

VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL MEETING
FEBRUARY 14, 2012 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
A one-year extension of a Planned Development Amendment to PD #31, Esplanade at Locust Point	✓ Resolution Ordinance Motion Discussion Only	Tom Dabareiner, AICP Community Development Director

SYNOPSIS

An ordinance has been prepared to grant a one-year extension to Planned Development Ordinance No. 5044 to permit the construction of a two-story office building at 3300 Woodcreek Drive in Planned Development #31, Esplanade at Locust Point.

STRATEGIC PLAN ALIGNMENT

The strategic goals for 2011-2018 include *Strong, Diverse Local Economy*.

FISCAL IMPACT

N/A.

UPDATE & RECOMMENDATION

This item was discussed at the February 7, 2012 Village Council meeting. Staff recommends approval on the February 14, 2012 Active Agenda.

BACKGROUND

On February 3, 2009, the Village Council approved a Planned Development Amendment to Planned Development #31 for the construction of 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 Village Council approved one-year extensions in both 2010 and 2011 for this proposed development. Planned Developments are valid for a period of one year from the date of the adoption of the ordinance unless construction is diligently pursued. One year extensions may be granted at the sole discretion of the Village Council.

On January 11, 2012, the petitioner requested the Village Council grant a one-year extension of the Planned Development Amendment for this development because construction has yet to begin on the building. In the fall of 2011, the petitioner began site preparation by removing topsoil and began working with Midwestern University to coordinate site grading along their common property lines. ASGE architects and engineers are currently preparing construction documents and anticipate submitting for building permits in late February or March. The petitioner anticipates breaking ground in the spring of 2012.

Staff Analysis

ASGE has completed pre-construction activities and anticipates submitting for building permits soon after the previous extension expires. Staff has met with ASGE architects and engineers to discuss details of the development and is confident that a building permit submittal is imminent. Staff believes the project can be a vital component of the Village in the future. Given the amount of time necessary to start construction, staff believes a one-year extension to February 2, 2013 is warranted.

ATTACHMENTS

Petitioner's request letter dated January 11, 2012

Ordinance No. 5004

Ordinance No. 5121

Ordinance No. 5190

Manager Memo with attachments dated January 27, 2009

Staff Report with attachments dated January 5, 2009

Minutes of the Plan Commission Hearing dated January 5, 2009

VILLAGE OF DOWNERS GROVE
COUNCIL ACTION SUMMARY

INITIATED: Applicant **DATE:** February 14, 2012
(Name)

RECOMMENDATION FROM: _____ **FILE REF:** _____
(Board or Department)

NATURE OF ACTION:

- Ordinance
- Resolution
- Motion
- Other

STEPS NEEDED TO IMPLEMENT ACTION:

Motion to Adopt “AN ORDINANCE AUTHORIZING A THIRD EXTENSION OF A FINAL PLANNED DEVELOPMENT AMENDMENT FOR PLANNED DEVELOPMENT #31 FOR THE CONSTRUCTION OF A TWO-STORY OFFICE BUILDING AT 3300 WOODCREEK DRIVE”, as presented.

SUMMARY OF ITEM:

Adoption of the attached ordinance shall authorize the third extension of a final planned development amendment for Planned Development #31 for the construction of a two-story office building at 3300 Woodcreek Drive until February 2, 2013.

RECORD OF ACTION TAKEN:

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING A THIRD EXTENSION
OF A FINAL PLANNED DEVELOPMENT AMENDMENT
FOR 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, on February 3, 2009, the Village of Downers Grove approved Ordinance No. 5044 entitled “An Ordinance Approving a Planned Development Amendment to Planned Development #31 for the Construction of a Two-Story Office Building at 3300 Woodcreek Drive”; and

WHEREAS, on February 9, 2010, the Village of Downers Grove approved Ordinance No. 5121 entitled “An Ordinance Authorizing the Extension of a Final Planned Development Amendment for Planned Development #31 for the Construction of a Two-Story Office Building at 3300 Woodcreek Drive”; and

WHEREAS, on March 1, 2011, the Village of Downers Grove approved Ordinance No. 5190 entitled “An Ordinance Authorizing a Second Extension of a Final Planned Development Amendment for Planned Development #31 for the Construction of a Two-Story Office Building at 3300 Woodcreek Drive”; and

WHEREAS, pursuant to the Downers Grove Zoning Ordinance, Section 26-1609(c), “One year extensions of the time period for seeking final planned development approval, or the construction schedule, may be granted by the Village Council as provided herein.”; and

WHEREAS, the owners of the Property have made a request for an extension of the construction schedule under Ordinance No. 5044; and

WHEREAS, the Village Council has considered such request and has determined that it is in the best interest of the Village of Downers Grove to extend the Final Planned Development Amendment approval as requested.

NOW, THEREFORE, BE IT ORDAINED, by the Village Council of the Village of Downers Grove as follows:

SECTION 1. That the Final Planned Development Amendment approval as set forth in Ordinance No. 5044, permitting construction of a two-story office building at 3300 Woodcreek Drive, is hereby extended to February 2, 2013.

SECTION 2. That this Ordinance shall be in full force and effect from and after its adoption in the manner provided by law.

Mayor

Passed:

Published:

Attest: _____

Village Clerk



1520 Kensington Road, Suite 202
 Oak Brook, Illinois 60523
 (P) 630-573-0600 / (F) 630-573-0691
 Email: info@asge.org
 Web site: www.asge.org

January 11, 2012

2011-2012 GOVERNING BOARD

President

GREGORY G. GINSBERG, MD, FASGE
 University of Pennsylvania School of Medicine
gregory.ginsberg@uphs.upenn.edu
 215-662-4279

Stan Popovich, Planner
 Community Development
 801 Burlington Avenue
 Downers Grove, IL 60515

President-Elect

THOMAS M. DEAS JR., MD, FASGE
 Gastroenterology Associates of North Texas, LLP
tmdeasjr@aol.com
 817-361-6900

Dear Mr. Popovich:

Secretary

KENNETH K. WANG, MD, FASGE
 Mayo Clinic – Rochester
wang.kenneth@mayo.edu
 507-284-2174

This letter will serve as a request for an extension of ASGE’s PUD approval on the construction of the ASGE Headquarters and training facility in Downers Grove. We are on schedule with our design and build plans, and the team is engaged in updating the entire project plan with a target of breaking ground in the spring of 2012. We have completed some early site work with the removal of the topsoil, tying into the Midwestern Service drive to the west. The ASGE architects and engineers are preparing drawings, and we will submit building permits in late February/March.

Secretary-Elect

KENNETH R. McQUAID, MD, FASGE
 VA Medical Center – San Francisco
kenneth.mcquaid@va.gov
 415-221-4810

On behalf of the ASGE Governing Board and members, we look forward to moving ahead with this important project as quickly as possible and appreciate your assistance with this request for a PUD approval extension.

Treasurer

DOUGLAS O. FAIGEL, MD, FASGE
 Mayo Clinic – Scottsdale
faigel.douglas@mayo.edu
 480-301-6990

Sincerely,

Patricia V. Blake, CAE
 Chief Executive Officer
 American Society for Gastrointestinal Endoscopy

Councilors

AMITABH CHAK, MD, FASGE
 Cleveland, Ohio

STEVEN A. EDMUNDOWICZ, MD, FASGE
 Saint Louis, Missouri

MICHAEL BRIAN FENNERTY, MD, FASGE
 Portland, Oregon

MICHAEL L. KOCHMAN, MD, FASGE
 Philadelphia, Pennsylvania

KLAUS MERGENER, MD, PhD, MBA, FASGE
 Tacoma, Washington

PVB:jj

JOHN L. PETRINI, MD, FASGE
 Santa Barbara, California

COLLEEN M. SCHMITT, MD, MHS, FASGE
 Chattanooga, Tennessee

cc: Beth Simmons, LEED AP
 Hamilton Partners

JOHN J. VARGO II, MD, MPH, FASGE
 Cleveland, Ohio

ASGE Foundation Chair

ROBERT A. GANZ, MD, FASGE
 Minneapolis, Minnesota

Gastrointestinal Endoscopy – Editor

GLENN M. EISEN, MD, MPH, FASGE
 Portland, Oregon

Chief Executive Officer

PATRICIA V. BLAKE, CAE
 Oak Brook, Illinois

ORDINANCE NO. 5121

**AN ORDINANCE AUTHORIZING THE EXTENSION
OF A FINAL PLANNED DEVELOPMENT AMENDMENT
FOR 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, on February 3, 2009, the Village of Downers Grove approved Ordinance No. 5044 entitled "An Ordinance Approving a Planned Development Amendment to Planned Development #31 for the Construction of a Two-Story Office Building at 3300 Woodcreek Drive"; and

WHEREAS, pursuant to the Downers Grove Zoning Ordinance, Section 26-1609(c), "One year extensions of the time period for seeking final planned development approval, or the construction schedule, may be granted by the Village Council as provided herein."; and

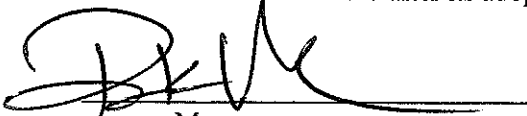
WHEREAS, the owners of the Property have made a request for an extension of the construction schedule under Ordinance No. 5044; and

WHEREAS, the Village Council has considered such request and has determined that it is in the best interest of the Village of Downers Grove to extend the Final Planned Development Amendment approval as requested.

NOW, THEREFORE, BE IT ORDAINED, by the Village Council of the Village of Downers Grove as follows:

SECTION 1. That the Final Planned Development Amendment approval as set forth in Ordinance No. 5044, permitting construction of a two-story office building at 3300 Woodcreek Drive, is hereby extended to February 2, 2011.

SECTION 2. That this Ordinance shall be in full force and effect from and after its adoption in the manner provided by law.


Mayor

Passed: February 9, 2010
Published: February 10, 2010
Attest: Ann H. [Signature]
Village Clerk

ORDINANCE NO. 5044

**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

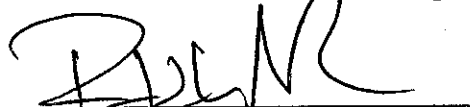
soil type, vegetation, and land cover conditions draining to the best management practice along with appropriate calculations shall be included.

- 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.

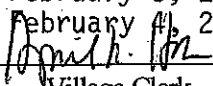
SECTION 5. That the office/research planned development is consistent with and complimentary to the overall planned development site plan and with the requirements of the "ORM-Office-Research-Manufacturing" zoning district.

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.



Mayor

Passed: February 3, 2009
 Published: February 11, 2009
 Attest:  _____
 Village Clerk

ORDINANCE NO. 5190

**AN ORDINANCE AUTHORIZING A SECOND EXTENSION
OF A FINAL PLANNED DEVELOPMENT AMENDMENT
FOR 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, on February 3, 2009, the Village of Downers Grove approved Ordinance No. 5044 entitled "An Ordinance Approving a Planned Development Amendment to Planned Development #31 for the Construction of a Two-Story Office Building at 3300 Woodcreek Drive"; and

WHEREAS, on February 9, 2010, the Village of Downers Grove approved Ordinance No. 5121 entitled "An Ordinance Authorizing the Extension of a Final Planned Development Amendment for Planned Development #31 for the Construction of a Two-Story Office Building at 3300 Woodcreek Drive"; and

WHEREAS, pursuant to the Downers Grove Zoning Ordinance, Section 26-1609(c), "One year extensions of the time period for seeking final planned development approval, or the construction schedule, may be granted by the Village Council as provided herein."; and

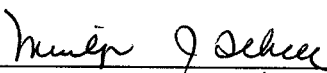
WHEREAS, the owners of the Property have made a request for an extension of the construction schedule under Ordinance No. 5044; and

WHEREAS, the Village Council has considered such request and has determined that it is in the best interest of the Village of Downers Grove to extend the Final Planned Development Amendment approval as requested.

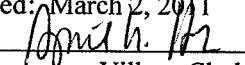
NOW, THEREFORE, BE IT ORDAINED, by the Village Council of the Village of Downers Grove as follows:

SECTION 1. That the Final Planned Development Amendment approval as set forth in Ordinance No. 5044, permitting construction of a two-story office building at 3300 Woodcreek Drive, is hereby extended to February 2, 2012.

SECTION 2. That this Ordinance shall be in full force and effect from and after its adoption in the manner provided by law.



Mayor *pro-tem*

Passed: March 1, 2011
Published: March 2, 2011
Attest: 
Village Clerk

VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL WORKSHOP
JANUARY 27, 2009 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
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.

RECOMMENDATION

Approval on the February 3, 2009 active agenda per the Plan Commission's recommendation.

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.

ATTACHMENTS

Aerial Map

Ordinance

Staff Report with attachments dated January 5, 2009

Minutes of the Plan Commission Hearing dated January 5, 2009



3300 Woodcreek Drive Location Map

0 100 200 300 400 Feet

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.

Mayor

Passed:

Published:

Attest: _____

Village Clerk



**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
JANUARY 5, 2009 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
PC-01-09 3300 Woodcreek Drive	Planned Development Amendment to Planned Development #31, Esplanade at Locust Point	Stan Popovich, AICP Planner

REQUEST

The petitioner is requesting a Planned Development Amendment to the Esplanade at Locust Point Planned Development #31 to build a two-story office building at 3300 Woodcreek Drive.

NOTICE

The application has been filed in conformance with applicable procedural and public notice requirements.

GENERAL INFORMATION

OWNER: HP-AG Esplanade at Locust Point LP
Attn: Gary Mori
1901 Butterfield Road, Suite 270
Downers Grove, IL 60515

APPLICANT: Hamilton Partners
1901 Butterfield Road, Suite 270
Downers Grove, IL 60515

PROPERTY INFORMATION

EXISTING ZONING: ORM, Office, Research & Manufacturing
EXISTING LAND USE: Open Space
PROPERTY SIZE: 13.196 acres (574,818 square feet)
PINS: 06-31-103-004

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
NORTH:	ORM, Office, Research & Manufacturing	Office Research
SOUTH:	ORM, Office, Research & Manufacturing	Office Research
EAST:	I-355 Right-of-Way and ORM, Office, Research & Manufacturing	I-355 Right-of-Way and Office Research
WEST:	R-1, Single Family Residential ORM, Office, Research & Manufacturing	Open Space and Office Research

ANALYSIS

SUBMITTALS

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

1. Application/Petition for Public Hearing
2. Project Summary
3. Preliminary Architectural Plans
4. Preliminary Engineering Plans
5. Preliminary Landscape Plans
6. Preliminary Photometric Plan
7. Auto-turn exhibit

PROJECT DESCRIPTION

The petitioner is requesting Planned Development Amendment approval to construct a two-story 41,822 square foot office building at 3300 Woodcreek Drive within the Esplanade Planned Development. The 13.196 acre lot is located at the southwest corner of Lacey Road and Woodcreek Drive and is zoned ORM, Office Research and Manufacturing. The proposed development will be located on 3.48 acres adjacent to Woodcreek Drive. The site is currently open space.

The proposed office building will house the headquarters and training facilities of the American Society of Gastrointestinal Endoscopy (ASGE). The building 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 32-foot tall building has a floor area ratio (FAR) of 0.276 with 53,754 square feet of open space surrounding the building. For the overall Planned Development, the addition of the ASGE building will create a FAR of 0.985 for the entire development where a 1.0 FAR is permitted.

The building is perpendicular to Woodcreek Drive and exceeds all setback requirements. A 142 space parking lot is located to the east and south of the proposed building. Access to the parking lot and building is through the existing entrance drive between the proposed ASGE building and the existing day care center to the east. The existing drive will remain in its current configuration but will be expanded when future development to the south takes place. Additionally, a future access road is proposed to the west of the ASGE building. When this road is installed, a second entrance to the parking lot will be provided to the southwest of the ASGE building. The new entrance will remove three parking spaces but the parking lot will still meet the parking requirements.

The proposal complies with the bulk requirements of the Zoning Ordinance as outlined 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.

COMPLIANCE WITH FUTURE LAND USE PLAN

The Future Land Use Plan designates the site as Office Research. The proposed building will be used as an office and training facility. Staff believes the proposed development is consistent with the intent of the Future Land Use Plan.

COMPLIANCE WITH ZONING ORDINANCE

The property is zoned ORM, Office Research and Manufacturing. The proposed office and training use is a permitted use in the ORM district. The proposed development meets all bulk zoning requirements including setbacks, open space, building height, parking and floor area ratio.

ENGINEERING/PUBLIC IMPROVEMENTS

The petitioner will utilize the existing curb cut onto Woodcreek Drive for vehicular access. The parking lot entrance will connect to the existing drive aisle adjacent to the day care center. Stormwater detention will be provided through the existing detention lake to the west of the site. Two bioswales along the northern and western edges of the building have been provided to treat stormwater. The development will be required to meet the Village's Stormwater Management Ordinance.

The developer will install new utility services, including water, sanitary sewer, electric and telephone. The services will tie into existing mains along Woodcreek Drive and Lacey Road. The Downers Grove Sanitary District has approved the petitioner's request for service.

PUBLIC SAFETY REQUIREMENTS

The Fire Prevention Division of the Fire Department has reviewed the proposed plans. An auto-turn exhibit has been provided which shows a fire truck being able to maneuver around the site. The site provides ample space for equipment around the two-story building. The existing fire hydrants and the proposed fire hydrant comply with Village hydrant requirements. The building will be equipped with a manual and automatic fire detection system and sprinklers.

NEIGHBORHOOD COMMENT

Staff provided the Forest Preserve District of DuPage County an opportunity to comment on the proposed ASGE development. Per the attached letter, the Forest Preserve reviewed the proposed development and did not have any comments. Staff has not received any additional written neighborhood comment regarding the proposal at this time.

FINDINGS OF FACT

Staff believes the standards for a Planned Development Amendment, as shown below, have been met. The proposed development meets all bulk requirements of the Zoning Ordinance, is listed as a Special Use in the Zoning Ordinance and conforms to the planning objectives of the Village. The developer has made provisions for common open space, public services, parking, utilities, access roads and stormwater management. 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.

Section 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.*
- (9) *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 surrounding zoning and land use classifications. Based on the findings listed above, staff recommends the Plan Commission make a positive recommendation to the Village Council regarding this petition 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 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 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.

Staff Report Approved By:

Tom Dabareiner, AICP
Director of Community Development

TD:sp
-att

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I-355

LACEY RD

WOODCREEK DR

3400

3500

0 100 200 300 400 Feet

3300 Woodcreek Drive Location Map



HAMILTON PARTNERS

1901 Butterfield Road, Suite 270
Downers Grove, IL 60515
(630) 963-0700

November 10, 2008

Downers Grove Plan Commission
Mr. Stan Popovich
801 Burlington Avenue
Downers Grove, IL 60515

Re: American Society of Gastrointestinal Endoscopy (ASGE)
3300 Woodcreek Drive, Downers Grove, IL

Dear Plan Commission,

We are pleased to submit information about a proposed new facility for the American Society of Gastrointestinal Endoscopy (ASGE) for your preliminary and final review and approval. We have included the required drawings as well as the Petition for Plan Commission with the required documentation.

Project Summary / Description

The property, on which the proposed ASGE facility is to be constructed, is located inside Parcel "B" of the Planned Development # 31, commonly known as Esplanade at Locust Point. The proposed site is 3.4823 acres and is currently vacant land located west of Lacey Road and south of Woodcreek Drive. The Planned Development is currently zoned O-R-M (office-research-manufacturing). No variance in zoning is requested.

We are proposing to construct a 2 story, 31 foot high (39 foot high to the top of the roof top mechanical screen wall) multi-use facility, with a total build-out area of 41,822 square feet (S.F.), which will be designed and built as an office, training and meeting facility for ASGE. The first floor has a footprint of 24,687 SF, while the second floor is only 17,135 SF. The use groups of the facility will consist of First Floor: Business and Assembly Use –Auditorium, Training Room and Meeting Room; Second Floor: Business Use - Office.

This facility will be used as an "Education" facility and Headquarters for ASGE. The functions planned for the facility include: research and procedure demonstration within the Training Room, education and training within the Auditorium and Meeting Rooms, break out and social gathering within the Lobby and typical office functions within the second floor Office space. On Sheet P5.2 & P5.2A, two alternative exterior elevations are shown. The client has not yet determined which elevation will be finalized, until the interiors are fully planned. So we have submitted both elevations for review.

Compliance with Future Land Use Plan

The total site for Planned Development # 31 consists of 4,443,691 SF Including the proposed facility, the overall site totals are as follows:

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

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. The proposed site of the facility is located in Parcel "B" of the Planned Development #31, and the proposed facility still leaves Parcel "B" well within its limits for future land use.

Compliance with the Zoning Ordinance

The Planned Development #31 is zoned O-R-M and is regulated under Article XIII of the zoning ordinance. Section 28-001, in Article XIII, of the Zoning Ordinance lists permitted uses within an O-R-M district. Use of this building specifically falls under the following uses listed in the above mentioned section:

- a. Office uses.
- b. Any facility, the principle use of which is research and developments of products.
- c. Laboratories, medical, dental research, experimental and testing.

The Total Site Area is 151,690 SF (3.4823 AC), Total Lot Coverage is 97,936 SF (Building Footprint – 24,687 SF, Paved Area – 73,249 SF) or 64.6% and the Total Open Space is 53,754 SF or 35.4%.

The allowable building setback from the north edge of the Planned Development #31 property line (R.O.W. of Woodcreek Drive) is 35 feet, from the west is 16 feet, east is 16 feet, and south is 16 feet. The allowable parking setback from the north edge of the Planned Development #31 property line (R.O.W. of Woodcreek Drive) is 35 feet, from the west is 10 feet, east is 10 feet and south is 10 feet. All setbacks are established per the village ordinances or within the planned development #31 allowances. No Setback variances are requested.

Completed with the initial construction of the 2-story 41,882 SF (39,022 Gross Floor Area) facility will be a surface parking lot with 142 parking spaces (which includes 5 handicap and van accessible parking spaces). The number of required spaces is 98 and is calculated at 2.5/1,000 (in accordance with the requirements of Plan Development #31 - Esplanade at Locust Point). The number of required spaces is 129 or 3.33/1000 when calculated using the Downers Grove Zoning Ordinance for Office Use in the O-R-M District. Required parking spaces measure 9'-0"W x 18'-0"L and are accessible from a 24'-0" drive aisle. A 12'-0" x 55'-0" Loading Zone is provided in accordance with the Downers Grove Zoning requirements.

Landscape Design

The site will be extensively landscaped to provide seasonal interest throughout the year. Over 36% of the parking lot will consist of landscape islands with shade trees and lawn and perennial ground cover. The parking lot will be screened from Woodcreek Drive by a berm and a mix of shade, ornamental and evergreen trees, and will be screened from the day care facility to the east, and future development to the south, by a mix of shade, ornamental, and evergreen trees and shrubs along the property line. Shrub and perennial gardens will be located at both ends of the building and act as rain gardens by providing an outlet for roof rainwater. These rain gardens are a Best Management Practice (BMP) that reduce the rate and quantity of stormwater entering the storm water system, and also improve water quality by filtering contaminants and sediment. The main building façade will be complimented with a mix of ornamental and evergreens trees and shrubs, and highlighted with an understory of ground cover, perennials and ornamental grasses. A terrace overlooking the lake on the back of the building will contain an internal landscape island that breaks up the space and provides a diversity of seating options. The landscape island will contain shade trees with an understory of shrubs, perennials and ground cover.

Public Safety Requirements

The proposed facility will be designed in accordance with the requirements of the International Building Code (IBC) 2000 and the Village of Downers Grove Municipal Code. This two-story 41,882 SF facility meets the height and area requirements of the above referenced standards. The construction type is Type IIB, Unprotected Noncombustible and the building is equipped throughout with an automatic sprinkler system. Egress, safety and emergency features are planned and will meet the requirements of the above referenced standards.

Engineering/Public Improvements

Adequate public utility mains (water, sanitary and storm sewers) are located within the Planned Development #31 to be extended to the new facility. Underground electric service will be extended to pad mounted transformers to serve the building. Adequate Stormwater detention is already provided for within Planned Development #31. In addition Best Management Practice (BMP) techniques are being employed as follows: 1. implementation of Rain Garden/Bioswale areas to promote water infiltration, 2. Curb breaks to facilitate parking lot drainage into the rain Garden/Bioswale areas and 3. Roof drainage discharge will be disconnected and flow directly to the Rain Garden/Bioswale areas.

Access to the site will be provided from the north east along Woodcreek Drive. An expanded curb cut and paved-widened entrance extended from Woodcreek Drive, from the existing adjacent, northeast entrance & parking area will now allow vehicular, delivery truck and fire department access from this direction. Entrance Monument Signage will be used to designate the entrance and directional signage to aid in routing of trucks and cars to maintain a safe traffic flow. Adequate site lighting will be provided for the access road, entrance and parking lot. Currently there are only 80 Full Time Employees for this facility

with about 80 cars projected daily, so the impact on traffic is minimal. The original traffic study on the Planned Development #31 still applies as the increase in traffic from this project does not increase the traffic count of the Planned Development above the count in the original study. In our discussion with planning staff, a new traffic study was not required.

Signage will be consistent with the Esplanade Complex standards, which historically comply with the Village of Downers Grove signage requirements. A new monument sign is planned for the entrance drive to the ASGE site. The elevation of the monument sign is included in the architectural submittal drawings. The entrance monument will be similar to the existing entrance signage, however, it will be a slightly longer structure than others in the park so that it may accommodate both ASGE signage as well as the future 3450 Lacey directional information. The drawings also indicate a proposed location for a building sign on the north face elevation.

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. Specifically for this project, Hamilton Partners will be a consultant developer for ASGE, but ultimately will sell the plat site to ASGE for their ownership of the property and building. We continue to look forward to a long-term partnership between the Village of Downers Grove, ASGE, 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,



Gary Mori
Partner
HAMILTON PARTNERS

HP/bas/jp

cc: Beth Simmons, Construction Manager, Hamilton Partners
Stephen Mahoney, CBRE
Pat Blake, ASGE
Joseph Pasquinelli, Principal, Archideas, Inc.



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

VIA FACSIMILE (630) 434-5572

December 5, 2008

Mr. Jeff Harris, Senior Planner
Mr. Stan Popovich, Planner
Village of Downers Grove
801 Burlington Avenue
Downers Grove, Illinois 60515

Re: Preliminary Review of Esplanade / ASGE proposed office building

Dear Jeff and Stan:

On behalf of the Forest Preserve District of DuPage County, I would like to thank you for forwarding the plans for the proposed ASGE office building on Wood Creek Drive. We appreciate receiving timely notification of such projects that may have an impact on our nearby property, and thank you for the opportunity to comment.

District Staff has reviewed 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.

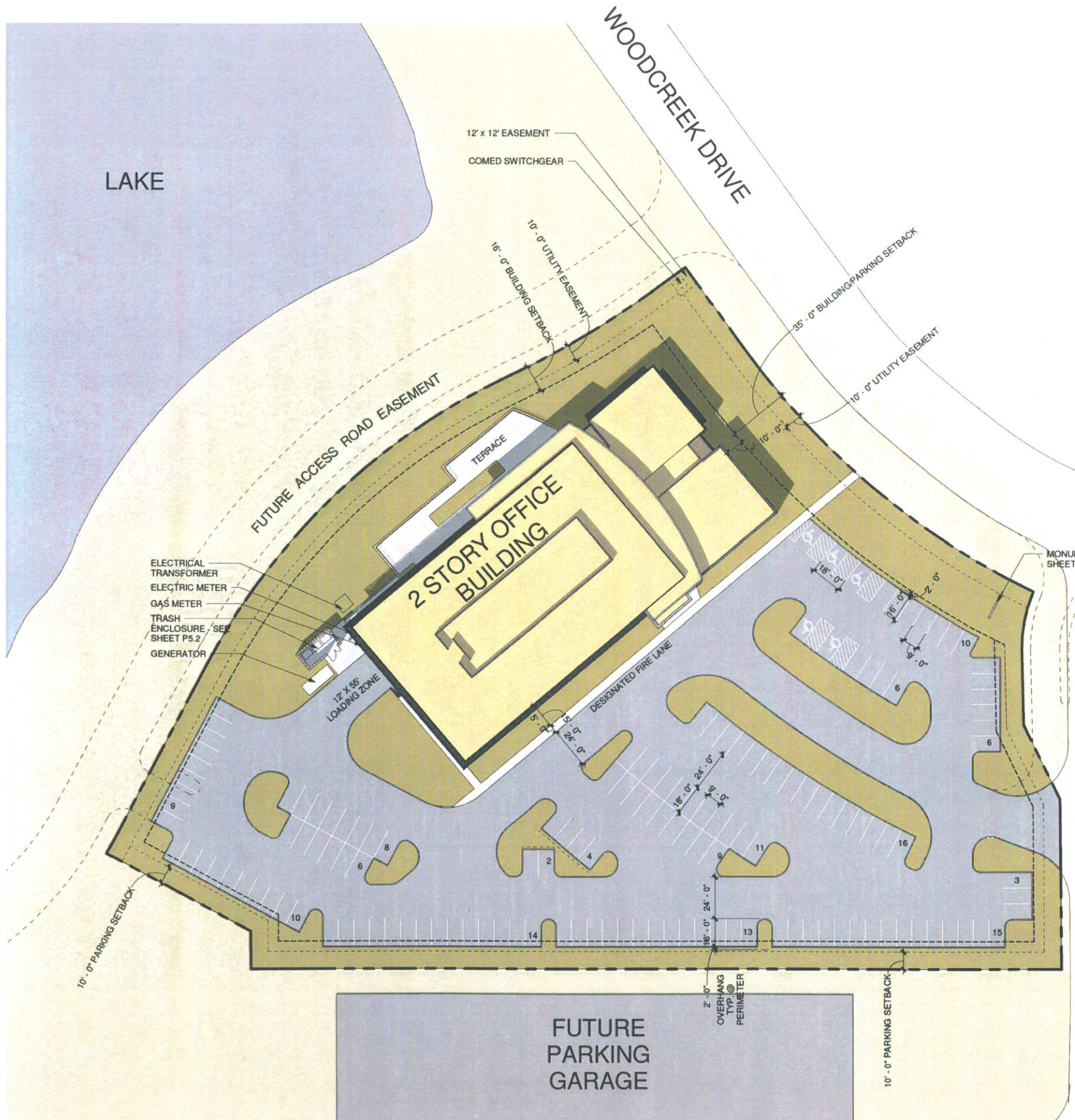
Please call me at (630) 933-7684 if you have any questions.

Sincerely,

Marcia Thomas
Land Preservation Specialist

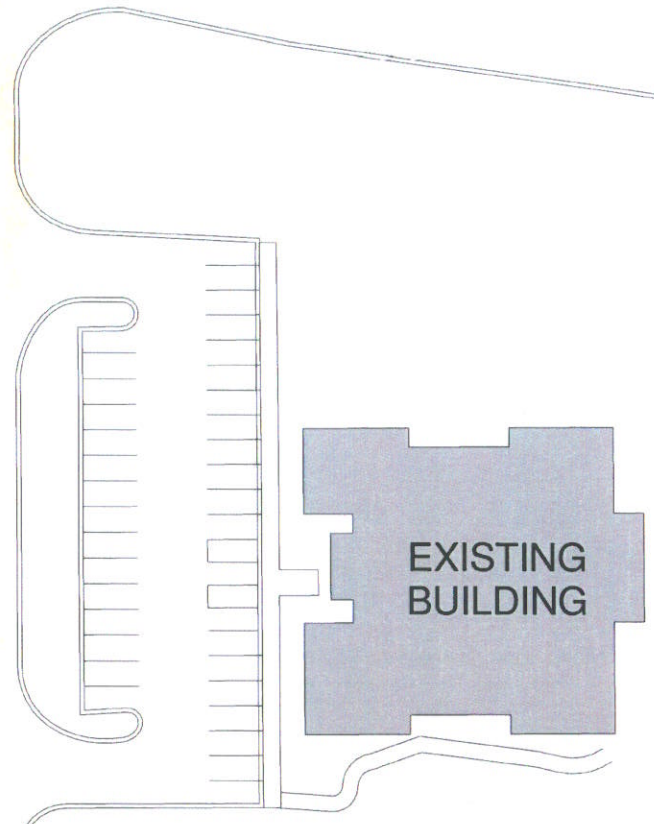
cc: Kevin Stough, Director of Land Preservation

12/9/2008 10:17:11 AM C:\Revit Local Files\projects\ASGE\ASGE.dgn\msd01.rvt



SITE ANALYSIS

TOTAL SITE AREA	151,690 SF 3.4823 AC	
BUILDING SETBACKS (BASED UPON ORM DISTRICT)		
FRONT	35'	
SIDE	16'	
REAR	16'	
PARKING SETBACKS (PROPOSED)		
FRONT	35'	
SIDE	10'	
REAR	10'	
BUILDING AREA		
1ST FLOOR	24,687 SF	
2ND FLOOR	17,135 SF	
TOTAL	41,822 SF	
FAR		
ALLOWED	1.0	
PROVIDED	.275	
TOTAL LOT COVERAGE		
BUILDING FOOTPRINT	24,687 SF	
PAVED AREA	73,249 SF	
TOTAL	97,936 SF	
TOTAL OPEN SPACE		
	53,754 SF	
PARKING		
REQUIRED PER	2.5/1000 GFA	98 SPACES
REQUIRED PER OFFICE USE	3.3/1000 GFA	129 SPACES
PROVIDED	3.64/1000 GFA	142 SPACES
LOADING SPACE		
REQUIRED	(1) 12' X 55'	
PROVIDED	(1) 12' X 55'	



SITE PLAN PROJECT NORTH PLAN NORTH

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 Architecture
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 211 West Superior Street
 Suite 410
 Chicago, Illinois 60654
 T 312.951.1106
 F 312.951.0442
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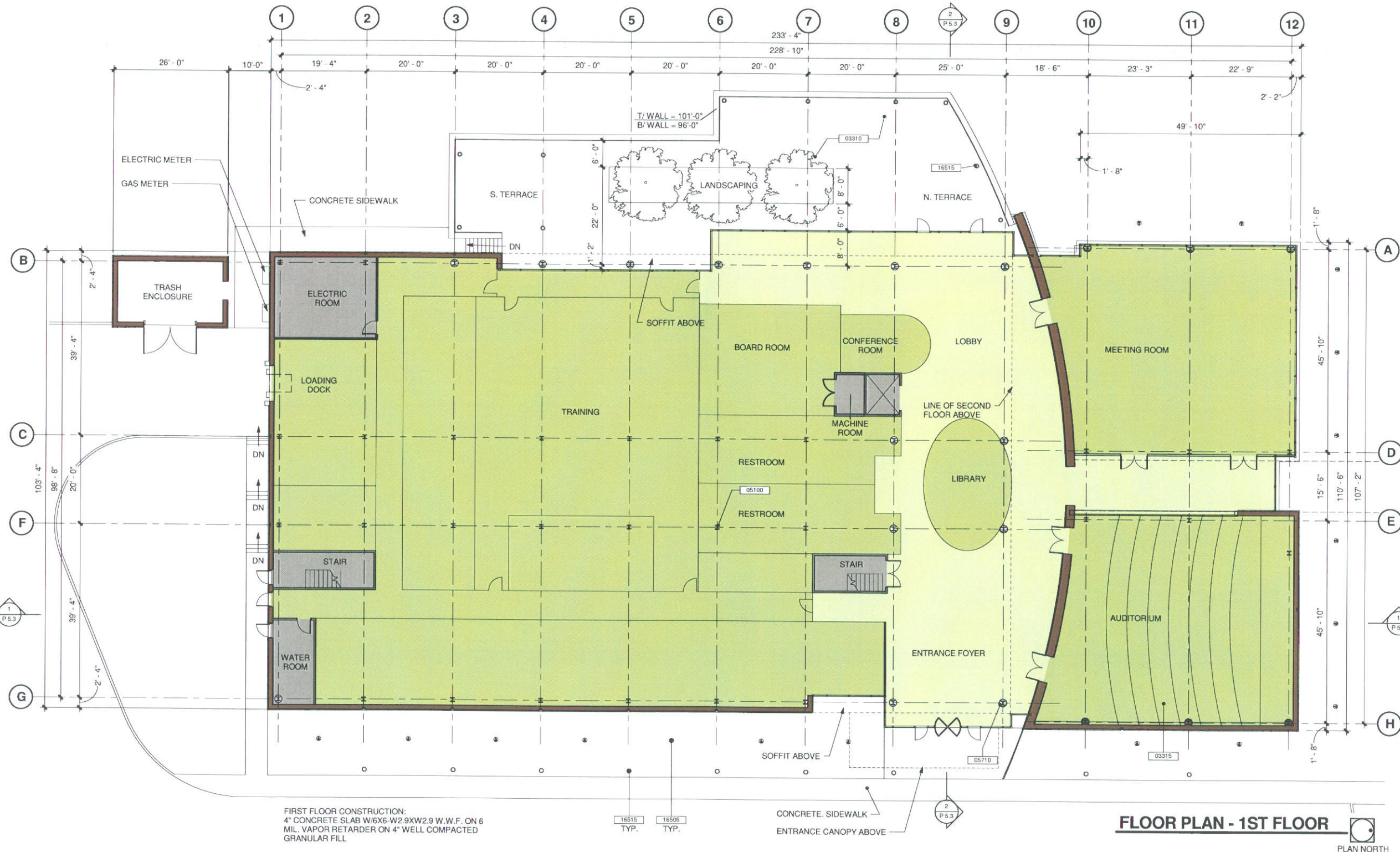
No.	Revision Schedule	Description	Date
1	PLANNED DEVELOPMENT	SUBMITTAL	11.10.08

Project Name:
ASGE
 3300 WOODCREEK DRIVE,
 DOWNERS GROVE, ILLINOIS

Sheet Title:
ARCHITECTURAL SITE PLAN

Date: 12.09.2008 Project Number: 2008046
 Sheet Number:

Key Value	Keynote Legend
	Keynote Text
03310	OUTDOOR TERRACE - WITH CONCRETE PAVER SYSTEM ON 4" WELL COMPACTED GRANULAR FILL AND 1-1/2 SAND SETTING BED. PROVIDE INTEGRAL DRAINAGE SYSTEM
03315	STEPPED CONCRETE FLOOR
05100	STRUCTURAL STEEL COLUMN
05710	PREFINISHED ALUMINUM COLUMN COVER - XL METALLIC COLOR SELECTED FROM MANUFACTURE'S STANDARD COLORS
16505	EXTERIOR FLOOD LIGHTING
16515	EXTERIOR DECORATIVE BOLLARD LIGHT FIXTURE



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JP	JS	RJ
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No.	Description	Date
1	PLANNED DEVELOPMENT SUBMITTAL	11.10.08

Project Name:
ASGE
 3300 WOODCREEK DRIVE,
 DOWNERS GROVE, ILLINOIS

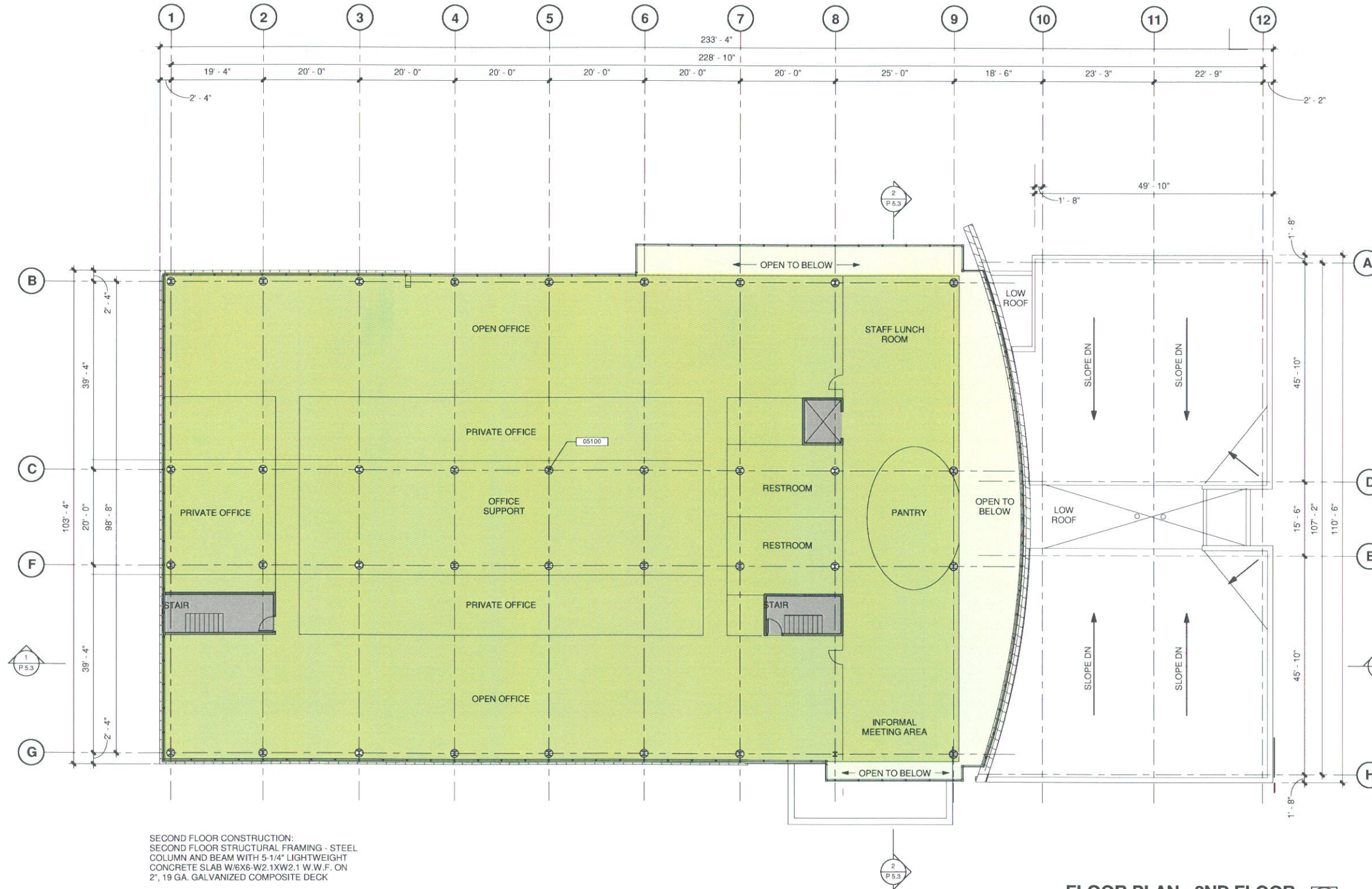
Sheet Title:
FLOOR PLAN - FIRST FLOOR

Date:	Project Number:
11.10.2008	2008046
Sheet Number:	

P 2.1

11/16/2008 5:55:08 PM C:\Revit\Local Files\ASGE_R\plan02.rvt

Keynote Legend	
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05100	STRUCTURAL STEEL COLUMN
05705	PREFINISHED PROJECTING ALUMINUM SUNSHADE - 36" PROJECTION WITH 7 ANGLED FINIS



SECOND FLOOR CONSTRUCTION:
 SECOND FLOOR STRUCTURAL FRAMING - STEEL
 COLUMN AND BEAM WITH 5-1/4" LIGHTWEIGHT
 CONCRETE SLAB W/6X6-W2.1XW2.1 W.W.F. ON
 2", 19 GA. GALVANIZED COMPOSITE DECK

FLOOR PLAN - 2ND FLOOR

PLAN NORTH

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 Architecture
 Interiors
 Planning
 311 West Superior Street
 Suite 410
 Chicago, Illinois 60654
 T 312.951.1106
 F 312.951.0442
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1	PLANNED DEVELOPMENT SUBMITTAL	11.10.08

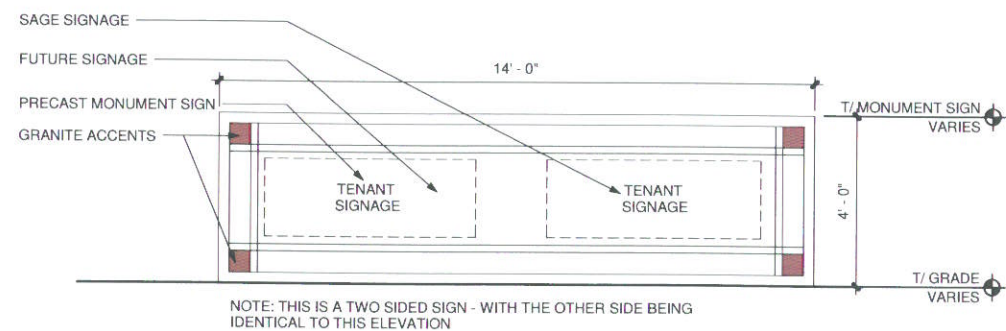
Project Name:
ASGE
 3300 WOODCREEK DRIVE,
 DOWNERS GROVE, ILLINOIS



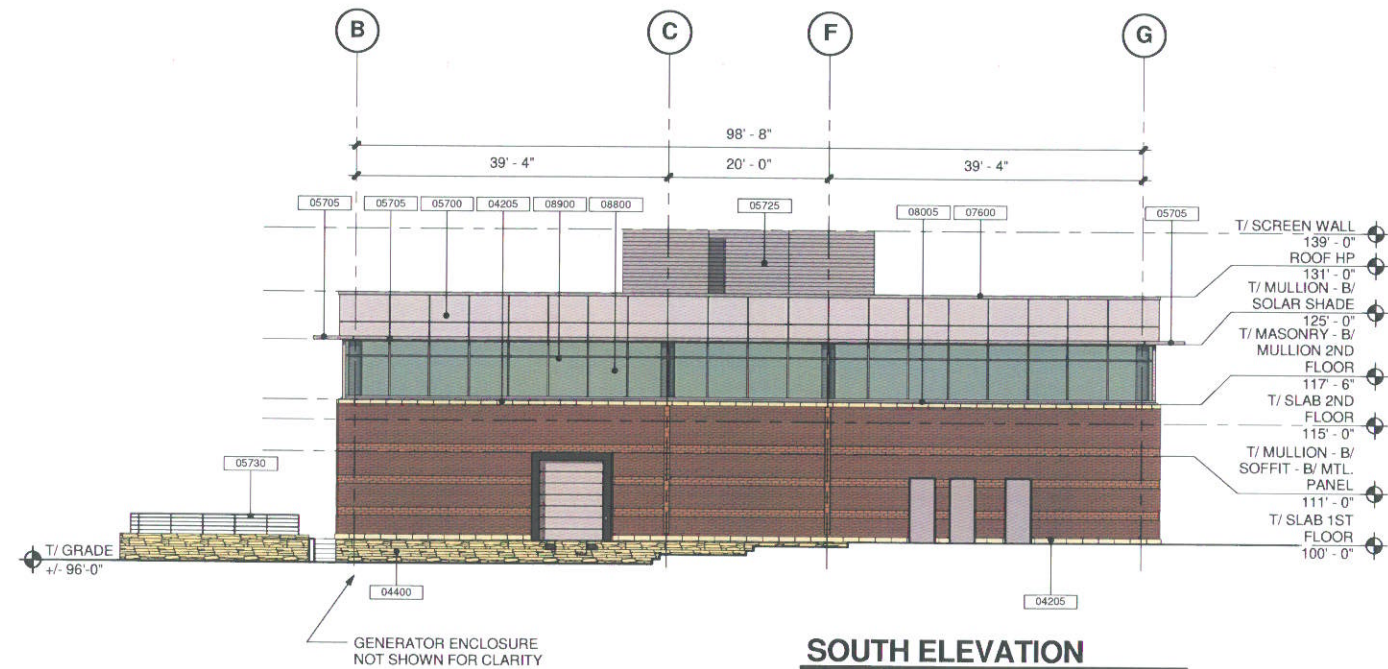
Sheet Title:
FLOOR PLAN - SECOND FLOOR

Date: 11.10.2008 Project Number: 2008046
 Sheet Number:

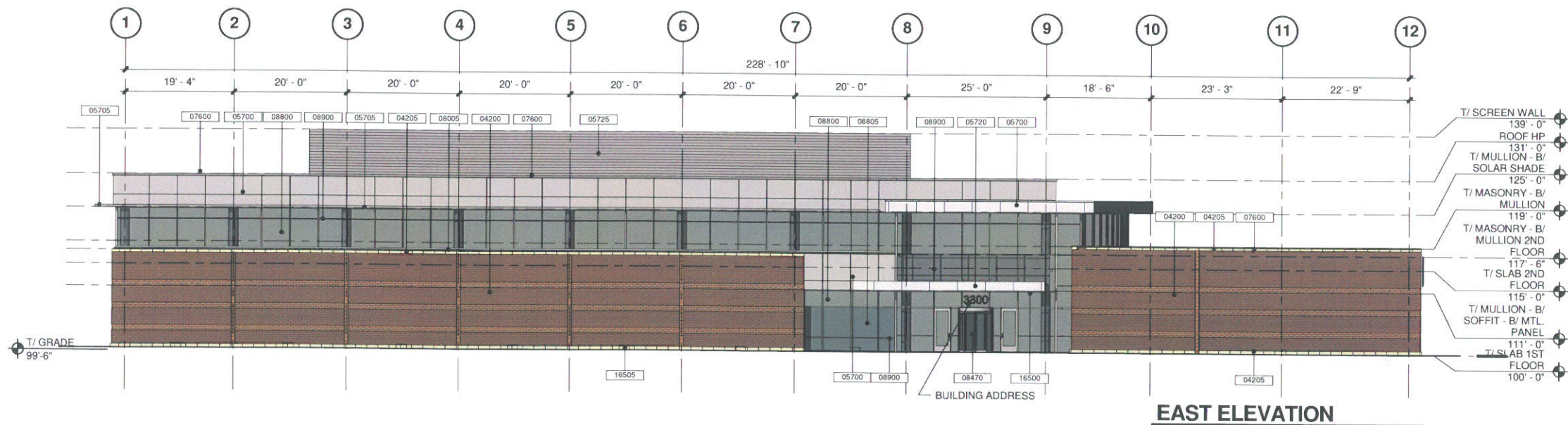
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04205	CAST STONE MASONRY - SAVANAH STONE MANUFACTURED BY HARVEY CEMENT PRODUCTS
04400	4" (BED DEPTH) WISCONSIN LEDGE STONE, RANDOM LEDGE PATTERN
05700	PREFINISHED ALUMINUM PANEL SYSTEM - XL METALLIC COLOR SELECTED FROM MANUFACTURE'S STANDARD COLORS OVER WEATHER BARRIER BUILDING WRAP SYSTEM ON 1 1/2" RIGID INSULATION ON 1/2" EXTERIOR GRADE GLASS MAT. FACED SHEATHING ON 6" HEAVY GAUGE METAL STUDS WITH R-19 BATT INSULATION WITH VAPOR RETARDER
05705	PREFINISHED PROJECTING ALUMINUM SUNSHADE - 36" PROJECTION WITH 7 ANGLED FINES
05720	LOW CANOPY / ROOF - PREFINISHED ALUMINUM PANEL SYSTEM - XL METALLIC COLOR SELECTED FROM MANUFACTURE'S STANDARD COLORS / WITH ROOF PAVERS SELECTED FROM MANUFACTURE'S STANDARD COLORS
05725	MECHANICAL SCREEN WALL
05730	STAINLESS STEEL RAILING SYSTEM
07600	PREFINISHED ALUMINUM COPING - 9"H
08005	EXTRUDED ALUMINUM TRIM TO MATCH CURTAINWALL SYSTEM
08470	REVOLVING DOOR
08800	VISION GLASS - SOLAR CONTROL LOW-E TINTED GLASS, "SOLARBAN" 70XL(3) "SOLEXIA", BY PPG INDUSTRIES, INC., INDOOR LITE: "STARPHIRE" GLASS WITH SOLARBAN 70XL ON THIRD SURFACE. COATING: "SOLARBAN 70XL SOLAR CONTROL LOW-E (SPUTTERED) BY PPG INDUSTRIES, OUTDOOR LITE: "SOLEXIA" BY PPG INDUSTRIES, INC. INSULATING UNIT CONSTRUCTION: 1/4" GLASS + 1/2" AIR SPACE + 1/4" GLASS
08805	SPANDREL GLASS - GLASS TO MATCH VISION GLASS, SPANDREL COATING: OPACI-COAT-300 SYSTEM ON FOURTH SURFACE, COLOR TO BE SELECTED FROM MANUFACTURE'S STANDARD COLORS
08900	ANODIZED ALUMINUM CURTAIN WALL SYSTEM WITH 2" CAPS
16500	EXTERIOR RECESSED SOFFIT LIGHTING
16505	EXTERIOR FLOOD LIGHTING



Elevation-Monument Sign



SOUTH ELEVATION



EAST ELEVATION

ARCHIDEAS
 Architecture
 Interiors
 Planning
 311 West Superior Street
 Suite 410
 Chicago, Illinois 60654
 T 312.351.1106
 F 312.951.0442
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1	PLANNED DEVELOPMENT SUBMITTAL	11.10.08

Project Name:
ASGE
 3300 WOODCREEK DRIVE,
 DOWNERS GROVE, ILLINOIS

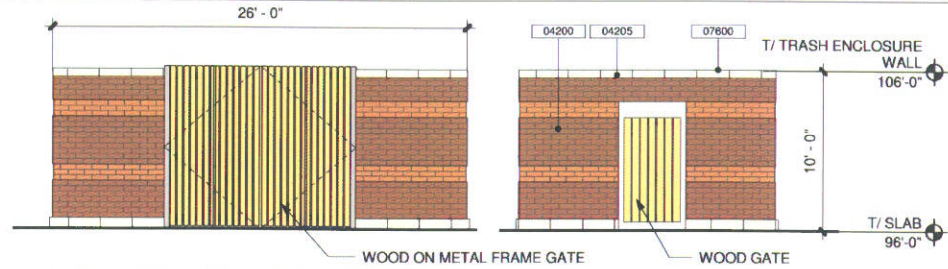


Sheet Title:
SOUTH & EAST ELEVATIONS

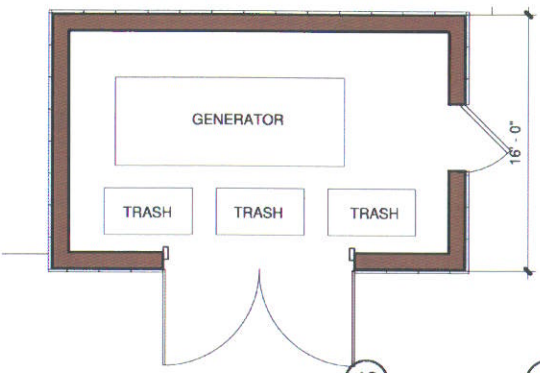
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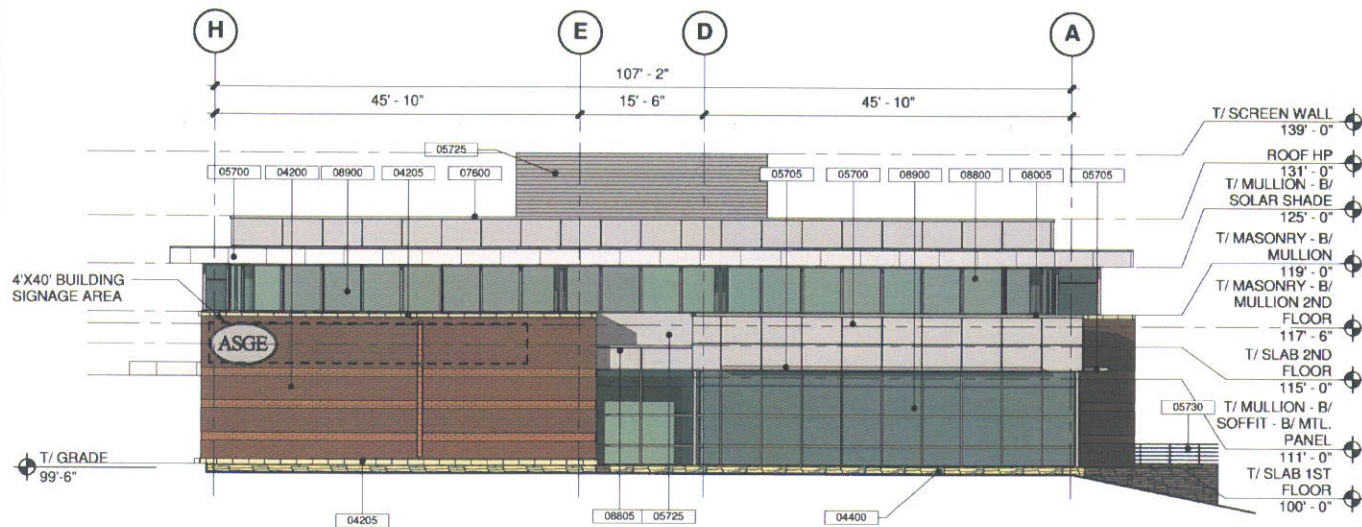
Key Value	Keynote Text
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08900	ANODIZED ALUMINUM CURTAIN WALL SYSTEM WITH 2" CAPS
16500	EXTERIOR RECESSED SOFFIT LIGHTING
16510	EXTERIOR DECORATIVE LIGHT FIXTURE AND 14" ALUMINUM POLE



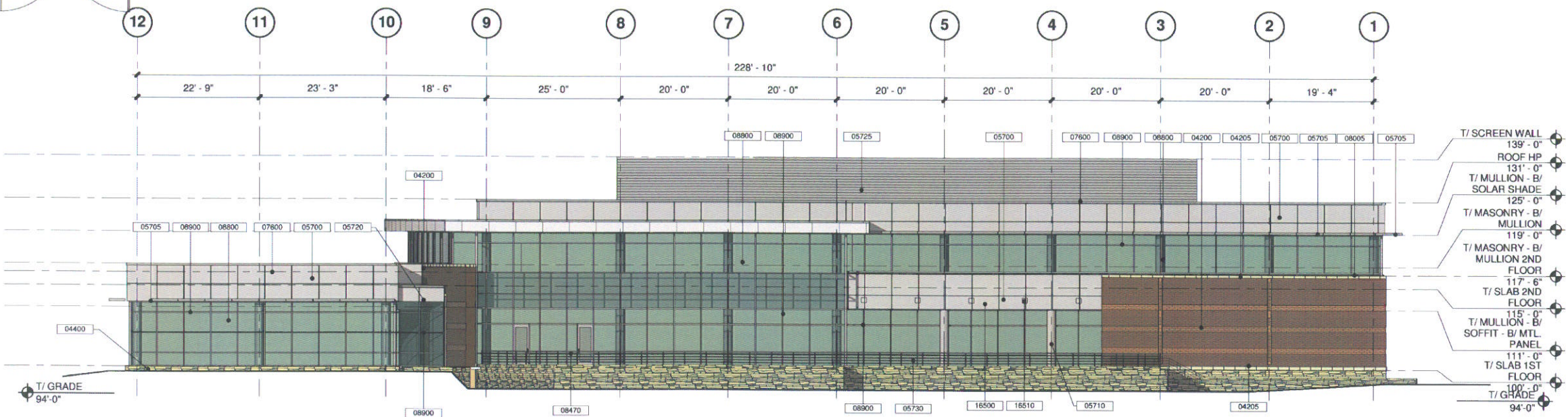
ELEVATION - TRASH ENCLOSURE



ENLARGED PLAN - TRASH ENCLOSURE



NORTH ELEVATION



WEST ELEVATION

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311 West Superior Street
Suite 410
Chicago, Illinois 60654
T 312.951.1106
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Project Mgr: Job Captain: Drawn By:
JP JS RJ

No.	Revision Schedule Description	Date
1	PLANNED DEVELOPMENT SUBMITTAL	11.10.08

Project Name:
ASGE
3300 WOODCREEK DRIVE,
DOWNERS GROVE, ILLINOIS

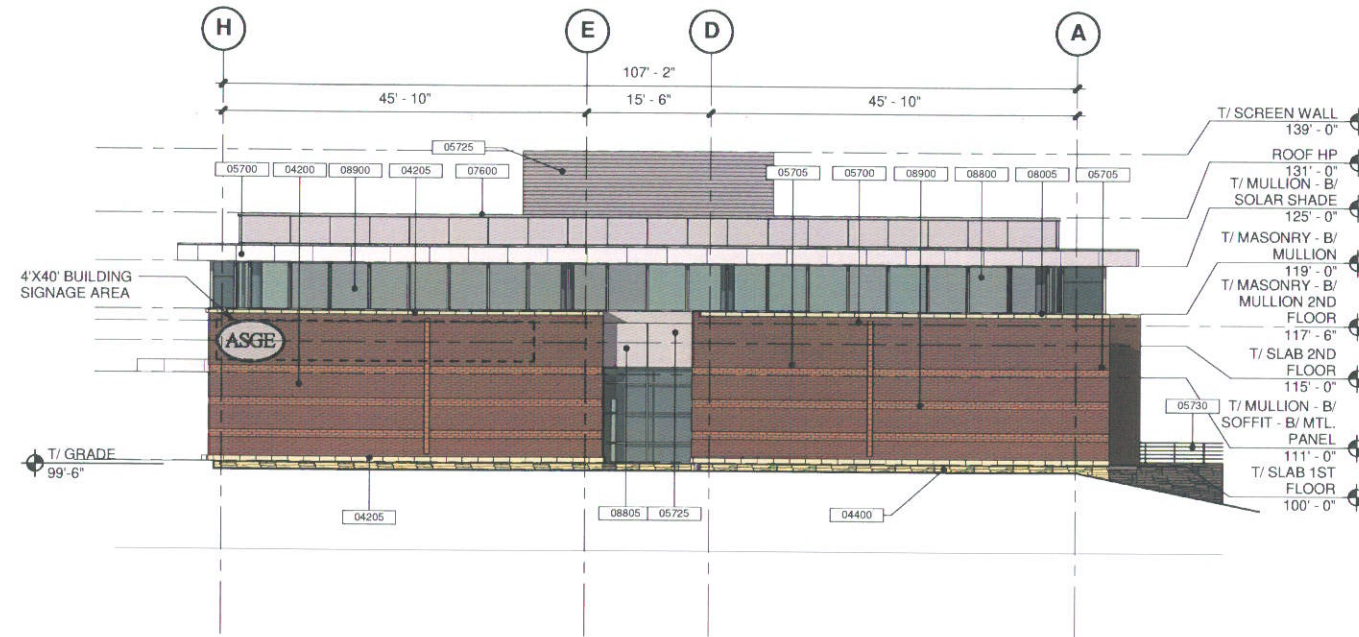


Sheet Title:
NORTH & WEST ELEVATIONS

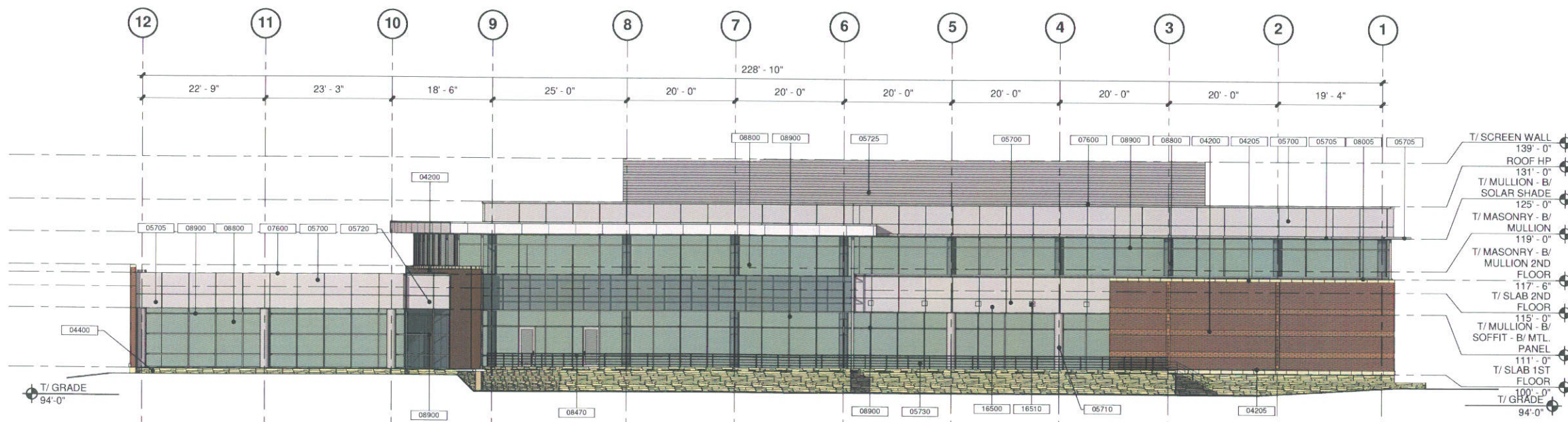
Date: 11.10.2008 Project Number: 2008046
Sheet Number:

11/17/2008 9:03:42 AM C:\Invent Local Files\ASGE_R\Johnson.rvt RJ

Keynote Legend	
Key Value	Keynote Text
04200	4" X 4" X 12" FACE BRICK (\$1500/1000 ALLOWANCE) WITH TINTED MORTAR, WITH 2" AIR SPACE WITH WEATHER BARRIER BUILDING WRAP SYSTEM ON 1 1/2" RIGID INSULATION ON 1/2" EXTERIOR GRADE GLASS MAT. FACED SHEATHING ON 6" HEAVY GAUGE METAL STUDS WITH R-19 BATT INSULATION WITH VAPOR RETARDER
04205	CAST STONE MASONRY - SAVANAH STONE MANUFACTURED BY HARVEY CEMENT PRODUCTS
04400	4" (BED DEPTH) WISCONSIN LEDGE STONE, RANDOM LEDGE PATTERN
05700	PREFINISHED ALUMINUM PANEL SYSTEM - XL METALLIC COLOR SELECTED FROM MANUFACTURE'S STANDARD COLORS OVER WEATHER BARRIER BUILDING WRAP SYSTEM ON 1 1/2" RIGID INSULATION ON 1/2" EXTERIOR GRADE GLASS MAT. FACED SHEATHING ON 6" HEAVY GAUGE METAL STUDS WITH R-19 BATT INSULATION WITH VAPOR RETARDER
05705	PREFINISHED PROJECTING ALUMINUM SUNSHADE - 36" PROJECTION WITH 7 ANGLED FINES
05710	PREFINISHED ALUMINUM COLUMN COVER - XL METALLIC COLOR SELECTED FROM MANUFACTURE'S STANDARD COLORS
05720	LOW CANOPY / ROOF - PREFINISHED ALUMINUM PANEL SYSTEM - XL METALLIC COLOR SELECTED FROM MANUFACTURE'S STANDARD COLORS / WITH ROOF PAVERS SELECTED FROM MANUFACTURER'S STANDARD COLORS
05725	MECHANICAL SCREEN WALL
05730	STAINLESS STEEL RAILING SYSTEM
07600	PREFINISHED ALUMINUM COPING - 9"H
08005	EXTRUDED ALUMINUM TRIM TO MATCH CURTAINWALL SYSTEM
08470	REVOLVING DOOR
08800	VISION GLASS - SOLAR CONTROL LOW-E TINTED GLASS, "SOLARBAN" 70XL(3) "SOLEXIA", BY PPG INDUSTRIES, INC., INDOOR LITE: "STARPHIRE" GLASS WITH SOLARBAN 70XL ON THIRD SURFACE. COATING: "SOLARBAN 70XL SOLAR CONTROL LOW-E (SPUTTERED) BY PPG INDUSTRIES, OUTDOOR LITE: "SOLEXIA" BY PPG INDUSTRIES, INC. INSULATING UNIT CONSTRUCTION: 1/4" GLASS + 1/2" AIR SPACE + 1/4" GLASS
08805	SPANDREL GLASS - GLASS TO MATCH VISION GLASS, SPANDREL COATING: OPACI-COAT-300 SYSTEM ON FOURTH SURFACE, COLOR TO BE SELECTED FROM MANUFACTURER'S STANDARD COLORS
08900	ANODIZED ALUMINUM CURTAIN WALL SYSTEM WITH 2" CAPS
16500	EXTERIOR RECESSED SOFFIT LIGHTING
16510	EXTERIOR DECORATIVE LIGHT FIXTURE AND 14" ALUMINUM POLE



NORTH ELEVATION



WEST ELEVATION

ARCHIDEAS

Architecture
Interiors
Planning

311 West Superior Street
Suite 410
Chicago, Illinois 60654
T 312.951.1106
F 312.951.0442
www.archideas.com
IL Registration # 184-000639



Signature: _____
Current Date: 11.10.2008
License Exp. Date: 11.30.2008

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Project Mgr: JP Job Captain: JS Drawn By: Author

No.	Revision Schedule Description	Date
1	PLANNED DEVELOPMENT SUBMITTAL	11.10.08

Project Name:
ASGE
3300 WOODCREEK DRIVE,
DOWNERS GROVE, ILLINOIS



Sheet Title:
ALTERNATE NORTH & WEST ELEVATIONS

Date: 11.10.2008 Project Number: 2008046
Sheet Number:

P 5.2A

11/10/2008 3:15:48 PM C:\Revit Local Files\ASGE_Rohmsen2.rvt RJ



VIEW - FROM ENTRANCE DRIVE LOOKING WEST

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Architecture
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311 West Superior Street
Suite 410
Chicago, Illinois 60654
T 312.951.1106
F 312.951.0442
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Project Mgr: JS Job Captain: RJ Drawn By: RJ
JP JS RJ

Revision Schedule		
No.	Description	Date
1	PLANNED DEVELOPMENT SUBMITTAL	11.10.08

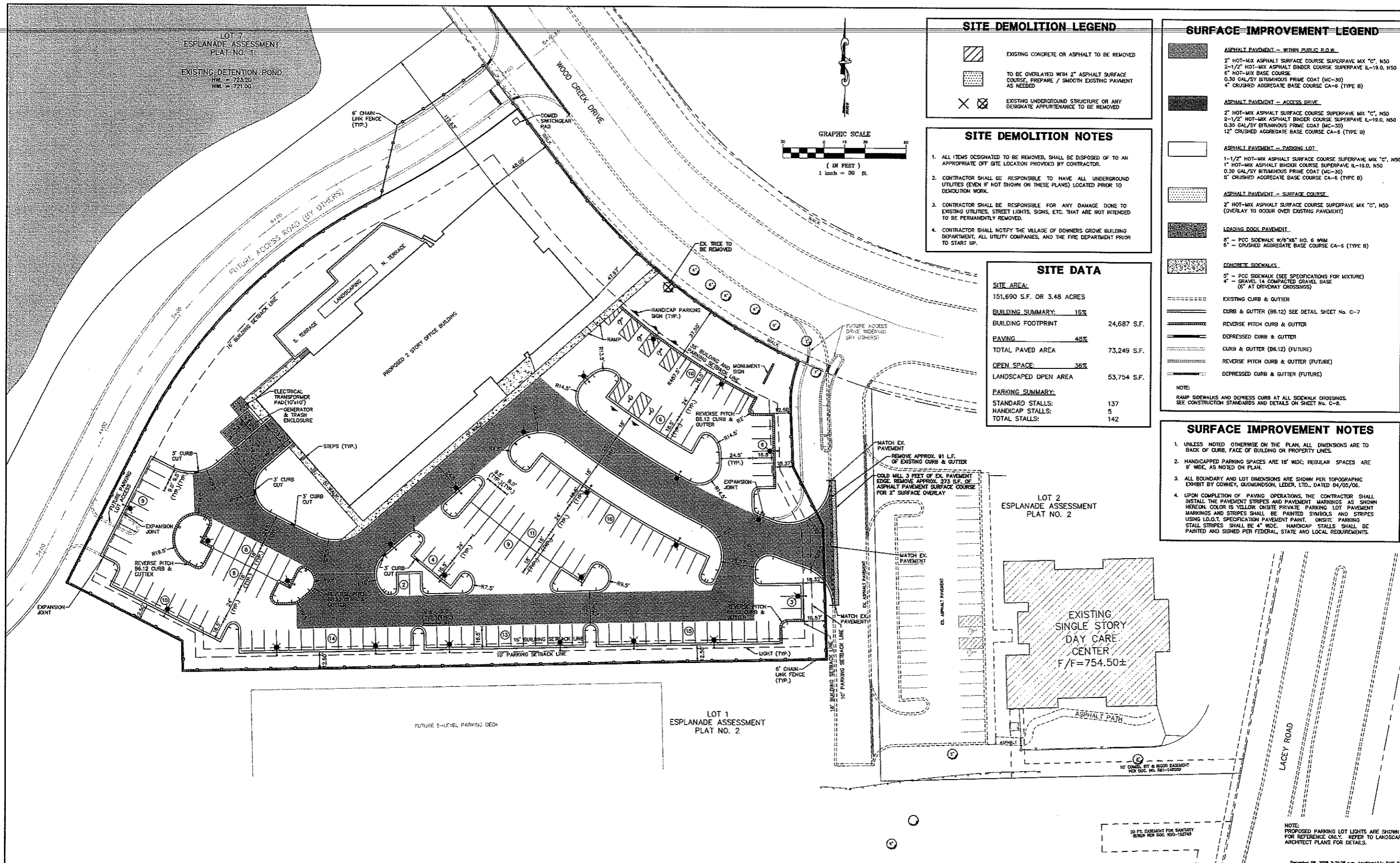
Project Name:
ASGE
3300 WOODCREEK DRIVE,
DOWNERS GROVE, ILLINOIS



Sheet Title:
VIEW - FROM ENTRANCE DRIVE LOOKING WEST

Date: 11.10.2008 Project Number: 2008046
Sheet Number:

P 6.1



SITE DEMOLITION LEGEND

	EXISTING CONCRETE OR ASPHALT TO BE REMOVED
	TO BE OVERLAYED WITH 2" ASPHALT SURFACE COURSE, PREPARE / SMOOTH EXISTING PAVEMENT AS NEEDED
	EXISTING UNDERGROUND STRUCTURE OR ANY DESIGNATE APPURTENANCE TO BE REMOVED

- ### SITE DEMOLITION NOTES
- ALL ITEMS DESIGNATED TO BE REMOVED, SHALL BE DISPOSED OF TO AN APPROPRIATE OFF SITE LOCATION PROVIDED BY CONTRACTOR.
 - CONTRACTOR SHALL BE RESPONSIBLE TO HAVE ALL UNDERGROUND UTILITIES (EVEN IF NOT SHOWN ON THESE PLANS) LOCATED PRIOR TO DEMOLITION WORK.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO EXISTING UTILITIES, STREET LIGHTS, SIGNS, ETC. THAT ARE NOT INTENDED TO BE PERMANENTLY REMOVED.
 - CONTRACTOR SHALL NOTIFY THE VILLAGE OF DOWNERS GROVE BUILDING DEPARTMENT, ALL UTILITY COMPANIES, AND THE FIRE DEPARTMENT PRIOR TO START UP.

SITE DATA

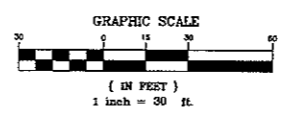
SITE AREA:	
151,690 S.F. OR 3.48 ACRES	
BUILDING SUMMARY: 16%	
BUILDING FOOTPRINT	24,687 S.F.
PAVING: 48%	
TOTAL PAVED AREA	73,249 S.F.
OPEN SPACE: 36%	
LANDSCAPED OPEN AREA	53,754 S.F.
PARKING SUMMARY:	
STANDARD STALLS:	137
HANDICAP STALLS:	5
TOTAL STALLS:	142

SURFACE IMPROVEMENT LEGEND

	ASPHALT PAVEMENT - WITHIN PUBLIC R.O.W. 2" HOT-MIX ASPHALT SURFACE COURSE SUPERPAVE MIX "C", NS0 2-1/2" HOT-MIX ASPHALT BINDER COURSE SUPERPAVE IL-19.0, NS0 6" HOT-MIX BASE COURSE 0.30 GAL/SY BITUMINOUS PRIME COAT (MC-30) 4" CRUSHED AGGREGATE BASE COURSE CA-6 (TYPE B)
	ASPHALT PAVEMENT - ACCESS DRIVE 2" HOT-MIX ASPHALT SURFACE COURSE SUPERPAVE MIX "C", NS0 2-1/2" HOT-MIX ASPHALT BINDER COURSE SUPERPAVE IL-19.0, NS0 0.30 GAL/SY BITUMINOUS PRIME COAT (MC-30) 4" CRUSHED AGGREGATE BASE COURSE CA-6 (TYPE B)
	ASPHALT PAVEMENT - PARKING LOT 1-1/2" HOT-MIX ASPHALT SURFACE COURSE SUPERPAVE MIX "C", NS0 1" HOT-MIX ASPHALT BINDER COURSE SUPERPAVE IL-19.0, NS0 0.30 GAL/SY BITUMINOUS PRIME COAT (MC-30) 5" CRUSHED AGGREGATE BASE COURSE CA-6 (TYPE B)
	ASPHALT PAVEMENT - SURFACE COURSE 2" HOT-MIX ASPHALT SURFACE COURSE SUPERPAVE MIX "C", NS0 (OVERLAY TO OCCUR OVER EXISTING PAVEMENT)
	LOADING DOCK PAVEMENT 8" - PCC SIDEWALK #6"x6" NO. 6 W/M 6" - CRUSHED AGGREGATE BASE COURSE CA-6 (TYPE B)
	CONCRETE SIDEWALKS 5" - PCC SIDEWALK (SEE SPECIFICATIONS FOR MIXTURE) 4" - GRAVEL 14 COMPACTED GRAVEL BASE (6" AT DRIVEWAY CROSSINGS)
	EXISTING CURB & GUTTER
	CURB & GUTTER (B6.12) SEE DETAIL SHEET No. C-7
	REVERSE PITCH CURB & GUTTER
	DEPRESSED CURB & GUTTER
	CURB & GUTTER (B6.12) (FUTURE)
	REVERSE PITCH CURB & GUTTER (FUTURE)
	DEPRESSED CURB & GUTTER (FUTURE)

NOTE:
RAMP SIDEWALKS AND DEPRESSED CURB AT ALL SIDEWALK CROSSINGS. SEE CONSTRUCTION STANDARDS AND DETAILS ON SHEET No. C-8.

- ### SURFACE IMPROVEMENT NOTES
- UNLESS NOTED OTHERWISE ON THE PLAN, ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF BUILDING OR PROPERTY LINES.
 - HANDICAPPED PARKING SPACES ARE 18' WIDE; REGULAR SPACES ARE 9' WIDE, AS NOTED ON PLAN.
 - ALL BOUNDARY AND LOT DIMENSIONS ARE SHOWN PER TOPOGRAPHIC EXHIBIT BY COWHEY, GUDMUNDSON, LEDER, LTD., DATED 04/05/06.
 - UPON COMPLETION OF PAVING OPERATIONS, THE CONTRACTOR SHALL INSTALL THE PAVEMENT STRIPES AND PAVEMENT MARKINGS AS SHOWN HEREON. COLOR IS YELLOW. ON-SITE PRIVATE PARKING LOT PAVEMENT MARKINGS AND STRIPES SHALL BE PAINTED SYMBOLS AND STRIPES USING I.D.O.T. SPECIFICATION PAVEMENT PAINT. ON-SITE PARKING STALL STRIPES SHALL BE 4" WIDE. HANDICAP STALLS SHALL BE PAINTED AND SIGNED PER FEDERAL, STATE AND LOCAL REQUIREMENTS.



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(312) 785-9595

REVISIONS

1.	PER INTERNAL/VILLAGE REVIEW	12/04/08	

ASGE BUILDING AT ESPLANADE

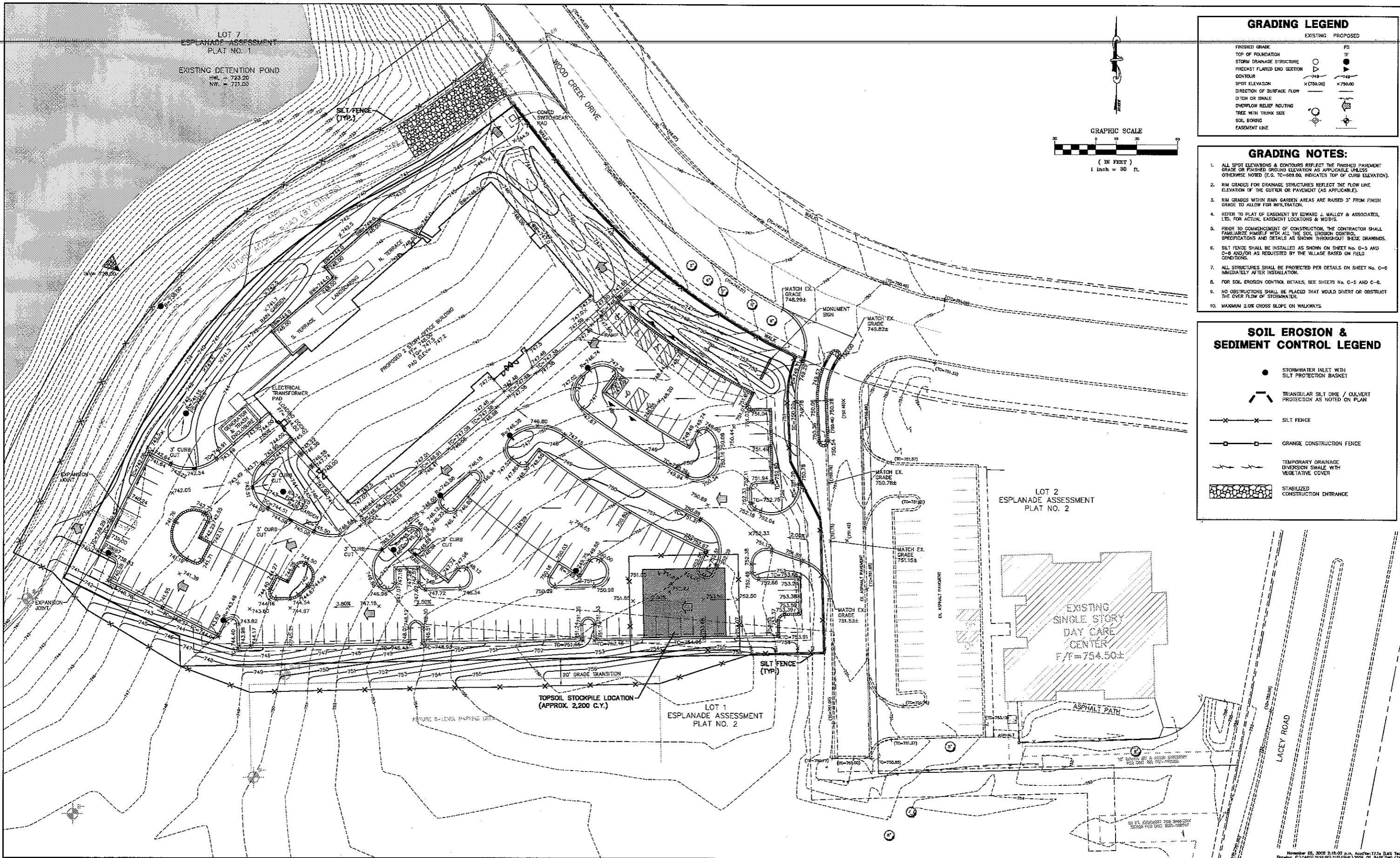
DOWNERS GROVE, ILLINOIS

DIMENSIONAL SITE AND DEMOLITION PLAN

PROJECT NO.	3959.00	SHEET	
DATE	11/03/08		
SCALE	1"=30'		
DESIGNED BY	DCB		C-4
DRAWN BY	EWS		OF
CHECKED BY	DCB		C-10

December 06, 2008 2:21:26 pm J:\asge\1734.dwg
Drawing: D:\CAD\3959.00\317\FINAL\3959_00_BASE.DWG (317)

ASGE BUILDING AT ESPLANADE - DIMENSIONAL SITE AND DEMOLITION PLAN



GRADING LEGEND	
EXISTING	PROPOSED
FINISHED GRADE	FG
TOP OF FOUNDATION	TF
STORM DRAINAGE STRUCTURE	●
PREDIST PLANNED END SECTION	○
CONTOUR	—
SPOT ELEVATION	x (750.00)
DIRECTION OF SURFACE FLOW	→
DITCH OR SWALE	—
OVERFLOW RELIEF ROUTING	○
TREE WITH TRUNK SIZE	○
SOIL BORING	⊕
EASEMENT LINE	—

- GRADING NOTES:**
1. ALL SPOT ELEVATIONS & CONTOURS REFLECT THE FINISHED PAVEMENT GRADE OR FINISHED GROUND ELEVATION AS APPLICABLE UNLESS OTHERWISE NOTED (E.G. TC-589.00, INDICATES TOP OF CURB ELEVATION).
 2. RIM GRADES FOR DRAINAGE STRUCTURES REFLECT THE FLOW LINE ELEVATION OF THE GUTTER OR PAVEMENT (AS APPLICABLE).
 3. RIM GRADES WITHIN RAIN GARDEN ARE RAISED 3" FROM FINISH GRADE TO ALLOW FOR INFILTRATION.
 4. REFER TO PLAT OF EASEMENT BY EDWARD J. MALLOY & ASSOCIATES, LTD. FOR ACTUAL EASEMENT LOCATIONS & WIDTHS.
 5. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH ALL THE SOIL EROSION CONTROL SPECIFICATIONS AND DETAILS AS SHOWN THROUGHOUT THESE DRAWINGS.
 6. SILT FENCE SHALL BE INSTALLED AS SHOWN ON SHEET NO. C-5 AND C-6 AND/OR AS REQUESTED BY THE VILLAGE BASED ON FIELD CONDITIONS.
 7. ALL STRUCTURES SHALL BE PROTECTED PER DETAILS ON SHEET NO. C-6 IMMEDIATELY AFTER INSTALLATION.
 8. FOR SOIL EROSION CONTROL DETAILS, SEE SHEETS NO. C-5 AND C-6.
 9. NO OBSTRUCTIONS SHALL BE PLACED THAT WOULD DIVERT OR OBSTRUCT THE OVER FLOW OF STORMWATER.
 10. MAXIMUM 2.0% CROSS SLOPE ON WALKWAYS.

SOIL EROSION & SEDIMENT CONTROL LEGEND	
●	STORMWATER INLET WITH SILT PROTECTION BASKET
▲	TRIANGULAR SILT DIKE / CULVERT PROTECTION AS NOTED ON PLAN
—x—x—	SILT FENCE
—□—□—	ORANGE CONSTRUCTION FENCE
—	TEMPORARY DRAINAGE DIVERSION SWALE WITH VEGETATIVE COVER
▨	STABILIZED CONSTRUCTION ENTRANCE

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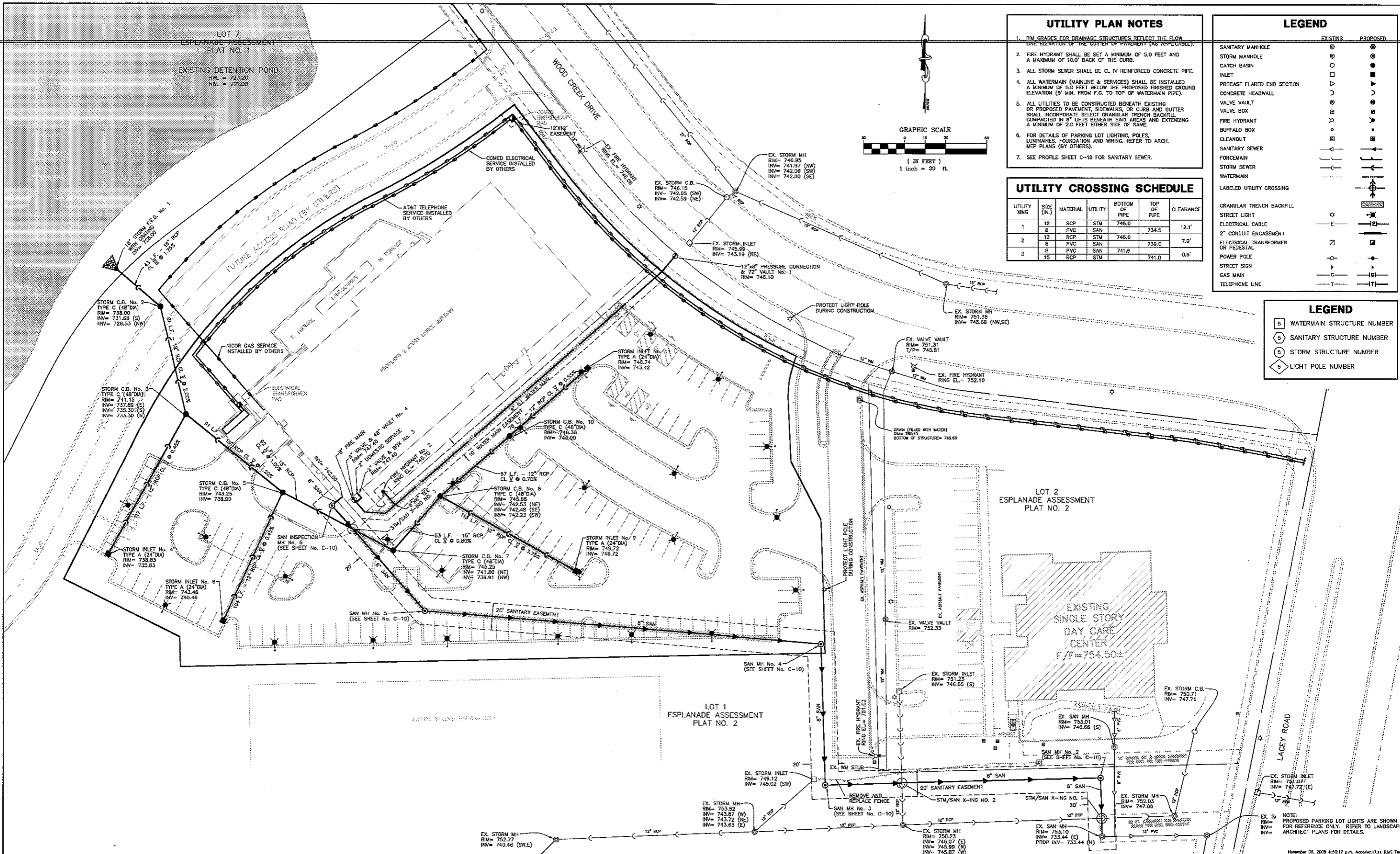
REVISIONS	

ASGE BUILDING AT ESPLANADE
 DOWNERS GROVE, ILLINOIS

GRADING PLAN AND SOIL EROSION AND SEDIMENT CONTROL PLAN

PROJECT NO.	3959.00	SHEET	C-5
DATE	11/03/08	OF	C-10
SCALE	1"=30'		
DESIGNED BY	DCB		
DRAWN BY	EWS		
CHECKED BY	DCB		

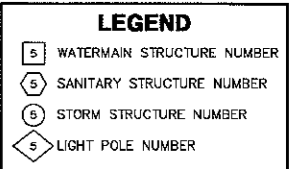
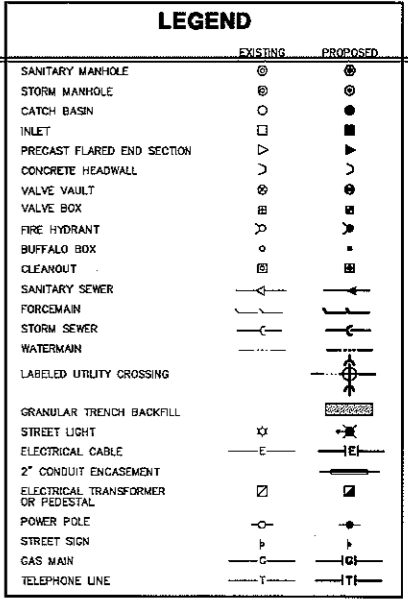
ASGE BUILDING AT ESPLANADE - GRADING PLAN AND SOIL EROSION AND SEDIMENT CONTROL PLAN



- ### UTILITY PLAN NOTES
- RIM GRADES FOR DRAINAGE STRUCTURES REFLECT THE FLOW LINE ELEVATION OF THE CUTTER OF PAVEMENT (AS APPLICABLE).
 - FIRE HYDRANT SHALL BE SET A MINIMUM OF 5.0 FEET AND A MAXIMUM OF 10.0' BACK OF THE CURB.
 - ALL STORM SEWER SHALL BE CL IV REINFORCED CONCRETE PIPE.
 - ALL WATERMAIN (MAINLINE & SERVICES) SHALL BE INSTALLED A MINIMUM OF 5.0 FEET BELOW THE PROPOSED FINISHED GROUND ELEVATION (5' MIN. FROM F.G. TO TOP OF WATERMAIN PIPE).
 - ALL UTILITIES TO BE CONSTRUCTED BENEATH EXISTING OR PROPOSED PAVEMENT, SIDEWALKS, OR CURB AND GUTTER SHALL INCORPORATE SELECT GRANULAR TRENCH BACKFILL COMPACTED IN 6" LIFTS BENEATH SAID AREAS AND EXTENDING A MINIMUM OF 2.0 FEET EITHER SIDE OF SAME.
 - FOR DETAILS OF PARKING LOT LIGHTING, POLES, LUMINAIRES, FOUNDATION AND WIRING, REFER TO ARCH. MEP PLANS (BY OTHERS).
 - SEE PROFILE SHEET C-10 FOR SANITARY SEWER.

UTILITY CROSSING SCHEDULE

UTILITY XING	SIZE (IN.)	MATERIAL	UTILITY	BOTTOM OF PIPE	TOP OF PIPE	CLEARANCE
1	12	RCP	STM	746.0	734.5	12.1'
2	12	RCP	STM	745.0	739.0	7.0'
3	15	RCP	STM	741.6	741.0	0.6'



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REVISIONS

NO.	DESCRIPTION	DATE

ASGE BUILDING AT ESPLANADE

DOWNERS GROVE, ILLINOIS







MASTER UTILITY PLAN

PROJECT NO. **3959.00**
 DATE **11/03/08**
 SCALE **1"=30'**
 DESIGNED BY **DCB**
 DRAWN BY **EWS**
 CHECKED BY **DCB**

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 Drawing: P:\CADD\3959.00\3959\3959-00_MASTER.UWP (312)

ASGE BUILDING AT ESPLANADE - MASTER UTILITY PLAN

LEGEND

-  Shade tree, typical. See Detail 1, Sheet L1.01
-  Ornamental tree, typical. See Detail 2, Sheet L1.01
-  Evergreen tree, typical. See Detail 3, Sheet L1.01
-  Shrubs and ornamental grasses, typical. See Detail 4 and 5, Sheet L1.01
-  Perennials / Groundcover, typical. See Detail 5, Sheet L1.01
-  Seed, typical.

LANDSCAPE CODE ANALYSIS

Open Space	Downers Grove sec. 28.1106 (based on ORM district)
Required	Provide landscaped green space for a minimum of 15% of the lot area
Provided	131,830 SF lot area 22,754 SF landscape area 53,866 SF landscape area = 35% of lot area
Required	Provide 50% of the landscaped green space in the front yard
Provided	22,754 SF landscape area 11,377 SF front yard landscape area 16,113 SF landscape area = 71% of landscape area
Signage	Downers Grove sec. 28.1201.02
Required	Provide landscape area at min 3' from the sign face
Provided	Landscape is provided 3' beyond the sign face
Off-Street Parking - Front Yard	Downers Grove sec. 28.1406 (across from non-residential zoned property)
Required	Provide landscaping for 50% of parking lot perimeter, 30" min height
Provided	Woodcreek Drive 115' perimeter = 57'-6" landscaping Entrance Drive 170' perimeter = 85' landscaping
Required	Provide 1 shade tree per 40' of frontage
Provided	Woodcreek Drive 115' frontage = 3 shade trees Entrance Drive 170' frontage = 4 shade trees
Off-Street Parking - Side Yard	Downers Grove sec. 28.1406 (adjacent to non-residential zoned property)
Required	Provide landscaping for 50% of parking lot perimeter, 3" min height
Provided	475' perimeter = 237'-6" landscaping 57'-6" parking lot perimeter landscaped to a min of 3' height
Interior Parking Lot	Downers Grove sec. 28.1406
Required	Provide 1 shade tree for each 120 SF of landscape island
Provided	3,194 SF landscape island = 27 shade trees
Required	Provide 1 shade tree per 40' of landscape divider
Provided	260' landscape divider = 7 shade trees

ISSUED
 November 10, 2008

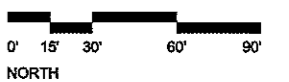
REVISIONS	No.	Date	Issue
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	02	12.09.08	PUD Submittal - II

DRAWN BY
 JEG
 CHECKED BY
 WGS

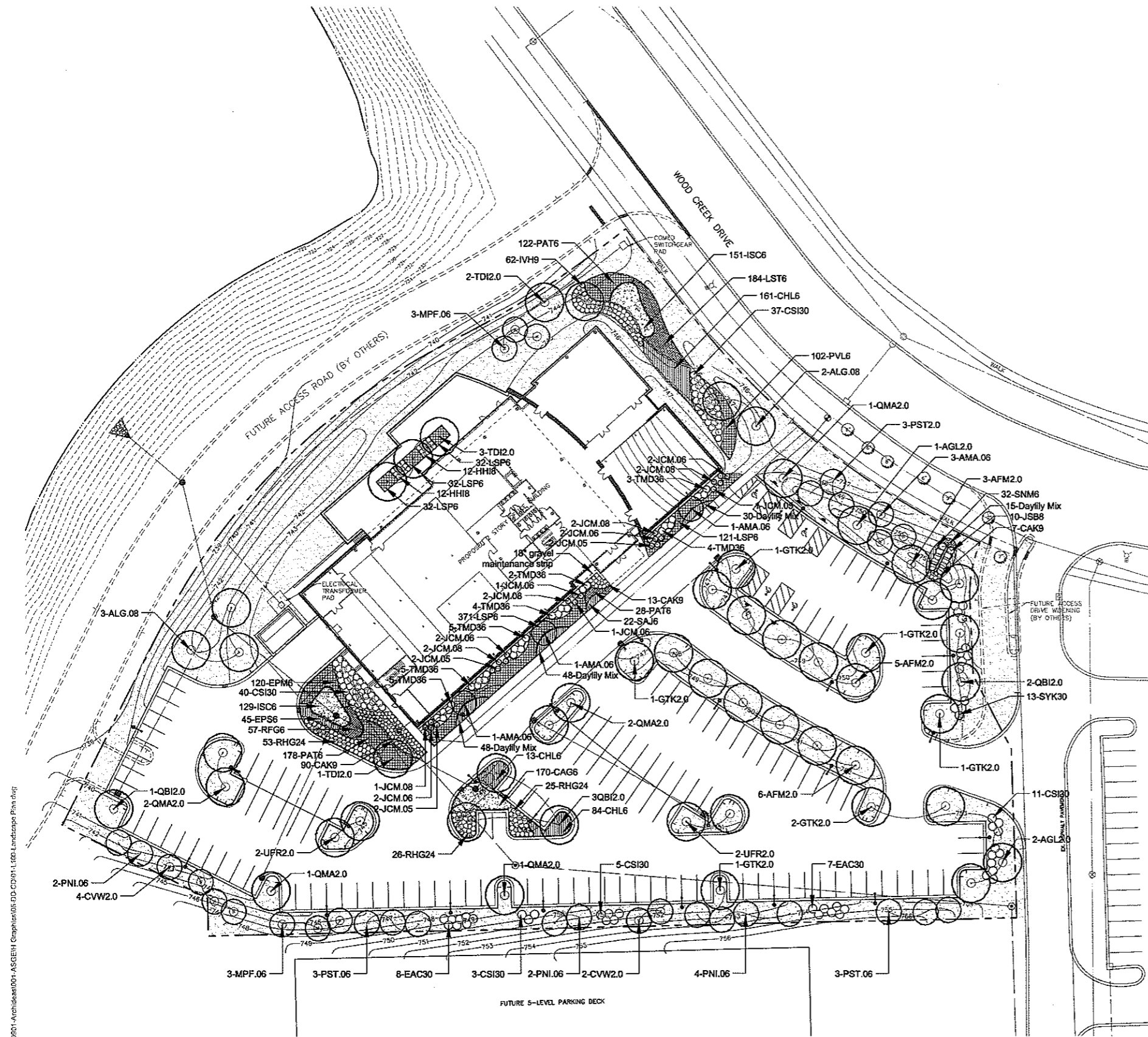
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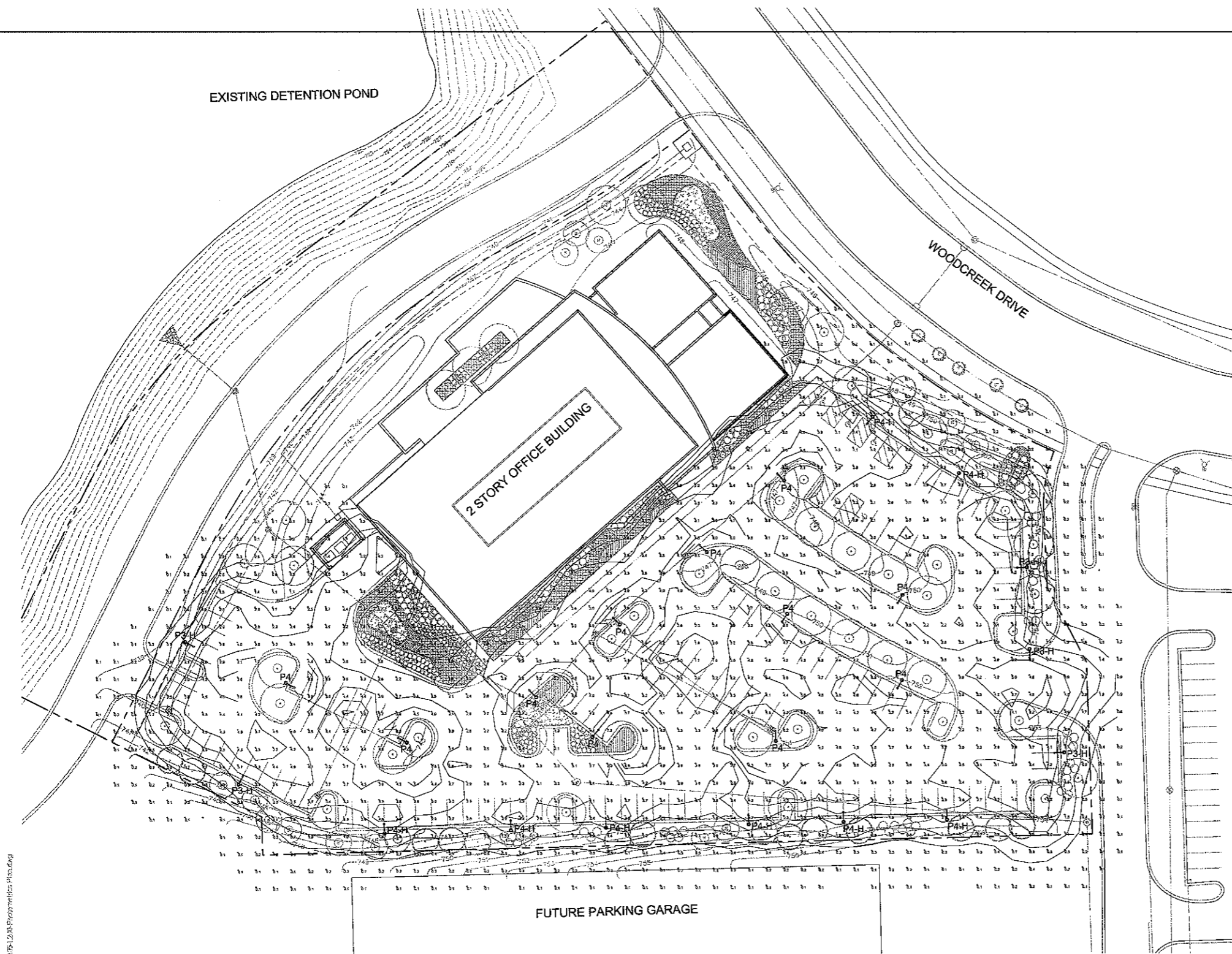
Landscape Plan

SCALE IN FEET
 1" = 30'



SHEET NUMBER
L1.00





EXISTING DETENTION POND

2 STORY OFFICE BUILDING

WOODCREEK DRIVE

FUTURE PARKING GARAGE

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Lumens	LLF	Description
	6	P3-H	SINGLE	40000	0.750	PA31SSA3400HHH
	8	P4-H	SINGLE	40000	0.750	PA31SSAF400HHH
	11	P4	SINGLE	40000	0.750	PA31SSAF400HH

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Property	Illuminance	Fc	1.06	9.6	0.0	N.A.	N.A.
Parking	Illuminance	Fc	3.59	9.6	0.9	3.99	10.67

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Large Profiler (PA31) Specification Sheet

Example: PA31 AT 3 A 1 1000 E N

Item	Qty	Description	Unit
1	6	PA31SSA3400HHH	EA
2	8	PA31SSAF400HHH	EA
3	11	PA31SSAF400HH	EA

Specifications:

1. Luminaire: PA31SSA3400HHH, PA31SSAF400HHH, PA31SSAF400HH

2. Mounting: Pole Mount, 10' Height

3. Finish: White

4. Lens: Clear

5. Distribution: 120° Beam Spread

6. Voltage: 120V AC

7. Power: 400W

8. Life: 50,000 Hours

9. Warranty: 5 Years

10. Notes: See drawings for details.

Large Profiler (PA31) Specification Sheet

Example: PA31 AT 3 A 1 1000 E N

Item	Qty	Description	Unit
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2	8	PA31SSAF400HHH	EA
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10. Notes: See drawings for details.



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 Chicago, Illinois 60606
 T 312.634.2100
 F 312.634.2101

PREPARED FOR
Archideas
 311 W. Superior, Suite 410
 Chicago, Illinois 60654

PROJECT
ASGE
 Downers Grove, Illinois

PROJECT NUMBER
 01-0901-001-01-06

ISSUED
 November 10, 2008

REVISIONS

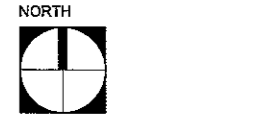
No.	Date	Issue
01	11.10.08	PUD Submittal

DRAWN BY
 JEG

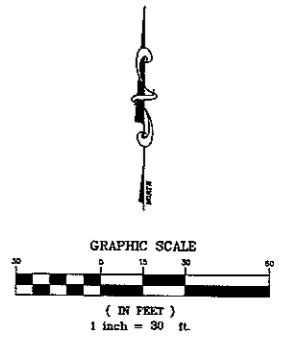
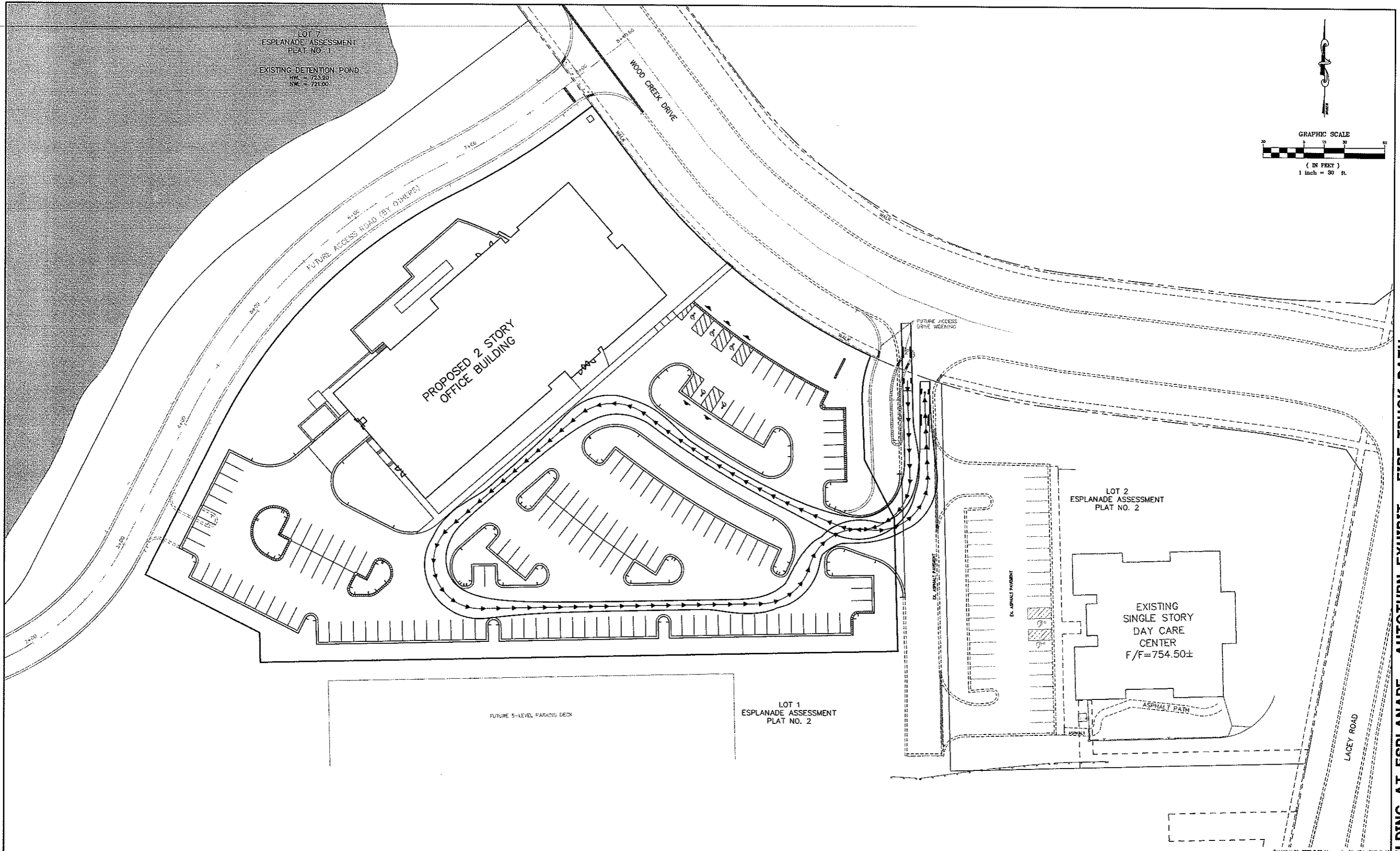
CHECKED BY
 WGS

SHEET TITLE
Photometrics Plan

SCALE IN FEET
 1" = 30'



SHEET NUMBER
L2.00



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REVISIONS	
1.	PER INTERNAL/VILLAGE REVIEW 12/04/08

ASGE BUILDING AT ESPLANADE
DOWNERS GROVE, ILLINOIS

AUTOTURN EXHIBIT
FIRE TRUCK PATH

PROJECT NO. 3959.00
DATE 11/03/08
SCALE 1"=30'
DESIGNED BY DCB
DRAWN BY EWS
CHECKED BY DCB

SHEET
1
of
1
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ASGE BUILDING AT ESPLANADE - AUTOTURN EXHIBIT - FIRE TRUCK PATH

VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING JANUARY 5, 2009 7:00 P.M.

Chairman Jirik called the January 5, 2009 meeting of the Plan Commission to order at 7:00 p.m. and asked for a roll call:

PRESENT: Chairman Jirik, Mr. Cozzo, Mrs. Hamernik, Mr. Matejczyk, Mrs. Rabatah, Mr. Waechtler, Mr. Webster

ABSENT: Mr. Beggs, Mr. Quirk

STAFF PRESENT: Mr. Jeff O'Brien, Planning Manager; Mr. Damir Latinovic, Village Planner; Mr. Stan Popovich, Village Planner; Mr. Mike Millette, Asst. Dir. Public Works;

VISITORS: Dan Loftus, GC Engineering, 5200 Main Street, Downers Grove; Greg Bedalov, DG Economic Development Corporation, 2001 Butterfield Road, Downers Grove; Gary Mori, Hamilton Partners, 1901 Butterfield Road, Downers Grove; Beth Simmons, Hamilton Partners, 1901 Butterfield Road, Downers Grove; Patricia Blake, ASGE, 1520 Kensington Road, Oak Brook, IL; Dawn Kiesling, Larson Eye Center, 3825 Highland Avenue, Downers Grove; David Schaefer, David A. Schaefer Architects, 5219 Main Street, Downers Grove; Joseph Krusinski, Krusinski Construction Company, 2107 Swift Road, Oak Brook, IL

Chairman Jirik led the Plan Commissioners in the recital of the Pledge of Allegiance.

Minutes of the December 1, 2008 Meeting - Mr. Waechtler made a motion to approve the minutes as prepared, seconded by Mr. Matejczyk. Motion carried by voice vote of 7-0.

Chairman Jirik reviewed the meeting's protocol for the public and petitioners.

PC-01-09 A petition seeking approval of an amendment to P.D. #31 Esplanade for a two-story office building located at 3300 Woodcreek Drive, Downers Grove, IL (PIN 06-31-103-004); Hamilton Partners, Petitioner; HP-AG Esplanade at Locust Point LP, Owner

Chairman Jirik swore in those individuals who would be speaking on PC-01-09.

Mr. Popovich, Village Planner, stated the petition was for a two-story office building for the American Society of Gastrointestinal Endoscopy (ASGE) at 3300 Woodcreek Drive. He pointed out the site on two aerial photographs. The development will be located on 3.48 acres of the larger parcel. The entire parcel is currently open space.

The 41,800 square foot building will be located at the northwest corner of the site. The building meets all bulk zoning regulations, including setbacks, height, and open space requirements. Access to the building will be through the existing drive aisle off Woodcreek Drive that currently serves the existing Bright Horizons day care center. A 142-car parking lot is located between the drive aisle and the proposed building. The number of parking spaces provided exceeds the required number of

spaces. As shown on the site plan, a future proposed drive will be located to the west of the building. When the drive is completed, the parking lot will have a second entrance. Mr. Popovich noted the new parking lot entrance would eliminate three parking spaces, but the development would still meet parking requirements.

Mr. Popovich stated the proposed building would include an auditorium, training rooms, library, meeting rooms, offices and a loading dock. The exterior will be clad with brick, solar control glass, aluminum panels and sunshades and stone. Mr. Popovich referenced the elevations within his PowerPoint presentation.

Mr. Popovich noted the proposed development meets the intent of the Future Land Use Plan as the site is designated for Office Research. The proposal also complies with the bulk regulations of the Zoning Ordinance.

The engineering improvements include the utilization of the existing curb cut onto Woodcreek that will be expanded in the future to accommodate future development to the south. Mr. Popovich noted stormwater detention has been provided through earlier Planned Development approvals of detention ponds, one of which is located immediately west of the proposal. The petitioner has also proposed two bioswales to treat stormwater. The bioswales are considered Best Management Practices. New utility services will connect to existing utilities along both Woodcreek Drive and Lacey Road. Mr. Popovich stated the Downers Grove Sanitary District has granted its approval for service.

The Village's Fire Prevention Division reviewed the proposal. Mr. Popovich noted an auto-turn exhibit was provided which showed a fire truck being able to enter and exit the site. Two existing fire hydrants along Woodcreek and one proposed hydrant within the site meet Village requirements. The building will require automatic and manual fire detection systems and sprinkler systems.

According to Mr. Popovich, the Forest Preserve District of DuPage County was provided with copies of the proposal. The Forest Preserve did not have any comments. Additionally, the manager of the Bright Horizons day care center spoke with staff after the staff report had been published. She was concerned with the timing of construction. Staff explained the approval process and the location of the construction entrance. Mr. Popovich indicated to the manager and the Commission members that the construction entrance would be at the northwest corner of the site. Mr. Popovich noted according to the Village's Demolition and Construction Site Management Program a post-driven fence surrounding the site will be required.

Mr. Popovich noted staff's belief that the proposal meets the Planned Development standards for approval. The development meets the bulk requirements of the Zoning Ordinance; the use is desirable and will contribute to the general welfare of the community; the development will not be detrimental to the health, safety or morals of the community; and the development is in harmony with surrounding uses.

Mr. Popovich noted staff recommends the Commission forward a positive recommendation to the Village Council with the conditions as noted on pages four and five of the staff report.

Mr. Waechtler inquired about the existing entrance and the impact of new traffic on the adjacent day care. Mr. Popovich noted the counterclockwise flow within the day care center entrance drive

and parking lot. Staff does not believe there will be a traffic conflict between the ASGE office traffic and the use at the day care center. The amount of traffic generated by the ASGE proposal is typical for an office building.

Chairman Jirik asked the petitioner's representative to speak.

Mr. Gary Mori of Hamilton Partners expressed his gratitude to the Commission for hearing this petition. He has been before the Commission many times before and is looking forward to working with them in the future to complete all phases of the Esplanade development. He believes this is a good project and will be a good tenant for Downers Grove.

Ms. Patricia Blake, Executive Director of ASGE, stated their mission is to educate gastrointestinal doctors. The facility they are proposing is a state-of-the-art facility, which will provide training services to doctors from the United States and abroad.

Per Mr. Waechtler's question, Ms. Blake noted they have a 13-month construction timeframe and are hoping to start work in 2009 and complete in 2010. Ms. Blake noted ASGE's main offices are currently in Oak Brook with a training facility in Westmont. The separation of these two main functions is difficult on their staff. The proposed facility would be their headquarters and consolidate their functions into one facility.

Mr. Waechtler inquired if the applicant has met with the day care user and how much traffic the applicant anticipated. Ms. Blake noted ASGE has a staff of around 60 and that would generally be the number of permanent workers at the site. She noted physician training is primarily held over weekends because doctors have practices and patients during the week. She noted not all physicians would be driving to the site as she anticipates using the Doubletree Hotel in the Esplanade to house the physicians and bus them to the site. She believes ASGE will be a positive economic benefit to the community. Ms. Beth Simmons of Hamilton Partners noted Bright Horizons leases the building and they have had preliminary discussions about this proposed project in the past. She noted she has a meeting with Bright Horizons this week to continue discussions.

Mrs. Rabatah inquired about the number and type of delivery trucks. Ms. Blake noted they would be typical delivery trucks and some larger trucks that may bring in new equipment for training. She noted the amount of deliveries would not be significant.

Mr. Matejczyk was concerned with construction starting and then stopping and inquired about ASGE's construction funding. Ms. Blake noted she has funding in place to purchase the parcel from Hamilton Partners this February and is in the process of obtaining funding for the building construction. She noted the funding would cover all construction from site development to building.

Mr. Webster asked about the roof drain discharge being disconnected. Ms. Simmons noted the roof drains will be disconnected to drain into the proposed bioswales, where in accordance with stormwater best management practices the water will be treated before it is discharged into the existing detention ponds.

Upon a question from the Commission, Mr. Popovich clarified the proposed future road to the west would require future Council review and approval, but the approval of the expansion of the day care

drive aisle and the future parking lot entrance at the southwest corner of the parking lot are being requested at this time.

Ms. Simmons noted no other curb cuts along Woodcreek Drive could be provided due to the topographic conditions of the site and the proposed bioswale and the existing berm.

Chairman Jirik suggested adding the word stormwater to staff condition number 2 and the word fire to staff condition number 3.

Chairman Jirik opened up the meeting to public comment. No comments followed. Chairman Jirik closed Public Participation.

As part of the petitioner's closing statement, Mr. Mori thanked the Commission for their review tonight and hoped to come before them again with additional development.

Mr. Matejczyk noted Hamilton Partners has been before the Commission in the past with good developments and again this is an excellent proposal. Chairman Jirik described how each of the standards for approval was met and felt the development was appropriate.

WITH RESPECT TO FILE PC-01-09, MR. MATEJCZYK MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL, 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.**

MRS. HAMERNIK SECONDED THE MOTION.

ROLL CALL:

AYE: MR. MATEJCZYK, MRS. HAMERNIK, MR. COZZO, MRS. RABATAH, MR. WAECHTLER, MR. WEBSTER, CHAIRMAN JIRIK,

NAY: NONE

MOTION CARRIED. VOTE: 7-0

PC-03-09 A petition seeking approval of a Final Plat of Subdivision to consolidate three existing lots into one new lot for the property located at the Northwest corner of Belmont Road and Inverness Avenue, commonly known as 5300 Belmont Road, Downers Grove, IL (PIN's 08-12-409-004,-005,-006); Jeffery K. Swallow, Magnetrol International Petitioner/Owner.

Chairman Jirik swore in those individuals who would be speaking on File PC-03-09.

Mr. Latinovic, Village Planner, presented the petition. The petitioner, Magnetrol International, is requesting approval of the Final Plat of Subdivision to consolidate three existing lots on the property into one lot. The consolidation will prevent any future building expansion to cross existing boundary lines, which is not allowed by the Zoning Ordinance.

The 9.3-acre property is located on the west side of Belmont Road between Wisconsin and Inverness Avenues with access to Wisconsin Avenue and Belmont Road. The property is currently occupied by a manufacturing use, Magnetrol International, manufacturer of level and flow control instruments.

Mr. Latinovic noted staff believes the proposal to consolidate the lots into one large lot is consistent with the Future Land Use Plan. According to the Future Land Use Plan, the property is designated for commercial use. The property is currently used for manufacturing use, and no changes to the use are proposed. The consolidation of the lots will make the property more conducive for future commercial uses and will allow for more space for additional setbacks and screening from surrounding uses.

Mr. Latinovic noted no changes to the existing building are proposed. Any future building expansion will have to meet Zoning and Stormwater Ordinance requirements.

The proposed consolidation also complies with the Subdivision Ordinance. The 9.3 acre lot with over 600 feet of frontage along Belmont Road and Wisconsin and Inverness Avenues each far exceed the minimum requirements for frontage (100 feet) and minimum lot area (20,000 sq. ft.). The existing public utility easement along west property line satisfies the requirement for utility easements. Additionally, all required infrastructure on the property already exists, and no new public improvements are required.

In closing, Mr. Latinovic stated staff believes the proposed Final Plat of Subdivision is consistent with existing and future land uses in the area and recommends that the Plan Commission make a positive recommendation to the Village Council subject to staff's conditions within the staff report.



**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
JANUARY 5, 2009 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
PC-01-09 3300 Woodcreek Drive	Planned Development Amendment to Planned Development #31, Esplanade at Locust Point	Stan Popovich, AICP Planner

REQUEST

The petitioner is requesting a Planned Development Amendment to the Esplanade at Locust Point Planned Development #31 to build a two-story office building at 3300 Woodcreek Drive.

NOTICE

The application has been filed in conformance with applicable procedural and public notice requirements.

GENERAL INFORMATION

OWNER: HP-AG Esplanade at Locust Point LP
Attn: Gary Mori
1901 Butterfield Road, Suite 270
Downers Grove, IL 60515

APPLICANT: Hamilton Partners
1901 Butterfield Road, Suite 270
Downers Grove, IL 60515

PROPERTY INFORMATION

EXISTING ZONING: ORM, Office, Research & Manufacturing
EXISTING LAND USE: Open Space
PROPERTY SIZE: 13.196 acres (574,818 square feet)
PINS: 06-31-103-004

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
NORTH:	ORM, Office, Research & Manufacturing	Office Research
SOUTH:	ORM, Office, Research & Manufacturing	Office Research
EAST:	I-355 Right-of-Way and ORM, Office, Research & Manufacturing	I-355 Right-of-Way and Office Research
WEST:	R-1, Single Family Residential ORM, Office, Research & Manufacturing	Open Space and Office Research

ANALYSIS

SUBMITTALS

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

1. Application/Petition for Public Hearing
2. Project Summary
3. Preliminary Architectural Plans
4. Preliminary Engineering Plans
5. Preliminary Landscape Plans
6. Preliminary Photometric Plan
7. Auto-turn exhibit

PROJECT DESCRIPTION

The petitioner is requesting Planned Development Amendment approval to construct a two-story 41,822 square foot office building at 3300 Woodcreek Drive within the Esplanade Planned Development. The 13.196 acre lot is located at the southwest corner of Lacey Road and Woodcreek Drive and is zoned ORM, Office Research and Manufacturing. The proposed development will be located on 3.48 acres adjacent to Woodcreek Drive. The site is currently open space.

The proposed office building will house the headquarters and training facilities of the American Society of Gastrointestinal Endoscopy (ASGE). The building 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 32-foot tall building has a floor area ratio (FAR) of 0.276 with 53,754 square feet of open space surrounding the building. For the overall Planned Development, the addition of the ASGE building will create a FAR of 0.985 for the entire development where a 1.0 FAR is permitted.

The building is perpendicular to Woodcreek Drive and exceeds all setback requirements. A 142 space parking lot is located to the east and south of the proposed building. Access to the parking lot and building is through the existing entrance drive between the proposed ASGE building and the existing day care center to the east. The existing drive will remain in its current configuration but will be expanded when future development to the south takes place. Additionally, a future access road is proposed to the west of the ASGE building. When this road is installed, a second entrance to the parking lot will be provided to the southwest of the ASGE building. The new entrance will remove three parking spaces but the parking lot will still meet the parking requirements.

The proposal complies with the bulk requirements of the Zoning Ordinance as outlined 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.

COMPLIANCE WITH FUTURE LAND USE PLAN

The Future Land Use Plan designates the site as Office Research. The proposed building will be used as an office and training facility. Staff believes the proposed development is consistent with the intent of the Future Land Use Plan.

COMPLIANCE WITH ZONING ORDINANCE

The property is zoned ORM, Office Research and Manufacturing. The proposed office and training use is a permitted use in the ORM district. The proposed development meets all bulk zoning requirements including setbacks, open space, building height, parking and floor area ratio.

ENGINEERING/PUBLIC IMPROVEMENTS

The petitioner will utilize the existing curb cut onto Woodcreek Drive for vehicular access. The parking lot entrance will connect to the existing drive aisle adjacent to the day care center. Stormwater detention will be provided through the existing detention lake to the west of the site. Two bioswales along the northern and western edges of the building have been provided to treat stormwater. The development will be required to meet the Village's Stormwater Management Ordinance.

The developer will install new utility services, including water, sanitary sewer, electric and telephone. The services will tie into existing mains along Woodcreek Drive and Lacey Road. The Downers Grove Sanitary District has approved the petitioner's request for service.

PUBLIC SAFETY REQUIREMENTS

The Fire Prevention Division of the Fire Department has reviewed the proposed plans. An auto-turn exhibit has been provided which shows a fire truck being able to maneuver around the site. The site provides ample space for equipment around the two-story building. The existing fire hydrants and the proposed fire hydrant comply with Village hydrant requirements. The building will be equipped with a manual and automatic fire detection system and sprinklers.

NEIGHBORHOOD COMMENT

Staff provided the Forest Preserve District of DuPage County an opportunity to comment on the proposed ASGE development. Per the attached letter, the Forest Preserve reviewed the proposed development and did not have any comments. Staff has not received any additional written neighborhood comment regarding the proposal at this time.

FINDINGS OF FACT

Staff believes the standards for a Planned Development Amendment, as shown below, have been met. The proposed development meets all bulk requirements of the Zoning Ordinance, is listed as a Special Use in the Zoning Ordinance and conforms to the planning objectives of the Village. The developer has made provisions for common open space, public services, parking, utilities, access roads and stormwater management. 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.

Section 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.*
- (9) *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 surrounding zoning and land use classifications. Based on the findings listed above, staff recommends the Plan Commission make a positive recommendation to the Village Council regarding this petition 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 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 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.

Staff Report Approved By:

Tom Dabareiner, AICP
Director of Community Development

TD:sp
-att

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3300 Woodcreek Drive Location Map

0 100 200 300 400 Feet

HAMILTON PARTNERS

1901 Butterfield Road, Suite 270
Downers Grove, IL 60515
(630) 963-0700

November 10, 2008

Downers Grove Plan Commission
Mr. Stan Popovich
801 Burlington Avenue
Downers Grove, IL 60515

Re: American Society of Gastrointestinal Endoscopy (ASGE)
3300 Woodcreek Drive, Downers Grove, IL

Dear Plan Commission,

We are pleased to submit information about a proposed new facility for the American Society of Gastrointestinal Endoscopy (ASGE) for your preliminary and final review and approval. We have included the required drawings as well as the Petition for Plan Commission with the required documentation.

Project Summary / Description

The property, on which the proposed ASGE facility is to be constructed, is located inside Parcel "B" of the Planned Development # 31, commonly known as Esplanade at Locust Point. The proposed site is 3.4823 acres and is currently vacant land located west of Lacey Road and south of Woodcreek Drive. The Planned Development is currently zoned O-R-M (office-research-manufacturing). No variance in zoning is requested.

We are proposing to construct a 2 story, 31 foot high (39 foot high to the top of the roof top mechanical screen wall) multi-use facility, with a total build-out area of 41,822 square feet (S.F.), which will be designed and built as an office, training and meeting facility for ASGE. The first floor has a footprint of 24,687 SF, while the second floor is only 17,135 SF. The use groups of the facility will consist of First Floor: Business and Assembly Use –Auditorium, Training Room and Meeting Room; Second Floor: Business Use - Office.

This facility will be used as an "Education" facility and Headquarters for ASGE. The functions planned for the facility include: research and procedure demonstration within the Training Room, education and training within the Auditorium and Meeting Rooms, break out and social gathering within the Lobby and typical office functions within the second floor Office space. On Sheet P5.2 & P5.2A, two alternative exterior elevations are shown. The client has not yet determined which elevation will be finalized, until the interiors are fully planned. So we have submitted both elevations for review.

Compliance with Future Land Use Plan

The total site for Planned Development # 31 consists of 4,443,691 SF Including the proposed facility, the overall site totals are as follows:

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

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. The proposed site of the facility is located in Parcel "B" of the Planned Development #31, and the proposed facility still leaves Parcel "B" well within its limits for future land use.

Compliance with the Zoning Ordinance

The Planned Development #31 is zoned O-R-M and is regulated under Article XIII of the zoning ordinance. Section 28-001, in Article XIII, of the Zoning Ordinance lists permitted uses within an O-R-M district. Use of this building specifically falls under the following uses listed in the above mentioned section:

- a. Office uses.
- b. Any facility, the principle use of which is research and developments of products.
- c. Laboratories, medical, dental research, experimental and testing.

The Total Site Area is 151,690 SF (3.4823 AC), Total Lot Coverage is 97,936 SF (Building Footprint – 24,687 SF, Paved Area – 73,249 SF) or 64.6% and the Total Open Space is 53,754 SF or 35.4%.

The allowable building setback from the north edge of the Planned Development #31 property line (R.O.W. of Woodcreek Drive) is 35 feet, from the west is 16 feet, east is 16 feet, and south is 16 feet. The allowable parking setback from the north edge of the Planned Development #31 property line (R.O.W. of Woodcreek Drive) is 35 feet, from the west is 10 feet, east is 10 feet and south is 10 feet. All setbacks are established per the village ordinances or within the planned development #31 allowances. No Setback variances are requested.

Completed with the initial construction of the 2-story 41,882 SF (39,022 Gross Floor Area) facility will be a surface parking lot with 142 parking spaces (which includes 5 handicap and van accessible parking spaces). The number of required spaces is 98 and is calculated at 2.5/1,000 (in accordance with the requirements of Plan Development #31 - Esplanade at Locust Point). The number of required spaces is 129 or 3.33/1000 when calculated using the Downers Grove Zoning Ordinance for Office Use in the O-R-M District. Required parking spaces measure 9'-0"W x 18'-0"L and are accessible from a 24'-0" drive aisle. A 12'-0" x 55'-0" Loading Zone is provided in accordance with the Downers Grove Zoning requirements.

Landscape Design

The site will be extensively landscaped to provide seasonal interest throughout the year. Over 36% of the parking lot will consist of landscape islands with shade trees and lawn and perennial ground cover. The parking lot will be screened from Woodcreek Drive by a berm and a mix of shade, ornamental and evergreen trees, and will be screened from the day care facility to the east, and future development to the south, by a mix of shade, ornamental, and evergreen trees and shrubs along the property line. Shrub and perennial gardens will be located at both ends of the building and act as rain gardens by providing an outlet for roof rainwater. These rain gardens are a Best Management Practice (BMP) that reduce the rate and quantity of stormwater entering the storm water system, and also improve water quality by filtering contaminants and sediment. The main building façade will be complimented with a mix of ornamental and evergreens trees and shrubs, and highlighted with an understory of ground cover, perennials and ornamental grasses. A terrace overlooking the lake on the back of the building will contain an internal landscape island that breaks up the space and provides a diversity of seating options. The landscape island will contain shade trees with an understory of shrubs, perennials and ground cover.

Public Safety Requirements

The proposed facility will be designed in accordance with the requirements of the International Building Code (IBC) 2000 and the Village of Downers Grove Municipal Code. This two-story 41,882 SF facility meets the height and area requirements of the above referenced standards. The construction type is Type IIB, Unprotected Noncombustible and the building is equipped throughout with an automatic sprinkler system. Egress, safety and emergency features are planned and will meet the requirements of the above referenced standards.

Engineering/Public Improvements

Adequate public utility mains (water, sanitary and storm sewers) are located within the Planned Development #31 to be extended to the new facility. Underground electric service will be extended to pad mounted transformers to serve the building. Adequate Stormwater detention is already provided for within Planned Development #31. In addition Best Management Practice (BMP) techniques are being employed as follows: 1. implementation of Rain Garden/Bioswale areas to promote water infiltration, 2. Curb breaks to facilitate parking lot drainage into the rain Garden/Bioswale areas and 3. Roof drainage discharge will be disconnected and flow directly to the Rain Garden/Bioswale areas.

Access to the site will be provided from the north east along Woodcreek Drive. An expanded curb cut and paved-widened entrance extended from Woodcreek Drive, from the existing adjacent, northeast entrance & parking area will now allow vehicular, delivery truck and fire department access from this direction. Entrance Monument Signage will be used to designate the entrance and directional signage to aid in routing of trucks and cars to maintain a safe traffic flow. Adequate site lighting will be provided for the access road, entrance and parking lot. Currently there are only 80 Full Time Employees for this facility

with about 80 cars projected daily, so the impact on traffic is minimal. The original traffic study on the Planned Development #31 still applies as the increase in traffic from this project does not increase the traffic count of the Planned Development above the count in the original study. In our discussion with planning staff, a new traffic study was not required.

Signage will be consistent with the Esplanade Complex standards, which historically comply with the Village of Downers Grove signage requirements. A new monument sign is planned for the entrance drive to the ASGE site. The elevation of the monument sign is included in the architectural submittal drawings. The entrance monument will be similar to the existing entrance signage, however, it will be a slightly longer structure than others in the park so that it may accommodate both ASGE signage as well as the future 3450 Lacey directional information. The drawings also indicate a proposed location for a building sign on the north face elevation.

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. Specifically for this project, Hamilton Partners will be a consultant developer for ASGE, but ultimately will sell the plat site to ASGE for their ownership of the property and building. We continue to look forward to a long-term partnership between the Village of Downers Grove, ASGE, 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,



Gary Mori
Partner
HAMILTON PARTNERS

HP/bas/jp

cc: Beth Simmons, Construction Manager, Hamilton Partners
Stephen Mahoney, CBRE
Pat Blake, ASGE
Joseph Pasquinelli, Principal, Archideas, Inc.



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

VIA FACSIMILE (630) 434-5572

December 5, 2008

Mr. Jeff Harris, Senior Planner
Mr. Stan Popovich, Planner
Village of Downers Grove
801 Burlington Avenue
Downers Grove, Illinois 60515

Re: Preliminary Review of Esplanade / ASGE proposed office building

Dear Jeff and Stan:

On behalf of the Forest Preserve District of DuPage County, I would like to thank you for forwarding the plans for the proposed ASGE office building on Wood Creek Drive. We appreciate receiving timely notification of such projects that may have an impact on our nearby property, and thank you for the opportunity to comment.

District Staff has reviewed 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.

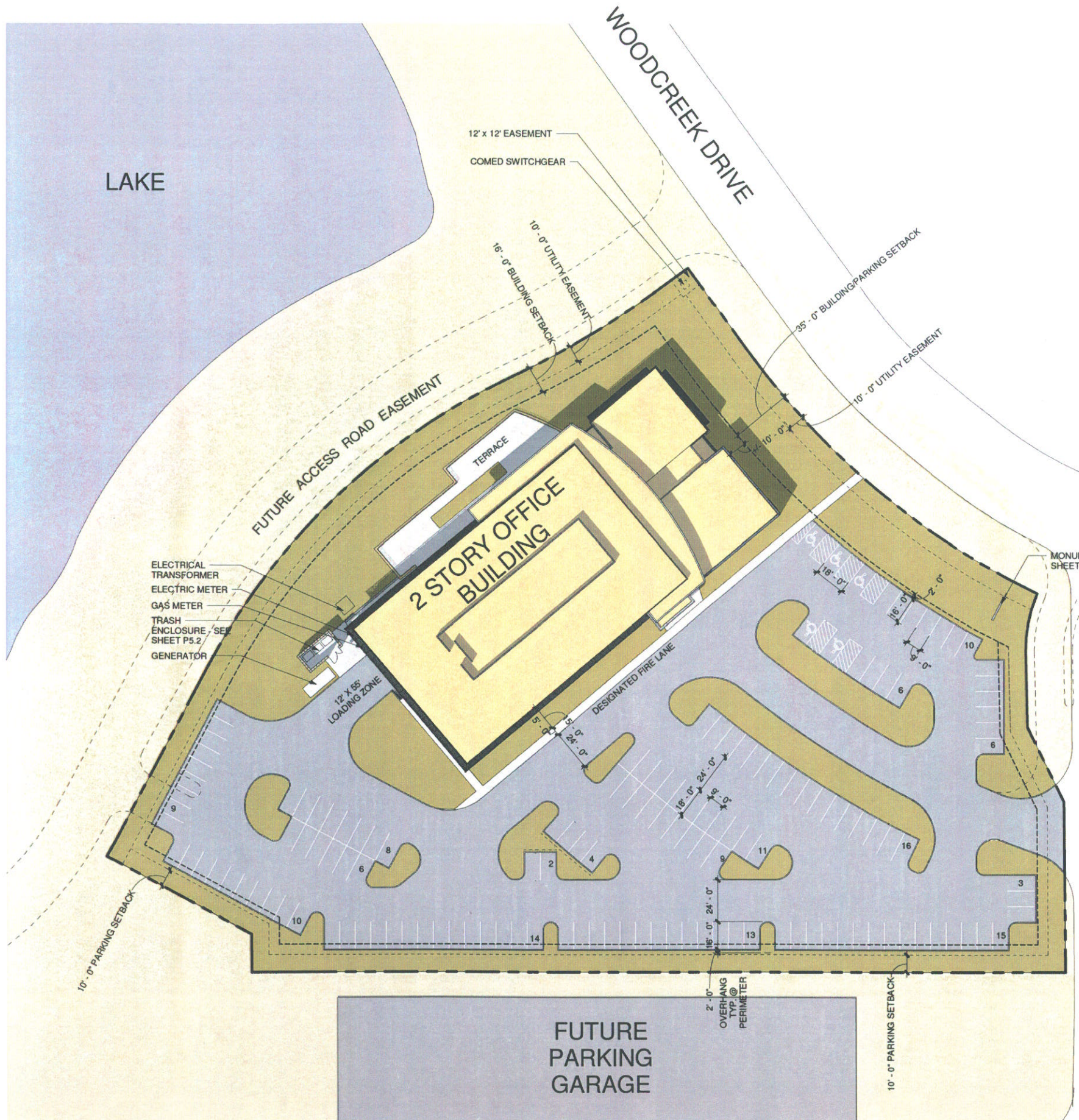
Please call me at (630) 933-7684 if you have any questions.

Sincerely,

Marcia Thomas
Land Preservation Specialist

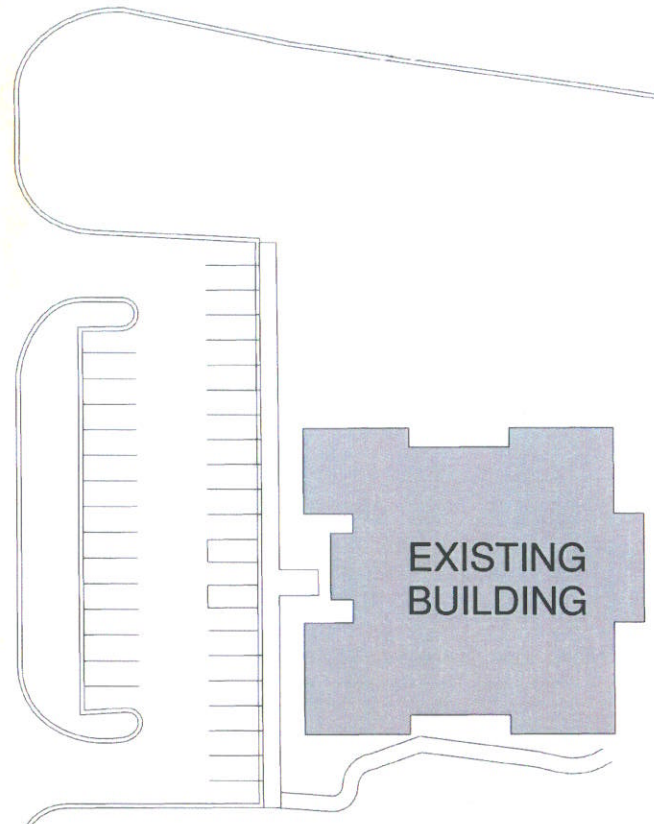
cc: Kevin Stough, Director of Land Preservation

12/9/2008 10:17:11 AM C:\Revit Local Files\projects\ASGE\ASGE.dgn\msd01.rvt



SITE ANALYSIS

TOTAL SITE AREA	151,690 SF 3.4823 AC	
BUILDING SETBACKS (BASED UPON ORM DISTRICT)		
FRONT	35'	
SIDE	16'	
REAR	16'	
PARKING SETBACKS (PROPOSED)		
FRONT	35'	
SIDE	10'	
REAR	10'	
BUILDING AREA		
1ST FLOOR	24,687 SF	
2ND FLOOR	17,135 SF	
TOTAL	41,822 SF	
FAR		
ALLOWED	1.0	
PROVIDED	.275	
TOTAL LOT COVERAGE		
BUILDING FOOTPRINT	24,687 SF	
PAVED AREA	73,249 SF	
TOTAL	97,936 SF	
TOTAL OPEN SPACE		
	53,754 SF	
PARKING		
REQUIRED PER	2.5/1000 GFA	98 SPACES
REQUIRED PER OFFICE USE	3.3/1000 GFA	129 SPACES
PROVIDED	3.64/1000 GFA	142 SPACES
LOADING SPACE		
REQUIRED	(1) 12' X 55'	
PROVIDED	(1) 12' X 55'	



SITE PLAN
PROJECT NORTH PLAN NORTH

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F 312.951.0442
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L Registration # 184-000630

Signature: _____
Current Date: 12.09.2008
License Exp. Date: 11.30.2009

Project Mgr: JP Job Captain: JS Drawn By: RJ

Revision Schedule
No. Description Date
1 PLANNED DEVELOPMENT SUBMITTAL 11.10.08

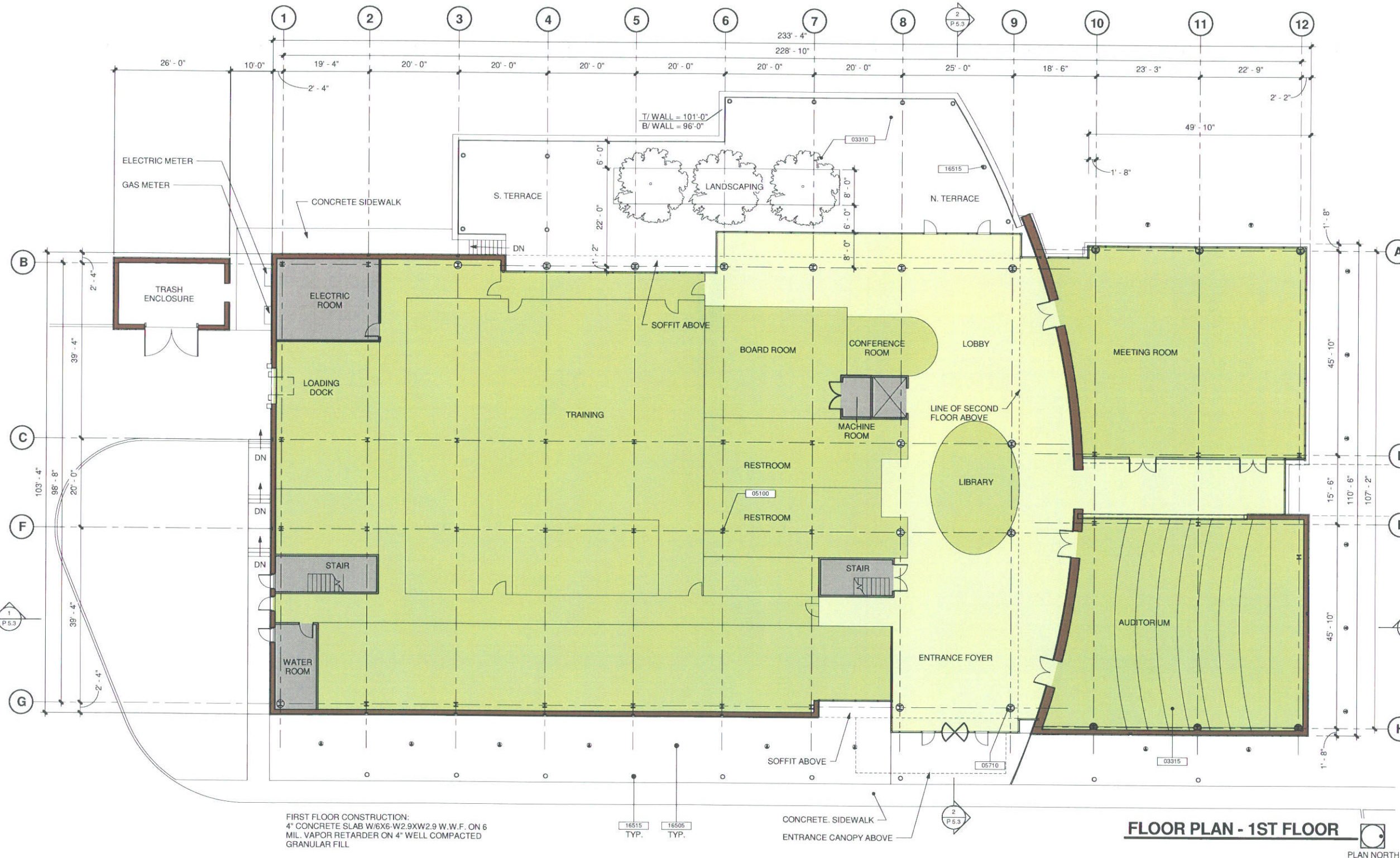
Project Name:
ASGE
3300 WOODCREEK DRIVE,
DOWNERS GROVE, ILLINOIS

Sheet Title:
ARCHITECTURAL SITE PLAN

Date: 12.09.2008 Project Number: 2008046
Sheet Number:

P 1.2

Key Value	Keynote Legend
	Keynote Text
03310	OUTDOOR TERRACE - WITH CONCRETE PAVER SYSTEM ON 4" WELL COMPACTED GRANULAR FILL AND 1-1/2 SAND SETTING BED. PROVIDE INTEGRAL DRAINAGE SYSTEM
03315	STEPPED CONCRETE FLOOR
05100	STRUCTURAL STEEL COLUMN
05710	PREFINISHED ALUMINUM COLUMN COVER - XL METALLIC COLOR SELECTED FROM MANUFACTURE'S STANDARD COLORS
16505	EXTERIOR FLOOD LIGHTING
16515	EXTERIOR DECORATIVE BOLLARD LIGHT FIXTURE



FIRST FLOOR CONSTRUCTION:
 4" CONCRETE SLAB W/6X6-W2.9XW2.9 W.W.F. ON 6 MIL. VAPOR RETARDER ON 4" WELL COMPACTED GRANULAR FILL

FLOOR PLAN - 1ST FLOOR

PLAN NORTH

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No.	Description	Date
1	PLANNED DEVELOPMENT SUBMITTAL	11.10.08

Project Name:
ASGE
 3300 WOODCREEK DRIVE,
 DOWNERS GROVE, ILLINOIS

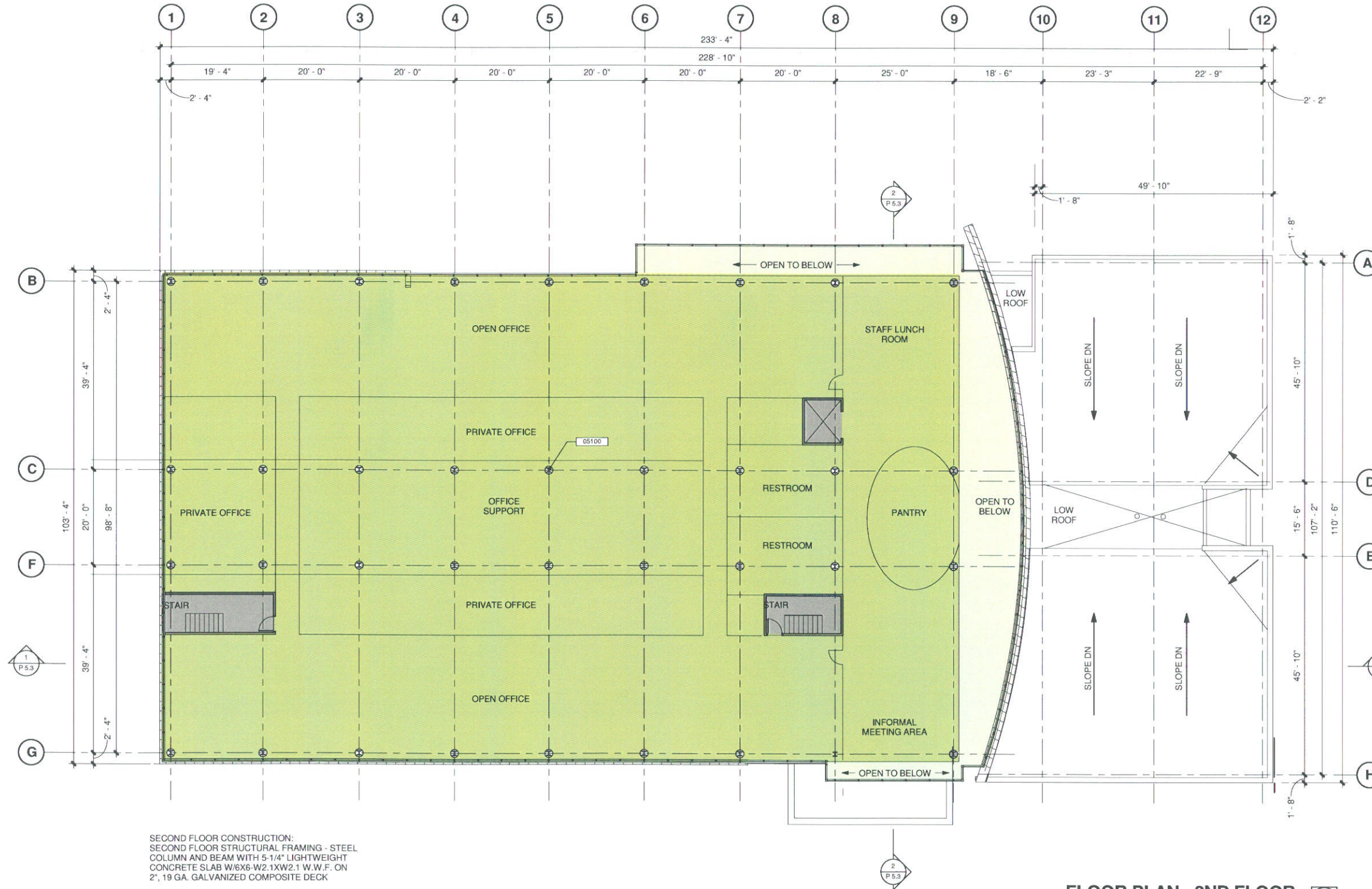


Sheet Title:
FLOOR PLAN - FIRST FLOOR

Date:	Project Number:
11.10.2008	2008046
Sheet Number:	

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Keynote Legend	
Key Value	Keynote Text
05100	STRUCTURAL STEEL COLUMN
05705	PREFINISHED PROJECTING ALUMINUM SUNSHADE - 36" PROJECTION WITH 7 ANGLED FINIS



SECOND FLOOR CONSTRUCTION:
 SECOND FLOOR STRUCTURAL FRAMING - STEEL
 COLUMN AND BEAM WITH 5-1/4" LIGHTWEIGHT
 CONCRETE SLAB W/6X6-W2.1XW2.1 W.W.F. ON
 2", 19 GA. GALVANIZED COMPOSITE DECK

FLOOR PLAN - 2ND FLOOR

PLAN NORTH

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Revision Schedule		
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1	PLANNED DEVELOPMENT SUBMITTAL	11.10.08

Project Name:
ASGE
 3300 WOODCREEK DRIVE,
 DOWNERS GROVE, ILLINOIS

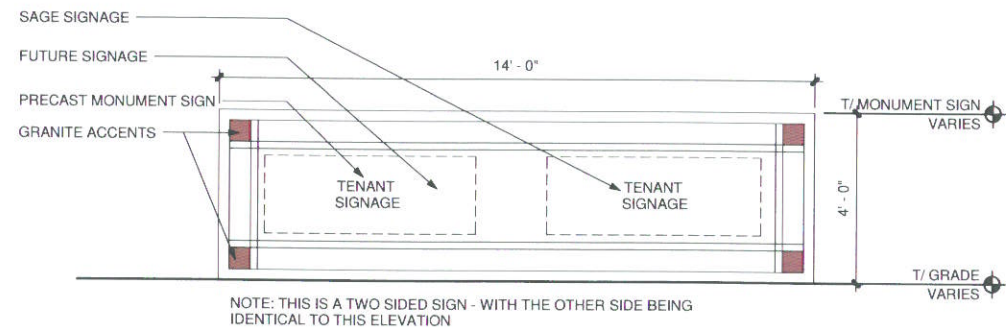


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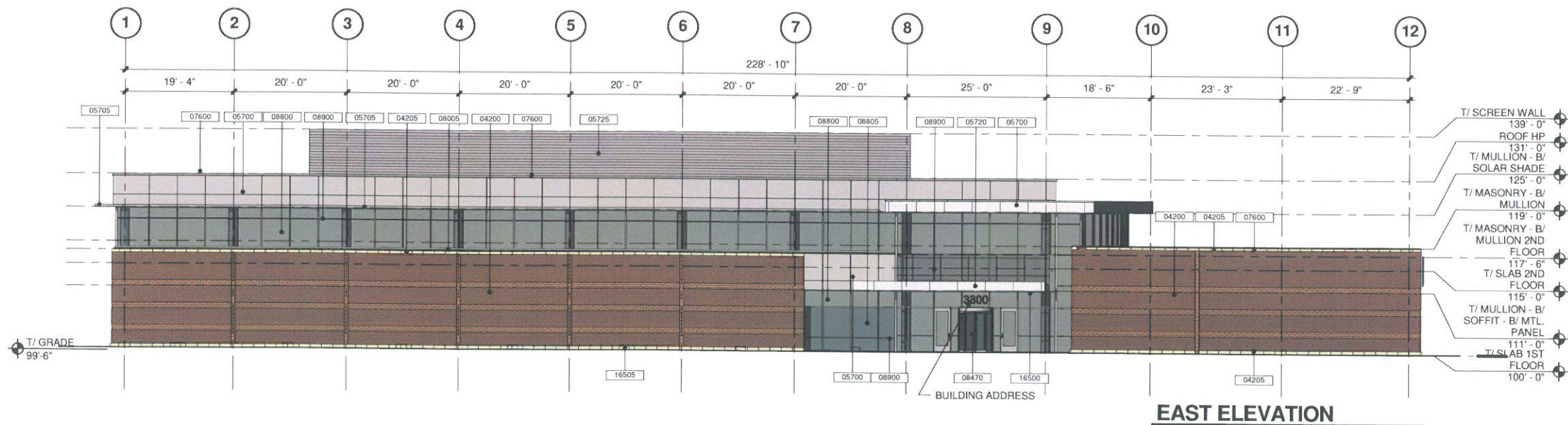
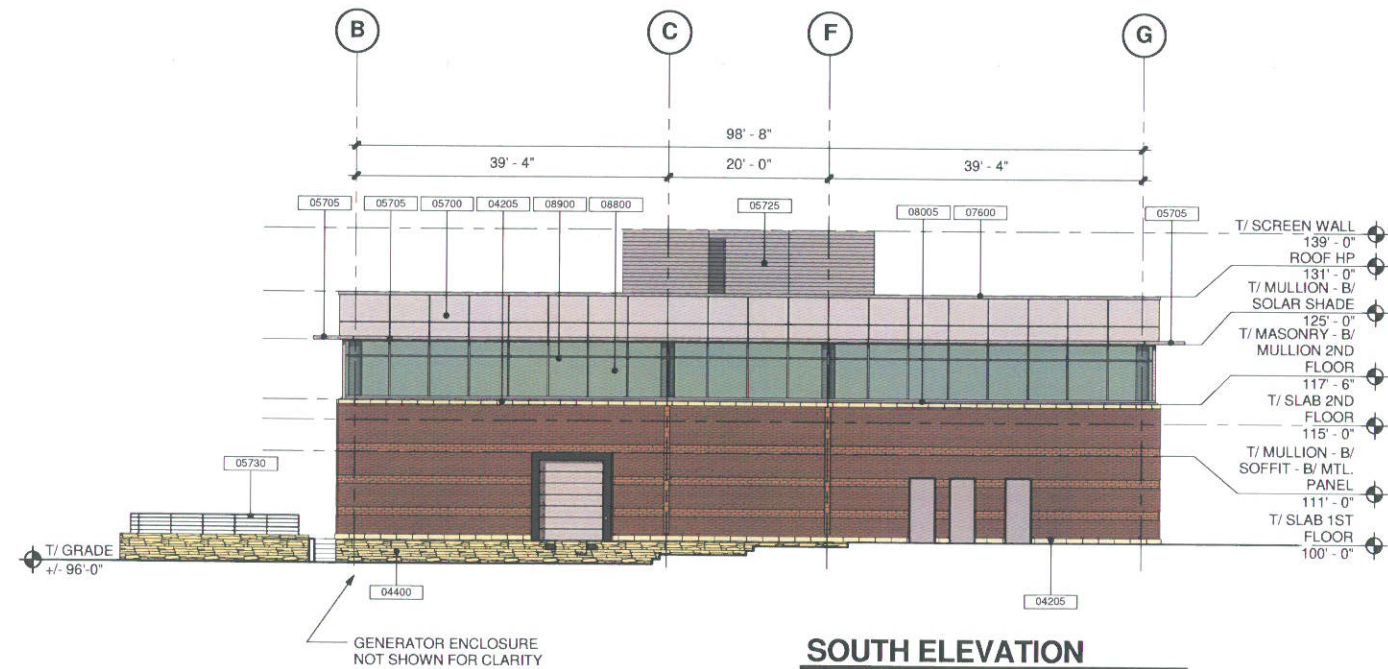
FLOOR PLAN - SECOND FLOOR

Date: 11.10.2008 Project Number: 2008046
 Sheet Number:

Keynote Legend	
Key Value	Keynote Text
04200	4" X 4" X 12" FACE BRICK (\$1500/1000 ALLOWANCE) WITH TINTED MORTAR, WITH 2" AIR SPACE WITH WEATHER BARRIER BUILDING WRAP SYSTEM ON 1 1/2" RIGID INSULATION ON 1/2" EXTERIOR GRADE GLASS MAT. FACED SHEATHING ON 6" HEAVY GAUGE METAL STUDS WITH R-19 BATT INSULATION WITH VAPOR RETARDER
04205	CAST STONE MASONRY - SAVANAH STONE MANUFACTURED BY HARVEY CEMENT PRODUCTS
04400	4" (BED DEPTH) WISCONSIN LEDGE STONE, RANDOM LEDGE PATTERN
05700	PREFINISHED ALUMINUM PANEL SYSTEM - XL METALLIC COLOR SELECTED FROM MANUFACTURE'S STANDARD COLORS OVER WEATHER BARRIER BUILDING WRAP SYSTEM ON 1 1/2" RIGID INSULATION ON 1/2" EXTERIOR GRADE GLASS MAT. FACED SHEATHING ON 6" HEAVY GAUGE METAL STUDS WITH R-19 BATT INSULATION WITH VAPOR RETARDER
05705	PREFINISHED PROJECTING ALUMINUM SUNSHADE - 36" PROJECTION WITH 7 ANGLED FINES
05720	LOW CANOPY / ROOF - PREFINISHED ALUMINUM PANEL SYSTEM - XL METALLIC COLOR SELECTED FROM MANUFACTURE'S STANDARD COLORS / WITH ROOF PAVERS SELECTED FROM MANUFACTURE'S STANDARD COLORS
05725	MECHANICAL SCREEN WALL
05730	STAINLESS STEEL RAILING SYSTEM
07600	PREFINISHED ALUMINUM COPING - 9"H
08005	EXTRUDED ALUMINUM TRIM TO MATCH CURTAINWALL SYSTEM
08470	REVOLVING DOOR
08800	VISION GLASS - SOLAR CONTROL LOW-E TINTED GLASS, "SOLARBAN" 70XL(3) "SOLEXIA", BY PPG INDUSTRIES, INC., INDOOR LITE: "STARPHIRE" GLASS WITH SOLARBAN 70XL ON THIRD SURFACE. COATING: "SOLARBAN 70XL SOLAR CONTROL LOW-E (SPUTTERED) BY PPG INDUSTRIES, OUTDOOR LITE: "SOLEXIA" BY PPG INDUSTRIES, INC. INSULATING UNIT CONSTRUCTION: 1/4" GLASS + 1/2" AIR SPACE + 1/4" GLASS
08805	SPANDREL GLASS - GLASS TO MATCH VISION GLASS, SPANDREL COATING: OPACI-COAT-300 SYSTEM ON FOURTH SURFACE, COLOR TO BE SELECTED FROM MANUFACTURE'S STANDARD COLORS
08900	ANODIZED ALUMINUM CURTAIN WALL SYSTEM WITH 2" CAPS
16500	EXTERIOR RECESSED SOFFIT LIGHTING
16505	EXTERIOR FLOOD LIGHTING



Elevation-Monument Sign



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 Suite 410
 Chicago, Illinois 60654
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Project Mgr: JP Job Captain: JS Drawn By: RJ

Revision Schedule		
No.	Description	Date
1	PLANNED DEVELOPMENT SUBMITTAL	11.10.08

Project Name:
ASGE
 3300 WOODCREEK DRIVE,
 DOWNERS GROVE, ILLINOIS

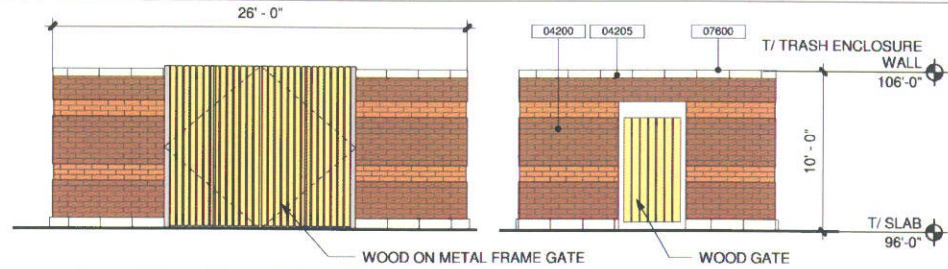


Sheet Title:
SOUTH & EAST ELEVATIONS

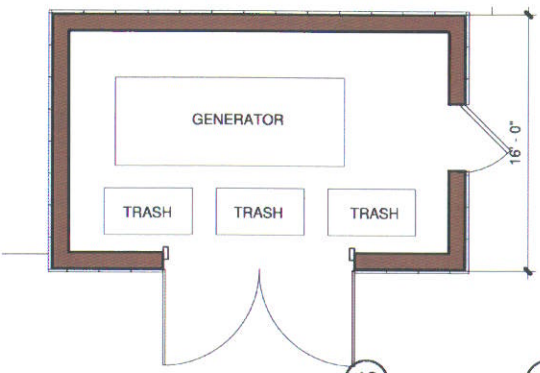
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 Sheet Number:

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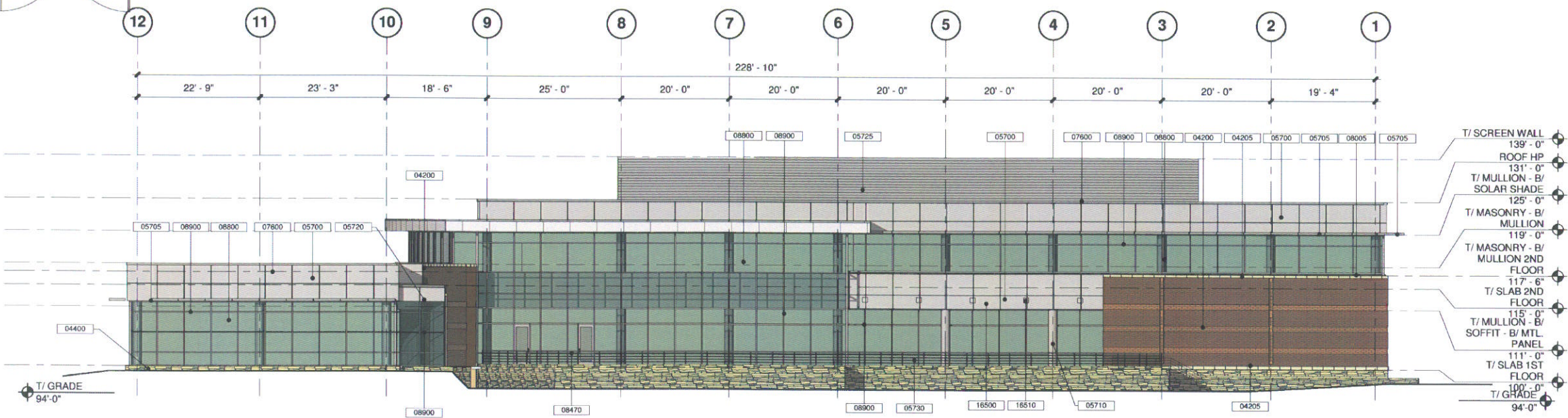
Key Value	Keynote Text
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04205	CAST STONE MASONRY - SAVANAH STONE MANUFACTURED BY HARVEY CEMENT PRODUCTS
04400	4" (BED DEPTH) WISCONSIN LEDGE STONE, RANDOM LEDGE PATTERN
05700	PREFINISHED ALUMINUM PANEL SYSTEM - XL METALLIC COLOR SELECTED FROM MANUFACTURE'S STANDARD COLORS OVER WEATHER BARRIER BUILDING WRAP SYSTEM ON 1 1/2" RIGID INSULATION ON 1/2" EXTERIOR GRADE GLASS MAT. FACED SHEATHING ON 6" HEAVY GAUGE METAL STUDS WITH R-19 BATT INSULATION WITH VAPOR RETARDER
05705	PREFINISHED PROJECTING ALUMINUM SUNSHADE - 36" PROJECTION WITH 7 ANGLED FINES
05710	PREFINISHED ALUMINUM COLUMN COVER - XL METALLIC COLOR SELECTED FROM MANUFACTURE'S STANDARD COLORS
05720	LOW CANOPY / ROOF - PREFINISHED ALUMINUM PANEL SYSTEM - XL METALLIC COLOR SELECTED FROM MANUFACTURE'S STANDARD COLORS / WITH ROOF PAVERS SELECTED FROM MANUFACTURER'S STANDARD COLORS
05725	MECHANICAL SCREEN WALL
05730	STAINLESS STEEL RAILING SYSTEM
07600	PREFINISHED ALUMINUM COPING - 9"H
08005	EXTRUDED ALUMINUM TRIM TO MATCH CURTAINWALL SYSTEM
08470	REVOLVING DOOR
08800	VISION GLASS - SOLAR CONTROL LOW-E TINTED GLASS, "SOLARBAN" 70XL(3) "SOLEXIA", BY PPG INDUSTRIES, INC., INDOOR LITE: "STARPHIRE" GLASS WITH SOLARBAN 70XL ON THIRD SURFACE. COATING: "SOLARBAN 70XL SOLAR CONTROL LOW-E (SPUTTERED) BY PPG INDUSTRIES, OUTDOOR LITE: "SOLEXIA" BY PPG INDUSTRIES, INC. INSULATING UNIT CONSTRUCTION: 1/4" GLASS + 1/2" AIR SPACE + 1/4" GLASS
08805	SPANDREL GLASS - GLASS TO MATCH VISION GLASS, SPANDREL COATING: OPACI-COAT-300 SYSTEM ON FOURTH SURFACE, COLOR TO BE SELECTED FROM MANUFACTURER'S STANDARD COLORS
08900	ANODIZED ALUMINUM CURTAIN WALL SYSTEM WITH 2" CAPS
16500	EXTERIOR RECESSED SOFFIT LIGHTING
16510	EXTERIOR DECORATIVE LIGHT FIXTURE AND 14" ALUMINUM POLE



ELEVATION - TRASH ENCLOSURE



ENLARGED PLAN - TRASH ENCLOSURE



NORTH ELEVATION

WEST ELEVATION

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JP JS RJ

No.	Revision Schedule Description	Date
1	PLANNED DEVELOPMENT SUBMITTAL	11.10.08

Project Name:
ASGE
3300 WOODCREEK DRIVE,
DOWNERS GROVE, ILLINOIS

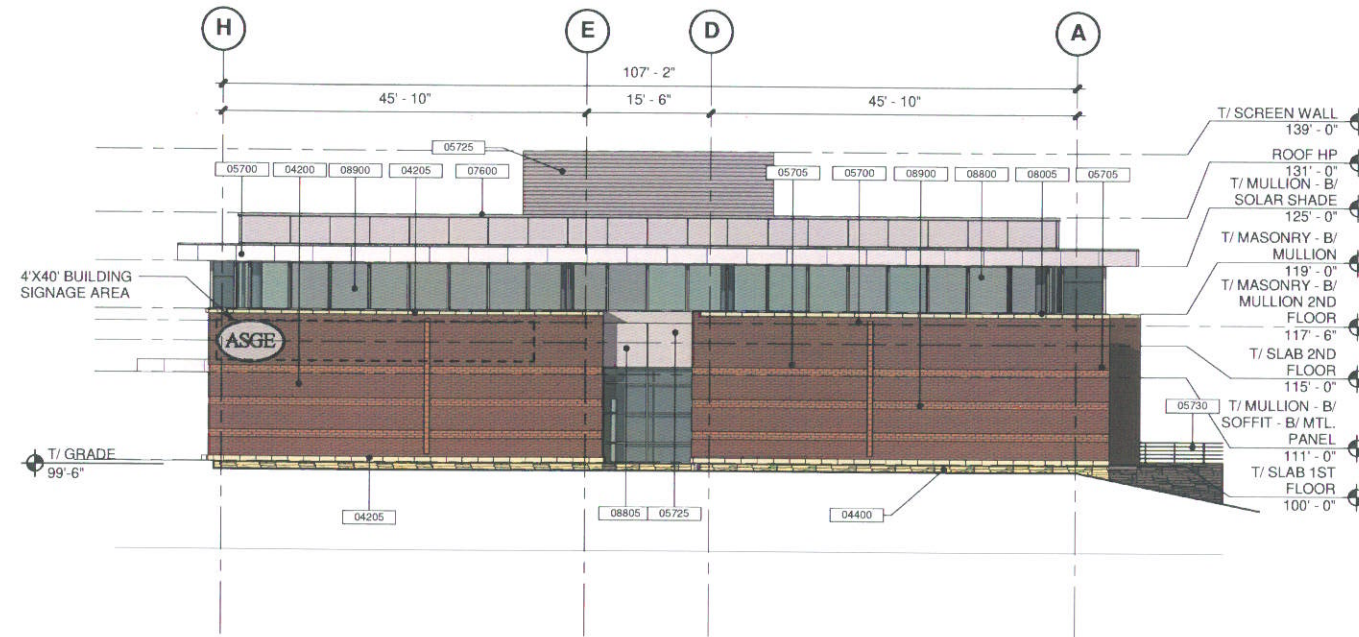


Sheet Title:
NORTH & WEST ELEVATIONS

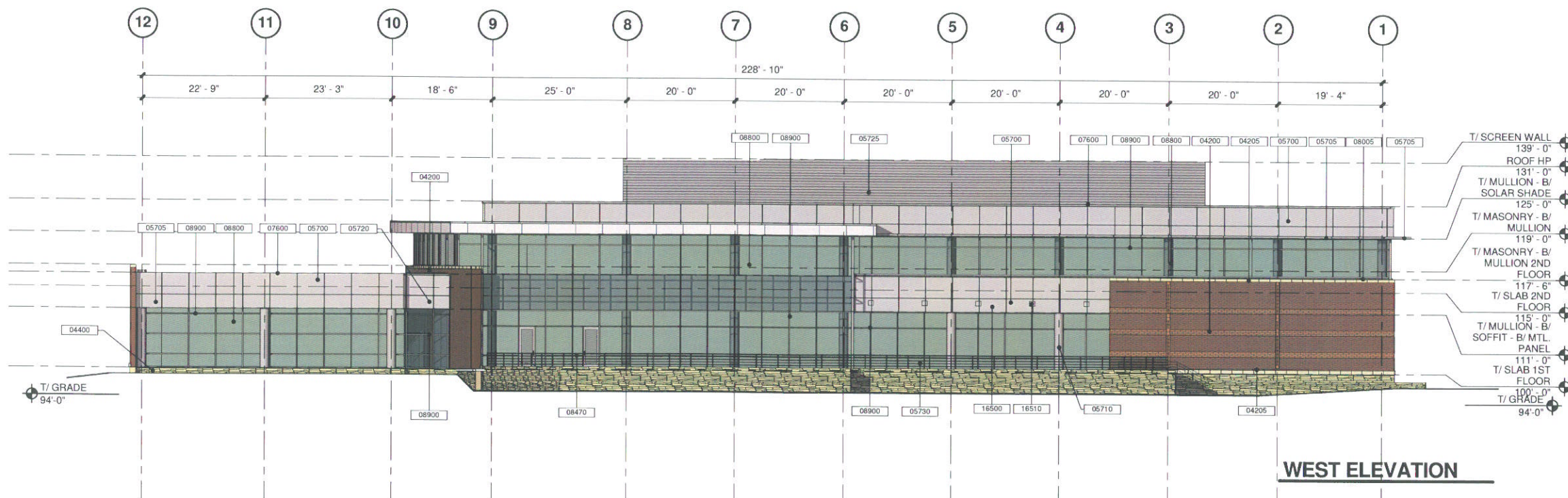
Date: 11.10.2008
Project Number: 2008046
Sheet Number:

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Keynote Legend	
Key Value	Keynote Text
04200	4" X 4" X 12" FACE BRICK (\$1500/1000 ALLOWANCE) WITH TINTED MORTAR, WITH 2" AIR SPACE WITH WEATHER BARRIER BUILDING WRAP SYSTEM ON 1 1/2" RIGID INSULATION ON 1/2" EXTERIOR GRADE GLASS MAT. FACED SHEATHING ON 6" HEAVY GAUGE METAL STUDS WITH R-19 BATT INSULATION WITH VAPOR RETARDER
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NORTH ELEVATION



WEST ELEVATION

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Chicago, Illinois 60654
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No.	Revision Schedule Description	Date
1	PLANNED DEVELOPMENT SUBMITTAL	11.10.08

Project Name:
ASGE
3300 WOODCREEK DRIVE,
DOWNERS GROVE, ILLINOIS



Sheet Title:
ALTERNATE NORTH & WEST ELEVATIONS

Date: 11.10.2008 Project Number: 2008046
Sheet Number:

P 5.2A

11/10/2008 3:15:48 PM C:\Revit Local Files\ASGE_Rohmsen2.rvt RJ



VIEW - FROM ENTRANCE DRIVE LOOKING WEST

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Project Mgr: JS Job Captain: RJ Drawn By: RJ
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Revision Schedule		
No.	Description	Date
1	PLANNED DEVELOPMENT SUBMITTAL	11.10.08

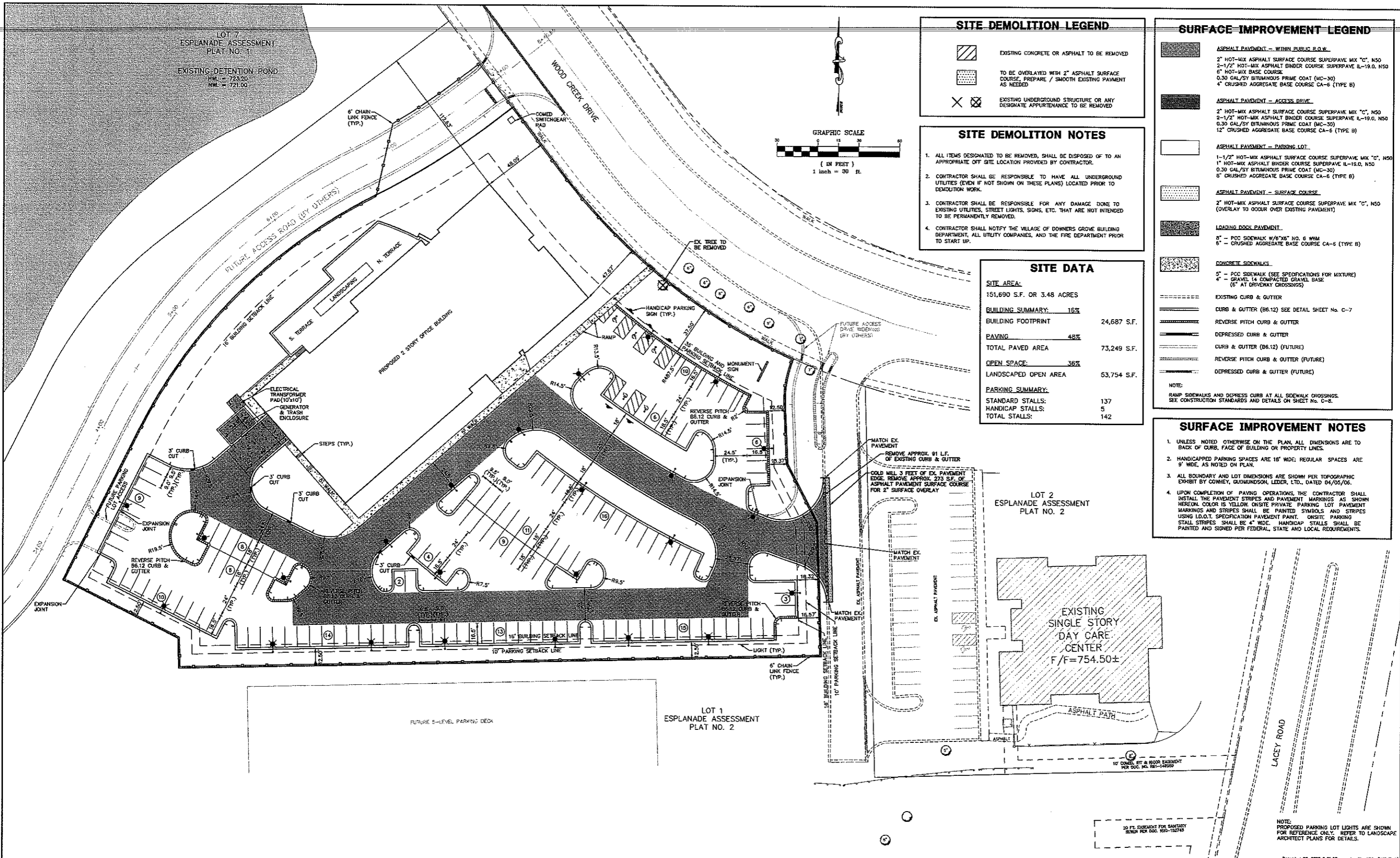
Project Name:
ASGE
3300 WOODCREEK DRIVE,
DOWNERS GROVE, ILLINOIS



Sheet Title:
VIEW - FROM ENTRANCE DRIVE LOOKING WEST

Date: 11.10.2008 Project Number: 2008046
Sheet Number:

P 6.1



SITE DEMOLITION LEGEND

	EXISTING CONCRETE OR ASPHALT TO BE REMOVED
	TO BE OVERLAYED WITH 2" ASPHALT SURFACE COURSE, PREPARE / SMOOTH EXISTING PAVEMENT AS NEEDED
	EXISTING UNDERGROUND STRUCTURE OR ANY DESIGNATE APPURTENANCE TO BE REMOVED

- ### SITE DEMOLITION NOTES
- ALL ITEMS DESIGNATED TO BE REMOVED, SHALL BE DISPOSED OF TO AN APPROPRIATE OFF SITE LOCATION PROVIDED BY CONTRACTOR.
 - CONTRACTOR SHALL BE RESPONSIBLE TO HAVE ALL UNDERGROUND UTILITIES (EVEN IF NOT SHOWN ON THESE PLANS) LOCATED PRIOR TO DEMOLITION WORK.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO EXISTING UTILITIES, STREET LIGHTS, SIGNS, ETC. THAT ARE NOT INTENDED TO BE PERMANENTLY REMOVED.
 - CONTRACTOR SHALL NOTIFY THE VILLAGE OF DOWNERS GROVE BUILDING DEPARTMENT, ALL UTILITY COMPANIES, AND THE FIRE DEPARTMENT PRIOR TO START UP.

SITE DATA

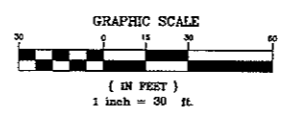
SITE AREA:	
151,690 S.F. OR 3.48 ACRES	
BUILDING SUMMARY: 16%	
BUILDING FOOTPRINT	24,687 S.F.
PAVING: 48%	
TOTAL PAVED AREA	73,249 S.F.
OPEN SPACE: 36%	
LANDSCAPED OPEN AREA	53,754 S.F.
PARKING SUMMARY:	
STANDARD STALLS:	137
HANDICAP STALLS:	5
TOTAL STALLS:	142

SURFACE IMPROVEMENT LEGEND

	ASPHALT PAVEMENT - WITHIN PUBLIC R.O.W. 2" HOT-MIX ASPHALT SURFACE COURSE SUPERPAVE MIX "C", NS0 2-1/2" HOT-MIX ASPHALT BINDER COURSE SUPERPAVE IL-19.0, NS0 6" HOT-MIX BASE COURSE 0.30 GAL/SY BITUMINOUS PRIME COAT (MC-30) 4" CRUSHED AGGREGATE BASE COURSE CA-6 (TYPE B)
	ASPHALT PAVEMENT - ACCESS DRIVE 2" HOT-MIX ASPHALT SURFACE COURSE SUPERPAVE MIX "C", NS0 2-1/2" HOT-MIX ASPHALT BINDER COURSE SUPERPAVE IL-19.0, NS0 0.30 GAL/SY BITUMINOUS PRIME COAT (MC-30) 4" CRUSHED AGGREGATE BASE COURSE CA-6 (TYPE B)
	ASPHALT PAVEMENT - PARKING LOT 1-1/2" HOT-MIX ASPHALT SURFACE COURSE SUPERPAVE MIX "C", NS0 1" HOT-MIX ASPHALT BINDER COURSE SUPERPAVE IL-19.0, NS0 0.30 GAL/SY BITUMINOUS PRIME COAT (MC-30) 5" CRUSHED AGGREGATE BASE COURSE CA-6 (TYPE B)
	ASPHALT PAVEMENT - SURFACE COURSE 2" HOT-MIX ASPHALT SURFACE COURSE SUPERPAVE MIX "C", NS0 (OVERLAY TO OCCUR OVER EXISTING PAVEMENT)
	LOADING DOCK PAVEMENT 8" - PCC SIDEWALK #6"x6" NO. 6 W/M 6" - CRUSHED AGGREGATE BASE COURSE CA-6 (TYPE B)
	CONCRETE SIDEWALKS 5" - PCC SIDEWALK (SEE SPECIFICATIONS FOR MIXTURE) 4" - GRAVEL 14 COMPACTED GRAVEL BASE (6" AT DRIVEWAY CROSSINGS)
	EXISTING CURB & GUTTER
	CURB & GUTTER (B6.12) SEE DETAIL SHEET No. C-7
	REVERSE PITCH CURB & GUTTER
	DEPRESSED CURB & GUTTER
	CURB & GUTTER (B6.12) (FUTURE)
	REVERSE PITCH CURB & GUTTER (FUTURE)
	DEPRESSED CURB & GUTTER (FUTURE)

NOTE:
RAMP SIDEWALKS AND DEPRESSED CURB AT ALL SIDEWALK CROSSINGS. SEE CONSTRUCTION STANDARDS AND DETAILS ON SHEET No. C-8.

- ### SURFACE IMPROVEMENT NOTES
- UNLESS NOTED OTHERWISE ON THE PLAN, ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF BUILDING OR PROPERTY LINES.
 - HANDICAPPED PARKING SPACES ARE 18' WIDE; REGULAR SPACES ARE 9' WIDE, AS NOTED ON PLAN.
 - ALL BOUNDARY AND LOT DIMENSIONS ARE SHOWN PER TOPOGRAPHIC EXHIBIT BY COWHEY, GUDMUNDSON, LEDER, LTD., DATED 04/05/06.
 - UPON COMPLETION OF PAVING OPERATIONS, THE CONTRACTOR SHALL INSTALL THE PAVEMENT STRIPES AND PAVEMENT MARKINGS AS SHOWN HEREON. COLOR IS YELLOW. ON-SITE PRIVATE PARKING LOT PAVEMENT MARKINGS AND STRIPES SHALL BE PAINTED SYMBOLS AND STRIPES USING I.D.O.T. SPECIFICATION PAVEMENT PAINT. ON-SITE PARKING STALL STRIPES SHALL BE 4" WIDE. HANDICAP STALLS SHALL BE PAINTED AND SIGNED PER FEDERAL, STATE AND LOCAL REQUIREMENTS.



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REVISIONS

1.	PER INTERNAL/VILLAGE REVIEW	12/04/08	

ASGE BUILDING AT ESPLANADE

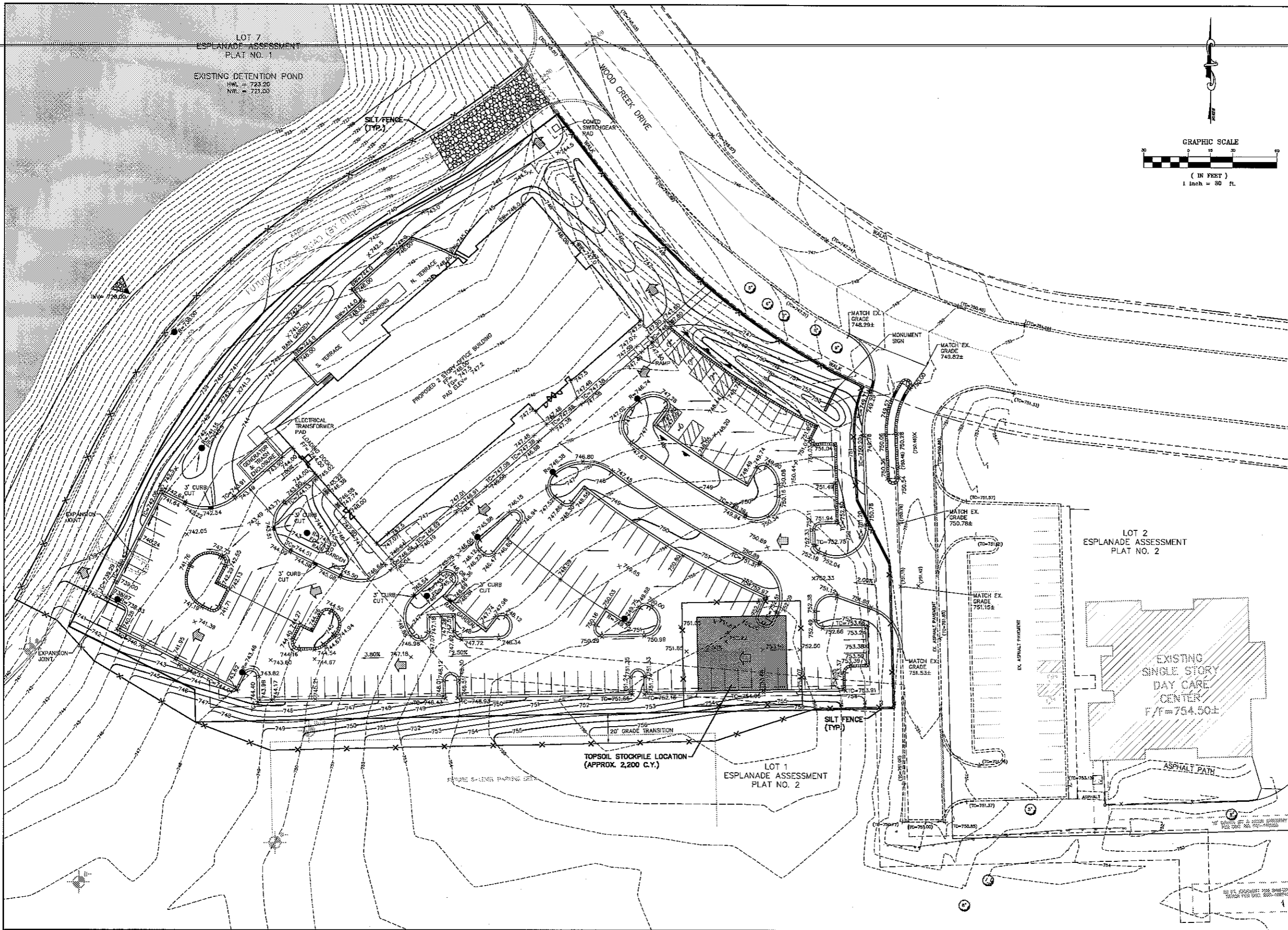
DOWNERS GROVE, ILLINOIS

DIMENSIONAL SITE AND DEMOLITION PLAN

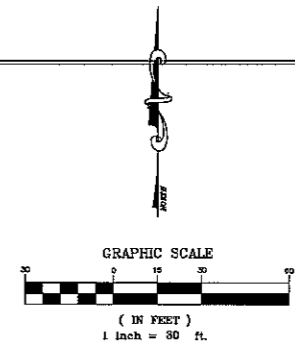
PROJECT NO.	3959.00	SHEET	
DATE	11/03/08		
SCALE	1"=30'		
DESIGNED BY	DCB		C-4
DRAWN BY	EWS		OF
CHECKED BY	DCB		C-10

December 06, 2008 2:21:26 pm J:\asge\1734.dwg
Drawing: D:\CAD\3959.00\1734\FINAL\3959_00_BASE.DWG (1734)

ASGE BUILDING AT ESPLANADE - DIMENSIONAL SITE AND DEMOLITION PLAN



LOT 7
ESPLANADE ASSESSMENT
PLAT NO. 1
EXISTING DETENTION POND
HWL = 723.20
HWL = 721.00



GRADING LEGEND	
EXISTING	PROPOSED
FINISHED GRADE	FG
TOP OF FOUNDATION	TF
STORM DRAINAGE STRUCTURE	SD
PREDSET FLARED END SECTION	PFES
CONTOUR	CONTOUR
SPOT ELEVATION	SPOT ELEVATION
DIRECTION OF SURFACE FLOW	DIRECTION OF SURFACE FLOW
DITCH OR SWALE	DITCH OR SWALE
OVERFLOW RELIEF ROUTING	OVERFLOW RELIEF ROUTING
TREE WITH TRUNK SIZE	TREE WITH TRUNK SIZE
SOIL BORING	SOIL BORING
EASEMENT LINE	EASEMENT LINE

- GRADING NOTES:**
1. ALL SPOT ELEVATIONS & CONTOURS REFLECT THE FINISHED PAVEMENT GRADE OR FINISHED GROUND ELEVATION AS APPLICABLE UNLESS OTHERWISE NOTED (E.G. TC-589.00, INDICATES TOP OF CURB ELEVATION).
 2. RIM GRADES FOR DRAINAGE STRUCTURES REFLECT THE FLOW LINE ELEVATION OF THE GUTTER OR PAVEMENT (AS APPLICABLE).
 3. RIM GRADES WITHIN RAIN GARDEN ARE RAISED 3" FROM FINISH GRADE TO ALLOW FOR INFILTRATION.
 4. REFER TO PLAT OF EASEMENT BY EDWARD J. MALLOY & ASSOCIATES, LTD. FOR ACTUAL EASEMENT LOCATIONS & WIDTHS.
 5. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH ALL THE SOIL EROSION CONTROL SPECIFICATIONS AND DETAILS AS SHOWN THROUGHOUT THESE DRAWINGS.
 6. SILT FENCE SHALL BE INSTALLED AS SHOWN ON SHEET NO. C-5 AND C-6 AND/OR AS REQUESTED BY THE VILLAGE BASED ON FIELD CONDITIONS.
 7. ALL STRUCTURES SHALL BE PROTECTED PER DETAILS ON SHEET NO. C-6 IMMEDIATELY AFTER INSTALLATION.
 8. FOR SOIL EROSION CONTROL DETAILS, SEE SHEETS NO. C-5 AND C-6.
 9. NO OBSTRUCTIONS SHALL BE PLACED THAT WOULD DIVERT OR OBSTRUCT THE OVER FLOW OF STORMWATER.
 10. MAXIMUM 2.0% CROSS SLOPE ON WALKWAYS.

SOIL EROSION & SEDIMENT CONTROL LEGEND	
	STORMWATER INLET WITH SILT PROTECTION BASKET
	TRIANGULAR SILT DIKE / CULVERT PROTECTION AS NOTED ON PLAN
	SILT FENCE
	ORANGE CONSTRUCTION FENCE
	TEMPORARY DRAINAGE DIVERSION SWALE WITH VEGETATIVE COVER
	STABILIZED CONSTRUCTION ENTRANCE

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(312) 755-9505

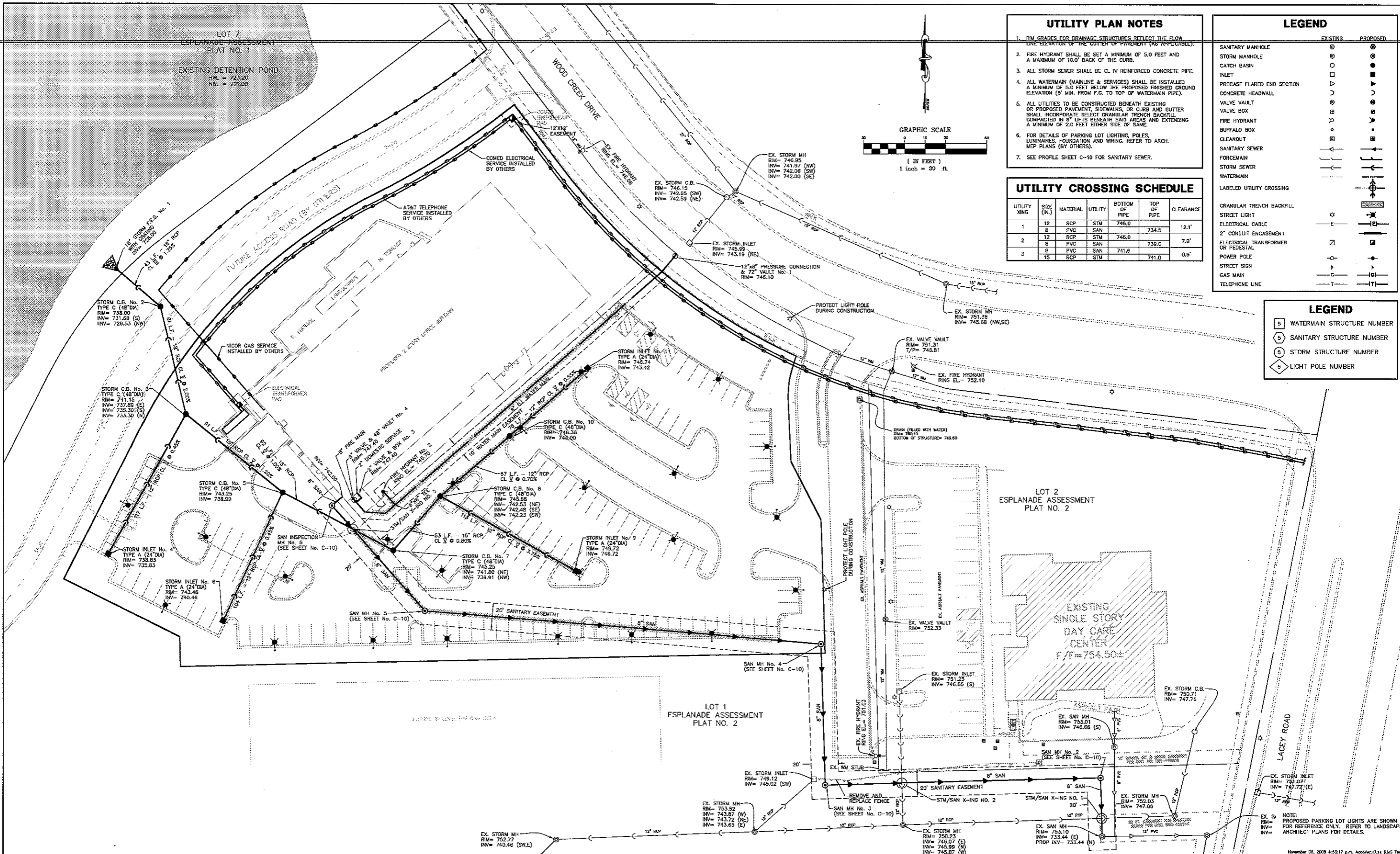
REVISIONS	

ASGE BUILDING AT ESPLANADE
DOWNERS GROVE, ILLINOIS

GRADING PLAN AND
SOIL EROSION AND SEDIMENT
CONTROL PLAN

PROJECT NO. 3959.00
DATE 11/03/08
SCALE 1"=30'
DESIGNED BY DCB
DRAWN BY EWS
CHECKED BY DCB
SHEET C-5 OF C-10
NOVEMBER 05, 2008 2:18:02 p.m. AcadVer:17.1a (LMS Tech)
Drawing: F:\CAD\1\3959.00\17E\PLAN\3959_00_NASGE.DWG (11/3/08)

ASGE BUILDING AT ESPLANADE - GRADING PLAN AND SOIL EROSION AND SEDIMENT CONTROL PLAN



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 (312) 755-9595

REVISIONS

NO.	DESCRIPTION	DATE

ASGE BUILDING AT ESPLANADE
DOWNERS GROVE, ILLINOIS

MASTER UTILITY PLAN

PROJECT NO. **3959.00**
 DATE **11/03/08**
 SCALE **1"=30'**
 DESIGNED BY **DCB**
 DRAWN BY **EWS**
 CHECKED BY **DCB**

SHEET **C-7**
 OF **C-10**

NOTE: PROPOSED PARKING LOT LIGHTS ARE SHOWN FOR REFERENCE ONLY. REFER TO LANDSCAPE ARCHITECT PLANS FOR DETAILS.

ASGE BUILDING AT ESPLANADE - MASTER UTILITY PLAN

PREPARED FOR

Archideas
311 W. Superior, Suite 410
Chicago, Illinois 60654

PROJECT

ASGE
Downers Grove, Illinois

PROJECT NUMBER
01-0901-001-01-06

ISSUED
November 10, 2008

REVISIONS	No.	Date	Issue
	01	11.10.08	PUD Submittal
	02	12.09.08	PUD Submittal - II

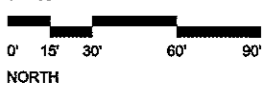
DRAWN BY
JEG

CHECKED BY
WGS

SHEET TITLE

Landscape Plan







SCALE IN FEET
1" = 30'



SHEET NUMBER

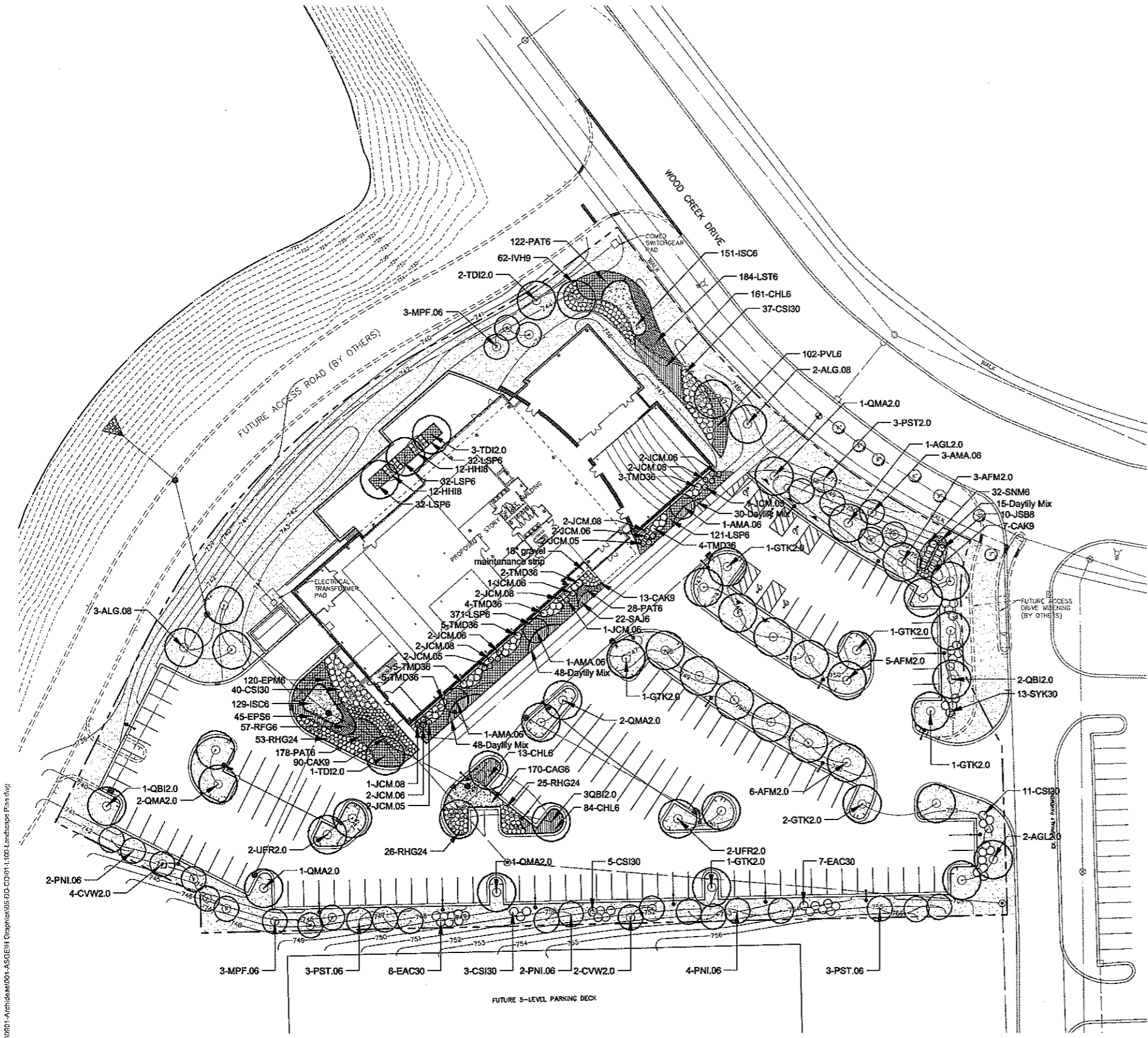
L1.00

LEGEND

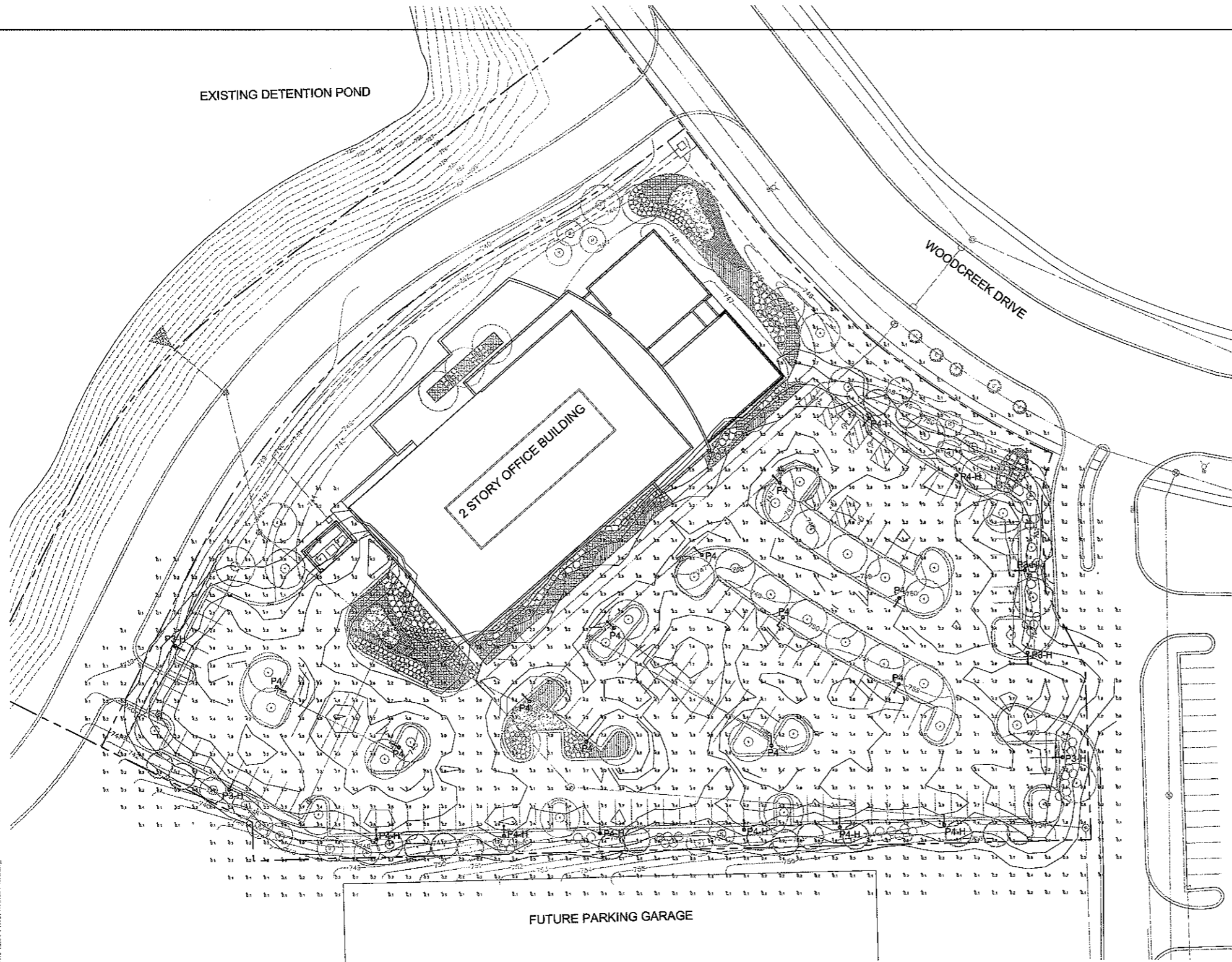
-  Shade tree, typical. See Detail 1, Sheet L1.01
-  Ornamental tree, typical. See Detail 2, Sheet L1.01
-  Evergreen tree, typical. See Detail 3, Sheet L1.01
-  Shrubs and ornamental grasses, typical. See Detail 4 and 5, Sheet L1.01
-  Perennials / Groundcover, typical. See Detail 5, Sheet L1.01
-  Seed, typical.

LANDSCAPE CODE ANALYSIS

Open Space	Downers Grove sec. 28.1106 (based on ORM district)
Required	Provide landscaped green space for a minimum of 15% of the lot area 131,830 SF lot area 22,754 SF landscape area
Provided	53,686 SF landscape area = 36% of lot area
Required	Provide 50% of the landscaped green space in the front yard 22,754 SF landscape area 11,377 SF front yard landscape area
Provided	16,113 SF landscape area = 71% of landscape area
Signage	Downers Grove sec. 28.1201.02
Required	Provide landscape area at min 3' from the sign face
Provided	Landscape area provided 3' beyond the sign face
Off-Street Parking - Front Yard	Downers Grove sec. 28.1406 (across from non-residential zoned property)
Required	Provide landscaping for 50% of parking lot perimeter, 30" min height
Woodcreek Drive	115' perimeter = 57'-6" landscaping
Entrance Drive	170' perimeter = 85' landscaping
Woodcreek Drive	57'-6" parking lot perimeter landscaped to a min of 30" height
Entrance Drive	85' parking lot perimeter landscaped to a min of 30" height
Required	Provide 1 shade tree per 40' of frontage
Woodcreek Drive	115' frontage = 3 shade trees
Entrance Drive	170' frontage = 4 shade trees
Provided	Woodcreek Drive 3 shade trees Entrance Drive 4 shade trees
Off-Street Parking - Side Yard	Downers Grove sec. 28.1406 (adjacent to non-residential zoned property)
Required	Provide landscaping for 50% of parking lot perimeter, 3' min height
Provided	475' perimeter = 237'-6" landscaping 57'-6" parking lot perimeter landscaped to a min of 3' height
Interior Parking Lot	Downers Grove sec. 28.1406
Required	Provide 1 shade tree for each 120 SF of landscape island 3,194 SF landscape island = 27 shade trees
Provided	11 shade trees
Required	Provide 1 shade tree per 40' of landscape divider 280' landscape divider = 7 shade trees
Provided	11 shade trees



J:\Projects\090100\Archideas\100-ASGE\ASGE\DWG\Landscapes\Draw.dwg



Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Lumens	LLF	Description
⊙	6	P3-H	SINGLE	40000	0.750	PA31SSA3400HHH
⊙	8	P4-H	SINGLE	40000	0.750	PA31SSAF400HHH
⊙	11	P4	SINGLE	40000	0.750	PA31SSAF400HH

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Property	Illuminance	Fc	1.06	9.6	0.0	N.A.	N.A.
Parking	Illuminance	Fc	3.59	9.6	0.9	3.99	10.67

I:\Projects\110801\110801-D2-CTD\110801-D2-CTD\110801-D2-CTD\110801-D2-CTD\110801-D2-CTD\110801-D2-CTD.dwg

Large Profiler (PA31) Specification Sheet

Example PA31 AT 3 A 1 1000 E N							
Profile	Order	Quantity	Unit	Description	Notes	Remarks	Comments
P3-H	1	6	EA	PA31SSA3400HHH			
P4-H	1	8	EA	PA31SSAF400HHH			
P4	1	11	EA	PA31SSAF400HH			

Specifications:
Profile: The profile shall be as shown on the profile view and shall be fabricated from aluminum extrusion. The profile shall be finished with a clear anodized coating. The profile shall be fabricated to the dimensions shown on the drawing. The profile shall be fabricated to the dimensions shown on the drawing. The profile shall be fabricated to the dimensions shown on the drawing. The profile shall be fabricated to the dimensions shown on the drawing.

Large Profiler (PA31) Specification Sheet

Example PA31 AT 3 A 1 1000 E N							
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P3-H	1	6	EA	PA31SSA3400HHH			
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P4	1	11	EA	PA31SSAF400HH			

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P4	1	11	EA	PA31SSAF400HH			

Specifications:
Profile: The profile shall be as shown on the profile view and shall be fabricated from aluminum extrusion. The profile shall be finished with a clear anodized coating. The profile shall be fabricated to the dimensions shown on the drawing. The profile shall be fabricated to the dimensions shown on the drawing. The profile shall be fabricated to the dimensions shown on the drawing. The profile shall be fabricated to the dimensions shown on the drawing.

180 North Wacker Drive, Suite 003
 Chicago, Illinois 60606
 T 312.634.2100
 F 312.634.2101

PREPARED FOR

Archideas
 311 W. Superior, Suite 410
 Chicago, Illinois 60654

PROJECT

ASGE
 Downers Grove, Illinois

PROJECT NUMBER
 01-0901-001-01-06

ISSUED
 November 10, 2008

REVISIONS	No.	Date	Issue
	01	11.10.08	PUD Submittal

DRAWN BY
 JEG
 CHECKED BY
 WGS

SHEET TITLE

Photometrics Plan

SCALE IN FEET
 1" = 30'

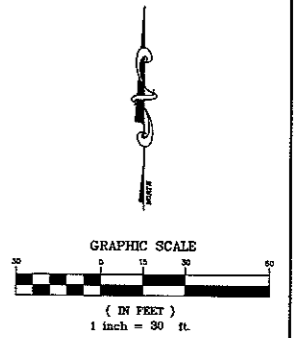
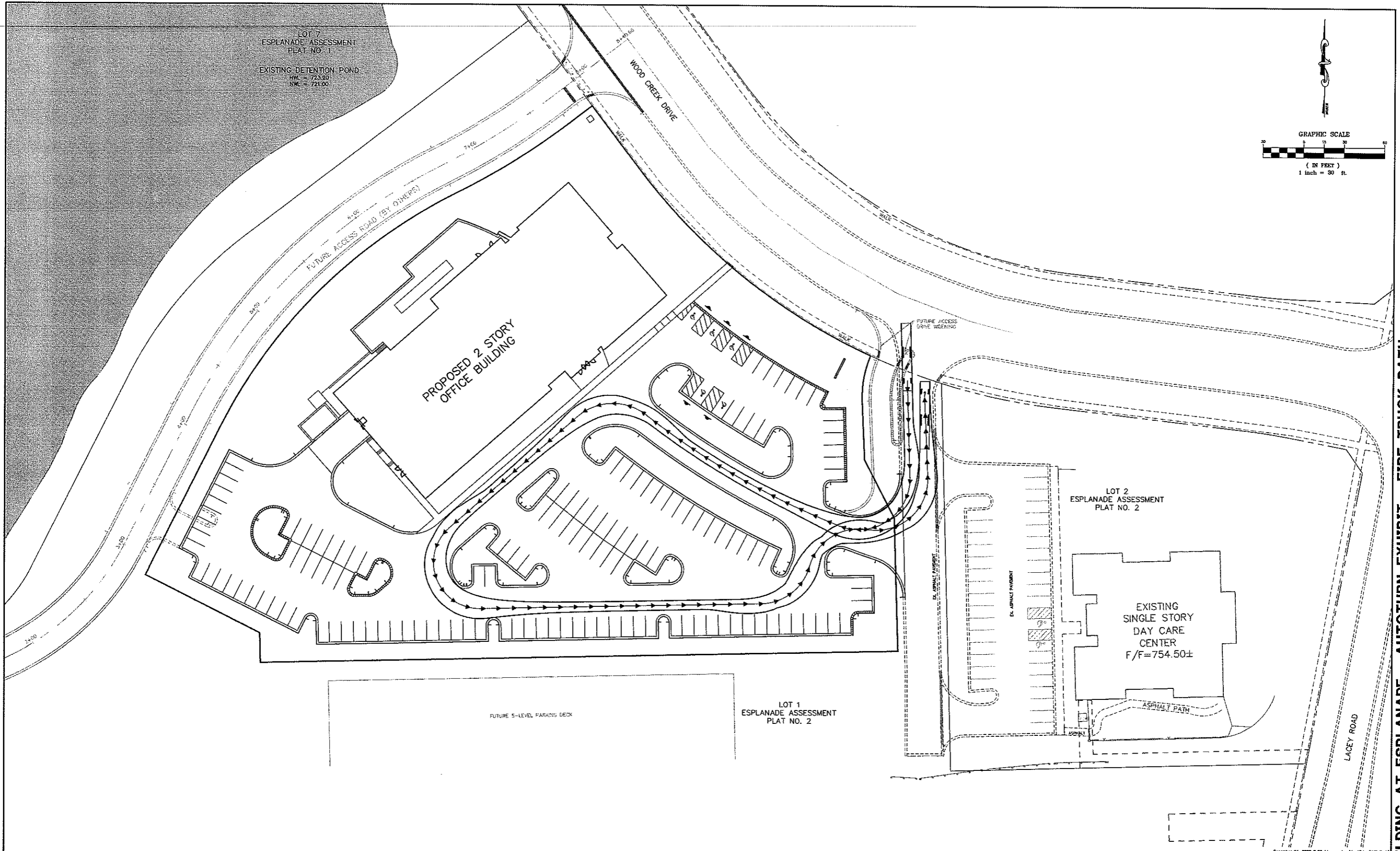


NORTH



SHEET NUMBER

L2.00



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REVISIONS	
1.	PER INTERNAL/VILLAGE REVIEW 12/04/08

ASGE BUILDING AT ESPLANADE
DOWNERS GROVE, ILLINOIS

AUTOTURN EXHIBIT
FIRE TRUCK PATH

PROJECT NO. 3959.00
DATE 11/03/08
SCALE 1"=30'
DESIGNED BY DCB
DRAWN BY EWS
CHECKED BY DCB

SHEET
1
of
1
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ASGE BUILDING AT ESPLANADE - AUTOTURN EXHIBIT - FIRE TRUCK PATH

VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING JANUARY 5, 2009 7:00 P.M.

Chairman Jirik called the January 5, 2009 meeting of the Plan Commission to order at 7:00 p.m. and asked for a roll call:

PRESENT: Chairman Jirik, Mr. Cozzo, Mrs. Hamernik, Mr. Matejczyk, Mrs. Rabatah, Mr. Waechtler, Mr. Webster

ABSENT: Mr. Beggs, Mr. Quirk

STAFF PRESENT: Mr. Jeff O'Brien, Planning Manager; Mr. Damir Latinovic, Village Planner; Mr. Stan Popovich, Village Planner; Mr. Mike Millette, Asst. Dir. Public Works;

VISITORS: Dan Loftus, GC Engineering, 5200 Main Street, Downers Grove; Greg Bedalov, DG Economic Development Corporation, 2001 Butterfield Road, Downers Grove; Gary Mori, Hamilton Partners, 1901 Butterfield Road, Downers Grove; Beth Simmons, Hamilton Partners, 1901 Butterfield Road, Downers Grove; Patricia Blake, ASGE, 1520 Kensington Road, Oak Brook, IL; Dawn Kiesling, Larson Eye Center, 3825 Highland Avenue, Downers Grove; David Schaefer, David A. Schaefer Architects, 5219 Main Street, Downers Grove; Joseph Krusinski, Krusinski Construction Company, 2107 Swift Road, Oak Brook, IL

Chairman Jirik led the Plan Commissioners in the recital of the Pledge of Allegiance.

Minutes of the December 1, 2008 Meeting - **Mr. Waechtler made a motion to approve the minutes as prepared, seconded by Mr. Matejczyk. Motion carried by voice vote of 7-0.**

Chairman Jirik reviewed the meeting's protocol for the public and petitioners.

PC-01-09 A petition seeking approval of an amendment to P.D. #31 Esplanade for a two-story office building located at 3300 Woodcreek Drive, Downers Grove, IL (PIN 06-31-103-004); Hamilton Partners, Petitioner; HP-AG Esplanade at Locust Point LP, Owner

Chairman Jirik swore in those individuals who would be speaking on PC-01-09.

Mr. Popovich, Village Planner, stated the petition was for a two-story office building for the American Society of Gastrointestinal Endoscopy (ASGE) at 3300 Woodcreek Drive. He pointed out the site on two aerial photographs. The development will be located on 3.48 acres of the larger parcel. The entire parcel is currently open space.

The 41,800 square foot building will be located at the northwest corner of the site. The building meets all bulk zoning regulations, including setbacks, height, and open space requirements. Access to the building will be through the existing drive aisle off Woodcreek Drive that currently serves the existing Bright Horizons day care center. A 142-car parking lot is located between the drive aisle and the proposed building. The number of parking spaces provided exceeds the required number of

spaces. As shown on the site plan, a future proposed drive will be located to the west of the building. When the drive is completed, the parking lot will have a second entrance. Mr. Popovich noted the new parking lot entrance would eliminate three parking spaces, but the development would still meet parking requirements.

Mr. Popovich stated the proposed building would include an auditorium, training rooms, library, meeting rooms, offices and a loading dock. The exterior will be clad with brick, solar control glass, aluminum panels and sunshades and stone. Mr. Popovich referenced the elevations within his PowerPoint presentation.

Mr. Popovich noted the proposed development meets the intent of the Future Land Use Plan as the site is designated for Office Research. The proposal also complies with the bulk regulations of the Zoning Ordinance.

The engineering improvements include the utilization of the existing curb cut onto Woodcreek that will be expanded in the future to accommodate future development to the south. Mr. Popovich noted stormwater detention has been provided through earlier Planned Development approvals of detention ponds, one of which is located immediately west of the proposal. The petitioner has also proposed two bioswales to treat stormwater. The bioswales are considered Best Management Practices. New utility services will connect to existing utilities along both Woodcreek Drive and Lacey Road. Mr. Popovich stated the Downers Grove Sanitary District has granted its approval for service.

The Village's Fire Prevention Division reviewed the proposal. Mr. Popovich noted an auto-turn exhibit was provided which showed a fire truck being able to enter and exit the site. Two existing fire hydrants along Woodcreek and one proposed hydrant within the site meet Village requirements. The building will require automatic and manual fire detection systems and sprinkler systems.

According to Mr. Popovich, the Forest Preserve District of DuPage County was provided with copies of the proposal. The Forest Preserve did not have any comments. Additionally, the manager of the Bright Horizons day care center spoke with staff after the staff report had been published. She was concerned with the timing of construction. Staff explained the approval process and the location of the construction entrance. Mr. Popovich indicated to the manager and the Commission members that the construction entrance would be at the northwest corner of the site. Mr. Popovich noted according to the Village's Demolition and Construction Site Management Program a post-driven fence surrounding the site will be required.

Mr. Popovich noted staff's belief that the proposal meets the Planned Development standards for approval. The development meets the bulk requirements of the Zoning Ordinance; the use is desirable and will contribute to the general welfare of the community; the development will not be detrimental to the health, safety or morals of the community; and the development is in harmony with surrounding uses.

Mr. Popovich noted staff recommends the Commission forward a positive recommendation to the Village Council with the conditions as noted on pages four and five of the staff report.

Mr. Waechtler inquired about the existing entrance and the impact of new traffic on the adjacent day care. Mr. Popovich noted the counterclockwise flow within the day care center entrance drive

and parking lot. Staff does not believe there will be a traffic conflict between the ASGE office traffic and the use at the day care center. The amount of traffic generated by the ASGE proposal is typical for an office building.

Chairman Jirik asked the petitioner's representative to speak.

Mr. Gary Mori of Hamilton Partners expressed his gratitude to the Commission for hearing this petition. He has been before the Commission many times before and is looking forward to working with them in the future to complete all phases of the Esplanade development. He believes this is a good project and will be a good tenant for Downers Grove.

Ms. Patricia Blake, Executive Director of ASGE, stated their mission is to educate gastrointestinal doctors. The facility they are proposing is a state-of-the-art facility, which will provide training services to doctors from the United States and abroad.

Per Mr. Waechtler's question, Ms. Blake noted they have a 13-month construction timeframe and are hoping to start work in 2009 and complete in 2010. Ms. Blake noted ASGE's main offices are currently in Oak Brook with a training facility in Westmont. The separation of these two main functions is difficult on their staff. The proposed facility would be their headquarters and consolidate their functions into one facility.

Mr. Waechtler inquired if the applicant has met with the day care user and how much traffic the applicant anticipated. Ms. Blake noted ASGE has a staff of around 60 and that would generally be the number of permanent workers at the site. She noted physician training is primarily held over weekends because doctors have practices and patients during the week. She noted not all physicians would be driving to the site as she anticipates using the Doubletree Hotel in the Esplanade to house the physicians and bus them to the site. She believes ASGE will be a positive economic benefit to the community. Ms. Beth Simmons of Hamilton Partners noted Bright Horizons leases the building and they have had preliminary discussions about this proposed project in the past. She noted she has a meeting with Bright Horizons this week to continue discussions.

Mrs. Rabatah inquired about the number and type of delivery trucks. Ms. Blake noted they would be typical delivery trucks and some larger trucks that may bring in new equipment for training. She noted the amount of deliveries would not be significant.

Mr. Matejczyk was concerned with construction starting and then stopping and inquired about ASGE's construction funding. Ms. Blake noted she has funding in place to purchase the parcel from Hamilton Partners this February and is in the process of obtaining funding for the building construction. She noted the funding would cover all construction from site development to building.

Mr. Webster asked about the roof drain discharge being disconnected. Ms. Simmons noted the roof drains will be disconnected to drain into the proposed bioswales, where in accordance with stormwater best management practices the water will be treated before it is discharged into the existing detention ponds.

Upon a question from the Commission, Mr. Popovich clarified the proposed future road to the west would require future Council review and approval, but the approval of the expansion of the day care

drive aisle and the future parking lot entrance at the southwest corner of the parking lot are being requested at this time.

Ms. Simmons noted no other curb cuts along Woodcreek Drive could be provided due to the topographic conditions of the site and the proposed bioswale and the existing berm.

Chairman Jirik suggested adding the word stormwater to staff condition number 2 and the word fire to staff condition number 3.

Chairman Jirik opened up the meeting to public comment. No comments followed. Chairman Jirik closed Public Participation.

As part of the petitioner's closing statement, Mr. Mori thanked the Commission for their review tonight and hoped to come before them again with additional development.

Mr. Matejczyk noted Hamilton Partners has been before the Commission in the past with good developments and again this is an excellent proposal. Chairman Jirik described how each of the standards for approval was met and felt the development was appropriate.

WITH RESPECT TO FILE PC-01-09, MR. MATEJCZYK MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL, 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.**

MRS. HAMERNIK SECONDED THE MOTION.

ROLL CALL:

AYE: MR. MATEJCZYK, MRS. HAMERNIK, MR. COZZO, MRS. RABATAH, MR. WAECHTLER, MR. WEBSTER, CHAIRMAN JIRIK,

NAY: NONE

MOTION CARRIED. VOTE: 7-0

PC-03-09 A petition seeking approval of a Final Plat of Subdivision to consolidate three existing lots into one new lot for the property located at the Northwest corner of Belmont Road and Inverness Avenue, commonly known as 5300 Belmont Road, Downers Grove, IL (PIN's 08-12-409-004,-005,-006); Jeffery K. Swallow, Magnetrol International Petitioner/Owner.

Chairman Jirik swore in those individuals who would be speaking on File PC-03-09.

Mr. Latinovic, Village Planner, presented the petition. The petitioner, Magnetrol International, is requesting approval of the Final Plat of Subdivision to consolidate three existing lots on the property into one lot. The consolidation will prevent any future building expansion to cross existing boundary lines, which is not allowed by the Zoning Ordinance.

The 9.3-acre property is located on the west side of Belmont Road between Wisconsin and Inverness Avenues with access to Wisconsin Avenue and Belmont Road. The property is currently occupied by a manufacturing use, Magnetrol International, manufacturer of level and flow control instruments.

Mr. Latinovic noted staff believes the proposal to consolidate the lots into one large lot is consistent with the Future Land Use Plan. According to the Future Land Use Plan, the property is designated for commercial use. The property is currently used for manufacturing use, and no changes to the use are proposed. The consolidation of the lots will make the property more conducive for future commercial uses and will allow for more space for additional setbacks and screening from surrounding uses.

Mr. Latinovic noted no changes to the existing building are proposed. Any future building expansion will have to meet Zoning and Stormwater Ordinance requirements.

The proposed consolidation also complies with the Subdivision Ordinance. The 9.3 acre lot with over 600 feet of frontage along Belmont Road and Wisconsin and Inverness Avenues each far exceed the minimum requirements for frontage (100 feet) and minimum lot area (20,000 sq. ft.). The existing public utility easement along west property line satisfies the requirement for utility easements. Additionally, all required infrastructure on the property already exists, and no new public improvements are required.

In closing, Mr. Latinovic stated staff believes the proposed Final Plat of Subdivision is consistent with existing and future land uses in the area and recommends that the Plan Commission make a positive recommendation to the Village Council subject to staff's conditions within the staff report.