



## MANAGER'S MEMO ITEM

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**ITEM:** PLAN COMMISSION FILE NO. 07-05; Esplanade Multi Family Component; Text Amendment and Preliminary Planned Development Approval

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**WORKSHOP DATE:** May 10, 2005

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**PREPARED BY:** Amanda G. Riordan, Planning and Community Development

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**PURPOSE:** To consider the Plan Commission's recommendation to approve the requested Text Amendment and Preliminary Planned Development for the proposed multi-family component to the Esplanade Planned Development (PD No. 31). The property is located on the west side of Lacey Road, south of Wood Creek Drive.

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### **BACKGROUND:**

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#### *Requested Action*

The petitioner is seeking approval of a Text Amendment and Preliminary Planned Development approval for a 280-dwelling unit multi-family component to the Esplanade Office complex on the west side of Lacey Road and south of Wood Creek Drive. The proposed multi-family component would be located on approximately 5.7 acres of the 102 acre Planned Development (PD No. 31).

At their April 4, 2005 meeting, the Plan Commission considered the Petitioner's Requested Action and unanimously recommended approval subject to certain conditions as delineated in the attached minutes of the public hearing and the Draft Resolution. The Plan Commission recommended that the Fire, Police and Public Works Departments provide an additional review of the proposal specifically relating to access for public services. The responses from these departments are attached, and no significant burdens to public services have been identified.

### **ATTACHMENTS:**

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1. Draft Ordinance Amending the Comprehensive Zoning Ordinance (Text Amendment)
2. Draft Ordinance Authorizing Preliminary Planned Development Approval to PD No. 31
3. Staff Report, with attachments, dated April 1, 2005
4. Minutes of Plan Commission Public Hearing dated April 4, 2005
5. Correspondence dated April 15, 2005 from Fire Marshal William Mierzejewski
6. Correspondence dated April 21, 2005 from Police Chief Robert Porter
7. Memorandum dated April 15, 2005 from Public Works Department

### **STAFF RECOMMENDATION:**

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Staff recommends approval of the Petitioner's Requested Action subject to the conditions as outlined in the attached Draft Ordinance.

### **REQUESTED COURSE OF ACTION:**

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That the Village Council place consideration of the Ordinance approving the Petitioner's Requested Action on the May 17, 2005 Council Meeting agenda.

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE ESTABLISHING SPECIAL USE REGULATIONS FOR  
AN O-R-M DISTRICT RESIDENTIAL DEVELOPMENT**

BE IT ORDAINED by the Village Council of the Village of Downers Grove in DuPage County, Illinois, as follows: (Additions are indicated by ~~XXXXXX~~/underline; deletions by ~~strikeout~~):

**Section 1. That Section 28.201 is hereby amended to read as follows:**

**28.201 Definitions.**

For the purposes of this Zoning Ordinance, wherever any term is used in this Chapter, it shall have the same meaning as defined in Chapter 1 of the Downers Grove Municipal Code, unless otherwise defined in this Chapter. The following words and phrases shall have the meanings respectively ascribed to them as follows:

\* \* \*

ORM District Residential Development. A development involving residential units or a combination of commercial/office units and residential units which must be pursued as a Planned Development and located in the Office-Research-Manufacturing Zoning District.

\* \* \*

**Section 2. That Section 28.802. is hereby amended to read as follows:**

**28.802. O-R-M District - Special uses.**

The following uses are allowed in the O-R-M Office-Research-Manufacturing District as special uses:

- (a) Aircraft landing areas.
- (b) Automobile Repair.
- (c) Automobile service stations. (See Section 28-1018.)
- (d) Drive-in banking facilities.
- (e) ORM District Residential Development. (See Section 28-1022.)
- (ef) Planned developments. (See Article XVI.)
- (fg) Railroad and motor freight terminal, railroad switching facilities.
- (gh) Recycling collection facilities. (See Section 28-1007.)
- (hi) Vocational and trade schools.
- (ij) Any other proposed business, manufacturing, assembling, servicing or processing activity, if the Plan Commission finds:
  - (1) Such proposed activity is of the same general character as the uses permitted in Section 28-802;
  - (2) It is reasonably anticipated that such proposed activity will be in compliance with the environmental standards set forth in Article XX. The Plan Commission may in its discretion require that there be furnished favorable certification by a registered professional engineer approved by the Plan Commission covering any one or more of such environmental standards; and
  - (3) Such proposed activity will be in compliance with all applicable provisions of this Zoning Ordinance.

**Section 3. That Section 28.1022. is hereby added to read as follows:**

**28.1022. ORM District Residential Development.**

An ORM District Residential Development, where allowed as a Special Use in the ORM Zoning District, is intended to promote the development of high-density multiple-family residential uses in a mixed-use environment, and shall be subject to the following conditions:

- (a) The maximum Floor Area Ratio for such developments shall not exceed 1.5.
- (b) The minimum lot area shall be eight hundred (800) square feet of lot area per dwelling unit.
- (c) The minimum number of parking spaces provided for each dwelling unit shall be 1.75, and all parking spaces and areas must conform with Article XIV.
- (d) The minimum front setback shall be not less than thirty-five (35) feet. Provided, buildings over thirty-five (35) feet in height shall be set back one additional foot for each two feet of height over thirty-five (35) feet. These setback requirements shall be observed on each street side of a corner lot.
- (e) The minimum side yard shall be not less than ten (10) feet plus one additional foot for each two feet of height over twenty (20) feet.
- (f) The minimum rear yard shall be not less than ten (10) feet plus one addition foot for each two feet of height over twenty (20) feet.
- (g) Transitional yards shall not be required.
- (h) No less than twenty percent (20%) of the total area of the Planned Development shall be provided as permanent common open space.
- (i) No building shall exceed one hundred forty (140) feet in height, excluding parapet walls and mechanical penthouses.
- (j) Such developments involving more than one principal building shall conform to Section 28-1615 of this Zoning Ordinance.

**Section 4.** That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

**Section 5.** That this ordinance shall be in full force and effect from and after its passage and publication in the manner provided by law.

\_\_\_\_\_  
Mayor

Passed:  
Published:  
Attest: \_\_\_\_\_

Village Clerk

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE APPROVING PRELIMINARY PLANNED DEVELOPMENT AMENDMENTS  
TO PLANNED DEVELOPMENT #31, FOR A MULTI-FAMILY RESIDENTIAL  
COMPONENT TO THE ESPLANADE OFFICE COMPLEX**

WHEREAS, the Village Council has previously adopted Ordinance No. 3302 on April 30, 1990, designating the property described therein as Planned Development #31; and,

WHEREAS, the Village Council has, from time to time, approved various amendments to Planned Development #31; and,

WHEREAS, the Owners have filed with the Director of Planning, a written petition conforming to the requirements of the Comprehensive Zoning Ordinance and requesting an amendment to Planned Development #31 to construct a 280 unit multi-family residential component; 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 respecting the petition on April 4, 2005, 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 had 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 a Preliminary Planned Development Amendment is hereby authorized for a 280 unit multi-family residential component.

SECTION 3. That approval set forth in Section 2 of this ordinance is subject to the findings and recommendations of the Downers Grove Plan Commission regarding File PC-07-05 as set forth in the minutes of their April 4, 2005 meeting, a copy of which is attached hereto and incorporated herein by reference as Exhibit A.

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

1. Substantial compliance with the plans submitted to the Plan Commission dated December 8, 2004, reduced copies of which are attached hereto and incorporated herein by reference as Group Exhibit A; and
2. Substantial compliance with the staff report dated April 1, 2005, a copy of which is attached hereto and incorporated herein by reference as Group Exhibit A; and
3. Substantial compliance with all applicable provisions of the original and subsequent amendments to Planned Development No. 31; and

4. Submission of a complete petition for Final Planned Development Amendment within one year of approval of the Petitioner's Requested Action; and
5. The Final Planned Development Amendment shall be in substantial compliance with the Preliminary Planned Development considered in this case, and shall include no more than 280 dwelling units at a density of no more than 50 dwelling units per acre; and
6. The Final Planned Development Amendment shall also include proposed covenants and restrictions for the multi-family component; and
7. The Final Planned Development Amendment shall also address all identified issues of the Public Works Department as outlined in their memorandum dated February 21, 2005, as well as all identified issues of the Fire Prevention Division of the Fire Department as outlined in their memorandum dated December 22, 2004; and
8. Any changes to the conditions represented by the Petitioner as the basis for this petition, whether those changes occur prior to or after Village approval, shall be promptly reported to the Village. Changes may require additional review of the Requested Action; and
9. It is the Petitioner's obligation to maintain compliance with all applicable Federal, State, County and Village laws, ordinances, regulations, and policies.

SECTION 5. That the multi-family residential component is consistent with and complimentary to the overall planned development site plan and with the requirements of the "ORM Office-Research-Manufacturing District" zoning district.

SECTION 6. That the Mayor and Village Clerk are authorized to sign the above described plans.

SECTION 7. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

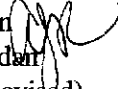
SECTION 8. That this ordinance shall be in full force and effect from and after its passage and publication in pamphlet form as provided by law.

\_\_\_\_\_  
Mayor

Passed:  
Published:  
Attest: \_\_\_\_\_

Village Clerk

**PLANNING & COMMUNITY DEVELOPMENT STAFF REPORT**

**To:** Plan Commission   
**Prepared By:** Amanda G. Riordan  
**Date Prepared:** April 1, 2005 (Revised)  
**Meeting Date:** April 4, 2005

**Project Title:** PC 07-05; Esplanade Multi-Family Component  
 Text Amendment and Preliminary Planned Development Amendment (PD 31)

**BACKGROUND INFORMATION:**

**Petitioner:** Hamilton Partners c/o Gary Mori  
**Property Address:** West side of Lacey Road, south of Wood Creek Drive  
**Existing Zoning:** ORM, Office-Research-Manufacturing  
**Application/Notice:** The application has been filed in conformance with applicable procedural and public notice requirements.

**Requested Action:**

1. Approval of a Text Amendment to the Zoning Ordinance to establish requirements for multi-family residential uses as Planned Developments in the ORM, Office-Research-Manufacturing Zoning District.
2. Approval of a Preliminary Planned Development Amendment to Planned Development 31 for a multi-family residential component to the Esplanade office complex.

**BACKGROUND****General Description**

The petitioner is proposing to develop a 280-unit multi-family residential component to the Esplanade office complex (Planned Development No. 31), which occupies approximately 102 acres of land located generally south of Butterfield Road, west of Lacey Road. This Planned Development includes the Double Tree Guest Suites, Carlucci's Restaurant, and the daycare center located at Woodcreek and Lacey Roads. The Planned Development also includes approximately 2.1 million square feet of office space including the Spiegel office building, 1902 and 2001 Butterfield Road, as well as 3250 and 3450 Lacey Road. The Master Plan for this Planned Development did not originally anticipate a housing component; however, longer term market factors have led the owner to consider housing on part of the overall site.

As indicated on the attached locator map, the multi-family component is proposed to consist of approximately 5.7 acres of land located south of Wood Creek Drive, south of the large detention basin, and to the northwest of the Spiegel Building. The proposal includes 280 dwelling units (140 one-bedroom units and 140 two-bedroom units) in two 11-story buildings approximately 110 feet in height. On-site parking is proposed at a ratio of 1.75 spaces per dwelling unit.

The underlying zoning district of the Planned Development is ORM, Office-Research-Manufacturing. This zoning district does not provide for multiple-family residential uses, nor does the zoning district provide any applicable zoning standards for such uses, most notably residential density. Staff has recommended and the petitioner is requesting to amend the text of the Zoning Ordinance to allow consideration of multi-family components to Planned Developments within the underlying ORM Zoning District, and to provide lot and bulk regulations and parking standards for such developments. In conjunction with the requested text amendments, the petitioner is also requesting approval of a Preliminary Planned Development Amendment to include the multi-family component within PD Number 31.

**REQUESTED ACTION****Petitioner's Requested Action 1: Proposed Text Amendment to the Zoning Ordinance**

Staff concurs with the concept of providing opportunities for consideration of multi-family residential developments in the subject area, as this established office corridor is and will likely continue to experience pressure to readjust its use characteristics in response to fluctuations in market demand for high-end office space and multi-family residential uses. Multi-family developments can be complimentary to the existing office uses, subject to certain development controls pertaining to residential bulk, density and height. These development controls should protect the Village's interest by requiring Planned Development approval, and should establish reasonable restrictions of bulk, density and height.

In reviewing available zoning options regarding the petitioner's proposal, Staff has evaluated the zoning regulations for various types of multi-family developments currently provided for within the existing framework of the Zoning Ordinance. Currently, the greatest density and the greatest height as applied to multi-family developments are provided for in the downtown Concentrated Business District (CBD) and its surrounding area of the Concentrated Central Area (CCA).

In the CBD, 54 dwelling units per acre can be proposed as a Planned Development, and in the CCA, a residential density ranging between 14 to 58 dwelling units per acre can be proposed depending upon bedroom type. With respect to current height regulations, a residential Planned Redevelopment with a height of up to 80 feet can be requested in the R-6 zoning district. The maximum Floor Area Ratio allowed by the Zoning Ordinance is in the CBD, where the maximum allowable FAR is 3.0.

Staff has also evaluated the nature of development allowed in the underlying ORM Zoning District in terms of allowable bulk, density and height. The ORM zoning district provides for structures of up to 126 feet excluding mechanical penthouses, and for properties north of Interstate 88 such as the subject property, the maximum allowable height is 140 feet excluding mechanical penthouses. If approved by Planned Development, structures may be up to 210 feet in height. The ORM district also allows a Floor Area Ratio of up to 0.8 in general, and of up to 1.0 for properties north of Interstate 88.

Staff finds it reasonable to provide for residential developments in this area to be considered at a comparable density to that provided for in the downtown, and with height and bulk standards comparable to that allowed as of right for non-residential uses in the same zoning district. The physical character of the existing Planned Development consists of large amounts of greenspace as well as large office buildings in excess of 200 feet in height. Adequate traffic circulation should also be able to be accommodated, taking into account that peak traffic flow from residential uses would be generally traveling opposite that of surrounding office uses. The site is also within close proximity to open space and recreational uses, as well as the Butterfield Road retail shopping corridor.

Staff has worked with the petitioner to prepare the requested text amendments to the Zoning Ordinance, which have been requested by the petitioner as part of the Requested Action (per Section 28-1700, requests for amendments to the text of the Zoning Ordinance may be sought by the petitioner). The proposed amendments include provisions to allow requests for multiple-family residential developments in the ORM District only by way of Planned Development approval, and subject to the following lot and bulk requirements (note that the full text of the proposed amendments to the Zoning Ordinance is provided in the attachment entitled "Proposed Text Amendment, File PC-07-05", which lists the proposed amendments by Article and Section):

- (1) The maximum Floor Area Ratio for such developments shall not exceed 1.5.*

Floor Area Ratio (FAR) is a bulk-controlling factor that is calculated as the total floor area of the building(s) on a zoning lot divided by the area of the zoning lot. The proposed FAR of 1.5 represents an increase as compared to the FAR of 1.0 for office buildings in the underlying ORM District, but represents a significant decrease from the allowable FAR of 3.0 in the downtown area. The proposed FAR of 1.5 is intended to accommodate compact medium-density residential developments with marketable dwelling unit sizes, while still providing desirable amounts of landscaped areas and on-site parking, which are not required in the downtown area.

- (2) The minimum lot area shall be 800 square feet of lot area per dwelling unit.*

The lot area requirement is a residential density-controlling factor which establishes a maximum density based upon the lot area of the subject site by requiring a minimum lot area per dwelling unit. The proposed lot area requirement of 800 square feet per dwelling unit is equal to that as provided for in the downtown Concentrated Business District as a Planned Development.

- (3) *The minimum number of parking spaces provided for each dwelling unit shall be 1.75, and all parking spaces and areas must conform with Article XIV of this Ordinance.*

The proposed requirement of 1.75 parking spaces per dwelling unit represents an increase from the existing requirement for multi-family or mixed use Planned Developments within the downtown, which is 1.4 spaces per dwelling unit.

- (4) *The minimum front setback shall be not less than 35 feet. Provided, buildings over 35 feet in height shall be set back one additional foot for each two feet of height over 35 feet. These setback requirements shall be observed on each street side of a corner lot.*
- (5) *The minimum side yard shall be not less than 10 feet plus one additional foot for each two feet of height over 20 feet.*
- (6) *The minimum rear yard shall be not less than 10 feet plus one additional foot for each two feet of height over 20 feet.*
- (7) *Transitional yards shall not be required.*

The proposed front, side and rear yard setback requirements are equal to those as required for structures in the underlying ORM zoning district in Article XI of the Zoning Ordinance, and have not been amended. Transitional yards are not required, as transitional yards are typically required to be provided by non-residential uses when they are adjacent to residential uses.

- (8) *No less than 20% of the total area of the Planned Development shall be provided as permanent common open space.*

The proposed permanent common open space requirement of 20% is equal to the requirement for Planned Developments in the OR, ORM, M-1 and M-2 Zoning Districts as required by Section 28-1612.

- (9) *No building shall exceed 140 feet in height, excluding parapet walls and mechanical penthouses.*

The proposed height limitation of 140 feet excluding parapet walls and mechanical penthouses is equal to the requirement for structures in the underlying ORM zoning district north of Interstate 88. Note also that the height to setback ratios noted above must also be maintained.

- (10) *Such developments involving more than one principal building shall conform to Section 28-1615 of this Zoning Ordinance.*

Section 28-1615 of the Ordinance establishes minimum separation distances between the walls of any two multiple-family residential buildings over two stories in height.

### **Petitioner's Requested Action 2: Proposed Preliminary Planned Development Amendment**

In conjunction with the proposed Text Amendment, the petitioner is proposing consideration of a Preliminary Planned Development Amendment for the general concept and scope of the proposed multi-family component. Should the proposed Text Amendment and Preliminary Planned Development Amendment be approved, the petitioner would be required to finalize the proposed development plan in detail, including all engineering related issues such as stormwater management, and to request Final Planned Development Amendment Approval within one year of the approval of the Preliminary Planned Development Amendment.

## ANALYSIS

### Zoning and Future Land Use Plan

	Existing Zoning	Existing Use	Future Land Use Plan
North	ORM, Office-Research-Manufacturing	Detention, Offices	Office-Research
South	ORM, Office-Research-Manufacturing	Offices	Office-Research
East	ORM, Office-Research-Manufacturing	Offices, Daycare Center, Interstate 88	Office-Research
West	R-1, Single Family Residence	Forest Preserve	Open Space

The Future Land Use Plan designates the subject property as Office Research. The project area was discussed in the Strategic Land Use Planning Workshops with the Plan Commission and the Economic Development Commission as part of the 'Butterfield I-355 West' Focus Area. The Strategic Planning discussions recognized the desirability of beneficial and complementary uses such as higher-density and high-end residential uses. It was also recognized that the proximity to transportation and commercial corridors, as well as to forested public lands, enhances opportunities for such housing uses in this area. It was concluded that zoning options should be considered which foster desirable mixed-uses and the introduction of higher-density high-end residential uses.

It should be noted that if the maximum 280 units proposed were to be built, this would constitute an effective density of 50 dwelling units per acre, comparable to the multiple-family Future Land Use Map designation of Residential at 25 to 60 dwelling units per acre.

#### Site

##### Site Characteristics

The multiple family component is proposed to be located on to the west of Lacey Road south of Woodcreek Drive, northwest of the Spiegel building. The site is irregular in shape with overall approximate dimensions of 465 feet in width as measured east to west, and 585 feet in depth as measured north to south, with a total land area of approximately 5.7 acres (246,908 square feet).

##### Proposed Site Plan

The subject site is proposed to be accessed by way of two roadways; one stemming south from Woodcreek Drive just west of the large detention basin; and another stemming west from Lacey Road and connecting to the main entrance for the Spiegel office building. Traffic circulation is proposed to follow the perimeter of the site, with both grade level and deck parking provided.

The two 11-story buildings are proposed to be centrally located within the site, joined in the center by a common clubhouse and terrace. Landscaped green space areas are proposed throughout the site, as well as within the parking areas. Overall, the proposed landscaped green space areas comprise 26% of the subject site. Landscaped areas are also proposed on certain portions of the rooftops of each of the proposed buildings.

##### Bulk Characteristics

The 5.7 acre subject site comprises approximately 5.6% of the overall 102 acre Planned Development. The proposed land area per dwelling unit lot area requirement is 800 square feet of land area per dwelling unit. The proposed development of 280 dwelling units on 5.7 acres of land represents 881 square feet of land area per dwelling unit, exceeding the proposed minimum requirement. The proposed Floor Area Ratio is 1.43, less than the proposed maximum of 1.5.

The northerly building is proposed to have a setback of approximately 59 feet at its closest point to the northerly property line, and the southerly building is proposed to have a 52 foot setback from the southerly property line. The two buildings are proposed to be offset from one another, being separated by no less than 125 feet. All proposed setbacks exceed the proposed minimum requirements for residential developments within the ORM zoning district. Each building is proposed to be 11 stories in height, with heights of 110 feet as measured to the top of the roof, and 130 feet to the top of the mechanical penthouse roof. The design of the building mass includes articulated heights for various portions of the building, as illustrated on the proposed elevation plans.

### Public Works/Engineering

Public Works has reviewed the proposed plans per the attached memo dated February 21, 2005, and has concurred with the consideration of the conceptual plans of the Preliminary Planned Development petition. Should the Preliminary Planned Development be approved as proposed, the Public Works Department has identified certain items to be addressed by the petitioner at the Final Planned Development phase, most notably site engineering, public improvements and stormwater management.

The Traffic Division has reviewed the proposed plans and traffic study submitted by the petitioner. The Traffic Division finds the submitted traffic study acceptable, and has no outstanding issues to address as part of the Preliminary Planned Development proposal.

### Fire Department

The Fire Prevention Division of the Fire Department has reviewed the proposed plans, and as noted in the attached memorandum dated December 22, 2004, all requirements for approval, including fire sprinkler systems for the proposed residential structures, must be met at the time of permit review.

### Other

#### Required School and Park District Donations

Chapter 20, Subdivision Ordinance, Section 20-300, *Park and School Donation*, establishes the schedule of school and park district donations. The petitioner has stated the intent to construct 140 two-bedroom apartments, and 140 1-bedroom apartments. The preliminary required total donation obligation is \$480,229.40 as noted below, which would be required to be paid by the petitioner to the Village prior to the consideration of the Final Planned Development by the Council.

**Table 3: School and Park District Donations**

<b>BR Type</b>	<b>Total to District 58</b>	<b>Total to District 99</b>	<b>Total To Park District</b>	<b>Total Donations per BR Type</b>
<b>140 Proposed 2 BR Units</b>	\$ 48,935.60	\$ 18,404.40	\$ 210,326.20	\$ 277,666.20
<b>140 Proposed 1 BR Units</b>	\$ -	\$ 438.20	\$ 202,125.00	\$ 202,563.20
<b>Total Donations</b>	\$ 48,935.60	\$ 18,842.60	\$ 412,451.20	\$ 480,229.40

Note: Chapter 20, Subdivision Ordinance, Section 20-300, *Park and School Donation*, establishes the schedule of school and park district donations.

The petitioner has contacted the School Districts (Grade School District 58 and High School District 99) and the Park District to advise them of the pending proposal. The School Districts have each responded that they have shared the proposal with their respective Boards of Education, and no further comments were made. The Park District has acknowledged that there is no land that could be donated to the Park District within the development, and anticipates payment of the donation as noted above. Please see attached correspondence provided by the petitioner.

The DuPage County Forest Preserve District has also received notice of the pending proposal as an adjacent landowner, and Staff has provided the District with copies of the proposed site plans. The District responded in the attached correspondence dated March 9, 2005 that they have no comments at this time, and would appreciate further review of the proposal should it move forward to the Final Planned Development phase.

**RECOMMENDATION**

Staff believes the Petitioner's Requested Action of the proposed Text Amendment and the Preliminary Planned Development Amendment are consistent with the Strategic Planning discussions regarding the Future Land Use Map designation for the subject area, as well as with the Planning Documents of the Village. Staff recommends that the Plan Commission forward a favorable recommendation and Finding of Fact to the Village Council with respect to the Petitioner's Requested Action, subject to the following conditions:

1. Submission of a complete petition for Final Planned Development Amendment within one year of approval of the Petitioner's Requested Action;
2. The Final Planned Development Amendment shall be in substantial compliance with the Preliminary Planned Development considered in this case, and shall include no more than 280 dwelling units at a density of no more than 50 dwelling units per acre;
3. The Final Planned Development Amendment shall also include proposed covenants and restrictions for the multi-family component;
4. The Final Planned Development Amendment shall also address all identified issues of the Public Works Department as outlined in their memorandum dated February 21, 2005, as well as all identified issues of the Fire Prevention Division of the Fire Department as outlined in their memorandum dated December 22, 2004;
5. Any changes to the conditions represented by the Petitioner as the basis for this petition, whether those changes occur prior to or after Village approval, shall be promptly reported to the Village. Changes may require additional review of the Requested Action; and
6. It is the Petitioner's obligation to maintain compliance with all applicable Federal, State, County and Village laws, ordinances, regulations, and policies.

Attachments

**Article II.**

**28-201. Definitions**

Add definition of "ORM District Residential Development"

A development involving residential units or a combination of commercial/office units and residential units which must be pursued as a Planned Development and located in the Office-Research-Manufacturing Zoning District.

**Article VIII. Office-Research Manufacturing District (ORM)**

**28-802. O-R-M District – Special Uses**

Add subsection (d) and renumber subsequent subsections:

(d) ORM District Residential Development (See 28-1022).

**Article X Use Regulations**

**28-1022. ORM District Residential Development**

An ORM District Residential Development, where allowed as a Special Use in the ORM Zoning District, is intended to promote the development of high-density multiple-family residential uses in a mixed-use environment, and shall be subject to the following conditions:

- (1) The maximum Floor Area Ratio for such developments shall not exceed 1.5.
- (2) The minimum lot area shall be 800 square feet of lot area per dwelling unit.
- (3) The minimum number of parking spaces provided for each dwelling unit shall be 1.75, and all parking spaces and areas must conform with Article XIV.
- (4) The minimum front setback shall be not less than 35 feet. Provided, buildings over 35 feet in height shall be set back one additional foot for each two feet of height over 35 feet. These setback requirements shall be observed on each street side of a corner lot.
- (5) The minimum side yard shall be not less than 10 feet plus one additional foot for each two feet of height over 20 feet.
- (6) The minimum rear yard shall be not less than 10 feet plus one addition foot for each two feet of height over 20 feet.
- (7) Transitional yards shall not be required.
- (8) No less than 20% of the total area of the Planned Development shall be provided as permanent common open space.
- (9) No building shall exceed 140 feet in height, excluding parapet walls and mechanical penthouses.
- (10) Such developments involving more than one principal building shall conform to Section 28-1615 of this Zoning Ordinance.



**INTEROFFICE CORRESPONDENCE  
DEPARTMENT OF PUBLIC WORKS**

**TO:** Amanda Riordan, Planning and Community Development  
**FROM:** David H. Barber, P.E., Director of Public Works  
**BY:** Michael D. Millette, P.E., Asst. Director of Public Works – Engineering *MDM*  
Jonathan C. Hall, P.E., Development Engineer *JH*  
**DATE:** February 21, 2005  
**RE:** Planning / Zoning Petition for Preliminary Planned Development  
Esplanade Proposed Multi-family Component  
Public Works Department – 3<sup>rd</sup> Review

**Documents Reviewed:**

- Preliminary Site Plan, Elevation Plans dated December 8, 2004
- Preliminary Engineering Plan (Topographic Survey) dated May 28, 2004

**Attachments:**

- *Traffic Review Memo dated January 27, 2005*

**Public Works Review Summary:**

Division	Representative	Date	Conclusion	Comments included
Engineering	M. Millette	1/31/05	See Comments	X
Stormwater	J. Hall	1/31/05	See Comments	X
Water	D. Bird	1/31/05	See Comments	X
Traffic	D. Fera	1/31/05	See comments	X
Forestry	K. von der Heide	1/31/05	See Comments	X
Pavement	R. Ebel	-	No Comments	

**Findings:**

The Public Works Department concurs with placement of the petition for a Preliminary Planned Development on the Plan Commission Agenda at this time. The petitioner's response to the attached review comments will be required prior to reviewing a future Final Planned Development petition.

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## Public Works Department Review Details:

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### Engineering Review Comments:

Review comments from August 18, 2004 (*w/ updated status in bold italics*):

1. Petitioner must analyze water use requirements.
2. Proposed parking lot pavement sections should be provided.
3. Other components in preliminary plans: schematic of street lighting and rough grading plan (specifically, show relative grades for garage drives).
4. Provide preliminary site engineering plans.
5. Provide preliminary approval from Sanitary District.

The following new comments are based on the latest provided information:

6. Pedestrian access/sidewalk issues need to be addressed.

### Stormwater Review Comments:

Review comments from August 18, 2004 (*w/ updated status in bold italics*):

1. Provide preliminary engineering plans, including the following information:
  - a. Proposed stormwater detention location.
  - b. Wetlands on the site or within 100 feet of the site.
  - c. Preliminary utility alignment.

***Not Accepted - Detention area dedicated to this site has not been confirmed.***

2. Provide a preliminary plat, which will grant easements to the Village for all stormwater detention areas, storm sewers, and major overland flow routes. The plat must include language stating that the property owner is responsible for maintenance.

***Not Accepted - Not provided.***

3. Provide a wetland determination. If a wetland is located on or near the site, a delineation and survey will be required.

***Not Accepted - Not provided.***

4. Provide a flood plain location map. If a flood plain is located on or near the site, a topographic survey and flood plain delineation will be required (use FEMA or County benchmarks only).  
**Not Accepted - Not provided.**
5. Provide preliminary detention volume / area estimate (NIPC chart acceptable).  
**Not Accepted - Not provided.**
6. Stormwater detention must be designed and constructed to maximize maintenance efficiency.  
**Not Accepted - No explanation provided.**
7. Stormwater detention must be designed and constructed to incorporate "best management practices" for stormwater quality treatment, in accordance with DuPage County and IEPA requirements.  
**Not Accepted - No explanation provided.**
8. Prior to consideration for Final Planned Development approval, a formal stormwater submittal report will be required, in accordance with DuPage County standards.  
**Not Applicable (until Final PD submission)**

Upon submittal of all of the above items, the Village will likely have the development reviewed by our engineering / environmental consultant. This additional review process would have to be completed prior to final subdivision.

The following new comments are based on the latest provided information:

9. The proposed 749.0 spot elevation southeast of the southern building appears inconsistent with adjacent manhole rims and existing grades.
10. The 744 elevation contour is missing along the southern portion of the site.
11. Provide preliminary calculations and plans which show detention allocation and drainage divides for the various adjacent parcels and basins.
12. Show overland flow routes which ensure 100-year overland conveyance to the detention area(s).
13. For mowed turf areas, 25% is the maximum recommended slope. 5% is the recommended maximum for general parking areas, and 2% is the allowable maximum for handicapped parking areas. Maximum driveway slopes should not exceed 10%.

14. Provide a native buffer area along the existing detention area.
15. Show proposed grading.
16. Show entry drives and associated grading / pathways / utilities.

**Traffic Review Comments:**

See attached memo dated January 27, 2005.  
See attached memo dated August 18, 2004.

**Forestry Review Comments:**

On the landscape plan sheet, no details were provided for comment.

**Water Division Review Comments:**

Review comments from August 18, 2004 (*w/ updated status in bold italics*):

1. Provide utility plans and specifications for comment.

The following new comments are based on the latest provided information:

2. Based on the provided utility plan, the 12" loop on the water main is acceptable.
3. Provide additional valves to allow isolation of each building.
4. Evaluate water pressure required for fire protection systems. Building may require fire pumps.

c: PW Division Managers  
Director of Code Services  
Stormwater Management Engineer



**VILLAGE OF DOWNERS GROVE**  
**INTEROFFICE MEMORANDUM**

**TO:** Amanda Browne, Senior Planner  
**FROM:** Dorin Fera, Traffic Engineering Manager  
**DATE:** January 27, 2005  
**RE:** **Traffic Review**  
**Esplanade Multi-Family Component**  
**Woodcreek Drive and Lacey Road**

Based on our review of the proposed plans, field reviews at the subject location, and the Traffic Impact Study prepared by James J. Benes & Associates, dated January 21, 2005, the Traffic Division has the following comments:

*Current Conditions of Approval*

1. The Traffic Impact Study prepared to address the proposed 280 unit residential development has been prepared, and is acceptable.
2. The petitioner has provided satisfactory responses to all previous comments. The Traffic Division has no other comments, and would support approval for placement of this item on an agenda.

**JAMES J. BENES AND ASSOCIATES, INC.**

950 Warrenville Road • Suite 101 • Lisle, Illinois • 60532

Tel. (630) 719-7570 • Fax (630) 719-7589

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**MEMORANDUM**

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Date: January 21, 2005

To: Mr. Gary Mori, Partner  
Hamilton Partners

From: Thomas Adomshick, P.E., P.T.O.E.  
Vice President

Re: Traffic Impact Analysis  
Proposed Construction of Apartments in lieu of Office Space  
Esplanade, Downers Grove, Illinois  
Job No. 439,012

---

This memorandum presents the results of a traffic impact analysis prepared by James J. Benes and Associates, Inc. for a proposed change in land use on an as yet undeveloped parcel, generally located southwest of the intersection of Woodcreek Drive and Lacey Road, at the Esplanade development in Downers Grove, Illinois. Under the terms of the approved PUD, the planned land use for this parcel is general office. The current proposal is to construct a 280 unit multi-story apartment building. A Special Use Permit under the PUD would be required for the change in land use.

Access to the proposed apartments will be provided via a new driveway to Woodcreek Drive located approximately 600' feet west of the intersection of Woodcreek Drive with Lacey Road, and via a connection to the existing north Spiegel driveway to Lacey Road.

This report contains existing traffic volume and operation information, trip generation from the site and an analysis of future traffic operations at the two site access driveways.

**EXISTING CONDITIONS:**

A field reconnaissance was conducted of the site vicinity to collect information on the existing road network, and traffic control devices. Data collection included counts of existing traffic volumes along Woodcreek Drive at the proposed site access location, and at the existing Spiegel driveways.

Lacey Road

Lacey Road is a collector road extending from Finley Road on the south to Butterfield Road on the north. Within this section, Lacey Road has two lanes in each direction separated by a barrier median. It has a posted speed limit of 35 miles per hour (mph).

A separate southbound right-turn lane and a separate northbound left-turn lane is provided on its approaches to each Spiegel driveway.

Woodcreek Drive

Woodcreek Drive is a local road that provides direct access to the adjoining land uses. It is generally oriented in a northwest-southeast direction and terminates in a tee intersection with Lacey Road at each end. Woodcreek Drive has a wide two-lane cross section, one lane in each direction. There are no

**Esplanade Residential  
Downers Grove, Illinois  
January 21, 2005**

separate left-turn lanes on Woodcreek Drive at any of the existing private entrances to Woodcreek Drive. The speed limit is not posted. It is assumed that the regulatory speed limit is 30 miles per hour (mph).

Spiegel Access Drives

The Spiegel access driveways have two stop sign controlled outbound lanes at Lacey Road. The two lanes consist of separate left- and right-turn lanes.

Existing Traffic Volumes

Manual traffic counts were taken during weekday peak traffic periods on January 13, 19 and 20, 2005 on Woodcreek Drive at the location of the proposed site access and at the Spiegel driveways. Turning and through movements were recorded by vehicle type in fifteen minute intervals for two hour periods in both the morning and evening. The counts were performed from 7:00 AM to 9:00 AM and from 4:00 PM to 6:00 PM on a Tuesday, Wednesday or Thursday. The morning and evening peak hours for traffic volumes in the site vicinity were determined to be from 7:30 to 8:30 AM and from 4:30 to 5:30 PM. Exhibits of existing and projected future traffic volumes are attached to this memorandum.

The Spiegel building is currently approximately at 17% occupancy. Therefore the existing Spiegel driveway traffic volumes do not represent the maximum number of trips that would occur under full occupancy.

**SITE TRAFFIC GENERATION:**

The 280 unit apartment building will replace approximately 350,000 square feet of office space that was approved under the PUD. The trip generation for the apartment land use was estimated using the Trip Generation Manual, Seventh Edition, published by the Institute of Transportation Engineers (ITE), and is shown in the following table.

<b>TRIP GENERATION COMPARISON OFFICE vs. APARTMENTS</b>									
	AM Peak Hour			PM Peak Hour			Daily Trips		
	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
Apartments (280 dwellings)	30	115	145	110	60	170	915	915	1830

**SITE TRAFFIC DISTRIBUTION AND ASSIGNMENT:**

Several factors influence the directions to and from which development traffic will travel. These include the locations of work places of residents, the existing area road network, and the ease of travel on the area streets. These factors as well as existing travel patterns in the site vicinity served as the basis for estimating the distribution of site generated trips to the surrounding road network.

Esplanade Residential  
Downers Grove, Illinois  
January 21, 2005

The assignment of site traffic to the surrounding streets is shown on the attached exhibit and in the table below.

Directional Distribution of Site Traffic	
Site Traffic Traveling to/from	Percentage
northwest on Woodcreek Drive	55%
north on Lacey Road	10%
south on Lacey Road	35%
Total	100%

**FUTURE TRAFFIC CONDITIONS:**

Future traffic volumes at the two access driveways consist of existing traffic volumes plus new traffic generated by the proposed apartments. The existing traffic volumes were adjusted to account for full occupancy of the Spiegel building and also for normal growth of non-site (background) traffic over time. Given the existing 17% occupancy of the Spiegel building, traffic attributable to that building was increased by a factor of 6 to estimate full occupancy traffic volumes. In addition background traffic was increased a total of 3% assuming a three year build-out period for the apartments. The 3% growth represents a growth rate of 1% per year. This growth rate is consistent with the current Northeastern Illinois Planning Commission (NIPC) projected population and employment growth rates for DuPage County.

Future traffic volumes at the north Spiegel driveway and at the new apartment site driveway also reflect use of the Spiegel driveway by apartment generated traffic and redistribution of some Spiegel building traffic to the new driveway to Woodcreek Drive. See the attached Total Future Traffic Volumes exhibit.

**TRAFFIC OPERATIONS ANALYSES:**

Operation of the north and south Spiegel driveways were evaluated under existing traffic conditions. The Spiegel driveways and the new driveway to Woodcreek Drive were all evaluated under projected traffic conditions. The analyses were performed using Highway Capacity Software, Version 4.1e, which implements procedures contained in the Highway Capacity Manual (HCM 2000) published by the Transportation Research Board. A Level of Service (LOS) "D" is considered the lowest acceptable level in northeastern Illinois. The results of the analyses are provided in the table below.

Intersection Capacity Analysis Summary				
Average Delay (seconds per vehicle)/Levels of Service <sup>1</sup>				
Intersection	Existing Conditions		Future Conditions	
	AM Peak	PM Peak	AM Peak	PM Peak
New driveway / Woodcreek Drive	-	-	10.0/B	10.0/A
North Spiegel access / Lacey Road	11.0/B	11.1/B	29.3/C	20.4/C
South Spiegel access / Lacey Road	11.1/B	11.1/B	22.8/C	23.7/C

<sup>1</sup> The critical (worst case) traffic movement LOS is listed. This movement was the outbound left-turn movement for all cases except for the future PM peak hour at the south Spiegel Driveway. During this period the outbound right-turn traffic movement was the critical movement.

Esplanade Residential  
Downers Grove, Illinois  
January 21, 2005

North and South Spiegel Access Drivse to Lacey Road

These driveways currently operate at and will continue to operate at an acceptable LOS. The increase in delay at these driveways is due primarily to projected increases in traffic generated by full occupancy of the Spiegel building.

Separate left-turn and right-turn lanes currently exist on Lacey Road. No improvements are necessary to accommodate the projected future traffic volumes at these driveways.

New Access Drive to Woodcreek Drive

This driveway will operate at an excellent LOS with a single outbound lane shared by left- and right-turning traffic movements. It is recommended that the outbound lane be under stop sign control. A single inbound lane will be adequate to accommodate entering traffic.

The low volume of traffic turning left into the new driveway from Woodcreek Drive does not warrant a separate left-turn lane on Woodcreek Drive. In the event that future conditions were to significantly change from the anticipated conditions, the existing pavement width on Woodcreek Drive is wide enough to easily be re-stripped to provide a separate left-turn lane.

**PARKING:**

The parking supply ratio for the apartment land use is 1.75 spaces per unit, yielding a supply of 490 spaces. This exceeds the recommended design ratio of 1.68 spaces per unit contained in Parking, by Weant and Levinson and published by the Eno Foundation for Transportation. The Eno recommended design value is based upon data contained in Parking Generation, 2<sup>nd</sup> edition, published by the Institute of Transportation Engineers. The 1.68 design ratio is a conservative parking generation rate that represents a near *maximum peak* parking demand rate for an apartment building based upon the ITE parking study data. The proposed parking supply is more than adequate to accommodate the expected apartment parking demand. Additionally, the supply will meet revised parking supply requirements contained in an amendment to the Downers Grove Zoning Ordinance expected to be approved in the near future.

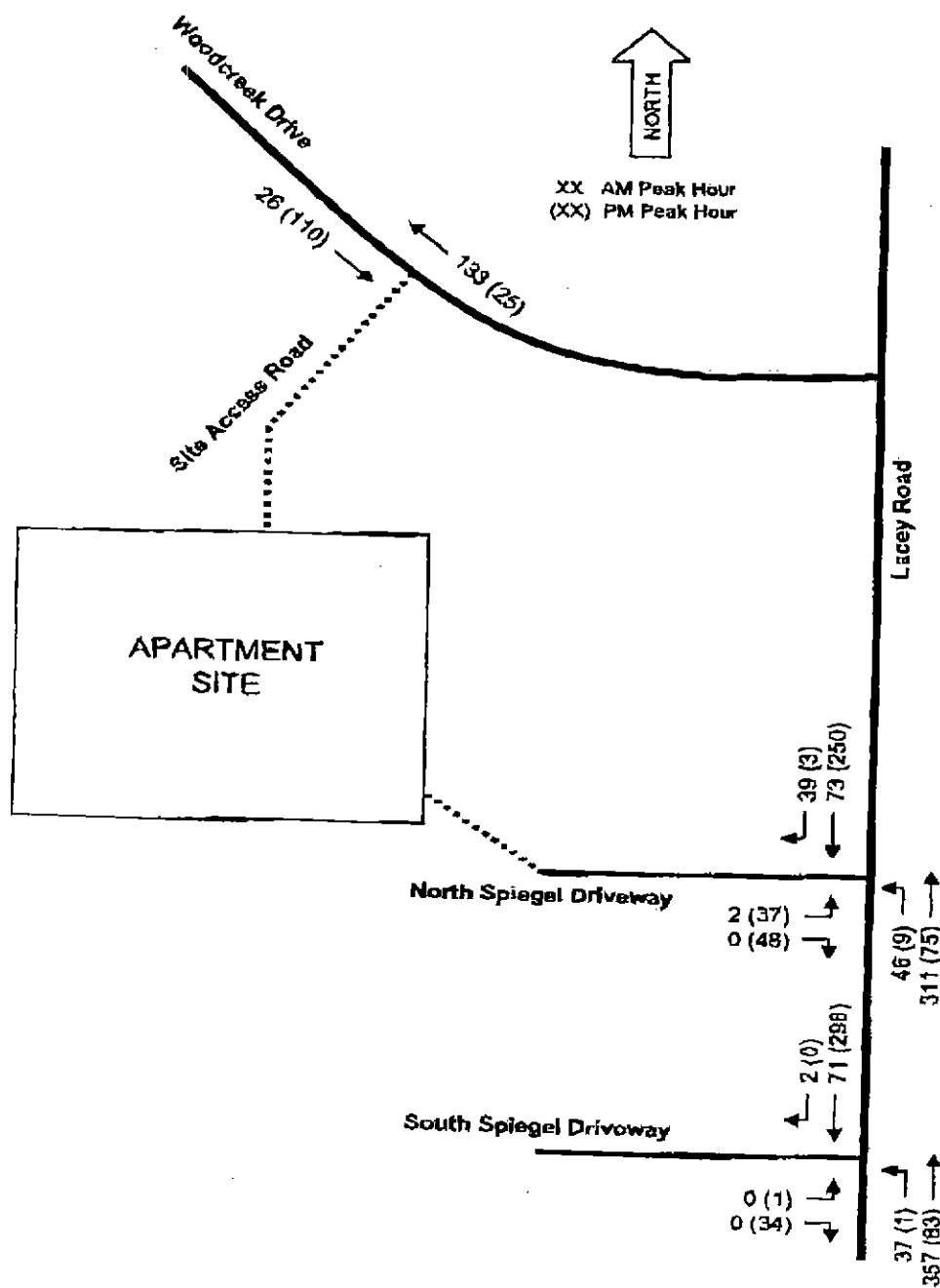
As a point of reference, under the PUD, a parking supply of 875 spaces would be required for 350,000 square feet of office space.

**CONCLUSION:**

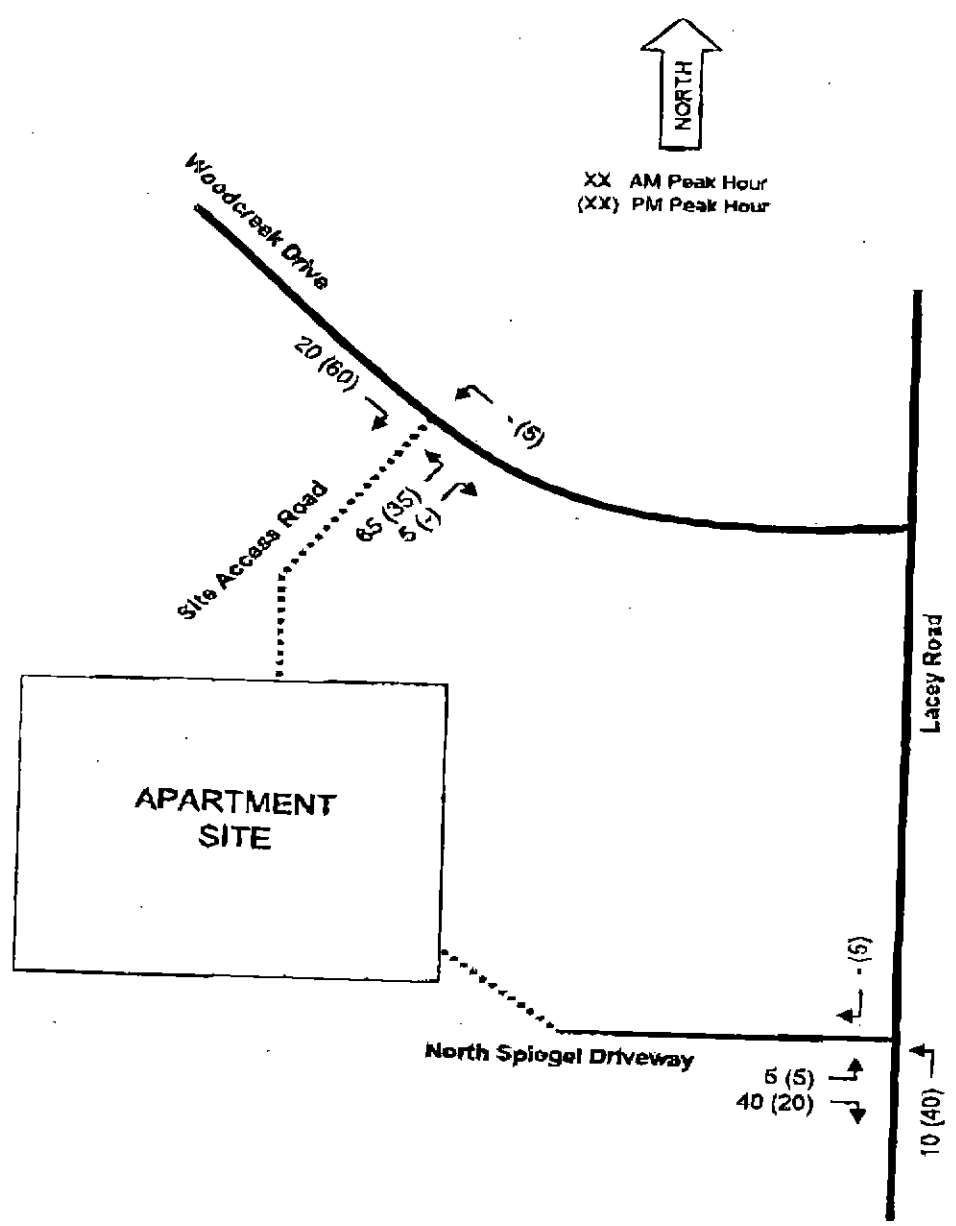
The proposed change from the PUD office use to an apartment special use will not adversely impact traffic operations in the vicinity of the Esplanade. The proposed new access drive to Woodcreek Drive will operate at an acceptable Level of Service under stop sign control with one inbound lane and one outbound lane. The existing Spiegel building driveways to Lacey Road can accommodate the additional traffic generated by the proposed apartments and full occupancy of the Spiegel building without requiring any improvements.

The proposed parking supply ratio of 1.75 spaces per unit will be adequate for the apartments land use.

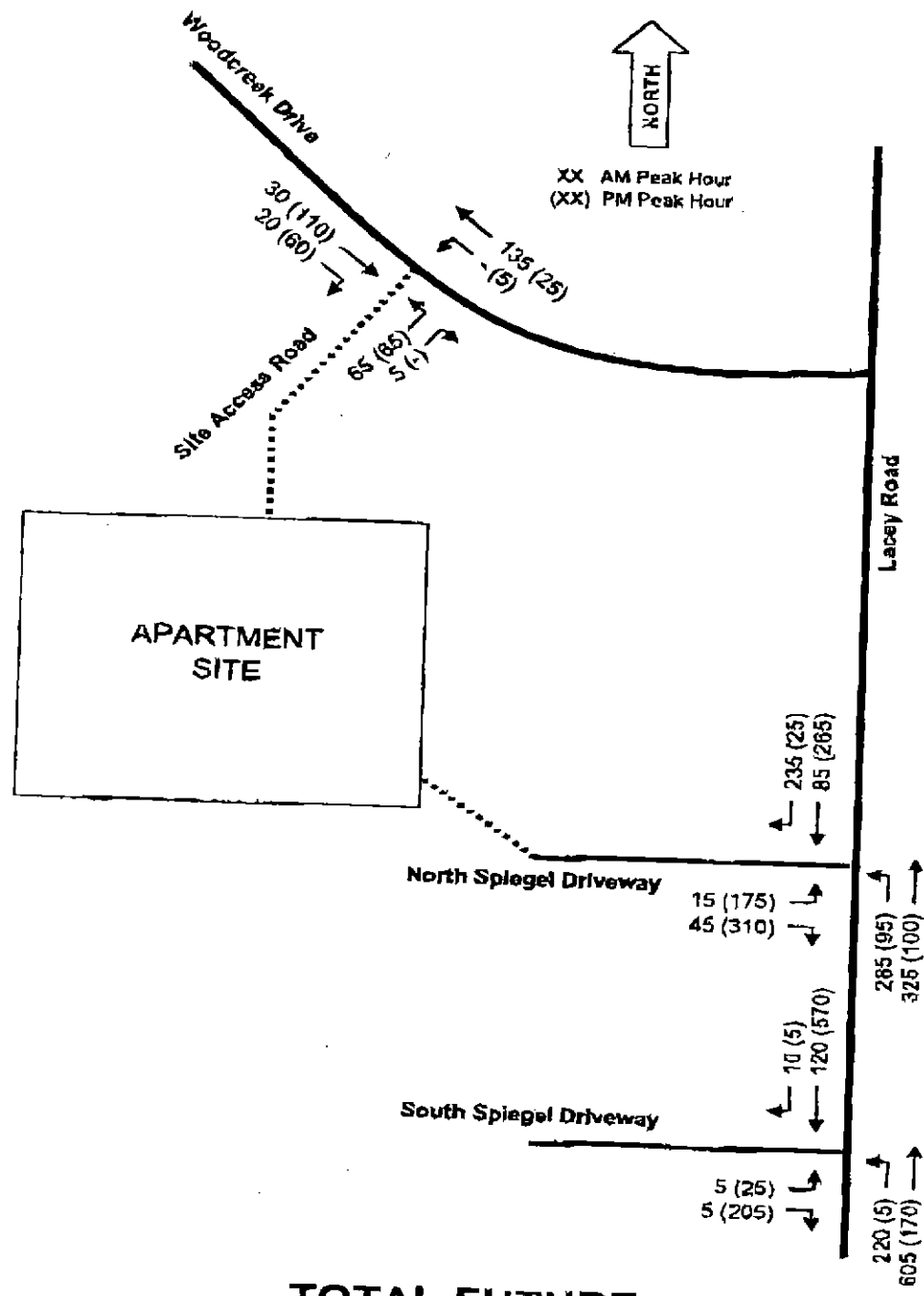
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### EXISTING TRAFFIC VOLUMES



### RESIDENTIAL SITE TRAFFIC VOLUMES



### TOTAL FUTURE TRAFFIC VOLUMES



# DOWNERS GROVE FIRE DEPARTMENT PREVENTION DIVISION

801 Burlington Ave., Downers Grove, IL 60515  
Phone: 630-434-5983 Fax: 630-434-5593



## SITE PLAN REVIEW

TO: Amanda Riordan, Planning & Community Development  
FROM: Bill Mierzejewski, Fire Marshal  
DATE: December 22, 2004  
RE: Proposed Multi-Family Component to Esplanade  
Lacey Road south of Woodcreek Drive

---

The Fire Prevention Bureau approves the plans submitted for the above referenced project. There do not appear to be any issues at this time. Specific approval for Fire Alarm System plans from their Fire Alarm Contractor and the Fire Sprinkler plans from their Fire Sprinkler Contractor will be required prior to any permit approval.

This is a review for fire protection and prevention concerns **only**. Other village departments may have issues that need to be addressed.

Please feel free to call me at 434-5983 with any questions or concerns.

## Focus Area VI: Butterfield & I-355 - West

### A. GOAL STATEMENT:

Continue to foster the existing established desirable land uses, to include the existing hotels and related commercial but encourage expansion of beneficial commercial use. Complementary higher-density residential uses should also be considered.

### B. ISSUES, OPPORTUNITIES AND CONSTRAINTS:

The area is generally considered to be the area bound by the Village boundary to the north, I-355 to the east, Finley Road to the south and the forest preserve land to the west. It was recognized that this area, adjacent to inter and intra regional transportation and commercial corridors represents a significant opportunity to further the positive development of the entire tract but also to enhance it both from a physical and economic potential given its strong base in hotel and office uses. In addition, its proximity to forested public lands enhances and opens additional opportunity for additional beneficial and complementary uses such as higher-density higher end housing.

Consequently, questions as to whether the Office Research (OR) land use designation, coupled with Office Research and Manufacturing (ORM) zoning is appropriate viable in the long term and whether ultimately mixed-use is the desired long term land use and best alternative.

There is concurrence that land use designations that further implicitly or explicitly encourage "manufacturing" need to be removed sooner rather than later as the implication of "manufacturing" or industrial type uses as permitted by-right in the area ultimately provided obstacles to desirable developments to include the potential addition of complementary traditional commercial retail, dining, entertainment and other similar uses and possibly even higher-density housing in this area.

It recognized that over the next 20 years communities like Downers Grove will become increasingly urbanized in areas adjacent to major lines of transportation and services leading to household lifestyle and location desires and choices including higher-density housing within close proximity to transportation, shopping, services, and entertainment options. This Village needs to be prepared by planning for the changes that come with urbanization to include infrastructure, communications, and transportation issues.

### C. CONCLUSIONS/RECOMMENDATIONS:

- Redesignate tract to the north of Butterfield Road Commercial from ORM
- The area has more economic potential than is currently signified by both the land use designation OR and zoning of ORM and expansion of this potential should be expected and facilitated
- Evaluate rezoning from OR to foster desirable mixed-use while eliminating possibility of undesirable uses allowed in ORM zoning
- Consider introduction of higher-density/high-end residential uses
- Encourage long term development as mixed-use
- Ensure high standards for aesthetics and landscaping

### D. ISSUES TO ADDRESS OR MONITOR:

- Advantages of proximity to established retail corridor
- Advantages of proximity to regional transportation
- Appropriateness of OR land use designation and potential redesignation
- Appropriateness of ORM zoning and potential redesignation
- Long term designation as mixed-use

Figure A: Existing Future Land Use Map

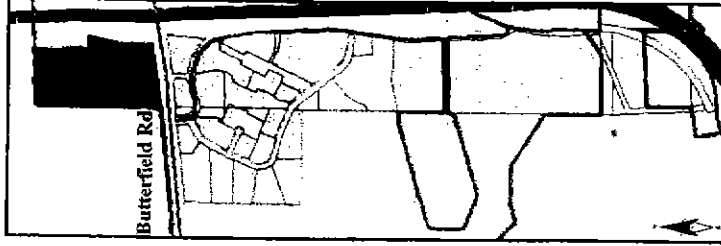
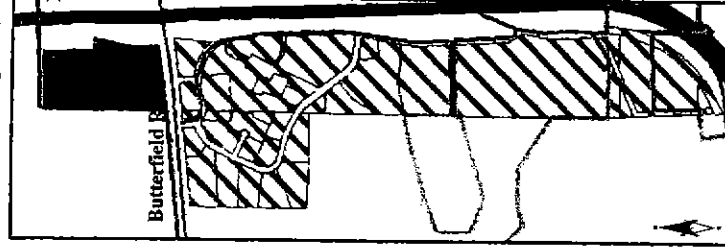
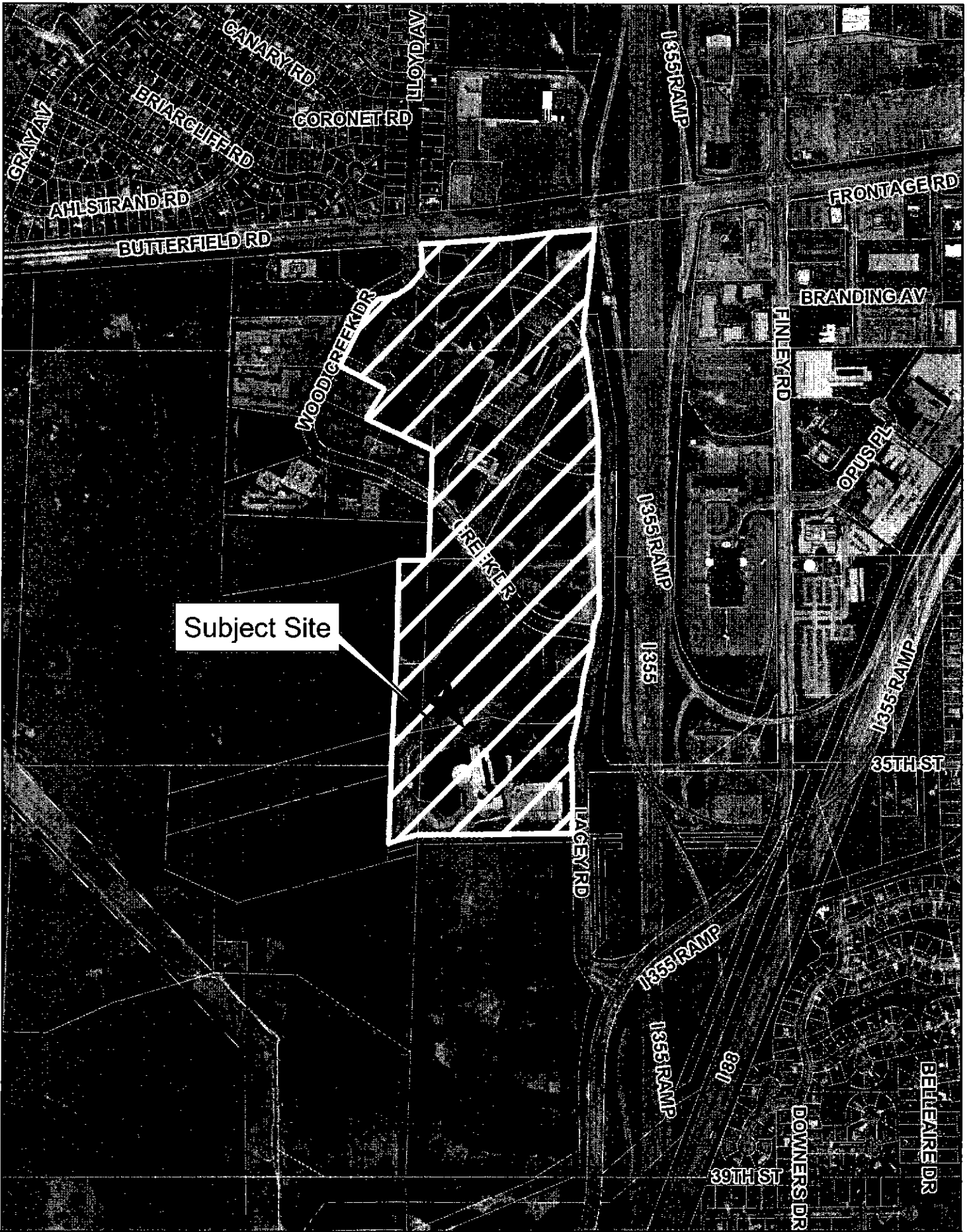
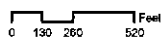


Figure B: Proposed Future Land Use Map (Long Term)





Subject Site



Potential Multi-Family concept - south of Butterfield Road and west of I-355

- Legend**
- ★ Subject Area
  - ▨ PD #31 Boundary

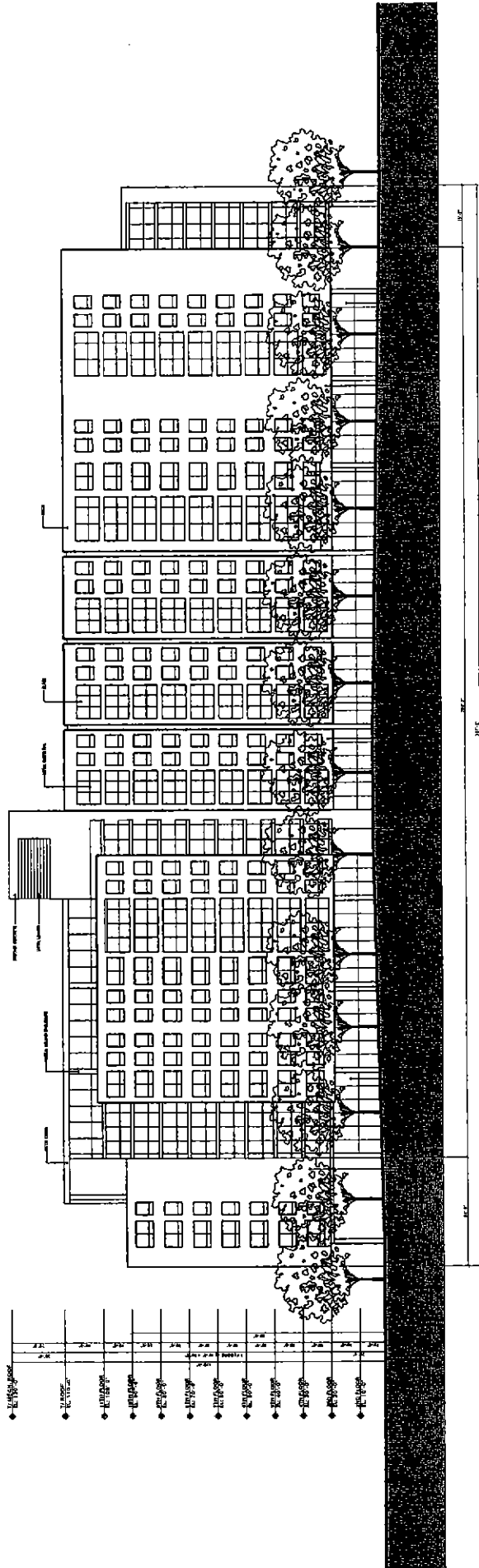


Planning & Community Development

2002 Aerials







**RECEIVED**

DEC 10 2004

Planning and Community  
Development

SCALE: 1/16"=1'-0"

12.08.04

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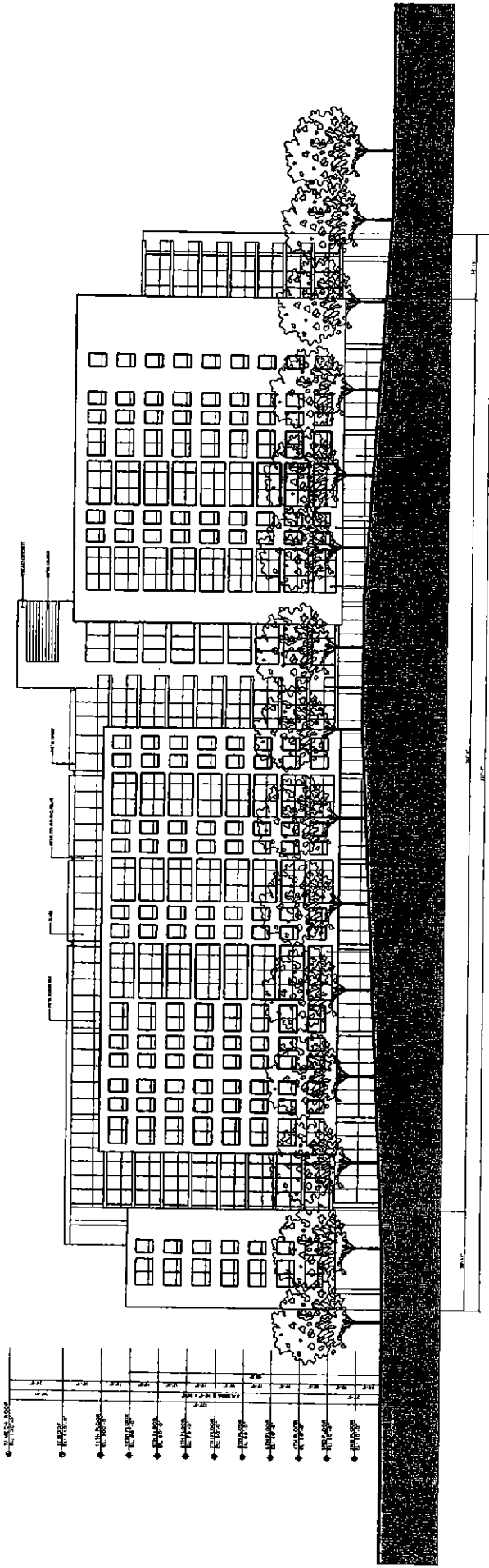
**A-4**

**CONCEPTUAL NORTH ELEVATION**  
**Esplanade Residential Development**  
 Hamilton Partners

**OWNER:**  
 Hamilton Partners  
 1901 Bunkerhill Road  
 Downers Grove, IL 60515 (630) 719-5500

**ARCHITECT:**  
 Solomon Cordwell Buenz & Associates Inc.  
 625 North Michigan Ave.  
 Chicago, IL 60611 (312) 896-1184

**SCB**  
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RECEIVED  
 DEC 10 2004  
 Planning and Community  
 Development

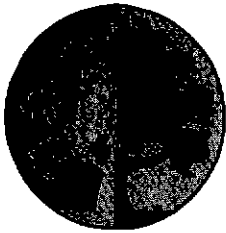
SCALE: 1/16"=1'-0"  
 0 16' 32'

12.08.04  
**CONCEPTUAL SOUTH ELEVATION**  
**Esplanade Residential Development**  
 Hamilton Partners

**ARCHITECT:**  
 Seligson Colwell Bantz & Associates, Inc.  
 800 North Michigan Avenue  
 Chicago, IL 60611 (312) 898-1134

**OWNER:**  
 Hamilton Partners  
 1901 Bunkerhill Road  
 Downers Grove, IL 60515 (630) 719-5590

**SCB**  
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## Downers Grove Grade School District 58

**Administrative Service Center**

1860 Sixty-third Street Downers Grove, Illinois 60516 (630) 719-5800  
Fax: (630) 719-9857

November 23, 2004

Hamilton Partners  
Attn: Mr. Gary Mori  
1901 Butterfield Rd.  
Downers Grove, IL 60515-7915

Dear Mr. Mori,

Downers Grove Elementary School District #58 is in receipt of the information regarding the residential project at the Esplanade in Downers Grove dated 11/8/04. This information has been shared with our Board of Education.

Sincerely,

A handwritten signature in cursive script that reads "Vickie Nissen".

Vickie Nissen  
Assistant Superintendent for Business

cc: Dr. Dale Martin, Superintendent



# Community High School District 99

Administrative Service Center  
6301 Springside Avenue • Downers Grove, IL 60516-2489  
(630) 795-7122 • FAX (630) 795-7199  
www.csd99.k12.il.us

**Mark E. Staehlin**  
Controller

December 7, 2004

Mr. Gary Mori  
Hamilton Partners  
1901 Butterfield Road  
Downers Grove, IL 60515-7915

Dear Mr. Mori:

Community High School District 99 is in receipt of the information regarding the residential project at the Esplanade in Downers Grove dated November 4, 2004. This information will be shared with our Board of Education on December 10, 2004.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark Staehlin'. The signature is fluid and cursive, with the first name 'Mark' being more prominent than the last name 'Staehlin'.

Mark Staehlin  
District Controller

/In

cc: D. Eblen, Superintendent

**North High School**  
4436 S. Main  
Downers Grove, IL 60515  
(630) 795-8400

**South High School**  
1436 Norfolk  
Downers Grove, IL 60516  
(630) 795-8500



November 22, 2004

VIA FAX #630-719-5570

Mr. Sjhigeru "Gary" Mori  
Hamilton Partners, Inc.  
1901 Butterfield Road  
Downers Grove, IL 60515

Dear Mr. Mori:

The Board of Park Commissioners discussed your company's proposed development on Finley Road in Downers Grove at the last Board meeting during Executive Session. The subject of discussion included the potential for the District to receive land-in-lieu of cash and also the potential developer cash donation.

For your information, I reviewed with the Board your statement that there is no land that could be donated in the development due to the site already being master planned.

I also reviewed the developer donation information that you sent to me. As you know, the spreadsheet you provided indicated a contribution of \$1,443.75 for each one bedroom unit, and \$1,502.33 for each two bedroom unit. The Board was made aware of your plans to build 140 1-bedroom and 140 2-bedroom units, for a potential contribution of approximately \$412,451, for residential development of the 5.7 acre site.

The Board has no additional questions regarding your potential project at this time.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan A. Cermak", written over a horizontal line.

Dan A. Cermak  
Administrator

DAC:af





# Forest Preserve District of DuPage County

3 S. 580 Naperville Road • Wheaton, IL 60187-8761 • 630.933.7200 • Fax 630.933.7204 • TTY 800.526.0857

**RECEIVED**

March 9, 2005

**MAR 14 2005**

Alan Jirik, Chairman  
Downers Grove Plan Commission  
801 Burlington  
Downers Grove, IL

Planning and Community  
Development

Re: Public Hearing Notice on Esplanade Property  
Zoning Application #PC-07-05

Dear Mr. Jirik:

The Forest Preserve District of DuPage County recently received notice of a proposed project on the Esplanade property. We appreciate receiving timely notification of such projects that may have an impact on our adjacent property, and thank you for the opportunity to comment.

District Staff has reviewed the public hearing notice and the proposed project, and does not have any comments at this time. We hope you will allow us the opportunity to review and comment on any major revisions that may be proposed as this project moves forward.

Please call me at 933-7684 if you have any questions.

Sincerely,

Marcia Thomas  
Land Acquisition Specialist

cc: Karen Zilly, Director of Land Preservation  
Brent Manning, Executive Director  
D. Pierotti, President  
Amanda Riordan, Interim Director, Planning & Community Dev.  
Bob Vick, Deputy Director

**MOTION PASSED. VOTE: 7-0**

**WITH RESPECT TO FILE NO. PC-05-05, MR. GRIESBAUM MOVED THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION AND FINDINGS OF FACT TO THE VILLAGE COUNCIL FOR THE APPROVAL OF A PROPOSED SPECIAL USE FOR A PUBLIC PARK PER CHAPTER 28, SECTION 28.502, R-1 DISTRICT-SPECIAL USES, WITH RESPECT TO THE PETITIONER'S REQUESTED ACTION, SUBJECT TO THE FOLLOWING CONDITIONS:**

- 1. COMPLIANCE WITH ALL PUBLIC WORKS REQUIREMENTS AND CONDITIONS AS OUTLINED IN THEIR MEMORANDUM DATED JANUARY 24, 2005;**
- 2. ANY CHANGES TO THE CONDITIONS REPRESENTED BY THE PETITIONER AS THE BASIS FOR THIS PETITION, WHETHER THOSE CHANGES OCCUR PRIOR TO OR AFTER VILLAGE APPROVAL, SHALL BE PROMPTLY REPORTED TO THE VILLAGE. CHANGES MAY REQUIRE ADDITIONAL REVIEW OF THE SPECIAL USE OR VARIATIONS; AND**
- 3. IT IS THE PETITIONER'S OBLIGATION TO MAINTAIN COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, COUNTY AND VILLAGE LAWS, ORDINANCES, REGULATIONS, AND POLICIES.**

**SECONDED BY MR. QUANDT.**

**ROLL CALL:**

**AYE: Messrs. McCormick, Waechtler, Griesbaum, Matejczyk, Quandt, Mrs. Rabatah, Chairman Jirik**

**NAY: None**

**MOTION PASSED. VOTE: 7-0**

**FILE NO. PC-07-05 (Continued from March 4, 2007 Meeting)** A petition seeking 1) a Text Amendment to the Zoning Ordinance establishing requirements for Multi-Family Residential Uses as Planned Developments in the Office-Research-Manufacturing (O-R-M) District; and 2) Preliminary Approval of an Amendment to Planned Development No. 31 for a Multi-family Residential Component to the Esplanade Office Complex. The property is located west of Lacey Road and south of Wood Creek Drive, Downers Grove, Illinois (part of PIN 05-36-200-011 and part of PIN 06-31-103-004); Gary Mori, Petitioner; HP/AG Esplanade at Locust Point Land Limited Partnership, Owner

Chairman Jirik read the oath to those individuals who would be speaking on behalf of File No. PC-07-05.

Directing the Plan Commissioners' attention to the overhead projector, Amanda Riordan, Planner, explained the Petitioner was seeking approval of a text amendment and Preliminary Planned Development approval to develop a portion of the Esplanade office complex with a 280 unit multi-family residential component. She noted that the bedroom mix is proposed with half of the units as one-bedroom and the other half as two-bedroom units. Two buildings are

proposed and, each with 11 stories and 110 feet in height. She clarified that the two lower floors were parking garages; one garage being below ground, while the other being partially above ground due to the change in grade. She also noted that the parking ratio requirement is proposed to be 1.75 spaces per dwelling unit.

Ms. Riordan continued that the current underlying zoning district for the site is ORM, Office-Research-Manufacturing, and the Petitioner is proposing a text amendment that would amend the use provisions within this district to allow multi-family uses as a Planned Development, as well as providing certain bulk regulations. She further reviewed the Staff Report as it related to the specific bulk regulations that are proposed by the Petitioner.

In addition to the text amendment request, Ms. Riordan continued that the Petitioner is seeking Preliminary Planned Development Amendment approval for the concept plan. She noted that if the preliminary plan is approved, the Petitioner would be required to submit for Final Planned Development Amendment approval within one year. Mrs. Riordan indicated the Staff report included an analysis of the Planned Development, as well as background information pertaining to the Strategic Planning discussions regarding this project.

Mrs. Riordan stated the Public Works Department and the Fire Department have reviewed the proposal, and have no outstanding concerns with the preliminary plan as it has been proposed. She continued that the required donations to the school and park district would be required to be paid at the Final Planned Development phase, with the total obligation amount of over \$480,000.00. To date, correspondence received from the school districts and the park district indicated no objections to the proposal. Also, the Forest Preserve District has commented on the proposal as an adjacent landowner, and they expressed no objections, but did express an interest in being able to review further plans in the final Planned Development phase.

Lastly, Staff noted the correction to the overall density of the proposed project, which should reflect a proposed 50 dwelling units per acre. This proposed density falls within the range of the Future Land Use Map classification of Residential at 25 to 60 units per acre, which is the Future Land Use Map equivalent to the multi-family residential zoning district.

Staff recommended the Plan Commission forward a favorable recommendation to the Council for both requests, subject to the six conditions outlined in Staff's report, noting that Condition Number 2 should state "no more than 50 dwelling units per acre" as opposed to 43 dwelling units per acre.

Chairman Jirik swore in Mr. David Grossberg, Esq., Schiff Hardin LLP, 6600 Sears Tower, Chicago, Illinois; attorney for the Petitioner. Mr. Grossberg noted that he is speaking on behalf of the Petitioner, Mr. Gary Mori, Hamilton Partners, 1901 Butterfield Road, Downers Grove. Mr. Grossberg said his client intends to construct a high-end product consistent with other office buildings his client has built. Regarding whether the units would be rental or condominium units, no final decision has been made at this preliminary stage.

Specific to the proposed preliminary plan, Mr. Grossberg said the development consists of two twin towers of 110 feet in height, located on a parking garage platform. The plan meets or exceeds the proposed text amendment, which has been approved by Staff, and he reviewed the details of how the requirements were met or exceeded. Mr. Grossberg said he believes the

proposal fits in with the character of the area since it was a tall building and would be near other tall office buildings.

Chairman Jirik opened the meeting to public comment.

Mr. Gordon Goodman, 5834 Middaugh, Downers Grove, Illinois, inquired as to the population of the proposed building. He asked that the appropriateness of the development as it relates to the density requirements of the Concentrated Business District and the Concentrated Central Area be considered. He questioned how the residential building would be serviced by the Police and Fire Departments, whereas Staff has indicated that in terms of overall residential density, the project was complimentary to a mixed-use environment. Regarding public services, he noted the Fire Prevention Division reviewed the proposal and sought another access to the site, to which the Petitioner complied immediately.

Chairman Jirik questioned the need for additional services to the building, whether it was occupied 24 hours per day or whether it was occupied 12 hours per day. Mrs. Riordan indicated, if the Plan Commission so desired, she could refer the question as to levels of service back to the Fire and Police Departments.

Because Mr. Goodman felt the nearby office use was very intensive, he recommended additional information be obtained from the Police and Fire Departments prior to submission to the Village Council. He also noted the Downers Grove Park District asked for land in lieu of donation and supported same since it would be very difficult to purchase land offsite to support the recreational needs of the residents. He suggested the Plan Commission support the Park District's request since future Planned Developments could include similar type developments.

Mr. Goodman raised concern about the appropriateness of having a residential site in an office setting without the necessary services and amenities provided to other residents in the Village.

Chairman Jirik swore in Ms. Pam Kauzlarich. Ms. Kauzlarich, 6643 Briargate Drive, Downers Grove, raised fire safety concerns due to the proposed height of the structures, noting that walking down so many flights of stairs during an evacuation should be of concern.

Hearing no further requests for public comment, Chairman Jirik offered Mr. Grossberg an opportunity to address the issues which have been raised.

Mr. Grossberg explained the population of the buildings mainly consisted of two individuals per unit, and the proposal would attract a minimal number of children. Regarding the need for parks, the Petitioner reminded the Plan Commission that the proposal was adjacent to DuPage County Forest Preserve properties, and substantial passive green space already existed in the Esplanade/Locus Point area. He added building codes address fire hazards, and the Petitioner did not believe such hazards would exist. Mr. Grossberg respectfully asked for this Plan Commission's support on the two requests for the text amendment and the Preliminary Planned Development Amendment.

The chair opened up the meeting to the Plan Commissioners:

Mr. Matejczyk supported the project and believed the concept was well conceived. He noted it was located in an ideal location and was moving in the right direction for the area. Hamilton Partners has had an excellent reputation during its history with the Village of Downers Grove.

Mr. Waechtler asked Staff whether other areas existed in the Village where similar development could occur and whether an updated stormwater report was provided.

Mrs. Riordan said that as written, the text amendment would allow requests for multi-family developments in other ORM zoned land, but only by way of Planned Development. She said the intent of requiring Planned Development approval was to not to set a precedent, but created an opportunity for the Petitioner to bring the proposal forward within the context of the already present Planned Development as opposed to rezoning the property. In response to an earlier question, she confirmed the height of the building was proposed to be 110 feet to the flat roof and excluding the penthouse mechanicals as defined per Code. Including the elevator penthouse, the height is 140 feet.

In response to Mr. Waechtler's question regarding stormwater, she noted Public Works concurs with the proposed preliminary plans, and the detailed review of stormwater management and engineering would be done at the Final Planned Development phase.

Mr. Griesbaum agreed with Mr. Matejczyk's comments and believed the project would be an opportunity for both businesses and residents in the area. However, he agreed another review from the Fire and Police Departments should be done.

Mr. Waechtler also agreed the Fire and Police Departments should review the services. Regarding the traffic study, however, he asked whether the study took into account the Spiegel building, wherein Mr. Grossberg responded traffic should not be an issue because residential traffic will counter the existing office traffic; however, the study did take into account all buildings being occupied.

Mr. Waechtler questioned whether a one-bedroom unit could be considered high quality since it is his opinion that the demand appears to be for three-bedroom units. Mr. Mori with Hamilton Partners explained the one and two-bedroom units were designed so they could be combined as three-bedroom units.

Recalling the Joint Strategic Planning meetings, Chairman Jirik recalled there was discussion about positioning the Village as a more flexible market by accommodating and providing mixed use development and moving away from the "pure" office development. He believed the proposal supported that movement, and Staff has provided the benchmarks to regulate it through the proposed text amendments. He did not see any significant difference in services to the buildings whether they were residential or office; however, he supported the recommendations to have Police and Fire Departments review the issues. Regarding a sense of place and community, and the changes that occur with it, the Chairman expressed his belief that the developer clearly studied his market, and the project offered opportunity for diversity and something new. He entertained a motion on the request. The motions were presented separately for the text amendment and the Preliminary Planned Development amendment.

**MOTION: WITH RESPECT TO FILE NO. PC-07-05, MR. GRIESBAUM MOVED THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION AND FINDING OF FACT TO THE VILLAGE COUNCIL FOR THE APPROVAL OF A TEXT AMENDMENT TO THE ZONING ORDINANCE TO ESTABLISH THE REQUIREMENTS FOR MULTI-FAMILY RESIDENTIAL USES AS PLANNED DEVELOPMENTS IN THE O-R-M OFFICE/ RESEARCH/MANUFACTURING ZONING DISTRICT, AS OUTLINED IN THE STAFF REPORT. MR. QUANDT SECONDED THE MOTION.**

**ROLL CALL:**

**AYE: Messrs. Griesbaum, Quandt, Waechtler, Matejczyk, Mrs. Rabatah, Chairman Jirik**

**NAY: None**

**MOTION PASSED. VOTE: 7-0**

Chairman Jirik called attention to the fact that should the motion relating to the approval of the Preliminary Planned Development Amendment not move forward, the motion for the text amendment would still move forward separately to Village Council. The Chairman called for a motion on the Preliminary Planned Development Amendment.

**MOTION: WITH RESPECT TO FILE NO. PC-07-05, MR. GRIESBAUM MOVED THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION AND FINDING OF FACT TO THE VILLAGE COUNCIL WITH RESPECT TO THE PETITIONER'S REQUESTED ACTION, SUBJECT TO THE FOLLOWING CONDITIONS:**

- 1) FURTHER REVIEW OF PUBLIC SERVICES BE UNDERTAKEN BY THE FIRE AND POLICE DEPARTMENTS PRIOR TO COUNCIL CONSIDERATION;**
- 2) THAT THE TRAFFIC ENGINEER FURTHER REVIEW THE TRAFFIC STUDY PRIOR TO COUNCIL CONSIDERATION;**
- 3) SUBMISSION OF A COMPLETE PETITION FOR FINAL PLANNED DEVELOPMENT AMENDMENT WITHIN ONE YEAR OF APPROVAL OF THE PETITIONER'S REQUESTED ACTION;**
- 4) THE FINAL PLANNED DEVELOPMENT AMENDMENT SHALL BE IN SUBSTANTIAL COMPLIANCE WITH THE PRELIMINARY PLANNED DEVELOPMENT CONSIDERED IN THIS CASE, AND SHALL INCLUDE NO MORE THAN 280 DWELLING UNITS AT A DENSITY OF NO MORE THAN 50 DWELLING UNITS PER ACRE;**
- 5) THE FINAL PLANNED DEVELOPMENT AMENDMENT SHALL ALSO INCLUDE PROPOSED COVENANTS AND RESTRICTIONS FOR THE MULTI-FAMILY COMPONENT;**
- 6) THE FINAL PLANNED DEVELOPMENT AMENDMENT SHALL ALSO ADDRESS ALL IDENTIFIED ISSUES OF THE PUBLIC WORKS DEPARTMENT AS OUTLINED IN THEIR MEMORANDUM DATED FEBRUARY 21, 2005, AS WELL AS ALL IDENTIFIED ISSUES OF THE**

- FIRE PREVENTION DIVISION OF THE FIRE DEPARTMENT AS OUTLINED IN THEIR MEMORANDUM DATED DECEMBER 22, 2004;**
- 7) ANY CHANGES TO THE CONDITIONS REPRESENTED BY THE PETITIONER AS THE BASIS FOR THIS PETITION, WHETHER THOSE CHANGES OCCUR PRIOR TO OR AFTER VILLAGE APPROVAL, SHALL BE PROMPTLY REPORTED TO THE VILLAGE. CHANGES MAY REQUIRE ADDITIONAL REVIEW OF THE REQUESTED ACTION; AND**
  - 8) IT IS THE PETITIONER'S OBLIGATION TO MAINTAIN COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, COUNTY AND VILLAGE LAWS, ORDINANCES, REGULATIONS, AND POLICIES.**

**SECONDED BY MR. MCCORMICK.**

**ROLL CALL:**

**AYE: Messrs. Griesbaum, Quandt, Waechter, Matejczyk, Mrs. Rabatah, Chairman Jirik**

**NAY: None**

**MOTION PASSED. VOTE: 7-0**

Chairman Jirik asked the Plan Commission members to give a brief statement outlining the reasons for their vote.

Mr. Griesbaum believed the project fell in line with the earlier Joint Strategic Planning discussions with the Economic Development Commission and the Plan Commission regarding this area, specifically regarding mixed office and multi-family residential uses. He also noted Hamilton Partners has an excellent reputation.

Mr. Quandt also agreed the mixed use made sense in the area and demonstrated flexibility on the Village's part to the Petitioner. The proposal would bring in new members to the community that the Downers Grove area did not necessarily appeal to at this time.

Mr. McCormick concurred with the prior comments and believed the concept was exciting and set a nice precedent for other areas of development such as the Ellsworth Industrial Park area.

Mr. Matejczyk also concurred and believed the proposal was the right development for the right area.

Mrs. Rabatah indicated the Petitioner did his homework, and she expressed her belief a market exists for the one and two-bedroom units.

Mr. Waechter was comfortable with the motion being a Preliminary Planned Development approval with further review to occur on the part of the Fire and Police departments as well as the Traffic Engineer.

Chairman Jirik referred to his earlier statements leading up to the motion.



# DOWNERS GROVE FIRE DEPARTMENT PREVENTION DIVISION

801 Burlington Ave., Downers Grove, IL 60515  
Phone: 630-434-5983 Fax: 630-434-5593



## SITE PLAN REVIEW

**TO:** Amanda Riordan, Planning & Community Development  
**FROM:** Bill Mierzejewski, Fire Marshal  
**DATE:** April 15, 2005  
**RE:** Lacey Road South of Woodcreek Drive  
Multi-Family Component to Esplanade

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The Fire Prevention Bureau approves the plans submitted for the above referenced project. There do not appear to be any issues at this time.

This is a review for fire protection and prevention concerns **only**. Other Village departments may have issues that need to be addressed.

Please feel free to call me at 434-5983 with any questions or concerns.

**CHIEF ROBERT A. PORTER  
DOWNERS GROVE POLICE DEPARTMENT**

**CHIEF'S OFFICE**



**DATE: April 21, 2005**  
**TO: Ms. Amanda Riordan**  
**FROM: Chief Robert Porter**

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I have had staff review the information in reference to the proposed multi-family component to the Esplanade Planned Development. Neither staff, nor I, see any significant issues relative to the planned development. At this point, we do not anticipate that the additional residents, as a result of this project, will have any extra burden on our staffing situation. However, if this project moves forward and the development is completed, we would continue to monitor the situation.

Please do not hesitate to contact me with any questions or concerns.

RAP/mjb



**INTEROFFICE CORRESPONDENCE  
DEPARTMENT OF PUBLIC WORKS**

**TO:** Amanda Riordan, Planning and Community Development  
**FROM:** David H. Barber, P.E., Director of Public Works  
**BY:** Michael D. Millette, P.E., Asst. Director of Public Works – Engineering  
 Jonathan C. Hall, P.E., Development Engineer *JH*  
**DATE:** April 15, 2005  
**RE:** Planning / Zoning Petition for Preliminary Planned Development  
 Esplanade Proposed Multi-family Component  
 Public Works Department – **Final Review with Revised Documents**

**Documents Reviewed:**

- Planning & Community Development Staff Report Dated April 1, 2005

**Attachments:**

- None

**Public Works Review Summary:**

Division	Representative	Date	Conclusion	Comments included
Engineering	M. Millette	1/31/05	See Comments	X
Stormwater	J. Hall	1/31/05	See Comments	X
Water	D. Bird	1/31/05	See Comments	X
Traffic	D. Fera	4/15/05	No Comments	
Forestry	K. von der Heide	1/31/05	See Comments	X
Pavement	R. Ebel	-	No Comments	

**Findings:**

The Public Works Department concurs with placement of the petition for a Preliminary Planned Development on the Plan Commission Agenda at this time. The petitioner's response to the attached review comments will be required prior to reviewing a future Final Planned Development petition.

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**Public Works Department Review Details:**

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**Engineering Review Comments:**

Review comments from August 18, 2004 (*w/ updated status in bold italics*):

1. Petitioner must analyze water use requirements.
2. Proposed parking lot pavement sections should be provided.
3. Other components in preliminary plans: schematic of street lighting and rough grading plan (specifically, show relative grades for garage drives).
4. Provide preliminary site engineering plans.
5. Provide preliminary approval from Sanitary District.

The following new comments are based on the latest provided information:

6. Pedestrian access/sidewalk issues need to be addressed.

**Stormwater Review Comments:**

Review comments from August 18, 2004 (*w/ updated status in bold italics*):

1. Provide preliminary engineering plans, including the following information:
  - a. Proposed stormwater detention location.
  - b. Wetlands on the site or within 100 feet of the site.
  - c. Preliminary utility alignment.

***Not Accepted - Detention area dedicated to this site has not been confirmed.***

2. Provide a preliminary plat, which will grant easements to the Village for all stormwater detention areas, storm sewers, and major overland flow routes. The plat must include language stating that the property owner is responsible for maintenance.

***Not Accepted - Not provided.***

3. Provide a wetland determination. If a wetland is located on or near the site, a delineation and survey will be required.

***Not Accepted - Not provided.***

4. Provide a flood plain location map. If a flood plain is located on or near the site, a topographic survey and flood plain delineation will be required (use FEMA or County benchmarks only).  
**Not Accepted - Not provided.**
5. Provide preliminary detention volume / area estimate (NIPC chart acceptable).  
**Not Accepted - Not provided.**
6. Stormwater detention must be designed and constructed to maximize maintenance efficiency.  
**Not Accepted - No explanation provided.**
7. Stormwater detention must be designed and constructed to incorporate "best management practices" for stormwater quality treatment, in accordance with DuPage County and IEPA requirements.  
**Not Accepted - No explanation provided.**
8. Prior to consideration for Final Planned Development approval, a formal stormwater submittal report will be required, in accordance with DuPage County standards.  
**Not Applicable (until Final PD submisslon)**

Upon submittal of all of the above items, the Village will likely have the development reviewed by our engineering / environmental consultant. This additional review process would have to be completed prior to final subdivision.

The following new comments are based on the latest provided information:

9. The proposed 749.0 spot elevation southeast of the southern building appears inconsistent with adjacent manhole rims and existing grades.
10. The 744 elevation contour is missing along the southern portion of the site.
11. Provide preliminary calculations and plans which show detention allocation and drainage divides for the various adjacent parcels and basins.
12. Show overland flow routes which ensure 100-year overland conveyance to the detention area(s).
13. For mowed turf areas, 25% is the maximum recommended slope. 5% is the recommended maximum for general parking areas, and 2% is the allowable maximum for handicapped parking areas. Maximum driveway slopes should not exceed 10%.
14. Provide a native buffer area along the existing detention area.
15. Show proposed grading.

16. Show entry drives and associated grading / pathways / utilities.

**Traffic Review Comments from April 15, 2005:**

No Comments.

**Traffic Review Comments from January 31, 2005:**

*See attached memo dated January 27, 2005.*  
See attached memo dated August 18, 2004.

**Forestry Review Comments:**

On the landscape plan sheet, no details were provided for comment.

**Water Division Review Comments:**

Review comments from August 18, 2004 (*w/ updated status in bold italics*):

1. Provide utility plans and specifications for comment.

The following new comments are based on the latest provided information:

2. Based on the provided utility plan, the 12" loop on the water main is acceptable.
3. Provide additional valves to allow isolation of each building.
4. Evaluate water pressure required for fire protection systems. Building may require fire pumps.

c: PW Division Managers  
Director of Code Services  
Stormwater Management Engineer