

VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL MEETING
MAY 1, 2012 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
Special Use for Multiple Principal Buildings- 2300 Wisconsin Avenue	Resolution ✓ Ordinance Motion Discussion Only	Tom Dabareiner, AICP Community Development Director

SYNOPSIS

A special use ordinance has been prepared to allow construction of three principal buildings on the property at 2300 Wisconsin Avenue.

STRATEGIC PLAN ALIGNMENT

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

FISCAL IMPACT

N/A

RECOMMENDATION

Approval on the May 8, 2012 active agenda

BACKGROUND

The petitioner is requesting a Special Use to construct three buildings on the property located at 2300 Wisconsin Avenue. The 5-acre property is located in Ellsworth Business Park. It is zoned M-1 Light Manufacturing and is currently vacant. The property is surrounded by light industrial and warehousing uses.

The petitioner is proposing to construct three principal buildings with a surface parking lot. The buildings would be constructed in two phases. Phase I would include construction of Building 1 (8,250 square feet), Building 2 (43,160 square feet), 118 parking spaces and a stormwater detention pond in the rear of the property. Phase II would include construction of Building 3 (39,840 square feet.) and additional 29 parking spaces. Phase II construction would replace the surface stormwater detention pond with an underground stormwater detention facility. The petitioner submitted a construction schedule and expects the Phase I to commence in summer of 2012. Phase II is expected to commence in spring of 2013. If the construction of Phase II does not begin by May 1, 2014, the applicant will have to request an extension of the Special Use from the Village Council.

Upon completion of both phases, the property would have a total of 91,250 square feet of floor area and 147 parking spaces. The buildings would be one story with maximum height of 21'-8". Each building would consist of multiple tenant spaces with minimum size of 1,650 square feet.

The buildings will be occupied by a combination of light industrial, office and warehouse uses. The proposed development meets all requirements of the zoning ordinance. The bulk characteristics are summarized in the table below:

2300 Wisconsin Avenue	Max/Min Allowed	Proposed
Front Setback	35 ft.	36.25 ft.
Side Setback	10 ft.	34 ft.
Rear Setback	10 ft.	53 ft.
Height	35 ft.	21.67 ft.
Lot Coverage	60% (131,526 sq. ft.)	41% (91,250 sq. ft.)
FAR	1.0 (219, 211 sq. ft.)	0.4 (91,250 sq. ft.)
Open Space - Total	15 % (32,881 sq. ft.)	16.7 % (36,700 sq. ft.)
Open Space – Front Yard	7.5 % (16, 440 sq. ft.)	10.4 % (22,732 sq. ft.)
Parking	Office: 3.3 per 1000 sq. ft Light Industrial: 1.17 per 1,000 sq. ft. Warehouse: 0.67 per 1000 sq. ft.	147

The site was previously home to a 52,000-sq. ft. light-industrial building that on average generated 77 trips during morning peak hour and 81 trips during evening peak hour. It is expected that the proposed 91,000 sq. ft. light-industrial development generate an additional 59 trips during the morning peak hour and 60 trips during the evening peak hour. Based on the DuPage County 2008 traffic data, there are approximately 1,549 vehicles on Belmont Road south of Ogden Avenue during morning peak hour and approximately 1,635 vehicles during evening peak hour. It is expected that approximately half of trips generated by the development will travel westbound on Wisconsin Avenue towards I-355 and will not use Belmont Road. As such, it is expected that the proposed development will add less than 2% new traffic during morning and evening peak hour traffic to Belmont Road. Staff believes the development will have a similar impact to other light-industrial uses in Ellsworth Business Park with minimal increase to existing traffic pattern in the area.

The proposal is consistent with the Comprehensive Plan. The Plan identifies the property as a catalyst site within the Belmont/Ellsworth Business Park. The proposed development is consistent with the Plan's recommendation for a new use with flexible tenant spaces for contemporary light industrial and business uses. The proposed development will include combination of office, warehouse and light industrial uses and support the Plan's goal for a diversified light industrial/business park.

The Plan Commission considered the petition at their April 2, 2012 meeting. No public input was received. The Plan Commission found that the request met the standards in Section 28.1902 of the Zoning Ordinance for approval of the special use and Plan Commission unanimously recommended approval of the special use.

ATTACHMENTS

Aerial Map

Ordinance

Staff Report with attachments dated April 2, 2012

Draft Minutes of the Plan Commission Hearing dated April 2, 2012

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING A SPECIAL USE
TO PERMIT THE CONSTRUCTION OF THREE PRINCIPAL BUILDINGS
ON A SINGLE LOT AT 2300 WISCONSIN AVENUE**

WHEREAS, the following described property, to wit:

Lot 1 in Frank Lopata Resubdivision of Lots 10, 11 and 12 in the Resubdivision of Lots 8 to 13 inclusive in Ellsworth Park Unit 3, and Lot 24 in Ellsworth Park Unit 5 in the east half of the southwest quarter of Section 12, and the north half of the southeast quarter of Section 12, Township 38 North, Range 10 East of the third principal meridian, according to the plat of said Frank Lopata Resubdivision recorded August 13, 1965 as Document R65-30445, in DuPage County, Illinois,

Commonly known as 2300 Wisconsin Avenue, Downers Grove, IL 60515 (PIN 08-12-407-006)

(hereinafter referred to as the "Property") is presently zoned "*M-1 -Light Manufacturing District*" under the Comprehensive Zoning Ordinance of the Village of Downers Grove; and

WHEREAS, the owner of the Property has filed with the Plan Commission, a written petition conforming to the requirements of the Zoning Ordinance, requesting that a Special Use per Section 28.1300SEC (a) of the Zoning Ordinance be granted to permit construction of three principal buildings on a single lot; and,

WHEREAS, such petition was referred to the Plan Commission of the Village of Downers Grove on April 2, 2012, and said Plan Commission has given the required public notice, has conducted a public hearing respecting said petition 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 has recommended approval of the requested Special Use, subject to certain conditions; and,

WHEREAS, the Village Council finds that the evidence presented in support of said petition, as stated in the aforesaid findings and recommendations of the Plan Commission, is such as to establish the following:

1. The proposed use at that 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. The proposed use 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. The proposed use will comply with the regulations specified in this Zoning Ordinance for the district in which the proposed use is to be located.
4. The proposed use is one of the special uses specifically listed for the district in which it is to be located and, if approved with restrictions as set forth in this ordinance, will comply with the provisions of the Downers Grove Zoning Ordinance regulating this Special Use.

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

SECTION 1. That a Special Use of the Property is hereby granted to permit construction of three principal buildings on a single lot within the M-1 zoning district.

SECTION 2. This approval is subject to the following conditions:

1. The Special Use shall substantially conform to the staff report, engineering plans prepared by Engineering Resource Associates, Inc. dated February 24, 2012 and architectural plans prepared by Fergon Architects, LLC., dated February 21, 2012, except as such plans may be modified to conform to the Village codes and ordinances.
2. The applicant shall obtain an extension of the Special Use from Village Council if the construction of Phase II does not commence on or before May 1, 2014.
3. The proposed sidewalk on the private property shall be connected to the existing public sidewalk along Wisconsin Avenue.
4. All new signage on the property shall conform to the Sign Ordinance. A separate sign permit is required prior to installation of any new signage on the property.
5. Private fire hydrants shall be provided within 100 feet of the Fire Department connection and no greater than 300 feet apart.
6. The buildings shall have fire suppression and detection systems in a manner suitable to the Fire Prevention Bureau Chief.

SECTION 3. The above conditions are hereby made part of the terms under which the Special Use is granted. Violation of any or all of such conditions shall be deemed a violation of the Village of Downers Grove Zoning Ordinance, the penalty for which may include, but is not limited to, a fine and or revocation of the Special Use granted herein.

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

Mayor

Passed:

Published:

Attest: _____

Village Clerk



2300 Wisconsin Avenue Location Map



**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
APRIL 2, 2012 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
PC 13-12 2300 Wisconsin Avenue	Special Use for three principal buildings on a single property	Damir Latinovic, AICP Planner

REQUEST

The petitioner is requesting approval of a special use to permit three principal buildings on a single property at 2300 Wisconsin Avenue.

NOTICE

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

GENERAL INFORMATION

OWNER: MacNeil Real Estate Holdings
1 MacNeil Court
Bolingbrook, IL 60440

APPLICANT: David MacNeil
MacNeil Real Estate Holdings
1 MacNeil Court
Bolingbrook, IL 60440

PROPERTY INFORMATION

EXISTING ZONING: M1, Light Manufacturing
EXISTING LAND USE: Vacant
PROPERTY SIZE: 5.07 acres
PINS: 08-12-407-006

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
NORTH:	M1, Light Manufacturing	Light Industrial / Business Park
SOUTH:	M1, Light Manufacturing	Light Industrial / Business Park
EAST:	M1, Light Manufacturing & ORM, Office, Research & Manufacturing	Light Industrial / Business Park
WEST:	M1, Light Manufacturing	Light Industrial / Business Park

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. Plat of Survey
4. Architectural Drawings
5. Engineering Drawing

PROJECT DESCRIPTION

The petitioner is requesting Special Use to construct multiple principal buildings on one property. The property, commonly known as 2300 Wisconsin Avenue, is located in the Ellsworth Business Park. The property is zoned M1, Light Industrial and is currently vacant.

The petitioner is proposing to construct three principal buildings with a surface parking lot. The buildings would be constructed in two phases. Phase I would include construction of Building 1 (8,250 sq. ft.), Building 2 (43,160 sq. ft.) and adjacent parking lot with a total of 118 parking spaces. Phase I would also include construction of stormwater detention pond in the rear of the property.

Phase II would include construction of Building 3 (39,840 sq. ft.) and additional 29 parking spaces. Building 3 and additional parking spaces would replace the stormwater detention pond but would include an underground stormwater detention facility.

The buildings would be one story with maximum height of 21'-8". Each building would consist of multiple tenant spaces. The minimum size would be 1,650 sq. ft. with option to combined multiple spaces. Each tenant space has the option for an overhead garage door/ loading area in place of one parking space. Common areas for garbage dumpsters are located north and south of each building.

Upon completion of both phases, the property would have a total of 91,250 sq. ft. of floor area with a total of 147 parking spaces. The petitioner expects the buildings to be occupied by a combination of light industrial, office and warehouse uses. The petitioner has submitted the construction schedule and expects the Phase I construction to commence in summer of 2012. The construction of the Phase II is expected to commence in spring of 2013.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The proposal is consistent with the Comprehensive Plan. The Plan designates the property for Light Industrial/Business Park. The proposed development will include combination of office, warehouse and light industrial uses and support the Plan's goal for a diversified light industrial/business park.

The Comprehensive Plan identifies the property as a catalyst site within the Belmont/Ellsworth Business Park. The development is consistent with the Plan's recommendation for a new use with flexible tenant spaces for contemporary light industrial and business uses. The proposed development will also capitalize on close proximity to I-355 and I-88 and will compliment the existing uses in the Ellsworth Industrial Park.

COMPLIANCE WITH THE ZONING ORDINANCE

The property is zoned M-1, Light Manufacturing. Per Section 28.1300SEC a) of the Zoning Ordinance, construction of multiple principal buildings on one property is permitted only by a Special Use. Proposed light industrial, business and office uses are permitted uses in the district. The proposed development meets all requirements of the Zoning Ordinance. The bulk requirements are outlined in the table below:

2300 Wisconsin Avenue	Max/Min Allowed	Proposed
Front Setback	35 ft.	36.25 ft.
Side Setback	10 ft.	34 ft.
Rear Setback	10 ft.	53 ft.
Height	35 ft.	21.67 ft.
Lot Coverage	60% (131,526 sq. ft.)	41% (91,250 sq. ft.)
FAR	1.0 (219, 211 sq. ft.)	0.4 (91,250 sq. ft.)
Open Space - Total	15 % (32,881 sq. ft.)	16.7 % (36,700 sq. ft.)
Open Space – Front Yard	7.5 % (16, 440 sq. ft.)	10.4 % (22,732 sq. ft.)
Parking	Office: 3.3 per 1000 sq. ft Light Industrial: 1.17 per 1,000 sq. ft. Warehouse: 0.67 per 1000 sq. ft.	147

The petitioner expects buildings will be divided between office, warehouse and light industrial uses. Office uses require the most parking per floor area, whereas warehouse uses require the least. Staff anticipates the use mix will likely mirror the requirement for light industrial uses. Those uses would require a total of 107 parking spaces. The Village will verify the development has an adequate number of parking spaces as specific users are identified.

TRAFFIC

The site was previously home to a 52,000-sq. ft. light-industrial building that on average generated 77 trips during morning peak hour and 81 trips during evening peak hour. The petitioner is proposing a total of 91,250 sq. ft. of light industrial space. Per the Institute of Traffic Engineers, the development is expected to generate approximately 136 trips during morning peak hour and approximately 141 trips during evening peak hour. Per the DuPage County 2008 traffic data, there are approximately 1,549 vehicles on Belmont Road south of Ogden Avenue during morning peak hour and approximately 1,635 vehicles during evening peak hour. It is expected that approximately half of trips generated by the development will travel westbound on Wisconsin Avenue towards I-355 and will not use Belmont Road. Therefore, the development will add less than 5% new traffic to the existing peak hour traffic on Belmont Road. Staff believes the development will have a similar impact to other light-industrial uses in Ellsworth Business Park with minimal increase to existing traffic pattern in the area.

ENGINEERING/PUBLIC IMPROVEMENTS

Phase I of the project will include construction of a stormwater detention pond in the rear of the property. Phase II would include construction of the third building and an additional surface parking lot to replace the surface stormwater detention pond. The building and the parking lot in Phase II would include construction of an underground stormwater detention facility. The petitioner has submitted engineering calculations for the project. The proposed stormwater facilities meet all requirements of the Stormwater Ordinance.

The petitioner is proposing two full access driveways to Wisconsin Avenue, one on the east end of the property and one on the west. The petitioner is proposing five new parkway trees along Wisconsin Avenue. Additional trees and landscaping will be installed in the front yard and in each proposed parking lot island.

PUBLIC SAFETY REQUIREMENTS

The Fire Prevention Division of the Fire Department has reviewed the application. The petitioner submitted a truck turning diagram to indicate fire trucks will have full access around the buildings. The petitioner will have to install private fire hydrants on the property. All buildings will be fully sprinkled and include fire detection system.

NEIGHBORHOOD COMMENT

Notice was provided to all property owners 250 feet or less from the property line in addition to posting the public hearing sign and publishing a legal notice in the *Downers Grove Reporter*. Staff has not received any written neighborhood comment regarding the proposal at this time.

FINDINGS OF FACT

The applicant is requesting a special use for construction of multiple principal buildings on one property. Staff believes the development meets the standards for granting a special use as outlined below:

Section 28.1902 Standards for Approval of Special Uses

The Village Council may authorize a special use by ordinance provided that the proposed Special Use is consistent and in substantial compliance with all Village Council policies and land use plans, including but not limited to the Comprehensive Plan, the Future Land Use Plan and Master Plans and the evidence presented is such as to establish the following:

- (a) *That the proposed use at that 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.*

The petitioner is proposing a development with a mix of light-industrial, business and warehouse uses. The buildings would provide space for small industrial uses. The development supports the Comprehensive Plan's goal for diversified light industrial/business park economic base by creating a contemporary building for industrial and office uses. Staff believes this standard is met.

- (b) *That such use 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.*

The proposal provides new buildings for smaller industrial and office uses. The development will have similar impacts as other light-industrial developments in Ellsworth Industrial Park. As such, the development will not be detrimental to the health, safety, morals, general welfare or property values in the vicinity. Staff believes this standard is met.

- (c) *That the proposed use will comply with the regulations specified in this Zoning Ordinance for the district in which the proposed use is to be located or will comply with any variation(s) authorized pursuant to Section 28-1802.*

The petitioner is not requesting any zoning variations. The proposal will meet all requirements of the Zoning Ordinance of the Village. Staff believes this standard is met.

- (d) *That it is one of the special uses specifically listed for the district in which it is to be located.*

Per Section 28.1300SEC a) of the Zoning Ordinance, construction of multiple principal buildings on one property is permitted only by a Special Use. Staff believes this standard is met.

RECOMMENDATIONS

The proposal is consistent and compatible with the Comprehensive Plan and 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 PC 13-12 subject to the following condition:

1. The Special Use shall substantially conform to the staff report, engineering plans prepared by Engineering Resource Associates, Inc. dated February 24, 2012 and architectural plans prepared by Fergon Architects, LLC., dated February 21, 2012, except as such plans may be modified to conform to the Village codes and ordinances.
2. The applicant shall obtain an extension of the Special Use from Village Council if the construction of Phase II does not commence on or before May 1, 2014.
3. The proposed sidewalk on the private property shall be connected to the existing public sidewalk along Wisconsin Avenue.
4. All new signage on the property shall conform to the Sign Ordinance. A separate sign permit is required prior to installation of any new signage on the property.
5. Private fire hydrants shall be provided within 100 feet of the Fire Department connection and no greater than 300 feet apart.
6. The buildings shall have fire suppression and detection systems in a manner suitable to the Fire Prevention Bureau Chief.

Staff Report Approved By:

Tom Dabareiner, AICP
Director of Community Development

TD:dl
-att

P:\P&CD\PROJECTS\PLAN COMMISSION\2012 PC Petition Files\PC 13-12 2300 Wisconsin - Special Use\Staff Report PC 13-12.doc



2300 Wisconsin Avenue Location Map



February 20th, 2012

Department of Community Development
801 Burlington Ave.
Downers Grove, IL, 60515

Re: Project summary letter for 2300 Wisconsin Ave

Attn: Stan Popovich, Planner

The Owner of 2300 Wisconsin Ave. plans to construct a set of three (3) buildings in two (2) phases of office condo units intended for warehouse and small office use to be available for purchase.

The Use will be consistent and in substantial compliance with all Village Council policies and land use plans, including but not limited to the Comprehensive Plan, the Future Land Use Plan and Master Plans.

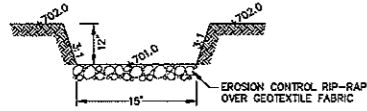
- (a) The proposed use at this particular location requested is necessary and desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.
- (b) Such use will not, under the circumstances of the 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.
- (c) The proposed use will comply with the regulations specified in the Zoning Ordinance for the district in which the proposed use is to be located or will comply with any variation(s) authorized pursuant to Section 28-1802.
- (d) It is one of the special uses specifically listed for the district in which it is to be located. (Ord. 4687, Amended, 06/21/2005; Ord. 4527, Amended, 08/19/2003; 4069, Enacted, 10/05/1998)

Respectfully,

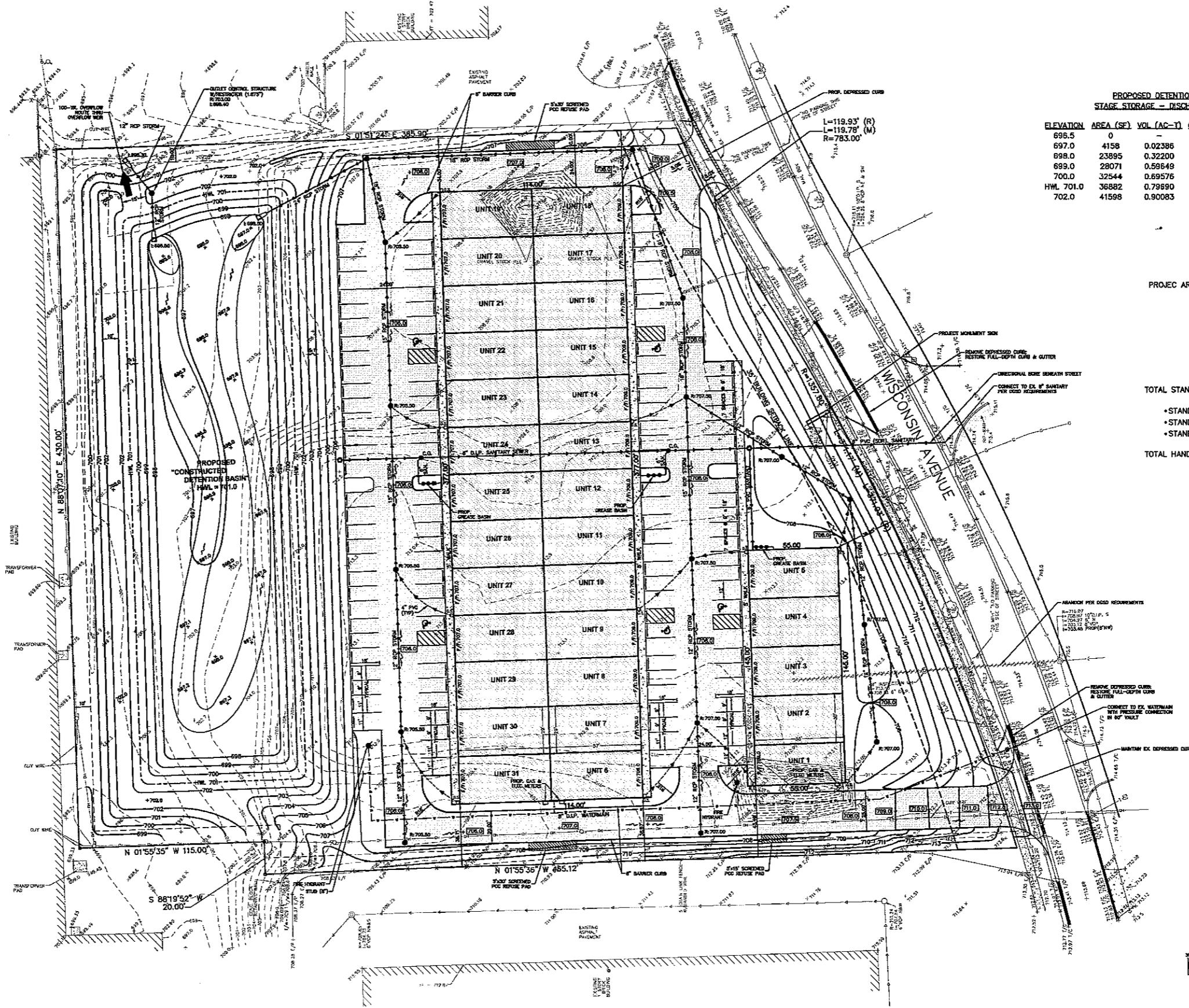
Kevin Greyhill
Corporate Construction Manager

cc: Les Veatch

1 MACNEIL COURT • BOLINGBROOK • IL • 60440 • PHONE (630) 769-1500 • (800) 441-MATS (6287) • FAX (630) 769-0300



OVERFLOW WEIR DETAIL
R.T.S.



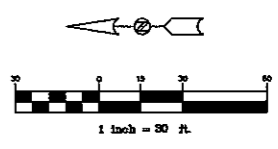
PROPOSED DETENTION POND
STAGE STORAGE - DISCHARGE TABLE

ELEVATION	AREA (SF)	VOL (AC-FT)	CUMUL VOL (AC-FT)	Q (cfs)
696.5	0	-	-	0.0000
697.0	4158	0.02386	0.0239	0.0600
698.0	23895	0.32200	0.3459	0.1101
699.0	28071	0.59649	0.9424	0.1437
700.0	32544	0.69576	1.6381	0.1708
H.W.L. 701.0	36882	0.79690	2.4350	0.1941
702.0	41598	0.90083	3.3358	0.1941

PROJEC AREA = 219,211 SF
= 5.03 ACRES

PARKING TABLE

TOTAL STANDARD SPACES = 115
 • STANDARD 9' WIDE = 72
 • STANDARD 11' WIDE = 37
 • STANDARD 12' WIDE = 5
 TOTAL HANDICAPPED ACCESSIBLE SPACES = 5



DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DRAWN BY: MS
 CHECKED BY: JG
 APPROVED BY: BW



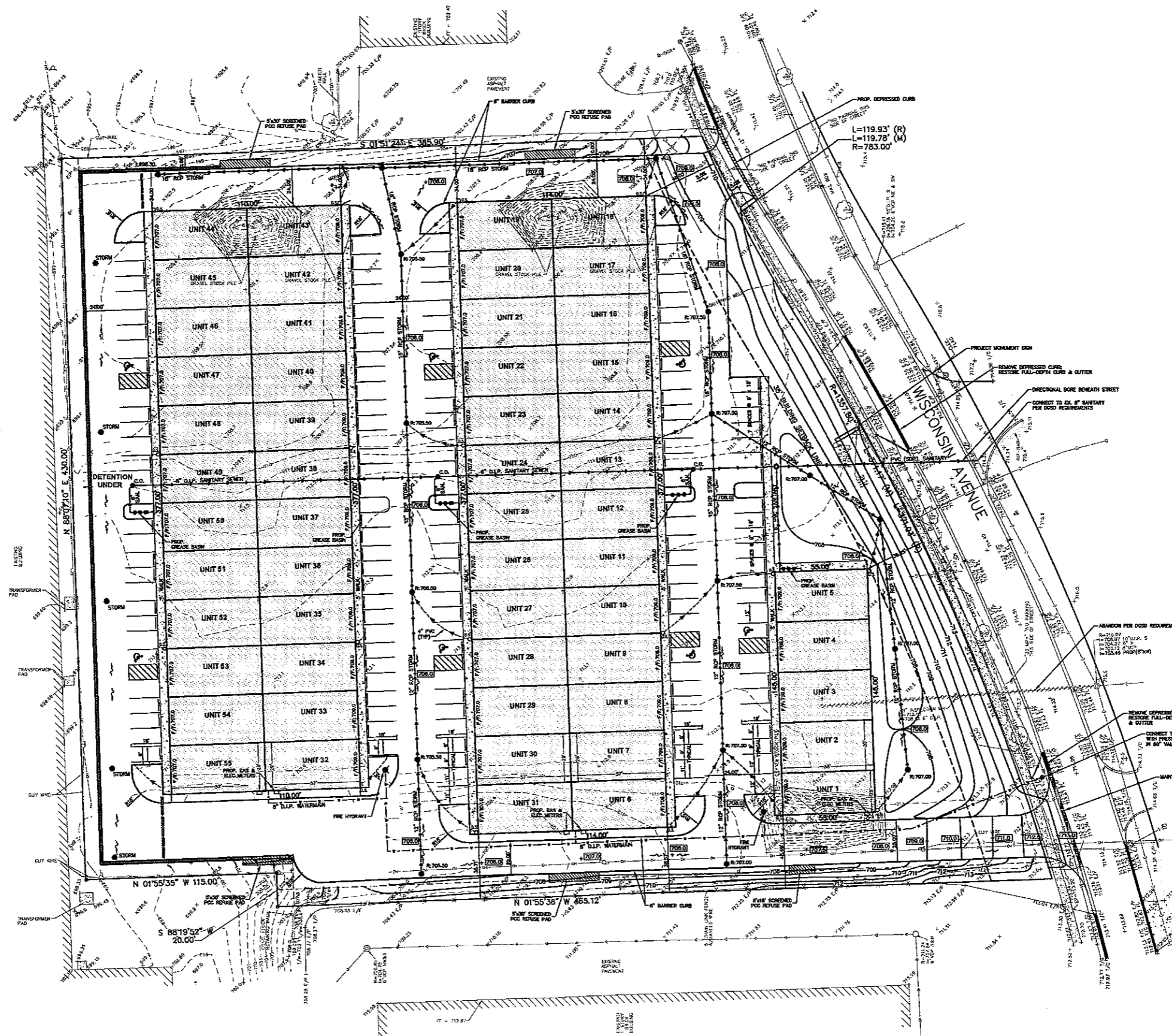
ENGINEERING RESOURCE ASSOCIATES, INC.
 CONSULTING ENGINEERS, SCIENTISTS & SURVEYORS
 35701 WEST AVENUE, SUITE 150
 WARRENVILLE, ILLINOIS 60555
 PHONE (630) 393-3060
 FAX (630) 393-2152
 501 W. STATE STREET, SUITE 203
 GENEVA, ILLINOIS 60134
 PHONE (630) 262-8689
 FAX (630) 262-8698
 10 S. RIVERSIDE PLAZA
 SUITE 1800
 CHICAGO, ILLINOIS 60606
 PHONE (312) 683-0110

PREPARED FOR:
MAGNEIL AUTOMOTIVE PRODUCTS, LTD.
 1 MAGNEIL COURT
 BOLINGBROOK, IL 60440

TITLE:
**PHASE I
 PRELIMINARY ENGINEERING PLAN
 2300 WISCONSIN AVENUE
 DOWNERS GROVE, IL**

SCALE: 1"=30'
 DATE: 02/24/12
 JOB NO: 280403B
 SHEET 1 OF 1

R. McNeil Automotive Products Limited/280403B (2300 Wisconsin Ave. Downers Grove) see also David Drescher & The CAD/BA/03 CONCEPT PLAN rev 2-23-12.dwg Updated by makish 7/27/2012



PROJEC AREA = 219,211 SF
= 5.03 ACRES

PARKING TABLE

TOTAL STANDARD SPACES = 147

- STANDARD 9' WIDE = 91
- STANDARD 11' WIDE = 39
- STANDARD 12' WIDE = 17

TOTAL HANDICAPPED ACCESSIBLE SPACES = 7

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DRAWN BY: MS
CHECKED BY: JG
APPROVED BY: BW



ENGINEERING RESOURCE ASSOCIATES, INC.
CONSULTING ENGINEERS, SCIENTISTS & SURVEYORS

26301 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

501 W STATE STREET, SUITE 203
GENEVA, ILLINOIS 60134
PHONE (630) 262-8689
FAX (630) 262-8698

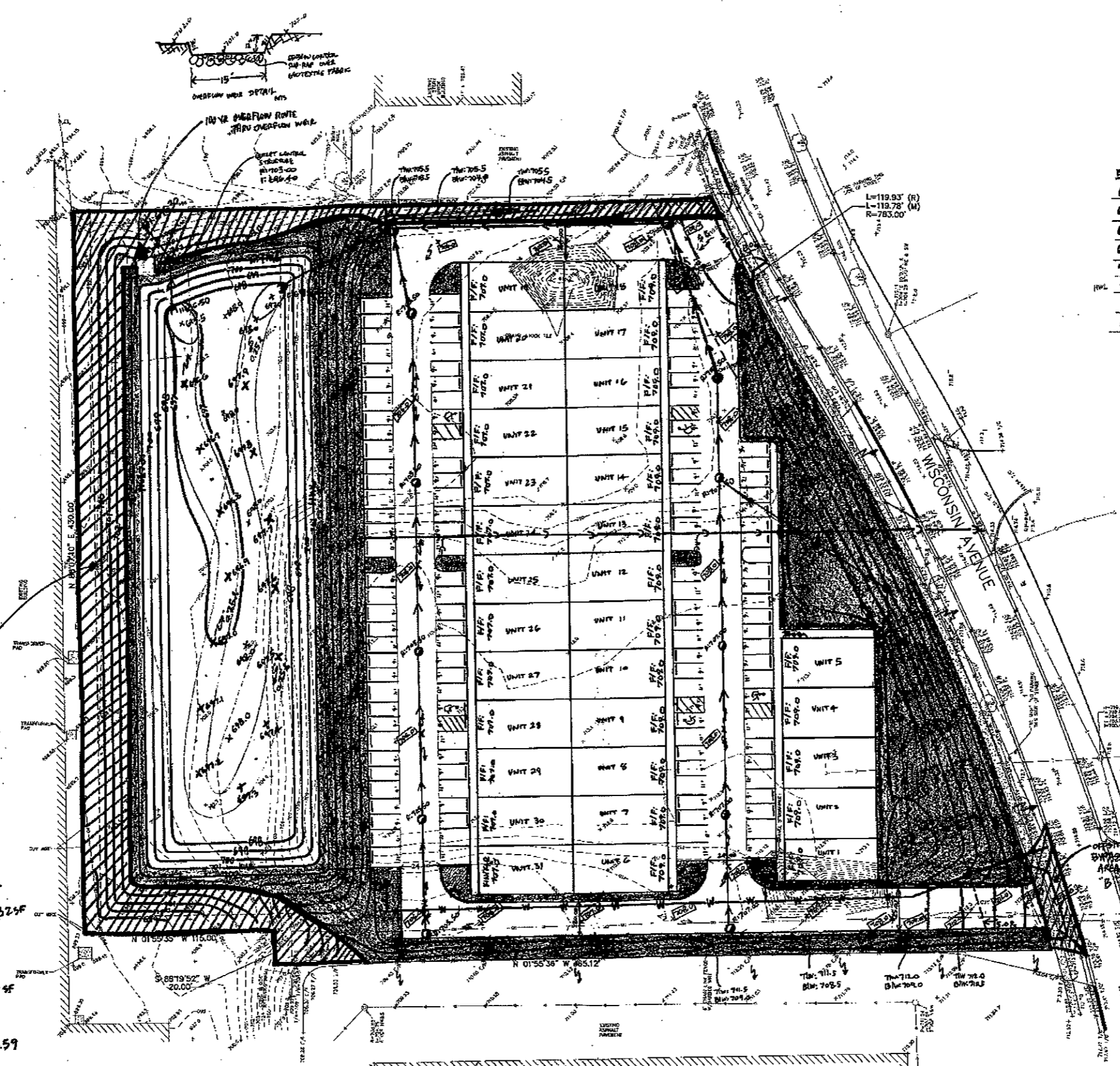
10 S RIVERSIDE PLAZA
SUITE 1800
CHICAGO, ILLINOIS 60606
PHONE (312) 683-0110

PREPARED FOR:
MAGNEIL AUTOMOTIVE PRODUCTS, LTD.
1 MAGNEIL COURT
BOLINGBROOK, IL 60440

TITLE:
**PHASE 2
CONCEPTUAL ENGINEERING PLAN
2300 WISCONSIN AVENUE
DOWNERS GROVE, IL**

SCALE: 1"=30'
DATE: 02/24/12
JOB NO: 280403B
SHEET 1 OF 1

© Macneil Automotive Products Limited 280403B (2300 Wisconsin Ave., Downers Grove) see also David Dresser & Trio CAD/3D/280403B CONCEPT PLAN rev 2-23-12.dwg Updated by malich 2/24/2012



PROPOSED DETENTION POND

STAGE - STORAGE - DISCHARGE TABLE

ELEVATION	AREA (SF)	VOL (CF)	AVG. VOL (CF)
696.5	0	-	-
697.0	4,158	-	-
698.0	23,895	-	-
699.0	28,071	-	-
700.0	32,544	-	-
701.0	36,882	-	-
702.0	41,598	-	-
703.0	46,701	-	-

TOTAL SITE AREA = 219,211 S.F.
 = 5.03 ACRES
 = 0.007863112 SQ. MI.

UNDETAINED AREA "A":
 AREA = 20,979 S.F.
 = 0.48 ACRES
 = 0.000752518 SQ. MI.

IMPERVIOUS AREA = 0 SF
 PERVIOUS AREA = 20,979 SF
 CN = 74

TIME OF CONC. L=100' 710.5 TO 704.5 ΔT=6.0'
 L=230' 704.5 TO 696.0 ΔT=8.5'
 T=0.15 hr (see calcs)

OFF-SITE BYPASS AREA "B":
 AREA = 1,200 S.F.
 = 0.03 ACRES
 = 0.000043044 SQ. MI.

IMPERVIOUS AREA = 1,200 SF
 PERVIOUS AREA = 0 SF
 CN = 98

TIME OF CONC. L=20' 713.5 TO 712.5 ΔT=1.0'
 T=0.03 hr (see calcs)

DETAINED PROJECT AREA "C":
 AREA = 219,211 SF - 20,979 SF = 198,232 SF
 = 4.55 ACRES
 = 0.007110594 SQ. MI.

IMPERVIOUS AREA = 198,232 - 44,919 = 153,313 SF
 PERVIOUS AREA = 44,919 SF

CN = $\frac{98(153,313) + 74(44,919)}{198,232} = 92.56$

TIME OF CONC. SEE STORM NETWORK CALCS.

PROJECT AREA B+C REALITY RUN

AREA = 198,232 SF + 1,200 SF = 199,432 SF
 = 4.58 ACRES
 AREA = 0.007153636 SQ. MI.

IMPERVIOUS = 153,313 + 1,200 = 154,513 SF
 PERVIOUS = 44,919

CN = $\frac{98(154,513) + 74(44,919)}{199,432} = 92.59$

TRIBUTARY AREA EXHIBIT

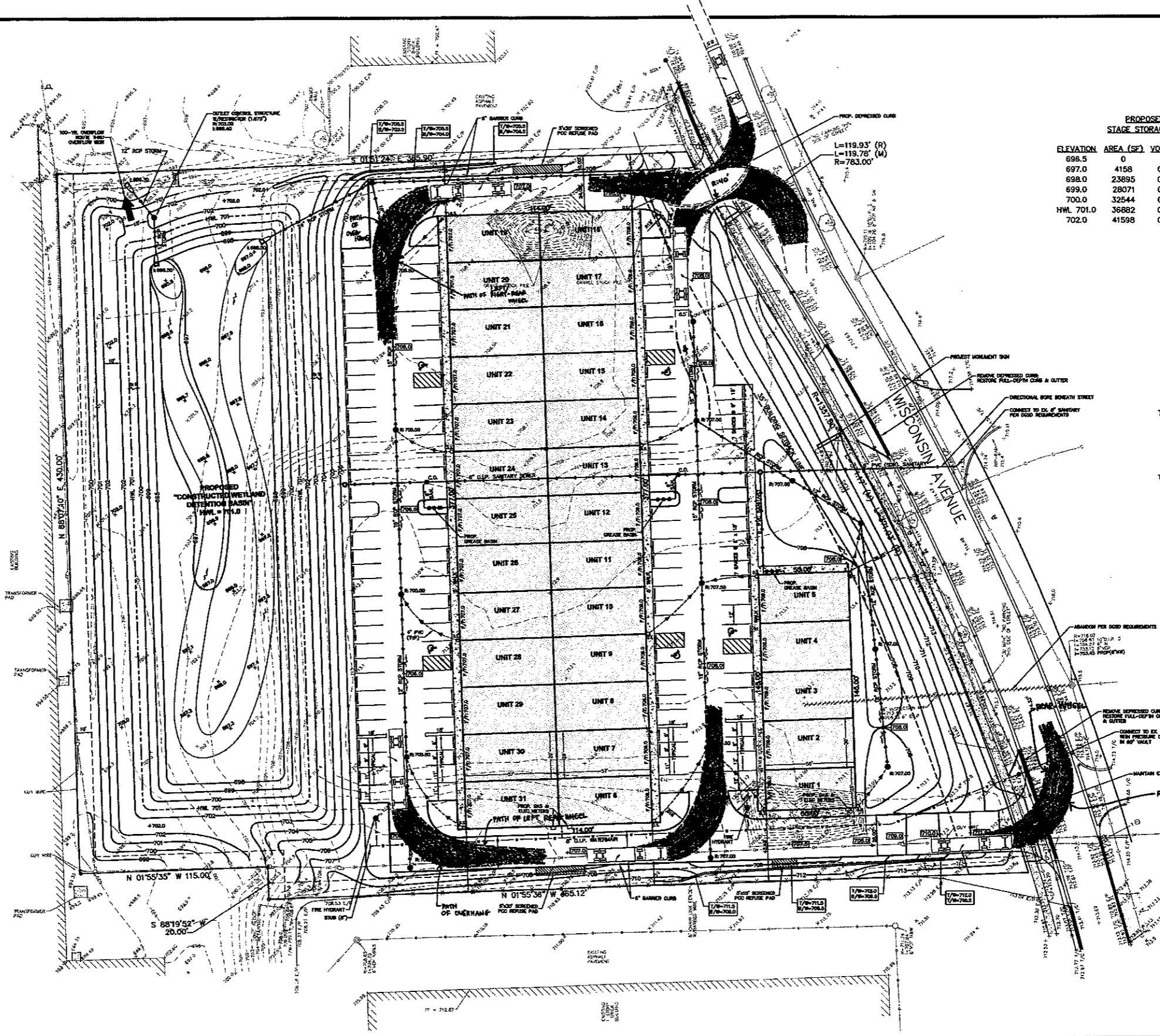
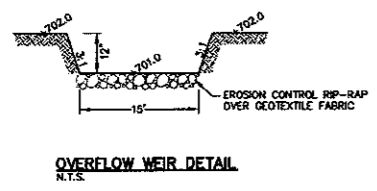
1"=30'
 N

$Q_{ALLOW} = 0.38 \frac{cfs}{ac} (\text{PROJECT AREA}) + Q_{OFFSITE BYPASS} - Q_{UNDETAINED}$

$Q_{ALLOW} = 0.10 \frac{cfs}{ac} (5.03 ac) + 0.02 cfs - 0.32 cfs$

$Q_{ALLOW} = 0.203 cfs$

2300 WISCONSIN AVE.
 280403 B



**PROPOSED DETENTION POND
STAGE STORAGE - DISCHARGE TABLE**

ELEVATION	AREA (SF)	VOL (AC-FT)	CUMUL VOL (AC-FT)	Q (cfs)
698.5	0			0.0000
697.0	4158	0.02388	0.0239	0.0800
698.0	23895	0.32200	0.3459	0.1101
699.0	28071	0.59649	0.9424	0.1437
700.0	32544	0.69576	1.6381	0.1708
HWL 701.0	36882	0.79690	2.4350	0.1941
702.0	41598	0.90083	3.3358	0.2150

PROJEC AREA = 219,211 SF
= 5.03 ACRES

PARKING TABLE

TOTAL STANDARD SPACES = 117

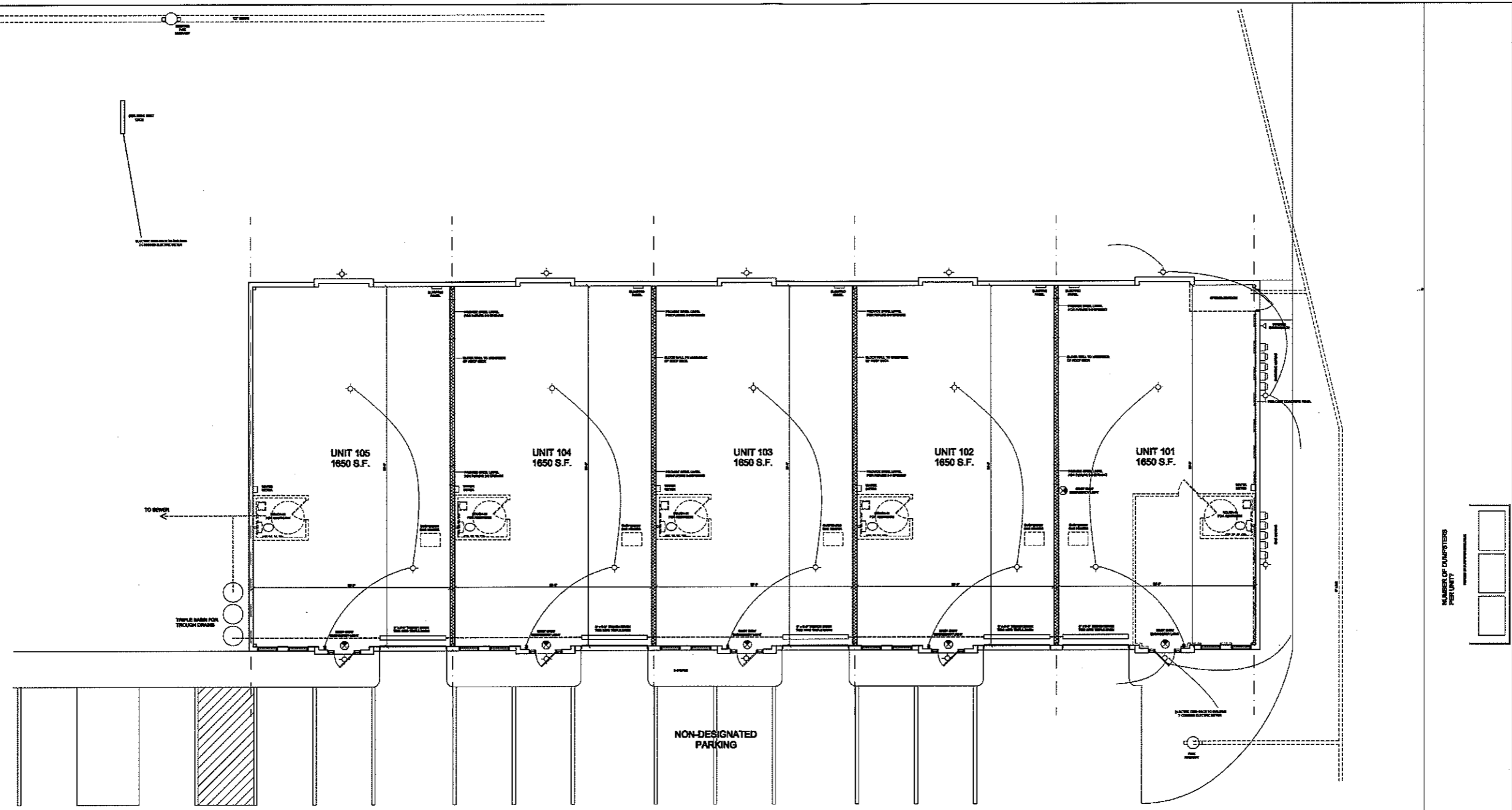
- STANDARD 9' WIDE = 73
- STANDARD 11' WIDE = 39
- STANDARD 12' WIDE = 5

TOTAL HANDICAPPED ACCESSIBLE SPACES = 5

REVISIONS: DATE BY DESCRIPTION _____				DRAWN BY: MS CHECKED BY: JG APPROVED BY: BW	ENGINEERING RESOURCE ASSOCIATES, INC. CONSULTING ENGINEERS, SCIENTISTS & SURVEYORS 15701 WEST AVENUE, SUITE 150 WARRENVILLE, ILLINOIS 60555 PHONE (630) 393-3060 FAX (630) 393-2152	501 W. STATE STREET, SUITE 203 GENEVA, ILLINOIS 60134 PHONE (630) 262-8689 FAX (630) 262-8698	10 S. RIVERSIDE PLAZA SUITE 1800 CHICAGO, ILLINOIS 60606 PHONE (312) 683-0110	PREPARED FOR: MACNEIL AUTOMOTIVE PRODUCTS, LTD. 1 MACNEIL COURT BOLINGBROOK, IL 60440	TITLE: PHASE I PRELIMINARY ENGINEERING PLAN 2300 WISCONSIN AVENUE DOWNERS GROVE, IL	SCALE: 1" = 30' DATE: 02/24/12 JOB No: 280403B SHEET 1 of 1
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TURNING RADIUS EXHIBIT 3-13-2012

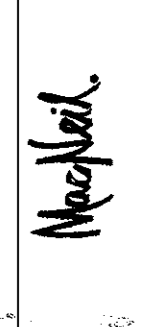
MACNEIL AUTOMOTIVE PRODUCTS LIMITED (280403B) (280403B) (280403B) CONCEPT PLAN (REV 2-28-12) (REV 2-28-12) (REV 2-28-12) Updated by: rml/2/12/12



BUILDING 1
GROUND LEVEL FLOOR PLAN
 SCALE: 1/8" = 1'-0"

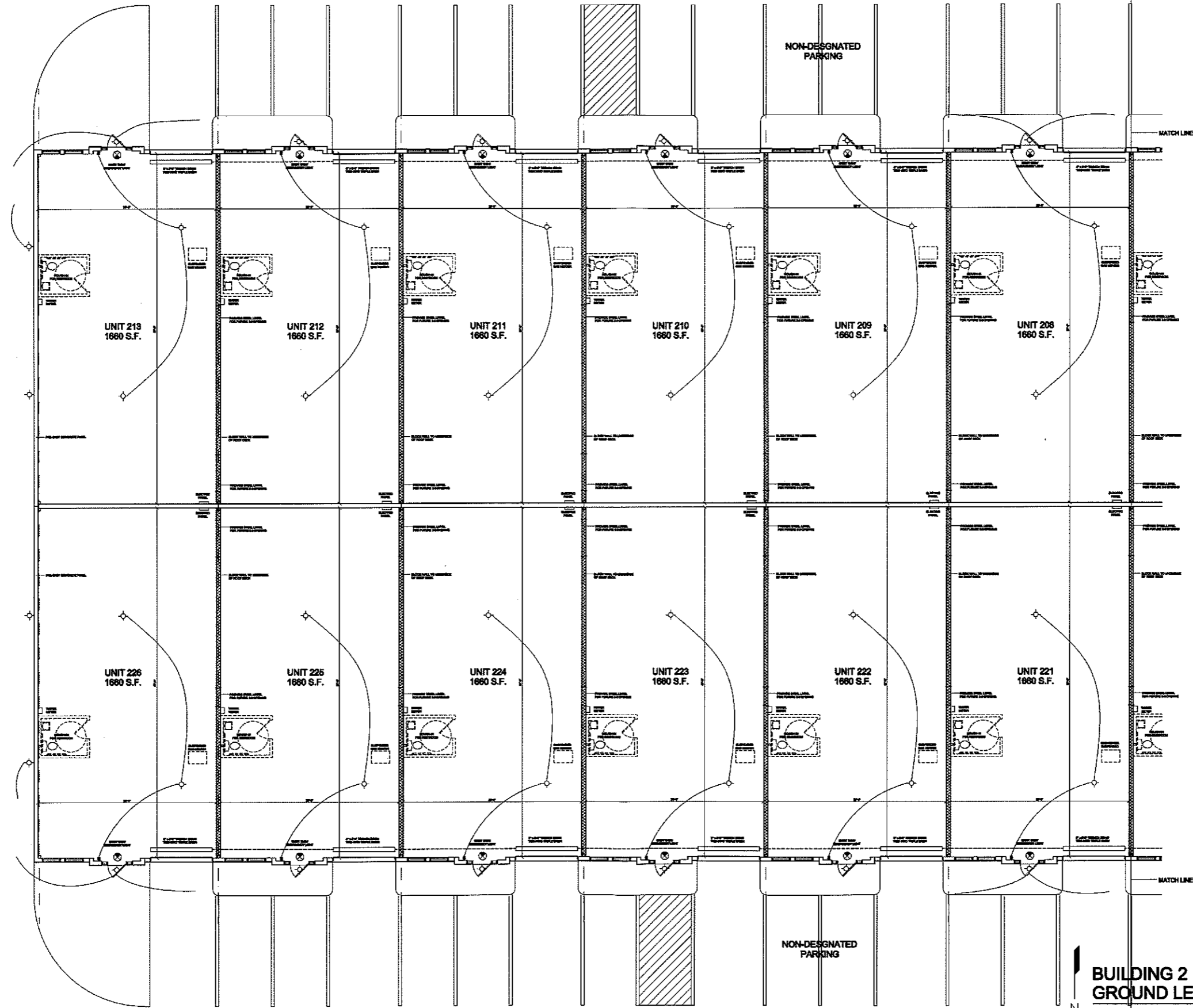
DATE	REVISIONS

2300 OFFICE CONDO
BUILDING 1
 2300 WISCONSIN AVENUE, DOWNERS GROVE
 COPYRIGHT 2012 FERSON ARCHITECTS, LLC

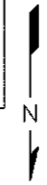


484 North Dover Avenue
 La Grange Park, Illinois 60526
 708.382.0446 phone
 708.382.0447 fax
FERSON
ARCHITECTS LLC

JOB NO.	00312
DATE	FEBRUARY 21, 2012

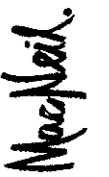


**BUILDING 2
GROUND LEVEL FLOOR PLAN**



DATE:	
REVISIONS:	

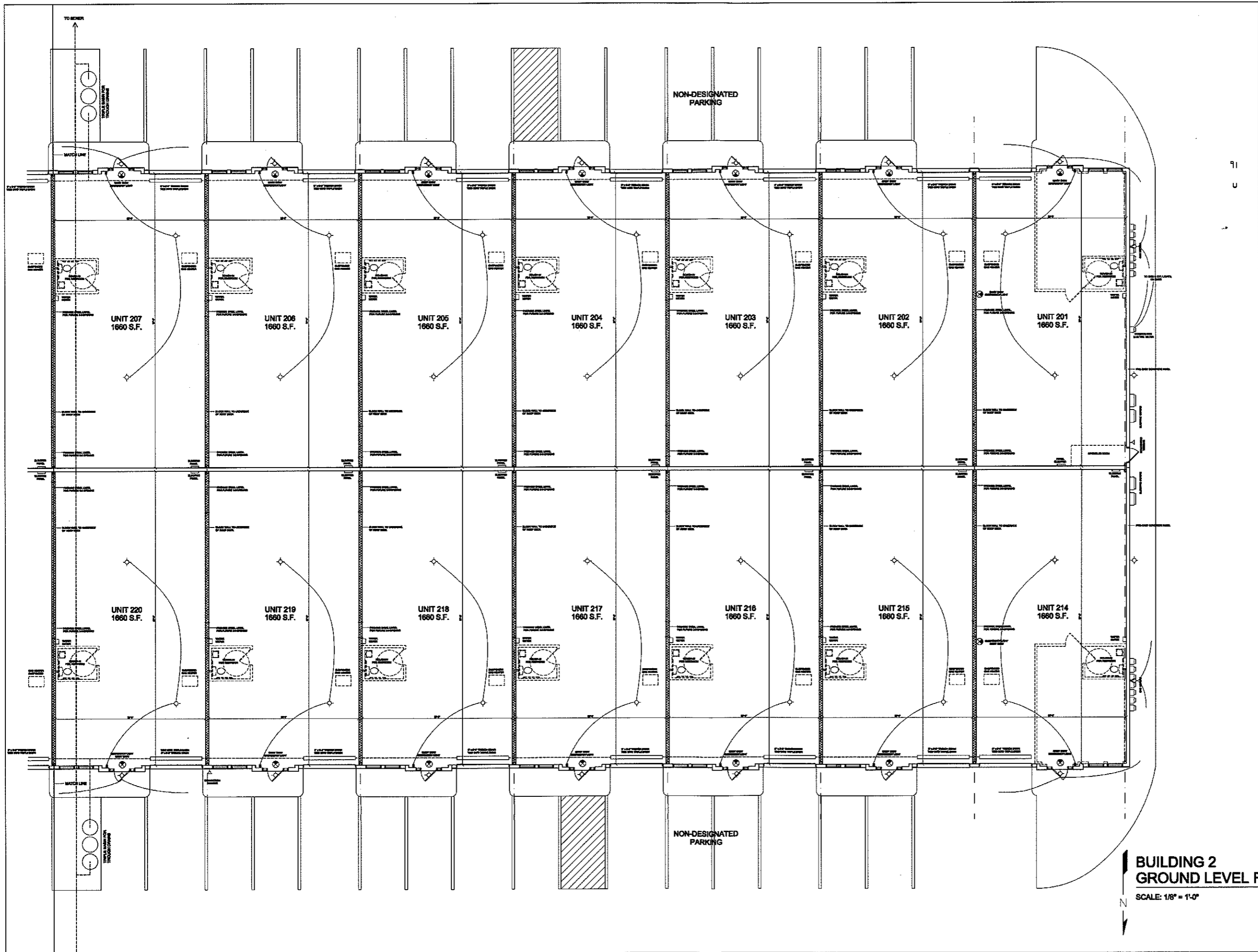
**2300 OFFICE CONDO
BUILDING 2**
2300 WISCONSIN AVENUE, DOWNERS GROVE
COPYRIGHT 2012 FENSON ARCHITECTS, LLC



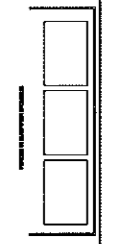
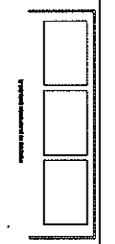
494 North Dover Avenue
La Grange Park, Illinois 60526
708.352.0446 phone
708.352.0447 fax



00312
DATE: FEBRUARY 21, 2012

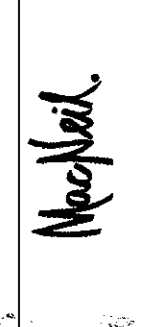


**BUILDING 2
GROUND LEVEL FLOOR PLAN**
SCALE: 1/8" = 1'-0"



DATE	REVISIONS

**2300 OFFICE CONDO
BUILDING 2**
2300 WISCONSIN AVENUE, DOWNERS GROVE
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708.352.0447 fax

**FERROON
ARCHITECTS LLC**

JOB NO. **00312**
DATE **FEBRUARY 16, 2012**



**BUILDING 2
SOUTH ELEVATION**

SCALE: 1/8" = 1'-0"



**BUILDING 2
SOUTH ELEVATION**

SCALE: 1/8" = 1'-0"



**BUILDING 2
WEST ELEVATION**

SCALE: 1/8" = 1'-0"

DATE	REVISIONS

**2300 OFFICE CONDO
BUILDING 2**
2300 WISCONSIN AVENUE, DOWNERS GROVE
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434 North Dover Avenue
La Grange Park, Illinois 60526
708.352.0447 Fax

JOB NO. **00312**
DATE: **FEBRUARY 21, 2012**



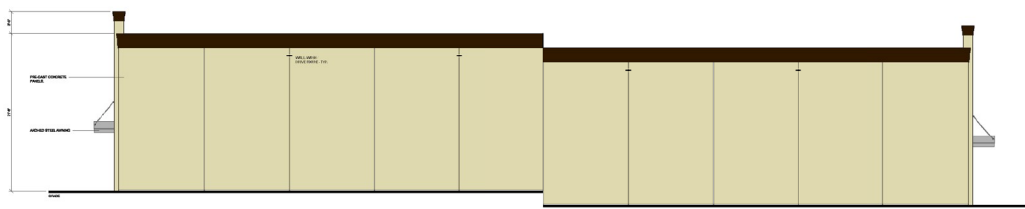
**BUILDING 2
NORTH ELEVATION**

SCALE: 1/8" = 1'-0"



**BUILDING 2
NORTH ELEVATION**

SCALE: 1/8" = 1'-0"



**BUILDING 2
EAST ELEVATION**

SCALE: 1/8" = 1'-0"

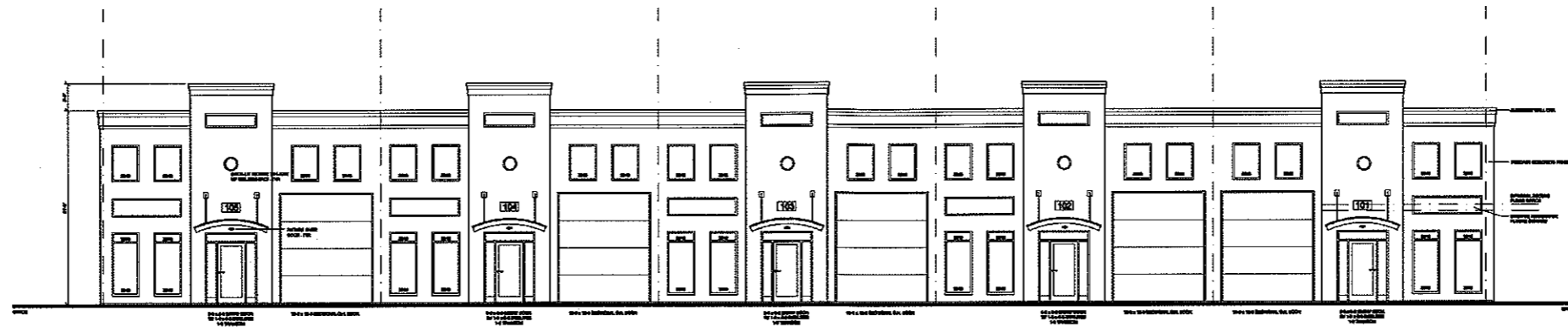
DATE	REVISIONS

**2300 OFFICE CONDO
BUILDING 2**
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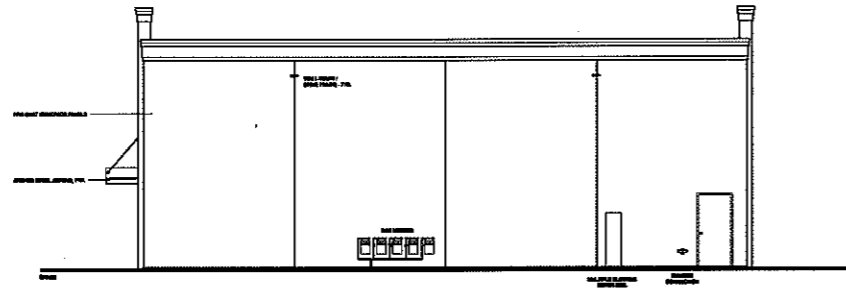


**FERGON
ARCHITECTS, LLC**
434 North Dover Avenue
La Grange Park, Illinois 60526
708.352.0447 Fax
708.352.0447 Cell

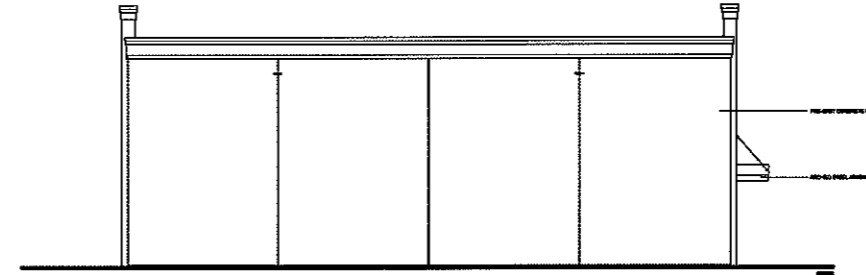
JOB NO. **00312**
DATE: FEBRUARY 21, 2012



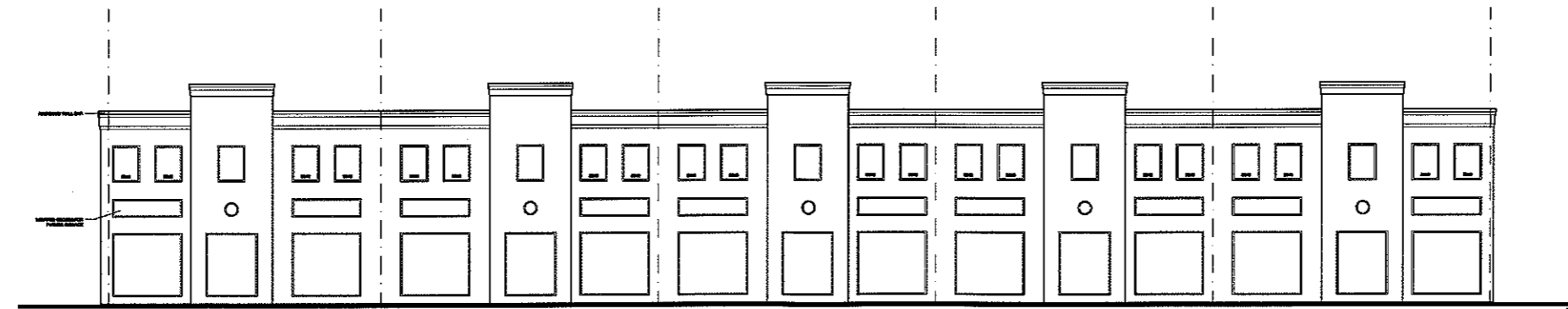
**BUILDING 1
NORTH ELEVATION**
SCALE: 1/8" = 1'-0"



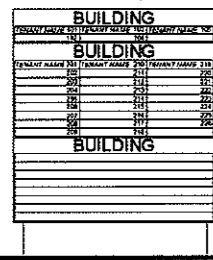
**BUILDING 1
WEST ELEVATION**
SCALE: 1/8" = 1'-0"



**BUILDING 1
EAST ELEVATION**
SCALE: 1/8" = 1'-0"



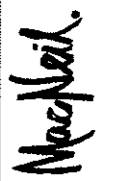
**BUILDING 1
SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"



SIGN ELEVATION
SCALE: 1/2" = 1'-0"

REVISIONS	DATE

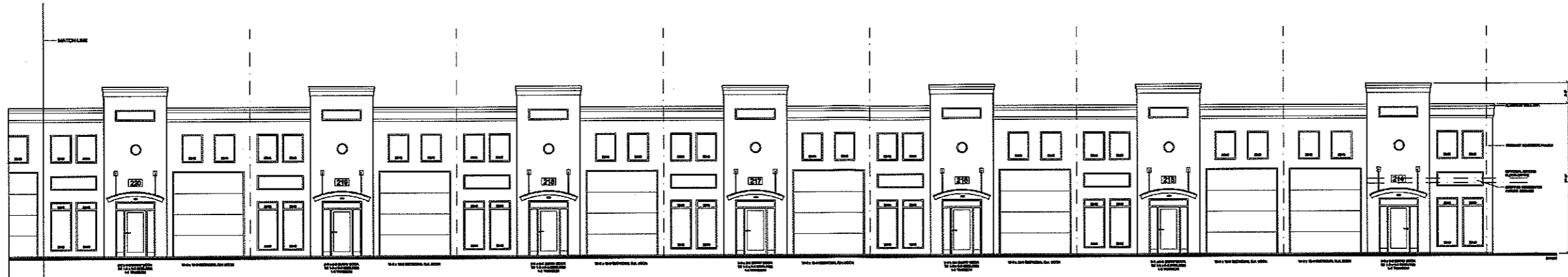
**2300 OFFICE CONDO
BUILDING 1**
2300 WISCONSIN AVENUE, DOWNERS GROVE
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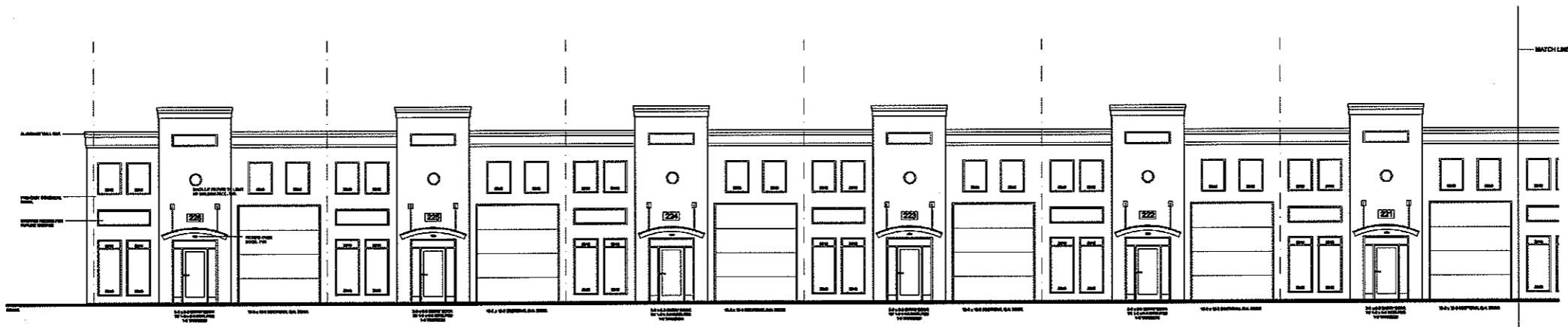
454 North Dover Avenue
La Grange Park, Illinois 60526
708.352.0446 phone
708.352.0477 fax

**FERSON
ARCHITECTS LLC**

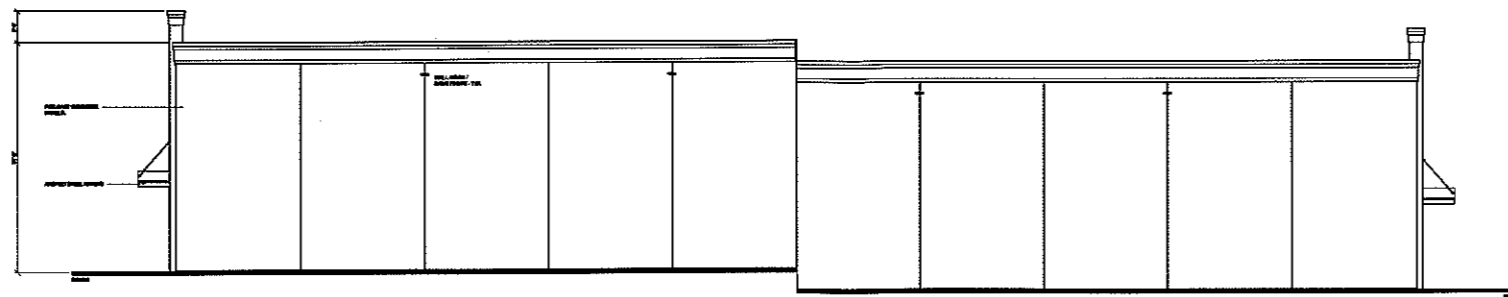
JOB NO. **00312**
DATE **FEBRUARY 21, 2012**



**BUILDING 2
NORTH ELEVATION**
SCALE: 1/8" = 1'-0"



**BUILDING 2
NORTH ELEVATION**
SCALE: 1/8" = 1'-0"



**BUILDING 2
EAST ELEVATION**
SCALE: 1/8" = 1'-0"

REVISIONS:			
DATE:			

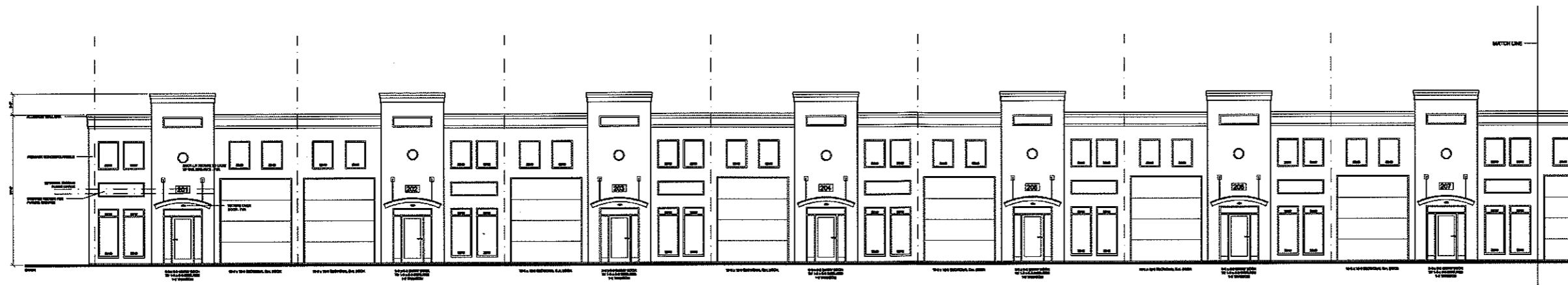
**2300 OFFICE CONDO
BUILDING 2**
2300 WISCONSIN AVENUE, DOWNERS GROVE
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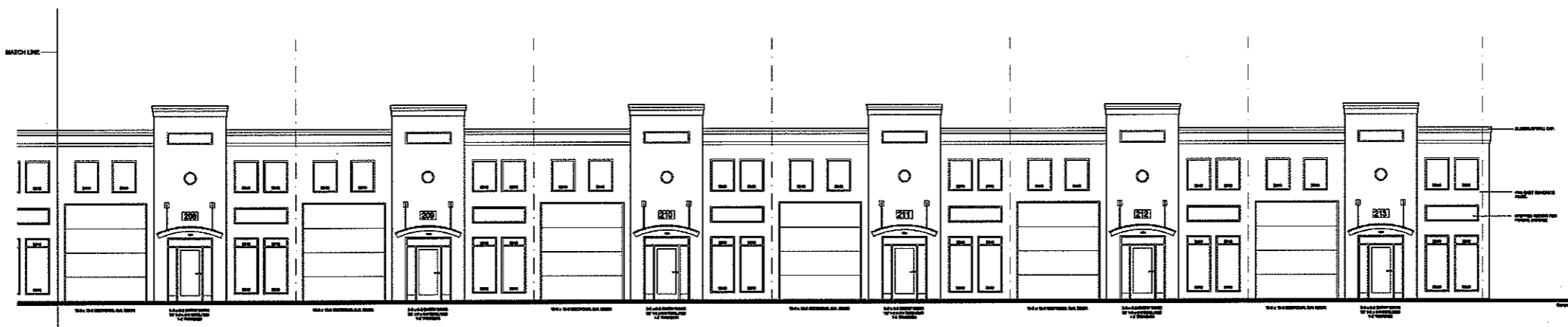
434 North Dover Avenue
La Grange Park, Illinois 60526
708.382.0446 phone
708.382.0447 fax

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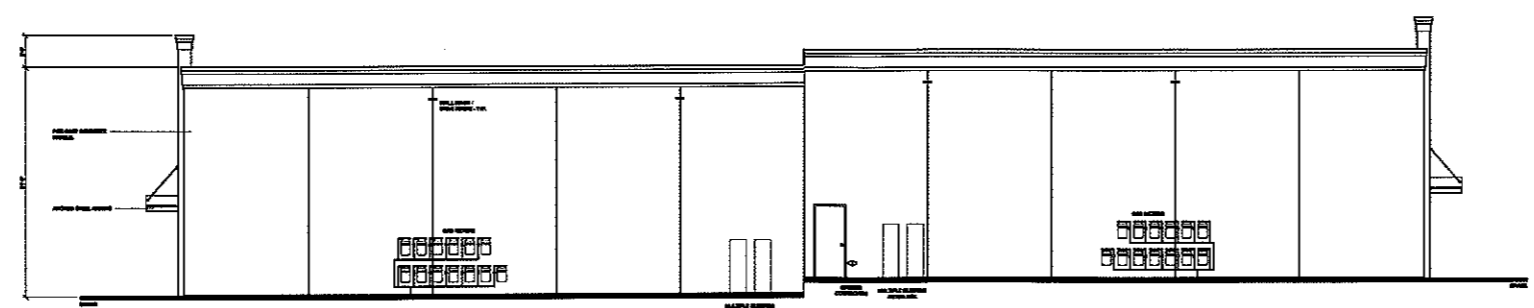
JOB NO. **00312**
DATE **FEBRUARY 21, 2012**



**BUILDING 2
SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"



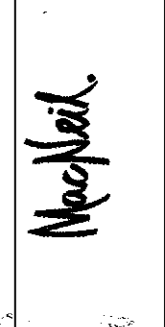
**BUILDING 2
SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"



**BUILDING 2
WEST ELEVATION**
SCALE: 1/8" = 1'-0"

REVISIONS:			
DATE:			

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BUILDING 2**
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JOB NO. **00312**
DATE **FEBRUARY 21, 2012**

DRAFT

VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING
PUBLIC HEARING

APRIL 2, 2012, 7:00 P.M.

Chairman Jirik called the April 2, 2012 meeting of the Plan Commission to order at 7:00 p.m. and asked for a roll call:

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

ABSENT: Mr. Hose, Mr. Quirk

STAFF PRESENT: Community Development Planning Manager Jeff O'Brien and Planner Damir Latinovic

VISITORS: Mr. David Olsen, 5601 Dunham Road, Ms. Darlene Benson, 5400 Walnut; Mr. Francis Bauer, 2800 Maple; Ms. Eugenia Gorski, 2800 Maple; Ms. Agnes Cerhlak, 2800 Maple; Ms. Francis Wilke, 2800 Maple; Mr. Frank Burla, 2800 Maple; Mr. Robert Mitchell, 2800 Maple; Mr. Kevin Greyhill, 2435 Wisconsin/5230 Walnut; Ms. Marge Earl, ___; Mr. Gordon Goodman, 5834 Middaugh; Attorney Dan McCormick, 5205 Washington, Downers Grove

Chairman Jirik led the Plan Commissioners in the recital of the Pledge of Allegiance and directed the public's attention to the available informational packets.

Chairman Jirik reviewed the protocol for the public hearing.

.....

PC-13-12 A petition seeking approval of a Special Use to allow the construction of three principal buildings on a single parcel. The property is located on the north side of Wisconsin Avenue, approximately 490 feet west of Belmont Road, Downers Grove, IL commonly known as 2300 Wisconsin Avenue, Downers Grove, IL (PIN 08-12-407-006); David MacNeil Petitioner; MacNeil Real Estate Holdings, Owner.

Chairman Jirik swore in those individuals who would be speaking on the above petition.

Mr. Damir Latinovic addressed the commissioners and discussed that the site was a five-acre vacant parcel zoned M-1 Light Manufacturing on the north side of Wisconsin Avenue, west of Belmont Road. Reviewing the plans on the overhead, he explained that the petitioner was seeking a special use in order to construct three structures on the site with a surface parking surrounding the buildings. Each building would consist of multiple units approximately 1,650 sq. feet in size which could be combined to larger spaces.

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Two phases were planned for the construction of the site: Phase I (summer 2012) to include the construction of Buildings 1 (8,250 sq. ft.) and 2 (43,160 sq. ft.), the construction of 118 parking spaces, and the construction of the storm water detention pond. Phase II (spring 2013) would include the construction of Building 3 (39,840 sq. ft.) and include an additional 29 parking spaces. Because Building 3 was to be constructed where the previously-mentioned stormwater detention pond was located, during Phase II, an underground retention facility would be constructed to compensate for it. Total building square footage would be 91,250 sq. feet with up to 147 parking spaces. The uses would be split between light industrial, office, and warehouse.

Should there be a positive recommendation, Village staff was requiring a condition that Phase II begin by May 1, 2014 and if the deadline was not met, the petitioner would have to request an extension from the Village Council for the special use. Elevations followed for the three buildings, noting that the maximum height would be 21 feet (most surrounding buildings were between 20 and 25 ft. in height). The multiple units, as previously mentioned, had the option to include an overhead garage door that would replace one parking space.

Parking calculations/ratios for the three buildings followed. Per staff, each tenant would be required to obtain a separate village building permit for the build out and occupancy, thereby requiring staff review to ensure that enough parking existed before a tenant could move in.

Reviewing traffic impact, Mr. Latinovic confirmed that staff reviewed the traffic based on what was being proposed as to what was previously there. Per the Institute of Traffic Engineers, the proposed petition would generate 136 trips in the AM peak and about 141 trips in the peak PM hour. Based on 2008 data received from the county, in the AM peak hours, there would be approximately 1,549 cars that traveled south on Belmont Road past Ogden Avenue, while in the peak PM hour, 1635 cars that traveled on Belmont Road. The proposal would add an 8.5 % increase in the existing traffic, however, staff expected that half of those trips generated by the proposal would be traveling west on Wisconsin Avenue towards Walnut and then to Interstate 355. Staff believed the traffic generated from the site to Belmont would be less than a five percent increase than what currently existed.

Per staff, the proposal will be required to meet all storm water requirements from the Stormwater Ordinance. One of the two curb cuts on the site will be closed but relocated to the east, still allowing for two access points on Wisconsin Avenue. A sidewalk currently exists. The Fire Prevention Division did review the site and requested that the buildings be fully alarmed and sprinklered.

In closing, Mr. Latinovic stated that staff believed the proposal was consistent with the Comprehensive Plan and its goals, met the requirements of the village's Zoning Ordinance, and met the Standards for Special Use approval. Per staff, the buildings would provide small and flexible spaces for contemporary uses and had similar impacts as other light industrial uses in the Ellsworth Business Park. The proposal was located close to Interstates 355 and 88 and met proper publication requirements. The proposal would not be detrimental to surrounding property owners.

Staff recommended that the Plan Commission forward a positive recommendation to the Village Council, subject to staff's conditions on Page 5 of its report.

Mr. Matejczyk voiced concern about the high density of the proposal and possible parking difficulties when all of the units become full. Personally, he suspected staff's traffic estimate would

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be higher, given his own experience around factories. To that, staff agreed but explained the development would encompass much storage and warehouse uses which would co-exist with the office space, which he did not suspect would generate any traffic. Mr. Latinovic reminded the commissioners that staff would review each proposal for parking figures. As to how many trucks would be traveling to Walnut, Mr. Latinovic stated it was unknown what types of uses would exist and the Institute of Traffic Engineers only identified trips and not necessarily the types of vehicles. He also reminded the commissioners that Cameo Apartments was one of the first developments in the area which was an industrial park and truck traffic was to be expected in the light industrial area. As to restrictions on the types of uses within the development, Mr. Latinovic stated the only restriction would be based on the parking requirements.

As to staff's five percent estimate of increased traffic on Belmont, Mrs. Rabatah asked whether staff took into consideration that Belmont was now completed to Ogden Avenue and asked what percent of the traffic counts made staff uncomfortable. Wherein, Mr. Latinovic stated he expected traffic to be increased as compared to 2008 due to the underpass. The trip generation, however, remained the same and he calculated the five percent to be less because there would be more traffic now. Adding 130 cars in the peak hour translated to less than five percent for today's standard.

Mr. Kevin Greyhill, 2435 Wisconsin Street and 5230 Walnut Avenue, Downers Grove, on behalf of the petitioner/owner for Dave MacNeil, MacNeil Automotive a/k/a Weather Tech, discussed that originally, back in 2007 and 2008, the owner wanted to combine his properties to make one main manufacturing and office headquarters. Mr. MacNeil went before the board for a variance for a 120,000 sq. ft. facility with parking and was approved. However, due to the sinking economy back in 2008, he stated the cost of construction for his proposal would have been significant and so he decided not to pursue it. The existing building on the site was razed and the site, now up for sale, had not seen an offer for three years. Therefore, Mr. MacNeil looked to this new proposal as the alternative and wanted to offer small businesses a place to start their business.

Mr. Greyhill stated that he did not know what types of uses would encompass the building and stated the parking would be addressed by the village. Should the office units fill out first, it would be up to the owner, as the seller of the units, to offer the remainder units as warehouses due to the parking being used up. Mr. Greyhill believed more of the units would be used for warehousing and light-industrial uses due to the surrounding trades and the central location of the buildings.

Per a question, Mr. Greyhill explained the building material would be constructed of pre-cast material with neutral colors and bronze caps. Mr. Waechtler suggested that should this petition pass that prior to going before the village council, that the plans reflect the colors, which would be helpful.

Chairman Jirik opened the meeting up to public comment. None received. Public comment was closed. Petitioner had no closing statement at this time.

Per a question by Mr. Waechtler, Mr. Latinovic explained that the parking for this site would dictate what type of uses go into the site and the fact that the Comprehensive Plan called for contemporary buildings and developments that fit today's needs of a changing market. Staff believed this development met those goals. As to staff determining the parking availability, Mr. Latinovic explained it would be up to the future tenants showing the entire site plan reflecting the total

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number of parking spaces available and what was being used and deducting from the total number of parking spaces. Future tenants will not have to appear before this commission.

Per another question, if the petitioner did need an extension to construct the development, per the Zoning Ordinance on special uses, the construction had to commence within one year, but a petitioner-sought extension was also for one year. Mr. O'Brien added that an approved special use also allowed the petitioner to provide a construction schedule of no more than two years out to be given to village staff. However, the Village Council could grant more than one extension if requested by the petitioner. The petitioner did provide staff with a construction schedule.

WITH RESPECT TO FILE PC-13-12, MR. COZZO MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL, SUBJECT TO STAFF'S FOLLOWING CONDITIONS:

- 1. THE SPECIAL USE SHALL SUBSTANTIALLY CONFORM TO THE STAFF REPORT, ENGINEERING PLANS PREPARED BY ENGINEERING RESOURCE ASSOCIATES, INC. DATED FEBRUARY 24, 2012 AND ARCHITECTURAL PLANS PREPARED BY FERGON ARCHITECTS, LLC., DATED FEBRUARY 21, 2012, EXCEPT AS SUCH PLANS MAY BE MODIFIED TO CONFORM TO THE VILLAGE CODES AND ORDINANCES.**
- 2. THE APPLICANT SHALL OBTAIN AN EXTENSION OF THE SPECIAL USE FROM VILLAGE COUNCIL IF THE CONSTRUCTION OF PHASE II DOES NOT COMMENCE ON OR BEFORE MAY 1, 2014.**
- 3. THE PROPOSED SIDEWALK ON THE PRIVATE PROPERTY SHALL BE CONNECTED TO THE EXISTING PUBLIC SIDEWALK ALONG WISCONSIN AVENUE.**
- 4. ALL NEW SIGNAGE ON THE PROPERTY SHALL CONFORM TO THE SIGN ORDINANCE. A SEPARATE SIGN PERMIT IS REQUIRED PRIOR TO INSTALLATION OF ANY NEW SIGNAGE ON THE PROPERTY.**
- 5. PRIVATE FIRE HYDRANTS SHALL BE PROVIDED WITHIN 100 FEET OF THE FIRE DEPARTMENT CONNECTION AND NO GREATER THAN 300 FEET APART.**
- 6. THE BUILDINGS SHALL HAVE FIRE SUPPRESSION AND DETECTION SYSTEMS IN A MANNER SUITABLE TO THE FIRE PREVENTION BUREAU CHIEF.**

SECONDED BY MR. BEGGS. ROLL CALL:

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

NAY: NONE

MOTION CARRIED. VOTE: 7-0

Mr. O'Brien said he will be sending the commissioners an email tomorrow regarding their ethics training. A late April meeting is not planned, but the May 7th meeting will have some items.

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**THE MEETING WAS ADJOURNED AT 9:55 P.M. ON MOTION BY MR. WEBSTER,
SECONDED BY MR. WAECHTLER. MOTION CARRIED BY VOICE VOTE OF 7-0.**

/s/ Celeste K. Weilandt
Celeste K. Weilandt
(As transcribed by MP-3 audio)