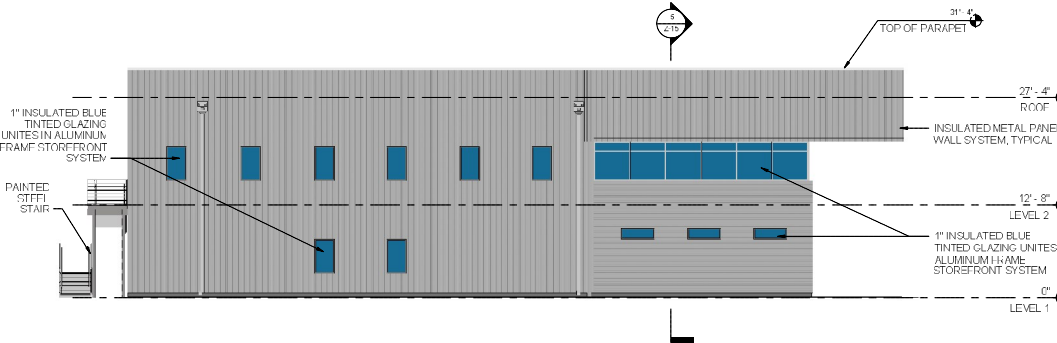
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3 BUILDING ELEVATION - NORTH
1/8" = 1'-0"



5 BUILDING SECTION
1/8" = 1'-0"



4 BUILDING ELEVATION - SOUTH
1/8" = 1'-0"



PAD AMMENDMENT DRAWINGS

MIDWESTERN UNIVERSITY
MAINTENANCE FACILITY
DOWNERS GROVE CAMPUS
555 31st STREET, DOWNERS GROVE, IL



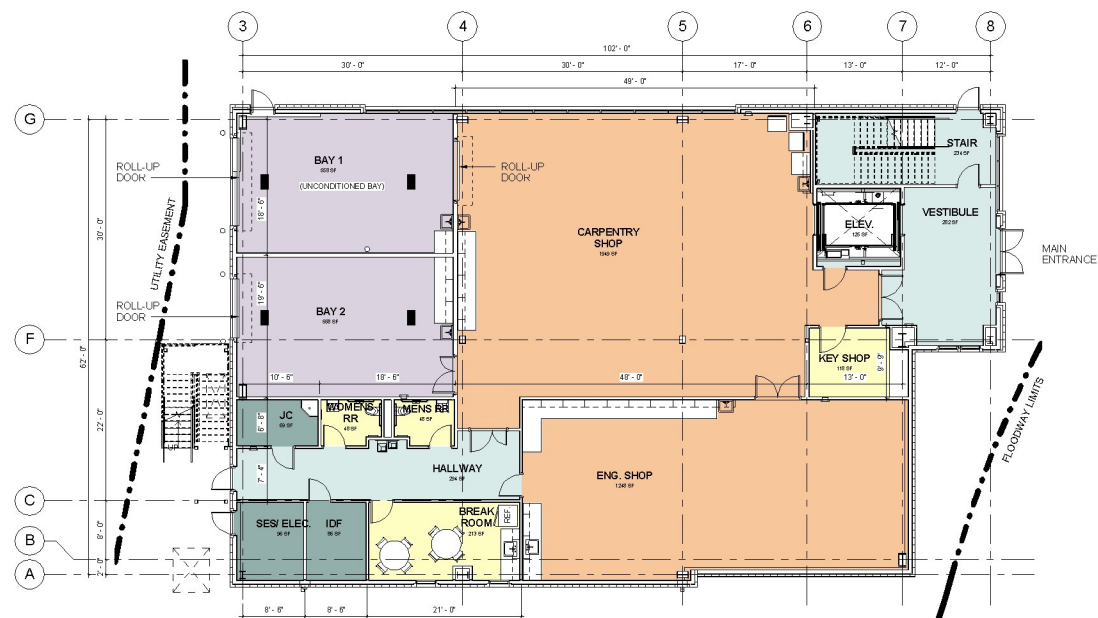
REVISIONS

No.	Description	Date

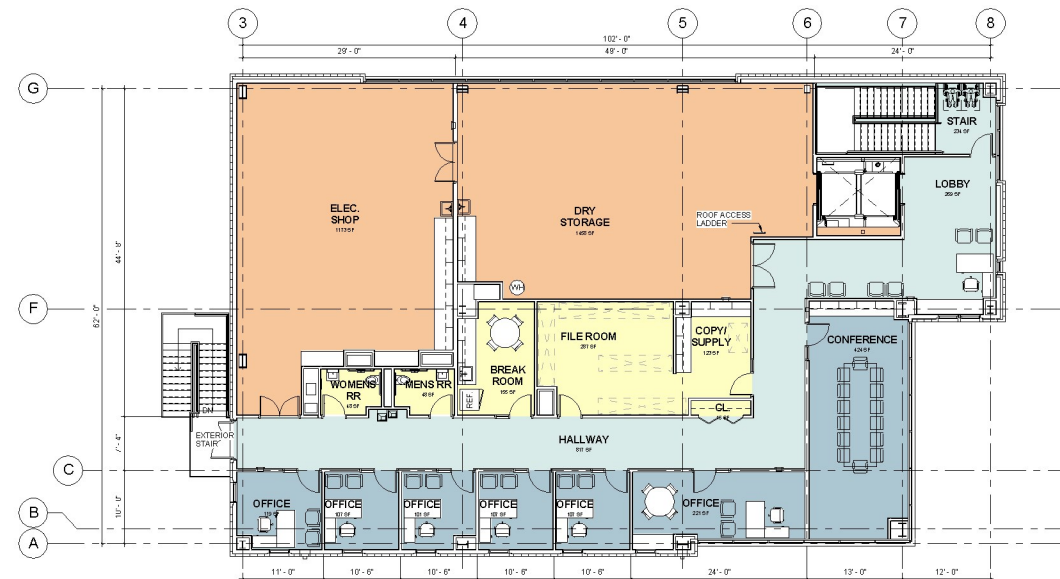
PROJECT NO: DWL ARCHITECTS + PLANNERS, INC.
MAINTENANCE FACILITY - ELEVATIONS AND SECTION

SHEET NUMBER Z-15	
DESIGNED BY: NRK	REVIEWED BY: LXC1
DATE: 09/02/15	PROJECT NUMBER: 1508-00

9/11/2015 3:29:07 PM



1 MAINTENANCE FACILITY FLOOR PLAN - LEVE L1
1/8" = 1'-0"



2 MAINTENANCE FACILITY FLOOR PLAN - LEVE L2
1/8" = 1'-0"



PAD
AMMENDMENT
DRAWINGS

MIDWESTERN UNIVERSITY
MAINTENANCE FACILITY

DOWNERS GROVE CAMPUS
555 31st STREET, DOWNERS GROVE, IL



REVISIONS

No.	Description	Date

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DWL ARCHITECTS + PLANNERS, INC.

SHEET TITLE
FLOOR PLAN -
LEVEL 1 & LEVEL 2

SHEET NUMBER

Z-05

DRAWN BY NRJ	REVIEWED BY DCT
DATE 09/02/15	PROJECT NUMBER 1508 00

15-PLC-0038 555 31st Street – Proposed Maintenance Building Location



Location of proposed Maintenance Building (looking south).



Looking at westernmost property line abutting Lyman Woods.

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
SHADE TREES				
ACFR	Acer x freemantii 'Mime'	Manno Freeman Maple	5' CAL.	Matched Specimens
ACRU	Acer rubrum 'Northwood'	Northwood Red Maple	5' CAL.	Matched Specimens
PCCA	Pinus celtensis 'Cleveland Select'	Charlestown Pine	4" CAL.	Matched Specimens
PLAC	Platanus x souliei 'Morton Crest'	Edenbrook London Planetree	6" CAL.	Matched Specimens
TKOD	Tilia cordata 'Bailey'	Shamrock Littleleaf Linden	4" CAL.	Male Species Only
ORNAMENTAL TREES				
ASPD	Aesculus parviflora 'Whitestar'	Whitestar Gray Birch	18" Ht.	Multi-stem Heavy
AMBR	Amandorler grandifera 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	10" Ht.	Multi-stem Heavy
EVERGREEN TREES				
PIOD	Pinus strobus 'Denstar'	Black Hills Spruce	10" Ht. BB	
TKOC	Thuja occidentalis 'Nigra'	NIGRA Arborvitae	10" Ht. BB	
DECIDUOUS SHRUBS				
HAVE	Hemerocallis variabilis	Vernal Whitebazel	48" BB	
RSDG	Rhododendron 'Pinky'	Pink Rhododendron	30" BB	8&B Specimen
RSDA	Rosa 'Rosa rugosa 'Princess Diana'	Pink Supreme Rose	30" BB	
VICA	Viburnum x carlesii 'Viburnum'	Fragrant Viburnum	28" BB	Specimen
PLAR	Hydrangea paniculata 'Little Lamb'	Little Lamb Hydrangea	30" HBS	
CCOR	Cornus alternifolia	Common Dogwood	30" BB	
HYAR	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	30" BB	
EVERGREEN SHRUBS				
THUA	Thuja occidentalis 'Woodward'	Woodward Arborvitae	48" Ht. BB	
TATA	Taxus x media 'Tussock'	Taxus Spreading Yew	30" BB	
PERENNIALS AND VINES				
LIGU	Ligularia sibirica 'The Rocket'	The Rocket Ligularia	1 Gal.	
HEBT	Hemerocallis 'Stella de Oro'	Stella De Oro Daylily	1 Gal.	
PELB	Patrinia virginica 'Little Bell'	Rustian Sage	1 Gal.	18" O.C.
MOBA	Morone alba 'Mardi's Bell'	Sea Balm	1 Gal.	Spacing Per Plan
RUFU	Rudbeckia fulgida 'Goldsturm'	Black-Eyed Susan	1 Gal.	18" O.C.
ASJA	Aster x japonicus 'Taubertolend'	False Spirea	1 Gal.	18" O.C.
PAQU	Pericallis aquatica	Virginia Creeper	2 Gal.	Spacing Per Plan, Shaded
SEAJ	Sedum 'Autumn Joy'	Autumn Joy Sedum	1 Gal.	18" O.C.
LILJ	Ligularia 'Little Rocket'	Daylily Ligularia	1 Gal.	18" O.C.
ECOL	Echinacea 'Coral Reef'	Coral Reef Coneflower	1 Gal.	18" O.C.
HCNS	Hebe 'Royal Red'	Royal Red Hebe	1 Gal.	18" O.C.
LIBI	Lilium 'Lilium')	Crisp Petal Anemone	1 Gal.	18" O.C.
AMTC	Anemone x ranunculoides 'Toucanblosser'	Whirlwind Anemone	1 Gal.	18" O.C.
ANWH	Anemone 'White Wind'	Whirlwind Anemone	1 Gal.	18" O.C.
HYAN	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea Vine	2 Gal.	Spacing Per Plan, Shaded
HEPP	Hebe 'Purple Heart'	Purple Heart Hebe	1 Gal.	18" O.C.
GRASSES				
PEAL	Pennisetum alopecuroides	Fountain Grass	1 Gal.	24" O.C.
PAVI	Poa annua	Swain Grass	1 Gal.	
DOCE	Dactylis glomerata	Tufted Hair Grass	One Plug	



DWL
ARCHITECTS + PLANNERS

ALLEN L. KRACOMER
A. ARCHITECTS + PLANNERS
1000 N. WASHINGTON ST., SUITE 1000
CHICAGO, IL 60610



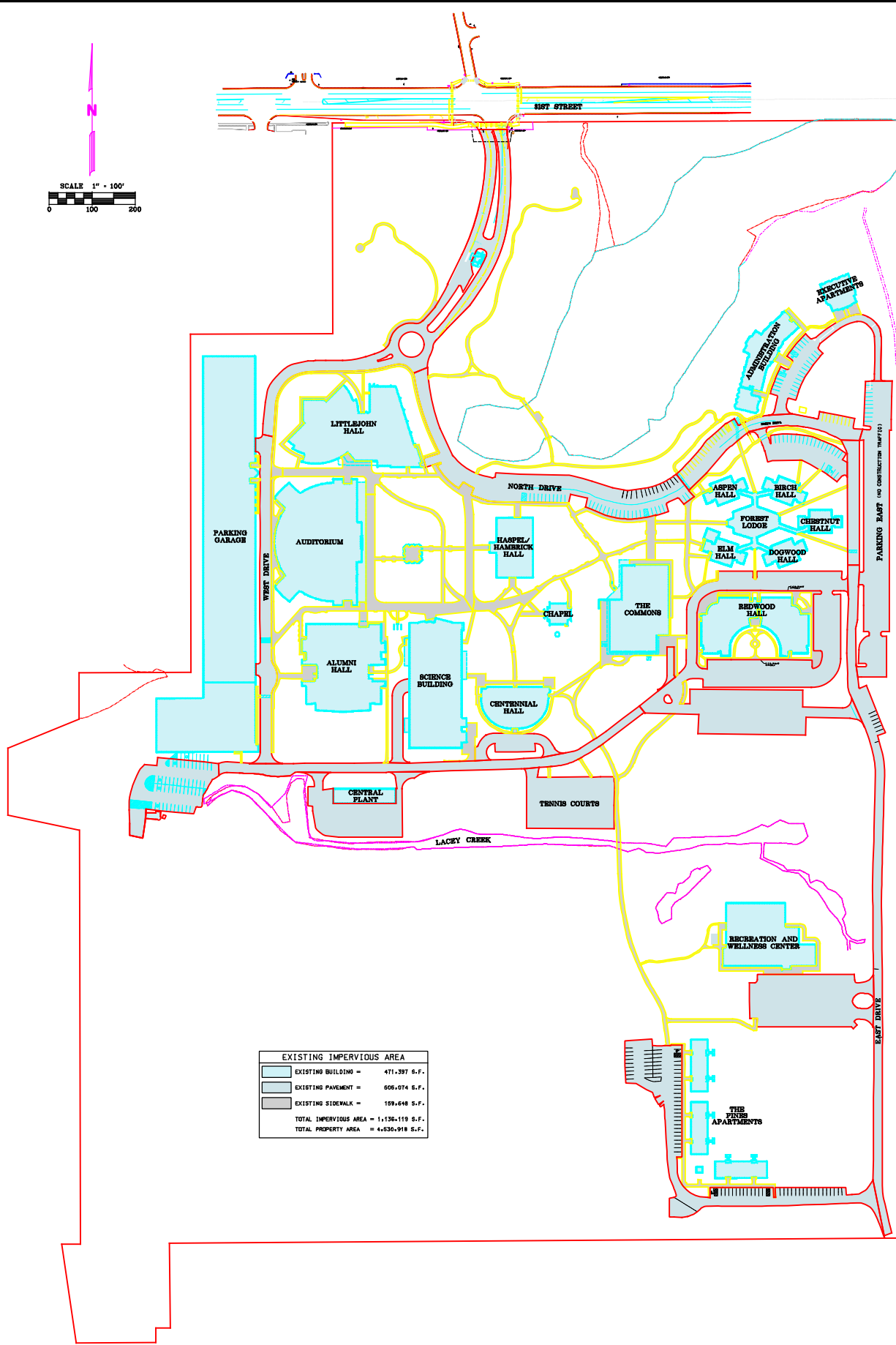
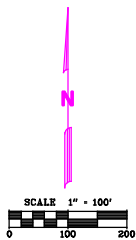
LANDSCAPE PLAN

MIDWESTERN UNIVERSITY
NEW OPTOMETRY BUILDING
DOWNERS GROVE CAMPUSES
553 31ST STREET, DOWNERS GROVE, ILLINOIS

ISSUED FOR:	DATE:
FOR CLIENT REVIEW	8-24-15
DATE:	
DESIGNED BY:	LD
CHECKED BY:	LD
DATE:	2015.05.11
PROJECT NAME:	LD

LP-3

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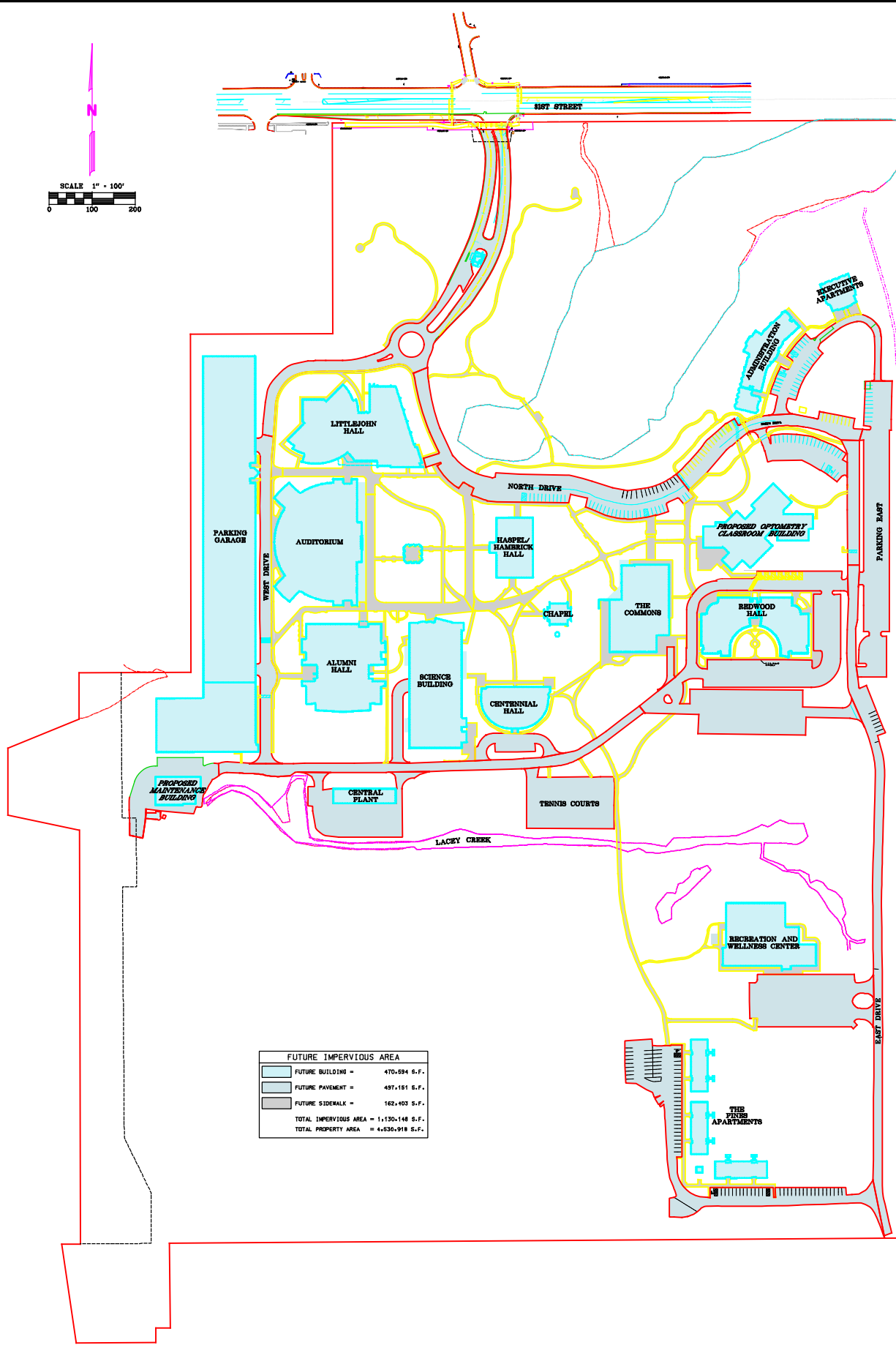
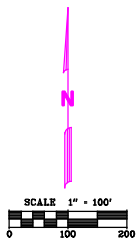
EXISTING IMPERVIOUS AREA	
	EXISTING BUILDING = 471,397 S.F.
	EXISTING PAVEMENT = 606,974 S.F.
	EXISTING SIDEWALK = 169,648 S.F.
	TOTAL IMPERVIOUS AREA = 1,136,119 S.F.
	TOTAL PROPERTY AREA = 4,530,918 S.F.

DATE	DESCRIPTION OF REVISION	BY	SCALE

DESIGNED	ROB
DRAWN	ROB/DWP
APPROVED	DAS
DATE	09/01/15
SCALE	1" = 100'

**EXISTING IMPERVIOUS
 AREA EXHIBIT
 MIDWESTERN UNIVERSITY
 DOWNERS GROVE, ILLINOIS**

9/1/2015 2:51:08 PM
 H:\3855\Engineering\Downers\Future Impervious Map.dwg



FUTURE IMPERVIOUS AREA	
	FUTURE BUILDING = 470,594 S.F.
	FUTURE PAVEMENT = 497,161 S.F.
	FUTURE SIDEWALK = 162,403 S.F.
	TOTAL IMPERVIOUS AREA = 1,130,148 S.F.
	TOTAL PROPERTY AREA = 4,530,918 S.F.

M Mackie Consultants, LLC
 9575 W. Higgins Road, Suite 500
 Rosemont, IL 60018
 (847)695-1400
 www.mackieconsult.com

DATE	DESCRIPTION OF REVISION	BY	SCALE

DESIGNED	ROB
DRAWN	ROB/DWP
APPROVED	DAS
DATE	09/01/15
SCALE	1" = 100'

**FUTURE IMPERVIOUS
 AREA EXHIBIT
 MIDWESTERN UNIVERSITY
 DOWNERS GROVE, ILLINOIS**

SHEET
1 OF 1
 PROJECT NUMBER: 2656
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 ILLINOIS FIRM LICENSE 164-002894

Midwestern University
Campus Master Plan Amendment
Appendix B - Site Data Summary
Revised October 26, 2015

	Existing	Proposed Change	Total
Total Site Area (Acres)	105.386	0	105
Total Site Area (SF)	4,590,615	0	4,590,615
Gross Floor Area*	789,175	12,722	801,897
Site FAR	0.1719	0.0028	0.1747
Total Site Building Coverage			
SF	471,397	-803	470,594
Percentage of Site	10.27%	-0.02%	10.25%
Total Site Paved Area			
SF	664,722	-5,168	659,554
Percentage of Site	14.48%	-0.11%	14.37%
Total Site Gravel Area			
SF	0	0	0
Percentage of Site	0.00%		0.00%
Total Site Impervious Area			
SF	1,136,119	-5,971	1,130,148
Percentage of Site	24.75%	-0.13%	24.62%
Parking Spaces			
Total	2,605	-3	2,602
Standard	2,563	0	2,563
Handicapped	42	0	42
Lecture Hall Seats	3,579	0	3,579
Dormitory Rooms	312	-180	132

Parking Demand and Traffic Study Midwestern University

Downers Grove, Illinois



Prepared by:



Kenig, Lindgren, O'Hara, Aboona, Inc.

October 20, 2015

1

Introduction

This report summarizes the methodologies, results and findings of a parking demand and traffic study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the Midwestern University (MU) campus located at 555 31st Street in Downers Grove, Illinois.

The primary main campus parking is bounded by a ring road serving the overall MU campus. The Wellness Center is located to the south of the ring road serving the campus and has its own parking area. Further, The Pines Apartments, individual apartments used as campus housing, is located at the south end of the campus and also has its own parking area. However, both the Wellness Center and The Pines are included in the study area for this report since they are considered part of the MU campus as a whole.

The purpose of the study is three-fold:

- To determine the adequacy of the MU parking supply under existing conditions.
- To compare the existing parking supply to the projected MU parking demand based on the new Optometry College.
- To evaluate existing and future traffic conditions to determine if the existing roadway and traffic control improvements are sufficient

2

Existing Parking System

This chapter describes the existing Midwestern University parking system, parking usage characteristics, and an analysis of parking supply and demand. The data presented in this chapter was determined from several field surveys of the various parking areas serving the campus, including parking inventory and occupancy surveys.

Parking Inventory

General Parking

The existing parking facilities serving the Midwestern University campus, the parking facilities serving the Wellness Center (located at the south end of the MU campus), and the parking area serving The Pines apartments were inventoried to verify the number of available parking spaces. The MU campus generally has open parking with the exception of the south portion of the main parking garage and the Science Building, which both have restricted access (accessed via a key card) and are reserved for faculty and staff parking only. Further, there are some spaces throughout the campus that are restricted and designated via signage.

Valet Parking

The MU campus does not provide valet parking services.

Existing Parking Supply

Table 1 shows a summary of the MU campus parking supply. There are presently a total of approximately 2,605 parking spaces serving the MU campus (including the Wellness Center and The Pines).

Figure 1 shows the locations of the parking facilities.

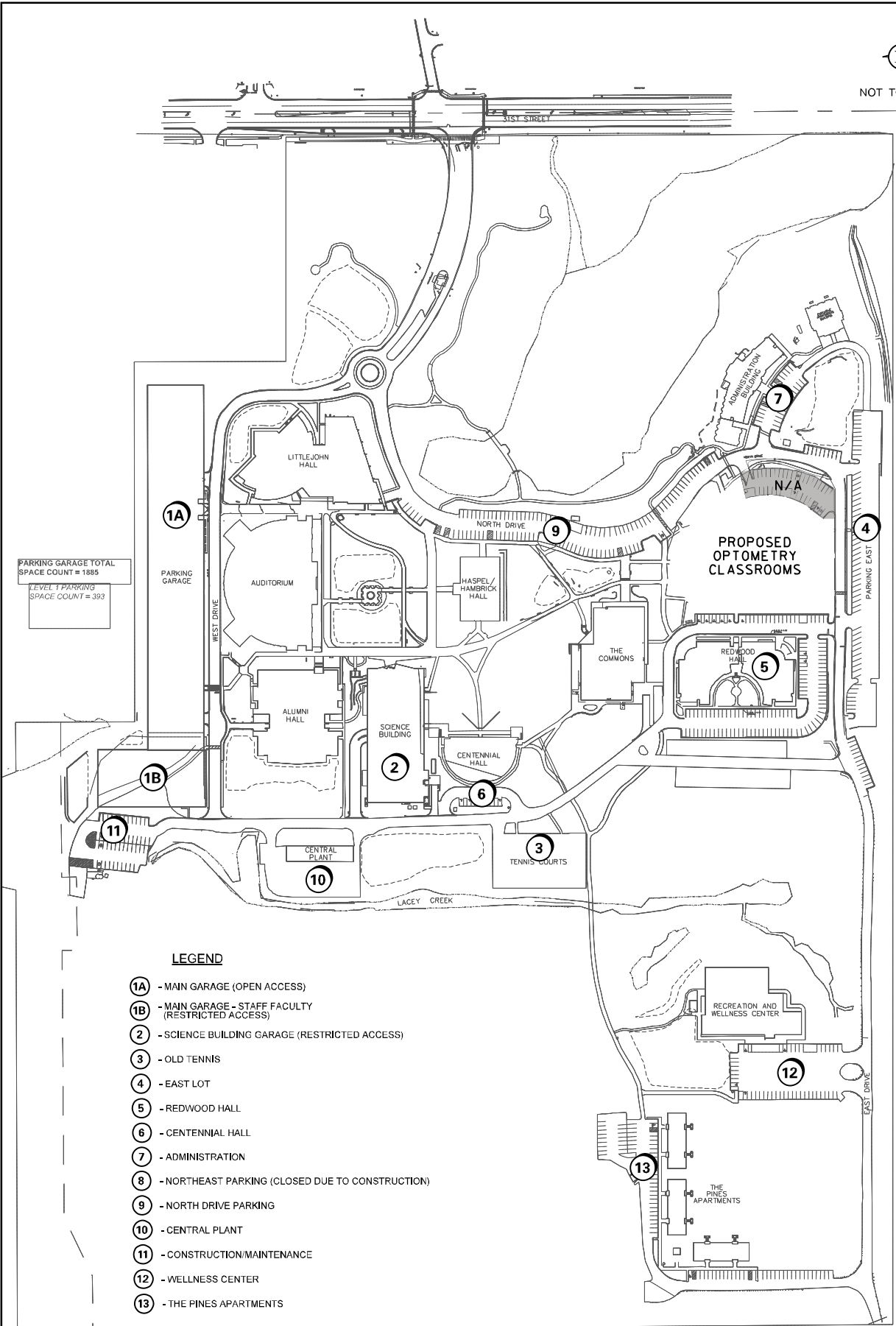
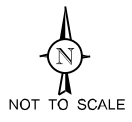
Parking Capacity Plans

It is important to note the following when reviewing the overall MU campus parking supply.

- ❖ The northeast parking area (identified by Area 8 on Figure 1) is currently closed in conjunction with the demolition of the former residence halls, and the preparation/construction of the proposed optometry building. Area 8 has a parking capacity of approximately 32 parking spaces. This parking area will be reopened with no changes in parking capacity once the construction is completed.
- ❖ Area 11 includes the construction/maintenance area and has a parking capacity of approximately 46 parking spaces. MU has plans to construct a new maintenance facility within this area. As a result, parking will be reduced to 11 parking spaces (or a loss of 35 parking spaces).
- ❖ The reactivation of the parking spaces in Area 8 (32 spaces) will offset the loss of the spaces that will be lost in the redevelopment in Area 11 (35 spaces) resulting in a net loss of parking of only 3 parking spaces in the overall MU campus supply.

Table 1
EXISTING MIDWESTERN UNIVERISTY CAMPUS PARKING FACILITIES

Parking Facility	Capacity		
	Standard Stalls	Accessible Stalls	Total
Main Garage (open)	1,605	10	1,615
Main Garage (restricted)	233	9	242
Science Building (restricted)	78	3	81
Old Tennis Courts	71	0	71
East Lot	123	0	123
Redwood Hall	97	2	99
Centennial Hall	0	6	6
Administration	24	2	26
Northeast Parking (closed)	0	0	0
North Drive	115	3	118
Central Plant	9	0	9
Maintenance Facility	46	0	46
Wellness Center	79	4	83
The Pines Apartments	83	3	86
Total Campus Parking Supply:	2,563	42	2,605



LEGEND

- ①A - MAIN GARAGE (OPEN ACCESS)
- ①B - MAIN GARAGE - STAFF FACULTY (RESTRICTED ACCESS)
- ② - SCIENCE BUILDING GARAGE (RESTRICTED ACCESS)
- ③ - OLD TENNIS
- ④ - EAST LOT
- ⑤ - REDWOOD HALL
- ⑥ - CENTENNIAL HALL
- ⑦ - ADMINISTRATION
- ⑧ - NORTHEAST PARKING (CLOSED DUE TO CONSTRUCTION)
- ⑨ - NORTH DRIVE PARKING
- ⑩ - CENTRAL PLANT
- ⑪ - CONSTRUCTION/MAINTENANCE
- ⑫ - WELLNESS CENTER
- ⑬ - THE PINES APARTMENTS

Existing Parking Occupancy

Hourly parking occupancy counts of the parking facilities (refer to Figure 1) were conducted from 8:00 A.M. to 5:00 P.M. on Thursday, September 10, 2015 (Thursday) and also on Wednesday, September 16, 2015 (Wednesday). The counts were conducted on two different days of the week to account for different class schedules that meet on different days throughout the week. Further, the counts were conducted when weather conditions were favorable. The following highlights the results of the parking counts.

- ❖ The MU campus generally peaks between 10:00 and 1:00 P.M., with a peak parking occupancy of 72 percent (or 1,882 parking spaces) on Thursday and peak parking occupancy of 74 percent (or 1,929 parking spaces) on Wednesday.
- ❖ The Main Parking Garage (open access) had a peak parking occupancy of 75 percent for both days, with an average parking occupancy of 55 percent throughout the day.
- ❖ The first two floors of the Main Parking Garage (open access) were at or near capacity from 8:00 A.M. to 5:00 P.M. Occupancy of the third floor reached maximum capacity during the 10:00 A.M. hour, but had an average occupancy of 67 percent throughout the remainder of the day. The remaining fourth and fifth floor (roof) had an average occupancy of 50 percent or less throughout the day.
- ❖ The Main Parking Garage (restricted access) had an average peak parking occupancy of 79 percent that generally occurred during the midday hours.
- ❖ The Science Building parking garage (restricted access) peaked at capacity and had an average overall occupancy of 86 percent.
- ❖ The former tennis courts area that is now being used as a parking lot peaked at capacity and had an average overall occupancy of 78 percent.
- ❖ Redwood Hall was parked at near capacity throughout the day on both days.
- ❖ North Drive on-street parking was parked at near capacity throughout the day on both days.

- ❖ The Wellness Center exceeded capacity on Thursday at 5:00 P.M. Similarly, The Pines parking area was at near capacity also on Thursday at 5:00 P.M. It is assumed that a special event was held at the Wellness Center on that Thursday prompting overflow parking into The Pines area, as the Wednesday counts show that the Wellness Center and The Pines parking areas peaked at 61 percent and 51 percent, respectively during that same hour.

The hourly parking occupancy summaries for the MU campus areas for Thursday and Wednesday are shown in **Table 2** and **Table 3**, respectively.

Existing Parking Occupancy Percentages by Area

The peak parking occupancy percentage compared to the average parking occupancy percentage through the day for both Thursday and Wednesday are shown in **Figure 2** and **Figure 3**, respectively.

Existing Parking Occupancy Volume by Area

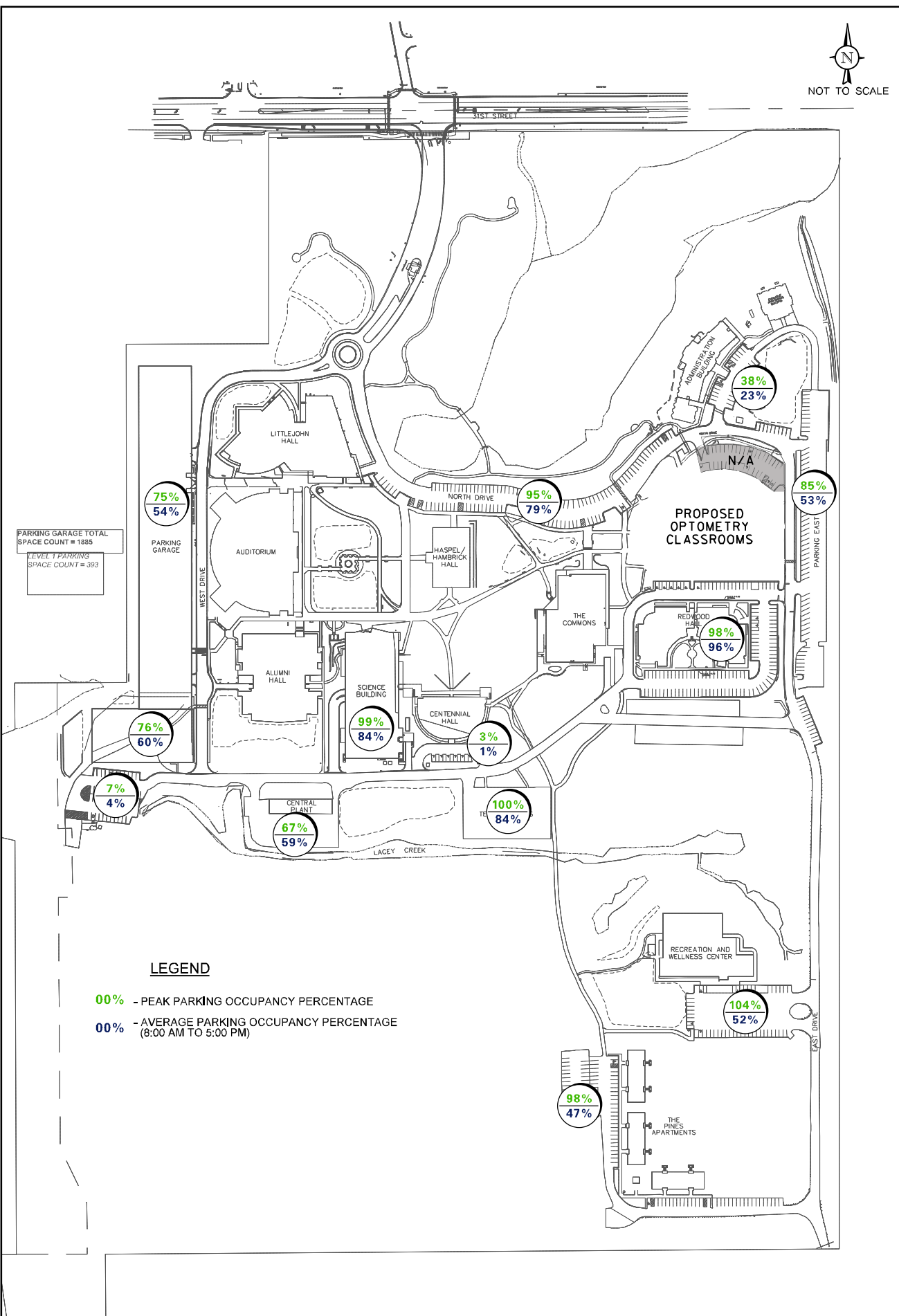
The peak parking occupancy (number of vehicles) compared to the parking capacity of the individual parking facility for both Thursday and Wednesday are shown in **Figure 4** and **Figure 5**, respectively.

Existing Parking Occupancy Conclusion

The results of the existing parking occupancy surveys for both Thursday and Wednesday show the following.

- ❖ The existing parking supply of approximately 2,605 parking spaces is more than adequate to meet existing peak parking demand conditions.
- ❖ Of the two days surveyed, the parking demand/occupancy peaked at 74 percent (or 1,929 parking spaces) of the total parking capacity.
- ❖ Given this peak occupancy, it is important to note that during all other hours of a typical day at the MU campus, there are approximately 676 parking spaces available throughout the MU campus.
- ❖ The Main Parking Garage (open access) had a peak parking occupancy of 76 percent, or 1,226 occupied parking spaces.
- ❖ The Main Parking Garage, which has a total capacity of 1,615 parking spaces, has a parking supply reserve of 389 parking spaces, or 24 percent, throughout the peak hour periods.

- ❖ The Main Parking Garage had an average daily parking occupancy of 55 percent.
- ❖ The reactivation of the parking spaces in Area 8 (32 spaces) will offset the loss of the spaces that will be lost in the redevelopment in Area 11 (35 spaces) resulting in a net loss of parking of only 3 parking spaces in the overall MU campus supply.



PARKING GARAGE TOTAL SPACE COUNT = 1885
 LEVEL 1 PARKING SPACE COUNT = 393

LEGEND

- 00% - PEAK PARKING OCCUPANCY PERCENTAGE
- 00% - AVERAGE PARKING OCCUPANCY PERCENTAGE (8:00 AM TO 5:00 PM)



9875 West Higgins Road, Suite 400
 Rosemont, Illinois 60018
 P: (847) 516-9990 F: (847) 518-9987
 PROJECT # 15-025

SCALE:	- 1" = 30'
DRAWN:	- MD
CHECKED:	- LRA
DATE:	- XX-XX-2015

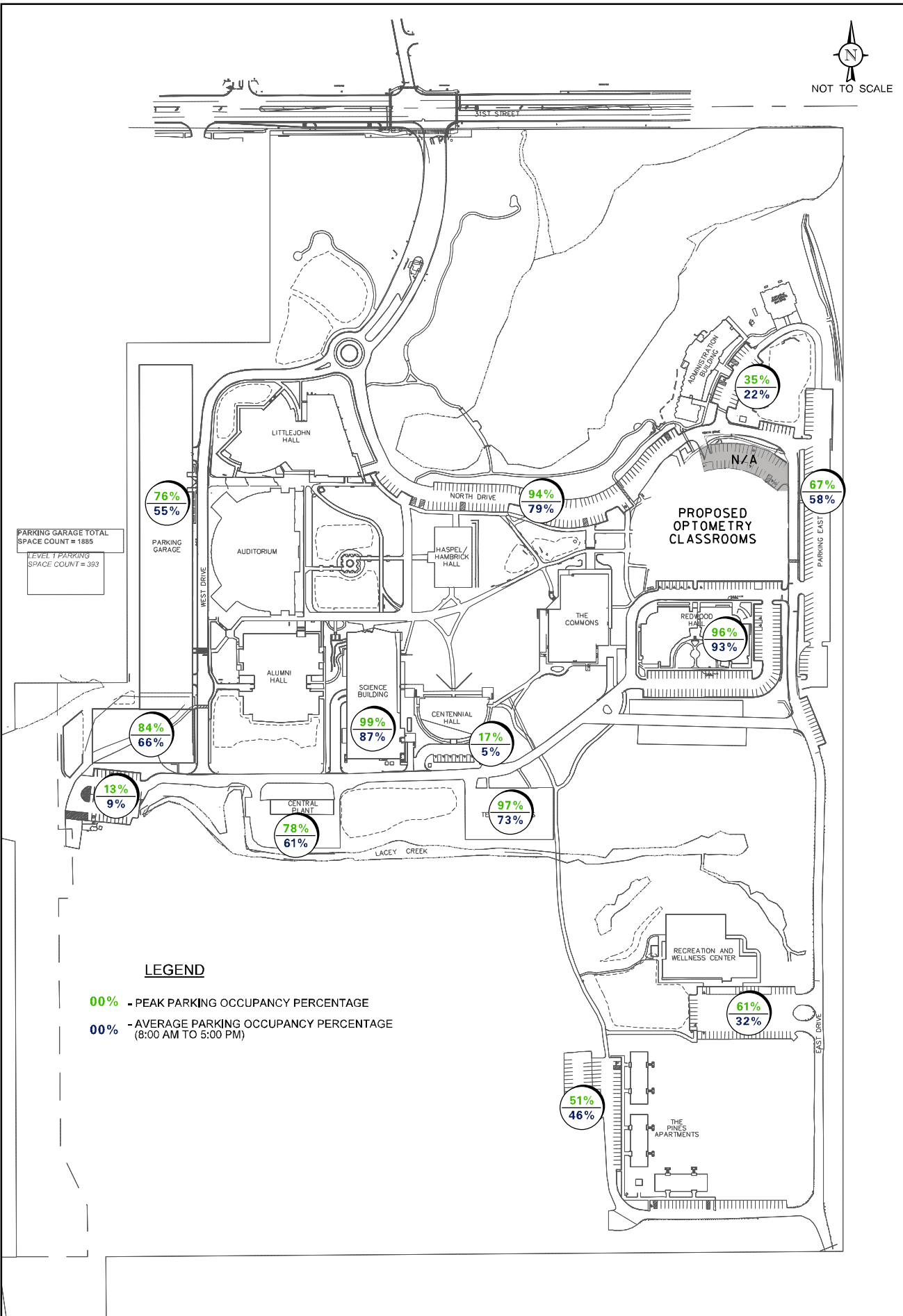
MIDWESTERN UNIVERSITY
 DOWNERS GROVE, ILLINOIS

PARKING OCCUPANCY PERCENTAGE
 (THURSDAY, SEPTEMBER 10, 2015)

FIGURE NO.	2
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NOT TO SCALE



PARKING GARAGE TOTAL SPACE COUNT = 1885
 LEVEL 1 PARKING SPACE COUNT = 393

LEGEND

- 00%** - PEAK PARKING OCCUPANCY PERCENTAGE
- 00%** - AVERAGE PARKING OCCUPANCY PERCENTAGE (8:00 AM TO 5:00 PM)



9876 West Higgins Road, Suite 400
 Rosemont, Illinois 60018
 P: (847) 515-4990 F: (847) 515-4997
 PROJECT # 15-025

SCALE:	- 1" = 30'
DRAWN:	- MD
CHECKED:	- LRA
DATE:	- XX-XX-2015

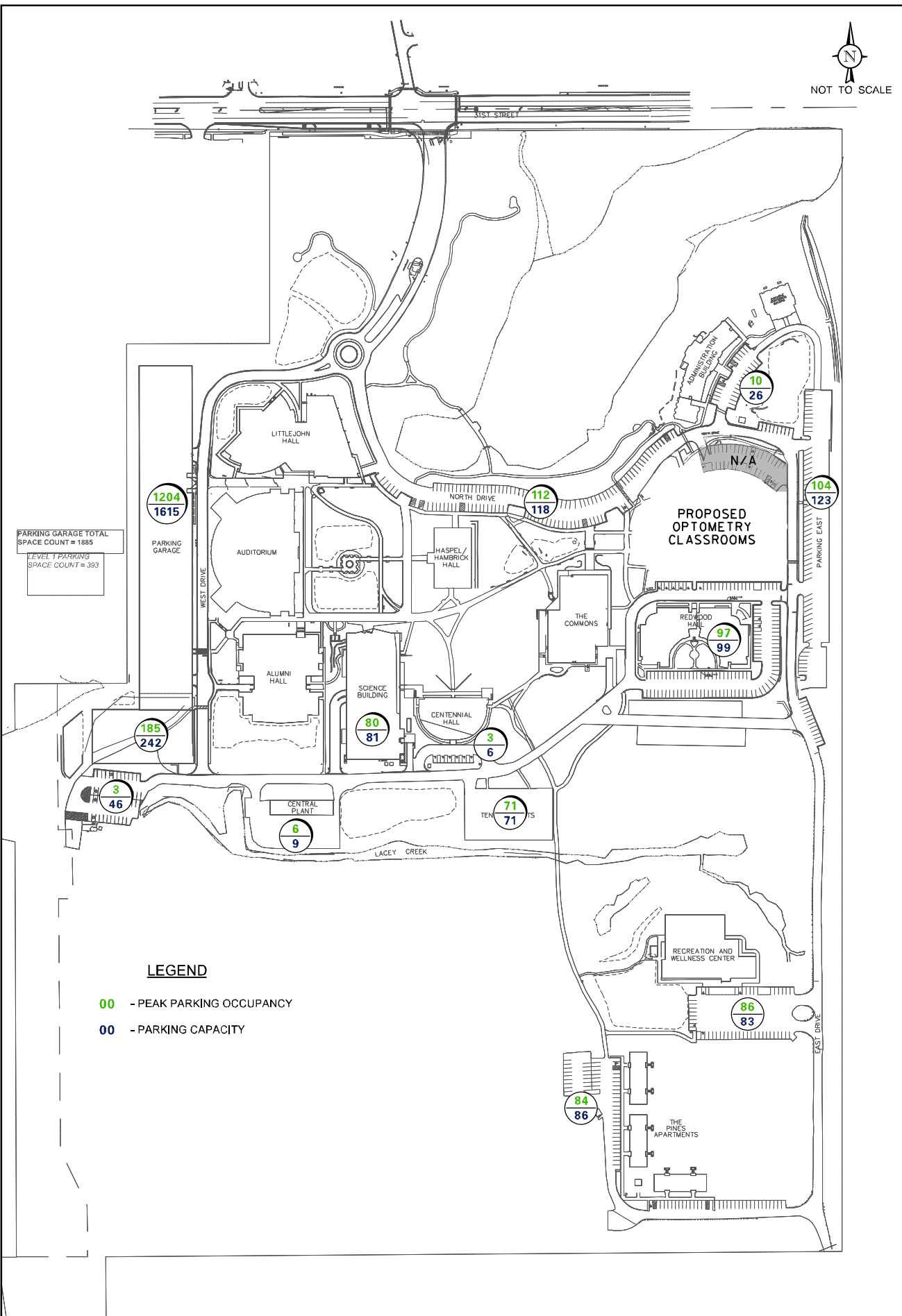
MIDWESTERN UNIVERSITY
 DOWNERS GROVE, ILLINOIS

PARKING OCCUPANCY PERCENTAGE
 (WEDNESDAY, SEPTEMBER 16, 2015)

FIGURE NO.
 3



NOT TO SCALE



PARKING GARAGE TOTAL SPACE COUNT = 1885
 LEVEL 1 PARKING SPACE COUNT = 393

LEGEND

- 00** - PEAK PARKING OCCUPANCY
- 00** - PARKING CAPACITY



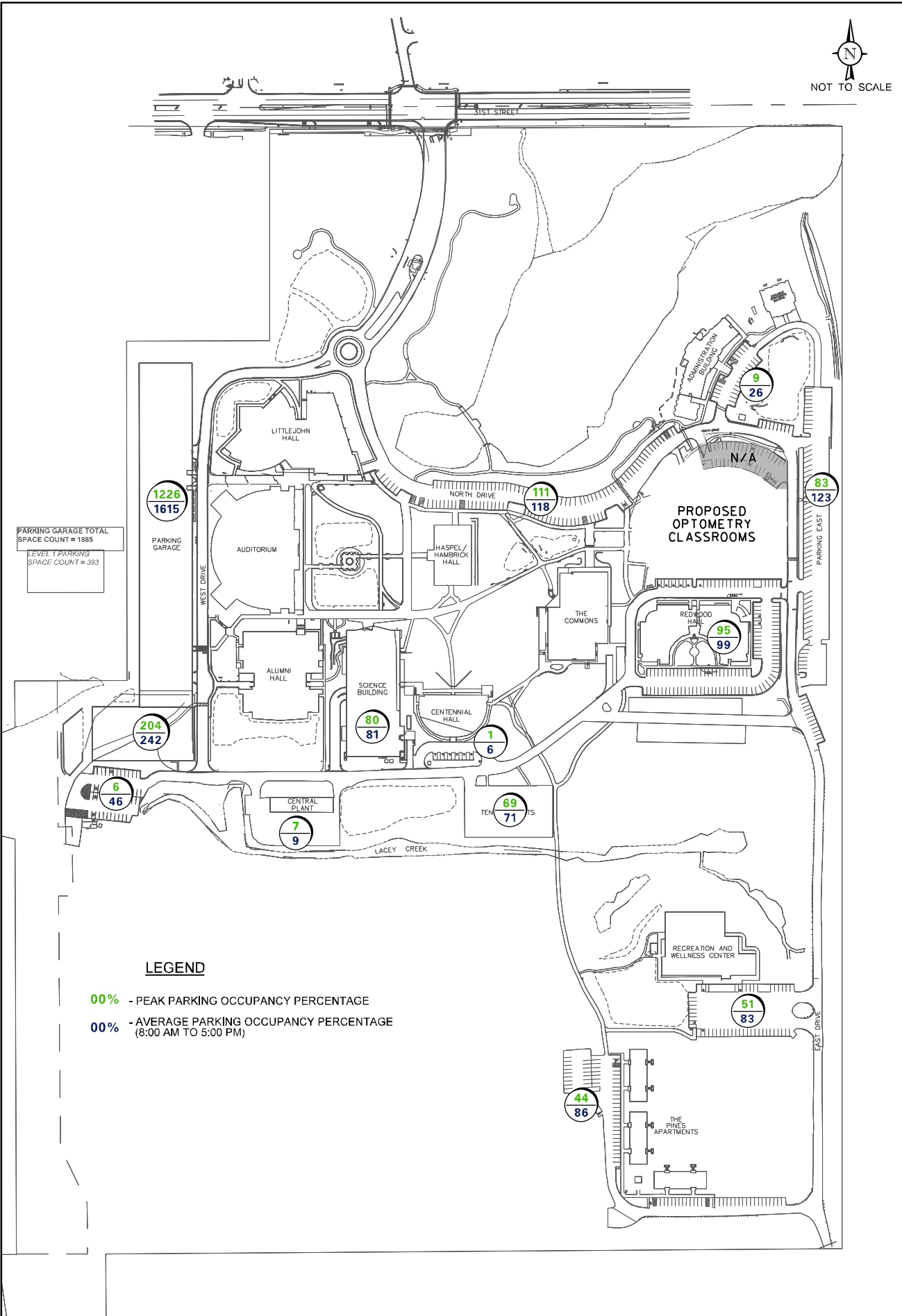
0870 West Higgins Road, Suite 400
 Rosemont, Illinois 60018
 P: (847) 516-9990 F: (847) 516-9997
 PROJECT # 15-025

SCALE:	- 1" = 30'
DRAWN:	- MD
CHECKED:	- LRA
DATE:	- XX-XX-2015

MIDWESTERN UNIVERSITY
 DOWNERS GROVE, ILLINOIS

PEAK PARKING OCCUPANCY
 (THURSDAY, SEPTEMBER 10, 2015)

FIGURE NO.	4
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PARKING GARAGE TOTAL SPACE COUNT = 1885
 LEVEL 1 PARKING SPACE COUNT = 393

LEGEND

- 00% - PEAK PARKING OCCUPANCY PERCENTAGE
- 00% - AVERAGE PARKING OCCUPANCY PERCENTAGE (8:00 AM TO 5:00 PM)



0875 West Higgins Road, Suite 400
 Rosemont, Illinois 60018
 P: (847) 516-4990 F: (847) 516-4997
 PROJECT # 15-025

SCALE:	- 1" = 30'
DRAWN:	- MD
CHECKED:	- LRA
DATE:	- XX-XX-2015

MIDWESTERN UNIVERSITY
 DOWNERS GROVE, ILLINOIS

PEAK PARKING OCCUPANCY
 (WEDNESDAY, SEPTEMBER 16, 2015)

FIGURE NO.
 5

Table 2
 HOURLY PARKING OCCUPANCY VOLUME – BY AREA
 THURSDAY, SEPTEMBER 10, 2015

Time	Campus Parking													
	Total Campus	Garage (open)	Garage (rest'd)	Science	Tennis	East	Redwood	Cent'l	Admin	North	Central	Maint	Well	Pines
Inventory	2,605	1,615	242	81	71	123	99	6	26	118	9	46	83	86
8:00 A.M.	1,198	674	59	76	51	72	97	0	4	102	5	3	17	38
9:00 A.M.	1,516	925	115	78	58	70	97	1	8	105	4	2	19	34
10:00 A.M.	1,843	1,176	181	79	69	60	91	3	8	107	6	2	24	37
11:00 A.M.	1,882	1,204	185	80	71	55	96	1	10	102	6	2	35	35
12:00 P.M.	1,828	1,161	177	80	70	63	96	2	7	101	4	1	36	30
1:00 P.M.	1,761	1,071	182	79	68	59	95	0	7	112	6	2	42	38
2:00 P.M.	1,593	913	183	80	67	57	95	1	6	108	6	2	42	33
3:00 P.M.	1,396	771	166	64	59	54	92	0	5	89	6	2	54	34
4:00 P.M.	1,061	507	133	45	41	56	96	0	6	58	4	2	76	37
5:00 P.M.	820	277	62	17	39	104	93	0	0	50	6	2	86	84



Table 3
 HOURLY PARKING OCCUPANCY VOLUME – BY AREA
 WEDNESDAY, SEPTEMBER 16, 2015

Time	Campus Parking													
	Total Campus	Garage (open)	Garage (rest'd)	Science	Tennis	East	Redwood	Cent'l	Admin	North	Central	Maint	Well	Pines
Inventory	2,605	1,615	242	81	71	123	99	6	26	118	9	46	83	86
8:00 A.M.	1,005	499	65	79	27	74	90	0	5	99	6	3	18	40
9:00 A.M.	1,472	846	144	79	57	72	91	0	8	104	7	5	21	38
10:00 A.M.	1,906	1,217	201	77	60	80	92	0	9	101	4	6	19	40
11:00 A.M.	1,929	1,221	195	80	69	83	94	1	7	106	6	5	19	43
12:00 P.M.	1,925	1,226	204	79	69	76	91	0	6	111	5	5	16	37
1:00 P.M.	1,853	1,190	179	80	63	79	92	1	7	101	4	3	18	36
2:00 P.M.	1,547	886	173	79	65	74	95	1	4	101	7	5	24	33
3:00 P.M.	1,409	754	191	75	51	68	94	0	5	88	5	4	36	38
4:00 P.M.	1,174	613	150	55	33	57	90	0	3	74	6	4	46	43
5:00 P.M.	849	420	98	18	22	51	88	0	2	47	5	3	51	44



3

Existing Parking Demand

The analysis of parking supply and demand is the basis for determining the adequacy of the existing parking supply on the MU campus. The analysis is based on the existing campus population and peak parking accumulation statistics.

Midwestern University Campus Population

To determine the peak parking demand on the MU campus, it is necessary to understand the population on the campus during the peak period of parking accumulation. A breakdown of the peak daytime population on the MU campus is shown in **Table 4**.

Table 4

MU CAMPUS POPULATION

Category	2015 Conditions
Graduate and Undergraduate Students	2,961
Full-time Staff	583
Part-time Staff	610

Existing Parking Demand

The peak parking demand for the MU campus is the number of parking spaces utilized by the MU population during the peak period of parking accumulation (occupancy), as determined from the parking occupancy surveys. As noted earlier, the peak accumulation occurs at 11:00 A.M. Parking demand ratios were calculated to relate the peak accumulation of existing student and staff levels that have a vehicle parked on campus at 11:00 A.M.

Table 5 shows the peak parking demand on the survey day and the resulting parking demand ratios. These parking ratios should be used when projecting future parking needs.

Table 5
SURVEY DAY PARKING DEMAND

Campus Population ¹	Peak Parking Accumulation	Parking Demand Ratio ²
4,154	1,929	0.46
¹ 2,961 students; 583 full-time faculty/staff; 610 part-time faculty/staff ² Parking ratio is 0.46 spaces/campus population.		

4

Projected Parking Demand

The Midwestern University Campus currently has a development project to include an Optometry College building. This chapter summarizes the analysis of the future parking demand upon completion of this project and concludes that the existing parking supply is adequate to accommodate the projected peak parking demand.

Future Midwestern University Campus Population

The MU Campus has plans to build an optometry building on the site that was formerly residence halls. With this addition, it is anticipated that the optometry program will add approximately 140 students to the total enrollment and an additional 13 staff members to the total faculty/staff.

Future Parking Demand

The future peak parking demand on the MU campus upon completion of the optometry building is shown in **Table 6** to be 1,982 parking spaces and was calculated by applying the parking demand ratio from Table 5 to the projected MU population levels as described above. The projected population levels reflect the anticipated increase in student enrollment and staff.

The existing MU campus parking supply of 2,605 parking spaces will be sufficient to accommodate the proposed future peak parking demand of 1,982 parking spaces (Table 6). With the addition of the optometry building, the existing parking supply will have a parking surplus of 623 parking spaces during the peak parking demand of the campus.

Table 6
 FUTURE PARKING DEMAND

Campus Population ¹	Parking Ratio ²	Peak Parking Demand
4,307	0.46	1,982
¹ 2,961 students; 583 full-time faculty/staff; 610 part-time faculty/staff + 140 students and 13 staff members. ² Parking ratio is 0.46 spaces/campus population.		

5

Traffic Impact

A traffic impact analysis was conducted to determine the adequacy of the existing traffic control and roadway conditions for the proposed optometry building within the MU campus. The study focuses on the signalized main access of Midwestern Drive/Avenue La Tour and 31st Street.

Conditions Analyzed

For the purposes of this traffic evaluation, the following two conditions were analyzed for both the weekday morning and weekday evening peak hour periods:

1. Existing Condition - Analyzes the capacity of the existing roadway system using existing traffic volumes in the surrounding area and quantifies the volume of traffic both entering and exiting the MU campus.
2. Future Condition – Total Buildout – This condition represents Year 2016 conditions, which includes the existing traffic volumes and the estimated site-generated traffic for the additional future phases of the hospital campus.

Existing Roadway Characteristics

The characteristics of the existing roadways are described below.

31st Street is a four-lane, east-west arterial under the jurisdiction of the DuPage County Division of Transportation. The posted speed limit is 35 mph in the vicinity of the campus, and parking is restricted on both sides of the roadway. At its signalized intersection with *Midwestern Drive*, a left-turn lane, two through lanes, and a right-turn lane are provided on the eastbound approach, and a left-turn lane, through lane, and a shared through/right-turn lane are provided on the westbound approach.

Avenue La Tour is a two-lane, local road under the jurisdiction of the Village of Downers Grove. The posted speed limit is 25 mph. It intersects *31st Street* from the north in alignment with *Midwestern Drive* and is signalized, providing a single-lane approach allowing left, through, and right-turning movements.

Midwestern Drive is a private road that serves as the main access to the *Midwestern University* campus. The access intersects *31st Street* from the south in alignment with *Avenue La Tour* and provides one lane inbound and two lanes outbound striped to provide a left-turn lane and a right-turn lane.

Pedestrian Connectivity and Traffic Controls

31st Street has a segmented sidewalk system on both sides of the roadway. There is a sidewalk connection from *31st Street* to the *MU* campus.

The campus has an extensive sidewalk system throughout. There are several established crosswalks that provide connectivity for pedestrians between buildings and parking areas. Several intersections are under all-way stop control, particularly at the parking garage, to allow both pedestrian movements and to control traffic speeds through the campus along the ring road. In several locations, for example, the stop sign on the southbound ring road on the east side of *Redwood Hall*, the stop sign is posted on the far end (behind) the pedestrian crosswalk. It is recommended that all stop signs be posted on the near side (in front of) the pedestrian crosswalk to reduce or remove the potential of vehicle/pedestrian conflicts, as placing the sign before the crosswalk prevents vehicles from “rolling over” the crosswalk as they approach the stop sign.

Existing Traffic Volumes

Manual turning movement traffic counts were performed for the weekday morning (6:00 to 9:00 A.M.) and the weekday afternoon (3:00 to 6:00 P.M.) peak traffic periods on Wednesday, September 16, 2015 at the signalized intersection of Midwestern Drive and 31st Street.

From this turning movement data, it was determined that the weekday morning peak hour occurs between 7:15 and 8:15 A.M. and the weekday evening peak hour occurs between 4:30 and 5:30 P.M. The existing peak hour traffic volumes are shown in **Figure 6**. Pedestrian and bicycle activity was also counted and was observed to be very low through these intersections.

Figure 2 also shows peak hour traffic volumes recorded in Year 2011. As shown, the campus traffic increased by approximately 30 percent during the peak hours. This can be attributed to an increase in student enrollment in addition to the recent elimination of student housing whereby students are now driving to the campus.

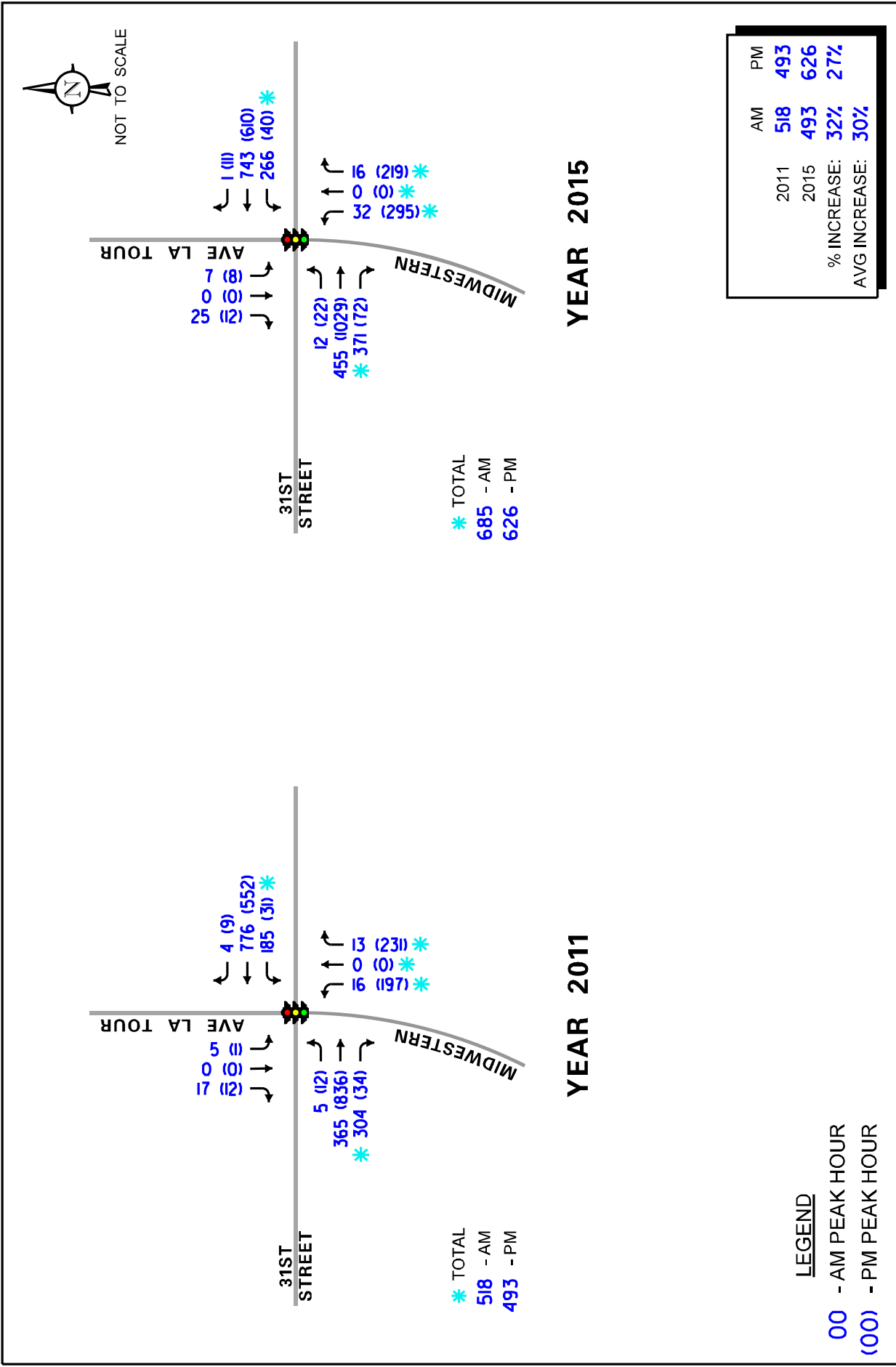
Site Traffic Generation

The volume of traffic estimated to be generated by the addition of the optometry building was estimated using data published in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 9th Edition.

Table 7 shows the trip generation traffic volumes for the existing MU campus and the future optometry building. Table 7 also shows the estimated trip generation for the optometry building based on trip rates established from the existing peak hour counts. As shown, the ITE rates are higher and were used in this evaluation to provide for a more conservative study.

Total Projected Traffic Volumes

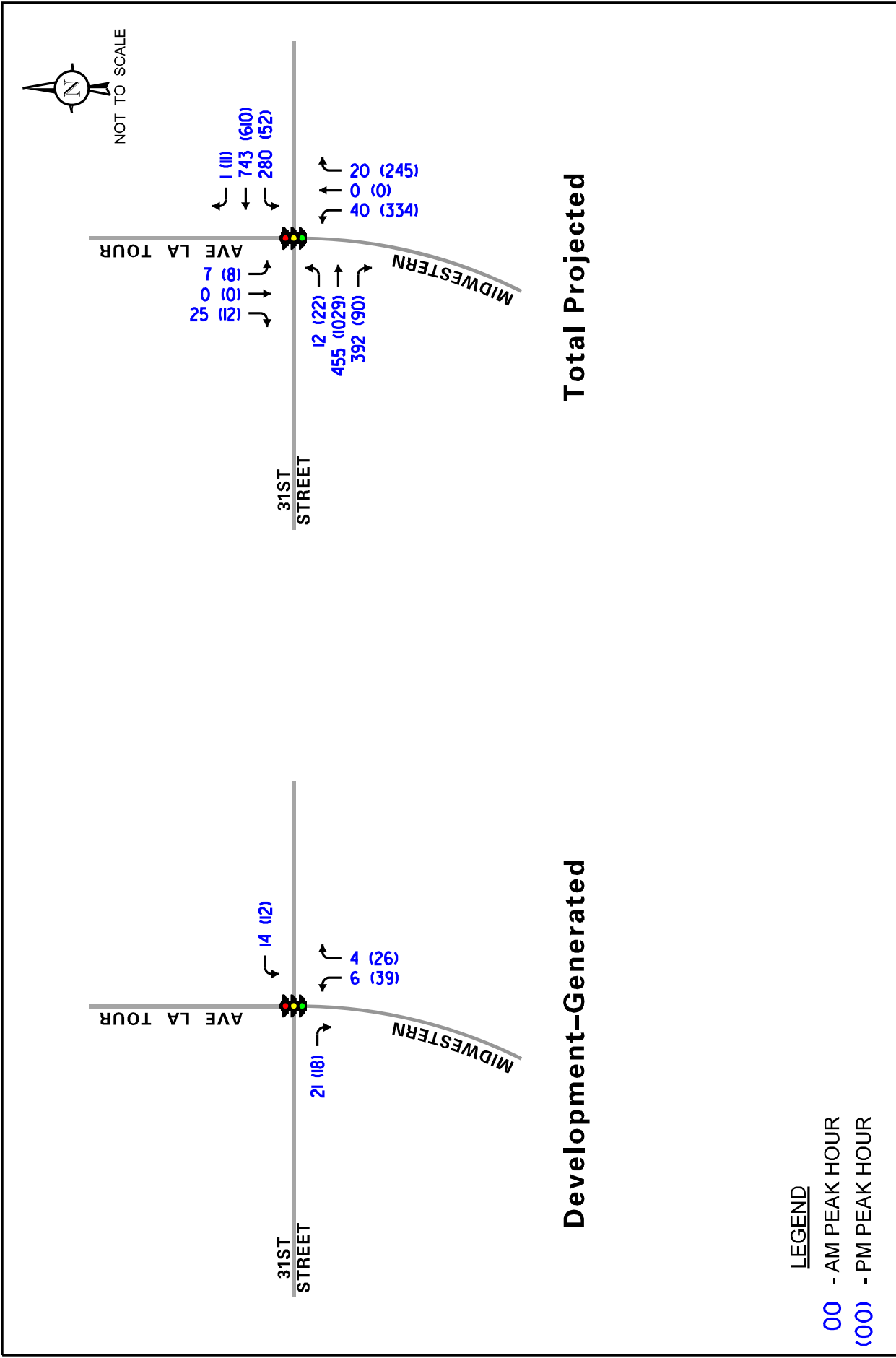
Figure 7 shows the total projected traffic volumes. Figure 7 also shows the development-generated traffic resulting from the proposed optometry building.



PROJECT: **Midwestern University Downers Grove, Illinois**

TITLE: **Comparison of Peak Hour Traffic Volumes**

Figure: 6




PROJECT:	Midwestern University Downers Grove, Illinois
TITLE:	Projected Traffic Volumes
 Job No: 15-215 Figure: 7	

Table 7
ESTIMATED TRAFFIC VOLUMES FOR MU CAMPUS DEVELOPMENT

Type/Size	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour		
	In	Out	Total	In	Out	Total
Existing						
Midwestern Campus	637	48	685	112	514	626
Future (Optometry)						
LUC 550 153 Additional Students/Staff	<u>35</u>	<u>10</u>	<u>45</u>	<u>30</u>	<u>65</u>	<u>95</u>
Total Campus Traffic:	198	45	55	30	95	160
153 Additional Students/Staff ¹	27	8	35	8	24	32

¹Based on existing peak hour campus traffic. ITE rates were used to provide for a conservative analysis.

Traffic Capacity Analysis

For the purposes of this traffic evaluation, traffic capacity analyses were conducted for both the weekday morning and weekday evening peak hour periods for both existing and future conditions.

The traffic analyses were performed using the methodologies outlined in the Transportation Research Board's *Highway Capacity Manual (HCM)*, 2000 and analyzed using HCS 2010 software.

The analyses for the traffic-signal controlled intersection of Midwestern and 31st Street was accomplished using 150 second cycle lengths and split phasings, as designed and approved by the DuPage County Division of Transportation, and roadway characteristics to determine the average overall vehicle delay, volume-to-capacity ratios, and levels of service.

The ability of an intersection to accommodate traffic flow is expressed in terms of level of service, which is assigned a letter from A to F based on the average control delay experienced by vehicles passing through the intersection. Control delay is that portion of the total delay attributed to the traffic signal or stop sign control operation, and includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. Level of Service A is the highest grade (best traffic flow and least delay), Level of Service E represents saturated or at-capacity conditions, and Level of Service F is the lowest grade (oversaturated conditions, extensive delays). The *Highway Capacity Manual* definitions for levels of service and the corresponding control delay for signalized intersections is shown in **Table 8**.

Summaries of the traffic analysis results showing the LOS and overall intersection delay (measured in seconds) for the two analyzed conditions are presented in **Table 9**.

Table 8
LEVEL OF SERVICE CRITERIA

Signalized Intersections		
Level of Service	Interpretation	Average Delay (seconds per vehicle) Control
A	Favorable progression. Most vehicles arrive during the green indication and travel through the intersection without stopping.	≤ 10
B	Good progression, with more vehicles stopping than for Level of Service A.	> 10 - 20
C	Individual cycle failures (i.e. one or more queued vehicles are not able to depart as a result of insufficient capacity during the cycle) may begin to appear. Number of vehicles stopping is significant, although many vehicles still pass through the intersection without stopping.	> 20 - 35
D	The volume-to-capacity ratio is high and either progression is ineffective or the cycle length is too long. Many vehicles stop and individual cycle failures are noticeable.	> 35 – 55
E	Progression is unfavorable. The volume-to-capacity ratio is high and the cycle length is long. Individual cycle failures are frequent.	> 55 – 80
F	The volume-to-capacity ratio is very high, progression is very poor, and the cycle length is long. Most cycles fail to clear the queue.	> 80

Source: *Highway Capacity Manual, 2010.*

Table 9
CAPACITY ANALYSIS RESULTS—MIDWESTERN DR/31ST STREET

Condition	Weekday A.M. Peak Hour	Weekday P.M. Peak Hour
	LOS/Delay	LOS/Delay
Existing	A – 5.4	B – 19.9
Future	A – 5.9	C – 22.4

LOS = Level of Service
Delay is measured in seconds.

Capacity Analysis Results

The intersection currently operates at an overall acceptable LOS and will continue to do so with the addition of the optometry building. Further, this traffic signal is equipped with pedestrian countdown signals and has high visibility (continental style) crosswalks on all four approaches. Therefore, no roadway or traffic control improvements are recommended at this intersection in conjunction with the proposed MU campus expansion plans.

6 Conclusions

The key findings from this Parking Demand and Traffic Impact Study for the Midwestern University campus are summarized below.

- ❖ There are presently a total of approximately 2,605 parking spaces serving the MU campus.
- ❖ The reactivation of the parking spaces in the northeast parking area (north of the proposed optometry building) consisting of 32 parking spaces will offset the loss of the spaces that will be lost in the redevelopment of the maintenance building (35 spaces) resulting in a net loss of parking of only 3 parking spaces in the overall MU campus supply.
- ❖ Given the existing parking supply of 2,605 parking spaces, the MU campus has more than sufficient parking capacity to meet both current campus peak parking demand (1,929 parking spaces) as well as projected campus peak parking demands (1,982 parking spaces), which includes the addition of the optometry building.
- ❖ Based on the parking occupancy surveys conducted at the campus, the peak parking demand is approximately 75 percent of the total parking capacity.
- ❖ At any given time, there is an overall parking surplus of 676 parking spaces, or 25 percent of the total parking capacity.
- ❖ Traffic capacity analyses show that the signalized intersection of Midwestern Drive and 31st Street will continue to operate at an overall acceptable LOS with the addition of the projected traffic estimated to be generated by the proposed optometry building. No traffic control or roadway improvements are recommended in conjunction with the proposed development.

DRAFT

FILE 15-PLC-0038: A petition seeking approval of a Planned Unit Development Amendment to revise the master plan for Midwestern University. The property is zoned R-1, Single Family Residence District and is located on the south side of 31st Street, approximately 1,280 feet west of Meyers Road, commonly known as 555 31st Street, Downers Grove, IL (PINs 06-32-200-015, 06-32-400-026). Midwestern University, Petitioner/Owner.

Senior Planner Rebecca Leitschuh reviewed the Midwestern University's (the "University") application as outlined in her staff report, noting it was an amendment to the University's master plan, for the construction of a maintenance building and the College of Optometry's office and classroom building. Location, surrounding uses, and the site plan followed as well as bulk standards and parking figures.

Staff recommended approval of the application subject to the conditions listed in staff's report.

Chairman Rickard asked for an explanation of the site data summary, stating it reflected a net reduction in total site impervious area by 6,000 square feet. Ms. Leitschuh explained it was due to the removal of the dormitories. As to staff seeking additional landscaping as one of the conditions, Ms. Leitschuh explained it was being proposed but said further site conditions needed to be resolved first before landscaping could take place and best management practices would be utilized under the direction of the village's stormwater engineers. Ms. Hogstrom suggested removing two invasive species from the University's landscaping plan – the *Pyrus calleryana* and *Liriope spicata*.

Dr. Kathleen Goepfinger, President and CEO of Midwestern University, introduced herself. Per a question regarding the "reflective nature" of the building, she stated that matte materials would be used on the building to prevent reflection from the building. She was not aware of any garage issues. Regarding the installed traffic signal at 31st Street, Dr. Goepfinger believed the signal was functioning well; it provided a smooth flow of traffic and the additional lane into the campus helped traffic for the students and neighbors. She stated that access to Lyman Woods would continue, since the University had a very good relationship with the park district. As far as future plantings around the building, an assessment would have to take place first due the existing woods.

Per the chairman's question, Director Popovich confirmed that the proposed landscaping plan met the village's requirements but staff would have to understand what the park district's exact concern was regarding plantings.

Chairman Rickard opened up the meeting to public comment.

Mr. John Fritz, 2749 Orleans, Oak Brook, said he liked the new signal on 31st Street but had some concerns about traffic issues, as did some of his neighbors. He distributed photographs to the commissioners. Specifically, vehicles exiting during peak hours were using the hashed lane as a two-lane exit onto 31st Street. He provided details and recommendations. Regarding the traffic study, Mr. Fritz clarified that Avenue LaTours was owned and maintained by York Township.

Dr. Goepfinger voiced that she had not heard about the student's creating a two-lane exit but stated she would send a notification to her faculty/staff/students about the matter. For the record, she stated the University paid \$1.3 M for the signal and hatched line to direct traffic.

DRAFT

Mr. Cronin suggested constructing an island in the hatched lane to deter traffic from using the area. Dr. Goeppinger stated she would place a security guard on-site and sent out a communication.

Mr. Kevin McCormick, Midwestern University, explained what was occurring when students exited the campus. He explained the students did not form two lines to exit campus, but once onto 31st Street, students would veer over the dashed line directing traffic to 31st Street to merge early into the right westbound lane.

General dialog followed from Ms. Leitschuh on how students were not following the rules of the road and staying in their correct lane when exiting the campus.

No further comments were received; public comment was closed.

Overall, positive comments about the proposal were voiced by the commissioners and any outstanding issues that were a concern appeared to be reconciled by the University.

WITH RESPECT TO FILE 15-PLC-0038, MR. COZZO MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL, SUBJECT TO THE FOLLOWING CONDITIONS:

- 1. THE BULK REQUIREMENTS OF THE PROPOSED BUILDINGS SHALL SUBSTANTIALLY CONFORM TO THE CAMPUS MASTER PLAN PREPARED BY DWL ARCHITECTS & PLANNERS, INC., DATED SEPTEMBER 2, 2015;**
- 2. THE PROPOSED BUILDINGS AND SITE DEVELOPMENT ARE SUBJECT TO MEETING ALL APPLICABLE VILLAGE CODES, ORDINANCES AND POLICIES DURING THE BUILDING PERMIT PROCESS;**
- 3. ADDITIONAL LANDSCAPING SHALL BE PURSUED ALONG THE WESTERN EDGE OF THE MAINTENANCE BUILDING TO SHIELD THE STRUCTURE FROM RECREATIONAL ACTIVITIES AT THE NEIGHBORING LYMAN WOODS;**
- 4. NO DEVELOPMENT IS TO OCCUR WITHIN THE CURRENT FEMA FLOODWAY OR PRELIMINARY FLOODWAY. ADDITIONALLY, BEST MANAGEMENT PRACTICES SHALL BE INSTALLED NEAR THE PROPOSED MAINTENANCE BUILDING TO ENSURE STORMWATER IS TREATED PRIOR TO LEAVING THE PROPERTY;**
- 5. ALL PROPOSED AND RECOATED BUILDINGS SHALL BE REQUIRED TO LOCATE A FIRE HYDRANT WITHIN 100 FEET OF EACH NEW FIRE DEPARTMENT CONNECTION; AND**
- 6. THE PROPOSED BUILDINGS SHALL BE EQUIPPED WITH AN AUTOMATIC SUPPRESSION SYSTEMS AND A FIRE ALARM SYSTEM.**

DRAFT

SECONDED BY MS. HOGSTROM. ROLL CALL:

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

NAY: NONE

MOTION CARRIED. VOTE: 6-0



Administration Office
2455 Warrenville Road
Downers Grove, IL 60515
Phone: 630.960.7500
Fax: 630.963.1543

Recreation and Fitness Center
4500 Belmont Road
Downers Grove, IL 60515
Phone: 630.960.7250
Fax: 630.960.7251

Lincoln Center
935 Maple Avenue
Downers Grove, IL 60515
Phone: 630.963.1300
Fax: 630.963.5884

Golf Course
2420 Haddow Avenue
Downers Grove, IL 60515
Phone: 630.963.1306
Fax: 630.963.9435

Museum
831 Maple Avenue
Downers Grove, IL 60515
Phone: 630.963.1309
Fax: 630.963.0496

**William F. Sherman, Jr.
Interpretive Center**
901 31st Street
Downers Grove, IL 60515
Phone: 630.963.9388
Fax: 630.963.9389



September 30, 2015

Stan Popovich, AICP
Planning Manager
Village of Downers Grove
801 Burlington Avenue
Downers Grove, IL 60515

Re: Midwestern University – Master Plan Revisions

Dear Stan,

Thank you for sending the Midwestern University Campus Master Plan for Park District review and comment. At this time, the Park District does not have comments or concerns regarding the proposed classroom building; however, we do have the following comments regarding the proposed **Maintenance Building**:

1. The building's exterior is described as "Metal Panel Wall System," and the rendering shows it to be silver or gray in color. We have concerns about how reflective this surface might be, and the potential impact of reflected light onto the adjacent Prairie Kame natural feature and native vegetation immediately west of the proposed building.
2. The west side of the building includes roll-up garage doors. What is the anticipated frequency of deliveries and types of vehicles expected to be using these doors? Is there any landscaping or fencing proposed to screen views of the delivery area from the adjacent walking trails within Lyman Woods?
3. The existing parking lot & maintenance yard in the location of the proposed Maintenance Building currently provides pedestrian and vehicle access into Lyman Woods that our staff occasionally utilizes (with permission from MU) to access the east half of the Preserve for tree removals, pathway repairs and other work. Would the proposed parking and vehicle circulation surrounding the new Maintenance Building keep this vehicular connection (gated) and/or pedestrian access to Lyman Woods?

Please feel free to contact me with any questions.

Sincerely,

Paul Fyle, ASLA
Superintendent of Planning

cc: Shannon Forsythe, Manager of Natural Resources & Interpretive Services



Forest Preserve District of DuPage County

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

October 1, 2015

Don Rickard, Chairman
Plan Commission
Village of Downers Grove
801 Burlington Avenue
Downers Grove, IL 60515

Re: Public Hearing File 15-PLC-0038
555 W. 31st Street, Downers Grove
PINS: 06-32-400-026 and 06-32-200-021

Dear Mr. White,

The Forest Preserve District of DuPage County recently received a Notice of Public Hearing for Midwestern University's petition for a Planned Unit Development Amendment to revise their Master Plan. We appreciate receiving notification of such projects that may have an impact on our adjacent property, and thank you for the opportunity to comment.

The Forest Preserve District of DuPage County owns property known as Lyman Woods Forest Preserve, which is located directly to the west of the Midwestern University campus. According to the information you have provided, a new building known as the "maintenance building" would be constructed in close proximity to Lyman Woods. The District has the following comments:

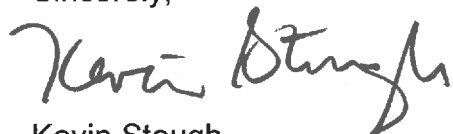
Forest Preserve District staff devotes considerable time and money controlling invasive species in our forest preserves. Some widely-used ornamental plant species are very invasive and spread into nearby natural areas. The District recommends planting less-invasive alternate species which are available from local landscape nurseries.

Don Rickard, Chairman
Plan Commission
Village of Downers Grove
October 1, 2015
Page 2

The District has concerns regarding runoff in to Lyman Woods as a result of the proposed maintenance building construction. The District would like to ensure that there is no direct runoff from the maintenance building site into the preserve without being treated in the buffer on Midwestern University property first.

We hope you will allow us the opportunity to review and comment on plans as this project moves forward. Please consider this as the District's request that this letter be read and entered into the public record at the hearing on Monday, October 5th, 2015. If you have any questions, please contact me at (630) 933-7235.

Sincerely,



Kevin Stough
Land Preservation Manager

cc: Joseph Cantore, President
Jeffrey Redick, Forest Preserve District 2 Commissioner
Dan Zinnen, Director of Resource Management and Development
Stan Popovich, AICP, Planning Manager, Village of Downers Grove