

VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL WORKSHOP
JANUARY 23, 2007 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
Amendment to Planned Development #31, Esplanade at Locust Point	Resolution ✓ Ordinance Motion Discussion Only	Don Scheidler Interim Community Development Director

SYNOPSIS

An ordinance has been prepared for an amendment to final Planned Development #31, Esplanade at Locust Point. The subject property is an Innovation Center for research and development at 3131 Woodcreek Drive.

FISCAL IMPACT

N/A.

RECOMMENDATION

Approval on the February 6, 2007 active agenda.

BACKGROUND

The petitioner is proposing a two-story addition and interior second floor mezzanine addition to 3131 Woodcreek Drive within the Esplanade at Locust Point Planned Development. The additions will add approximately 32,000 square feet to the existing 46,000 square foot building.

The two-story addition will extend eastward from the existing building with lawn, landscaping, and a retaining wall replacing a lawn and 20 car parking lot. The addition's exterior will match the existing building and provide the appearance of being one building.

The east-west road at the northwest corner of the building will be reconfigured to provide additional parking and access to the parking lot west of the current building. The displaced standard parking spaces will be located along the reconfigured roadway to the northwest of the building. The two displaced handicap accessible parking spaces will be relocated to the parking garage.

The property and its surroundings are used as office and research facilities. The proposal meets all zoning requirements and is consistent with the future land use plan. The planned development is summarized in the table below:

Esplanade Planned Development	Required	Proposed
Floor Area Ratio	1.0 max	0.983
Open Space	20%	36.90%
Parking	10,708	11,033

The existing utilities are adequate for the expansion. However, an existing water main and fire hydrant

located on the east side of the building will be relocated to accommodate the addition. Existing stormwater detention ponds will be used to accommodate the addition.

The Plan Commission considered the project at their January 8, 2007 meeting and recommended approval of the planned development amendment with the conditions as noted in the staff report. Staff concurs with the Plan Commission recommendation.

ATTACHMENTS

Aerial Map

Ordinance

Staff Report with attachments dated January 8, 2007

Exhibits

Draft Minutes of the Plan Commission Hearing dated January 8, 2007



BIRCHWOOD PL

WOODCREEK DR

LACEY RD

3131 Woodcreek Drive

ORDINANCE NO. _____

**AN ORDINANCE APPROVING A PLANNED
DEVELOPMENT AMENDMENT TO PLANNED DEVELOPMENT #31,
FOR AN ADDITION TO AN EXISTING OFFICE FACILITY**

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 Community Development, a written petition conforming to the requirements of the Comprehensive Zoning Ordinance and requesting an amendment to Planned Development #31 to construct an addition to an existing office facility; and,

WHEREAS, such request was referred to the Plan Commission of the Village of Downers Grove, and the Plan Commission has given the required public notice, conducted a public hearing for the petition on January 8, 2007, 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 Planned Development Amendment is hereby authorized for an office facility.

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-05-07 as set forth in the minutes of their January 8, 2007 meeting, a copy of which is attached hereto and incorporated herein by reference as Group Exhibit A.

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

1. The planned addition and site improvements shall substantially conform to the staff report dated January 8, 2007; the engineering improvement plans prepared by Cowhey Gudmundson Leder, Limited dated December 8, 2006; and architectural plans prepared by The Jenkins Group dated December 8, 2006, a copy of which is attached hereto and incorporated herein by reference as Group Exhibit A, except as such plans may be modified to conform to Village Codes and Ordinances and the following conditions:

- a. The petitioner shall prepare and submit a tabbed DuPage County style stormwater report for the proposed improvements.
 - b. In order to demonstrate that additional detention will not be required for the development, the petitioner shall prepare and submit calculations that show the pond was designed for the increase in impervious area due to the addition and expanded parking areas.
2. Prior to the commencement of site development activities, the appropriate permits (water, stormwater, site development, right-of-way, etc.) shall be obtained from the appropriate permitting authority.
 3. All new construction shall meet all current Village Building and Life Safety Codes.

SECTION 5. That the office facility is consistent with and complimentary to the overall planned development site plan and with the requirements of the “*ORM, Office/Research/Manufacturing*” 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.

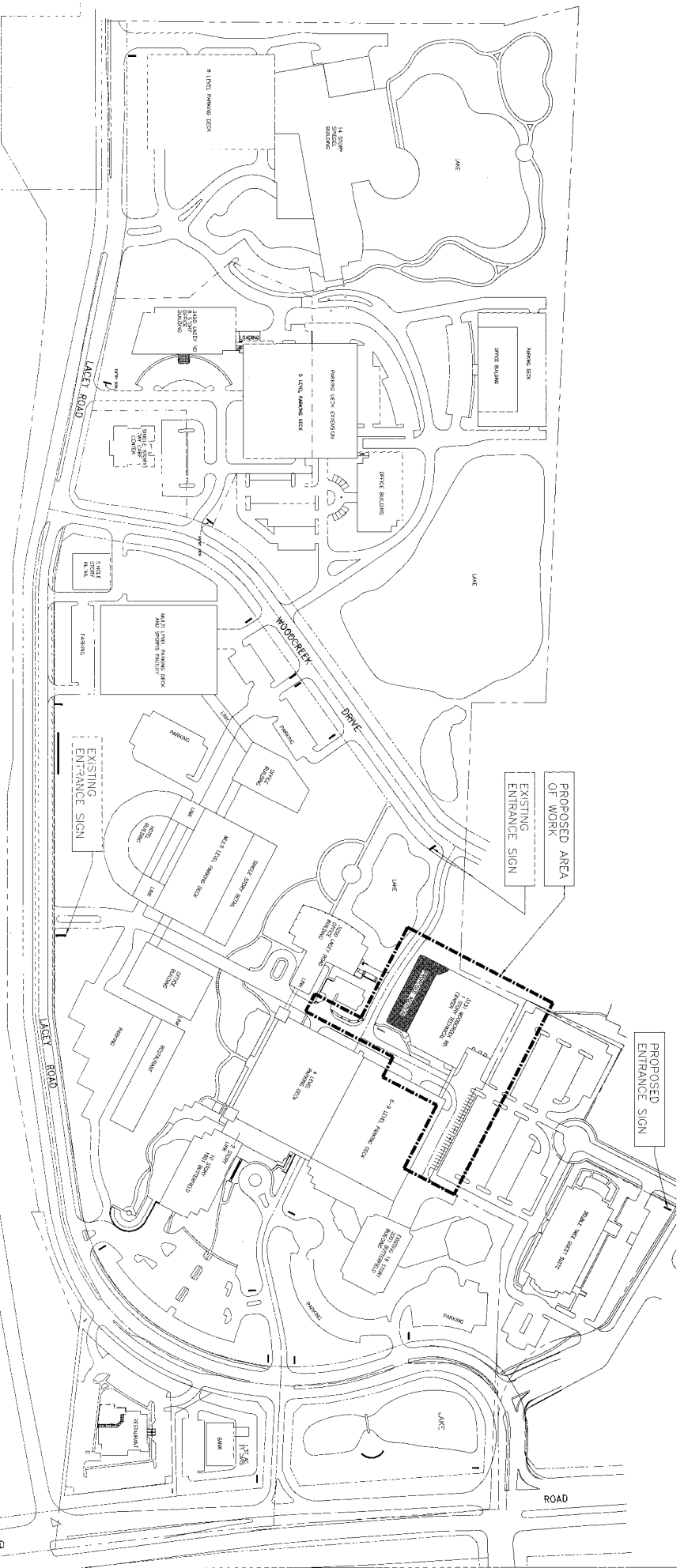
Mayor

Passed:

Published:

Attest: _____

Village Clerk



SITE PLAN

AREA SUMMARY

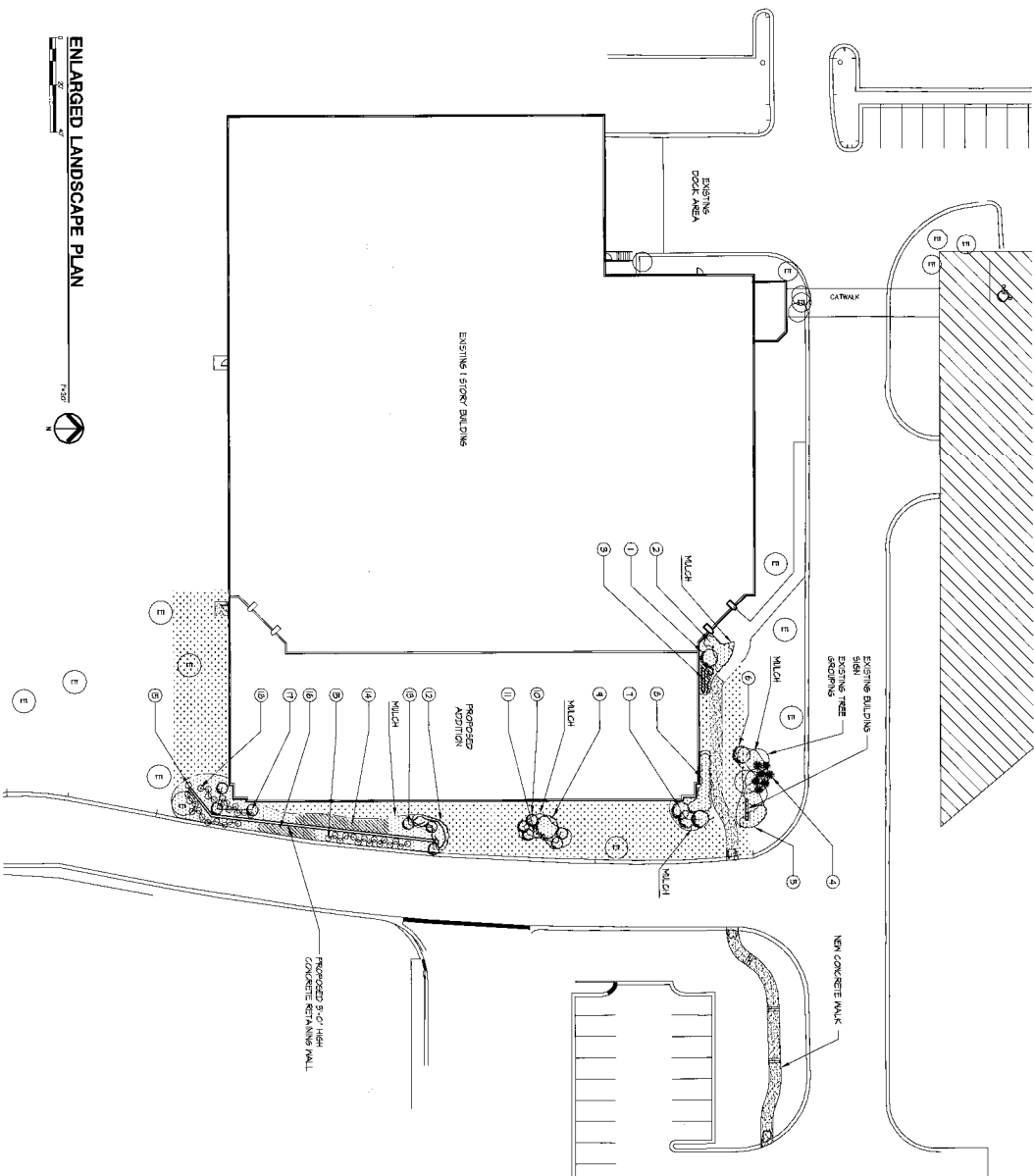
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Planned Unit Development
3131 Woodcreek Addition
3131 Woodcreek Dr. Downers Grove, Illinois

Hamilton Partners Inc.
 1001 Riverfield Road
 Downers Grove, IL 60115
 (630) 963-0100

The Jenkins Group
 Architecture/Interior/Planning
 267 Oak Park - Downers Grove, IL 60110
 (630) 580-2410/9100

A-1
 Since No.
 December 8, 2006

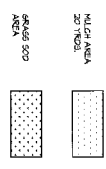


ENLARGED LANDSCAPE PLAN



PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	TYPE	REMARKS
1	CORNUS ALTERNIFOLIA	PAEONIA DOORWOOD TREE	6-9"	AS SHOWN	1	BB	-
2	ROSA RUBRA	ROSES DOORWOOD	2 GAL	20' O.C.	6	-	-
3	FRAXINUS ALBERGELANDER	FRONTAL OAKS	2 GAL	18' O.C.	25	-	-
4	TRAVES IRIDA	PERENNIOUS IRIS	24/30"	46' O.C.	1	BB	-
5	-	ANNUALS	-	-	-	-	-
6	HALIS SAUBERTII	ORNAMENTAL TREE	2"	AS SHOWN	1	BB	-
7	HABROCLA ELIZABETH	HABROCLA TREE	2"	AS SHOWN	3	BB	-
8	POTENTILLA AMORFICOSA	POTENTILLA AMORFICOSA	2 GAL	30' O.C.	6	-	-
9	SCLEPTICA TRIKANTHOS VAR. INTERMIA	CHERRY LOGS	3"	AS SHOWN	1	BB	-
10	CORNUS ALTERNIFOLIA	PAEONIA DOORWOOD TREE	6-9"	AS SHOWN	5	BB	CLUMP FORM
11	HEPERICALUS	PAV. LILIES	1 GAL	12' O.C.	75	-	-
12	ROSA RUBRA	ROSES DOORWOOD	2 GAL	20' O.C.	20	-	-
13	FRAXINUS ALBERGELANDER	ORNAMENTAL OAK TREE	2 GAL	AS SHOWN	9	BB	-
14	MYCANTHUS TITTE ZEBRA	GRASSES	2 GAL	12' O.C.	100	-	-
15	SPETA TAVOBBII	PERENNIAL SHAG	2 GAL	30' O.C.	21	-	-
16	HALIS SAUBERTII	CANNON	2 GAL	10' O.C.	75	-	-
17	HALIS SAUBERTII	ORNAMENTAL	2 GAL	AS SHOWN	9	BB	-
18	DIAPHRAS ALVUS COMPACTA	DRIVING BUSH (COMPACT)	30"	30' O.C.	12	-	-



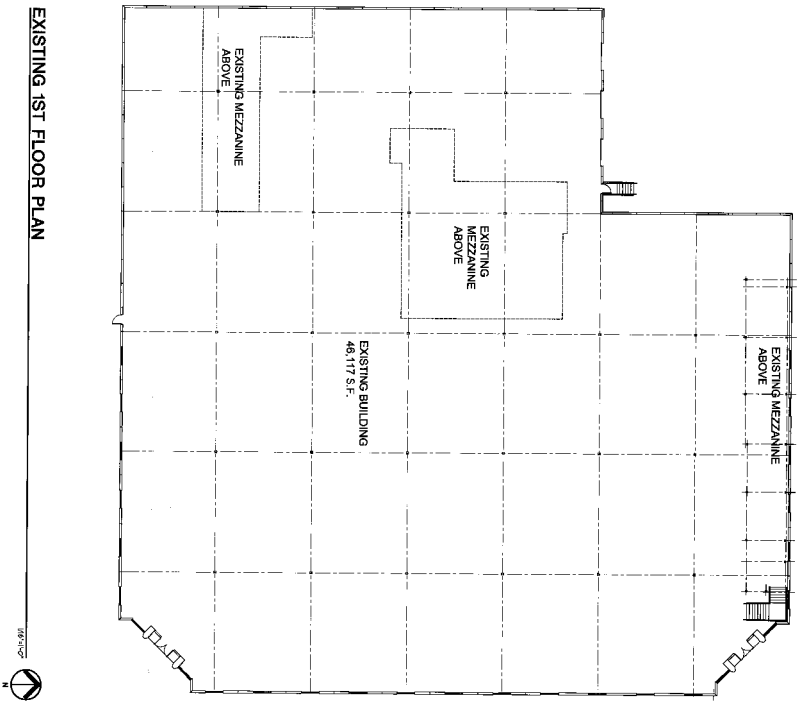
Planned Unit Development

3131 Woodcreek Addition
3131 Woodcreek Dr. Downers Grove, Illinois

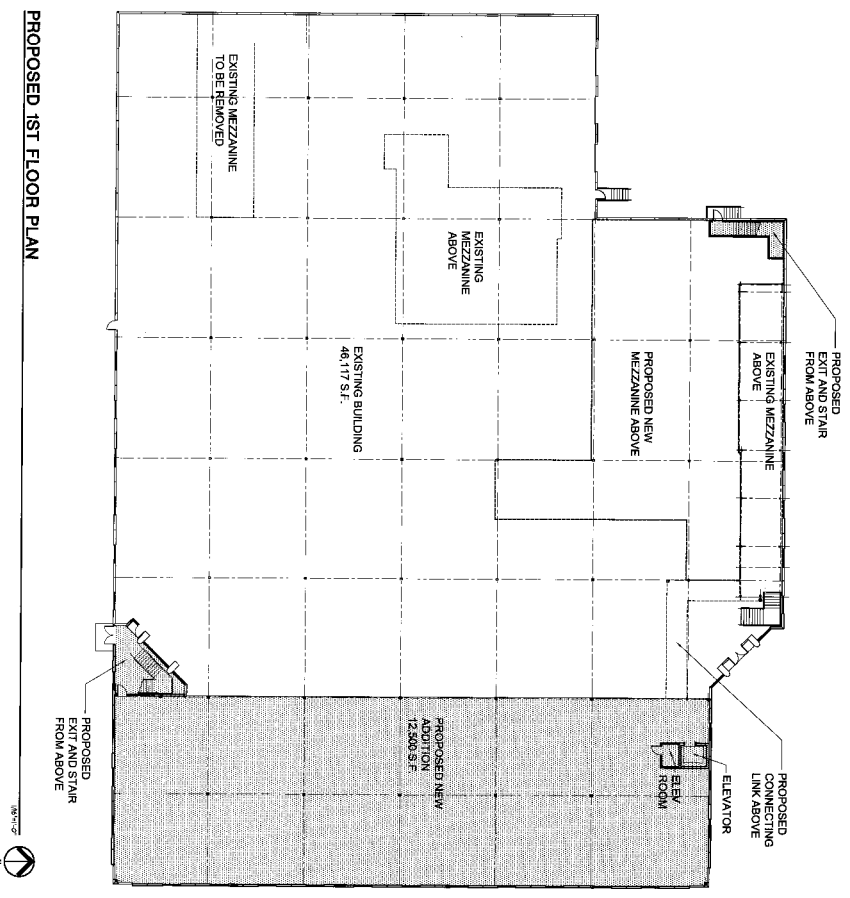
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Sheet No.
December 8, 2006

Hamilton Partners Inc.
1901 Butterfield Road
Downers Grove, IL 60515
(630) 262-8100

The Jenkins Group
Architect/Interior/Planning
300 Park Blvd. Mason, IL 60450-9100



EXISTING 1ST FLOOR PLAN



PROPOSED 1ST FLOOR PLAN

Planned Unit Development

3131 Woodcreek Addition
 3131 Woodcreek Dr. Downers Grove, Illinois

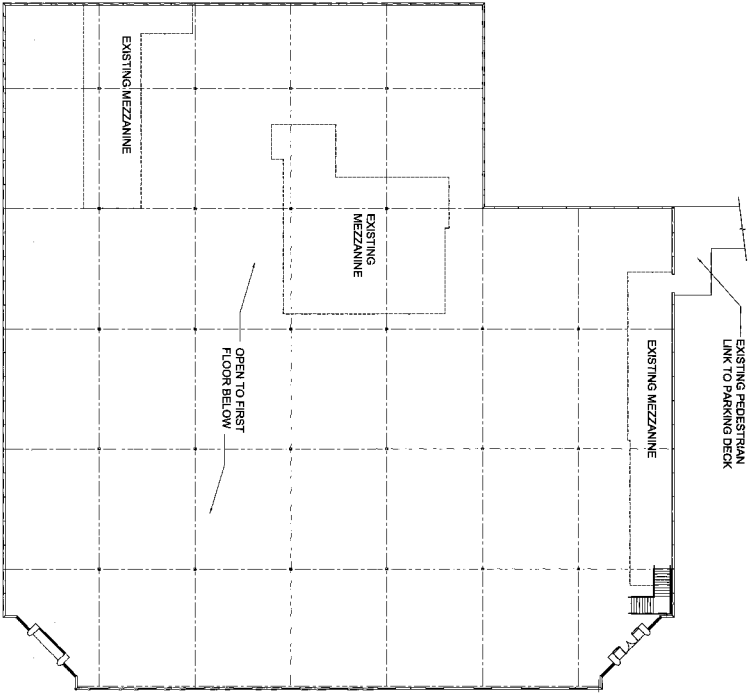
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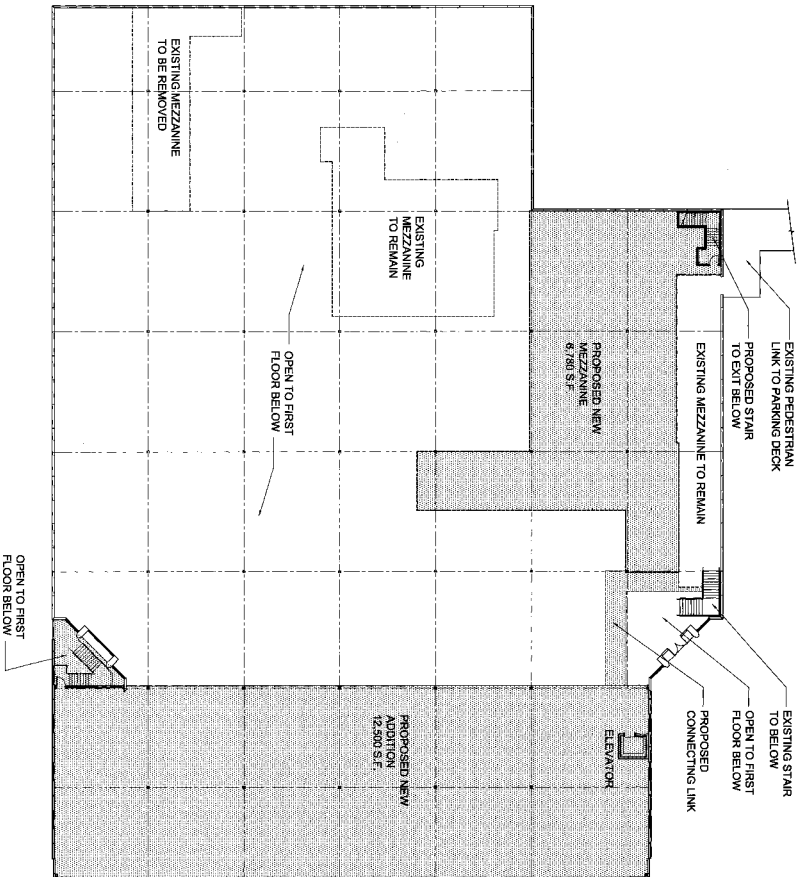
Hamilton Partners Inc.

1911 Butterfield Road
 Downers Grove, IL 60155
 (630) 565-0100

The Jenkins Group
 Architects/Interior Designers/Planners
 300 Park Blvd. Itasca, IL 60143
 (630) 250-9100



EXISTING 2ND FLOOR PLAN



PROPOSED 2ND FLOOR PLAN



Planned Unit Development

3131 Woodcreek Addition
 3131 Woodcreek Dr. Downers Grove, Illinois

Hamilton Partners Inc.

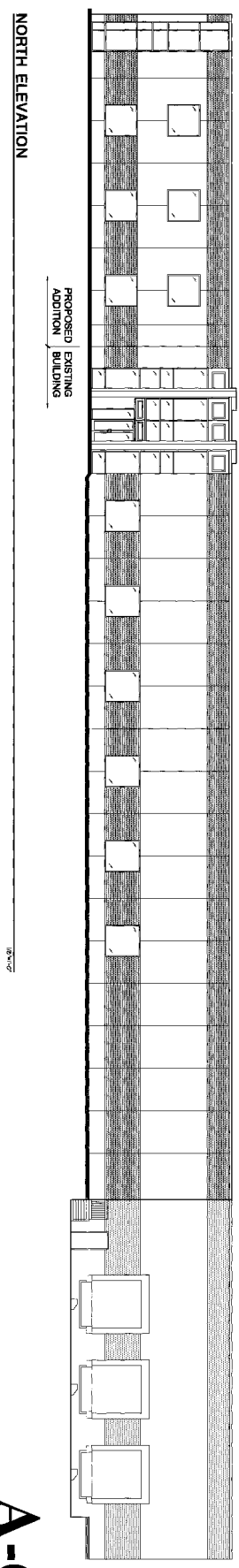
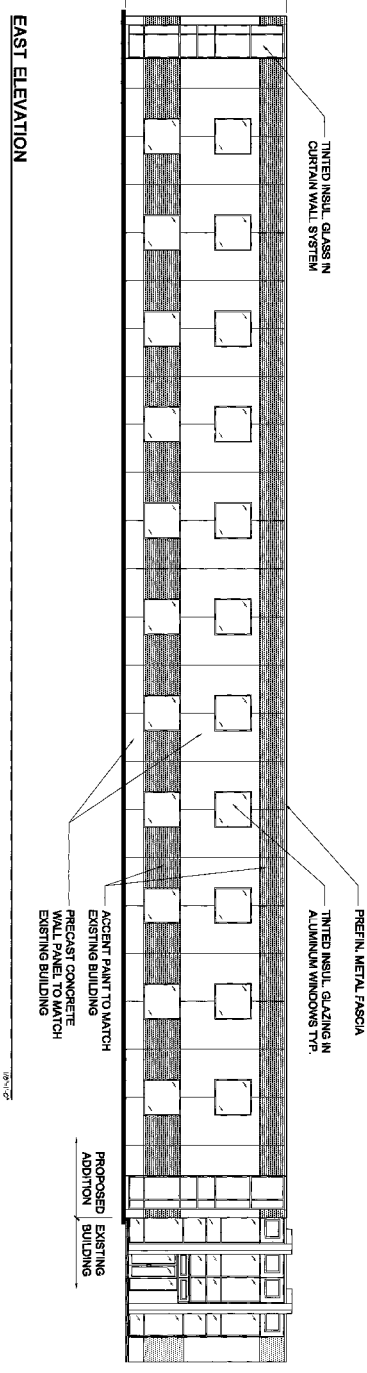
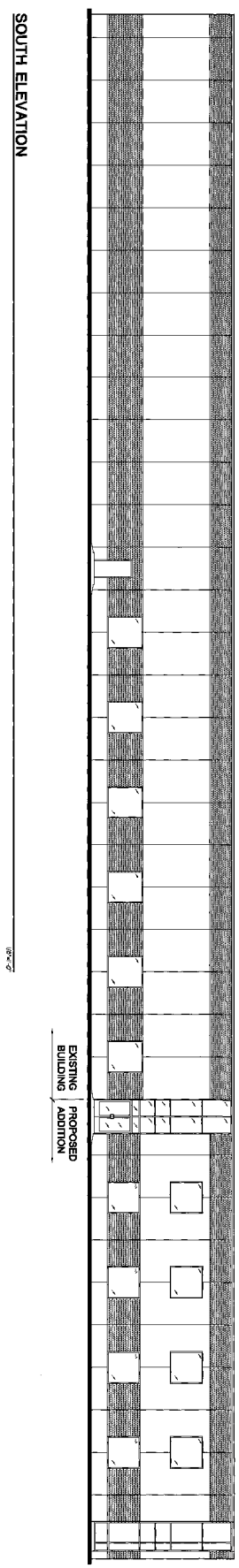
1901 Butterfield Road
 Downers Grove, IL 60515
 630.253.7780

The Jenkins Group
 Architects/Interior/Planning
 300 Park Blvd. Napoca, IL 630-250-9100

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Sheet No.
 December 8, 2006

Planned Unit Development
 3131 Woodcreek Addition
 3131 Woodcreek Dr. Downers Grove, Illinois



A-6

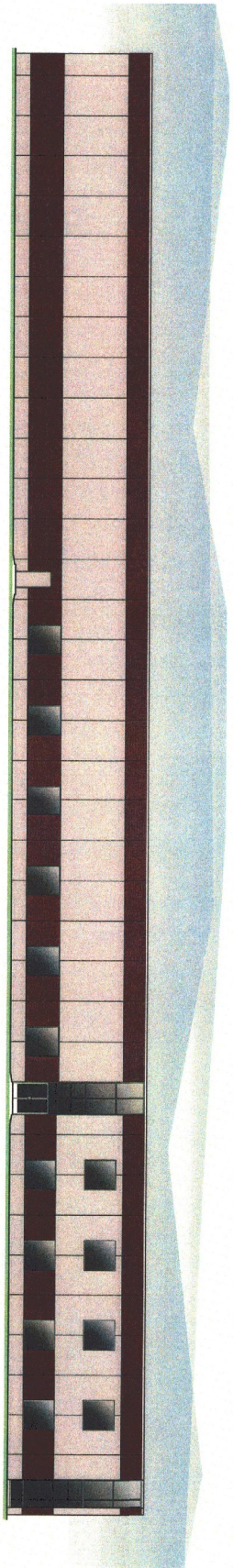
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 December 8, 2006

Hamilton Partners Inc.

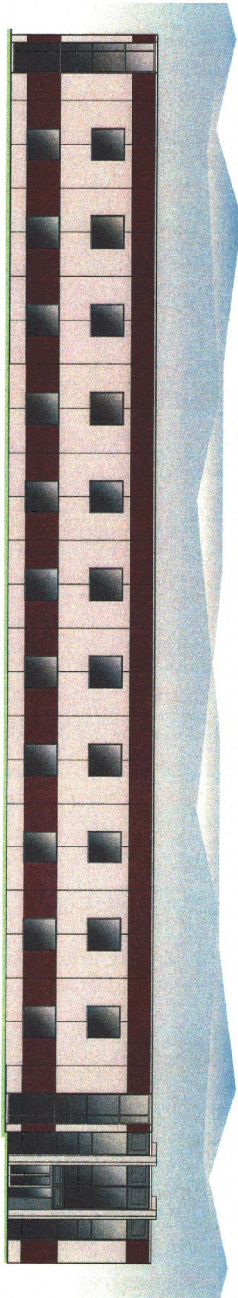
2001 Bankers Building
 100 N. Dearborn Street, Suite 1100
 Chicago, IL 60611

The Jenkins Group

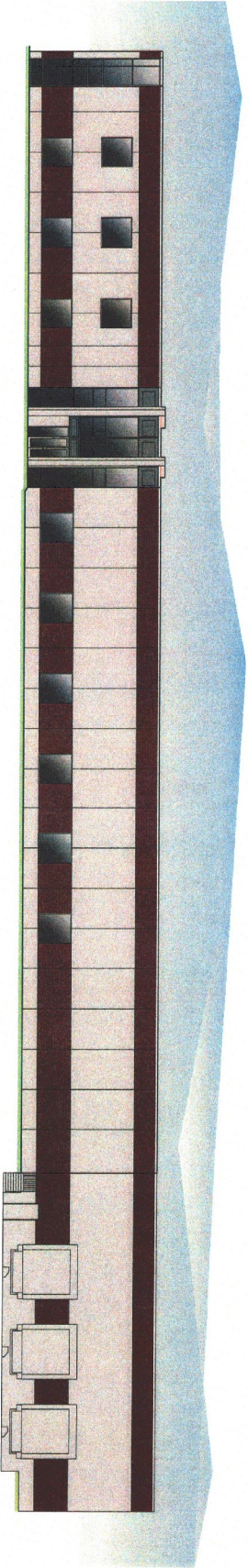
Architect/Interior/Exterior
 300 Park Street, Suite 1100
 Downers Grove, IL 60130



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

A-7

Sheet No.
December 8, 2006

Hamilton Partners Inc.
1901 Industrial Blvd
Downers Grove, IL 60515
630-963-9700

The Jenkins Group
Architect/Interior/Planning
300 Park Blvd. Itasca, IL 60143-29100

Planned Unit Development

3131 Woodcreek Addition
3131 Woodcreek Dr. Downers Grove, Illinois

GENERAL NOTES

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES...
2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES...
3. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES...
4. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES...
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10. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES...

EARTHWORK

- 1. THE CONTRACTOR SHALL MAINTAIN THE EXISTING GRADE AND EROSION CONTROL MEASURES...
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UNDERGROUND UTILITIES

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UNDERGROUND UTILITIES (CONT'D)

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COWHEY GUDMUNDSON LEDER, LTD. CONSULTING ENGINEERS - LAND SURVEYORS - NATURAL RESOURCES

300 PARK BOLLINGER RD. (630) 258-5885 212 WEST OAK CHICAGO, ILLINOIS 60601

REVISIONS table with columns for revision number, description, and date.

3131 WOODCREEK ADDITION 3131 WOODCREEK DR. DOWNERS GROVE, ILLINOIS

SPECIFICATION SHEET

PROJECT NO. 3630.00 SHEET 10 DATE 12/08/09 SCALE NONE DESIGNED BY JWC DRAWN BY GJC CHECKED BY BJA

HAMILTON PARTNERS
1501 BUTTERFIELD ROAD
BROMMER GROVE, IL 60016
(815) 261-3130

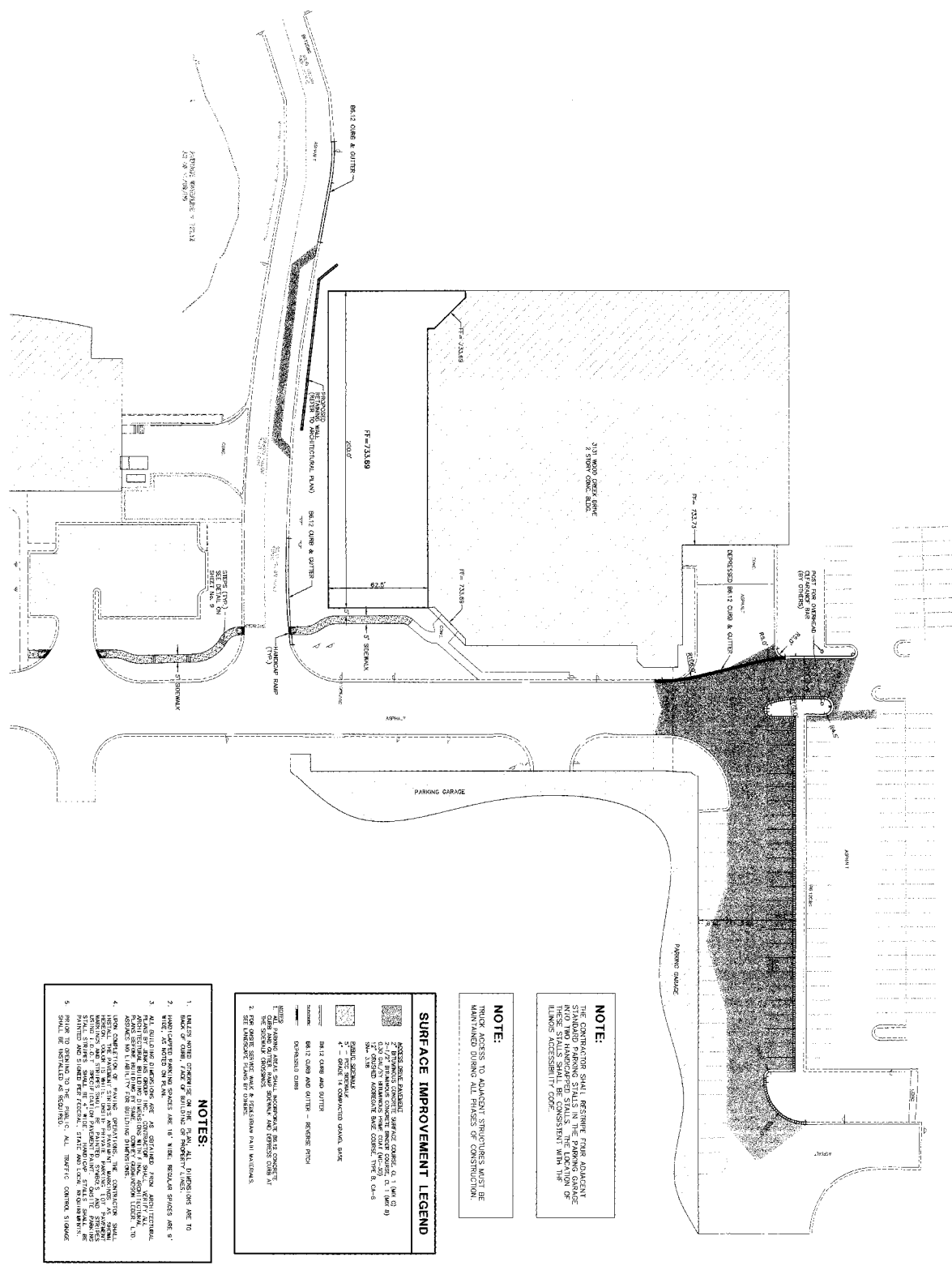
COWHEY
GUDMUNDSON
LEDER, LTD.
CONSULTING ENGINEERS • LAND SURVEYORS • NATURAL RESOURCES

300 PARK BOULEVARD
MOUNTAIN VIEW, MO 64154
(816) 234-1000
212 WEST ANGE
CHICAGO, IL 60604
(312) 726-5888

3131 WOODCREEK ADDITION
3131 WOODCREEK DR. DOWNERS GROVE, ILLINOIS

PAVEMENT & DIMENSIONAL SITE PLAN

PROJECT NO. 3630.01
DATE 12/09/09
SCALE 1"=50'
DESIGNED BY JOR
DRAWN BY C.C.
SHEET C-5
OF 5
© 2009



NOTE:
THE CONTRACTOR SHALL REQUIRE FOUR ADJACENT TO THE EXISTING DRIVEWAY TO BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION.

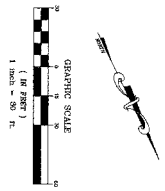
NOTE:
THOSE AREAS TO REMAIN UNPAVED SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION.

SURFACE IMPROVEMENT LEGEND

	1/2\"/>
	1\"/>
	2\"/>
	4\"/>
	60x12 CURB AND GUTTER - REVERSE INTO EXISTING CURB
	DRIVEWAY CURB

NOTES:

1. UNLESS NOTED OTHERWISE ON THE PLAN, ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF BUILDING OR PROPERTY LINE.
2. WIDE CURB AND GUTTER SPACES ARE 18\"/>
3. ALL OUTLINE DIMENSIONS ARE AS SHOWN FROM ARCHITECTURAL PLAN. DIMENSIONS TO FACE OF BUILDING SHALL BE AS SHOWN FROM ARCHITECTURAL PLAN. DIMENSIONS TO FACE OF DRIVEWAY SHALL BE AS SHOWN FROM ARCHITECTURAL PLAN. DIMENSIONS TO FACE OF DRIVEWAY SHALL BE AS SHOWN FROM ARCHITECTURAL PLAN.
4. UNLESS NOTED OTHERWISE, THE CONTRACTOR SHALL MAINTAIN EXISTING DRIVEWAY AND DRIVEWAY CURB AS SHOWN ON THIS PLAN. DRIVEWAY CURB SHALL BE MAINTAINED AS SHOWN ON THIS PLAN. DRIVEWAY CURB SHALL BE MAINTAINED AS SHOWN ON THIS PLAN.
5. DRIVEWAY CURB SHALL BE MAINTAINED AS SHOWN ON THIS PLAN.



HAMILTON PARTNERS
1801 BUTTERFIELD ROAD
DOWNERS GROVE, IL 60515
(708) 262-5200

COWHEY GUDMUNDSON LEDER, LTD.
CONSULTING ENGINEERS • LAND SURVEYORS • NATURAL RESOURCES

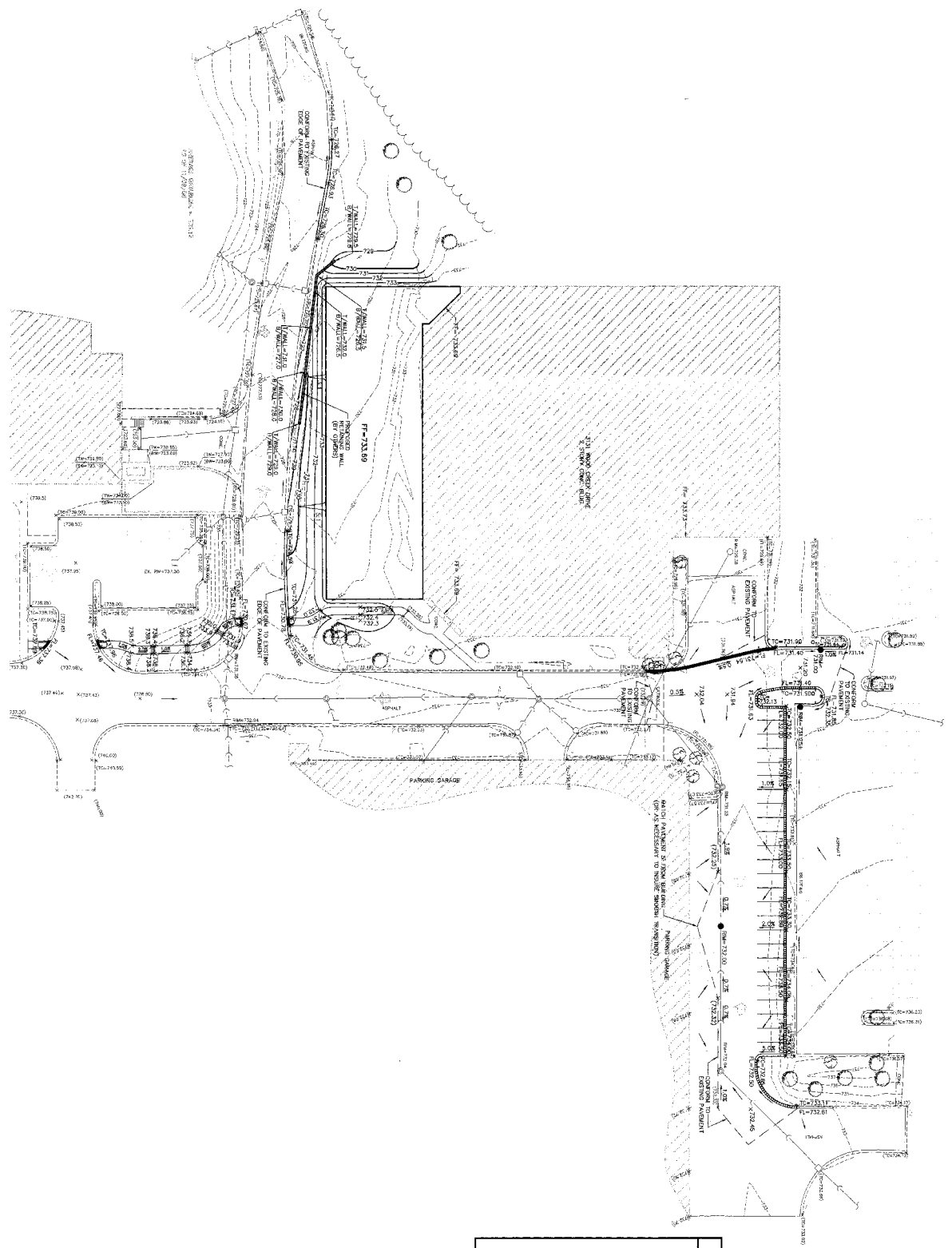
700 PARK SQUARE
SUITE 200
212 WEST WISCONSIN
CHICAGO, IL 60601
(312) 725-2885

REVISIONS

NO.	DATE	DESCRIPTION

3131 WOODCREEK ADDITION
3131 WOODCREEK DR. DOWNERS GROVE, ILLINOIS

GRADING PLAN



GRADING LEGEND

SYMBOL	DESCRIPTION
○	PROPOSED SPOT ELEVATION
○	EXISTING SPOT ELEVATION
○	PROPOSED FINISH GRADE
○	EXISTING FINISH GRADE
○	PROPOSED DRIVEWAY
○	EXISTING DRIVEWAY
○	PROPOSED WALKWAY
○	EXISTING WALKWAY
○	PROPOSED DRIVEWAY
○	EXISTING DRIVEWAY
○	PROPOSED DRIVEWAY
○	EXISTING DRIVEWAY
○	PROPOSED DRIVEWAY
○	EXISTING DRIVEWAY

- GRADING NOTES**
1. SEE NOTES FOR FINISH GRADES, ELEVATIONS, AND FINISH GRADES.
 2. ALL PROPOSED GRADING SHALL BE IN ACCORDANCE WITH THE CITY OF DOWNERS GROVE ORDINANCES.
 3. EXISTING DRIVEWAYS ARE TO BE RECONSTRUCTED TO MEET THE CITY OF DOWNERS GROVE REQUIREMENTS.
 4. ALL PROPOSED DRIVEWAYS SHALL BE CONSTRUCTED TO MEET THE CITY OF DOWNERS GROVE REQUIREMENTS.
 5. ALL PROPOSED WALKWAYS SHALL BE CONSTRUCTED TO MEET THE CITY OF DOWNERS GROVE REQUIREMENTS.
 6. ALL PROPOSED DRIVEWAYS SHALL BE CONSTRUCTED TO MEET THE CITY OF DOWNERS GROVE REQUIREMENTS.
 7. ALL PROPOSED DRIVEWAYS SHALL BE CONSTRUCTED TO MEET THE CITY OF DOWNERS GROVE REQUIREMENTS.
 8. ALL PROPOSED DRIVEWAYS SHALL BE CONSTRUCTED TO MEET THE CITY OF DOWNERS GROVE REQUIREMENTS.
 9. ALL PROPOSED DRIVEWAYS SHALL BE CONSTRUCTED TO MEET THE CITY OF DOWNERS GROVE REQUIREMENTS.



PROJECT NO. 1839/09
DATE 12/29/09
DESIGNED BY J. L. LEE
DRAWN BY J. L. LEE
CHECKED BY BJA

SHEET C-7
OF 10

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THOMAS PARTNER
 1500 WEST WASHINGTON
 DOWNERS GROVE, IL 60515
 (630) 983-0700

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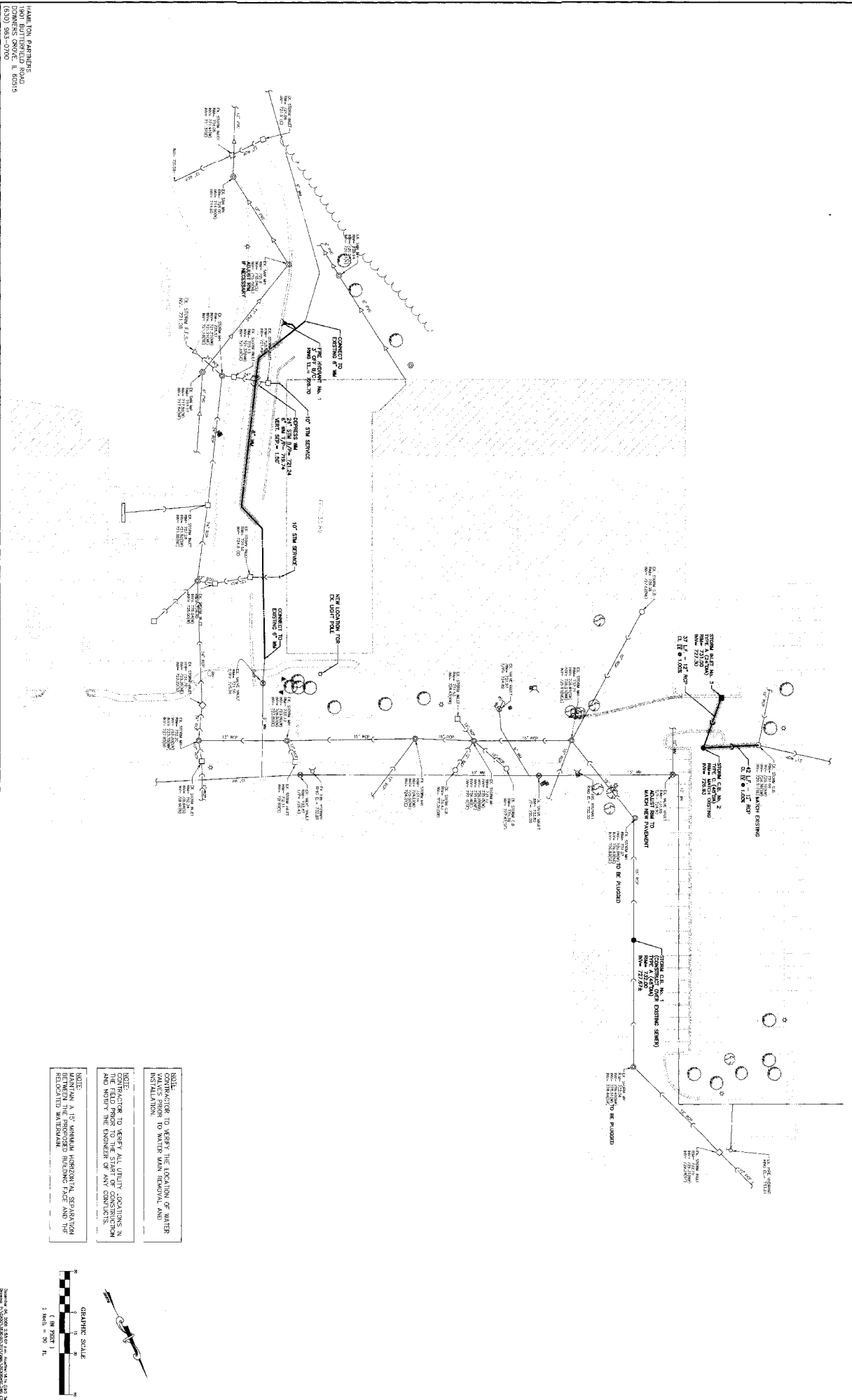
300 PARK BOWLING
 ITASKA, ILLINOIS 60143
 212 WEST HINZE
 CHICAGO, ILLINOIS 60610

REVISIONS

NO.	DATE	DESCRIPTION

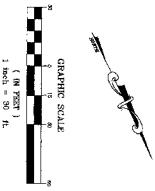
3131 WOODCREEK ADDITION
 3131 WOODCREEK DR. DOWNERS GROVE, ILLINOIS

UTILITY PLAN



NOTE: VERIFY ALL UTILITY CONDITIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY CONFLICTS.

NOTE: MAINTAIN A 15' MINIMUM HORIZONTAL SEPARATION BETWEEN ALL UTILITIES INCLUDING FACE AND THE RELOCATED WATERMAIN



PROJECT NO. 3630.00
 DATE 12/08/06
 SCALE 1"=30'
 DESIGNED BY JLV
 DRAWN BY GOC
 CHECKED BY BJA

SHEET C-8 OF 10
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Village of Downers Grove

STAFF REPORT

TO: Plan Commission **HEARING DATE:** January 8, 2007

FROM: Department of Community Development **PREPARED BY:** Stan Popovich, AICP Planner

TITLE

PC-05-07; 3131 Woodcreek Drive, Esplanade at Locust Point – Amendment to Planned Development #31, Esplanade at Locust Point: The petitioner is requesting an amendment to the Esplanade Planned Development to build an addition to an existing office building at 3131 Woodcreek Drive.

APPLICATION/NOTICE: The application has been filed in conformance with applicable procedural and public notice requirements.

GENERAL INFORMATION

OWNER(S): Esplanade at Locust Point-1 Limited Partnership
c/o Hamilton Partners
1901 Butterfield Road
Downers Grove, IL 60515

APPLICANT: Shigeru Mori
c/o Hamilton Partners
1901 Butterfield Road
Downers Grove, IL 60515

PROPERTY INFORMATION

EXISTING ZONING: ORM – Office Research Manufacturing
EXISTING LAND USE: Office
PROPERTY SIZE: Approximately 2.02 acres (88,000 square feet)
PINs: 05-36-202-014

SURROUNDING ZONING AND LAND USES:

	ZONING	FUTURE LAND USE
NORTH:	ORM Office Research Manufacturing	Office Research
SOUTH:	ORM Office Research Manufacturing	Office Research
EAST:	ORM Office Research Manufacturing	Office Research
WEST:	ORM Office Research Manufacturing	Office Research

ANALYSIS

SUBMITTALS

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

1. Applications/Petitions for Public Hearing
2. Proof of Ownership
3. Project Summary/Cover Letter
4. Preliminary Architectural Drawings
5. Preliminary Engineering Drawings
6. Architectural Rendering
7. Hamilton Partners Signage Program

DESCRIPTION

The proposal is for an addition to 3131 Woodcreek Drive which is located within Parcel 'A' of the Esplanade at Locust Point Planned Development #31. The two-story addition and an interior second floor mezzanine addition will add approximately 32,000 square feet to the 46,000 square foot building. The two-story addition will be located on the building's east side and replace a lawn and 20 car parking lot. The petitioner is requesting an amendment to the planned development to allow this addition and renovation.

The remodeled facility will be used as an Innovation Center for the research and development of bakery, meat, and beverage products. The interior will include testing and development labs, test kitchens, pilot plants, and training and office areas. The construction of the building will have to meet all Village Building and Fire Codes when the project is submitted for permit review.

Building Addition

The proposal calls for a 25,700 square foot two-story addition (12,850 square feet per floor) to the east side of the existing building. A 6,800 square foot interior mezzanine addition will also be completed. The exterior façade of the addition will match the existing building. The detailing, metal fascia, tinted insulated glass, accent paint, and precast concrete panels will match the existing building and provide the appearance of being one building.

The addition and mezzanine will create a floor area ratio of 0.983 for the entire development. The maximum floor area ratio for this planned development is 1.0. The proposal meets this requirement.

Site Design

The existing building is on the southwest corner of an intersection of two private drives within the Esplanade Planned Development. The building sits approximately 20 feet south of the east-west drive and 75 to 90 feet west of the north-south drive. The majority of the land directly east of the building is used as a 20 car parking lot. The remaining area is open lawn with trees and landscaping sporadically located within the lawn.

The addition will extend eastward from the existing building with lawn, landscaping and a retaining wall replacing the parking lot and existing lawn. An existing sidewalk will be removed and replaced with a sidewalk that will traverse the north-south road and connect to 3250 Lacey Road.

The plan also calls for the reconfiguration of the east-west road at the northwest corner of the building. Currently, the road turns north and dead-ends into two loading areas and an entry/exit point for the parking garage. On the east side of the dead-end road section are multiple parking spaces. Under this proposal, parking will be added to the west side of the road to offset the loss of parking spaces on the east side of the building. Where the road currently turns northward, the western curb will be removed to allow the road to tie into the existing parking lot drive aisle. This drive aisle ties directly into Birchwood Place and will provide a convenient

route to the west for automobile traffic.

Although the proposal calls for the removal of small sections of open green space, the overall planned development will provide 36.9% open space, well over the required 20% for planned developments in the ORM district.

Parking

The proposal calls for the removal of the 20 car parking lot (18 standard and two handicap parking spaces) east of the building. Twenty-five (25) new standard spaces will be provided to the northwest of the building. The two handicap spaces will be relocated to the existing parking garage just north of the existing building and will displace four standard parking spaces.

A 32,000 square foot addition would require 64 new parking spaces. The petitioner has shown in the project summary how parking spaces will be reallocated within the parking garage to meet this requirement. The entire planned development provides 11,033 parking spaces, 325 more than the 10,708 required under the Village's parking requirements.

COMPLIANCE WITH THE FUTURE LAND USE PLAN

According to the Future Land Use Plan, the subject property is designated as Office Research. The property is zoned ORM and is located within the Esplanade Planned Development. The proposed use would compliment the uses in the vicinity. The proposal is consistent with the intent of the Future Land Use Plan and will not diminish the use of the surrounding properties.

COMPLIANCE WITH THE ZONING ORDINANCE

The property is zoned ORM. The proposed use, an office and research building, is a permitted use in this zoning district. The proposed site plan meets the zoning requirements including but not limited to green space, floor area ratio, and parking requirements.

COMPLIANCE WITH THE SUBDIVISION ORDINANCE

This section is not applicable.

COMPLIANCE WITH THE SIGN ORDINANCE

The petitioner is proposing to utilize the existing sign that is located north of the 20 car parking lot on the east side of the building. If changes are made to the sign, the sign will have to comply with the Sign Ordinance. The petitioner has not yet applied for a sign permit, but any changes will be reviewed for compliance during the application process.

COMPLIANCE WITH THE OGDEN AVENUE MASTER PLAN

This section is not applicable.

ENGINEERING/PUBLIC IMPROVEMENTS

The existing utilities (water, gas, sanitary and storm) are adequate in size and scope for the proposed addition. There are no proposals to expand the utilities as they are adequate. The addition will require an existing water main that runs on the east side of the building to be relocated further east. An existing fire hydrant east of the 20 car parking lot will be relocated south of the retaining wall to accommodate the addition.

The petitioner is proposing to use existing stormwater detention ponds. In order to ensure that there is adequate capacity for this addition, the petitioner will be required to submit a stormwater report for the proposed improvements prior to receiving a building permit. The report shall include calculations that show the ponds were designed for an increase in impervious area due to the addition and expanded driveways and parking areas.

PUBLIC SAFETY REQUIREMENTS

The property currently provides adequate emergency access and will continue to provide such access. Prior to a construction permit being issued, the building will be reviewed for life safety issues. As such, the building will have to meet all Village Building and Fire Codes.

NEIGHBORHOOD COMMENT

Staff has not received any comments from the public at this time.

FINDINGS OF FACT

The standards for approval of a Planned Development are listed below. The petitioner has addressed the standards for approval in the attached project summary. Staff believes the proposed use is compatible with the surrounding area and will not have an adverse impact on the development or the existing trend of development in the Esplanade Planned Development.

28.1607 Standards for Approval of Planned Developments

The Plan Commission may recommend a planned development designation, plan or amendment based upon the following findings:

- (1) The extent to which the planned development meets the standards of this Article.*
- (2) The extent to which the planned development departs from the zoning and subdivision regulations otherwise applicable to the subject property, including but not limited to, the density, dimension, area, bulk, and use, and the reasons why such departures are deemed to be in the public interest.*
- (3) The method by which the proposed plan makes adequate provision for public services, provides adequate control over vehicular traffic, provides for and protects designated common open space, and furthers the amenities of light and air, recreation and visual enjoyment.*
- (4) Conformity with the planning objectives of the Village.*

The Village Council may authorize a planned development designation, plan or amendment with findings such as, but not limited to, the following:

- (1) That the planned development at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.*
- (2) That the planned development will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.*
- (3) That the planned development is specifically listed as a special use in the district in which it is to be located.*
- (4) That the location and size of the planned development, the nature and intensity of the operation involved in or conducted in connection with said planned development, the size of the subject property in relation to the intensity of uses proposed, and the location of the site with respect to streets giving access to it, shall be such that it will be in harmony with the appropriate, orderly development of the district in which it is located.*
- (5) That the planned development will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purposes already permitted in such zoning district, nor substantially diminish and impair other property valuations within the neighborhood.*
- (6) That the nature, location, and size of the structures involved with the establishment of the planned*

development will not impede, substantially hinder, or discourage the development and use of adjacent land and structures in accord with the zoning district in which it is located.

(7) That adequate utilities, access roads, drainage, and other necessary facilities have been or will be provided for the planned development.

(8) That parking areas shall be of adequate size for that particular planned development, which areas shall be properly located and suitably screened from adjoining residential uses.

That the planned development shall in all other respects conform to the applicable regulations of the zoning district in which it is located.

RECOMMENDATIONS

The proposed Planned Development amendment is compatible with the surrounding zoning and land use classifications. Based on the findings listed above, staff recommends that the Plan Commission make a motion recommending approval of the amendment to Planned Development #31, Esplanade at Locust Point, for an addition to 3131 Woodcreek Drive subject to the following conditions:

1. The planned addition and site improvements shall substantially conform to the staff report dated January 8, 2007; the engineering improvement plans prepared by Cowhey Gudmundson Leder, Limited dated December 8, 2006; and architectural plans prepared by The Jenkins Group dated December 8, 2006, except as such plans may be modified to conform to Village Codes and Ordinances.
2. The petitioner shall prepare and submit a tabbed DuPage County style stormwater report for the proposed improvements.
3. To show that additional detention will not be required for the development, the petitioner shall prepare and submit calculations that show the pond was designed for the increase in impervious area due to the addition and expanded parking areas
4. Prior to the commencement of site development activities, the appropriate permits (water, stormwater, site development, right-of-way, etc.) shall be obtained from the appropriate permitting authority.
5. All new construction shall meet all current Village Building and Life Safety Codes.

Staff Report Approved By:

Don Rosenthal
Director of Community Development

DR:sjp
-att

December 8, 2006

HAMILTON PARTNERS, INC.
1901 Butterfield Road
Downers Grove, Illinois 60515-7915
630.963.0700 Fax: 630.719.5570

Plan Commission
Village of Downers Grove
801 Burlington Ave.
Downers Grove, IL 60515-4776

Re: Preliminary PUD Submission for the proposed 3131 Woodcreek Addition at 3131
Woodcreek Drive in Downers Grove, IL

Dear Plan Commission,

We are pleased to submit information, about a proposed addition to the 3131 Woodcreek Drive Tech Center, for your preliminary review and approval. We have included the required drawings as well as the Petition for Plan Commission with documentation.

Project Summary / Description

The property, on which the addition is to be constructed, is located inside Parcel "A" of the Planned Development # 31, commonly known as Esplanade at Locust Point. This development is currently zoned O-R-M. No variance in zoning is requested.

We are proposing to construct a 2-story, 12,850 square foot (footprint) addition to east side of the existing 46,053 square foot Tech Center at 3131 Woodcreek Drive. The second floor and additional internal, second floor space will bring the new total square footage of the entire facility to 78,183.

This remodeled facility will be used as an "Innovation Center". Operations will involve the research and development of bakery, meat beverage products. To support these operations, construction of testing and development labs, test kitchens, pilot plants, training and office areas are planned.

Compliance with Future Land Use Plan

Total site for Planned Development # 31 consists of 4,443,691s.f. Including the proposed facility, the overall site totals are as follows:

- Built-up Footprint: 1,266,408s.f.
- Paved Area: 1,596,250s.f.
- Landscaped Open Areas: 1,118,473s.f.
- Water Elements: 520,196s.f.

These areas result in a Total Open Space (Landscape and Water) of 36.9 % which is well above the 20% noted in Article XVI Section 28-1612 of the Zoning Ordinance.

Compliance with the Zoning Ordinance

The Planned Development # 31 is zoned O-R-M and is regulated under Article XIII of the zoning ordinance. The proposed facility will be a mixed-use facility, including the following uses, all of which are approved uses under Section 28-001 of Article XIII.

- a. Office uses.
- b. Any facility, the principle use of which is research and developments of products.
- c. Production, processing, assembly, cleaning, testing and repair limited to the following uses and products: Food products, processing and combining of baking, boiling, canning, cooking, dehydrating, freezing, frying, grinding, mixing and pressing.
- d. Warehousing, storage and distribution facilities, excluding motor freight terminals or self-storage facilities (mini-warehouses).

The proposed 78,183 s.f. facility would require 156 parking stalls at the current requirement of 2 stalls per 1000 s.f. Twenty-five (25) additional parking stalls shall be added to the existing parking lot that is adjacent to the northwest corner of the facility. 88 parking spaces, in the existing multi-level parking garage just to the north and connected by enclosed catwalk, have been re-assigned to this facility (the remaining garage stalls still meet the 2.5/1000 requirement for the adjacent 2001 Butterfield building). Additional stalls cannot be added due to lack of space. This leaves a deficit of 43 stalls for this specific addition. However, when the overall park development is completed, we show a surplus of over 300 spaces.

Public Safety Requirements

The proposed addition meets the height, area and story requirements of the Downers Grove Building Code. We will request permit for an Unlimited Area, Mixed –Use (B-Business, S-1 Storage and F-1 Factory/Industrial Moderate Hazard) facility. Appropriate egress, safety and emergency requirements are planned. Building Code requires 3 exits. The first floor plan, with proposed addition, has 4 exits with an egress width greater than required. The building will be fully sprinkled.

Site Engineering / Public Improvements

The existing utilities (water, gas, sanitary and storm lines) are adequate in size and scope to service the addition. No upgrades or increased sizing is expected. A length of existing water line, along the east side of the facility, will be in close proximity to new foundations. It is expected this length of water pipe will be relocated further east. An existing fire hydrant, at this area, will also be relocated east – across Woodcreek Drive.

Access to the site, from the southeast, along Woodcreek Drive remains unchanged. A new curbed and paved connection, from the adjacent, northwest parking area to the previously dead-ended Woodcreek Drive will now allow car access from this direction. An overhead, height restriction bar will limit truck access through this new connection. Though heavy traffic is not currently the case or a foreseen issue, this small connection provides a more direct and convenient route for automobile drivers who access or exit the site from the west.

The proposed addition is limited to an area previously thought to be an ideal expansion area. This area is currently (mostly) covered by an existing inefficient paved parking area. Only a small portion of green area will be removed and this was mowed grass area. Therefore, loss of overall green area is minimal. The large, existing green areas to the south shall be unaffected by this expansion. New, native-plant landscaping is planned to compliment the building's association with the site. A heavily planted southeast building corner is planned to provide pleasing greenery to the bulk of the traffic arriving from the southeast.

A new concrete sidewalk is proposed to extend from the facilities front doors to the adjacent 3250 Lacey road office building. This provides obvious walking benefits for those pedestrians who wish to travel between buildings.

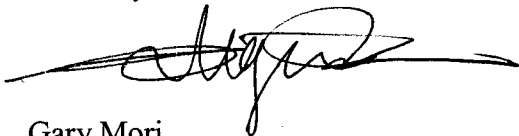
We have included our standards for signage at the development for your information.

Developer

Hamilton Partners has been a developer in Downers Grove for many years. Our reputation for well designed, Class A buildings and developments, cooperation with the Village, as well as the understanding relationships we have established over the years should provide confidence in our ability to enhance the economic and community development of Downers Grove. We continue to look forward to a long-term partnership between the Village of Downers Grove and Hamilton Partners.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Gary Mori', with a long horizontal flourish extending to the left.

Gary Mori
Partner

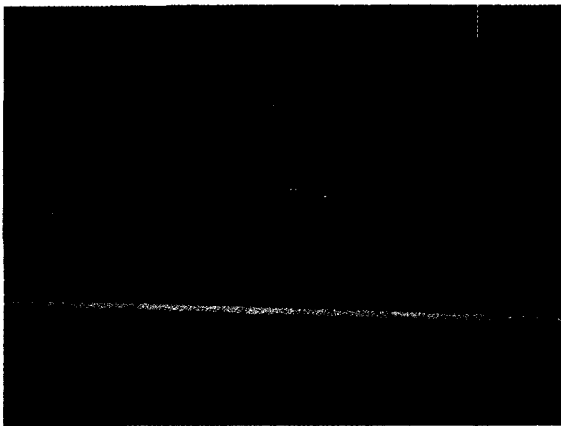
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HAMILTON PARTNERS

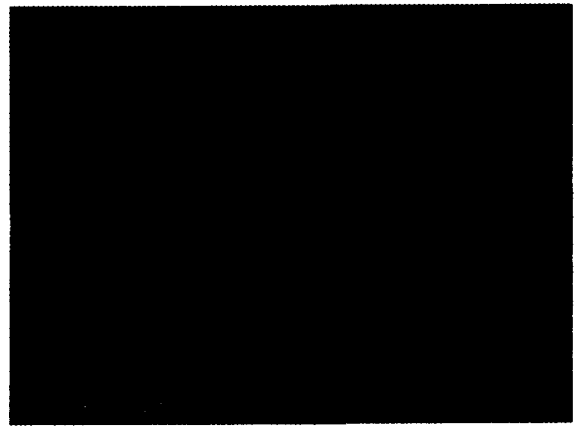
Development Signage Program

Hamilton Partners is proud of our class A office development parks throughout the Chicagoland area that hinge along major Chicago toll-way and roadway infrastructure. One of our premier development sites is at the intersection of I-355 and I-88 in Downers Grove called Esplanade at Locust Point. Esplanade at Locust Point is over 100 acres of land area which requires a signage program that is consistent, as elegant as the office park architecture, and much more than a typical single office building development. The signage program must identify the development boundaries, provide way-finding and directions for pedestrian, vehicular, and delivery traffic, and well as provide unique identification for each building within the park. The following signage program has been established at The Esplanade at Locust Point Development since the initial master plan for the office park.

- **Development Signage:** Development monument signs provide park boundary identification. These signs are usually located at the major roadways that surround the office development and are usually consistent architecturally with the development materials and theme. Development signs are usually larger, landscaped, monument signs with ground lighting. Currently, Esplanade has two existing development signs – one along Butterfield Road to the north of the park and one along Lacey that faces I-355 to the east of the park. In the future, there could be an additional development sign along the south boundary of the park, but this is dependent on potential construction from the adjacent land owner. For example, please see the existing development sign photos below.



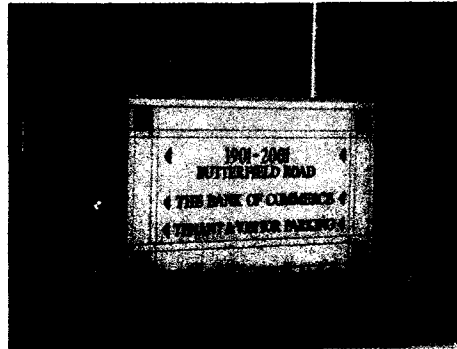
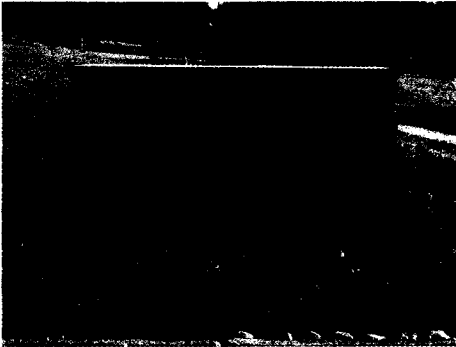
Development Sign on Butterfield Road



Development Sign on Lacey for I -355

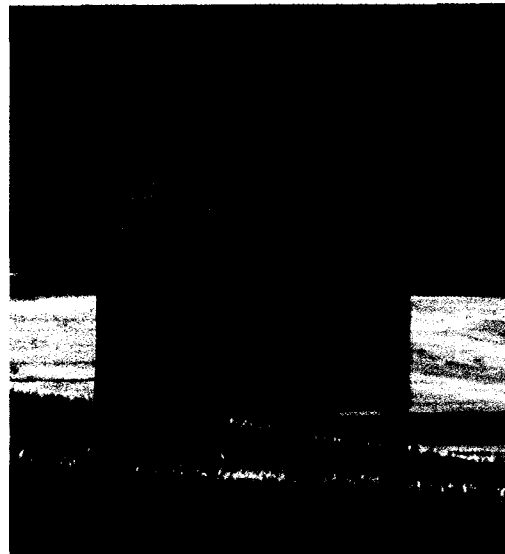
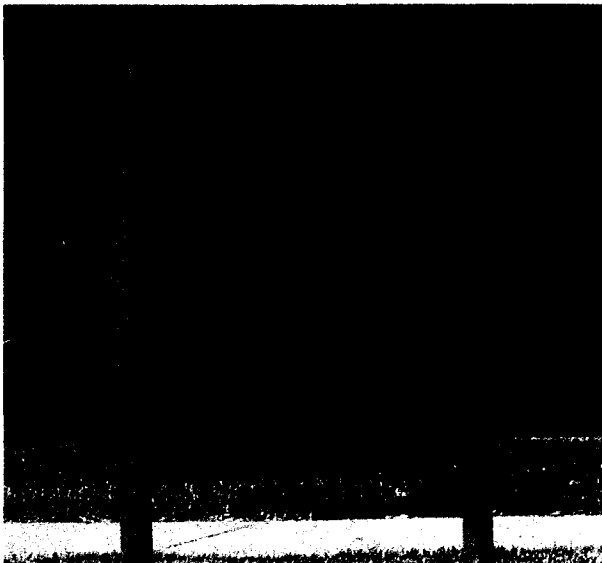
HAMILTON PARTNERS
Development Signage Program
Page 2

- **Entrance Signage:** Entrance signage provides vehicular directional signage along the office park access or ring roads. These are usually points of entrance to development roads, parking lots and garages or main drop off points for office buildings within the development complex. The signs are typically a pre-cast monument sign approximately 42"high x 7'long with granite accents and applied lettering with ground lighting. In rare occasions we have used these entrance signs for internal tenant identification in situations that require a higher profile direction within the complex. Such tenants as banks, restaurants, conference centers, special amenities, or retail space dependent on location and traffic may be located on these entrance signs. Any new development within the office park would continue the use of these entrance signs. For Example, please see the existing entrance sign photos below.



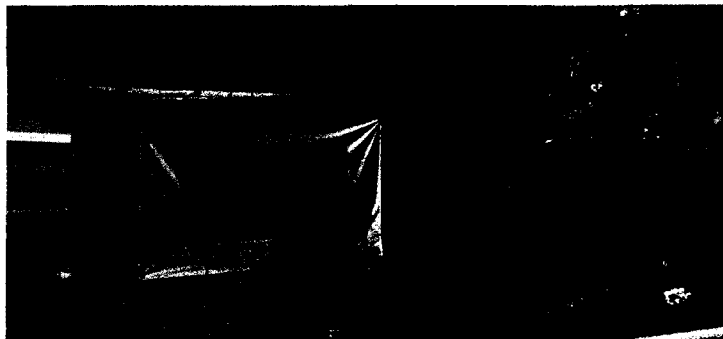
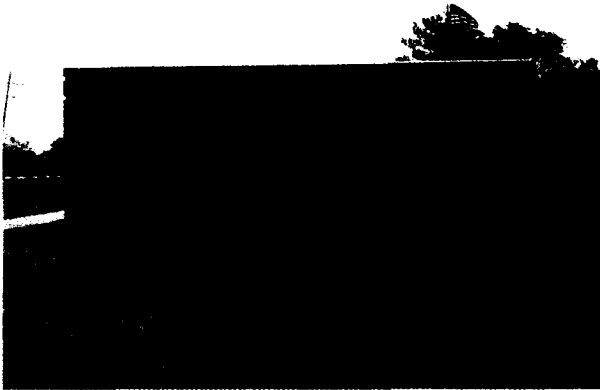
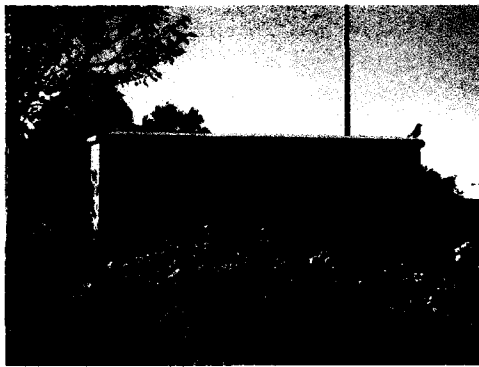
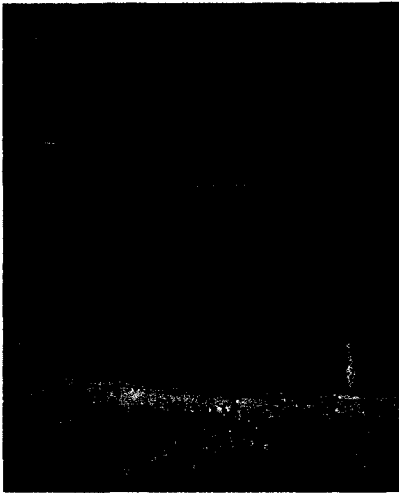
HAMILTON PARTNERS
Development Signage Program
Page 3

- **Directional Signage:** Directional signage provides additional instructions, directions, warnings, roadway, or rule information for the office park within the development itself. These signs are usually smaller, vary in size and scale, follow a general rule of design and are post mounted around buildings, roadways, parking lots, and pedestrian pathways within the office park. These signs are used for traffic signs as well on development owned roads. These are located and provided on an as-needed basis within the office park. For Example, please see the some samples of existing directional signage below.



HAMILTON PARTNERS
Development Signage Program
Page 4

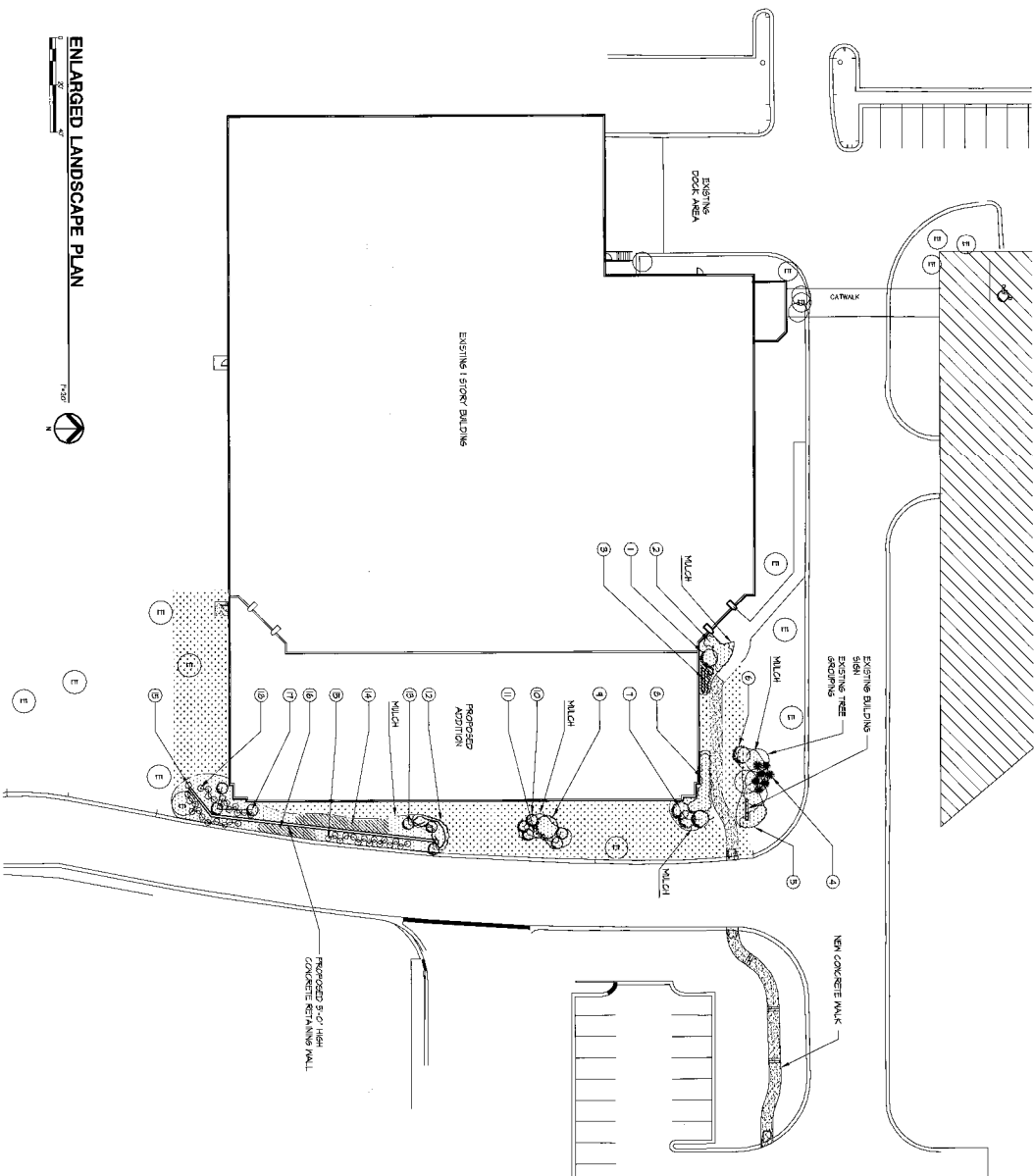
- **Building Signage:** Building signage provides Individual identification to the office buildings at a building's main entrances within the development. Building signs are completely individual to each building both architecturally, lighting design, features, locations at the buildings, as well as actual wording, or tenant identification. Some of the buildings actually have a building monument signs and some do not, but may have artwork, or water features. These signs are usually designed with the initial construction of the facility, but have been updated or reconstruction at later times as well. Please see the some samples of existing building signage below.



3500 Lacey Sign is currently under permit for replacement

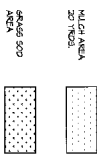
- **Address Signage:** Address signage can be handled in several different ways for the Esplanade office complex. Addresses can be displayed on the building monument signs, building facades, as well as entrance signage. Specifically, the 1901, 2001, and 3250 Buildings have façade addresses, a sample shown in the photo below. The 3500 Building will have the address displayed on the new building monument sign which is located along Lacey Road. The address of the building is provided in the most aesthetically and architecturally sensitive method, but prominent enough that vehicular and pedestrian traffic can locate the address.





PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY.	TYPE	REMARKS
1	CORNUS ALTERNIFOLIA	PAEDON SPANCOCK TREE	6-9"	AS SHOWN	1	BB	-
2	ROSA RUBRA	ROSES INDOOR	2 GAL	24" O.C.	6	-	-
3	FRAXINUS ALBERGINSIDENS	FRONTAL OAKS	2 GAL	18" O.C.	25	-	-
4	TRAVES HEDRA	PERGOLAS TREES	24/30"	48" O.C.	1	BB	-
5	-	ANNUALS	-	-	-	-	-
6	HALIS SAUBERTII	ORNAMENTAL TREE	2"	AS SHOWN	1	BB	-
7	HABROCLA ELIZABETH	HABROCLA TREE	2"	AS SHOWN	3	BB	-
8	POTENTILLA AMORFICOSA	POTENTILLA AMORFICOSA	2 GAL	36" O.C.	6	-	-
9	SCLEPTICA TRIKANTHOS VAR. INTERMIA	HOKEY LOWBY	3"	AS SHOWN	1	BB	-
10	CORNUS ALTERNIFOLIA	PAEDON SPANCOCK TREE	6-9"	AS SHOWN	5	BB	CLUMP FORM
11	HEPERICALUS	PAVILIES	1 GAL	12" O.C.	75	-	-
12	ROSA RUBRA	ROSES INDOOR	1 GAL	24" O.C.	20	-	-
13	FRAXINUS ALBERGINSIDENS	ORNAMENTAL OAK TREE	2 GAL	AS SHOWN	9	BB	-
14	MYCANTHUS TITTE ZEBRA	GRASSES	2 GAL	12" O.C.	100	-	-
15	SPETA TAUROBII	FLORIBUNT SHAG	2 GAL	36" O.C.	21	-	-
16	HALIS SAUBERTII	CANNON	2 GAL	12" O.C.	75	-	-
17	HALIS SAUBERTII	ORNAMENTALS	12/12"	AS SHOWN	9	BB	-
18	DIAPHRAS ALVUS COMPACTA	DWARF BIRCH (COMPACT)	30"	36" O.C.	12	-	-



ENLARGED LANDSCAPE PLAN

Planned Unit Development

3131 Woodcreek Addition
 3131W Woodcreek Dr. Downers Grove, Illinois

Hamilton Partners Inc.

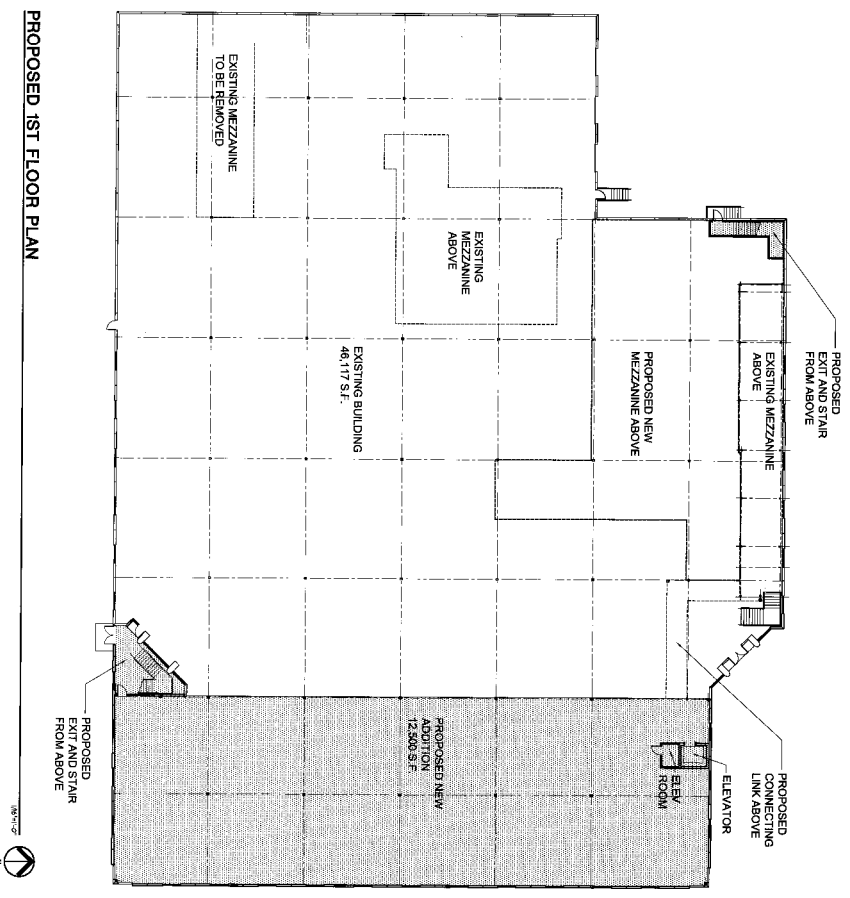
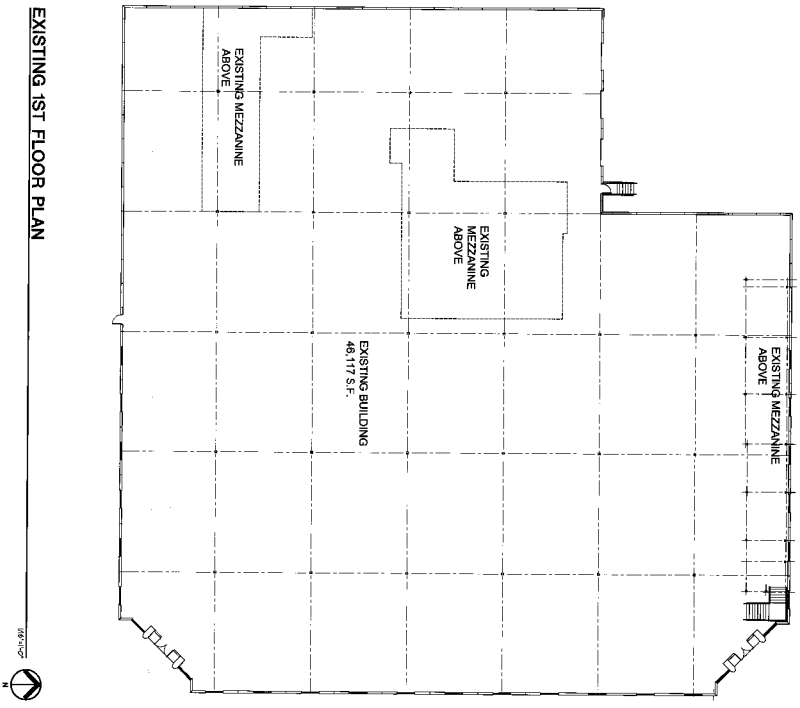
1901 Butterfield Road
 Downers Grove, IL 60515
 630.263.8100

The Jenkins Group

Architect/Interior/Planning
 300 Park Blvd. Mason, IL 60450-9100

A-3

December 8, 2006



Planned Unit Development

3131 Woodcreek Addition
 3131 Woodcreek Dr. Downers Grove, Illinois

A-4

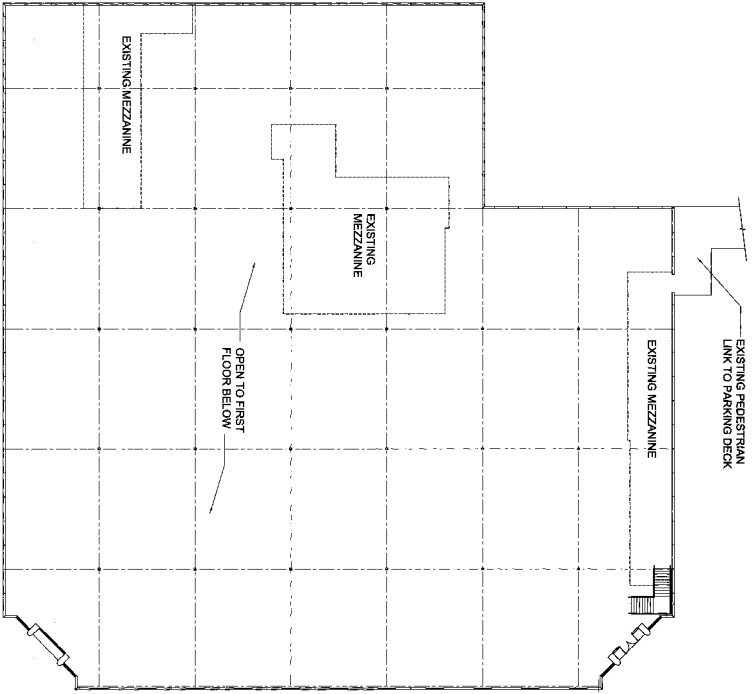
Sheet No.
 December 8, 2006

Hamilton Partners Inc.

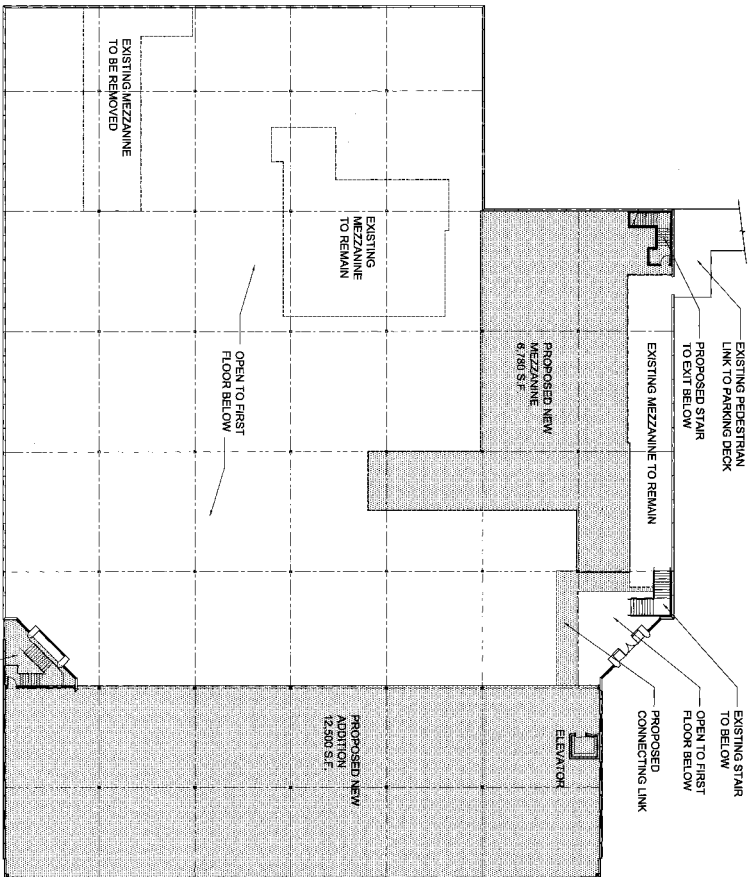
1911 Butterfield Road
 Downers Grove, IL 60515
 (630) 565-0100

The Jenkins Group

Architect/Interior/Planning
 300 Park Blvd. Itasca, IL 60143-2501/100



EXISTING 2ND FLOOR PLAN



PROPOSED 2ND FLOOR PLAN

Planned Unit Development

3131 Woodcreek Addition
 3131 Woodcreek Dr. Downers Grove, Illinois

Hamilton Partners Inc.

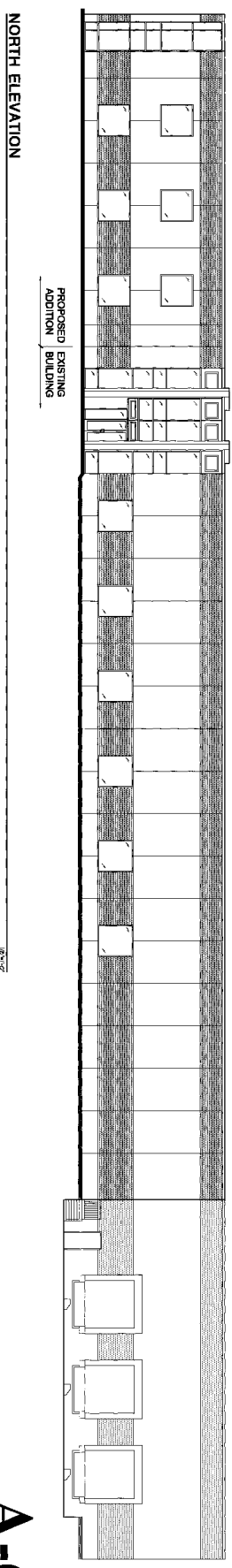
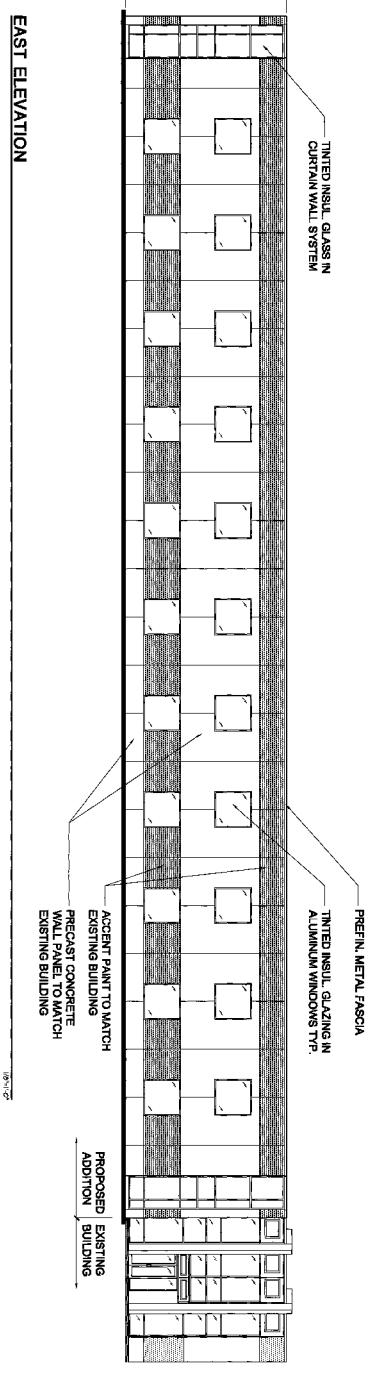
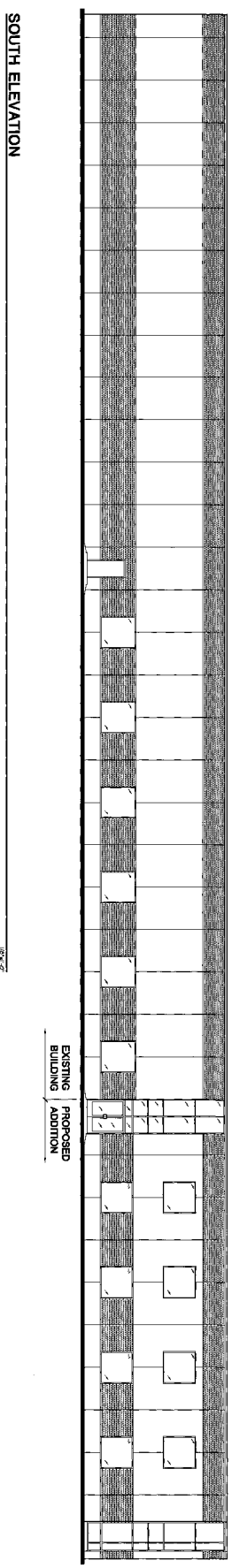
1901 Butterfield Road
 Downers Grove, IL 60515
 630.253.7780

The Jenkins Group
 Architects/Interior/Planning
 300 Park Blvd. Napoca, IL 630-250-9100

A-5

Sheet No.
 December 8, 2006

Planned Unit Development
 3131 Woodcreek Addition
 3131 Woodcreek Dr. Downers Grove, Illinois



A-6
 Sheet No.

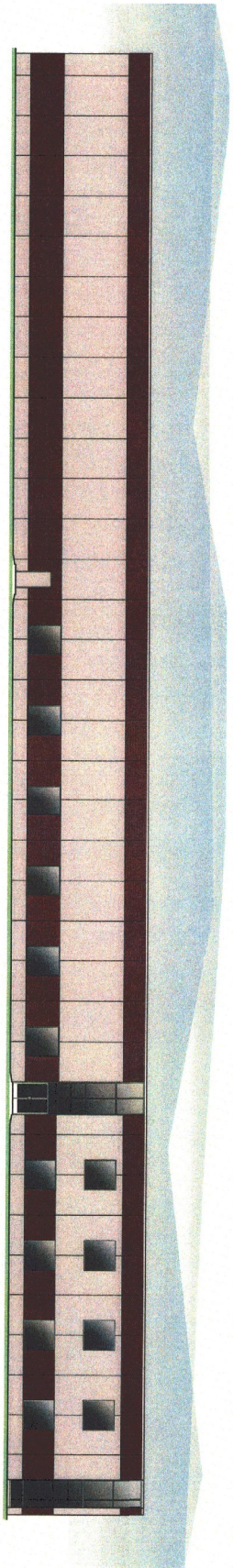
December 8, 2006

Hamilton Partners Inc.

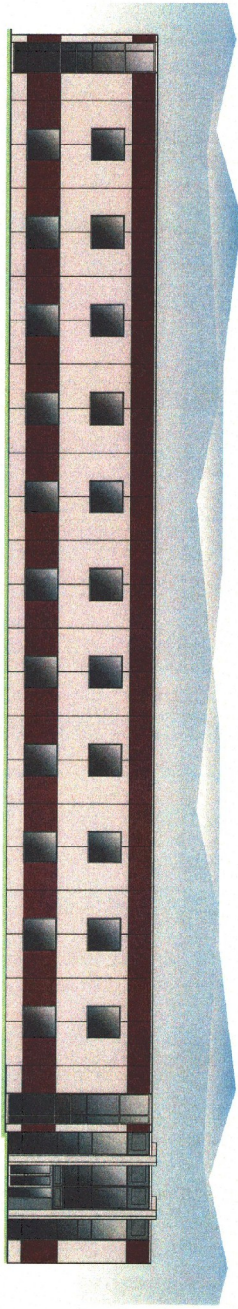
2001 Bankers Building
 100 N. Dearborn Street, Suite 1100
 Chicago, IL 60611

The Jenkins Group

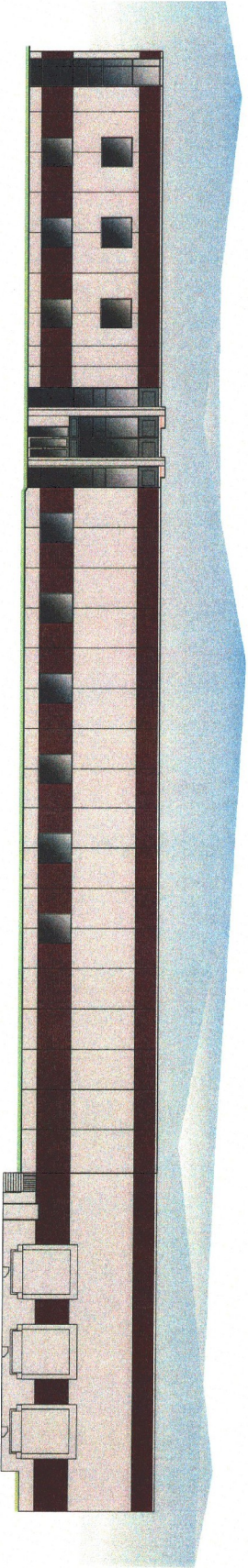
Architects/Interior Designers
 300 Park Street, Suite 1100
 Downers Grove, IL 60110



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

A-7

Sheet No.
December 8, 2006

Hamilton Partners Inc.
1901 Industrial Blvd
Downers Grove, IL 60515
630-963-9700

The Jenkins Group
Architect/Interior/Planning
300 Park Blvd. Itasca, IL 60143-29100

Planned Unit Development

3131 Woodcreek Addition
3131 Woodcreek Dr. Downers Grove, Illinois

GENERAL NOTES

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES...
2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES...
3. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES...
4. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES...
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EARTHWORK

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UNDERGROUND UTILITIES

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COWHEY GUDMUNDSON LEIDER, LTD. CONSULTING ENGINEERS - LAND SURVEYORS - NATURAL RESOURCES

300 PARK BOWLING GREEN, ILLINOIS (630) 256-5886 212 WEST OAK CHICAGO, ILLINOIS (312) 462-8010

REVISIONS table with columns for NO., DATE, and DESCRIPTION.

3131 WOODCREEK ADDITION 3131 WOODCREEK DR. DOWNERS GROVE, ILLINOIS

SPECIFICATION SHEET

PROJECT NO. 3630.00 SHEET 12/08/05 DATE 12/08/05 SCALE NONE DESIGNED BY JWC DRAWN BY CJC CHECKED BY BJA

THOMAS PARTNER
 1500 WEST WASHINGTON
 DOWNERS GROVE, IL 60130
 (630) 983-0700

COWHEY GUDMUNDSON LEDER LTD.
 CONSULTING ENGINEERS • LAND SURVEYORS • MATERIAL RESOURCES

300 PARK BOWLING
 ITASKA, ILLINOIS 60143
 212 WEST HINZE
 CHICAGO, ILLINOIS 60610

REVISIONS

NO.	DATE	DESCRIPTION

3131 WOODCREEK ADDITION
 3131 WOODCREEK DR. DOWNERS GROVE, ILLINOIS

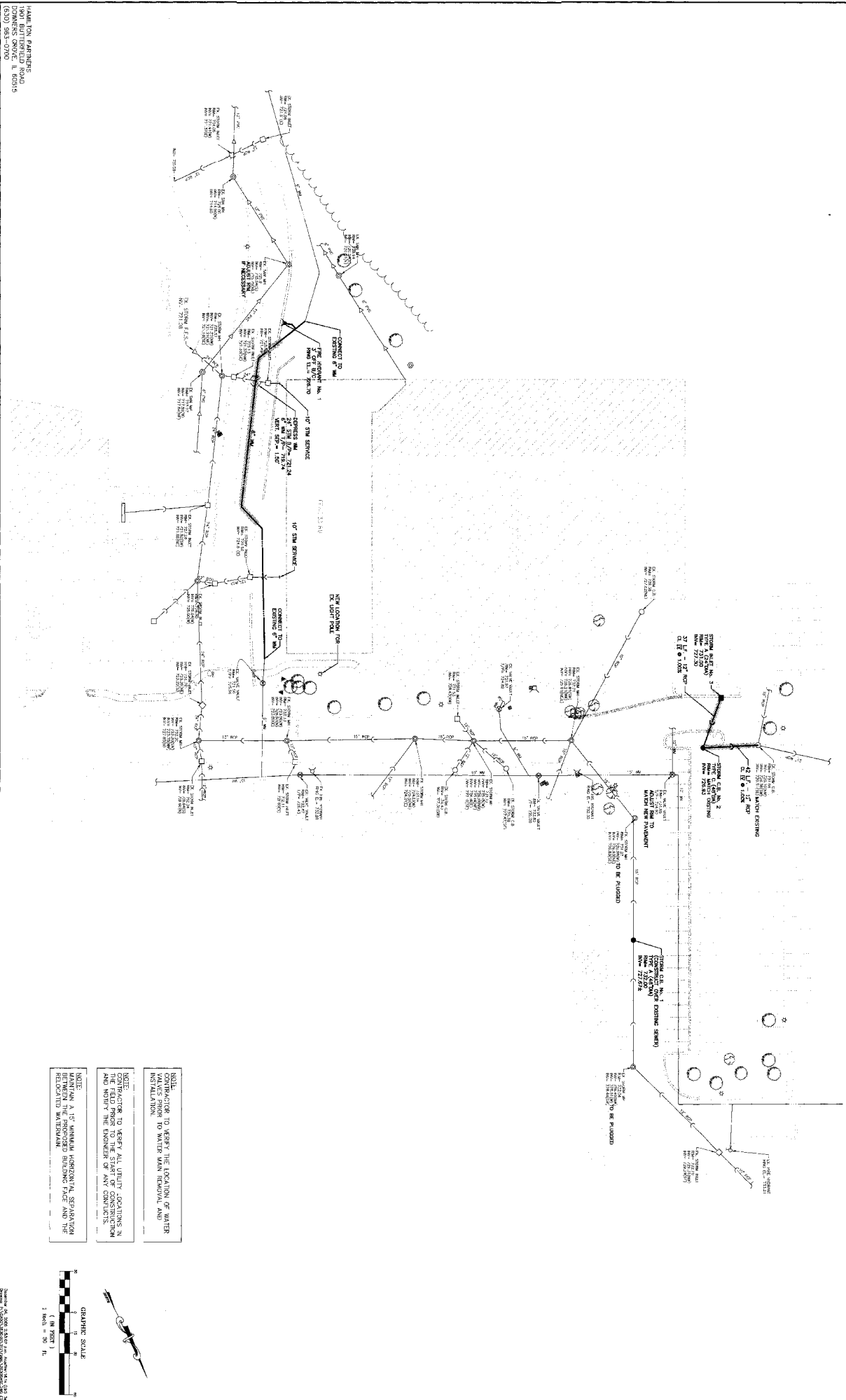
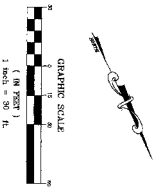
UTILITY PLAN

NOTE: CONTRACTOR TO VERIFY ALL UTILITY CONDITIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY CONFLICTS.

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PROJECT NO. 3630.00
 DATE 12/08/06
 SCALE 1"=30'
 DESIGNED BY JMW
 DRAWN BY GOC
 CHECKED BY BJA

SHEET C-8
 OF 10
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VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING, JANUARY 8, 2007, 7:00 P.M.

FILE NO. PC-05-07 A petition seeking Final Planned Development Amendment Approval for an addition to an existing office building – P.D. #31 Esplanade at Locust Point for property located on the North side of Woodcreek Drive, approximately 1,350 ft. Southeast of Birchwood Place, commonly known as 3131 Woodcreek Drive, Downers Grove, IL (PIN 06-36-202-014); Shigeru Mori, Petitioner; Esplanade at Locust Point-1 Limited Partnership, Owner

Chairman Jirik swore in those individuals who would be speaking on File No. PC-05-07.

Mr. Stan Popovich addressed the Commissioners and explained the petition was an amendment to the Planned Development for an addition to an existing office building at 3131 Woodcreek Drive. Proposed is a two-story addition to the east side of the building and an interior second floor mezzanine addition which will add approximately 32,000 square feet to the 46,000 square foot building. Renderings were displayed on the overhead screen. The addition and mezzanine will create a floor area ratio of 0.983 for the entire Planned Development. The maximum floor area ratio for this Planned Development is 1.0.

The east side addition will replace a 20-car parking lot and some landscaping. Some green space will be lost, but overall the Planned Development will have 36.9% green space. The requirement is for 20%. The addition will also include a new retaining wall, some new lawn area and new sidewalk. The road at the northwest corner of the property will tie into the existing parking lot to the west of the property. The road as it turns to the north will be reconstructed with some parking spaces to accommodate the lost parking spaces. The Planned Development has 300 more parking spaces than required. The exterior of the addition will match the existing building. The proposal provides adequate utilities, but an existing water main and fire hydrant that run on the east side of the building will have to be relocated further east. In addition, the petitioner will be required to submit a stormwater report for the proposed improvements prior to receiving a building permit.

Mr. Popovich reported he just received correspondence today from the DuPage County Forest Preserve District, and they had no objections. Mr. Popovich offered to provide a copy of that correspondence to the Commissioners. In closing, he stated the proposal complied with the Villages FLUP, the Zoning Ordinance, Sign Ordinance and public safety requirements. Staff recommended approval.

Petitioner, Mr. Gary Mori, Hamilton Partners, 1901 Butterfield Road, was present to respond to questions. No questions followed from the commissioners.

Chairman Jirik opened up the meeting to public comment. No questions followed. Public Comment was closed.

Mr. Cozzo inquired about some elimination of parking spaces west of the garage, wherein Mr. Popovich clarified the existing parking spaces to the west side of the garage would remain since it was part of the overall development. Mr. Cozzo's only concern was whether it was necessary to insert the parking spaces because vehicles would back up into each other. Clarification of the floor

area ratio followed which took into account the existing buildings and those planned in the future for the development, including the addition.

WITH RESPECT TO FILE NO. PC-05-07, MR. MATEJCZYK MADE A MOTION THAT THE PLAN COMMISSION RECOMMEND APPROVAL OF THE AMENDMENT TO PLANNED DEVELOPMENT #31, ESPLANADE AT LOCUST POINT, FOR AN ADDITION TO 3131 WOODCREEK DRIVE SUBJECT TO THE FOLLOWING CONDITIONS:

- 1. THE PLANNED ADDITION AND SITE IMPROVEMENTS SHALL SUBSTANTIALLY CONFORM TO THE STAFF REPORT DATED JANUARY 8, 2007; THE ENGINEERING IMPROVEMENT PLANS PREPARED BY COWHEY GUDMUNDSON LEDER, LIMITED DATED DECEMBER 8, 2006; AND ARCHITECTURAL PLANS PREPARED BY THE JENKINS GROUP DATED DECEMBER 8, 2006, EXCEPT AS SUCH PLANS MAY BE MODIFIED TO CONFORM TO VILLAGE CODES AND ORDINANCES.**
- 2. THE PETITIONER SHALL PREPARE AND SUBMIT A TABBED DUPAGE COUNTY STYLE STORMWATER REPORT FOR THE PROPOSED IMPROVEMENTS.**
- 3. TO SHOW THAT ADDITIONAL DETENTION WILL NOT BE REQUIRED FOR THE DEVELOPMENT, THE PETITIONER SHALL PREPARE AND SUBMIT CALCULATIONS THAT SHOW THE POND WAS DESIGNED FOR THE INCREASE IN IMPERVIOUS AREA DUE TO THE ADDITION AND EXPANDED PARKING AREAS**
- 4. PRIOR TO THE COMMENCEMENT OF SITE DEVELOPMENT ACTIVITIES, THE APPROPRIATE PERMITS (WATER, STORMWATER, SITE DEVELOPMENT, RIGHT-OF-WAY, ETC.) SHALL BE OBTAINED FROM THE APPROPRIATE PERMITTING AUTHORITY.**
- 5. ALL NEW CONSTRUCTION SHALL MEET ALL CURRENT VILLAGE BUILDING AND LIFE SAFETY CODES.**

SECONDED BY MR. WEBSTER.

ROLL CALL:

**AYE: MR. MATEJCZYK, MR. WEBSTER, MR. BEGGS, MR. COZZO, MR. QUIRK,
MRS. RABATAH, CHAIRMAN JIRIK**

NAY: NONE

MOTION PASSED. VOTE: 7-0