

**VILLAGE OF DOWNERS GROVE  
REPORT FOR THE VILLAGE COUNCIL MEETING  
FEBRUARY 3, 2009 AGENDA**

<b>SUBJECT:</b>	<b>TYPE:</b>	<b>SUBMITTED BY:</b>
Planned Development Amendment to Planned Development #31, Esplanade at Locust Point	Resolution ✓ Ordinance Motion Discussion Only	Tom Dabareiner, AICP Community Development Director

**SYNOPSIS**

An ordinance has been prepared for a Planned Development Amendment to Planned Development #31, Esplanade at Locust Point, to construct a two-story office building at 3300 Woodcreek Drive.

**STRATEGIC PLAN ALIGNMENT**

The Five Year Plan and Goals for 2008-2013 identified *Vibrant Major Corridors*. Supporting these goals are the objectives *More Attractive Commercial Corridors* and *More Contribution to Local Economy*.

**FISCAL IMPACT**

N/A.

**UPDATE & RECOMMENDATION**

This item was discussed at the January 27, 2009 workshop. This item was discussed at the January 27, 2009 workshop. During that discussion, the Village Council inquired whether a traffic impact study had been conducted for the project and if staff anticipates any potential parking or traffic impact associated with the development. No traffic study was required for this item due to the fact the size of the proposed Gastrointestinal Endoscopy facility was less than that originally planned for the site in the Planned Development approval. A parking study was conducted for the larger facility originally planned for the site and did not yield any issues.

The petitioner indicated that approximately sixty people, on average, are expected to work at or visit the site on weekdays, with more visitors anticipated at the site on weekends, who will presumably be staying at the Doubletree. Staff does not anticipate any parking or traffic issues as a result of the project. Staff recommends approval on the February 3, 2009 active agenda.

**BACKGROUND**

The petitioner is proposing to construct a 41,822 square foot two-story office building for the American Society of Gastrointestinal Endoscopy (ASGE) at 3300 Woodcreek Drive. The property is zoned ORM, Office, Research and Manufacturing. The proposed office building will be located in the northwest corner of the 13.196 acre parcel with a 142-car parking lot located to the south and east. Currently, the parcel is open space.

The proposed building will be the ASGE headquarters and will include an auditorium, library, offices, meeting rooms and training rooms. The exterior cladding includes brick, solar control glass, aluminum panels, aluminum sunshades and stone. The ASGE parking lot will be accessed through the existing drive aisle adjacent to the Bright Horizons day care center. The existing drive aisle will remain in its current configuration but will be widened when future development to the south takes place. The long-term plan is

to construct an access road to the west of the ASGE building to serve future buildings. The southwest corner of the ASGE parking lot would be modified at that time to provide a secondary access point for the parking lot.

The proposal complies with all zoning requirements and is also consistent with the Future Land Use plan to maintain the area for office and research use. The bulk characteristics of the development are summarized in the table below:

Zoning Requirements	Required	Provided
North Setback (Front)	35'	45'
East Setback (Side)	16'	165'
South Setback (Rear)	16'	35'
West Setback (Side)	16'	118'
Building Height	210'	32'
Parking Spaces	133	142
Loading Spaces	1	1
Floor Area Ratio	1.0	0.276
Open Space (Total)	30,338 s.f.	53,754 s.f.

Stormwater detention will be provided through the existing detention lake to the west of the site. The petitioner is proposing to construct two bioswales to treat stormwater as part of their best management practices for stormwater.

The Forest Preserve District of DuPage County reviewed the proposed development and did not have any comments. Staff and the petitioner spoke to the manager of Bright Horizons regarding the approval and construction timeframes and the management of construction traffic. The petitioner is proposing a 13-month construction timeframe and anticipates beginning construction in summer 2009. A single construction entrance will be placed west of the proposed building which is on the opposite side of the development from Bright Horizons. The entire site will be fenced per Village requirements and no construction traffic will utilize the existing drive aisle.

Staff believes the Planned Development standards for approval have been met. The proposed development meets all bulk requirements and conforms to the planning objectives of the Village. The requested amendment is desirable and will contribute to the general welfare of the Village. The development will not be detrimental to the health, safety, morals or general welfare of the community. The proposed office building is in harmony with other developments within the Esplanade at Locust Point and will not impede the development of the adjoining land.

The Plan Commission considered the petition at their January 5, 2009 meeting. The Plan Commission found that the request met the standards for approval and unanimously recommended approval of the Planned Development Amendment.

**ATTACHMENT**  
Ordinance

**VILLAGE OF DOWNERS GROVE**  
**COUNCIL ACTION SUMMARY**

**INITIATED:** Applicant **DATE:** February 3, 2009  
(Name)

**RECOMMENDATION FROM:** Plan Commission **FILE REF:** PC-01-09  
(Board or Department)

**NATURE OF ACTION:**

**STEPS NEEDED TO IMPLEMENT ACTION:**

- Ordinance
- Resolution
- Motion
- Other

Motion to Adopt "AN ORDINANCE APPROVING A PLANNED DEVELOPMENT AMENDMENT TO PLANNED DEVELOPMENT #31, FOR THE CONSTRUCTION OF A TWO-STORY OFFICE BUILDING AT 3300 WOODCREEK DRIVE" as presented.

**SUMMARY OF ITEM:**

At their meeting of January 5, 2009 the Plan Commission recommended approving a planned development amendment to Planned Development #31 for construction of a two-story office building at 3300 Woodcreek Drive.

**RECORD OF ACTION TAKEN:**

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

**AN ORDINANCE APPROVING A PLANNED  
DEVELOPMENT AMENDMENT TO PLANNED DEVELOPMENT #31,  
FOR THE CONSTRUCTION OF A  
TWO-STORY OFFICE BUILDING AT 3300 WOODCREEK DRIVE**

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 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 approve the construction of a two-story office building on the property located at 3300 Woodcreek Drive; 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 5, 2009, 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 to approve construction of a two-story office building on the property located at 3300 Woodcreek Drive.

SECTION 3. That approval set forth in Section 2 of this ordinance is subject to the following conditions:

1. The Planned Development Amendment shall substantially conform to the preliminary architecture plans prepared by Archideas dated November 10, 2008 and revised on December 9, 2008; the preliminary landscape and lighting plans prepared by Hitchcock Design Group dated November 10, 2008 and revised on December 9, 2008; and the preliminary engineering improvement plans prepared by Cowhey Gudmundson Leder, Ltd. dated November 3, 2008 and revised on December 4, 2008, except as such plans may be modified to conform to Village Codes and Ordinances.
2. A description of best management practices for stormwater that are incorporated into the site design and how they will function shall be prepared and submitted. The applicable design criteria such as

soil type, vegetation, and land cover conditions draining to the best management practice along with appropriate calculations shall be included.

3. The proposed building shall have a manual and automatic fire detection system installed throughout in a manner acceptable to the Village. All areas of the building shall be protected.
4. The proposed building shall have a complete automatic sprinkler system installed throughout in a manner acceptable to the Village. All areas of the building shall be protected.

SECTION 5. That the office/research planned development 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 all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 7. That this ordinance shall be in full force and effect from and after its passage and publication in pamphlet form as provided by law.

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Mayor

Passed:

Published:

Attest: \_\_\_\_\_

Village Clerk