

## COUNCIL WORKSHOP ITEM

### ITEM:

FILE NO. 1062 – PLANNED DEVELOPMENT #31 – ESPLANADE AT LOCUST POINT – FINAL PLANNED DEVELOPMENT SITE PLAN, LANDSCAPE PLAN AND BUILDING ELEVATION APPROVAL FOR A FREE-STANDING RESTAURANT AND AN EIGHT STORY OFFICE BUILDING AND A FIVE LEVEL PARK DECK- Restaurant Building is located on the south side of Butterfield Road, approximately 230 feet east of Esplanade Road and the office building and parking deck is located on the west side of Lacey Road, approximately 30 feet south of Wood Creek Drive (immediately to the north of the Spiegel Building), Downers Grove, IL (PIN 06-31-103-004, 005, 06-31-300-007 and 06-30-304-001); HP/AG Esplanade at Locust Point Land Limited Partnership, Owner; Gary Mori, Hamilton Partners, Petitioner

### DATE:

June 22, 2001

### PREPARED BY:

Kenneth J. Rathje, Director Planning Services

### PURPOSE:

Adoption of an Ordinance

### DISCUSSION:

The petitioner is seeking approval of a free standing restaurant building, an eight-story office building and a five level parking deck. The restaurant building is to have a ground floor area of 10,500 square feet with a small second floor with an area of 900 square feet. The eight-story office building is to have an area of approximately 241,765 square feet. The 4-story, 5-level parking deck is to have parking capacity for 905 spaces of which nine are to be handicap-sized spaces.

The Plan Commission has determined the proposed buildings are appropriate and substantially in compliance with the overall preliminary site plan for the planned development and as the proposed phases of development maintain consistency with the conditions of Section 28-1607 of the Municipal Code. The Plan Commission has forwarded an unanimous positive recommendation to the Mayor and Village Council.

### ATTACHMENT:

Letter to Mayor & Council Dated June 22, 2001

Findings Dated June 1, 2001

Minutes dated June 5, 2001

### RECOMMENDATION:

Approval by Ordinance of the proposed final planned development site plan, landscape plan and building elevation drawings for the free-standing restaurant building, eight-story office building and five level parking deck.



June 22, 2001

Village of  
DOWNERS GROVE  
ILLINOIS

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801 Burlington Avenue  
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*Fire Department  
Administration*  
3900 Highland Avenue  
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*Village of*

Downers Grove Web site

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Info Line

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Mayor Brian Krajewski & Village Council  
Village of Downers Grove  
801 Burlington Avenue  
Downers Grove, IL 60515

**FILE NO. 1062**

**PUBLIC HEARING – PLANNED DEVELOPMENT #31 ESPLANADE AT LOCUST POINT – FINAL PLANNED DEVELOPMENT SITE PLAN, LANDSCAPE PLAN AND BUILDING ELEVATION APPROVAL FOR A FREE-STANDING RESTAURANT AND AN EIGHT STORY OFFICE BUILDING AND A FIVE LEVEL PARKING DECK** – Restaurant building located on the south side of Butterfield Road, approximately 230 feet east of Esplanade Road (the site is also bounded by Lacey Road on the south) and the office building and parking deck located on the west side of Lacey Road, approximately 230 feet south of Woodcreek Drive (immediately to the north of the Spiegel Building), Downers Grove, IL (PIN 06-31-103-004, 005, 06-31-300-007, and 06-30-304-001): HP/AG Esplanade at Locust Point Land Limited Partnership, Owner; Gary Mori, Hamilton Partners, Petitioner

Dear Mayor Krajewski & Village Council Members:

The following motion was adopted by the Plan Commission at their meeting on June 5, 2001:

**MOTION:**

**WITH RESPECT TO FILE NO. 1062 – PUBLIC HEARING – PLANNED DEVELOPMENT #31 ESPLANADE AT LOCUST POINT, MRS. REYNOLDS MOVED THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDTION TO THE VILLAGE COUNCIL FOR THE PROPOSED FINAL PLANNED DEVELOPMENT SITE PLAN, LANDSCAPE PLAN AND BUILDING ELEVATION PLANS FOR THE TWO PROPOSED PHASES, SPECIFICALLY THE**

**PROPOSED RESTAURANT PHASE  
LOCATED SOUTH OF BUTTERFIELD  
ROAD, EASTERLY OF ESPLANADE ROAD  
AND THE OFFICE BUILDING PHASE  
COMMONLY KNOWN AS 3450 LACEY  
ROAD. THIS RECOMMENDATION IS  
BEING MADE AS THESE TWO PHASES OF  
THE ESPLANADE PLANNED  
DEVELOPMENT ARE BEING PROPOSED IN  
A MANNER SUBSTANTIALLY IN  
COMPLIANCE WITH THE OVERALL  
PRELIMINARY SITE PLAN FOR THE  
PLANNED DEVELOPMENT AND AS THE  
PROPOSED PHASES OF DEVELOPMENT  
MAINTAIN CONSISTENCY WITH THE  
CONDITIONS OF SECTION 28-1607 OF THE  
MUNICIPAL CODE. MR. MCCOMBS  
SECONDED THE MOTION.**

**VOTE: AYE: Mrs. Reynolds, Mr. McCombs, Mr. Fluck, Mr.  
McCormick, Mr. Waechtler, Chairman Jirik**

**NAY: None**

**The motion passed unanimously.**

This recommendation is being forwarded by the Plan Commission as it found the petitioner's plans to be consistent with Village Codes and as the proposed developments have been presented in a manner that is consistent with and appropriate to the Esplanade planned development and the surrounding area.

Sincerely,

VILLAGE OF DOWNERS GROVE

A handwritten signature in black ink that reads "Alan Jirik" followed by a stylized flourish or initials.

AJ:amd

Alan Jirik, Chairman  
Plan Commission

FILE NO. 1062

**PUBLIC HEARING – PLANNED DEVELOPMENT #31  
ESPLANADE AT LOCUST POINT – FINAL PLANNED  
DEVELOPMENT SITE PLAN, LANDSCAPE PLAN AND  
BUILDING ELEVATION APPROVAL FOR A FREE-  
STANDING RESTAURANT AND AN EIGHT STORY  
OFFICE BUILDING AND A FIVE LEVEL PARKING DECK**  
– Restaurant building located on the south side of Butterfield  
Road, approximately 230 feet east of Esplanade Road (the site is  
also bounded by Lacey Road on the south) and the office building  
and parking deck located on the west side of Lacey Road,  
approximately 230 feet south of Woodcreek Drive (immediately to  
the north of the Spiegel Building), Downers Grove, IL (PIN 06-  
31-103-004, 005, 06-31-300-007, and 06-30-304-001): HP/AG  
Esplanade at Locust Point Land Limited Partnership, Owner; Gary  
Mori, Hamilton Partners, Petitioner

Chairman Jirik asked if there was a representative of the petitioner present.

Gary Mori, a partner with Hamilton Partners, 1901 Butterfield Road, Downers Grove. Mr. Mori explained he is the partner who has been in charge of the Esplanade project over the past 16 years.

Mr. Mori stated he has two additional phases of the Esplanade Planned Development to present this evening. One of the phases is on the north end of the planned development at Butterfield Road. They are proposing to build a free-standing restaurant on the easterly portion of the parcel where the tennis courts are currently located. Mr. Mori advised that Hamilton Partners has negotiated a long-term lease with Joseph Carlucci who has a restaurant in Rosemont and is the current owner of Ditka's. Mr. Carlucci recently purchased the Tuscan Grill in Lincolnshire that will be renamed to Carlucci's. The Downers Grove restaurant will be the third Carlucci's restaurant in the Chicago-land area.

Mr. Mori noted he very carefully approached the proposed site because it is "a fishbowl location", and it will front the Esplanade Planned Development. Mr. Mori indicated he worked for several months to come up with the right architectural design. Mr. Mori presented a rendering of the proposed building that will include an enclosed courtyard. He pointed out that the parking would not be readily visible from Butterfield Road because they plan to have a landscaped berm. The building will have a Tuscan look to it. Mr. Mori acknowledged that restaurant businesses go through cycles and while Carlucci's itself may not always be with them, an Italian restaurant will probably always be on that site. Mr. Mori stated with that thought in mind, the restaurant building was designed conservatively so it would be viable through several restaurant trends. Mr. Mori highlighted the tower that will be part of the restaurant building and noted it will contain a wine tasting room.

With respect to the second building that is being proposed as part of this petition, Mr. Mori advised the proposed 3250 Lacey Road office building would be eight stories tall. He pointed out the location of this building in relationship to the Spiegel Building and the Day Care Center. Mr. Mori stated the building will reflect some of the Spiegel Building architecture which has a strong grid system on the east side and a curtain wall on the lake side of the building. Mr. Mori advised the proposed building will have a curtain wall on the east and north sides. Mr. Mori noted they are looking at large tenants such as Spiegel and CNA. Mr. Mori advised currently CNA occupies 40% of the Spiegel building. Mr. Mori explained the proposed building would be supported with a five-story parking garage with the main access from Woodcreek Drive.

Mr. Mori concluded by stating the proposed building and parking deck would be in line with Alter's and Opus' high quality buildings that are also located in Downers Grove. Mr. Mori indicated he would be pleased to answer any questions from the Plan Commission members.

As there were no questions, Chairman Jirik asked Mr. Rathje to present the Staff's findings.

Mr. Rathje explained the two buildings proposed by Hamilton Partners would be the sixth and seventh buildings in the Esplanade Planned Development. The first of the two buildings, the restaurant building, sits on a 2.733 acre portion of the Esplanade Planned Development immediately to the south of Butterfield Road and immediately west of I-355. Mr. Rathje stated the proposal calls for the construction of an 11,400 square foot restaurant building that will have a 10,500 square foot floor area with a 900 square foot second floor which is primarily to be used as a storage room. The building will measure 132 feet 11 inches as measured from east to west at the widest point and 107 feet 5 inches from north to south at the deepest point. The main roof will have a height of 26 feet 3 inches, while the tower will have a height of 47 feet 8 inches. In addition to the interior space, there is an outdoor seating area of 1,000 square feet which is to be located within the walled garden area located adjacent to the southeasterly wall of the proposed building.

Mr. Rathje noted the building will be setback a distance ranging from 117 feet 5 inches to 120 feet 5 inches south of the north property line adjacent to Butterfield Road, and will be setback 113 feet 1 inch north of the north line of the Lacey Road property line on the south. Additionally, the building will have a side yard along the east adjacent to the Tollway of approximately 80 feet.

With respect to parking, Mr. Rathje indicated the Zoning Ordinance provides two different parking ratios for restaurants. In general, restaurants are to provide a minimum of one parking space per 100 gross square feet of floor area including any area devoted to outdoor seating. For the floor area of a restaurant occupied by the bar or lounge element of a restaurant, parking at the rate of three parking spaces per 100 square feet of floor area is required. Mr. Rathje noted that parking calculations are being based upon a total floor area of 11,400 square feet and an outdoor seating area of 1,000 square feet. Further,

1,150 square feet of the interior of the restaurant is being proposed as a bar/lounge area. On that basis, the developer must provide 34.5 parking spaces for the bar/lounge portion of the building while the remaining square footage of the restaurant building and outdoor seating area will require 112.5 parking spaces for a total of 147 parking spaces. The petitioner's site plan indicates that there will be 148 parking spaces provided including five handicap parking spaces. Mr. Rathje pointed out the total number of spaces and the number of handicap spaces satisfy the Zoning Ordinance as well as the State of Illinois' Accessibility Code.

With respect to access, Mr. Rathje recalled when the Plan Commission went through preliminary planned development approval for this phase a very careful look was taken at the issue of access to this site as well as a possible future bank that may be built on the property to the west where the tennis courts are currently located. What is being proposed is the southeasterly driveway is to be developed with a left turning lane and will permit right-in, right-out, left-in and left-out turning movements. The driveway near the southwesterly corner of the site will be limited to right in and right out movements only as there is a barrier median centered within the right of way of Lacey Road which will preclude left-in and left-out movements. Mr. Rathje noted the petitioner and the Staff have worked very hard at getting good vehicle circulation for delivery, for patron convenience and for safety. Sight distance issues were very carefully considered as well as other traffic movement.

With respect to landscaping and green space, Mr. Rathje indicated Ms. Von der Heide, the Village Forester, found the proposed landscape plan to be very acceptable.. Mr. Rathje referred to landscape plan included in the Staff report that showed four islands on the south side of the parking lot and noted they have now been eliminated from the site plan. He noted the islands that were eliminated were of no significance.

With respect to the amount of open space, Mr. Rathje recalled that the Zoning Ordinance requires a minimum of 20% of the area of an O-R-M planned development be set aside as landscaped or wet areas. In the case of a planned development, the area is calculated over the entire land area of the planned development in a manner similar to how floor area ratio is assessed over the entire land area of the planned development. This phase will have just about double the minimum of 20% with 48,135 square feet or 40.43% of the area of this phase is to be developed as open space. On an overall basis, it is anticipated that upon the ultimate development of the planned development there will be a significant amount of landscaped area provided above the 20% minimum requirement.

Mr. Rathje explained the second phase that Hamilton is seeking current final approval for is the proposed 3450 Lacey Road office building to be located near the south end of the site. The petitioner's plans call for an eight story, 241,765 square foot office building on approximately 6.377 acres. This development site is to be located just to the south of the Day Care Center and to the north of the Spiegel Building.

Mr. Rathje stated the proposed eight-story office building is to have maximum overall dimensions of 274 feet 2 inches from east to west and 122 feet 9 inches from north to

south. The building is to have a height of 107 feet to the top of the parapet wall with a maximum height of 121 feet to the top of the mechanical penthouse.

Mr. Rathje indicated the building setback minimum is 72 feet 6 inches based on the height of 107 feet. All other yards are internal to the planned development. For reference purposes, Mr. Rathje explained the proposed building will be located approximately 400 feet south of Wood Creek Drive, approximately 870 feet east of the planned development's west property line, approximately 750 feet north of the planned development's south property line and will be sited approximately 250 feet to the northeast of the Spiegel Building. Additionally, the building will be approximately 190 feet to the south of the Day Care building.

Mr. Rathje stated the building is designed to be built with a warm, limestone grey precast with green-tone reflective glazing. Mr. Rathje commented Mr. Mori's colored architectural renderings that he presented earlier are much more attractive than the black and white two-dimensional elevation drawings included in the packet. Mr. Rathje stated these proposed buildings would be typical of the Hamilton Partners' quality. Mr. Rathje emphasized that Hamilton Partners have done an extraordinarily good job on this planned development.

The second building that is to be constructed as part of the office phase is the 4-story, 5-level parking deck that is to be sited to the immediate northwest of the corner of the office building. The deck is to have an east to west dimension of 183 feet and a north to south dimension of 303 feet. The deck is to have a height of 44 feet 5 inches to the top deck, 48 feet 3 inches to the top parapet wall and a maximum height of 56 feet 11 inches to the top of the elevator/stair tower. The deck is to have parking capacity for 905 spaces of which nine are to be handicap-sized spaces. All deck spaces are to be full-sized deck spaces per the provision of the Zoning Ordinance with no compact-sized spaces being proposed.

Mr. Rathje indicated total parking on the site including the deck would be 947 spaces. There are 42 exterior spaces; 32 spaces are to be located in the front of the building and ten spaces are to be located near the southwest corner of the deck. Of that total, there are to be nine handicap parking spaces inside the deck and ten handicap spaces to be located in the surface lot area adjacent to the building's front entrance. According to the State Accessibility Standards, a minimum of 19 handicap spaces must be provided which are indeed going to be provided.

With respect to access, Mr. Rathje explained this phase of development would be served by two existing driveways and one new driveway. The two existing driveways include the Lacey Road driveway that is currently the principal entrance to the Spiegel building. The petitioner's plans propose a "branching" of the driveway that will provide access and egress to the south side of the new parking deck.

The second Lacey Road driveway is to be a right-in, right-out only driveway as there is a barrier median in Lacey Road opposite the proposed driveway's location. This driveway

will provide access to the east side of the parking deck and to the surface spaces at the front entrance to the proposed building.

Finally, the building is to have access via a driveway that intersects Wood Creek Drive. There is a current driveway located approximately 320 feet west of the west right of way line of Lacey Road that serves the Day Care Center. The curb cut is to remain in the same location; however, in order to segregate the Day Care Center traffic from the office traffic, the driveway is proposed to be curved somewhat to the west, and the Day Care Center parking lot is to be expanded by 15 spaces. Access to the Day Care Center will still be via the same driveway, but there will be no traffic to and from the office building traveling through the Day Care Center parking lot. Mr. Rathje noted he and Mr. Mori worked hard to arrive at a solution which avoids the traffic from the parking deck running through the day care center parking lot.

With respect to landscaping and green space for the 3450 Lacey Road office phase, Mr. Rathje noted the landscape plan was found to be acceptable by the Village Forester. .

With respect to the amount of open space, Mr. Rathje explained the minimum amount of open space that is necessary in order to maintain a proportional 20% of the land area devoted to open space when calculated on a proportionate manner for this site would be 49,554 square feet or 1.137 acres. The petitioner's site plan indicates that 86,922 square feet or 35.1% of the area of this phase is to be developed as open space.

With respect to traffic volume, Mr. Rathje recalled when the Village Council approved the planned development in 1990, a traffic management limitation of 2,494,329 square feet of floor area, which was based upon a conservative estimation of the traffic handling capacity of the roadway and intersection infrastructure, was imposed. Mr. Rathje pointed out the construction of the Tollway on the east side of the planned development has been a blessing as well as a curse because it limits any access or egress from the longest property frontage. The presence of the Forest Preserve District to the west is a blessing as it creates a wonderful setting, but it too does not allow for any traffic in or out of the planned development.

Mr. Rathje noted the construction of the proposed 11,400 square foot restaurant building and the 241,765 square foot office building will increase the floor area within the Esplanade Planned Development to a total of 2,093,408 square feet. This will leave 400,921 square feet of additional building floor area that Hamilton Partners may develop prior to having to undertake a traffic study to determine if there is adequate roadway and intersection capacity to handle additional traffic generated from this planned development.

Mr. Rathje stated this is something that Hamilton Partners and the Village have been working on and have been discussing on a rather frequent basis.

With respect to floor area ratio, Mr. Rathje recalled in 1998 Hamilton added the Doubletree Hotel to the Esplanade Planned Development but Hamilton specified that they would not try to take advantage of the additional unused floor area ratio from the

total site when the land was transferred from the Wood Creek Planned Development to the Esplanade Planned Development.

Based on the original 94.951 acres of the Esplanade planned development, Mr. Rathje stated upon the completion of the proposed buildings the resulting floor area ratio subtotal will be approximately 0.5061 out of 1.0.

Mr. Rathje concluded the Planning Staff would strongly recommend that the Plan Commission forward a positive recommendation for the proposed two building phases as the plans have been prepared consistent with all previous approvals. Mr. Rathje commented that Mr. Jungwirth has found the stormwater management issues have been taken care of, and the engineering that will be necessary for the completion of these buildings is advanced enough that Mr. Jungwirth is confident Hamilton Partners will be able to meet all of his criteria.

Chairman Jirik asked if there was anyone present who wished to speak regarding this matter. Hearing no response, Chairman Jirik closed the public participation portion of the public hearing.

Chairman Jirik next asked if there were any questions or comments from the Plan Commission members.

Mr. McCormick stated the Esplanade Planned Development is a feather in Downers Grove's cap. Other Commission members agreed.

Mr. Fluck asked if in the future, could the renderings rather than building elevation drawings be included in the Plan Commission packet. Mr. Rathje responded that he did not know if it would always be possible to get such illustrations in time to include them in the packet, but where possible, they will be included.. Mr. Rathje pointed out the two dimensional building elevation line drawings are the drawings which are normally included in the Planned Development Ordinance.

Hearing no further comments or questions, Chairman Jirik called for a motion.

**MOTION: WITH RESPECT TO FILE NO. 1062 – PUBLIC HEARING – PLANNED DEVELOPMENT #31 ESPLANADE AT LOCUST POINT, MRS. REYNOLDS MOVED THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL FOR THE PROPOSED FINAL PLANNED DEVELOPMENT SITE PLAN, LANDSCAPE PLAN AND BUILDING ELEVATION PLANS FOR THE TWO PROPOSED PHASES, SPECIFICALLY THE PROPOSED RESTAURANT PHASE LOCATED SOUTH OF BUTTERFIELD ROAD, EASTERLY OF ESPLANADE ROAD AND THE OFFICE BUILDING PHASE COMMONLY KNOWN AS 3450 LACEY ROAD. THIS RECOMMENDATION IS BEING MADE AS THESE**

**TWO PHASES OF THE ESPLANADE PLANNED DEVELOPMENT ARE BEING PROPOSED IN A MANNER SUBSTANTIALLY IN COMPLIANCE WITH THE OVERALL PRELIMINARY SITE PLAN FOR THE PLANNED DEVELOPMENT AND AS THE PROPOSED PHASES OF DEVELOPMENT MAINTAIN CONSISTENCY WITH THE CONDITIONS OF SECTION 28-1607 OF THE MUNICIPAL CODE. MR. MCCOMBS SECONDED THE MOTION.**

Chairman Jirik asked if there were any questions regarding the content or the intent of the motion. There was no response, and he then asked if there was any discussion regarding the motion. Again, there was no response.

**ROLL CALL: AYE: Mrs. Reynolds, Mr. McCombs, Mr. Fluck, Mr. McCormick, Mr. Waechtler, Chairman Jirik**

**NAY: None**

**The motion passed unanimously.**

Chairman Jirik pointed out this is a recommendation that will be forwarded to the Mayor and the Village Council for their consideration in approximately one month.

As there was no further business, Chairman Jirik called for a motion to adjourn. **Mr. McCormick moved to adjourn the meeting, and Mr. Waechtler seconded the motion. The motion passed unanimously. The meeting adjourned at 9:40 p.m.**

**FILE NO. 1062**

**PUBLIC HEARING – PLANNED DEVELOPMENT #31  
ESPLANADE AT LOCUST POINT – FINAL PLANNED  
DEVELOPMENT SITE PLAN, LANDSCAPE PLAN AND  
BUILDING ELEVATION APPROVAL FOR A FREE-STANDING  
RESTAURANT AND AN EIGHT STORY OFFICE BUILDING AND  
A FIVE LEVEL PARKING DECK** – Restaurant building located on the south side of Butterfield Road, approximately 230 feet east of Esplanade Road (the site is also bounded by Lacey Road on the south) and the office building and parking deck located on the west side of Lacey Road, approximately 230 feet south of Wood Creek Drive (immediately to the north of the Spiegel Building), Downers Grove, IL (PIN 06-31-103-004, 005, 06-31-300-007, and 06-30-304-001): HP/AG Esplanade at Locust Point Land Limited Partnership, Owner; Gary Mori, Hamilton Partners, Petitioner

1. The petitioner, Hamilton Partners is requesting final planned development site plan, landscape plan and building elevation drawing approval for two phases of the Esplanade Planned Development which Hamilton Partners intends to construct in the very near future. Both of the phases are part of the 102 acre Esplanade Office Research and Manufacturing planned development which is located on the south side of Butterfield Road westerly of I-355. The first of the two phases is an 11,400 square foot restaurant to be sited on an 119,067 square foot (2.733 acre) section of the planned development located at the northeasterly corner of the planned development which is immediately to the southwest of the intersection of Butterfield Road and I-355. The second part of this petition is a proposed eight story, 241,765 square foot office building which is to be located on a 247,769 square foot (5.688 acre) portion of the planned development located on the west side of Lacey Road approximately 220 feet south of Wood Creek Drive.
2. With respect to the restaurant phase, Hamilton Partners is proposing to develop an 11,400 square foot restaurant building to house a Carlucci's Italian Restaurant. The proposed building has an irregularly shaped footprint that has a total ground floor area of 10,500 square feet with a small second floor with an area of 900 square feet. The proposed building has maximum overall dimensions of 132 feet 11 inches as measured from east to west and 107 feet 5 inches from north to south. The building is to have a height of 26 feet 3 inches to the peak of the main roof and 47 feet 8 inches to the peak of the tower. In addition to the interior space, the site plan indicates that there is to be an outdoor seating area of 1,000 square feet which is to be located within the walled garden area located adjacent to the southeasterly wall of the proposed building.

The building will be setback a distance ranging from 117 feet 5 inches to 120 feet 5 inches south of the north property line adjacent to Butterfield Road, and will be setback 113 feet 1 inch north of the north line of the Lacey Road property line on the south. Additionally, the building will have a side yard along the east of approximately 80 feet.

The minimum required front setback for the building based upon its tallest element, specifically the tower, is 41.33 feet. As noted above, the building will be located significantly further away from both the Butterfield Road and the Lacey Road front property lines.

The architecture of the building is best described to be of a Mediterranean style. The petitioner has also described the building as being somewhat Tuscan in design. The building is to be constructed of stone and stucco with the color palette being within the warmer range of light browns and beiges with accents of color on some of the detail areas.

3. With respect to parking, the Zoning Ordinance provides two different parking ratios for restaurants. In general, restaurants are to provide a minimum of one parking space per 100 gross square feet of floor area including any area devoted to outdoor seating. For the floor area of a restaurant occupied by the bar or lounge element of a restaurant, parking at the rate of three parking spaces per 100 square feet of floor area is required. Based upon a total floor area of 11,400 square feet and an outdoor seating area of 1,000 square feet with 1,150 square feet of the interior of the restaurant being proposed as a bar/lounge area, a minimum number of 147 parking spaces must be provided. The petitioner's site plan indicates that there will be 148 parking spaces provided including five handicap parking spaces. The total number of spaces and the number of handicap spaces satisfy the Zoning Ordinance as well as the State of Illinois' Accessibility Code.
4. With respect to access, the proposed restaurant is to have two driveways, one near the southeasterly corner of the site and one near the southwesterly corner of the site. The proposed driveway access points were carefully considered with respect to site distances as the subject property is located on the outside of the curve where Lacey Road makes its transition from being primarily a north/south roadway to being primarily an east/west roadway. The southeasterly driveway is to be developed with a left turning lane and will permit right-in, right-out, left-in and left-out movements. The driveway near the southwesterly corner of the site will be limited to right-in and right out movements only as there is a barrier median centered within the right of way of Lacey Road which will preclude left-in and left-out movements.
5. With respect to landscaping and green space, the petitioner has submitted a detailed landscape plan to the Village Forester for her review and consideration. Ms. Von der Heide has submitted her findings in an accompanying memorandum that she prepared for the Commission's consideration.

With respect to the amount of open space, the Zoning Ordinance requires that a minimum of 20% of the area of an O-R-M planned development be set aside as landscaped or wet areas. The area is calculated over the entire planned development in a manner similar to how floor area ratio is assessed over the entire planned development. As there is a significant portion of the planned development that has not yet been developed and is currently either in turf or is in agriculture usage, the Staff has been keeping track of the amount of open landscaped area provided on a phase-by-phase basis based on the logic

that if the parts each meet or exceed the minimum open space requirements, then the whole must also meet or exceed the minimums as well.

The land area of the restaurant phase, which admittedly is a bit arbitrary, is 119,067 square feet. The minimum open space to maintain a proportional 20% devoted to open space when calculated on a proportionate manner for this site would be 23,814 square feet. The petitioner's site plan indicates that 48,135 square feet or 40.43% of the area of this phase is to be developed as open space. On an overall basis, it is anticipated that upon the ultimate development of the planned development there will be a significant amount of landscaped area provided above the 20% minimum requirement.

6. The second phase which Hamilton is seeking current final approval for is the proposed 3450 Lacey Road office building. The petitioner's plans call for the construction of an eight story, 241,765 square foot office building which is to be located on the west side of Lacey Road approximately 220 feet south of Wood Creek Drive. This phase of the development will have a project area of 247,769 square foot (6.377 acre), and will involve small portions of the planned development which have had previous final planned development approvals in order to integrate the proposed work with the adjacent Spiegel project and the Day Care Center.
7. Hamilton Partners is proposing to develop a 241,765 square foot, eight story office building. The proposed building is to have maximum overall dimensions of 274 feet 2 inches as measured from east to west and 122 feet 9 inches as measured from north to south. The building is to have a height of 107 feet to the top of the parapet wall with a maximum height of 121 feet to the top of the mechanical penthouse.

The building will be setback 72 feet 6 inches from the west line of the Lacey Road property line on the east. All other yards are internal to the planned development. For reference purposes, the proposed building will be located approximately 400 feet south of Wood Creek Drive, approximately 870 feet east of the planned development's west property line, approximately 750 feet north of the planned development's south property line and will be sited approximately 250 feet to the northeast of the Spiegel Building. Additionally, the building will be approximately 190 feet to the south of the Day Care building.

The minimum required setback for the proposed building based upon its height at the parapet wall is 71 feet. All proposed setbacks satisfy the required minimum setback.

The architecture of the building is to be constructed of a warm limestone grey precast masonry with green-tone reflective glazing. The petitioner has provided a series of elevation drawings for the proposed office building which have been included in the packet.

8. The second building that is to be constructed as part of this phase is the 4-story, 5-level parking deck that is to be sited to the immediate northwest of the office building. The deck is to have an east to west dimension of 183 feet and a north to south dimension of

303 feet. The deck is to have a height of 44 feet 5 inches to the top deck, 48 feet 3 inches to the top parapet wall and a maximum height of 56 feet 11 inches to the top of the elevator/stair tower. The deck is to have parking capacity for 905 spaces of which nine are to be handicap-sized spaces. Other than the handicap spaces, all deck spaces are to be full-sized deck spaces per the provision of the Zoning Ordinance with no compact-sized spaces being proposed.

The deck is to be constructed of a similar precast masonry material as the proposed office building. Elevation drawings of the deck are also included in the packet.

9. The parking requirements for office uses are a minimum of one space per 400 gross square feet of building area. For a building with a floor area 241,765 square feet, a minimum of 605 parking spaces must be provided. The petitioner's plan indicates that there are to be a total of 905 parking deck spaces and 42 at-grade spaces. Thirty-two of the exterior spaces are to be located immediately to the north of the building at the front entrance with the remaining ten exterior spaces to be located adjacent to the southwest corner of the parking structure. Of that total, there are to be nine handicap parking spaces inside the deck and ten handicap spaces in the surface lot area adjacent to the building's front entrance. According to the State Accessibility Standards, a minimum of 19 handicap spaces must be provided which are indeed going to be provided.
  
10. With respect to access, this phase of development will be served by two existing driveways and one new driveway. The two existing driveways include the Lacey Road driveway that is currently the principal entrance to the Spiegel building. The petitioner's plans propose a "branching" of the driveway that will provide access and egress to the south side of the new parking deck.

The second Lacey Road driveway is to be a right-in, right-out only driveway as there is a barrier median in Lacey Road opposite the proposed driveway's location. This driveway will provide access to the east side of the parking deck and to the surface spaces at the front entrance to the proposed building.

Finally, the building is to have access via a driveway that intersects Wood Creek Drive. There is a current driveway located approximately 320 feet west of the west right of way line of Lacey Road that serves the Day Care Center. The curb cut is to remain in the same location; however, in order to segregate the Day Care Center traffic from the office traffic, the driveway is proposed to be curved somewhat to the west, and the Day Care Center parking lot is to be expanded by 15 spaces. Access to the Day Care Center will still be via the same driveway, but there will be no traffic to and from the office building traveling through the Day Care Center parking lot.

11. With respect to landscaping and green space for the 3450 Lacey Road office phase, the petitioner has submitted a detailed landscape plan to the Village Forester for her review and consideration. Ms. Von der Heide has submitted her findings in an accompanying memorandum that she prepared for the Commission's consideration.

With respect to the amount of open space, the Zoning Ordinance requires that a minimum of 20% of the area of an O-R-M planned development be set aside as landscaped or wet areas. The area is calculated over the entire planned development in a manner similar to how floor area ratio is assessed over the entire planned development. As there is a significant portion of the planned development that has not yet been developed and is currently either in turf or is in agriculture usage, the Staff has been keeping track of the amount of open landscaped area provided on a phase-by-phase basis based on the logic that if the parts each meet or exceed the minimum open space requirements, then the whole must also meet or exceed the minimums as well.

The land area of the 3450 Lacey Road office building phase, which admittedly is a bit arbitrary, is 247,769 square feet or approximately 5.69 acres. The minimum open space to maintain a proportional 20% devoted to open space when calculated on a proportionate manner for this site would be 49,554 square feet or 1.137 acres. The petitioner's site plan indicates that 86,922 square feet or 35.1% of the area of this phase is to be developed as open space. On an overall basis, it is anticipated that upon the ultimate development of the planned development there will be a significant amount of landscaped area above the 20% minimum requirement provided.

12. With respect to traffic volume, the Village's 1990 planned development approval concluded that Hamilton could construct a maximum floor area of 2,494,329 square feet of building area based upon a conservative estimation of the traffic handling capacity of the roadway and intersection infrastructure that was approved by the Village and subsequently constructed by Hamilton. Once that amount of floor area is constructed, a traffic study will be required of Hamilton in order to determine the current level of traffic compared to the intersection capacity during peak traffic periods, if there is additional traffic handling capacity and how much and if there are additional public improvements that can be made in order to accommodate additional traffic volume. The basis of this requirement of the planned development approval was made in order to insure smooth traffic flow for the ultimate build-out of the planned development.

To date, Hamilton has constructed or is in the process of completing 1,840,243 square feet of building floor area. The construction of the proposed 11,400 square foot restaurant building and the 241,765 square foot office building will increase the floor area within the Esplanade Planned Development to a total of 2,093,408 square feet. This will leave 400,921 square feet of additional building floor area that Hamilton Partners may develop prior to having to undertake a traffic study to determine if there is adequate roadway and intersection capacity to handle traffic generated from this planned development.

13. With respect to stormwater management, Hamilton had constructed all of the required stormwater management facilities that were required for the ultimate development of the planned development based upon the Village's 1990 planned development approval. Mr. Jungwirth has reviewed the petitioner's plans and has provided his comments regarding the suitability of the proposed development within the infrastructure of the existing stormwater management facilities in his accompanying memorandum.

14. The Zoning Ordinance permits a maximum floor area ratio in the area of the Village located northerly of I-88 which carries an O-R-M zoning designation at 1.0. Within a Planned development of this nature that is under the control of one business entity, the F.A.R. would be calculated across the entire acreage of the planned development. In 1998, Hamilton Partners undertook an amendment to the boundaries of the Wood Creek and the Esplanade planned developments. The transfer involved 7.0709 acres of the Wood Creek planned development being added to the Esplanade planned development. The land that was transferred is improved with the Doubletree Hotel. As part of the petition, Hamilton indicated they would not ask for any increase in the total floor area on the remainder of the Esplanade planned development that could result from the additional land.

On the basis of the original 94.951 acres of the Esplanade planned development, a maximum floor area equal to 4,136,068 square feet may be built notwithstanding the traffic management conditions mentioned above. Including the areas of the 2001 Butterfield Road building, the tech building attached to that building, the Spiegel building, the Day Care Center, the 1901 Butterfield Road building, the 3250 Lacey Road building which is currently under construction, and upon the completion of the proposed restaurant building and the proposed 3450 Lacey Road office building, a total floor area of 2,093,408 square feet will have been constructed on the subject site. Upon the completion of the proposed building, the resulting floor area ratio sub-total based upon the original 94.951 acres will be approximately 0.5061.

#### RECOMMENDATION:

The Planning Staff would recommend that the Plan Commission forward a positive recommendation for the proposed final planned development site plan, landscape plan and building elevation drawings for the two proposed phases, specifically the proposed restaurant phase located south of Butterfield Road easterly of Esplanade Road and for the office building phase commonly known as 3450 Lacey Road. This recommendation is being made as these two phases of development of the Esplanade Planned development are being proposed in a manner substantially in compliance with the overall preliminary site plan for the planned development, and as the proposed phases of development maintain consistency with the conditions of Section 28-1607 of the Municipal Code.

KJR:amd  
06/01/01  
Attachments

VILLAGE OF DOWNERS GROVE

DEPARTMENT OF CODE SERVICES  
STORMWATER MANAGEMENT DIVISION  
INTERDEPARTMENTAL CORRESPONDENCE

DATE: May 21, 2001

TO: Ken Rathje, Director, Planning Services Department

FROM: *RJ* Robert Jungwirth, Village Engineer

SUBJECT: **Esplanade Planned Development:  
3450 Lacey Road**

The review of the engineering improvement plans for this phase of the Esplanade Planned Development is complete. It is our conclusion that the design is in substantial compliance with Village standards and requirements. Please forward a positive recommendation to the Plan Commission.

When Hamilton Partners designed and then constructed all of the stormwater detention facilities for a fully built-out planned development they made future reviews very simple. Once again there is no need for any additional stormwater storage since the 3450 Lacey Road building is included in the Master site plan. Runoff is naturally tributary to the existing wet-bottom pond at the Spiegel's site.

Although supplemental volume is not needed, the plan does include the relocation of much of the storm sewer in this area. The orientation of the eight story office building and five story parking deck necessitates this adjustment. The final alignment will be set by final engineering. It need not be fixed for the Plan Commission's review of this project

Cc: Chrys Rymas, Stormwater Management Engineer

VILLAGE OF DOWNERS GROVE

DEPARTMENT OF CODE SERVICES  
STORMWATER MANAGEMENT DIVISION  
INTERDEPARTMENTAL CORRESPONDENCE

DATE: May 21, 2001  
TO: Ken Rathje, Director, Planning Services Department  
FROM: *RJ* Robert Jungwirth, Village Engineer  
SUBJECT: **Esplanade Planned Development:  
Carlucci's Restaurant**

The review of the engineering improvement plans for this phase of the Esplanade Planned Development is complete. It is our conclusion that the design is in substantial compliance with Village standards and requirements. Please forward a positive recommendation to the Plan Commission.

As with previous Esplanade phases, review of the stormwater management plan has been extremely easy. Detention basins were constructed in 1989 as part of the original "Downers Grove Office Development" by Hamilton Partners. When the DuPage Countywide Stormwater and Flood Plain Ordinance was adopted in 1992 the entire planned development was placed on the Village's Exempt List. This status allows the developer to proceed with build-out of the Project as it had been originally approved, provided that each phase is consistent with the Master Plan.

Since the restaurant plan does not add impervious area that was not originally anticipated, the existing detention basin to the west of the tennis courts continues to adequately serve the development.


Cc: Chrys Rymas, Stormwater Management Engineer

VILLAGE OF DOWNERS GROVE  
FORESTRY DIVISION MEMORANDUM

**DATE:** May 21, 2001  
**TO:** Kenneth J. Rathje, Director of Planning Services  
**FROM:** Kerstin G. von der Heide, Village Forester  
**SUBJECT:** Esplanade P.D. #31 Restaurant Phase – Landscape Drawing

I have reviewed the landscape plan dated April 25, 2001, for the restaurant at Esplanade and find it acceptable as drawn. All plant materials indicated on the plan are suitable to the area, and should enhance the appearance of the site once construction is completed. As with previous plans for the area, this plan also has an interesting design that will provide pleasant scenic appeal.

If I can provide any additional information, please let me know.

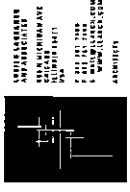
  
Kerstin G. von der Heide



Date: 11/11/11  
 Project: Carlucci at Esplanade  
 Location: Downers Grove, IL  
 Client: [Redacted]  
 Designer: [Redacted]  
 Title: [Redacted]

# Carlucci at Esplanade

## Downers Grove

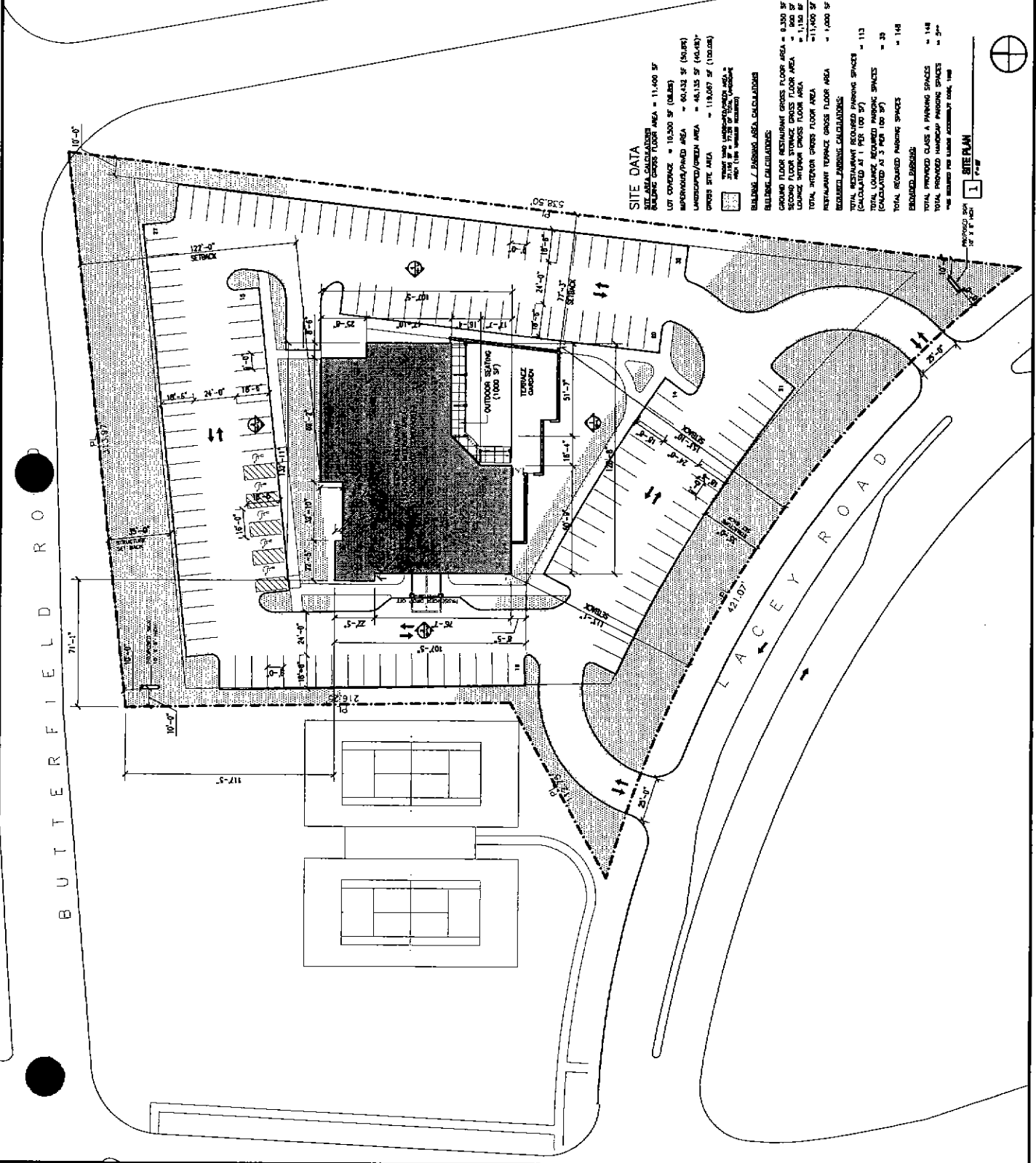


**FILE 2901 3711**

NO.	DATE	DESCRIPTION
1	11/11/11	ISSUED FOR PERMIT
2	11/11/11	ISSUED FOR PERMIT
3	11/11/11	ISSUED FOR PERMIT
4	11/11/11	ISSUED FOR PERMIT
5	11/11/11	ISSUED FOR PERMIT
6	11/11/11	ISSUED FOR PERMIT
7	11/11/11	ISSUED FOR PERMIT
8	11/11/11	ISSUED FOR PERMIT
9	11/11/11	ISSUED FOR PERMIT
10	11/11/11	ISSUED FOR PERMIT

Site Plan

A1-1.1



### SITE DATA

- SITE AREA CALCULATIONS
- BUILDING GROSS FLOOR AREA = 11,400 SF
- LOT COVERAGE = 10.500 SF (92.8%)
- IMPERVIOUS PAVED AREA = 60,032 SF (52.8%)
- LANDSCAPED/GREEN AREA = 48,135 SF (42.0%)
- GROSS SITE AREA = 113,067 SF (100.0%)

### BUILDING / ZONING AREA CALCULATIONS

- GROUND FLOOR RESTAURANT GROSS FLOOR AREA = 8,300 SF
- SECOND FLOOR STORAGE GROSS FLOOR AREA = 900 SF
- GROUND FLOOR STORAGE GROSS FLOOR AREA = 1,100 SF
- TOTAL INTERIOR GROSS FLOOR AREA = 11,400 SF
- RESTAURANT TERRACE GROSS FLOOR AREA = 1,400 SF
- REQUIRED PARKING CALCULATIONS:
- TOTAL RESTAURANT REQUIRED PARKING SPACES = 113 (CALCULATED AT 1 PER 100 SF)
- TOTAL LOANEE REQUIRED PARKING SPACES = 29 (CALCULATED AT 3 PER 100 SF)
- TOTAL REQUIRED PARKING SPACES = 148
- PROVIDED PARKING SPACES = 148
- TOTAL PROVIDED PARKING SPACES = 5%

DATE: 11/11/11

SCALE: 1" = 10'-0"



SITE PLAN

SITE DATA (CARLUCCI'S RESTAURANT)

SITE AREA CALCULATIONS

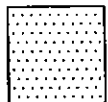
BUILDING GROSS FLOOR AREA = 11,400 SF

LOT COVERAGE = 10,500 SF (08.8%)

IMPERVIOUS/PAVED AREA = 60,432 SF (50.8%)

LANDSCAPED/GREEN AREA = 48,135 SF (40.4%)\*

GROSS SITE AREA = 119,067 SF (100.0%)



\*FRONT YARD LANDSCAPED/GREEN AREA =  
37,155 SF = 77.2% OF TOTAL LANDSCAPE  
AREA (15% MINIMUM REQUIRED)

BUILDING / PARKING AREA CALCULATIONS

BUILDING CALCULATIONS:

GROUND FLOOR RESTAURANT GROSS FLOOR AREA = 9,350 SF

SECOND FLOOR STORAGE GROSS FLOOR AREA = 900 SF

LOUNGE INTERIOR GROSS FLOOR AREA = 1,150 SF

TOTAL INTERIOR GROSS FLOOR AREA = 11,400 SF

RESTAURANT TERRACE GROSS FLOOR AREA = 1,000 SF

REQUIRED PARKING CALCULATIONS:

TOTAL RESTAURANT REQUIRED PARKING SPACES  
(CALCULATED AT 1 PER 100 SF) = 113

TOTAL LOUNGE REQUIRED PARKING SPACES  
(CALCULATED AT 3 PER 100 SF) = 35

TOTAL REQUIRED PARKING SPACES = 148

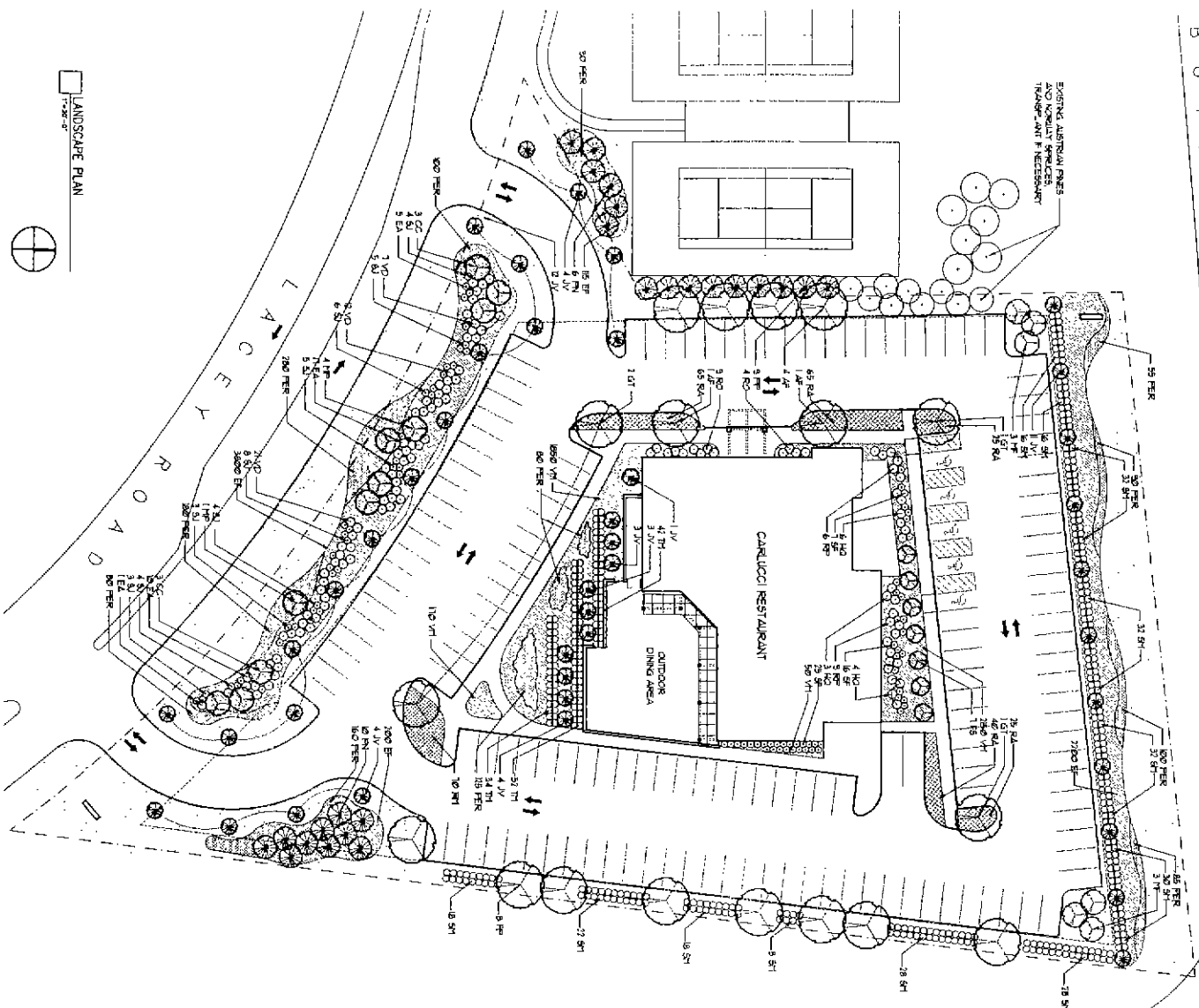
PROVIDED PARKING:

TOTAL PROVIDED CLASS A PARKING SPACES = 148

TOTAL PROVIDED HANDICAP PARKING SPACES = 5\*\*

\*\*AS REQUIRED PER ILLINOIS ACCESSIBILITY CODE, 1988

B U T T E R F I E L D R O A D



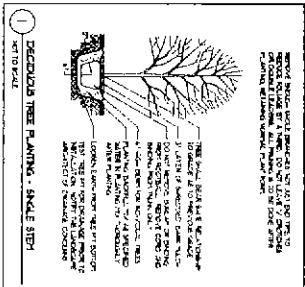
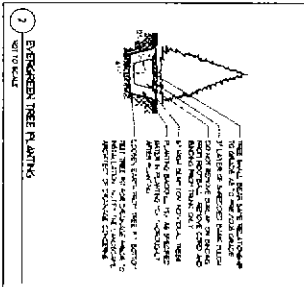
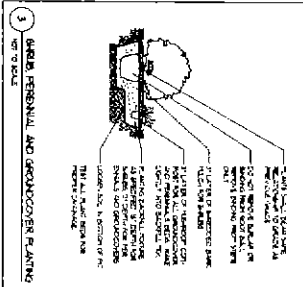
LANDSCAPE PLAN  
7-28-02



EXISTING ASPHALT PAVES AND NORMAL SPECIES TRUCKPARK IF NECESSARY

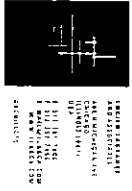
**PLANT LIST**

CODE	SYMBOL	COMMON NAME	SCALES	HEIGHT	SPREAD	PLANTING	REMARKS
100	(Symbol)	... ..	...	...	...	...	...
101	(Symbol)	... ..	...	...	...	...	...
102	(Symbol)	... ..	...	...	...	...	...
103	(Symbol)	... ..	...	...	...	...	...
104	(Symbol)	... ..	...	...	...	...	...
105	(Symbol)	... ..	...	...	...	...	...
106	(Symbol)	... ..	...	...	...	...	...
107	(Symbol)	... ..	...	...	...	...	...
108	(Symbol)	... ..	...	...	...	...	...
109	(Symbol)	... ..	...	...	...	...	...
110	(Symbol)	... ..	...	...	...	...	...
111	(Symbol)	... ..	...	...	...	...	...
112	(Symbol)	... ..	...	...	...	...	...
113	(Symbol)	... ..	...	...	...	...	...
114	(Symbol)	... ..	...	...	...	...	...
115	(Symbol)	... ..	...	...	...	...	...
116	(Symbol)	... ..	...	...	...	...	...
117	(Symbol)	... ..	...	...	...	...	...
118	(Symbol)	... ..	...	...	...	...	...
119	(Symbol)	... ..	...	...	...	...	...
120	(Symbol)	... ..	...	...	...	...	...



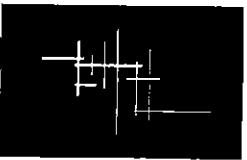
Carlucci  
at Esplanade

**Carlucci  
at Esplanade**  
Downers Grove





LUCIEN LABRANGE  
AND ASSOCIATES  
605 N MICHIGAN AVE  
CHICAGO  
ILLINOIS 60611  
T 312 761 7400  
F 312 761 7460  
E MAIL@LLARCH.COM  
WWW.LLARCH.COM  
ARCHITECTS



Downers Grove, Illinois

Carucci at Esplanade

2901 571F

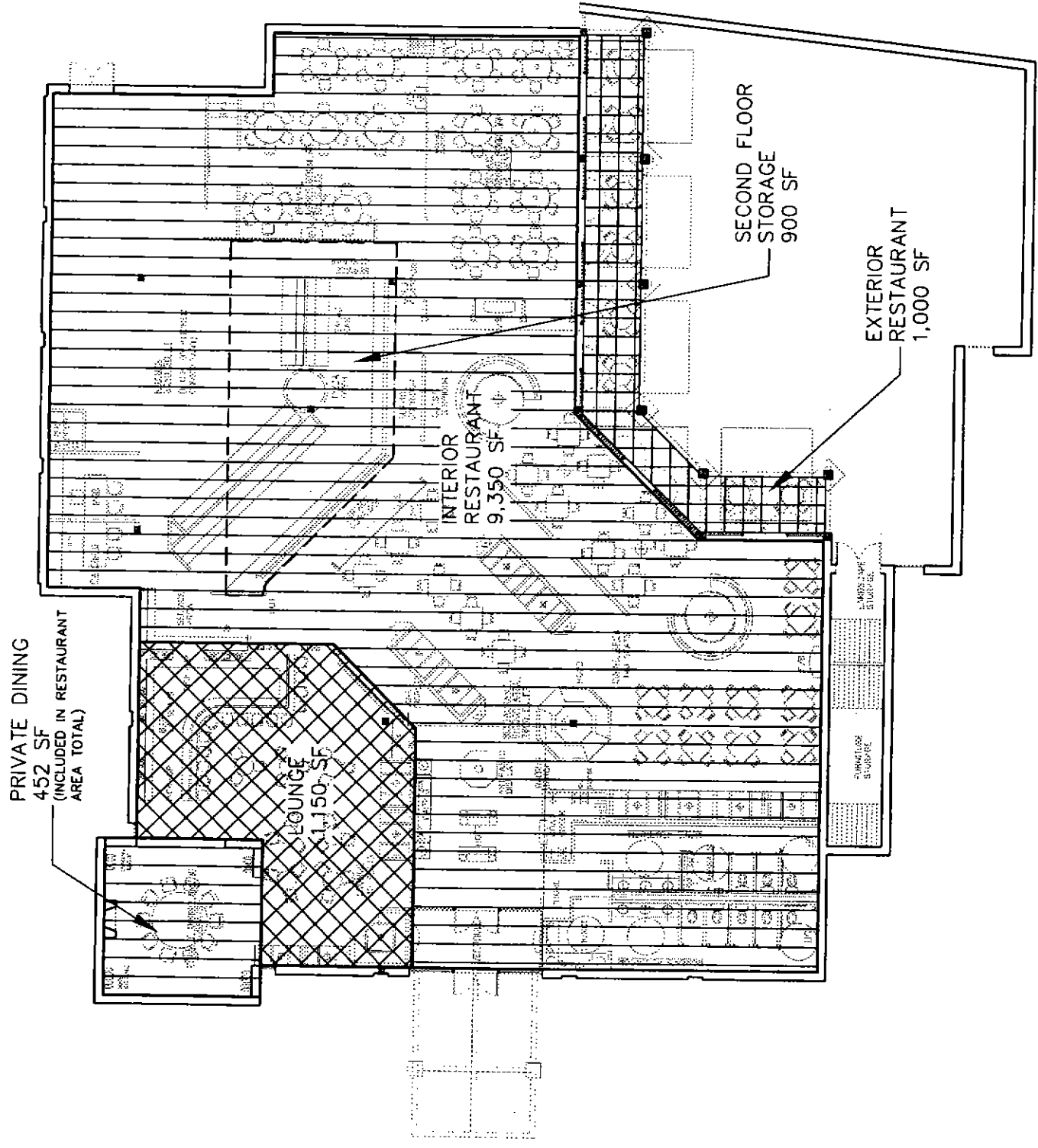
# Interior Plan with Areas Indicated

REV.	DATE	ISSUES - REVISIONS

SCALE	PROJECT NO.
1" = 20'	20039
SHEET NO.	DATE
A1-1.1	15 May 01
DRAWING NO.	

ASK-07



PRIVATE DINING  
452 SF  
(INCLUDED IN RESTAURANT  
AREA TOTAL)

LOUNGE  
1,150 SF

INTERIOR  
RESTAURANT  
9,350 SF

SECOND FLOOR  
STORAGE  
900 SF

EXTERIOR  
RESTAURANT  
1,000 SF

FILE 1062

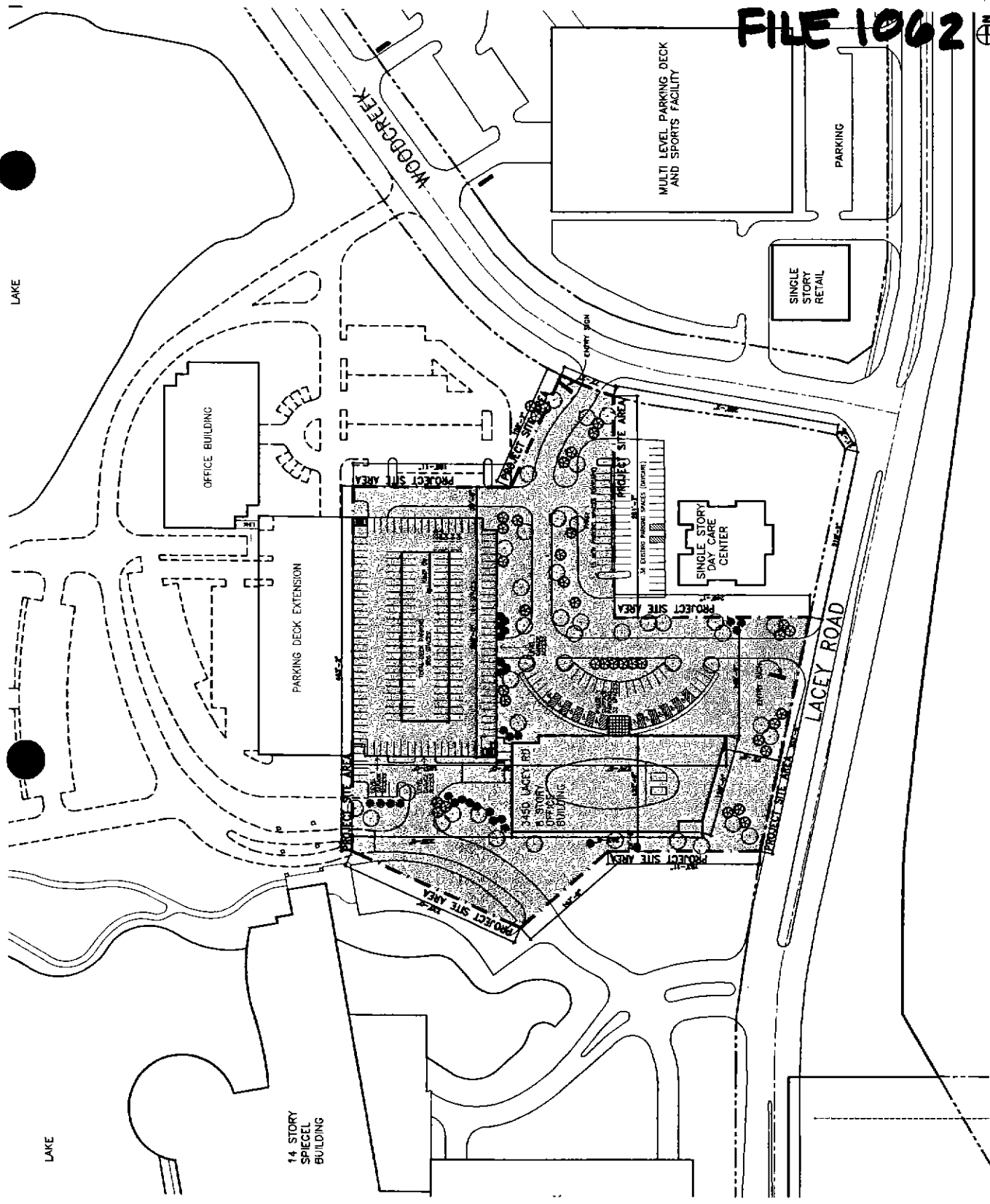
SITE PLAN

1"=50'-0"  
April 27, 2001

3450 LACEY

ESPLANADE  
Downers Grove, IL

Hamilton Partners  
URBAN DESIGN GROUP/INC



**PROJECT DATA**

AREA: 3450 LACEY	DATE: 04/27/01
SCALE: 1"=50'-0"	PROJECT NO: 1062
DESIGNER: HAMILTON PARTNERS	CLIENT: [REDACTED]
PROJECT: 3450 LACEY BLDG	PHASE: 1 - SITE PLAN
DATE: 04/27/01	BY: [REDACTED]
CHECKED: [REDACTED]	DATE: 04/27/01
APPROVED: [REDACTED]	DATE: 04/27/01
SCALE: 1"=50'-0"	PROJECT NO: 1062
DATE: 04/27/01	BY: [REDACTED]
CHECKED: [REDACTED]	DATE: 04/27/01
APPROVED: [REDACTED]	DATE: 04/27/01

PROJECT DATA (3450 LACEY ROAD)

AREA SUMMARY

SITE AREA	247,769 S.F.	(5.69 ACRES)
TOTAL BUILDING FLOOR AREA (GROSS)	241,765 S.F.	
PARKING GARAGE (5 LEVELS)	275,096 S.F.	
BUILDING		
BUILDING FOOTPRINT	28,331 S.F.	(11.4%)
GARAGE FOOTPRINT	55,270 S.F.	(22.3%)
PAVING		
TOTAL PAVED AREA	77,246 S.F.	(31.1%)
OPEN SPACE		
LANDSCAPED "GREEN" OPEN AREA	86,922 S.F.	
WATER ELEMENTS	0 S.F.	
TOTAL OPEN SPACE	86,922 S.F.	(35.1%)

PARKING SUMMARY

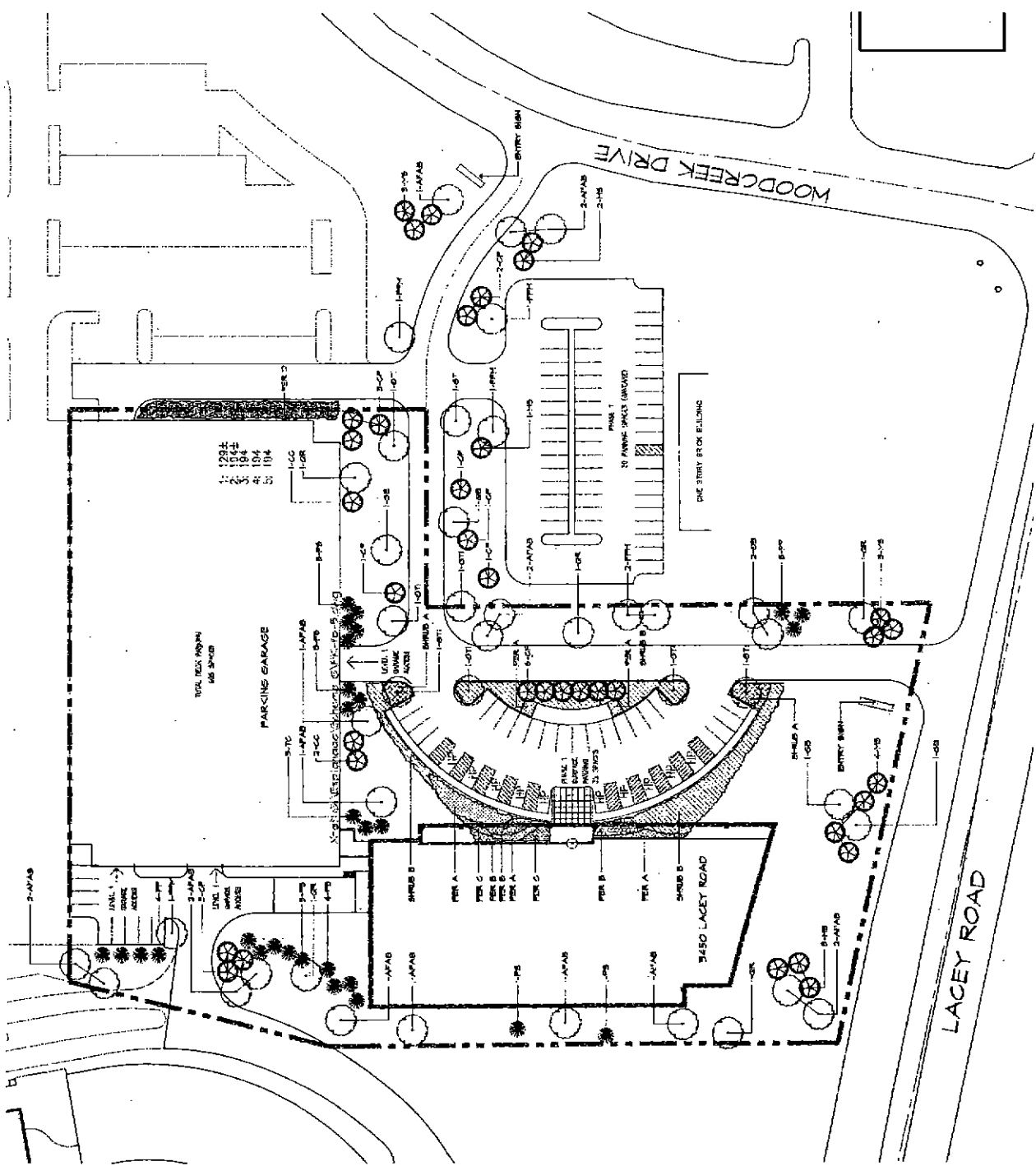
ON GRADE PARKING		
FULL SIZE (9'-0" x 18'-6")		32
COMPACT		0
ACCESSIBLE (16'-0" x 18'-6")		10
TOTAL		42
PARKING DECK (5 FLOORS)		
FULL SIZE		896
COMPACT		0
ACCESSIBLE (16'-0" x 18'-6")		9
TOTAL		905

PLANT LIST			QUANTITY
SYMBOL	BOTANICAL NAME	COMMON NAME	
Trees			
AFAB	Acacia saligna (Adami Blue)	Adami Blue Acacia	17
PMH	Prunus pennsylvanica 'Hortall'	Hortall Green Ash	6
BT	Betula piceolata	Honeylocust	6
BT	Betula piceata	Shagbark	6
PT	Prinos pargura	Colonade Spruce	1
PH	Pinus strobus	Eastern White Pine	1
OK	Quercus robur	English Oak	5
TC	Taxus canadensis	Canadian Hemlock	5
Ornamental Trees			
CC	Cercis canadensis	Eastern Red Bud	5
CP	Crataegus phaenopynum	Washington Hawthorn	18
MB	Malva spp.	Crabapple	18
Shrubs Various sizes:			
SHRUB A			
	Rhus canadica 'Venusta'	Smaller Sassafras	40
	Malva alpinum 'Green Mound'	Green Mound Alpha Currant	80
SHRUB B			
	Kerria japonica	Kerria	125
	Spirea x lamellosa 'Prodebell'	Prodebell Spirea	175
	Syringa velutina 'Miss Kim'	Miss Kim Lilac	200
Perennials and Groundcovers (various sizes)			
PER A			
	Hemerocallis spp.	Daylily	200
	Hebe spp.	English Ivy	500
	Narcissus spp.	Daffodil	200
PER B			
	Asiatic spp.	Anemone	200
	Hosta spp.	Hosta	250
PER C			
	Pachyranthus lamarckii	Japanese Spurge	500
	Narcissus spp.	Daffodil	100
PER D			
	Portulaca l-triangularis	Beacon Ivy	125
	Viburnum spp.	Periwinkle	125
	Hemerocallis spp.	Daylily	100

FILE 1062

LANDSCAPE PLAN

SCALE: 1"=30'



ESPLANADE  
Downers Grove, IL

APRIL 30, 2001

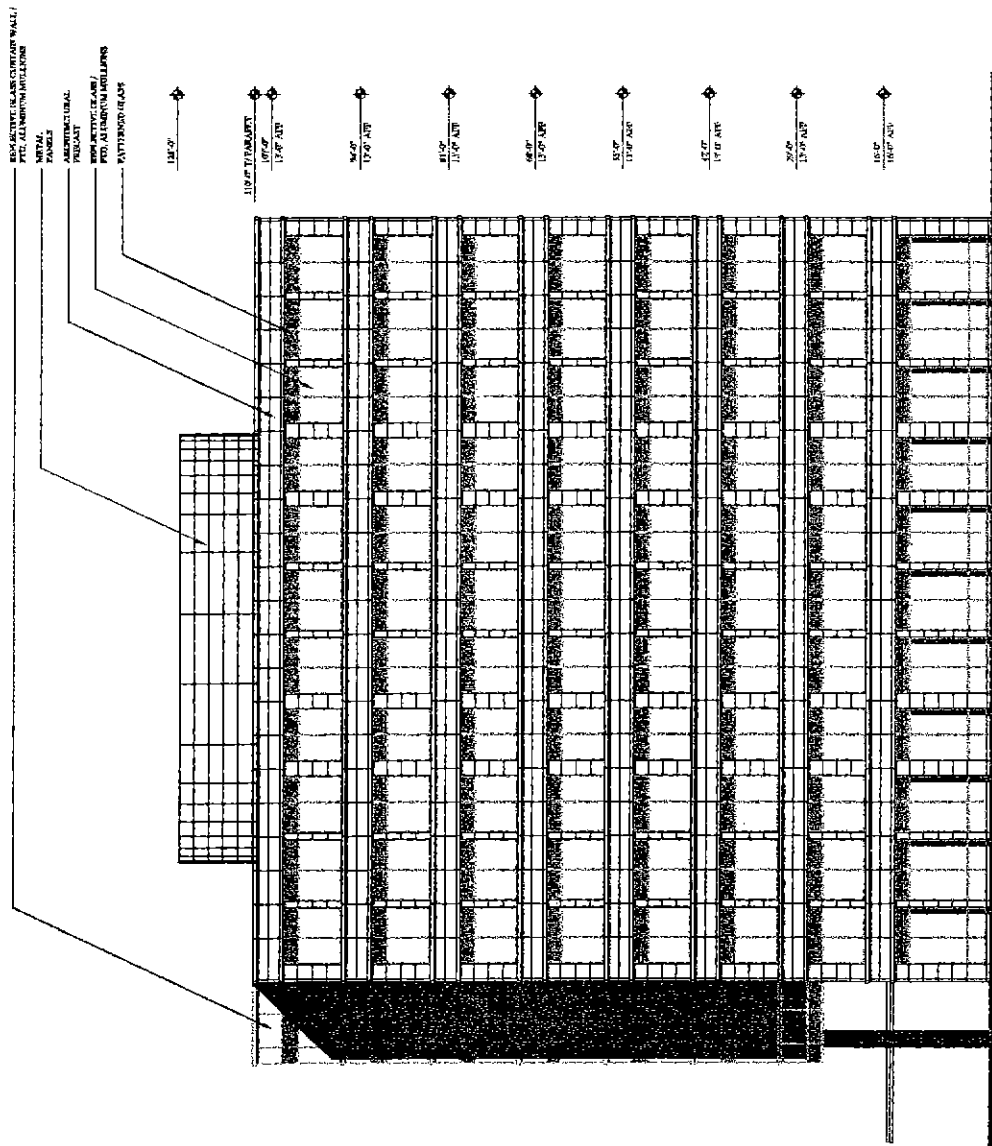
URBAN DESIGN GROUP/INC.  
HAMILTON PARTNERS  
WOLFF CLEMENTS AND ASSOCIATES, LTD.





West Elevation

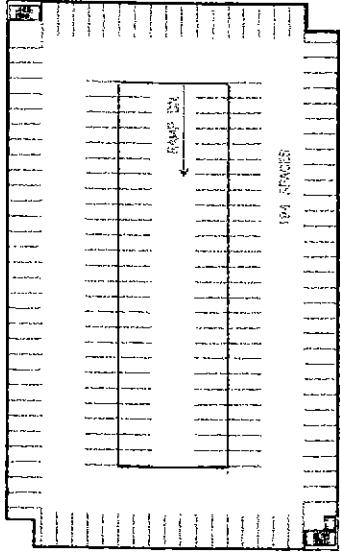
1/8" = 1'-0"  
April 27, 2001



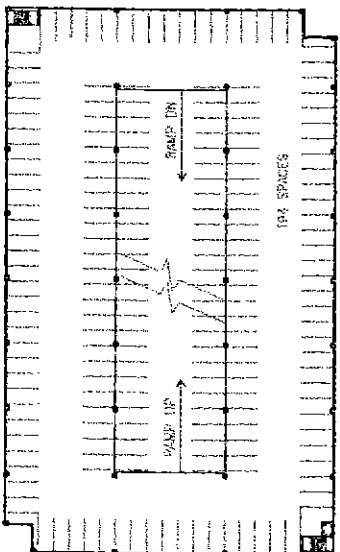
ESPLANADE  
Downers Grove, IL

**FILE 1062**

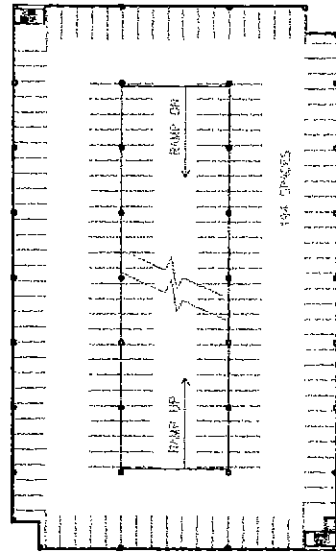
PARKING DECK TOTALS ( 800' WIDE, 4' 9" ACCESSIBLE )
905 PARKING SPACES ( 800' WIDE, 4' 9" ACCESSIBLE )
SUBJECT PARKING TOTALS
45 THURSDAY SPACES ( 80' WIDE, 4' 9" ACCESSIBLE )
905 PARKING DECK TOTAL
1, 40 DIRECTLY PARKING TOTAL
<b>947 PARKING SPACES</b>
947 PARKING SPACES ( 800' WIDE, 4' 9" ACCESSIBLE )
- 805 PARKING SPACES ALLOCATED TO 5400 LANE ROAD BUILDING
<b>142 REMAINING SPACES</b>



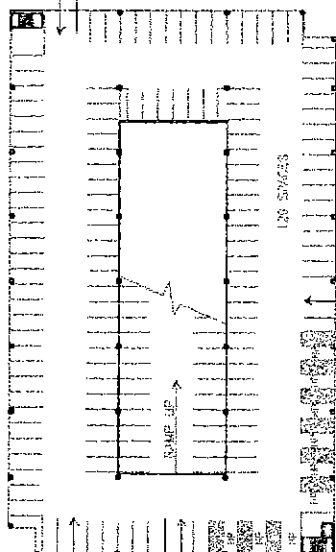
FIFTH FLOOR



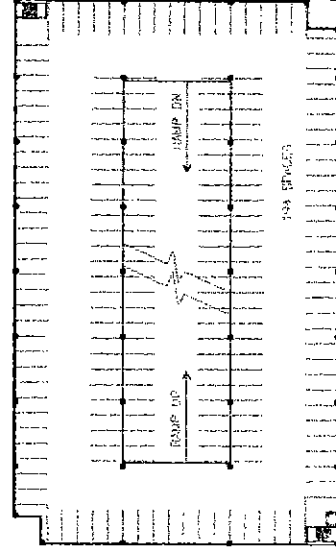
FOURTH FLOOR



SECOND FLOOR



FIRST FLOOR

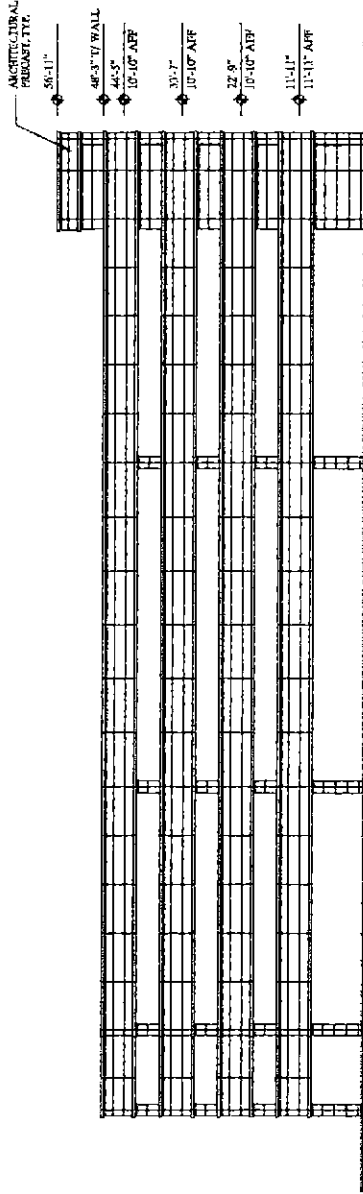


THIRD FLOOR

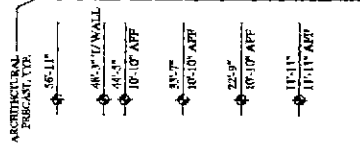
**Parking Deck Floor Plans**

1" = 30'-0"  
April 27, 2001

**ESPLANADE**  
Downers Grove, IL



NORTH ELEVATION



WEST ELEVATION

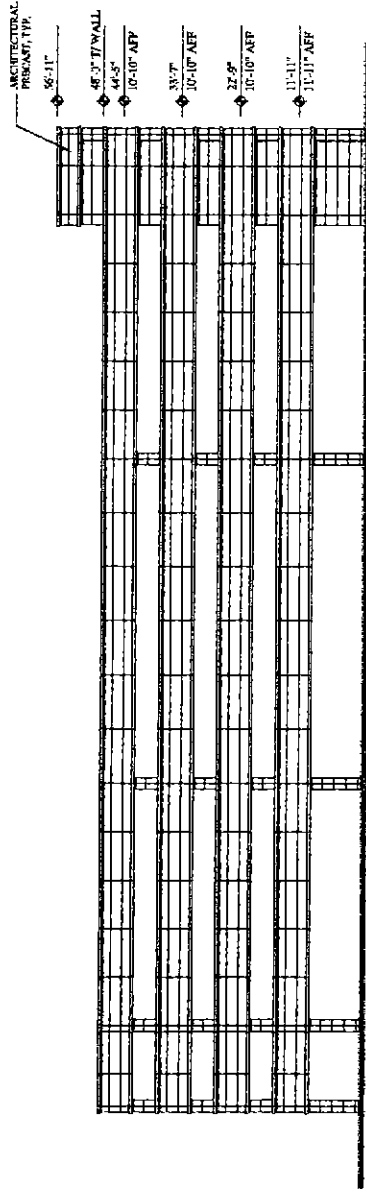
Parking Deck

1" = 100'-0"  
April 27, 2001

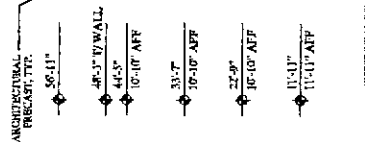
# ESPLANADE

Downers Grove, IL

ESPLANADE  
Downers Grove, IL

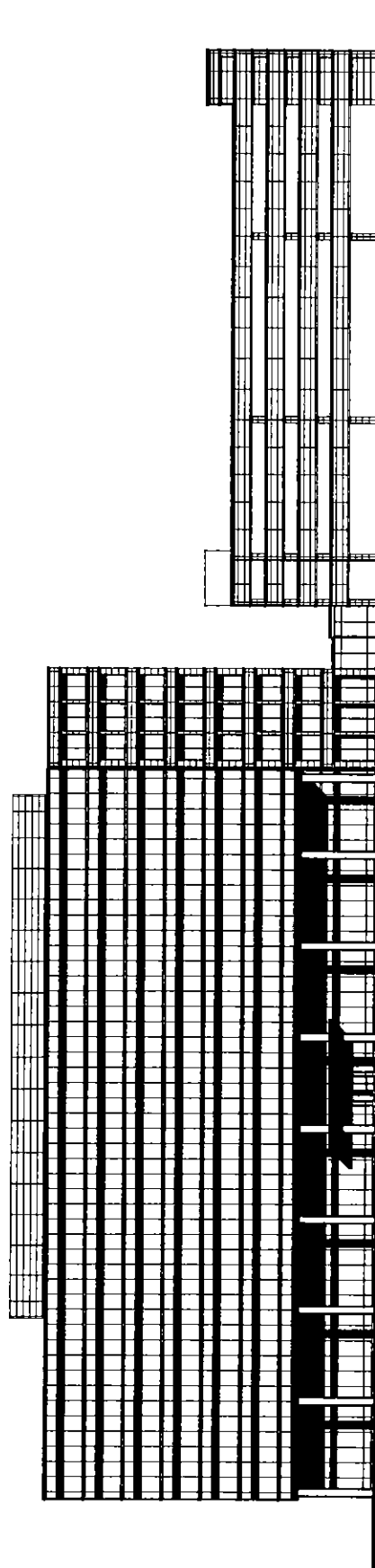


SOUTH ELEVATION



EAST ELEVATION

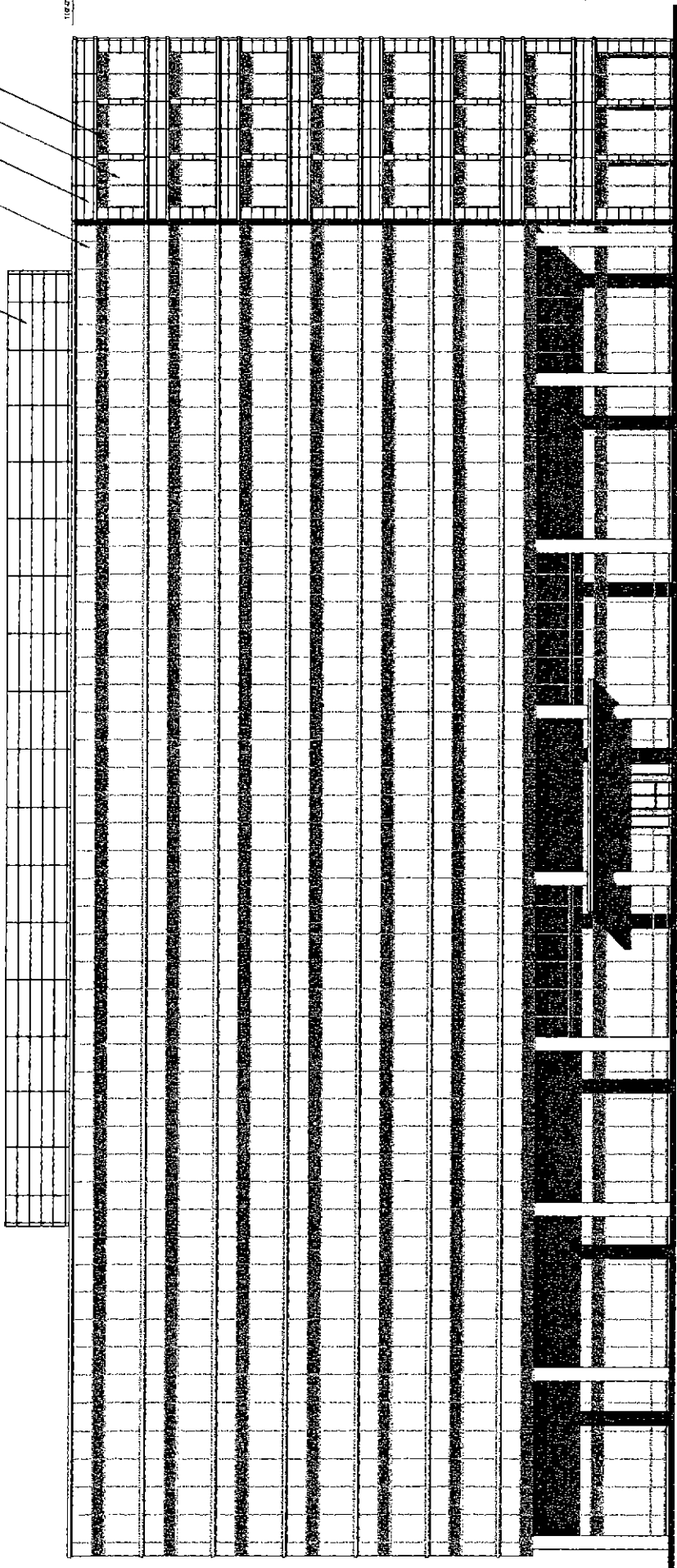
NORTH ELEVATION



1/16"=1'-0"  
April 27, 2001

**ESPLANADE**  
Downers Grove, IL

- METAL PANELS
- REFLECTIVE GLASS CURTAIN WALL WITH ALUMINUM MULLIONS
- ALUMINUM PANELS
- REFLECTIVE GLASS CURTAIN WALL WITH ALUMINUM MULLIONS
- PAVING MATERIAL



North Elevation

1/8" = 1'-0"  
April 27, 2001

# ESPLANADE

Downers Grove, IL

**LEGAL NOTICE: VILLAGE OF DOWNERS GROVE NOTICE OF PUBLIC HEARING** - NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE HELD BY THE PLAN COMMISSION AT 7:30 P.M. ON TUESDAY, JUNE 5, 2001 AT THE VILLAGE OF DOWNERS GROVE PUBLIC WORKS BUILDING, 5101 WALNUT AVENUE, DOWNERS GROVE, ILLINOIS, TO CONSIDER A PETITION REQUESTING FINAL PLANNED DEVELOPMENT SITE PLAN, LANDSCAPE PLAN AND BUILDING ELEVATION DRAWING APPROVAL FOR THE DEVELOPMENT OF A FREE-STANDING RESTAURANT BUILDING AND AN EIGHT STORY OFFICE BUILDING AND A FIVE LEVEL PARKING DECK WITHIN THE ESPLANADE PLANNED DEVELOPMENT #31. THE ESPLANADE PLANNED DEVELOPMENT IS LOCATED SOUTHWEST OF BUTTERFIELD ROAD AND I-355. THE PROPOSED RESTAURANT BUILDING IS TO BE LOCATED ON THE SOUTH SIDE OF BUTTERFIELD ROAD, APPROXIMATELY 230 FEET WEST OF ESPLANADE ROAD (THE SITE IS ALSO BOUNDED BY LACEY ROAD ON THE SOUTH) AND THE OFFICE BUILDING AND PARKING DECK ARE TO BE LOCATED ON THE WEST SIDE OF LACEY ROAD, APPROXIMATELY 230 FEET SOUTH OF WOODCREEK DRIVE (IMMEDIATELY TO THE NORTH OF THE SPIEGEL BUILDING) DOWNERS GROVE, IL (PIN 06-31-103-004, 005, 06-31-300-007 AND 0-30-304-001) AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

OUTLOT 2 IN ESPLANADE ASSESSMENT PLAT NO. 1 OF PART OF THE SOUTHWEST QUARTER OF SECTION 30 AND THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE SOUTHEAST QUARTER OF SECTION 25 AND THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 9, 1990 AS DOCUMENT R-90-153511, IN DUPAGE COUNTY, ILLINOIS (CONTAINING 174.926 SQUARE FEET OR 4.016 ACRES)  
(SPIEGEL OPTION PARCEL):

LOT 1 IN ESPLANADE ASSESSMENT PLAT NO. 2 OF PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 11, AND PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 2, 1992 AS DOCUMENT R92-209907, IN DUPAGE COUNTY, ILLINOIS (CONTAINING 660,777 SQUARE FEET OR 15.168 ACRES)  
(DAYCARE CENTER):

LOT 2 IN ESPLANADE ASSESSMENT PLAT NO. 2 OF PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 11, AND PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 2, 1992 AS DOCUMENT R92-209907 IN DUPAGE COUNTY, ILLINOIS (CONTAINING 74,453 SQUARE FEET OR 1.709 ACRES)  
(SPIEGEL SITE):

LOT 5 IN ESPLANADE ASSESSMENT PLAT NO. 1 OF PART OF THE SOUTHWEST QUARTER OF SECTION 30 AND THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE SOUTHEAST QUARTER OF SECTION 25 AND THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL

MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 9,  
1990 AS DOCUMENT R90-153511, IN DUPAGE COUNTY, ILLINOIS  
(CONTAINING 828,980 SQUARE FEET OR 19.031 ACRES)  
INDIVIDUALS WITH A DISABILITY REQUIRING A REASONABLE  
ACCOMMODATION IN ORDER TO PARTICIPATE IN ANY MEETING SHOULD  
CONTACT THE COMMUNITY RELATIONS DEPARTMENT (630 434-5560)  
PRIOR TO THE MEETING. WHEELCHAIR ACCESS MAY BE GAINED  
THROUGH THE MAIN ENTRANCE OF THE PUBLIC WORKS BUILDING.  
ALL INTERESTED PARTIES SHOULD ATTEND THIS HEARING AND WILL  
BE GIVEN AN OPPORTUNITY TO BE HEARD. THE HEARING MAY BE  
CONTINUED FROM TIME TO TIME WITHOUT FURTHER PUBLIC NOTICE.  
PLAN COMMISSION, ALAN JIRIK, CHAIRMAN. PUBLISHED IN THE  
DOWNERS GROVE REPORTER, FRIDAY, MAY 18, 2001.