

VILLAGE OF DOWNERS GROVE
Report for the Village Council Meeting
12/18/2018

SUBJECT:	SUBMITTED BY:
Midwestern University - 555 31st Street - PUD Amendment	Stan Popovich, AICP Director of Community Development

SYNOPSIS

The applicant is requesting approval of a Planned Unit Development Amendment for a revised Campus Master Plan to construct a new support services building and relocate the chapel on the master plan.

STRATEGIC PLAN ALIGNMENT

The goals for 2017-2019 include a *Strong, Diverse Local Economy, Continual Innovation and Exceptional Municipal Services*.

FISCAL IMPACT

N/A

UPDATE & RECOMMENDATION

This item was discussed at the December 11, 2018 Village Council meeting. Staff recommends approval on the December 18, 2018 Active Agenda per the Plan Commission's unanimous 7:0 positive recommendation. The Plan Commission found that the proposal is an appropriate use in the district, compatible with the Comprehensive Plan and meets all standards of approval for a Planned Unit Development Amendment per Section 28.12.040 of the Zoning Ordinance.

RECOMMENDATION

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 existing support services building, Haspel/Hambrick Hall, is proposed for demolition and will be replaced with a five-story (four-story on the north elevation) support services building that will be located southeast of the existing location in the center of campus. The building will house various support departments that

currently operate out of the existing Haspel/Hambrick Hall. This new, modern facility will provide larger office space, workrooms, storage and other enhancements. The proposed chapel will also be relocated to the Haspel/Hambrick Hall site and will remain unchanged. The applicant has stated that there is no anticipated increase in either staff numbers or student enrollment with the new support services building.

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 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.

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.

Traffic and Circulation

There is no anticipated increase in either staff numbers or student enrollment with the new support services building. The 2014-2015 traffic improvements to the 31st street intersection are sufficient with a 2015 traffic study indicating the campus operates at acceptable levels of service. Additionally, the increased floor area associated with the new building will not require the construction of additional parking spaces as the University has a surplus of parking spaces.

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 Downers Grove Sanitary District has provided conceptual approval for the proposed buildings.

The overall impervious area on the site is being increased and detention is required. All proposed improvements will be required to meet the Village's Stormwater Management Ordinance.

Public Comment

One member of the public expressed concern with the property maintenance of the Lyman Woods area and the potential impact of the proposal on the southern neighbors. Staff noted that the proposed buildings are clustered in the center of the campus and a fence permit is currently under review along the southern border. The President of Midwestern University responded that the fence is not part of the PUD approval, and the University would reach out to the neighbors once the permit is approved by the Village. The applicant noted there would be a concurrent clean-up associated with the fence construction.

ATTACHMENTS

Ordinance

Aerial Map

Staff Report with attachments dated November 5, 2018

Approved Minutes of the Plan Commission Hearing dated November 5, 2018

VILLAGE OF DOWNERS GROVE
COUNCIL ACTION SUMMARY

INITIATED: Applicant DATE: December 18, 2018
(Name)

RECOMMENDATION FROM: _____ FILE REF: 18-PLC-0034
(Board or Department)

NATURE OF ACTION:

STEPS NEEDED TO IMPLEMENT ACTION:

- Ordinance
- Resolution
- Motion
- Other

Motion to Adopt "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", as presented.



SUMMARY OF ITEM:

Adoption of the attached ordinance shall approve an amendment to Planned Unit Development #51 to allow revision to the Campus Master Plan at Midwestern University located at 555 31st Street.

RECORD OF ACTION TAKEN:

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 construction of a new support services building and the relocation of the chapel that had been approved since the last planned development amendment dated December 1, 2015; 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 5, 2018, 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 support services building and relocate the chapel 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 18-PLC-0034 as set forth in the minutes of their November 5, 2018 meeting.

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

1. The Planned Unit Development Amendment shall substantially conform to the staff report dated November 5, 2018; and to the Campus Master Plan prepared by DWL Architects & Planners, Inc. dated September 27, 2018, last revised October 17, 2018, and the Preliminary Engineering Plans and Stormwater Exhibits and Calculations prepared by Mackie Consultants, LLC dated September 28, 2018, last revised October 18, 2018.

2. The site lighting shall meet the lighting requirements as per Section 10.030 of the zoning ordinance.
3. All proposed and relocated buildings shall be required to locate a fire hydrant within 100 feet of each new fire department connection.
4. 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 campus master plan and with the requirements of the "*R-1/PUD, Residential Detached House 1/Planned Unit Development #51*" 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.

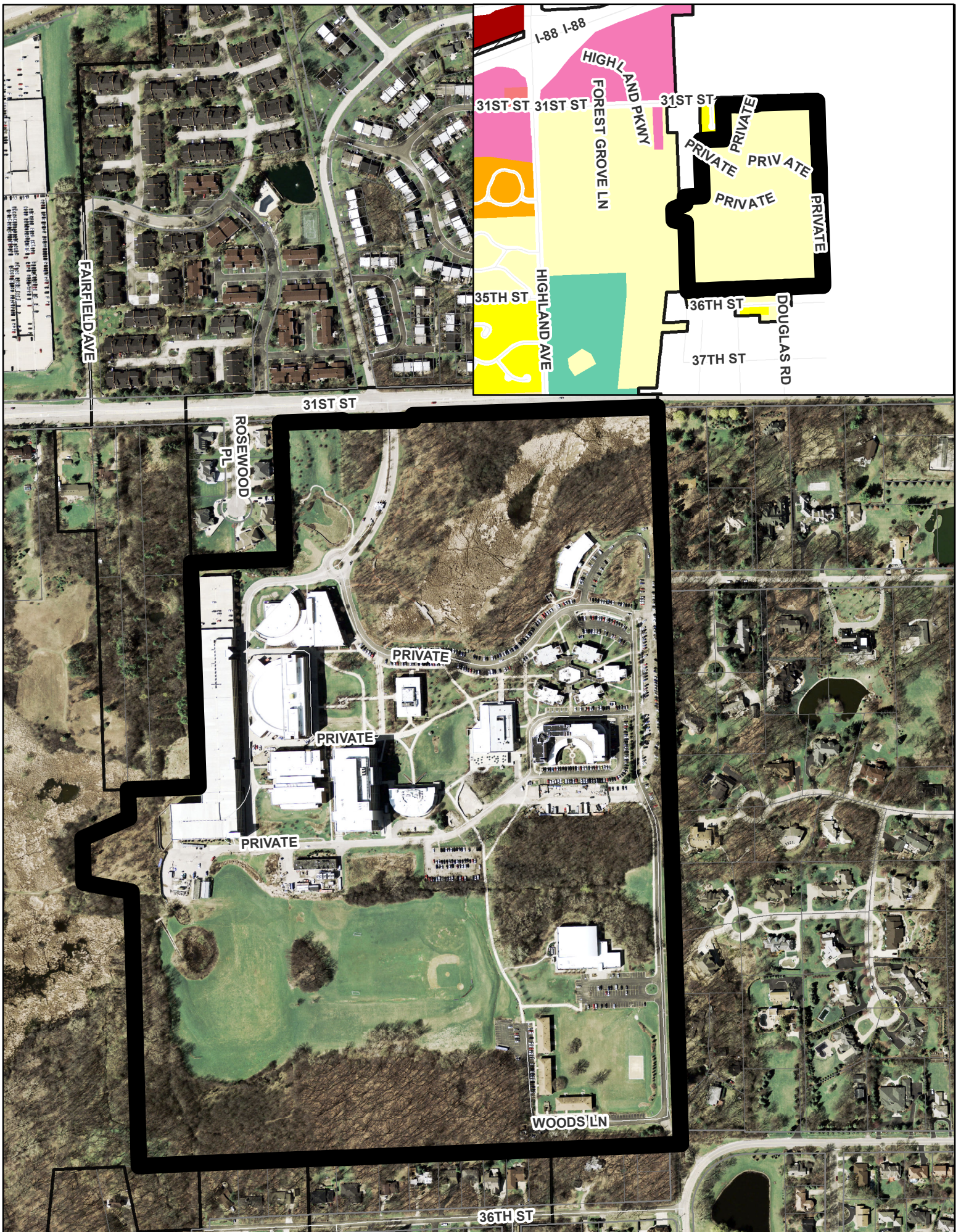
Mayor


Passed:


Published:

Attest: _____

Village Clerk



Subject Parcel 

0 125 250 500 750 1,000
 Feet

555 31st St
 Midwestern University
 Location Map





**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
NOVEMBER 5, 2018 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
18-PLC-0034 555 31 st Street Midwestern University	Midwestern University Planned Unit Development Amendment	Scott Williams, AICP Senior Planner

REQUEST

The petitioner is requesting approval of a Planned Unit Development Amendment for a revised Campus Master Plan to construct a new support services building and relocation of the chapel.

NOTICE

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

GENERAL INFORMATION

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

PROPERTY INFORMATION

EXISTING ZONING: R-1/PUD, Residential Detached House 1/Planned Unit Development # 51
EXISTING LAND USE: Private University (Midwestern University)
PROPERTY SIZE: 105.39 acres
PINS: 06-32-200-021

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. Plat of Survey
3. Project Narrative/Summary
4. Campus Master Plan
5. Engineering Plans
6. Architectural Plans

PROJECT DESCRIPTION

Midwestern University (“University”) is requesting approval of a Planned Unit Development Amendment to revise the Campus Master Plan to allow construction of a new support services building and relocation of the chapel.

The University is located on approximately 105 acres of land on the south side of 31st Street. The site has been used as a college campus since 1965. Currently, the campus includes instructional, academic, office and recreational uses, dormitories, numerous accessory parking areas including surface level parking and a five-story parking garage, as well as various stormwater detention facilities. The most recent Planned Unit Development Amendment revised the Campus Master Plan to allow a maintenance building, the optometry building and relocation of the chapel to the center of the campus southeast of Haspel/Hambrick Hall. The maintenance building was completed in 2017, the Optometry building was completed in 2018, and construction of the chapel has not occurred.

For the Plan Commission’s reference, the Zoning Ordinance and the approved Planned Unit Development distinguishes major from minor amendments, using the Campus Master Plan as a baseline. Minor amendments include activities such as demolitions and small conforming building additions or slight modifications on building pads identified on the Campus Master Plan. Major amendments 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 amendments to be approved administratively, whereas major amendments require Plan Commission review and Village Council approval.

The existing support services building, Haspel/Hambrick Hall, is proposed for demolition and will be replaced with a five-story (four-story on the north elevation) support services building that will be located southeast of the existing location. The building materials include precast concrete panels with brick panels on the upper and lower extremities, broken up by window curtainwalls. The massing of each elevation is broken up with changes in depth. A mechanical penthouse fully screens and encompasses rooftop units, meeting the Zoning Ordinance requirements. The building’s roof height will measure just over 63 feet tall and will house various support departments that currently operate out of the existing Haspel/Hambrick Hall. This new, modern facility will provide larger office space, workrooms, storage and other enhancements.

Site improvements as part of the project will include the following: 1) regrading of the pedestrian path leading to Centennial Hall, which will include an ADA compliant ramp; 2) additional access and pedestrian walkways that will connect to the existing walkway system to the new building; and 3) revised landscaping that will be planted along the new walkways and on all four sides of the new building.

As a result of the construction of the new support services building, the chapel will be again relocated to

the Haspel/Hambrick Hall site, which is referenced on the site plan. There are no other 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 enhancement of existing student services 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 to mitigate the impact on adjacent properties.

COMPLIANCE WITH ZONING ORDINANCE

The property is a Planned Unit Development and is zoned R-1/PUD Single Family Residence District/Planned Unit Development #51. The proposed building meets the requirements of the Planned Unit Development and complies with the Zoning Ordinance as shown below:

Midwestern University Planned Development	Required	Proposed
Building Coverage	1,147,653 sq. ft. max (25%)	470,856 sq. ft. (10%)
Floor to Area Ratio (FAR)	2,754,369 sq. ft. max (60%)	829,747 sq. ft. (18%)
Open/Green Space	1,377,184 sq. ft. (30%)	3,441,125 sq. ft. (75%)
Parking	2,281	2,602

Midwestern University Support Services Building	Required	Proposed (approximate)
Front Setback - North	200 ft.	1124 ft.
Side Setback - East	200 ft.	742 ft.
Side Setback - West	200 ft.	772 ft.
Rear Setback - South	200 ft.	1336 ft.
Height	100 ft. max.	63 ft.

TRAFFIC AND PARKING

The University has stated that there is no anticipated increase in either staff numbers or student enrollment with the new support services building. The traffic signalization at 31st street, realignment of the entryway and increase in queue length of the second northbound lane occurred as part of the 2014-2015 traffic improvements. The previous 2015 traffic/parking study concluded that the intersection operates at acceptable Levels of Service. Based on number of required parking spaces and the existing surplus of approximately 321 parking spaces, the increased floor area associated with the new building will not require the construction of additional parking spaces. Furthermore, the 2015 study found that the peak parking demand was 75% of the total parking capacity.

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 increased and detention is required. The previously constructed Basic Science Building detention vault provides the required capacity. New infiltration facilities are proposed to handle PCBMPs. PCBMPs will also handle water quality treatment, as the location is adjacent to special management areas to the south of the proposed support services building (floodplain, wetland, buffers). The existing drainage patterns leading to the South Pond (located south of the Basic Science building) will be used and not be changed. Storm water easements are proposed to be modified to reflect final connections to the new structures. 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. With the addition and extension of existing fire lanes, 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 *Enterprise Newspapers, Inc., (The Bugle)*. Staff has received one informational inquiry and request for a copy of the plans from a neighbor.

Staff provided the petitioner's plans to the Downers Grove Park District, the Forest Preserve District of DuPage County and the Village of Oak Brook. The Park District stated that they wanted to ensure the stormwater impact will be addressed. The Forest Preserve District of DuPage County responded with a letter for the public hearing record stating they had no comments. Lastly, the Village of Oak Brook inquired about the new building's location relative to the eastern property line and stormwater compliance.

STANDARDS OF APPROVAL

The petitioner is requesting approval of a final Planned Unit Development amendment to Planned Unit Development #51. The review and approval criterion for each request is listed below.

The petitioner has submitted a narrative that attempts to address all the standards of approval. The Plan Commission should consider the petitioner's documentation, the staff report and the discussion at the Plan Commission meeting in determining whether the standards for approval have been met.

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

18-PLC-0034, 555 31st Street
November 5, 2018

Page 5

DRAFT MOTION

Staff will provide a recommendation at the November 5, 2018 meeting. Should the Plan Commission find that the request meets the standards of approval for a Final Planned Unit Development Amendment, staff has prepared a draft motion that the Plan Commission may make for the recommended approval of 18-PLC-0029:

Based on the petitioner's submittal, the staff report and the testimony presented, I find that the petitioner has met the standards of approval for a Final Planned Unit Development #51 Amendment as required by the Village of Downers Grove Zoning Ordinance and is in the public interest and therefore, I move that the Plan Commission recommend to the Village Council approval of 18-PLC-0034, subject to the following conditions:

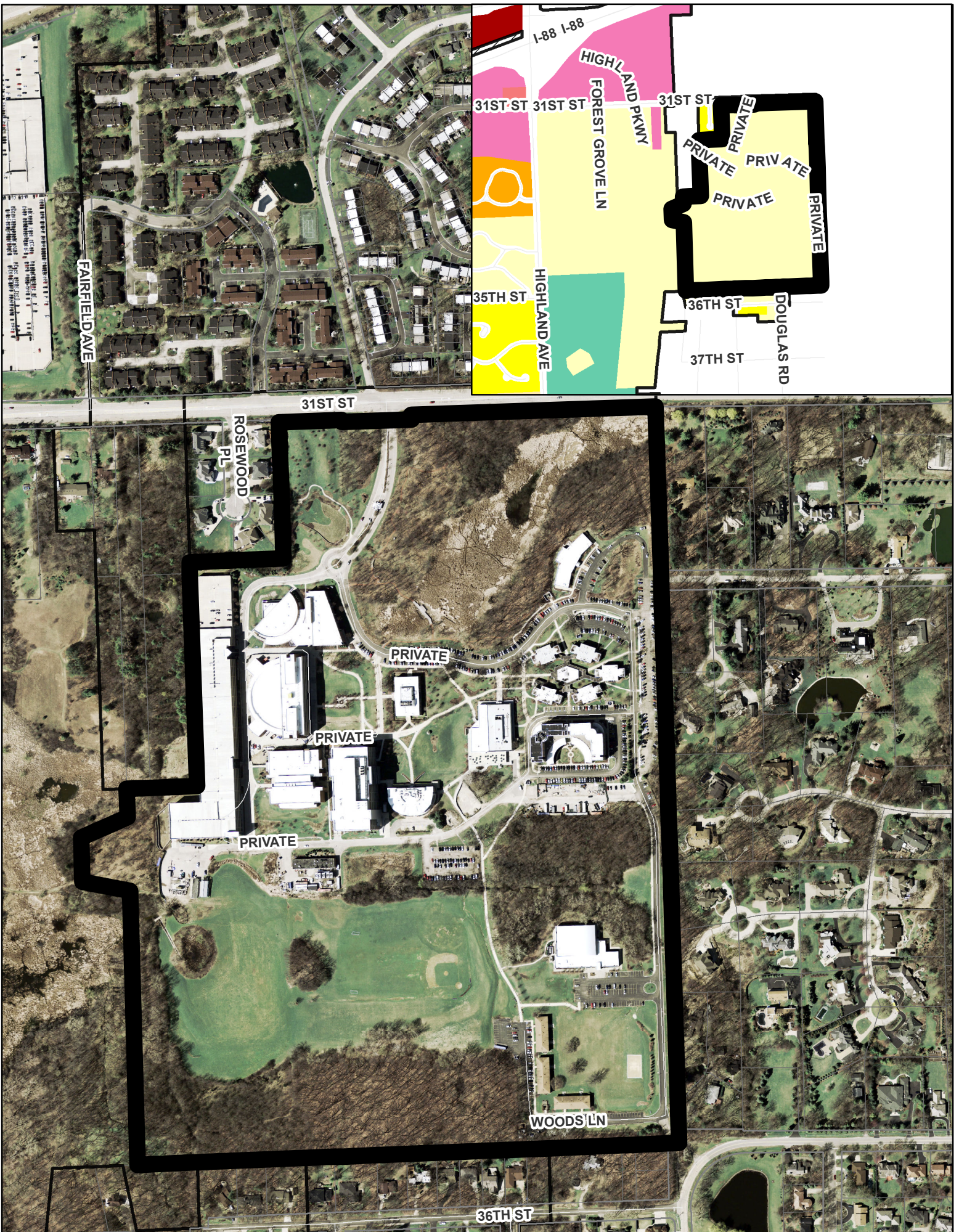
1. The Planned Unit Development Amendment shall substantially conform to the staff report; and to the Campus Master Plan prepared by DWL Architects & Planners, Inc. dated September 27, 2018, last revised October 17, 2018, and the Preliminary Engineering Plans and Stormwater Exhibits and Calculations prepared by Mackie Consultants, LLC dated September 28, 2018, last revised October 18, 2018.
2. The site lighting shall meet the lighting requirements as per Section 10.030 of the zoning ordinance.
3. All proposed and relocated buildings shall be required to locate a fire hydrant within 100 feet of each new fire department connection.
4. The proposed buildings shall be equipped with an automatic suppression system and a fire alarm system.


Staff Report Approved By:




Stanley Popovich, AICP
Community Development Director

SP:sw
-att



Subject Parcel 

0 125 250 500 750 1,000
 Feet

555 31st St
 Midwestern University
 Location Map





APPENDIX D
 SHEET NUMBER: 1810.00
 DWL PROJECT NUMBER: 09/27/2018
 DATE:

CAMPUS PLAN
PLANNED UNIT DEVELOPMENT AMMENDMENT
 MIDWESTERN UNIVERSITY
 555 31st STREET
 DOWNERS GROVE, IL





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

October 17, 2018

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

RE: Planning Development Submission for the Midwestern University Support Services Building and Chapel

Dear Downers Grove Plan Commission:

As President and Chief Executive Officer of Midwestern University, I am pleased to submit this new request to construct two new buildings on the Downers Grove campus to support the mission of the University.

To facilitate the Plan Commission's review of the proposed structures, we have included the required drawings and documentation for 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 leading institution in health care education. Since its founding in 1900 in Hyde Park, Illinois, and our move to Downers Grove, Illinois in 1985, Midwestern University has developed and maintains an outstanding reputation for educating skillful, compassionate health care professionals who learn and embrace a philosophy of the patient-centered approach to treatment and care, and who are ready to address the needs of patients in the State of Illinois and beyond. We are very proud of our Downers Grove campus and are very supportive of our local community.

Midwestern University is a private, not-for-profit graduate university that offers degrees in the health sciences on two campuses, in a team-oriented environment with dedicated and caring faculty and staff who are focused on teaching, research and patient care. The University has over 6900 students, and there are approximately 3,000 full-time students on the Downers Grove campus, which has buildings that include didactic classrooms, state-of-the-art laboratory spaces, a library, and student housing. In addition, the University offers comprehensive patient care at its clinics near both campuses, including a Dental Institute, a Family Medicine practice, a Speech-Language Institute, a Physical Therapy Institute and an Eye Institute.

Throughout the first two years of their education, students in all of our colleges on the Downers Grove campus (Chicago College of Osteopathic Medicine, College of Health Sciences, Chicago College of Pharmacy, College of Dental Medicine – Illinois, Chicago College of Optometry, and College of Graduate

Planning Development Submission to the Downers Grove Plan Commission
for the Northwestern University Support Services Building and Chapel
October 17, 2018
Page 2 of 3

Studies) attend on-campus lectures and laboratory sessions, and then complete clinical experiences in hospitals, clinics, pharmacies and specialty rotations throughout the Midwest and the nation.

At this time, the Downers Grove campus is endeavoring to provide updated facilities for current University support departments such as Admissions, Registrar, Student Financial Aid, Communications, Development and Alumni Relations, Media Resources, Risk Management, Research, Business Services, Project Management and Maintenance/Facilities. No staff growth or additional students are being accommodated. The new Support Services Building will provide larger office spaces, additional conference/meeting rooms, more comfortable waiting areas for prospective students, much-needed storage, and workroom space for our talented staff to work on projects, while incorporating state-of-the-art construction that contains new technologies in HVAC and lighting.

Please note the existing Haspel Hambrick Hall building will be demolished at the conclusion of construction of the new Support Services Building.

In addition, the proposed Chapel is programmatically identical to the building previously approved by the Plan Commission and Village Council in 2015, but the proposed location for the future Chapel has changed as shown on an accompanying Site Plan.

PUD MASTER SITE PLAN Shown on Sheet A-1

Traffic and Parking Concerns

As stated earlier, no staff growth or additional students are being accommodated. As calculated per Article 7.040.C of the zoning ordinance, the new building has an increased floor area of 18,700 s.f. compared to the existing building, and the resulting parking adjustments have already been accommodated in the surplus parking available on campus. As a result, we believe our current complement of parking will suffice for our future needs. The Village Planning Department has not required an update of the 2015 Traffic Study for this work. In 2010, the University completed a structured parking expansion intended to address the parking needs of the campus well into the future. Parking totals are tabulated on the attached Appendix B. 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.

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 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.

Planning Development Submission to the Downers Grove Plan Commission
for the Midwestern University Support Services Building and Chapel
October 17, 2018
Page 3 of 3

Engineering/Public Improvements

All construction activities will be conducted on the interior of the University's campus.

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.

As on prior projects, we greatly appreciate the time and effort the Village of Downers Grove officials and staff spend reviewing all Planning Development submissions. Please do not hesitate to call with any questions you might have about the proposed projects or the attached documents.

Sincerely,


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

Enclosures

KHG/mak



Review and approval Criteria Planned Unit Development

Section 28.12.040.C.6 Review and Approval Criteria (Planned Unit Development)
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:

- 1. The zoning map amendment review and approval criteria of Sec. 12.030.I. See the analysis of zoning map amendment review and approval criteria in separate document.**

Item 1 does not apply to the current project

- 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.**

This application does not propose to alter the existing R-1/PUD zoning, nor will it change any bulk zoning requirements. This application proposes an amendment to the Campus Master Plan as updated in November 2015.

- 3. Whether PUD development plan complies with the PUD overlay district provisions of Sec. 4.030.**

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 Master Plan Amendment is consistent with that intent and is consistent with the Comprehensive Plan.

- 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 Comprehensive Plan notes the importance of supporting and improving educational facilities within the Village. As a college campus has existed on this

PRINCIPALS
 Steve Rao, President
 Mark Dee, Exec VP
 Peter Pascu, Exec VP
 Dwight Todd, Exec VP
 Sandra Kukla, Exec VP
 Adam Sprenger, Exec VP
 Michael Braun, Exec VP
 Michael Haake, Chairman

ASSOCIATES
 Philip Ralston
 Kiyomi Kurooka
 Nithya Rachel Jebaraj
 Mark Fulks
 Melissa Wolter
 Jenia Lynn
 Sean Warfield
 Athavan Rajasundaram
 Mary Ann Modzelewski

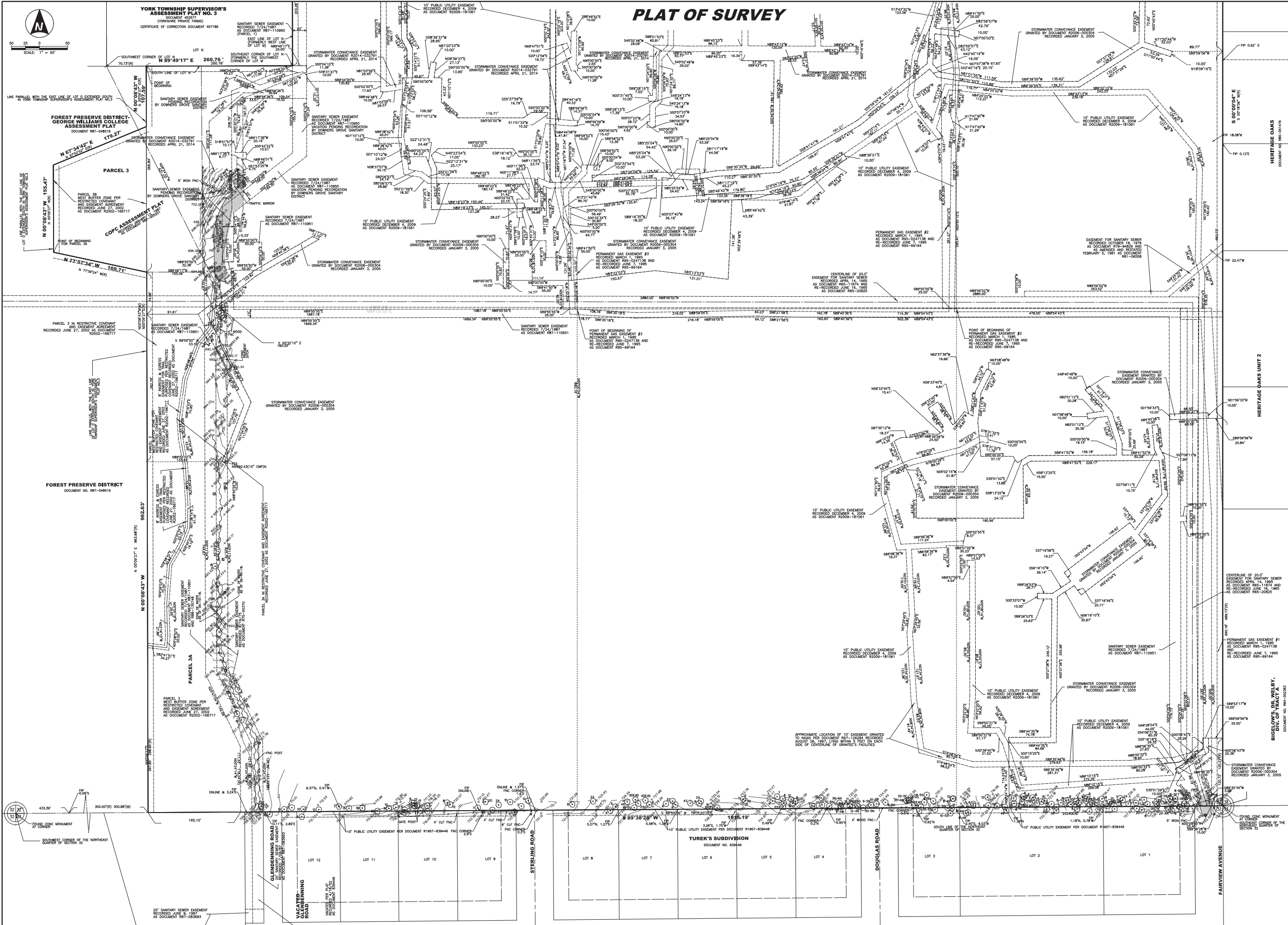


site since 1965, the addition of structures that support the mission of Midwestern University will contribute to the welfare of the community by improving an already high-quality educational facility in Downers Grove. The proposed modifications to the Campus Master Plan will provide facilities to enhance services and quality of life to the student and staff. 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.

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.

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 materials and will follow any approvals granted. The conditions ensure the surrounding property owners, residents, general public and future residents are protected.

PLAT OF SURVEY



YORK TOWNSHIP SUPERVISOR'S ASSESSMENT PLAT NO. 3
 DOCUMENT 8007777
 CERTIFICATE OF CORRECTION DOCUMENT 457186

FOREST PRESERVE DISTRICT- GEORGE WILLIAMS COLLEGE ASSESSMENT PLAT
 DOCUMENT 807-248119

FOREST PRESERVE DISTRICT
 DOCUMENT NO. 887-048119

TUREK'S SUBDIVISION
 DOCUMENT NO. 838446

BIGELOW'S, DR. WELBY, DIV. OF TRACT A
 DOCUMENT NO. 841-00383

DATE PLOTTED: 5/20/18 BY: [illegible]

Mackie Consultants, LLC
 5075 W Higgins Road, Suite 500
 Rosemont, IL 60018
 (847)696-1400
 www.mackieconsult.com

CLIENT: **MIDWESTERN UNIVERSITY**
 555 WEST 31ST STREET
 DOWNERS GROVE, ILLINOIS 60515
 830-515-6053

DATE	REVISION
10-18-18	REVISE PER VILLAGE COMMENTS
05-18-18	UPDATE PLAT OF SURVEY
	DESCRIPTION OF REVISION

DESIGNED	DESIGNED BY
DRAWN	SMP
APPROVED	DAG
DATE	10-12-16
BY	SMC
SCALE	1"=50'

PLAT OF SURVEY
MIDWESTERN UNIVERSITY
555 31ST STREET
DOWNERS GROVE, ILLINOIS

SHEET
2 OF 2
 PROJECT NUMBER 3101
 © MACKIE CONSULTANTS, LLC 2018
 ILLINOIS FIRM LICENSE 184-002684



PUD AMMENDMENT DRAWINGS

Midwestern University
CAMPUS MASTER PLAN AMENDMENT
 Downer Grove, Illinois



REVISIONS

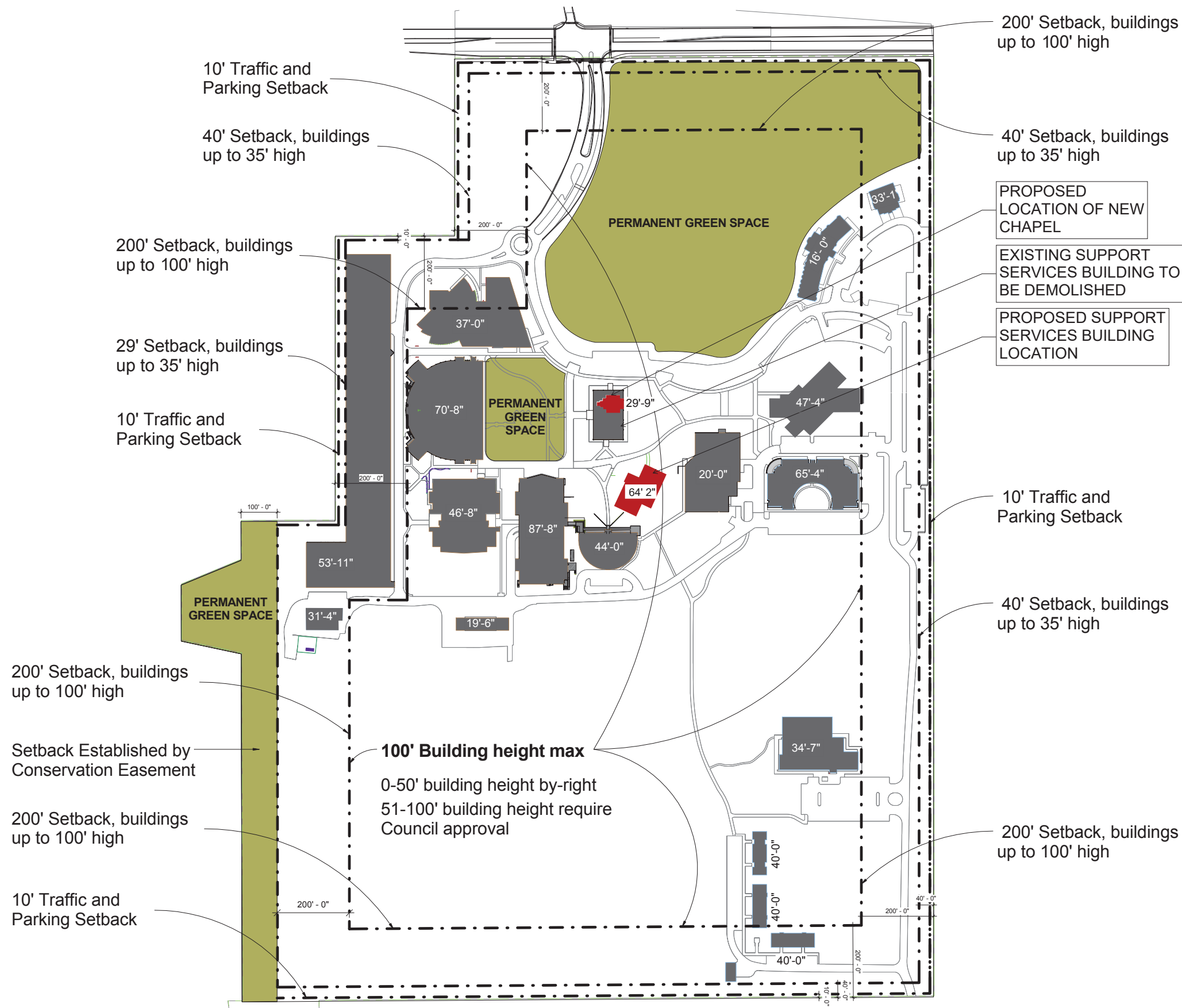
No.	Description	Date

SHEET TITLE:
CAMPUS SITE PLAN

SHEET NUMBER:
A-01R

DRAWN BY: NRJ/ALM	REVIEWED BY: DT
DATE: 09/27/2018	PROJECT NUMBER: 1810.00

1 **CAMPUS SITE PLAN**
 1" = 140'-0"





Midwestern University
Campus Master Plan Amendment
 Appendix F - Building Coverage Totals
 9/27/2018 (Revised 10/16/2018)

Existing Buildings

Library/Classroom Building	40,823
Classroom/Lab Building/Alumni Hall	33,952
Visitors Center	692
Student Center/the Commons	26,295
Administration Building/Haspel Hambrick Hall	12,509
Educational Resource Center/Centennial Hall	13,386
LLC/the Redwoods	24,286
Central Plant	5,084
Main Parking Garage	126,811
Wellness/Recreation Center	25,802
Administration Office Building	13,687
Basic Science Building/Science Hall	38,676
Auditorium and Office Building	55,019
Apartments	15,625
Executive Apartments	4,818
Maintenance Building	6,575
Optometry Classroom and Office Project	23,940
Existing Site Building Coverage	467,980
Proposed Campus Chapel	2,585
Proposed Support Services Building	12,800
Demolition of Haspel Hambrick Hall	-12,509
New Total Site Building Coverage	470,856

PRINCIPALS

Steve Rao, President
 Mark Dee, Exec VP
 Peter Pascu, Exec VP
 Dwight Todd, Exec VP
 Sandra Kukla, Exec VP
 Adam Sprenger, Exec VP
 Michael Braun, Exec VP
 Nithya Rachel Jebaraj, VP
 Michael Haake, Chairman

ASSOCIATES

Philip Ralston
 Kiyomi Kurooka
 Mark Fulks
 Melissa Wolter
 Jenia Lynn
 Sean Warfield
 Athavan Rajasundaram
 Mary Ann Modzelewski
 Shawn Filip
 Michael Hauer



Midwestern University
Campus Master Plan Amendment
 Appendix G - Gross Floor Area Totals
 9/27/2018 (Revised 10/16/2018)

Existing Buildings

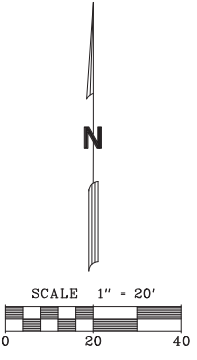
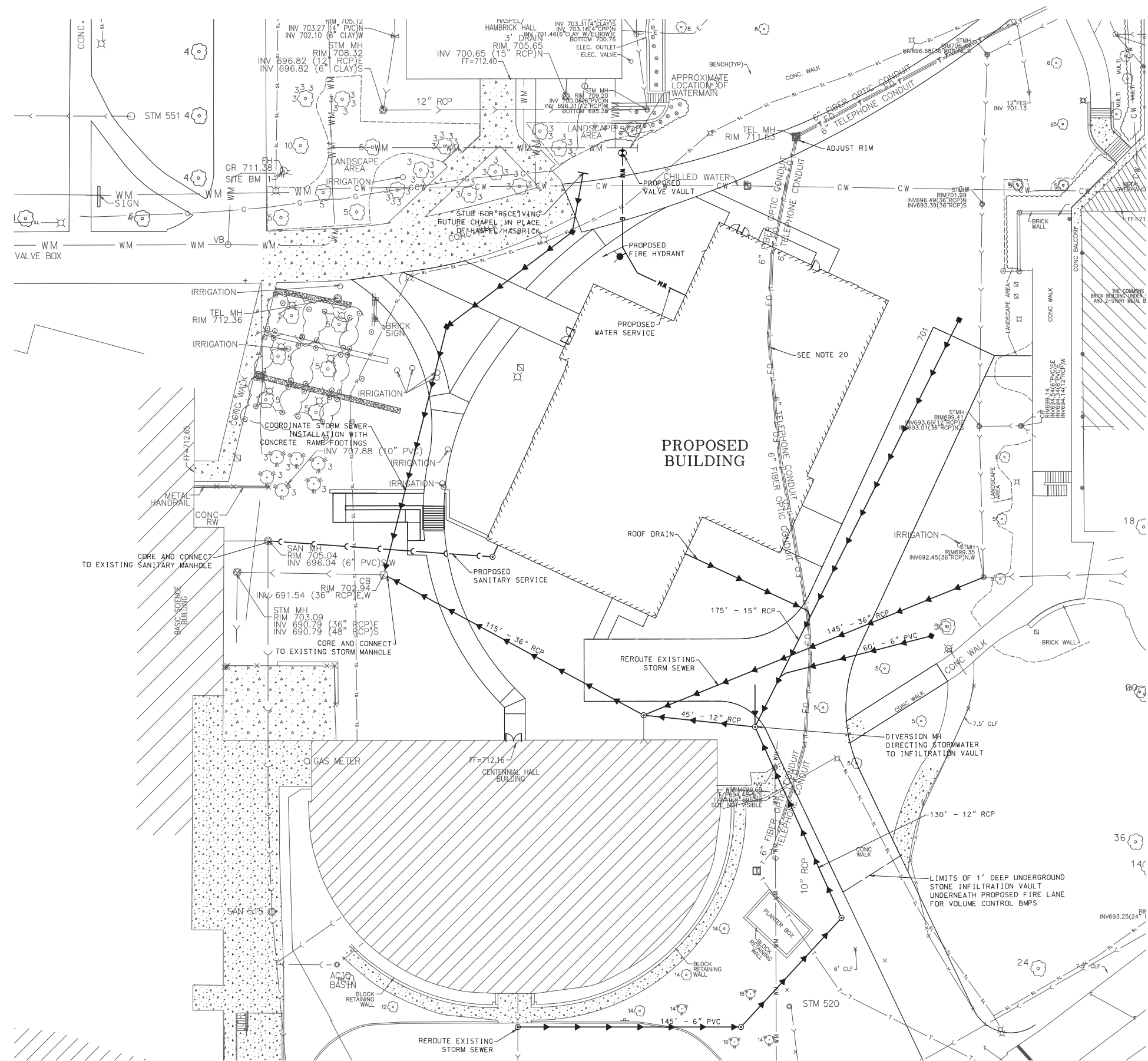
Library/Classroom Building/Littlejohn Hall	59,540
Classroom/Lab Building/Alumni Hall	83,735
Visitors Center	350
Student Center/the Commons	26,224
Administration Building/Haspel Hambrick Hall	36,150
Educational Resource Center/Centennial Hall	34,000
LLC/the Redwoods	112,272
Central Plant	5,080
Apartments	27,180
Wellness/Recreation Center	25,700
Administration Office Building	13,773
Basic Science Building/Science Hall	178,161
Auditorium and Office Building	114,295
Executive Apartments	7,850
Maintenance Building	12,000
Optometry Classroom Building	63,002
Existing Gross Area Building Total	799,312
Proposed Campus Chapel	2,585
Proposed Support Services Building	64,000
Demolition of Haspel Hambrick Hall	-36,150
New Gross Area Building Total (not incl parking garages)	829,747
Existing Parking Garage	559,843
Parking Garage Level in Basic Science Building	37,786
Total Gross Building Area	1,427,376

PRINCIPALS

Steve Rao, President
 Mark Dee, Exec VP
 Peter Pascu, Exec VP
 Dwight Todd, Exec VP
 Sandra Kukla, Exec VP
 Adam Sprenger, Exec VP
 Michael Braun, Exec VP
 Nithya Rachel Jebaraj, VP
 Michael Haake, Chairman

ASSOCIATES

Philip Ralston
 Kiyomi Kurooka
 Mark Fulks
 Melissa Wolter
 Jenia Lynn
 Sean Warfield
 Athavan Rajasundaram
 Mary Ann Modzelewski
 Shawn Filip
 Michael Hauer



- UNDERGROUND UTILITY GENERAL NOTES**
1. ALL MANHOLES AND CATCH BASINS SHALL BE 48-INCH DIAMETER, UNLESS OTHERWISE INDICATED.
 2. ALL SANITARY SEWER SHALL BE PVC, SDR 26, CONFORMING TO ASTM D-2241 UNLESS OTHERWISE INDICATED. PVC SANITARY SEWER SHALL HAVE ELASTOMERIC JOINTS IN CONFORMANCE WITH ASTM D-3139
 3. ALL WATER MAIN SHALL BE DUCTILE IRON PIPE, CLASS 52, ANNA C-600 WITH "PUSH-ON" TYPE JOINTS, UNLESS OTHERWISE INDICATED. ALL WATER MAIN SHALL HAVE A MINIMUM OF 5'-6" OF COVER FROM TOP OF WATERMAIN TO FINISHED GRADE.
 4. ALL STORM SEWER SHALL BE POLYVINYL CHLORIDE PIPE (PVC) PIPE, SDR 26, PER ASTM D-3034 WITH ELASTOMERIC JOINTS IN ACCORDANCE WITH ASTM D-3212, UNLESS OTHERWISE NOTED
 5. GRANULAR TRENCH BACKFILL SHALL BE PROVIDED FOR ALL SANITARY, WATER AND STORM UTILITIES WHEN THE TRENCH LIMITS FALL WITHIN TWO FEET OF STREETS, SIDEWALKS, DRIVEWAYS AND AS NOTED ON THE SANITARY TRENCH DETAIL ON PAGE C7.
 6. ALL WATERMAIN AND WATER SERVICE LINES SHALL BE PROTECTED FROM OTHER UTILITIES IN ACCORDANCE WITH SECTION 41-2.01 OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS.
 7. ALL UNDERGROUND UTILITY INFORMATION NOTED ON THE PLANS IS BASED ON INFORMATION OBTAINED FROM THE MUNICIPALITY, UTILITY COMPANIES OR FIELD MEASUREMENTS. THIS INFORMATION, WHILE BELIEVED TO BE COMPLETE AND ACCURATE, CANNOT BE GUARANTEED.
 8. CONTRACTOR SHALL VERIFY ALL BUILDING SERVICE LOCATIONS AND SIZES WITH ARCHITECTURAL PLANS PRIOR TO START OF CONSTRUCTION AND NOTIFY THE ENGINEER OR OWNER OF ANY DISCREPANCIES.
 9. CONTRACTOR TO VERIFY CANOPY AND ROOF DRAIN CONNECTION LOCATIONS AND SIZES WITH ARCHITECTURAL PLANS BEFORE CONSTRUCTION.
 10. SEE ARCHITECTURAL DRAWINGS FOR SEWER CONNECTION LOCATIONS.
 11. LOCATION OF ALL BUILDING SIAMSESE CONNECTIONS TO BE APPROVED BY VILLAGE FIRE MARSHALL.
 12. CONTRACTOR SHALL CONTACT JULIE (1-800-892-0123) PRIOR TO START OF CONSTRUCTION TO LOCATE ALL UTILITIES.
 13. CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF EXISTING UTILITIES AT ALL PROPOSED CONNECTIONS PRIOR TO START OF CONSTRUCTION AND NOTIFY THE ENGINEER AND OWNER OF ANY DISCREPANCIES.
 14. FIELD LOCATION OF ALL UTILITY SERVICES TO BE SUPPLIED BY CONTRACTOR AND SHOWN ON RECORD DRAWINGS.
 15. A TEN (10) FOOT MINIMUM SEPARATION SHALL BE PROVIDED BETWEEN THE WATERMAIN SERVICE AND THE SANITARY OR STORM SEWER SERVICES.
 16. IN CASE OF CONFLICTS, THE MUNICIPALITY STANDARDS AND NOTES SHALL TAKE PRECEDENCE.
 17. PLUMBING CONTRACTOR TO MAKE ALL CONNECTIONS WITH BUILDING SERVICES CONSTRUCTED BY UTILITY CONTRACTOR. SITE UTILITY CONTRACTOR TO CONSTRUCT SERVICES TO WITHIN 5'-FEET OF BUILDING, EXCEPT WATER INTO BUILDING 1'-FOOT ABOVE FLOOR WITH BLIND FLANGE AND PROVIDE TESTING.
 18. EXISTING OR PROPOSED MANHOLES, CATCH BASINS, INLETS AND VALVE VAULTS REQUIRING OVER 12-INCHES OF ADJUSTMENT RINGS SHALL USE AN ADDITIONAL BARREL SECTION TO MAINTAIN A MAXIMUM OF 12-INCH TOTAL ADJUSTMENT RING DEPTH.
 19. THE CONNECTION TO THE EXISTING MANHOLE SHALL BE MADE BY CORE DRILLING THE MANHOLE AND INSTALLING A RUBBER BOOT TO INSURE A WATERTIGHT SEAL. THE MANHOLE BENCH SHALL BE REFORMED TO PROVIDE A SMOOTH FLOWING INVERT.
 20. USE CARE WHEN WORKING NEAR FIBER OPTIC/ TELEPHONE DUCT BANK. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION AND CONSTRUCTION CONSIDERATIONS/ PRECAUTIONS. HAND DIGGING AROUND THIS AREA IS REQUIRED IN ORDER TO NOT DISRUPT THE EXISTING LINES.

10/18/2018 5:02:12 PM \\USA\Engineering\Projects\2018\04 - Liberty Plough\

Mackie Consultants, LLC
 9575 W. Higgins Road, Suite 500
 Rosemont, IL 60018
 (847)696-1400
 www.mackieconsult.com

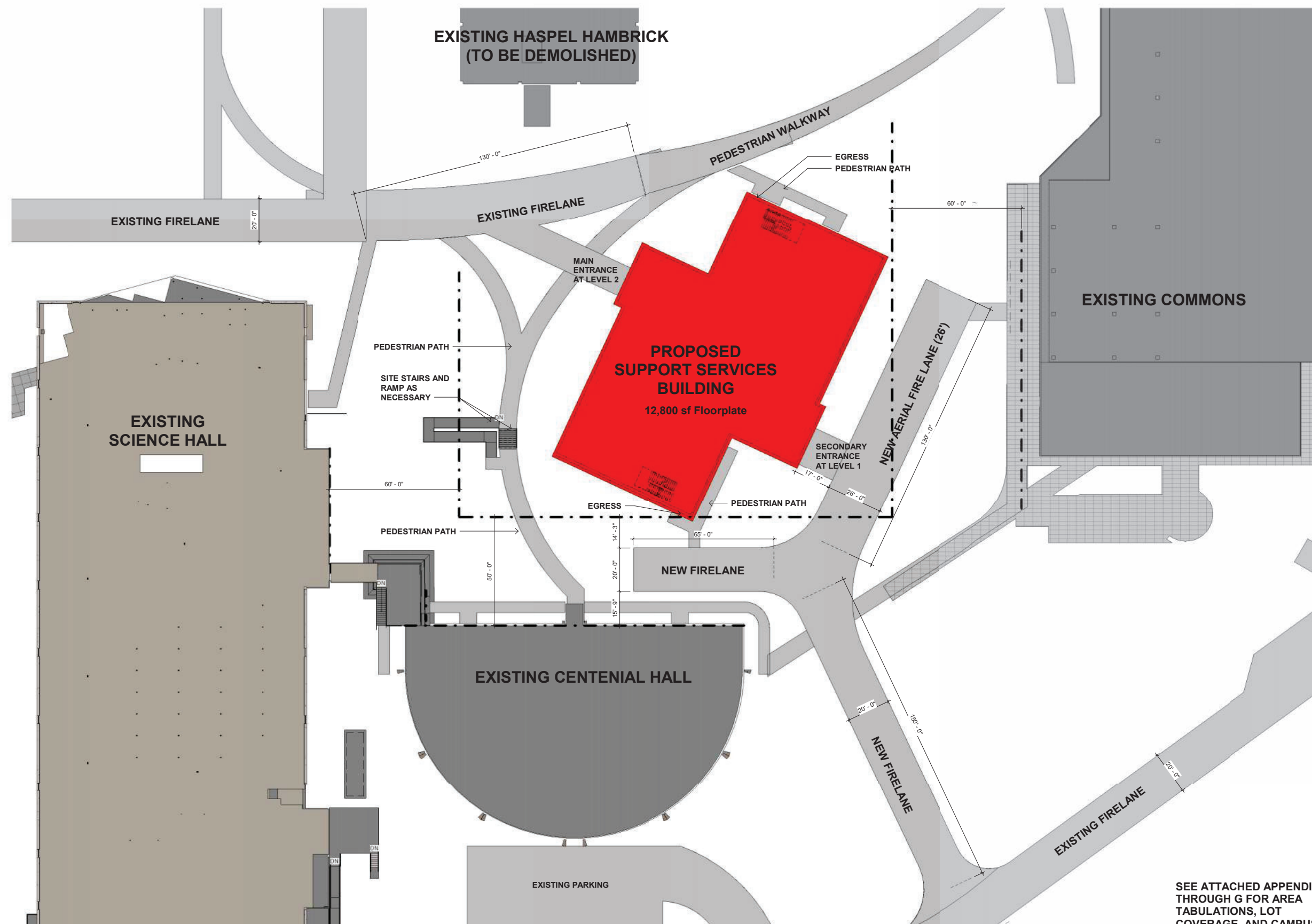
CLIENT: **DWL ARCHITECTS**
 2333 NORTH CENTRAL AVENUE
 PHOENIX, ARIZONA 85004
 (602) 264-9731 FAX (602) 264-1928

DATE	DESCRIPTION OF REVISION	BY

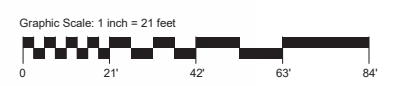
DESIGNED	RDB
DRAWN	RDB
APPROVED	DAS
DATE	10/18/18
SCALE	1" = 20'

**UTILITY PLAN
 SUPPORT SERVICES BUILDING
 MIDWESTERN UNIVERSITY
 DOWNERS GROVE, ILLINOIS**

SHEET
4 OF 4
 PROJECT NUMBER: 3591
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 ILLINOIS FIRM LICENSE 184-002694



SEE ATTACHED APPENDIX B THROUGH G FOR AREA TABULATIONS, LOT COVERAGE, AND CAMPUS SETBACKS



PUD AMMENDMENT DRAWINGS

Midwestern University
CAMPUS MASTERPLAN AMMENDMENT
 Downers Grove, Illinois



REVISIONS

No.	Description	Date

SHEET TITLE:
BUILDING SITE PLAN

SHEET NUMBER:
A-02

DRAWN BY: NRJ
 DATE: 09/27/18

REVIEWED BY: DCT
 PROJECT NUMBER: 1810.00

9/26/2018 4:16:14 PM

BUILDING SITE PLAN
 3/64" = 1'-0"



PUD AMMENDMENT DRAWINGS

Midwestern University
**CAMPUS MASTERPLAN
AMMENDMENT**
Downers Grove, Illinois



REVISIONS

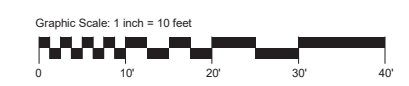
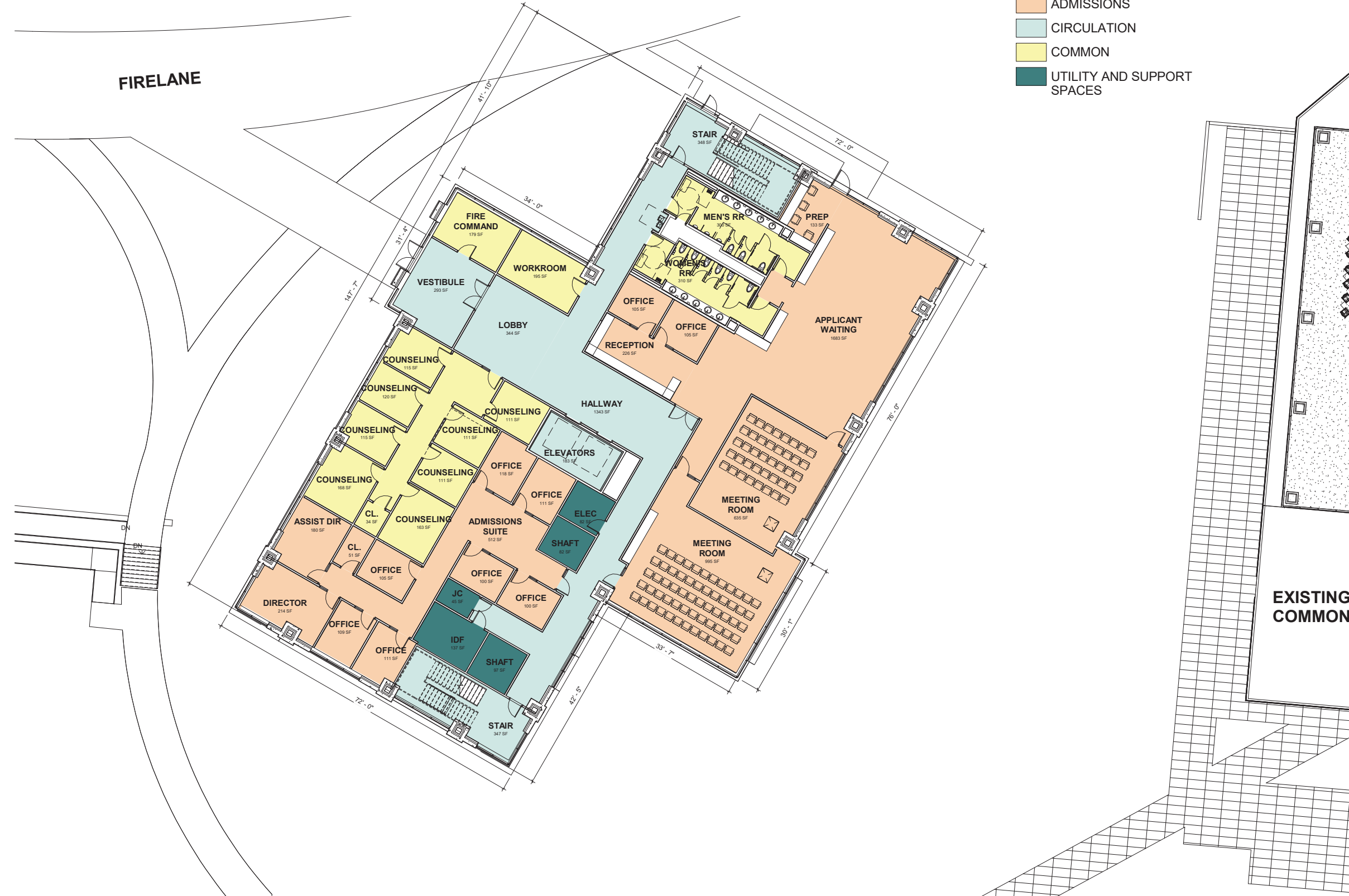
No.	Description	Date

SHEET TITLE:
**FLOOR PLAN -
LEVEL 2**

SHEET NUMBER:
A-04

DRAWN BY: NRJ	REVIEWED BY: DCT
DATE: 09/27/18	PROJECT NUMBER: 1810.00

- ADMISSIONS
- CIRCULATION
- COMMON
- UTILITY AND SUPPORT SPACES



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

9/26/2018 4:16:53 PM



PUD AMMENDMENT DRAWINGS

Midwestern University
**CAMPUS MASTERPLAN
 AMMENDMENT**
 Downers Grove, Illinois



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No.	Description	Date

SHEET TITLE:
**FLOOR PLAN -
 LEVEL 1 & 3**

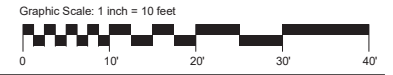
SHEET NUMBER:
A-05

DRAWN BY: NRJ	REVIEWED BY: DCT
DATE: 09/27/18	PROJECT NUMBER: 1810.00

- ALUMNI RELATION
- CIRCULATION
- COMMON
- FINANCIAL SERVICES
- GENERAL OFFICE
- REGISTRAR
- UTILITY AND SUPPORT SPACES



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



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



9/26/2018 4:27:16 PM





PUD AMMENDMENT DRAWINGS

Midwestern University
**CAMPUS MASTERPLAN
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 Downers Grove, Illinois



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No.	Description	Date

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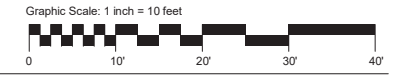
SHEET TITLE:
**FLOOR PLAN -
 LEVEL 4 & 5**

SHEET NUMBER:
A-06

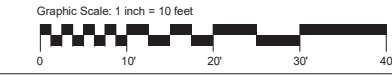
DRAWN BY: NRJ	REVIEWED BY: DCT
DATE: 09/27/18	PROJECT NUMBER: 1810.00



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



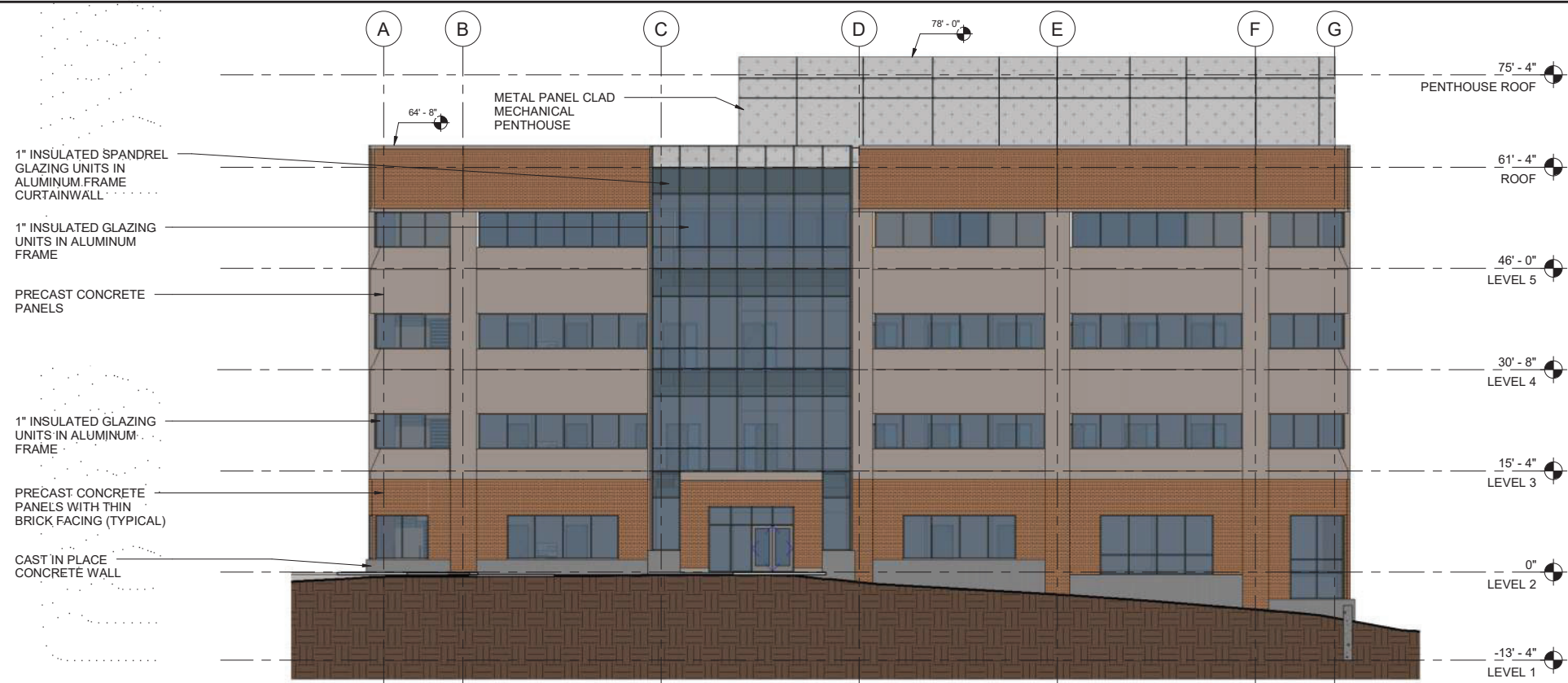
LEVEL 5 FLOOR PLAN
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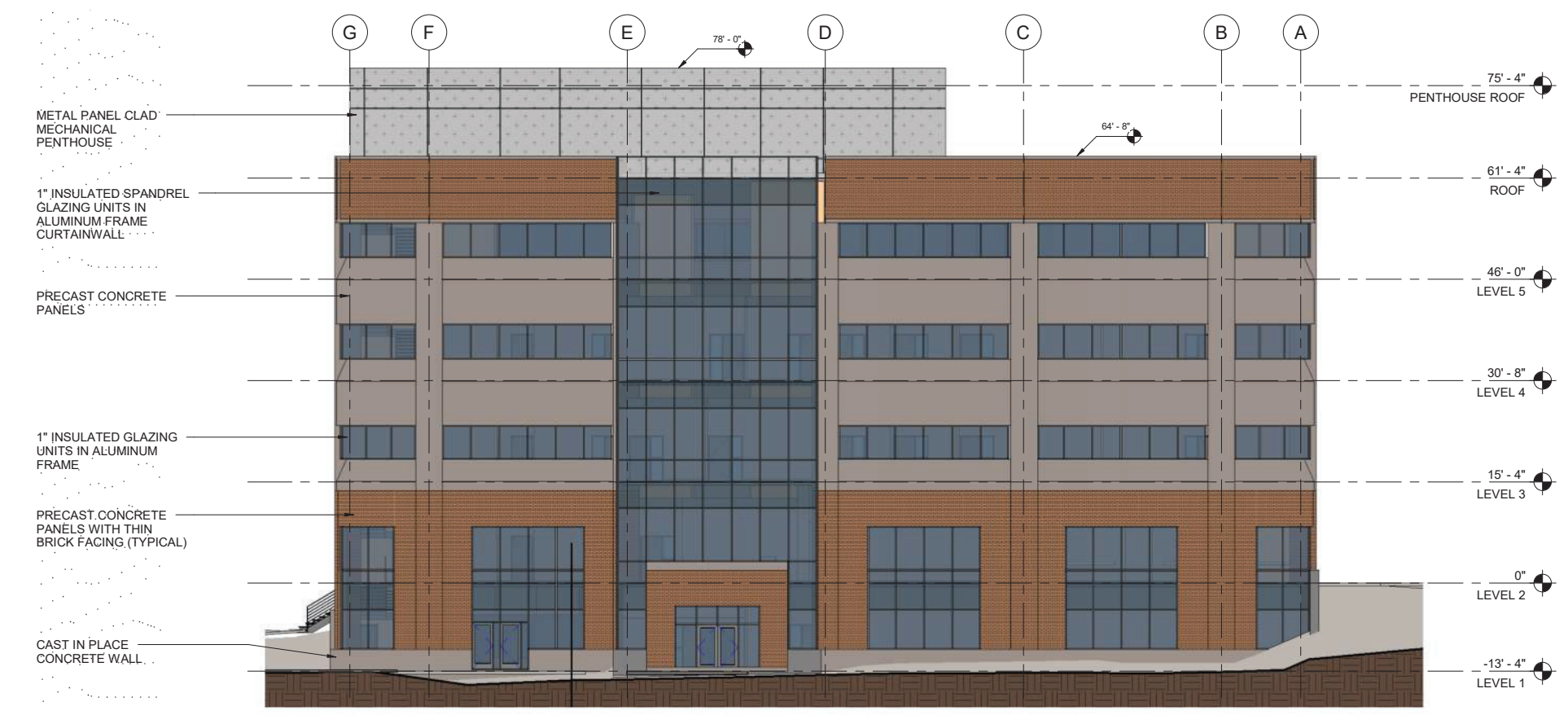
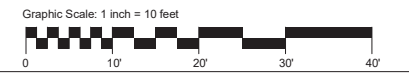
- BUSINESS SERVICES
- CIRCULATION
- COMMON
- GENERAL OFFICE
- PROJECT MANAGEMENT
- UTILITY AND SUPPORT SPACES

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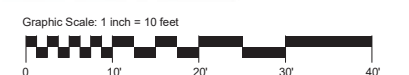




2 BUILDING ELEVATION WEST
3/32" = 1'-0"



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



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DRAWINGS

Midwestern University
**CAMPUS MASTERPLAN
AMMENDMENT**
Downers Grove, Illinois



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SHEET TITLE:
**BUILDING
ELEVATIONS**

SHEET NUMBER:
A-07

DRAWN BY: NRJ	REVIEWED BY: DCT
DATE: 09/27/18	PROJECT NUMBER: 1810.00

9/26/2018 4:34:26 PM



PUD AMMENDMENT DRAWINGS

Midwestern University
**CAMPUS MASTERPLAN
 AMMENDMENT**
 Downers Grove, Illinois



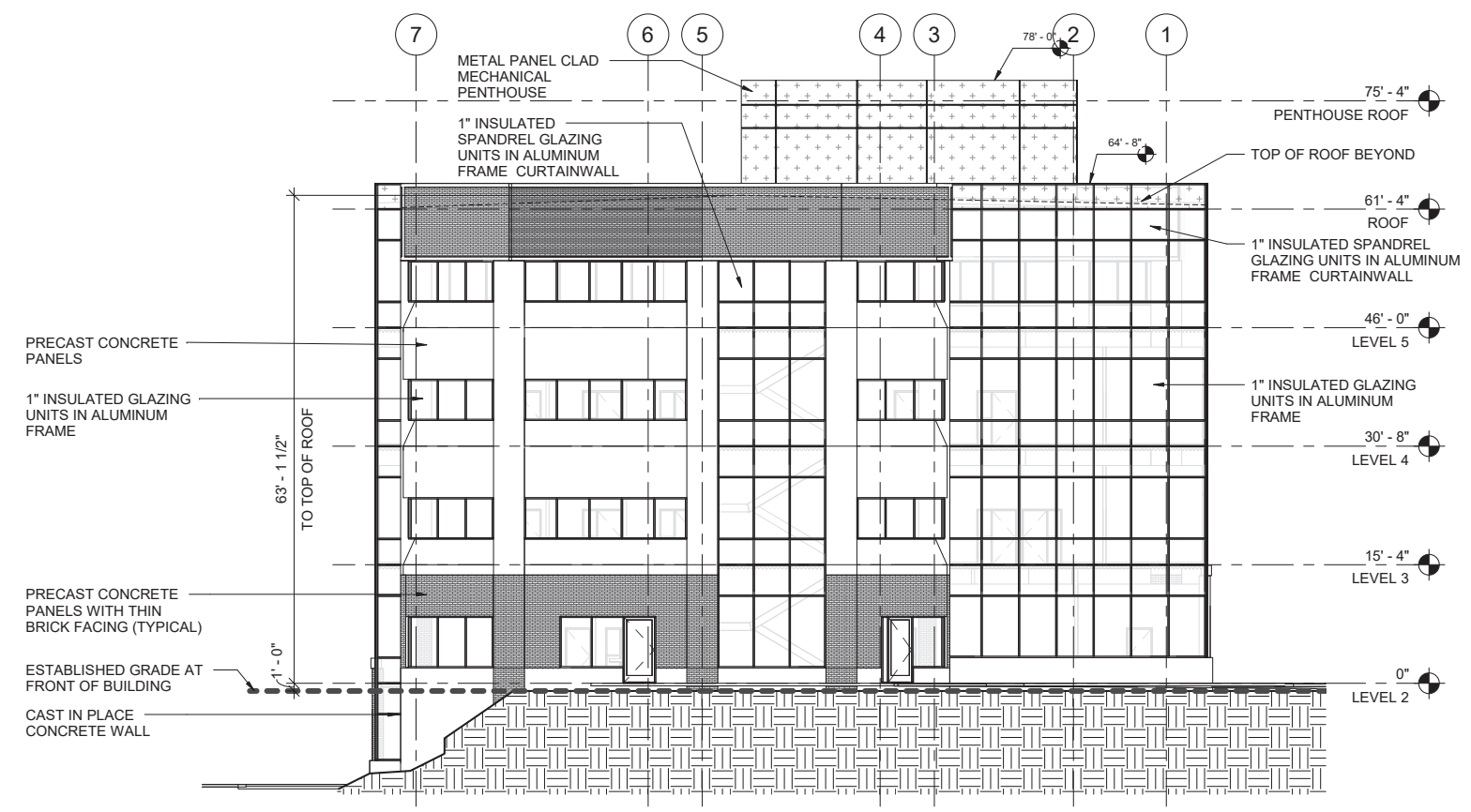
REVISIONS

No.	Description	Date

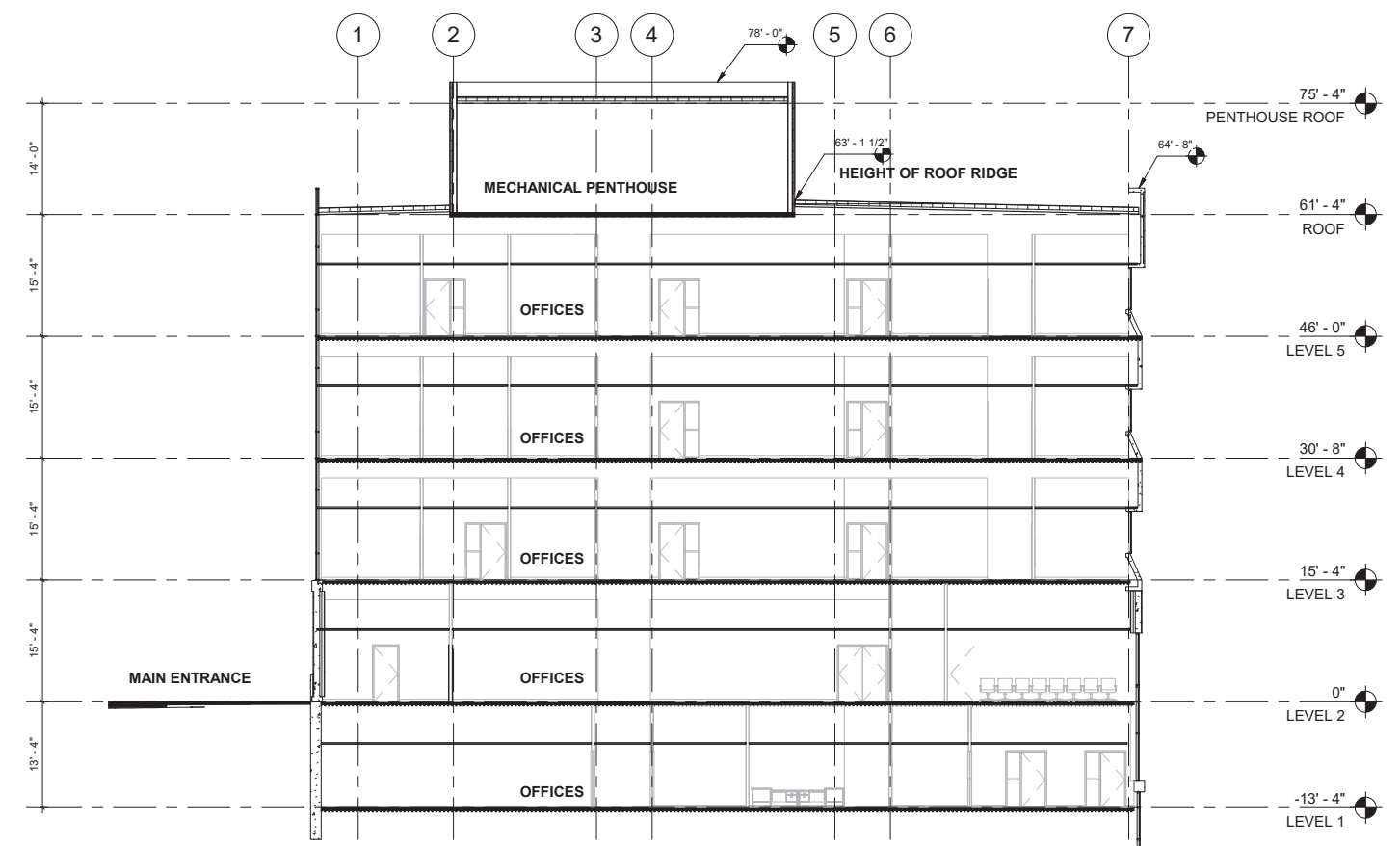
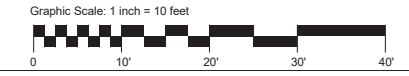
SHEET TITLE:
**BUILDING
 ELEVATION AND
 SECTION**

SHEET NUMBER:
A-08R

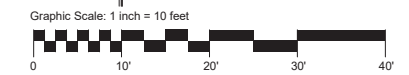
DRAWN BY: NRJ
 REVIEWED BY: DCT
 DATE: 09/27/18
 PROJECT NUMBER: 1810.00



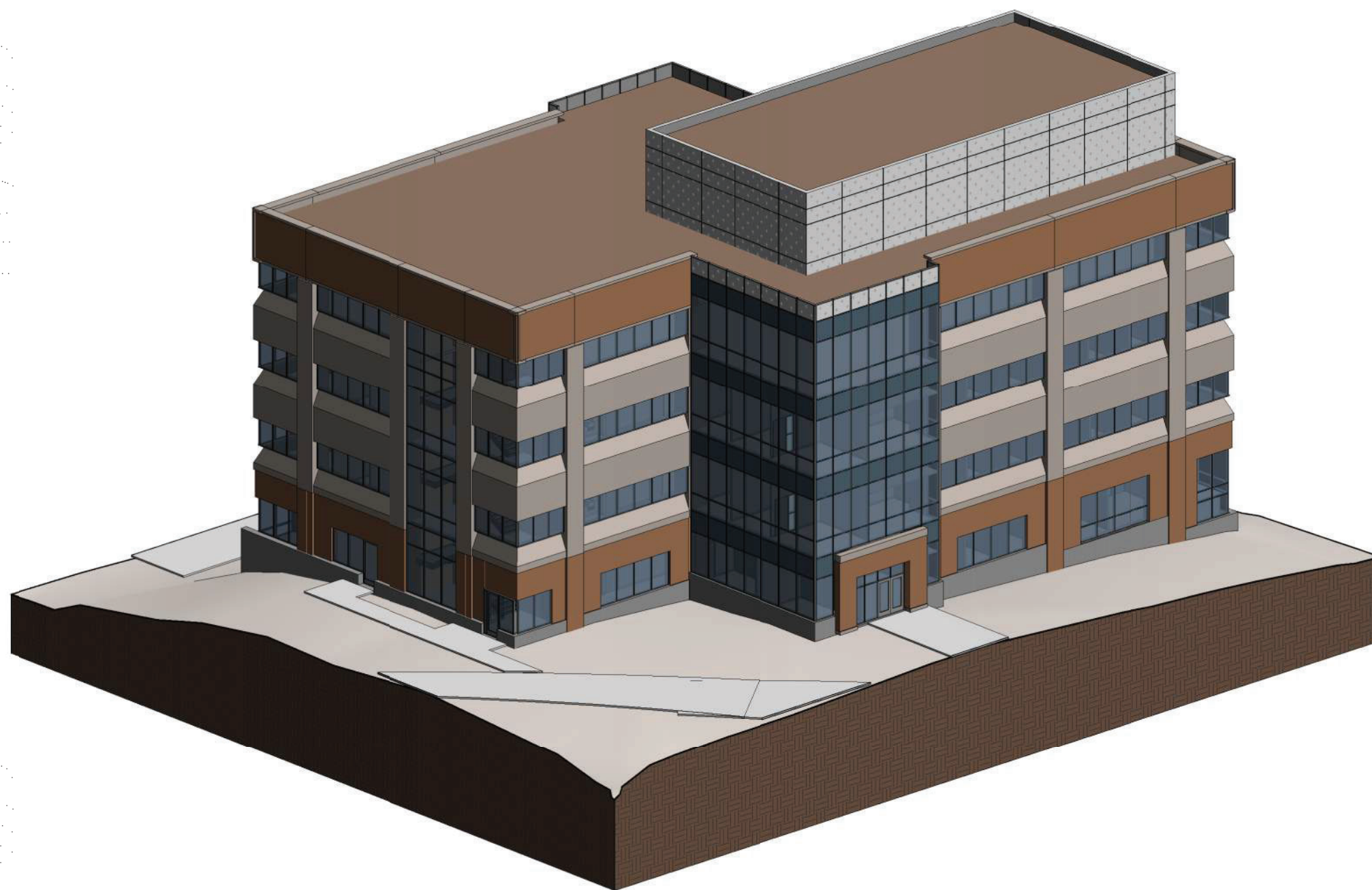
2 BUILDING ELEVATION NORTH
 3/32" = 1'-0"



1 SECTION THROUGH ENTRANCE LOBBY
 3/32" = 1'-0"



10/17/2018 11:46:14 AM



VIEW FROM NORTHWEST

9/26/2018 4:39:04 PM

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SHEET TITLE:
**EXTERIOR 3D
VIEW**

SHEET NUMBER:
A-09

DRAWN BY: NRJ	REVIEWED BY: DCT
DATE: 09/27/18	PROJECT NUMBER: 1810.00

PLANT LIST	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
SHADE TREES				
	<i>Acer x freemanii</i> 'Armstrong'	Armstrong Red Maple	3" caliper	Matched Specimens
	<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Skyline'	Thornless Honey Locust Skyline	3" caliper	Matched Specimens
	<i>Pyrus calleryana</i> 'Cleveland Select'	Chanticleer Pear	3" caliper	Matched Specimens
	<i>Tilia americana</i> 'McSentry'	American Sentry Linden	3" caliper	Matched Specimens
ORNAMENTAL TREES				
	<i>Amelanchier canadensis</i> 'Prince William'	Prince William Serviceberry	6' Height	Multi-stem Heavy
	<i>Betula nigra</i> 'Little King'	Fox Valley River Birch	6' Height	Multi-stem Heavy
	<i>Cercis canadensis</i>	Eastern Redbud	8' Height	Multi-stem Heavy
	<i>Cornus mas</i> 'Golden Glory'	Golden Glory Dogwood	10' Height	Multi-stem Heavy
EVERGREEN TREES				
	<i>Picea pungens</i> 'Fat Albert'	Fat Albert Blue Spruce	8' Ht. B&B	
	<i>Tsuga canadensis</i>	Canadian Hemlock	8' Ht. B&B	
DECIDUOUS SHRUBS				
	<i>Cotoneaster apiculatus</i>	Cranberry Cotoneaster	30" B&B	
	<i>Hamamelis vernalis</i>	Vernal Withchazel	36" B&B	
	<i>Hydrangea quercifolia</i> 'Snow Queen'	Oak-Leaf Hydrangea	30" B&B	
	<i>Rosa x 'Radrazz'</i>	Knockout Shrub Rose	30" B&B	
	<i>Spiraea japonica</i> 'Little Princess'	Japanese Spiraea	24" B&B	
	<i>Viburnum x carcephalum</i>	Fragrant Viburnum	30" B&B	
EVERGREEN SHRUBS				
	<i>Buxus microphylla</i> var. <i>koreana</i> x <i>sempervirens</i>	Boxwood 'Green Velvet'	30" B&B	
	<i>Hydrangea macrophylla</i> 'Balmer'	Endless Summer Hydrangea	30" B&B	
	<i>Taxus media</i> 'Everlow'	Everlow Intermediate Yew	5 Gal.	
PERENNIALS, GRASSES and VINES				
	<i>Hemerocallis</i> x 'Stella de Oro'	Daylily	1 Gal.	
	<i>Hosta</i> 'Royal Standard'	Royal Standard Hosta	1 Gal.	
	<i>Liatris spicata</i> 'Kobold'	Blazing Star	1 Gal.	
	<i>Lilium muscarifolium</i> 'Big Blue'	Big Blue Lilyturf	1 Gal.	
	<i>Pachysandra terminalis</i>	Japanese Pachysandra	1 Gal.	
	<i>Parthenocissus quinifolia</i>	Virginia Creeper	2 Gal.	
	<i>Pennisetum alopecuroides</i> 'Hameln'	Dwarf Fountain Grass 'Hameln'	1 Gal.	
	<i>Perovskia atriplicifolia</i> 'Little Spire'	Russian Sage	1 Gal.	
	<i>Rudbeckia fulgida</i> 'Goldstrum'	Black-Eyed Susan	1 Gal.	



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PUD
AMENDMENT
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MIDWESTERN UNIVERSITY
**CAMPUS MASTERPLAN
AMMENDMENT**
Downers Grove, Illinois



REVISIONS

No.	Description	Date

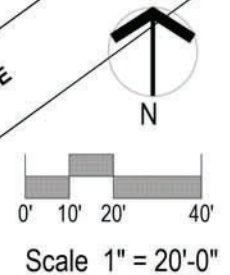
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KEY:

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L-01

DRAWN BY: LM	REVIEWED BY: SZ
DATE: 10/11/18	PROJECT NUMBER: 1810.00





**Forest Preserve District
of DuPage County**

35580 Naperville Road
P.O. Box 5000
Wheaton, IL 60189

630.933.7200
Fax 630.933.7204
TTY 800.526.0857
dupageforest.org

Via e-mail: swilliams@downers.us

October 29, 2018

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

Re: Public Hearing – Case # 18-PLC-0034
PIN: 06-32-200-021
555 31st Street, Downers Grove

Dear Mr. Rickard,

The Forest Preserve District of DuPage County recently received a Notice of Public Hearing for Midwestern University's petition seeking final approval of a PUD Amendment to their Master Plan. We appreciate receiving timely notification of such requests that may have an impact on District property, and thank you for the opportunity to comment.

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

Sincerely,

Kevin Stough
Land Preservation Manager

cc: Joe Cantore, President
Forest Preserve District Commissioners
Ed Stevenson, Executive Director
Dan Zinnen, Director of Resource Management and Development

APPROVED 12/3/18

18-PLC-0034: 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 Residential/P.D. #51. The property 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 (PIN: 06-32-200-021). Midwestern University, Owner and Petitioner.

Ms. Catherine Goeppinger, President and CEO of Midwestern University described the changes that have occurred at the Midwestern University campus over the past 23 years. She thanked the Village for its role in helping them to grow. There are about 2800 students with only about half on campus at any one time.

She introduced the team that worked on this particular petition who were present with her to answer any questions. She said that over the years they've realized a lack of support for staff facilities. A decision was made to demolish the existing facility and build a new structure. The proposed facility is primarily for staff office space. They are not adding any additional people on campus. They project there will be about 400 less students in the next few years, and they are not adding extra people at this time. The facility will be located in the very center of campus and should not affect any neighboring properties in any way. Their proposal is consistent with the Comprehensive Plan. They are also conscious of the stormwater issues for other areas as well. She then reviewed a slide presentation.

The new construction is for a Support Services Building and is 64,000 square feet. They are demolishing a building with a 12,509 sq. ft. footprint. She referenced the building location, which will be in front of Centennial Hall and alongside the current Student Support Services. The building contains excellent access for fire equipment. The building is next to two very tall structures, so it will not dwarf any other surrounding buildings. Ms. Goeppinger pointed out the floor plan that has a walkway directly into Student Admissions. All students who apply are required to come to campus for their interview.

There being no questions from the Commissioners, Ch. Rickard called upon anyone from the public who wished to make a comment.

Jim Markese of 550 36th Street said they moved there in 1979. They thought the property for the university was part of Lyman Woods and would be taken care of by the Forest Preserve, the Village and the University. That is not the case. He has never seen Midwestern University come in and take care of the property. There are a number of people who still use that area as a nature preserve. His concern is that the area is maintained. He doesn't know from

APPROVED 12/3/18

the diagrams how the buildings are going to affect the environment. The institution has not been concerned with maintaining the area. They are also concerned that there might be some geological structures in that area that haven't been addressed. He thinks the people involved in the Woods should have a concern and stake in this, and he thinks the construction would be disruptive.

There being no additional public comments. Ch. Rickard called for Staff's report.

Mr. Scott Williams, Senior Planner for the Village said that the location map shows the boundaries for the 105-acre site for the University PUD51. To the west is the Forest Preserve District, Park District and Village property known as Lyman Woods. To the south is a mix of incorporated/unincorporated property. To the east is Oak Brook and across from the University is another unincorporated area. The focus is on the central area of the University site. He said that the site plan contains valuable information showing building heights and bulk requirements. The greenspace areas are not being affected by this proposal. No changes are being made to the underlying bulk requirements established in 2012. He then referenced the petitioner's landscape plan which shows how it blends into the existing landscaping, and that it is on all four sides of the proposed building.

The PUD was approved in 2012 and no changes have been made to the underlying bulk requirements. He said based on the petitioner's submission, Staff recommends that the Plan Commission forward a positive recommendation to the Village Council, as stated on page 5 of Staff's report dated November 5, 2018, 18-PLC-0034, subject to conditions 1-4 as stated.

Ch. Rickard asked whether there are any types of violations or disturbances on the property near the southern border. Mr. Williams responded that there was a fence to be built that is under review at this time. It will not impact any of the nature trails that connect with the Forest Preserve property to the west.

There being no further questions for Staff from the Commissioners, Ch. Rickard called upon the Petitioner for any further comments or responses to the public comments.

Ms. Goepfinger explained that the petition they are putting forward has nothing to do with the perimeters of their location. They have put a lot of time and money for fencing along the east side of campus. They worked with all the neighbors, cleared away dead trees and plants, and put up a fence to increase campus security. They then looked into the cost of cleaning up the boundary to the south. She expressed concern that one neighbor wasn't notified of the plan. When they obtain the go-ahead from the Village they will

APPROVED 12/3/18

notify all of the neighbors. She thanked the Village for allowing them to grow and experience such success.

Ch. Rickard closed the public hearing, and opened the floor for the Commission's deliberations.

Commission Deliberations:

Ms. Majauskas said that everything seems to be in order, and the petition makes sense to her. As far as the south lot is concerned, it's apples and oranges to her. If neighbors have issues, they should discuss it with the Village Staff.

Ch. Rickard said he thinks the petition meets and exceeds the standards. Looking at the overall plan, there is not much of a difference with this addition.

Ch. Rickard called for a Motion.

Mr. Kulovany said based on the petitioner's submittal, the Staff Report and the testimony presented, that he finds that the petitioner has met the standards of approval for a Final Planned Unit Development #51 Amendment as required by the Village of Downers Grove Zoning Ordinance and is in the public interest and therefore, he moved that the Plan Commission recommend to the Village Council approval of 18-PLC-0034 subject to the following conditions:

- 1. The Planned Unit Development Amendment shall substantially conform to the Staff Report; and to the Campus Master Plan prepared by DWL Architects & Planners, Inc. dated September 27, 2018, last revised October 17, 2018, and the Preliminary Engineering Plans and Stormwater Exhibits and Calculations prepared by Mackie Consultants, LLC dated September 28, 2018, last revised October 18, 2018.**
- 2. The site lighting shall meet the lighting requirements as per Section 10.030 of the Zoning Ordinance.**
- 3. All proposed and relocated buildings shall be required to locate a fire hydrant within 100 feet of each new fire department connection.**
- 4. The proposed buildings shall be equipped with an automatic suppression system and a fire alarm system.**

Mr. Quirk seconded the Motion.

APPROVED 12/3/18

AYES: Mr. Kulovany, Mr. Quirk, Mr. Boyle, Ms. Gassen, Ms. Johnson,
Ms. Majauskas, Ch. Rickard.

NAYS: None

The Motion passed unanimously.

Mr. Zawila said this would come before the Village Council on the second Tuesday of December 2018.

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