

**VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL MEETING
FEBRUARY 6, 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.

UPDATE & RECOMMENDATION

This item was discussed at the January 23, 2007 Village Council Workshop. Approval is recommended 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

Ordinance

VILLAGE OF DOWNERS GROVE
COUNCIL ACTION SUMMARY

INITIATED: Applicant **DATE:** February 6, 2007
(Name)

RECOMMENDATION FROM: Plan Commission **FILE REF:** PC-05-07
(Board or Department)

NATURE OF ACTION:

- Ordinance
- Resolution
- Motion
- Other

STEPS NEEDED TO IMPLEMENT ACTION:

Motion to Adopt "AN ORDINANCE APPROVING A PLANNED DEVELOPMENT AMENDMENT TO PLANNED DEVELOPMENT #31, FOR AN ADDITION TO AN EXISTING OFFICE FACILITY"as presented.

SUMMARY OF ITEM:

At their meeting of January 8, 2007 the Plan Commission recommended approving planned development amendments to Planned Development #31.

RECORD OF ACTION TAKEN:

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

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.**

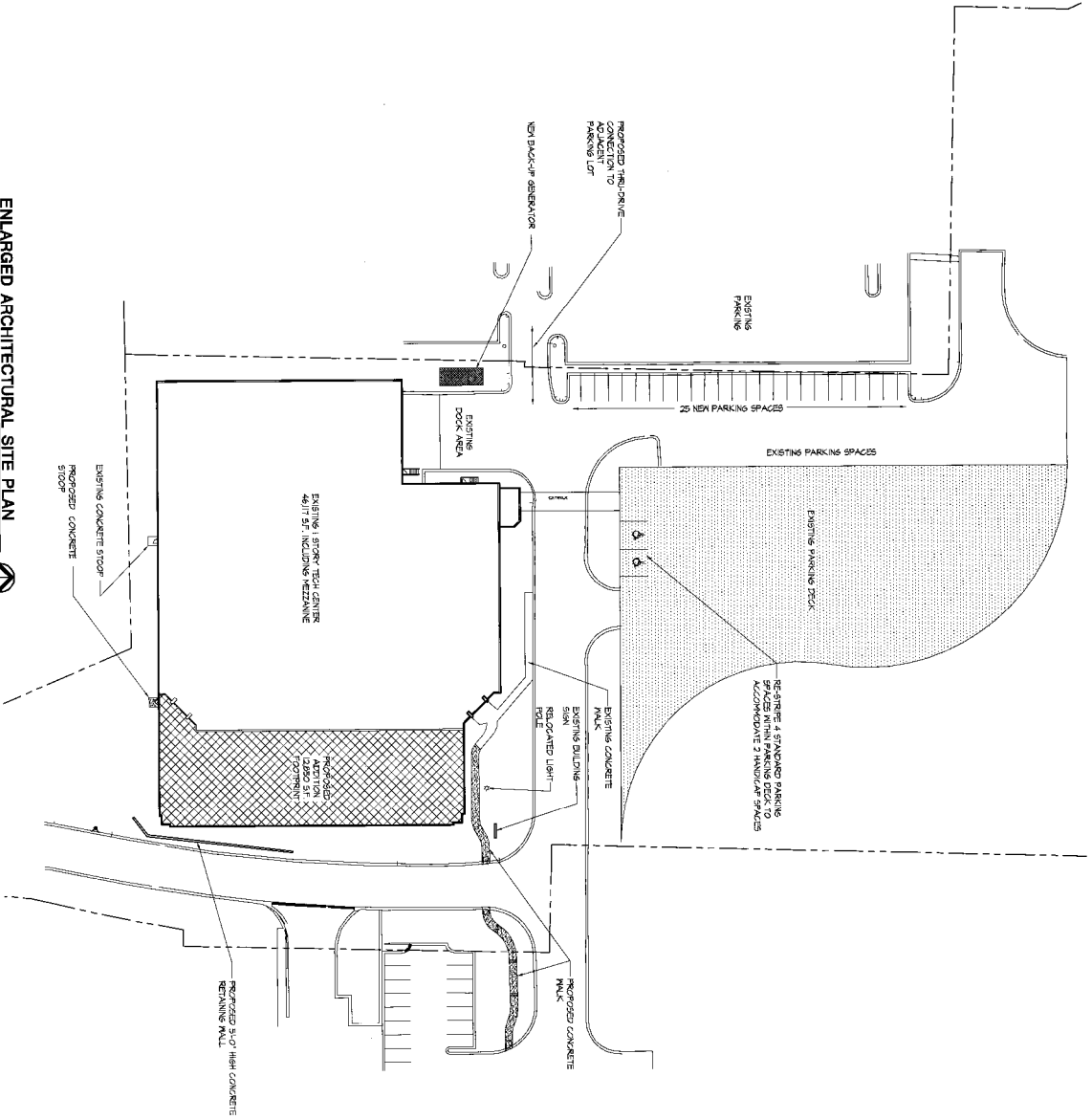
SECONDED BY MR. WEBSTER.

ROLL CALL:

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

NAY: NONE

MOTION PASSED. VOTE: 7-0



ENLARGED ARCHITECTURAL SITE PLAN

Planned Unit Development

3131 Woodcreek Addition
 3131 Woodcreek Dr. Downers Grove, Illinois

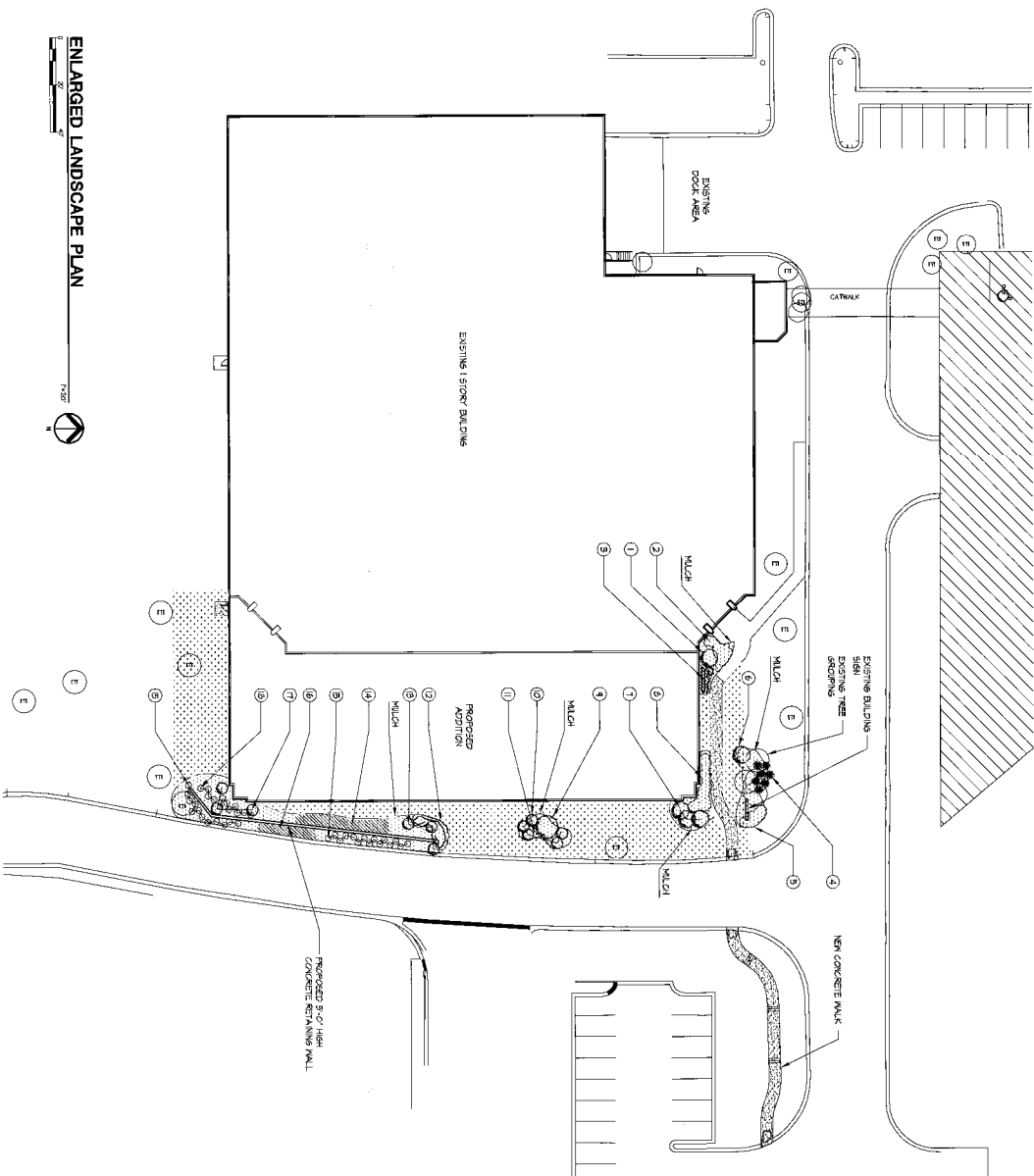
A-2
 Sheet No.
 December 8, 2006

Hamilton Partners Inc.

1001 Timberline Road
 Downers Grove, IL 60515
 630-963-0700

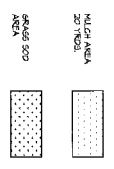
The Jenkins Group

Architectural Services
 560 Park Blvd. Downers Grove, IL 60529-9100



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 ALBERGOLANDES | FRONTAL OAKS | 2 GAL | 18" O.C. | 25 | - | - |
| 4 | TRAVES HERBA | PERENNIOUS TREES | 24/30" | 48" O.C. | 1 | BB | - |
| 5 | - | ANNUALS | - | - | - | - | - |
| 6 | HALIS SANDERII | 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 | ALTELLIA TRICANTIOS VAR. INTERMIA | HOKEY LOWBY | 3" | AS SHOWN | 1 | BB | - |
| 10 | CORNUS ALTERNIFOLIA | PAEDON SPANCOCK TREE | 6-9" | AS SHOWN | 5 | BB | CLIP FORK |
| 11 | HEPICALCULUS | PAVILIES | 1 GAL | 12" O.C. | 75 | - | - |
| 12 | ROSA RUBRA | ROSES INDOOR | 2 GAL | 24" O.C. | 20 | - | - |
| 13 | FRAXINUS ALBERGOLANDES | ORNAMENTAL OAK TREE | 2 GAL | AS SHOWN | 9 | BB | - |
| 14 | MYCANTHUS TITTE ZIBOVA | SHRUBS | 2 GAL | 12" O.C. | 100 | - | - |
| 15 | ROSA RUBRA | ROSES INDOOR | 2 GAL | 36" O.C. | 21 | - | - |
| 16 | ROSA RUBRA | ROSES INDOOR | 2 GAL | 36" O.C. | 75 | - | - |
| 17 | MYCANTHUS TITTE ZIBOVA | SHRUBS | 2 GAL | 12" O.C. | 9 | BB | - |
| 18 | FRAXINUS ALBERGOLANDES | FRONTAL OAKS | 2 GAL | AS SHOWN | 3 | BB | - |
| 19 | FRAXINUS ALBERGOLANDES | FRONTAL OAKS | 2 GAL | AS SHOWN | 12 | - | - |



Planned Unit Development

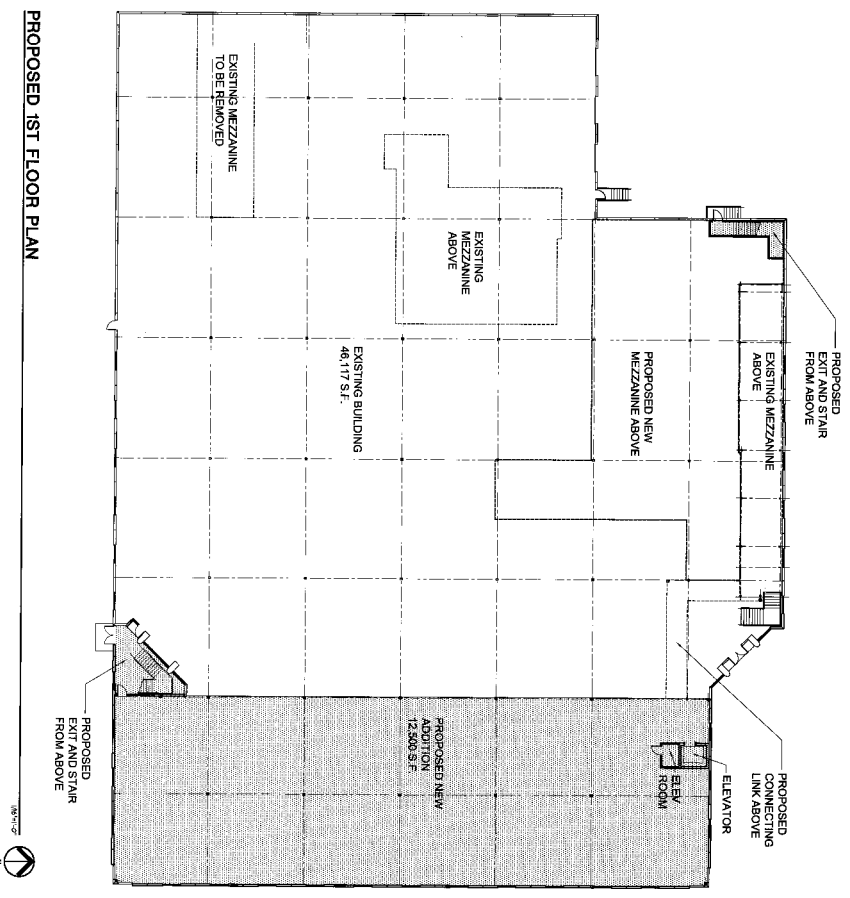
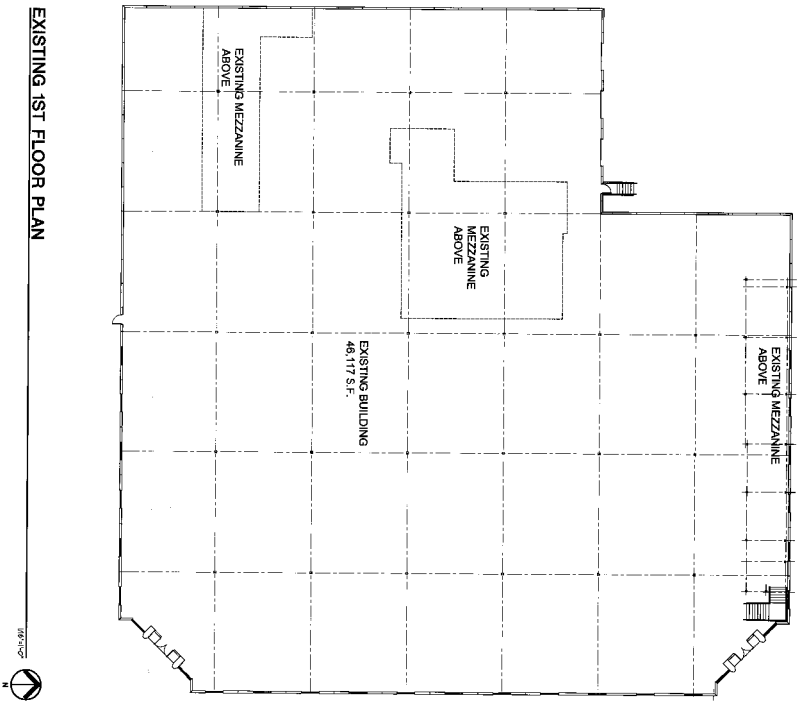
3131 Woodcreek Addition
 3131W Woodcreek Dr. Downers Grove, Illinois

A-3

Sheet No.
 December 8, 2006

Hamilton Partners Inc.
 1901 Butterfield Road
 Downers Grove, IL 60515
 630.263.8100

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



Planned Unit Development

3131 Woodcreek Addition
 3131 Woodcreek Dr. Downers Grove, Illinois

A-4

Sheet No.
 December 8, 2006

Hamilton Partners Inc.

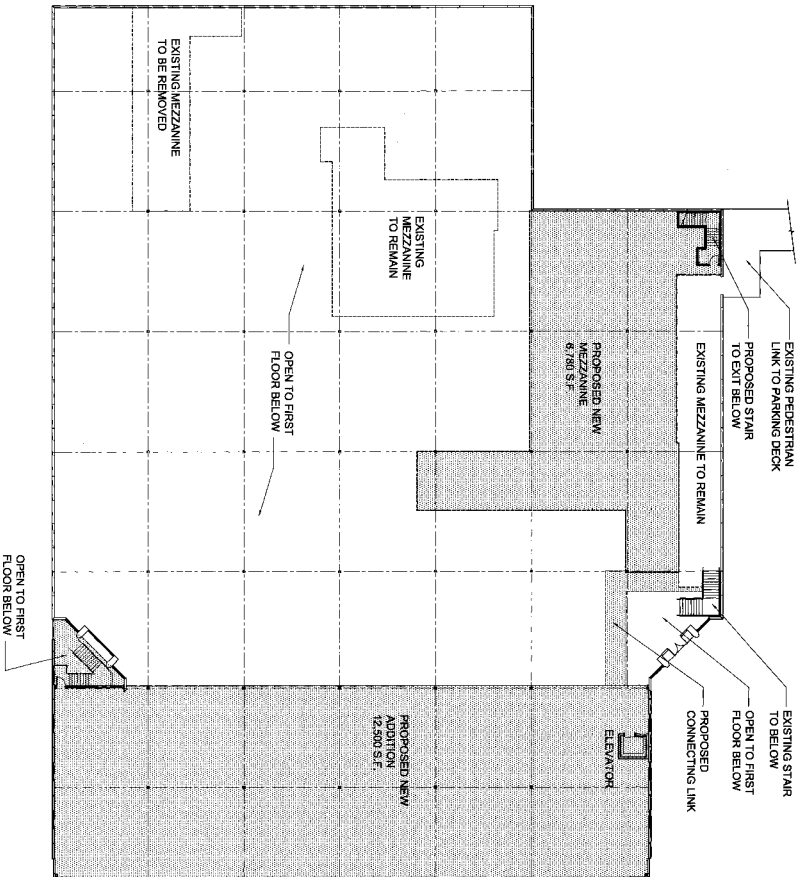
1911 Butterfield Road
 Downers Grove, IL 60515
 (630) 965-0100

The Jenkins Group

Architect/Interior/Planning
 300 Park Blvd. Itasca, IL 60143-2810



EXISTING 2ND FLOOR PLAN



PROPOSED 2ND FLOOR PLAN



Planned Unit Development

3131 Woodcreek Addition
 3131 Woodcreek Dr. Downers Grove, Illinois

Hamilton Partners Inc.

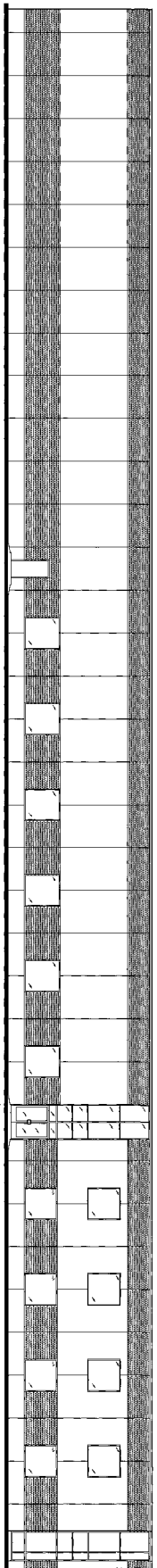
1901 Butterfield Road
 Downers Grove, IL 60515
 630.253.7780

The Jenkins Group

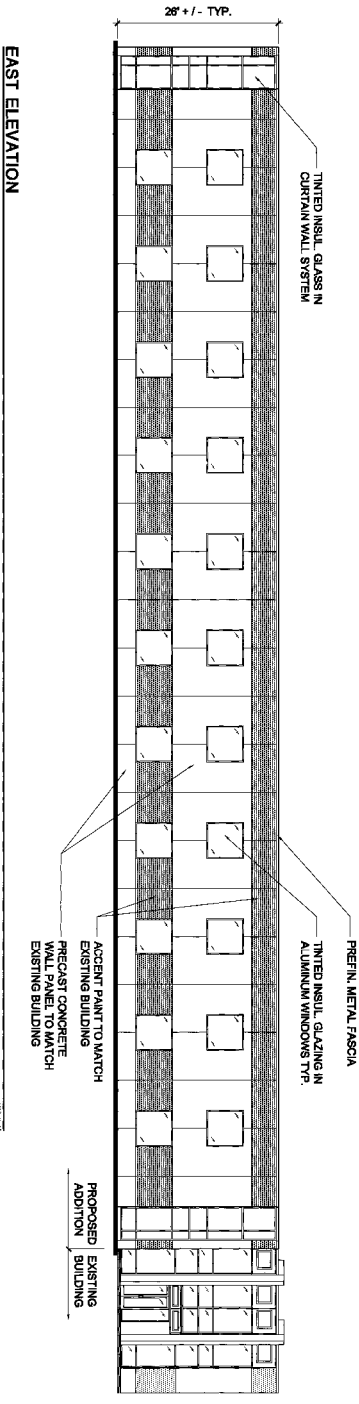
Architect/Interior/Planning
 300 Park Blvd. Napoca, IL 630-250-9100

A-5

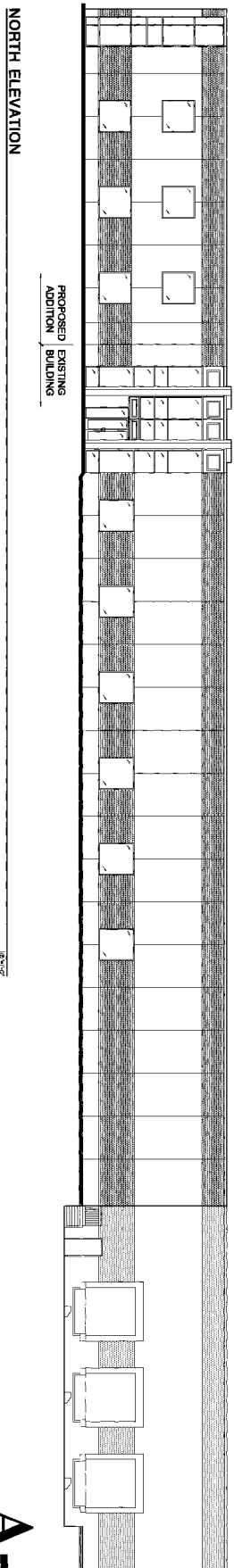
Sheet No.
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SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

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

A-6

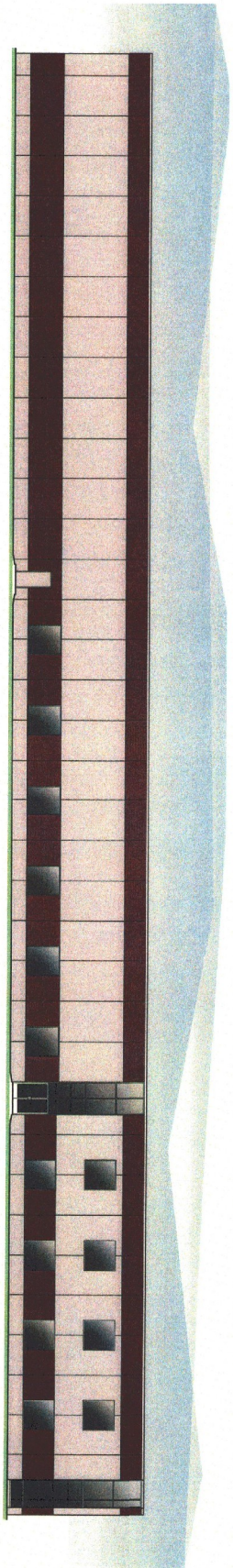
December 8, 2006

Hamilton Partners Inc.

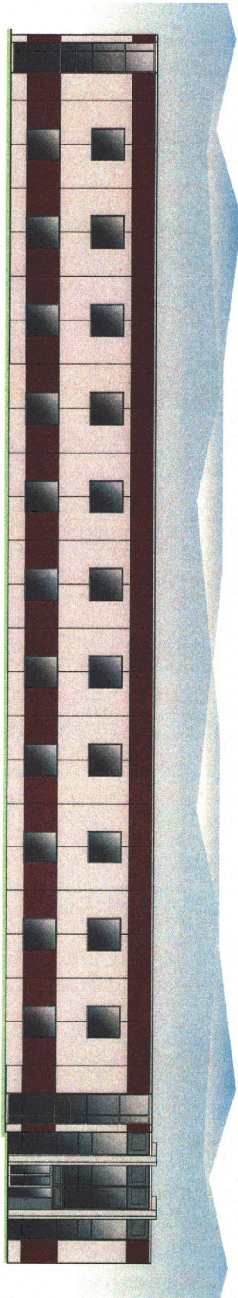
2001 Bankers Building
 100 N. Dearborn Street, Suite 1100
 Chicago, IL 60611

The Jenkins Group

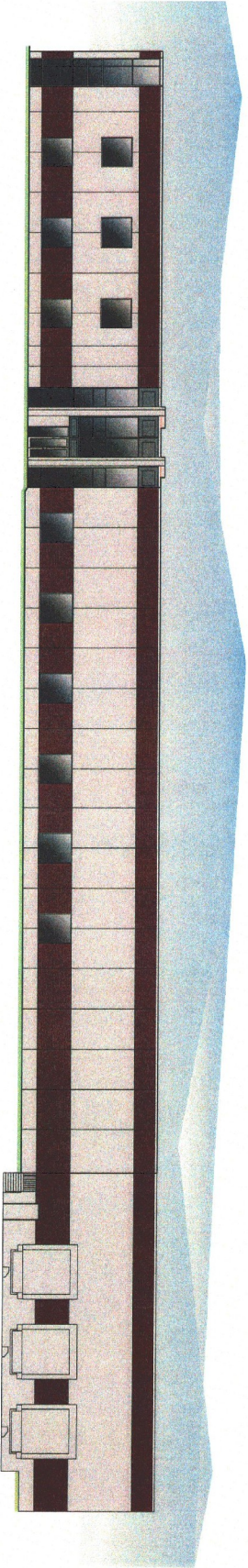
Architects/Interior Designers
 300 Park Street, Suite 1100
 Downers Grove, IL 60130



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

A-7

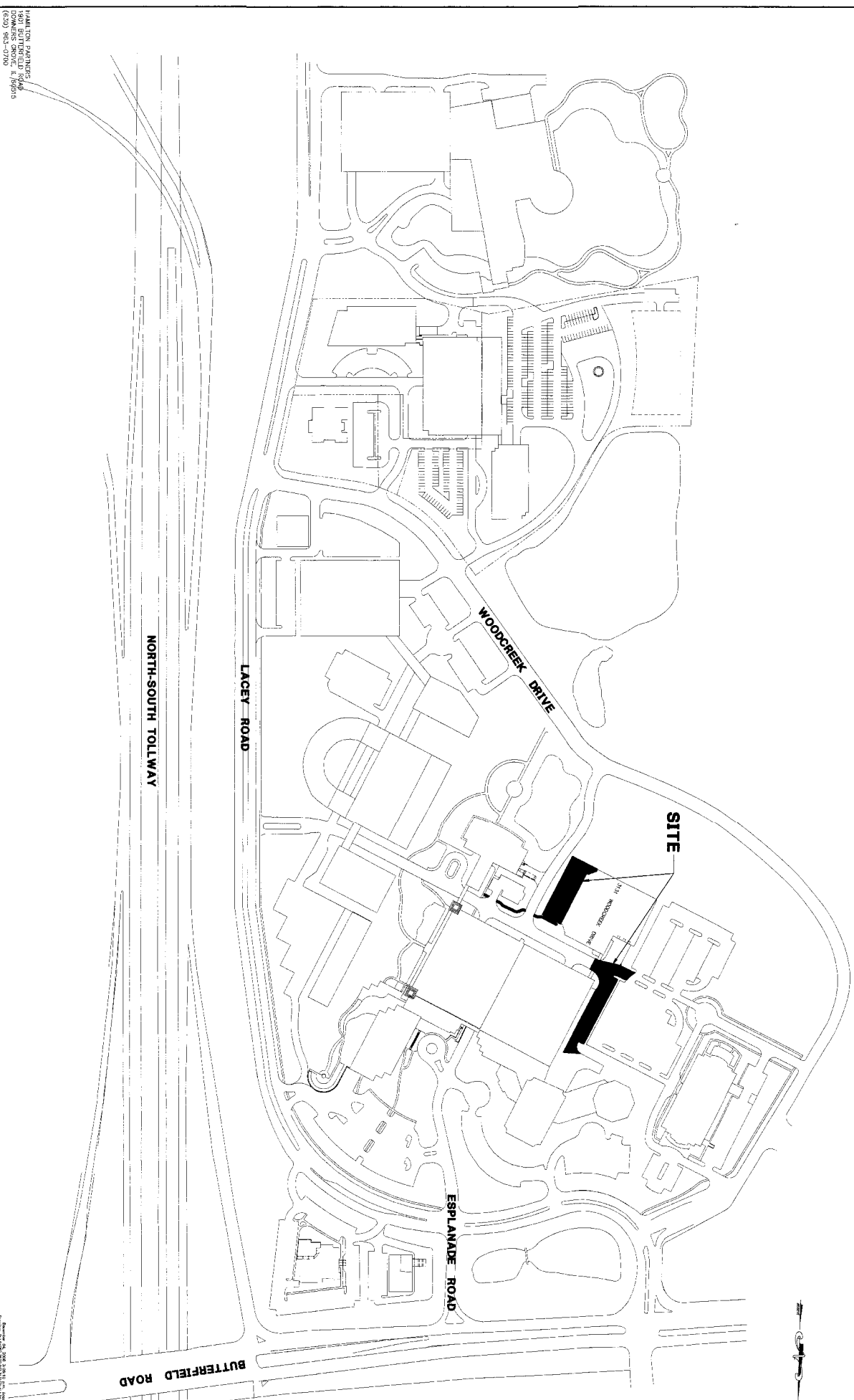
Sheet No.
December 8, 2006

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



HAULTON PARTNERS
 3131 WOODCREEK ADDITION
 DOWNERS GROVE, IL 60521
 (630) 981-0700

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

300 PARK BLDG
 ITASKA, ILLINOIS 60143
 CHICAGO, ILLINOIS 60610

REVISIONS

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3131 WOODCREEK ADDITION
3131 WOODCREEK DR. DOWNERS GROVE, ILLINOIS

MASTER DEVELOPMENT PLAN

PROJECT NO. 3630.00
 DATE 12/08/06
 SCALE NONE
 DESIGNED BY JUV
 DRAWN BY GOC
 CHECKED BY BJA

SHEET **C-3** OF 10
 © COPYRIGHT 2006

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

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

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

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3131 WOODCREEK ADDITION
 3131 WOODCREEK DR. DOWNERS GROVE, ILLINOIS

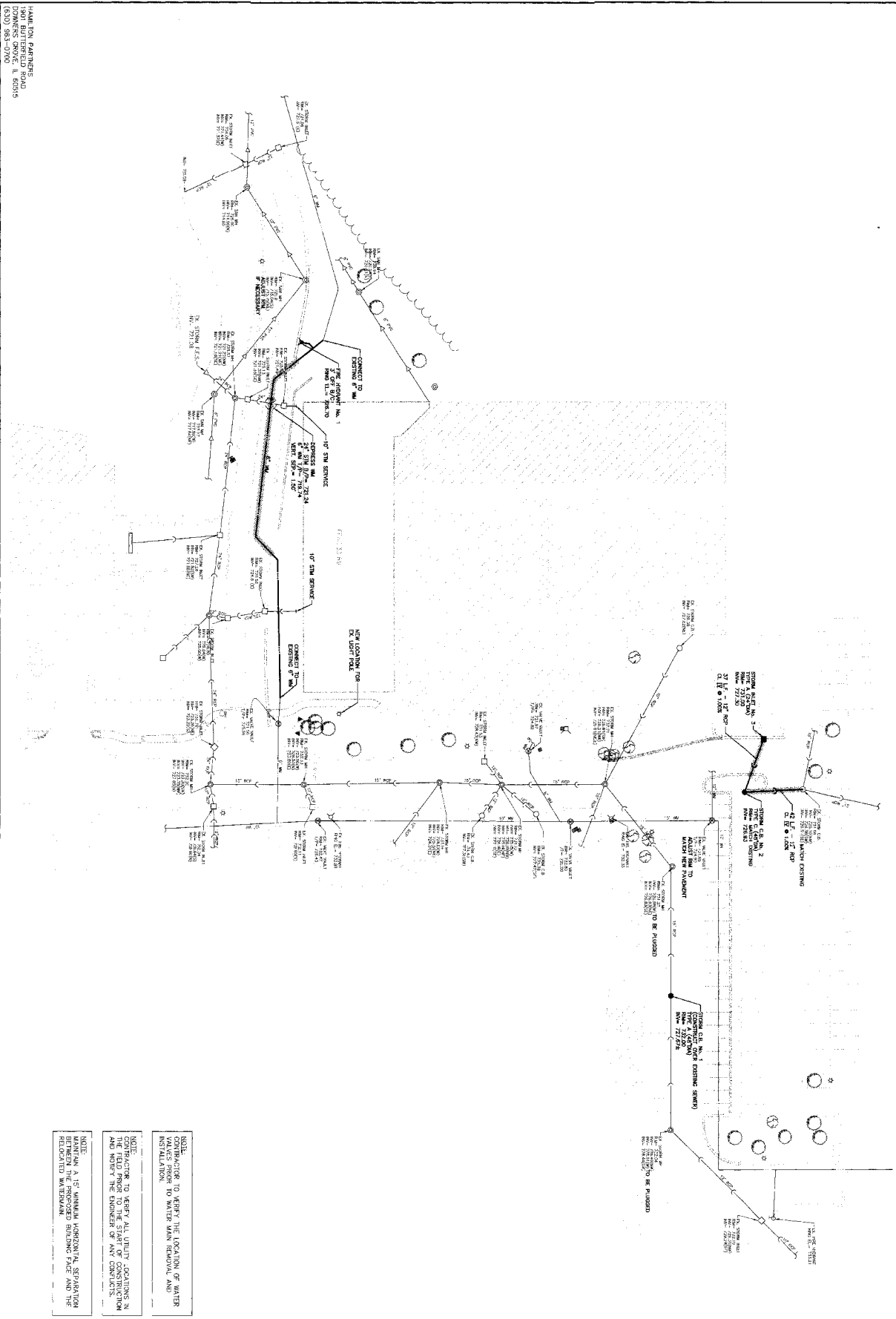
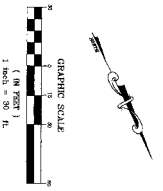
UTILITY PLAN

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 JLV
 DRAWN BY GOC
 CHECKED BY BJA

SHEET C-8
 OF 10
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