Z12-022 College of DuPage

GENERAL ZONING CASE INFORMATION
CASE #/PETITIONER Z12-022 College of DuPage
OWNER Community College District No. 502, College of DuPage. Board of Trustees: David Carlin, Board Chairman; Erin Birt, Board Vice Chairman; Allison O'Donnell, Board Secretary; Dianne McGuire; Kim Savage; Nancy Svoboda; Joseph C. Wozniak; Lydia Whitten, Student Trustee. 425 Fawell Blvd., Glen Ellyn, IL 60137.
ADDRESS/LOCATION College of DuPage, 425 Fawell Blvd., Glen Ellyn, IL 60137. Southwest of intersection of Park Blvd. and Fawell Blvd. in Glen Ellyn, IL
PUBLICATION DATE Daily Herald: April 25, 2012
ZONING REQUEST A Conditional Use for a Planned Development (PDD) in the R-1 Zoning District. (Sec. 37-701.2: CONDITIONAL USES)
A Conditional Use within the PDD for noncommercial radio and television towers and antennas, which exceed the maximum height permitted in the R-1 district. (Sec. 37-701.2: CONDITIONAL USES)
A Conditional Use within the PDD for Schools, public and private colleges, universities and other institutions of higher learning. (Sec. 37-701.2: CONDITIONAL USES)
A Conditional Use within the PDD for Electronic Message Signs (ARTICLE XI. SIGN REQUIREMENTS)
PIN/TWSP./COUNTY BOARD DIST. 05-26-100-013, -014, -015; 05-27-200-008, -009, -011, -012 Milton Township/ District 4
ZONING/LUP R-1 Single Family Residential No LUP
AREA/UTILITIES 254.87 Acres Water and Sewer
PUBLIC HEARING Thursday, May 10, 2012, 6:00 p.m.
ADDITIONAL INFORMATION:

DUDOT: No objection with the concept of the petition. See attached letter.

Stormwater: Based upon the information submitted, the Stormwater Division will defer to the other Committee members as these appear not to be Stormwater issues.

EXTERNAL:

Village of Glen Ellyn: Has submitted correspondence regarding the petition. See attached letter.

Village of Lombard: Petition lies outside of the Village of Lombard’s ultimate planning jurisdiction.

Illinois American Water: No Objection.

<table>
<thead>
<tr>
<th>Location</th>
<th>Zoning</th>
<th>Existing Use</th>
<th>LUP</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subject North</td>
<td>Incorporated Glen Ellyn</td>
<td>College of DuPage</td>
<td>incorporated Glen Ellyn</td>
</tr>
<tr>
<td>South</td>
<td>R-3 and R-4 Single Family Residential</td>
<td>Single Family Residential</td>
<td>0-5 DU/AC</td>
</tr>
<tr>
<td>East</td>
<td>R-3 Single Family Residential Incorporated  Glen Ellyn</td>
<td>Open Space and Single Family Residential</td>
<td>0-5 DU/AC and Incorporated Glen Ellyn</td>
</tr>
<tr>
<td>West</td>
<td>Incorporated Glen Ellyn</td>
<td>Multi-Family Residential</td>
<td>incorporated Glen Ellyn</td>
</tr>
</tbody>
</table>
MEMORANDUM

TO:            ZBA Committee Members
FROM:          Clayton Heffter, Stormwater Permitting Manager
                Edward L. Buga, Principal Environmental Technician
DATE:          May 9, 2012
RE:            Zoning Petition Z12-022 College of DuPage
                Milton Township; Parcel No. 05-26-100-013 thru 015 and 05-27-200-008/009/011/012

The Stormwater Division of the Department of Economic Development & Planning has reviewed the above reference site in regards to petitioner’s request for the following:

- A Conditional Use for a Planned Development (PDD) in the R-1 Zoning District. (Sec. 37-701.2: CONDITIONAL USES)
- A Conditional Use within the PDD for noncommercial radio and television towers and antennas, which exceed the maximum height permitted in the R-1 district. (Sec. 37-701.2: CONDITIONAL USES)
- A Conditional Use within the PDD for Schools, public and private colleges, universities and other institutions of higher learning. (Sec. 37-701.2: CONDITIONAL USES)
- A Conditional Use within the PDD for Electronic Message Signs. (ARTICLE XI SIGN REQUIREMENTS) Conditional Use for outside commercial vehicle storage (Sec. 37-1001.2)

Based upon the information submitted, the Stormwater Division will defer to the other Committee members as these appear not to be stormwater issues.

However, because EDP is not objects to the petitioner’s request, we are not saying, nor implying, that the proposed development will be permitted as proposed. Based upon the preliminary site improvement plan as submitted with the ZBA petition, notice is hereby provided that the subject development may require a building permit to be issued by EDP. As part of that building permit, a drainage review will be completed.

If you have any additional questions, please feel free to contact Ed at extension 6726.

cc: Sarah Ruthko
    Tomaras Woods

T: ZBA Cases (Reviews)\2012\Z12-022 College of DuPage (Conditional Uses) Milton.doc

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The DuPage County Zoning Board

JACK T. KNUEFFER ADMINISTRATION BUILDING
421 NORTH COUNTY FARM ROAD, WHEATON, ILLINOIS 60187/630-407-6700/630-407-6702 (fax)

Zoning Petition Z12-022 College of DuPage

Please review the information herein and return with your comments to: Paul Hoss, DuPage County Department of Economic Development & Planning, 421 North County Farm Road, Wheaton, Illinois 60187 or via email at Paul.Hoss@dupageco.org, or via facsimile at 630-407-6702 by May 9, 2012.

<table>
<thead>
<tr>
<th>COMMENT SECTION:</th>
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<tbody>
<tr>
<td>☑ NO OBJECTION/CONCERNS WITH THE PETITION.</td>
</tr>
<tr>
<td>✗ NO OBJECTION/CONCERNS WITH THE CONCEPT OF THE PETITION. ADDITIONAL INFORMATION MAY BE REQUIRED AT TIME OF PERMIT APPLICATION.</td>
</tr>
<tr>
<td>☐ I CAN NOT COMMENT AT THIS TIME. ADDITIONAL INFORMATION REQUIRED.</td>
</tr>
<tr>
<td>☐ I OBJECT/HAVE CONCERNS WITH THE PETITION.</td>
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</table>

COMMENTS: (see attached letter)

SIGNATURE: [Signature]
DATE: 5/9/2012

MUNICIPALITY/TOWNSHIP/AGENCY/DEPARTMENT: DuPage County Ctr. of Transp.

GENERAL ZONING CASE INFORMATION
SENT INTEROFFICE

May 9, 2012

To:     Mr. Paul Hoss, Zoning Administrator - DPC Dept. of Economic Dev. and Planning

From:   Robert Kolar, Highway Permits Manager – DPC DOT

Cc:     Christopher C. Snyder, P.E., County Engineer – DPC DOT

RE:     ZBA Petition Z12-022 College of DuPage
         “Division of Transportation Review Comments”

Paul:

The Division of Transportation has no objections/concerns with the petition. However, we reserve the right to require the following of the College of DuPage:

1.    a traffic study be provided prior to any existing and/or future building/parking expansions on the site relative to the College of DuPage traffic generated impacting both the College Road/Park Blvd. (CH 5) and Fawell Blvd./Park Blvd. (CH 5) intersections that are under the jurisdiction of the Division of Transportation; and

2.    the College of DuPage is responsible and accountable for any costs for improvements to the above noted intersections on College Road, Fawell Blvd. and/or Park Blvd. due to site trip generation conditions warranting such roadway and/or traffic signal improvements.

Respectfully submitted,

(Z12-022CollegeofDuPageDOTRev.doc), rjk
May 2, 2012

Paul Hoss
DuPage County
Department of Economic Development and Planning
421 N. County Farm Road
Wheaton, IL 60187

Re: College of DuPage – Preliminary Plat
Sent via email and regular mail

Dear Paul:

I am writing in regard to the Preliminary Plat for the College of DuPage scheduled for consideration by the DuPage County Plat Committee on Thursday, May 3, 2012. Our review found that a number of existing or agreed to easements are not identified on the Plat. Attached is a memorandum from Glen Ellyn Public Works Engineer Bob Minix that addresses many of these issues. In addition to the comments in this memorandum, the planning staff suspects that a number of previously adopted conservation and drainage easements may also missing from the Plat, particularly in the areas of the stormwater detention facilities and wetlands. We encourage the County stormwater staff to look into this issue.

The Village appreciates the opportunity to comment on the proposed Plat and respectfully requests that any action on the Plat be postponed to allow for a more thorough review of the easements.

If you have any questions, feel free to contact either myself at 630-547-5249 or Public Works Engineer Bob Minix at 630-547-5514.

Sincerely,

Michele Stegall, AICP
Village Planner

Attachment: Memorandum from Bob Minix dated May 1, 2012

Cc: Mark Franz, Village Manager
Staci Hulseberg, Planning and Development Director
Julius Hansen, Public Works Director
Bob Minix, Public Works Professional Engineer
John Wandowski, College of DuPage
MEMORANDUM

TO: Michele Stegall, Village Planner (via email)
FROM: Bob Minix, Professional Engineer
DATE: May 1, 2012
SUBJECT: College of DuPage Preliminary Plat of Subdivision Review

I reviewed the proposed College of DuPage Subdivision Preliminary Plat (undated) prepared by Anthony Strickland, PLS. Please note the following comments:

1. Additional right-of-way on the west side of Lambert Road is to be dedicated per the plat; as you pointed out to me, this is a follow-up to roadway improvements performed by the College a few years ago and is therefore an appropriate part of this plat.

2. An existing traffic signal easement will be vacated per the plat. This easement is no longer needed as it involved the now defunct SRC Drive. However the plat is somewhat improperly labeled as it conglutinates both the traffic signal and storm sewer outfall easements granted by Document R82-08136; I believe there is a separate traffic signal easement on the east side of Lambert and a separate storm sewer outfall easement on the west side of Lambert.

3. I am not certain, but I seem to recall a traffic signal easement for College Drive that does not appear on the plat.

4. There is no traffic signal easement for the new pedestrian crossing on Lambert Road – this is a document that has been approved by COD but not yet acted on by the Village Board.

5. There is no easement shown for the existing South Park Boulevard Lift Station in the southeast corner of the property.

6. There are no sanitary sewer easements shown for the existing sanitary sewer mains that run west-to-east through the north side of the campus between Lambert Road and the “S” curve. The Village and COD had agreed in principal in the 2008-2009 timeframe to this easement.

7. There are no water main easements shown at any location on the plat. There is an extensive network of 12” water mains through the campus. Again, in the 2008-2009 timeframe, water main easement language was agreed upon by both parties; the final extents and coverages of the easements were to be finalized and depicted upon completion of the Homeland Security and Culinary Arts buildings. Additional easement area through the south end of the campus was also to be granted for a future extension of the Village water mains into the Arboretum Estates West Subdivision and this also is not depicted.

cc: Julius Henssen, Public Works Director (via email)
**DU PAGE COUNTY**
**ECONOMIC DEVELOPMENT & PLANNING**
Daniel J. Cronin, County Board Chairman

ECONOMIC DEVELOPMENT • WORKFORCE DEVELOPMENT • BUILDING & ZONING • STORMWATER PERMITTING • WETLANDS PROTECTION • TRANSPORTATION PLANNING • TRANSIT PLANNING • LAND USE • TRAILS

421 N. County Farm Road
Wheaton, IL 60187
www.dupageco.org/edp

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**Plat Review Z12-024 College of DuPage, (“C.O.D”) – Preliminary Plat (Possibly for Information Only)**

Please review the information herein and return with your comments to: Paul Hoss, DuPage County Department of Economic Development & Planning, 421 North County Farm Road, Wheaton, Illinois 60187 or via email at Paul.Hoss@dupageco.org, or via facsimile at 630-407-6702 by May 2, 2012.

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**COMMENT SECTION:**

- X: NO OBJECTION/CONCERNS WITH THE PETITION.
- : NO OBJECTION/CONCERNS WITH THE CONCEPT OF THE PETITION. ADDITIONAL INFORMATION MAY BE REQUIRED AT TIME OF PERMIT APPLICATION.
- : I CAN NOT COMMENT AT THIS TIME. ADDITIONAL INFORMATION REQUIRED.
- : I OBJECT/ HAVE CONCERNS WITH THE PETITION.

**COMMENTS:**

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**SIGNATURE:**

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**MUNICIPALITY/TOWNSHIP/AGENCY/DEPARTMENT:** ILLINOIS AMERICAN WATER

**GENERAL CASE INFORMATION**

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<tr>
<th>PLAT #:</th>
<th>Z12-024 College of DuPage – Preliminary Plat (Possibly for Information Only)</th>
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<tbody>
<tr>
<td>PLAT REQUEST:</td>
<td>Preliminary Plat. Planned Development – Construction, maintenance and use of buildings and improvements as part of a campus of an institution of higher learning.</td>
</tr>
<tr>
<td>APPLICANT/ADDRESS:</td>
<td>College of DuPage, 425 Fawell Blvd., Glen Ellyn, IL 60137. Southwest of intersection of Park Blvd. and Fawell Blvd. in Glen Ellyn, IL</td>
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<tr>
<td>TENTATIVE PLAT MTG</td>
<td>Thursday, May 3, 2012, 8:300 a.m. DuPage County Division of Transportation Conference Room. 421 N. County Farm Rd., Wheaton, IL 60187</td>
</tr>
<tr>
<td>TOWNSHIP/PPN</td>
<td>Milton Township</td>
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</tbody>
</table>
April 27, 2012

Paul Hoss
DuPage County Dept. of Economic Development & Planning
421 North County Farm Road
Wheaton, Illinois 60187

Re: DuPage County ZBA Case Z12-022

Dear Mr. Hoss:

We are in receipt of the public hearing notification for DuPage County ZBA Case Z12-022. The petitioner requests various conditional uses associated with the property located at 425 Fawell Blvd., Glen Ellyn.

This property is located outside of the Village of Lombard’s ultimate municipal boundaries. Therefore, the Village does not have any comments regarding the petition.

Respectfully,

VILLAGE OF LOMBARD
Department of Community Development

Christopher Stilling, AICP
Assistant Director of Community Development