

VILLAGE OF DOWNERS GROVE
Report for the Village
11/13/2018

SUBJECT:	SUBMITTED BY:
Cooper's Hawk - 1801 Butterfield Road - Planned Unit Development Amendment	Stan Popovich, AICP Director of Community Development

SYNOPSIS

The petitioner is requesting approval of a Planned Unit Development Amendment to permit a free-standing restaurant.

STRATEGIC PLAN ALIGNMENT

The goals for 2017-2019 include *Strong and Diverse Local Economy*.

FISCAL IMPACT

N/A

RECOMMENDATION

Approval on the November 20, 2018 active agenda per the Plan Commission's unanimous 8:0 positive recommendation. The Plan Commission found that the proposal is an appropriate use in the district, compatible with the Comprehensive Plan and meets all standards of approval for a Planned Unit Development Amendment (Section 28.12.040).

BACKGROUND

Property Information & Zoning Request

The 115,025 square-foot subject property, 1801 Butterfield Road, is an outlot within the Esplanade at Locust Point Planned Unit Development. It is zoned ORM/PUD #31, Office-Research-Manufacturing/Planned Unit Development. It is the site of the vacant Carlucci's building adjacent to Butterfield Road and the I-355 Tollway right-of-way/entrance ramp.

The applicant is requesting approval of a PUD amendment to Planned Unit Development #31, with associated sign deviations, to allow the construction of a new 12,000 square-foot Cooper's Hawk Winery and Restaurant that will consist of tasting, bar and dining areas. The first floor will house the kitchen, dining, tasting and bar areas and also include an outdoor patio. The much smaller second story will have a second bar and interior dining area along with an outdoor terraced patio screened by a low wall and planters. The proposed redevelopment:

- slightly increases the previously approved building footprint;
- maintains the existing parking lot and access points;
- adds an internal pedestrian connection to Lacey Road; and
- adds additional foundation, perimeter and parking lot island landscaping.

Compliance with the Comprehensive Plan

The Future Land Use Plan designates the site as Office Corporate Campus. The new restaurant is in a prominent location that allows for the continued support of a major office development along the Tollway and Butterfield Road. The Butterfield Focus Area Plan calls for outlot development to attract new commercial developments and to use the corridor's unique location to attract new tenants.

Compliance with the Zoning Ordinance

The proposed redevelopment meets all bulk requirements, including setbacks, open space and parking. The petitioner is requesting the following deviations to the sign ordinance based on the complexity of the adjacent road system and to adequately identify the new restaurant. The sign package for the development includes the following:

Sign Location	Square Footage
North Elevation	159.7 sq. ft.
East Elevation	185.5 sq. ft.
West Elevation	159.7 sq. ft.
Esplanade Monument Sign (existing)	32 sq. ft.
Grand Total	536.9 sq. ft.

1. An increase to the total maximum permitted sign area from 300 to 536.9 square feet.
2. An allowance to permit the tollway monument sign (185.5 square feet) to be located on the east façade of the building.
3. An allowance to place a sign on the west elevation which does not have street frontage.

The petitioner is requesting to swap the allowance for a freestanding monument sign for a wall sign on the east elevation (185.5 square feet). As the tollway monument sign square footage does not count toward the maximum total sign area, the east elevation sign would not count towards the total sign area. Additionally, the Esplanade Monument Sign (32 square feet) was approved as part of the Esplanade's overall sign package for the entire Planned Unit Development. As such, the overall sign area request with these two reductions is 319.4 square feet.

Engineering/Public Improvements

There are no public improvements required as the site is currently served by a public sidewalk along Lacey Road and there are no additional curb cuts onto Butterfield Road. The modest increase in floor area does not trigger additional traffic improvements per the threshold set by the underlying PUD #31. The drainage for the site will tie into the existing stormwater system for the Esplanade development (additional detention or PCBMPs are not required).

Public Comment

No public comments were received at the Plan Commission public hearing.

ATTACHMENTS

Ordinance

Aerial Map

Staff Report with attachments dated October 1, 2018

Minutes of the Plan Commission Hearing dated October 1, 2018

ORDINANCE NO. _____**AN ORDINANCE APPROVING AN
AMENDMENT TO PLANNED UNIT DEVELOPMENT #31
TO ALLOW CONSTRUCTION OF A NEW TWO-STORY RESTAURANT
AT 1801 BUTTERFIELD ROAD**

WHEREAS, the Village Council has previously adopted Ordinance No. 3302, on April 30, 1990, designating the property described therein as Planned Unit Development #31 and subsequent amendments thereto; and,

WHEREAS, the Village Council has previously adopted Ordinance No. 4314, on July 17, 2001, approving an amendment to Planned Unit Development #31 to allow construction of a restaurant at 1801 Butterfield Road; and,

WHEREAS, the Owners have filed a written petition with the Village conforming to the requirements of the Zoning Ordinance and requesting an amendment to Planned Unit Development #31 to allow construction of a two-story restaurant on the Esplanade at Locust Point property located at 1801 Butterfield Road; 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 October 1, 2018, 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 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 Unit Development Amendment is hereby authorized to approve construction of a two-story restaurant at 1801 Butterfield Road.

SECTION 3. That approval set forth in Section 2 of this ordinance is subject to the findings and recommendations of the Downers Grove Plan Commission regarding File 18-PLC-0029 as set forth in the minutes of their October 1, 2018.

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

1. The Planned Unit Development Amendment shall substantially conform to the staff report dated October 1, 2018; and drawings prepared by Aria Group Architects, Inc., dated September 21, 2018, engineering drawings prepared by RWG Engineering, LLC, dated September 13, 2018, and sign drawings prepared by Comet Neon dated September 21, 2018, except as such plans may be

modified to conform to the Village codes and ordinances.

2. The building shall be equipped with an automatic fire suppression system and an automatic and manual fire alarm system.
3. A fire hydrant shall be provided within one hundred feet (100') of the new fire department connection.
4. The pedestrian connection between the building and right-of-way shall be differentiated from the adjacent pavement through the use of elevation and/or paving material.

SECTION 5. That the two-story restaurant is consistent with and complimentary to the overall planned unit development site plan and with the requirements of the "*O-R-M/PUD #31, Office-Research-Manufacturing/Planned Unit Development*" 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.

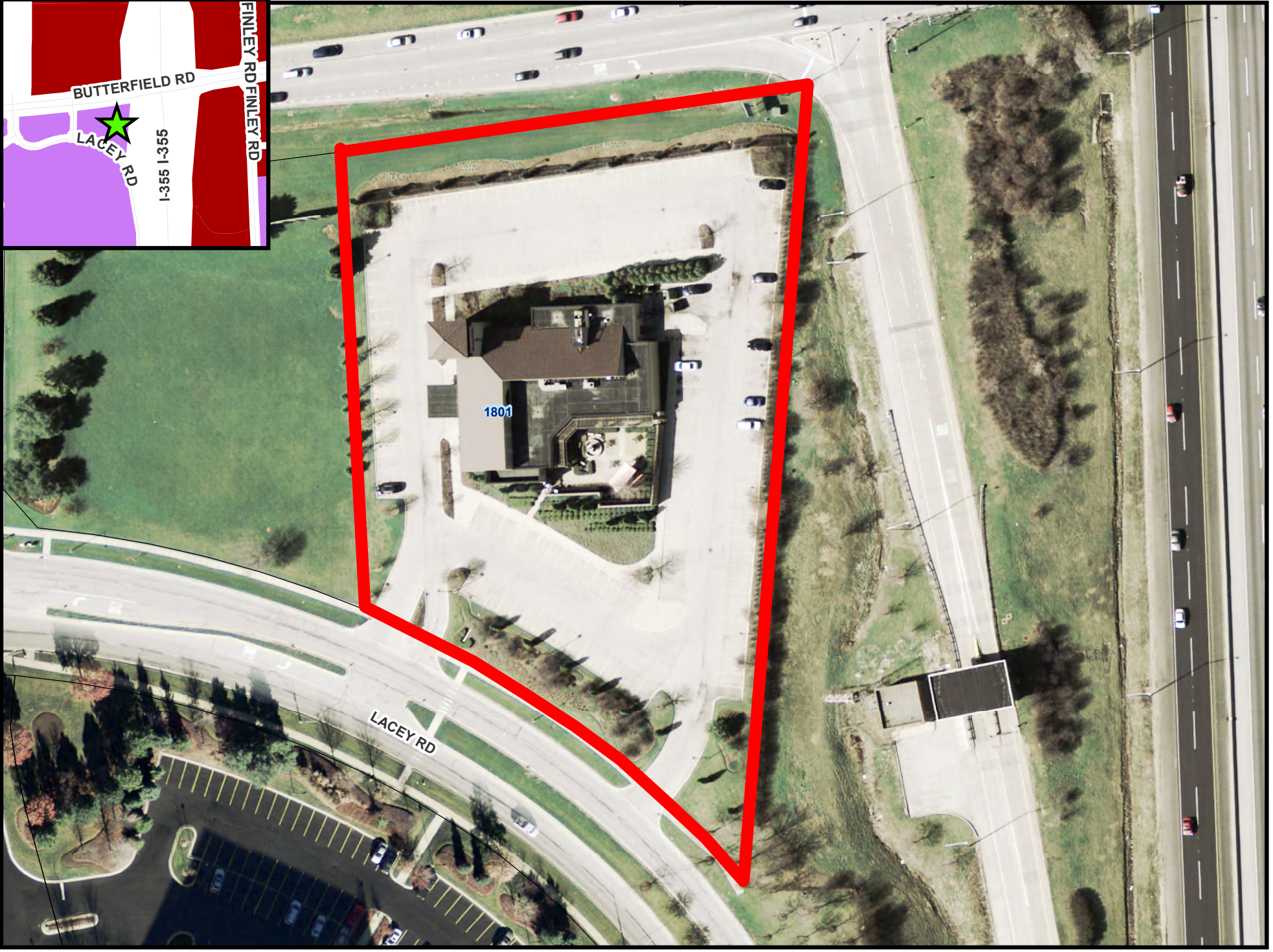
Mayor

Passed:

Published:

Attest: _____

Village Clerk



0 30 60 Feet

1801 Butterfield Road - Location Map





**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
OCTOBER 1, 2018 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
18-PLC-0029 1801 Butterfield Road	PUD Amendment	Scott Williams, Senior Planner

REQUEST

The petitioner is requesting approval of a final Planned Unit Development amendment to Planned Unit Development #31, Esplanade at Locust Point for the construction of a new two-story restaurant.

NOTICE

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

GENERAL INFORMATION

APPLICANT: Daniel Bernatek
Ari Group Architects, Inc.
830 North Blvd.
Oak Park, IL 60301

OWNER: Hamilton Partners, Inc.
300 Park Blvd.
Itasca, IL 60143

PROPERTY INFORMATION

EXISTING ZONING: O-R-M/PD #31, Office-Research Manufacturing
EXISTING LAND USE: Vacant Restaurant
PROPERTY SIZE: 115,025 sq. ft. (2.641 acres)
PINS: 06-30-304-002

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
East:	Tollway Right-of-Way	N/A
WEST:	O-R-M, Office-Research-Manufacturing/PD #31	Office Corporate Campus
NORTH:	B-3, General Services and Highway Business	Regional Commercial
SOUTH:	O-R-M, Office-Research-Manufacturing/PD #31	Office Corporate Campus

ANALYSIS**SUBMITTALS**

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

1. Project Narrative

2. Plat of Survey
3. Architectural Plans
4. Engineering Plans
5. Landscape Plan
6. Elevations and Renderings
7. Sign Plan
8. Photometric Plan

PROJECT DESCRIPTION

The petitioner is proposing to construct a new two story restaurant at 1801 Butterfield Road. The property is an outlot within the Esplanade at Locust Point Planned Unit Development. The site is adjacent to Butterfield Road and the I-355 Tollway right-of-way/entrance ramp. It is zoned ORM/PUD #31, Office-Research-Manufacturing/Planned Unit Development. The 115,025 square-foot parcel is currently occupied by a vacant restaurant-formerly Carlucci of Downers Grove. The proposal is to demolish the existing building and construct a new two-story building. The petitioner is requesting approval of an amendment to Planned Unit Development #31 to allow the construction of a new restaurant.

The petitioner is proposing to build a new 12,077 square-foot restaurant. The footprint will be slight larger than the existing building with the parking lot and access points remaining the same. The new Cooper's Hawk Winery and Restaurant consists of tasting, bar and dining areas. The first floor will have an outdoor patio. The much smaller second story will have a second bar and interior dining area along with an outdoor terraced patio screened by a low wall and planters.

The primary material used for the exterior of the building is fiber cement panels, concrete and veneers. Metal canopies and changes in texture/color are shown throughout all four elevations with one-story windows concentrated on the west and south elevations. The canopy lines continue to cover the patio areas, with the second floor patio most visible from the Lacey Road side of the property.

The entrance to the building will be located at the west elevation. An ADA accessible path is proposed from the entrance of the building to the sidewalk along Lacey Road as required. The trash enclosure is located in the northeast corner of the property, enclosed with stucco applied to a CMU wall with the colors matching the primary facade. The parking areas provided on all four sides of the building will remain untouched and provide 150 parking spaces. Per the planned unit development agreement, the site plan maintains an area for future cross-access with the undeveloped lot located to the west.

Dense parking lot and foundation landscaping is provided on all four sides of the building and parking areas, with a mix of shade trees and landscape materials such as shrubs and ornamental trees. Parking lot and site lighting is provided around the proposed development.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The Future Land Use Plan designates the site as Office Corporate Campus. This includes highly visible large-scale buildings and office parks which continue to play an important role in the local economy. The new restaurant in a prominent location allows for the continued support of a major office development along the Tollway and Butterfield Road. The high-quality building is consistent with the rest of the Esplanade development.

The Butterfield Focus Area Plan calls for outlot development to attract new commercial developments and to use the corridors unique location to attract new tenants. The Focus Area Plan also notes redevelopment should focus on attracting a regional customer base in addition to serving the substantial daytime population in the area.

18-PLC-0029; 1801 Butterfield Rd.
October 1, 2018

Page 3

COMPLIANCE WITH ZONING ORDINANCE

The property is zoned O-R-M/PUD #31, Office-Research-Manufacturing/Planned Unit Development.

The bulk requirements of the proposed development in the O-R-M/PUD zoning district are summarized in the following table:

1801 Butterfield Rd.	Required	Proposed
South Setback (Street Yard – Lacey Road- Building	36 ft.	117 ft.
East Setback (tollway) - Building	36 ft.	81 ft.
North Setback (Street Yard) - Building	36 ft.	116 ft.
West Setback (Side Yard) - Building	10 ft.	74 ft.
Landscaped Open Space	23,005 sq. ft. (20%)	32,960 sq. ft. (29%)
Floor Area Ratio	1.0	0.14
Building Height	140 ft. (max)	38 ft.
Onsite Parking Spaces	142	150

All parking lot setbacks are existing. An additional fifty “valet” parking spaces located across Lacey Road are also available due to a shared parking agreement with Hamilton Partners, owners and manager of Esplanade at Locust Point. Including the valet spaces, the restaurant has 200 available parking spaces. The petitioner is not requesting any variations from the bulk requirements. A photometric plan has been submitted in compliance with site lighting regulations. Roof top mechanical units will be screened by the second story and the full-height parapet walls as shown in the elevation plans. Landscaping requirements are met with the conversion of the eastern concrete parking lot islands in the row closest to the building.

The petitioner is requesting the following signs associated with the development:

Sign Location	Total Square Footage
North Elevation	159.7 sq. ft.
East Elevation	185.5 sq. ft.
West Elevation	159.7 sq. ft.
Esplanade Monument Sign (existing)	32 sq. ft.
Grand Total	536.9 sq. ft.

The petitioner is requesting the following deviations in order to assist with directing traffic to Lacey Road due to the complexity of the adjacent roadways. The requested deviations are:

1. Permit a total maximum sign area of 536.9 square feet where 300 square feet is permitted.

2. Permit the tollway monument sign to be located on the east façade of the building; and
3. Permit the placement of a sign on the west elevation without frontage.

The petitioner is requesting to swap the allowance for a freestanding monument sign for a wall sign on the east elevation (185.5 square feet). As the tollway monument sign square footage does not count toward the maximum total sign area, the east elevation sign would not count towards the total sign area. Additionally, the Esplanade Monument Sign (32 square feet) was approved as part of the Esplanade's overall sign package for the entire Planned Unit Development. As such, the overall sign area request with these two reductions is 319.4 square feet.

Given the complexity of the adjacent roadways and in order to adequately identify the restaurant, the petitioner has proposed a wall sign on the west façade above the main entrance to the restaurant.

In order for the applicant to apply for a Planned Unit Development, the applicant's proposal must meet one or more objectives identified in Zoning Ordinance Section 4.030.A.2. These objectives are:

- a) implementation of and consistency with the comprehensive plan and other relevant plans and policies;
- b) flexibility and creativity in responding to changing social, economic and market conditions allowing greater public benefits than could be achieved using conventional zoning and development regulations;
- c) efficient and economical provision of public facilities and services;
- d) variety in housing types and sizes to accommodate households of all ages, sizes, incomes and lifestyle choices;
- e) compact, mixed-use development patterns where residential, commercial, civic and open spaces are located in close proximity to one another;
- f) a coordinated transportation system that includes an inter-connected hierarchy of facilities for motorized and non-motorized travel;
- g) high-quality buildings and improvements that are compatible with surrounding areas, as determined by their arrangement, massing, form, character and landscaping;
- h) the protection and enhancement of open space amenities and natural resource features;
- i) the incorporation of sustainable development features including green infrastructure practices in landscapes and parking area, to maximize the aesthetic and water quality benefits of best practices in stormwater management; and
- j) attractive, high-quality landscaping, lighting, architecture and signage, including the use of native landscaping that reflects the unique character of the village and the surrounding area.

ENGINEERING/PUBLIC IMPROVEMENTS

There are no public improvements required as the site is currently served by a public sidewalk along Lacey Road and there are no existing or proposed curb cuts onto Butterfield Road. The modest increase in floor area does not trigger additional traffic improvements per the threshold set by the underlying PUD #31. There is a net impervious area increase of 641 square feet which does not trigger additional storm water detention/treatment. The drainage for the site will tie into the existing stormwater system for the Esplanade development.

PUBLIC SAFETY REQUIREMENTS

The Fire Prevention Division reviewed the proposed development and determined that sufficient access to and around the site is provided for emergency vehicles. The building will be required to include a fire alarm and sprinkler system that meet the Village's code requirements.

18-PLC-0029; 1801 Butterfield Rd.
October 1, 2018

Page 5

NEIGHBORHOOD COMMENT

Notice was provided to all property owners 250 feet or less from the property in addition to posting public hearing notice signs and publishing the legal notice in the legal notice in Enterprise Newspapers, Inc (The Bugle). Staff has not received any neighborhood comments/inquiries regarding the proposal at this time.

STANDARDS OF APPROVAL

The petitioner is requesting approval of a final Planned Unit Development amendment to Planned Unit Development #31. The review and approval criterion for each request is listed below.

The petitioner has submitted a narrative that attempts to address all the standards of approval. The Plan Commission should consider the petitioner's documentation, the staff report and the discussion at the Plan Commission meeting in determining whether the standards for approval have been met.

Section 28.12.040.C.6 Review and Approval Criteria

The decision to amend the zoning map to approve a PUD development plan and to establish a PUD overlay district are matters of legislative discretion that are not controlled by any single standard. In making recommendations and decisions regarding approval of planned unit developments, review and decision-making bodies must consider at least the following factors:

- a. The zoning map amendment review and approval criteria of Sec. 12.030.I.*
- b. Whether the proposed PUD development plan and map amendment would be consistent with the comprehensive plan and any other adopted plans for the subject area.*
- c. Whether PUD development plan complies with the PUD overlay district provisions of Sec. 4.030.*
- d. Whether the proposed development will result in public benefits that are greater than or at least equal to those that would have resulted from development under conventional zoning regulations.*
- e. Whether appropriate terms and conditions have been imposed on the approval to protect the interests of surrounding property owners and residents, existing and future residents of the PUD and the general public.*

DRAFT MOTION

Staff will provide a recommendation at the October 1, 2018 meeting. Should the Plan Commission find that the request meets the standards of approval for a Final Planned Unit Development Amendment, staff has prepared a draft motion that the Plan Commission may make for the recommended approval of 18-PLC-0029:

Based on the petitioner's submittal, the staff report and the testimony presented, I find that the petitioner has met the standards of approval for a Final Planned Unit Development #31 Amendment as required by the Village of Downers Grove Zoning Ordinance and is in the public interest and therefore, I move that the Plan Commission recommend to the Village Council approval of 18-PLC-0029, subject to the following conditions:

1. The Planned Unit Development Amendment shall substantially conform to the staff report; and drawings prepared by Aria Group Architects, Inc., dated September 21, 2018, engineering drawings prepared by RWG Engineering, LLC, dated September 13, 2018, and sign drawings prepared by Comet Neon dated September 21, 2018, except as such plans may be modified to conform to the Village codes and ordinances.
2. The building shall be equipped with an automatic suppression and an automatic and manual fire alarm system.
3. A fire hydrant shall be provided within 100 feet of the new fire department connection.

18-PLC-0029; 1801 Butterfield Rd.
October 1, 2018

Page 6

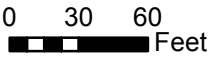
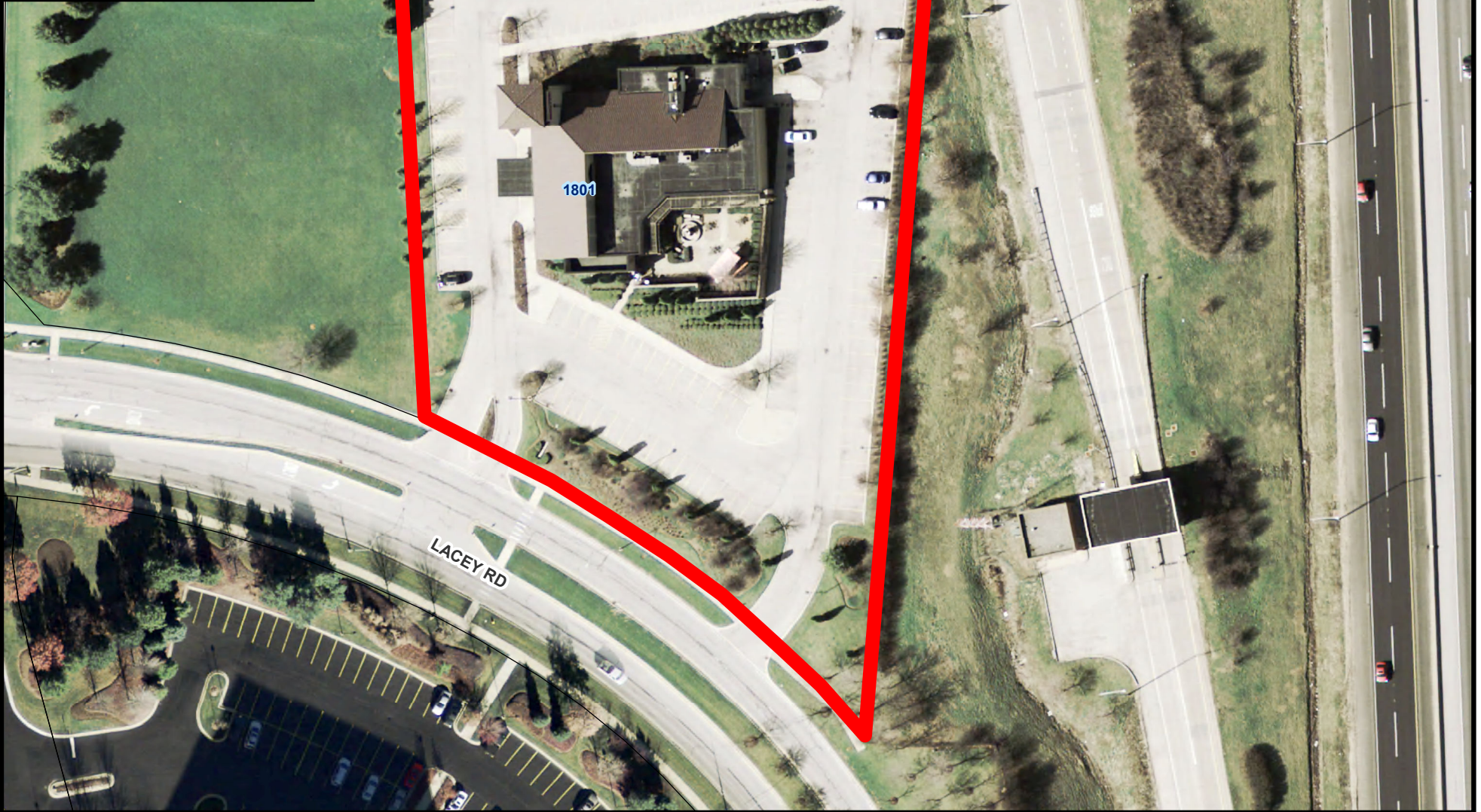
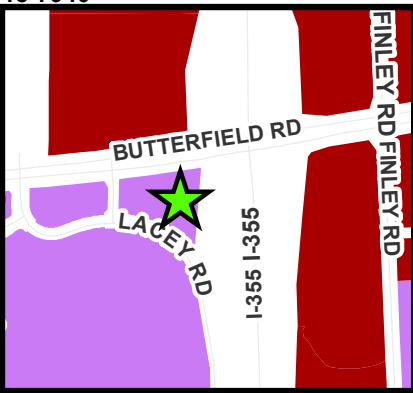
4. The pedestrian connection will be differentiated from the adjacent pavement through the use of elevation or material.

Staff Report Approved By:



Stanley J. Popovich, AICP
Director of Community Development

SP:sw
-att



1801 Butterfield Road - Location Map



Project Summary

The applicant is proposing to demolish the existing Carlucci's restaurant structure at 1801 Butterfield Road and replace it with a new Cooper's Hawk Winery and Restaurant. This change in structure requires approval with a Planned Use Development Amendment. The site has an entrance on Lacey Road but is also bounded by The Veteran's Memorial Tollway (I-355) to the east. No changes to the parking lot or access to the site are being proposed. This is a region with a multitude of successful multi-unit restaurants. The restaurants in the area include both well-known national restaurants as well as easily recognizable local restaurants.

Cooper's Hawk Winery and Restaurants have eleven existing units in Illinois including Oak Park, Naperville, and Burr Ridge in addition to a new unit under construction in New Lenox. The restaurant group is currently headquartered in Countryside but is attaining a national profile with an increasing presence in the Midwest as well as Florida and Virginia along the East coast.

The site is currently zoned O-R-M, Office-Research-Manufacturing within the PD, Planned Unit Development, Overlay district also known as The Esplanade Planned Development or PD #31. The FAR is calculated as part of the overall development but taking the site as an isolated parcel the FAR would be 0.14 (14%) which is considerably less than the maximum allowable FAR of 0.80 (80%).

The vicinity where the restaurant will be built has a much lower density than much of the surrounding area and community. There is ample open-space owing to the more stringent open-space requirements of the Planned Unit Development. The restaurant site is on the perimeter of the Planned Unit Development so the marginal open space along the adjoining roads and tollway contribute to the feeling of spaciousness.

The new Cooper's Hawk Winery and Restaurant will be 12,077 square feet with a roof terrace and outdoor patio on an overall site of 113,451 square feet. The new structure will occupy the same location on the site as the previous restaurant with a different/larger footprint. The small second floor terrace will screen the mechanical units on the first floor roof from view of the nearby mid-rise office buildings. A high parapet wall along the North will prevent the units from being seen from Butterfield road.

Landscaping will be modified and enhanced by the landscape architect while preserving high-quality, established and mature plant material. The parking lot is in compliance with the setback requirements for parking and is anticipated to remain and reuse the existing 150 stalls – including 5 ADA spaces. Existing pole-mounted parking lot lighting will remain. (A photometric plan has been provided) Cooper's Hawk Winery and Restaurants has an agreement with the developer to use 50 parking spaces across Lacey Road as a valet parking lot. (A copy of the agreement is included with the submittal)

In addition to the signage shown on the building, we are proposing two monument signs. One sign would replace the existing Carlucci's sign on the corner of Butterfield Road and Esplanade Road. This sign will be on property owned by the developer of the PD. The other sign will be located on

the site near the Lacey Road access point and act as a wayfinding signage to direct customers towards the site.



Review and Approval Criteria
PLANNED UNIT DEVELOPMENT

Plan Commission Number & Title: _____

A DETAILED RESPONSE TO ALL OF THE STANDARDS SHALL BE PROVIDED, SPECIFYING HOW EACH STANDARD IS OR IS NOT MET.

Section 28.12.040.C.6 Review and Approval Criteria (Planned Unit Development)

The decision to amend the zoning map to approve a PUD development plan and to establish a PUD overlay district are matters of legislative discretion that are not controlled by any single standard. In making recommendations and decisions regarding approval of planned unit developments, review and decision-making bodies must consider at least the following factors:

1. ***The zoning map amendment review and approval criteria of Sec. 12.030.I.***
 See the analysis of zoning map amendment review and approval criteria in separate document.

2. ***Whether the proposed PUD development plan and map amendment would be consistent with the Comprehensive Plan and any other adopted plans for the subject area.***
 Since the proposed restaurant replaces an existing restaurant we feel it is still consistent with the Comprehensive Plan.

3. ***Whether PUD development plan complies with the PUD overlay district provisions of Sec. 4.030.***
 The proposed restaurant is within all the requirements of the previous existing restaurant with minor modifications to the existing site, utilities, etc.

4. ***Whether the proposed development will result in public benefits that are greater than or at least equal to those that would have resulted from development under conventional zoning regulations.***
 Currently the existing restaurant is closed for business. The new proposed restaurant will provide a new, well known local restaurant concept to the development.

5. ***Whether appropriate terms and conditions have been imposed on the approval to protect the interests of surrounding property owners and residents, existing and future residents of the PUD and the general public.***
 Since the proposed restaurant replaces an existing restaurant we feel it keeps the interests of the surrounding property owners in mind. Cooper's Hawk has always made a point to "be a good neighbor" to surrounding properties.

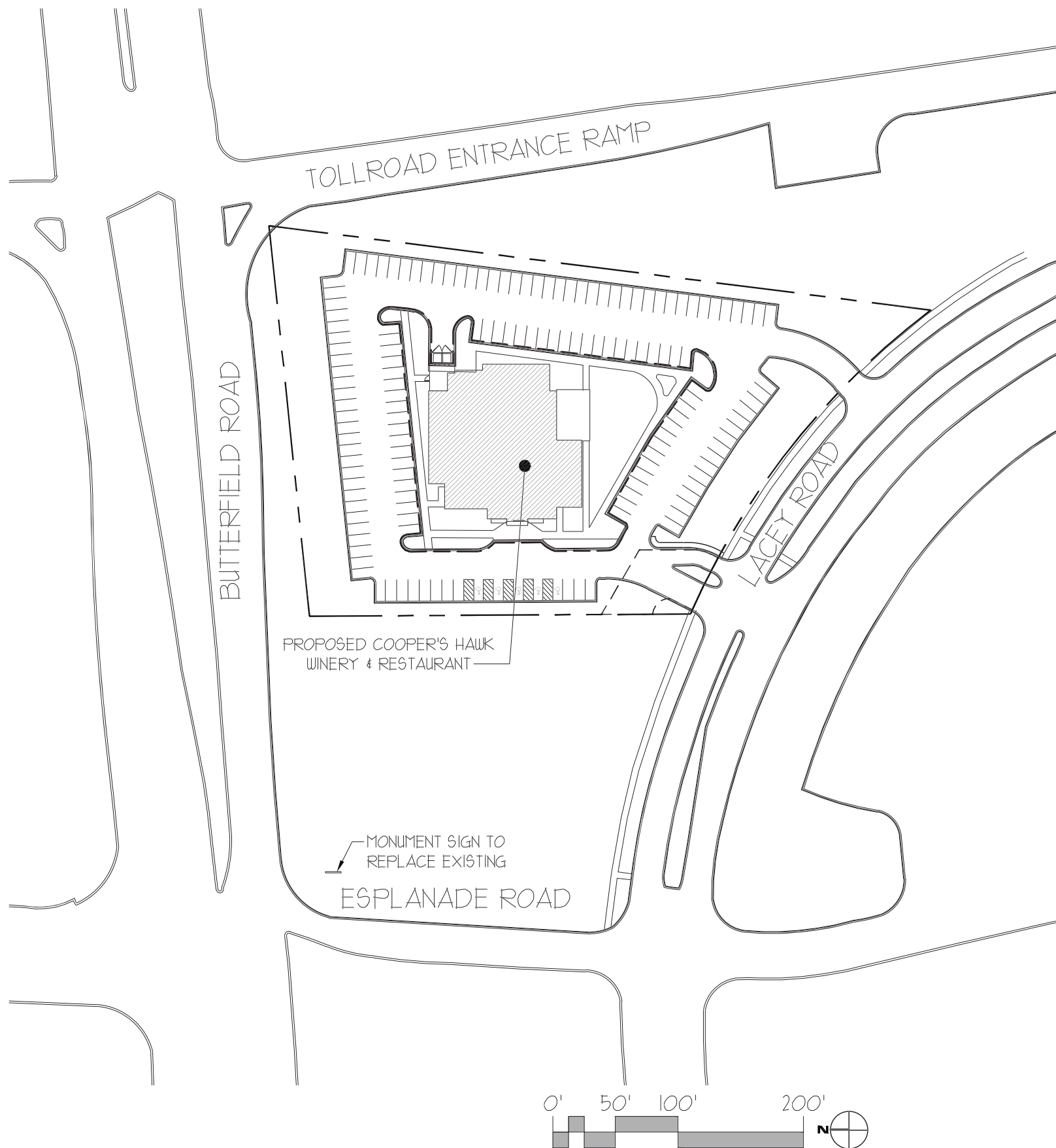
ZONING ANALYSIS

ADDRESS:	1801 BUTTERFIELD ROAD, DOWNERS GROVE IL. 60515
PIN:	06-30-304-002
ZONING DISTRICT:	O-R-M WITHIN THE PUD OVERLAY DISTRICT (PD #31)
EXISTING USE:	VACANT RESTAURANT
PROPOSED USE:	RESTAURANT
PETITION TYPE:	PLANNED UNIT DEVELOPMENT AMENDMENT
DEVIATIONS:	1. OFFSITE MONUMENT SIGN TO REPLACE EXISTING OFFSITE MONUMENT SIGN 2. BUILDING MOUNTED SIGN ON WESTERN FACADE WHERE THERE IS NO PUBLIC R.O.W.

REQUIREMENT	EXISTING	NEW
LOT FRONTAGE	135.64'	135.64'
LOT AREA	2.641 ACRES (115,025 SQ. FT.)	2.641 ACRES (115,025 SQ. FT.)
LOT WIDTH	313.91'	313.91'
STREET YARD	112.72'	115'
REAR YARD	120.49'	105'
SIDE YARD	70.15'	74.5'
HEIGHT	48'-5"	38'-0"
OPEN SPACE	86%	85%
FAR	0.13	0.14
PARKING	145 + 5 ADA	145 + 5 ADA
IMPERVIOUS SURFACE	19,602(CURB IN) + 62,261(PARKING) =81,863 SQ. FT.	19,195(CURB IN) + 62,261(PARKING) =81,456 SQ. FT.

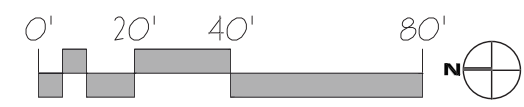
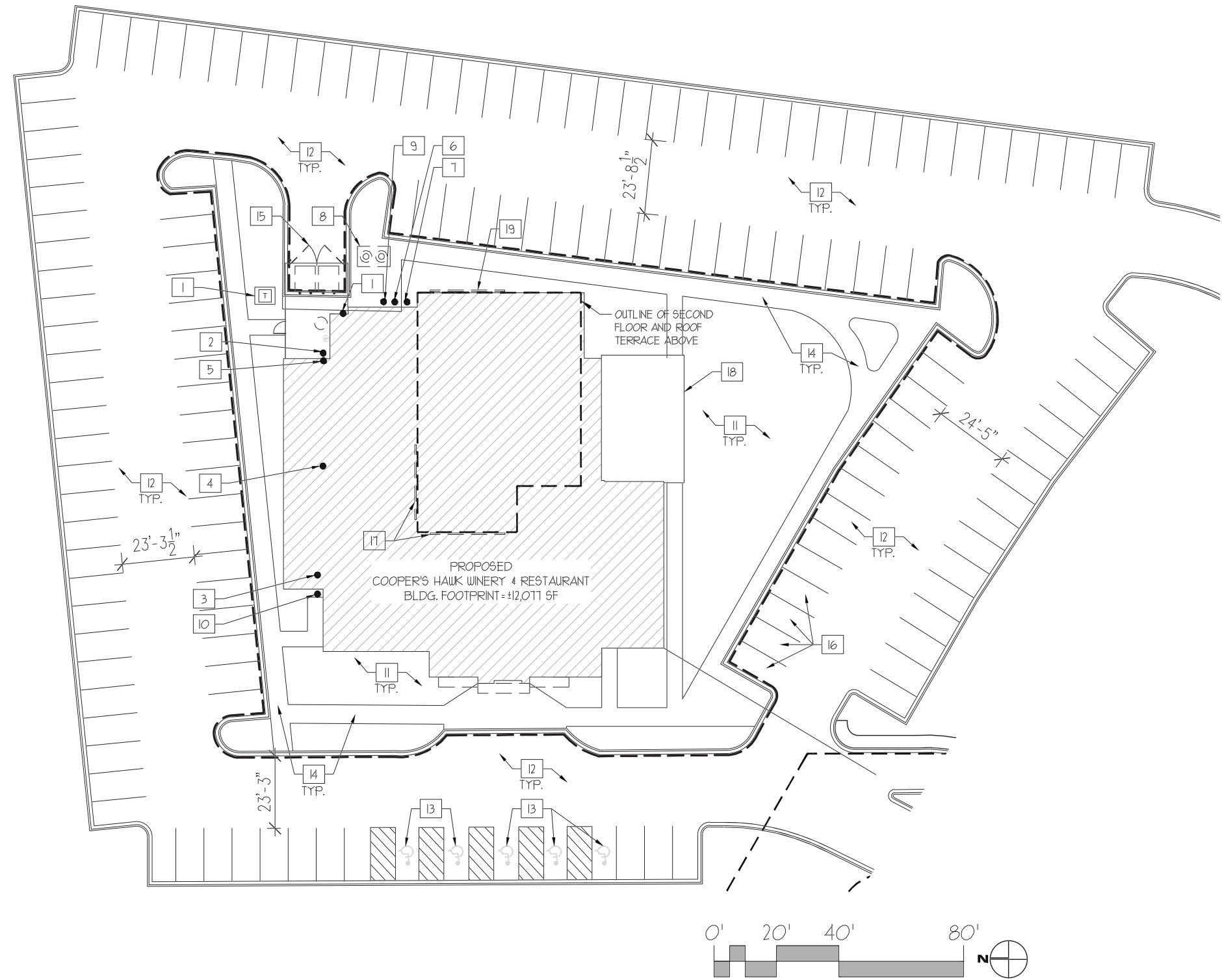
Square Footage	
Ground Floor Interior	12077
Ground Floor Patio	1061
GROUND FLOOR TOTAL	13,138
Second Floor Interior	2,117
Second Floor Terrace	1,507
SECOND FLOOR TOTAL	3,624
TOTAL SQUARE FOOTAGE	16762

Seating Count	
Ground Floor Interior	273
Ground Floor Patio	52
GROUND FLOOR TOTAL	325
Second Floor Interior	53
Second Floor Terrace	64
SECOND FLOOR TOTAL	117
TOTAL SEATS	442



KEYNOTES

- 1 EXISTING ELECTRICAL SERVICE AND TRANSFORMER TO REMAIN
- 2 EXISTING WATER SERVICE TO REMAIN
- 3 EXISTING SPRINKLER / FIRE SERVICE TO REMAIN
- 4 EXISTING STORM LINE TO REMAIN
- 5 EXISTING NATURAL GAS SERVICE TO REMAIN
- 6 EXISTING SANITARY SEWER TO REMAIN
- 7 EXISTING GREASE LINE TO REMAIN
- 8 EXISTING DEDICATED 1100 GALLON EXTERIOR GREASE INTERCEPTOR TO REMAIN
- 9 EXISTING PHONE AND CABLE SERVICE TO REMAIN
- 10 FDC CONNECTION.
- 11 EXISTING LANDSCAPING AND LANDSCAPE IRRIGATION TO BE MODIFIED BY TENANT IN ACCORDANCE WITH ALL CODES.
- 12 EXISTING PARKING AND PARKING LOT LIGHTING TO REMAIN
- 13 EXISTING ADA PARKING SPACES TO REMAIN
- 14 EXISTING SIDEWALKS, CURBS AND HARDSCAPES TO REMAIN
- 15 SERVICE YARD SCREEN AND GATE BY TENANT.
- 16 DESIGNATED PARKING SPOTS FOR TAKE-OUT AND RELATED SIGNAGE BY TENANT. (4 TOTAL)
- 17 PROPOSED SIGNAGE LOCATION, ASSOCIATED POWER AND BLOCKING BY TENANT.
- 18 PATIO CANOPY
- 19 PROPOSED TOLLWAY SIGN LOCATION, ASSOCIATED POWER AND BLOCKING BY TENANT.











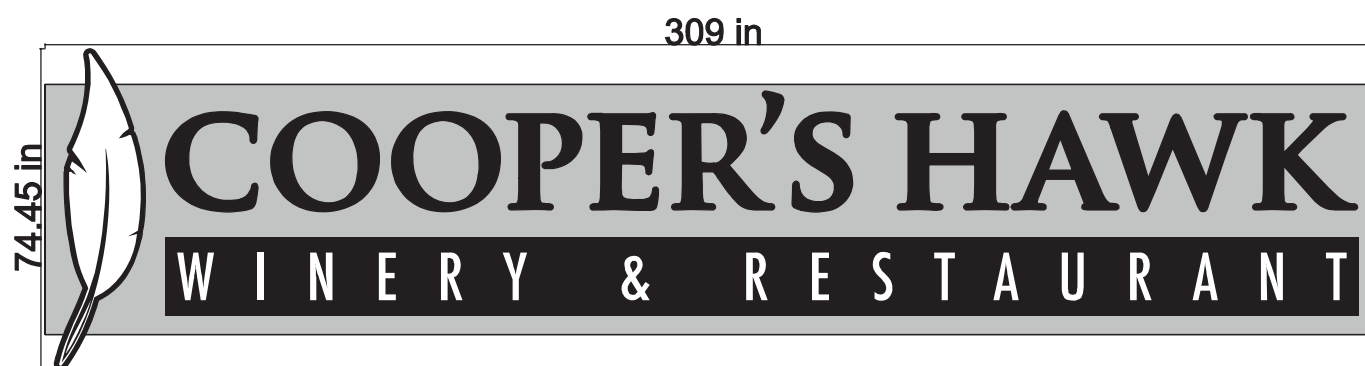






Downers Grove, IL

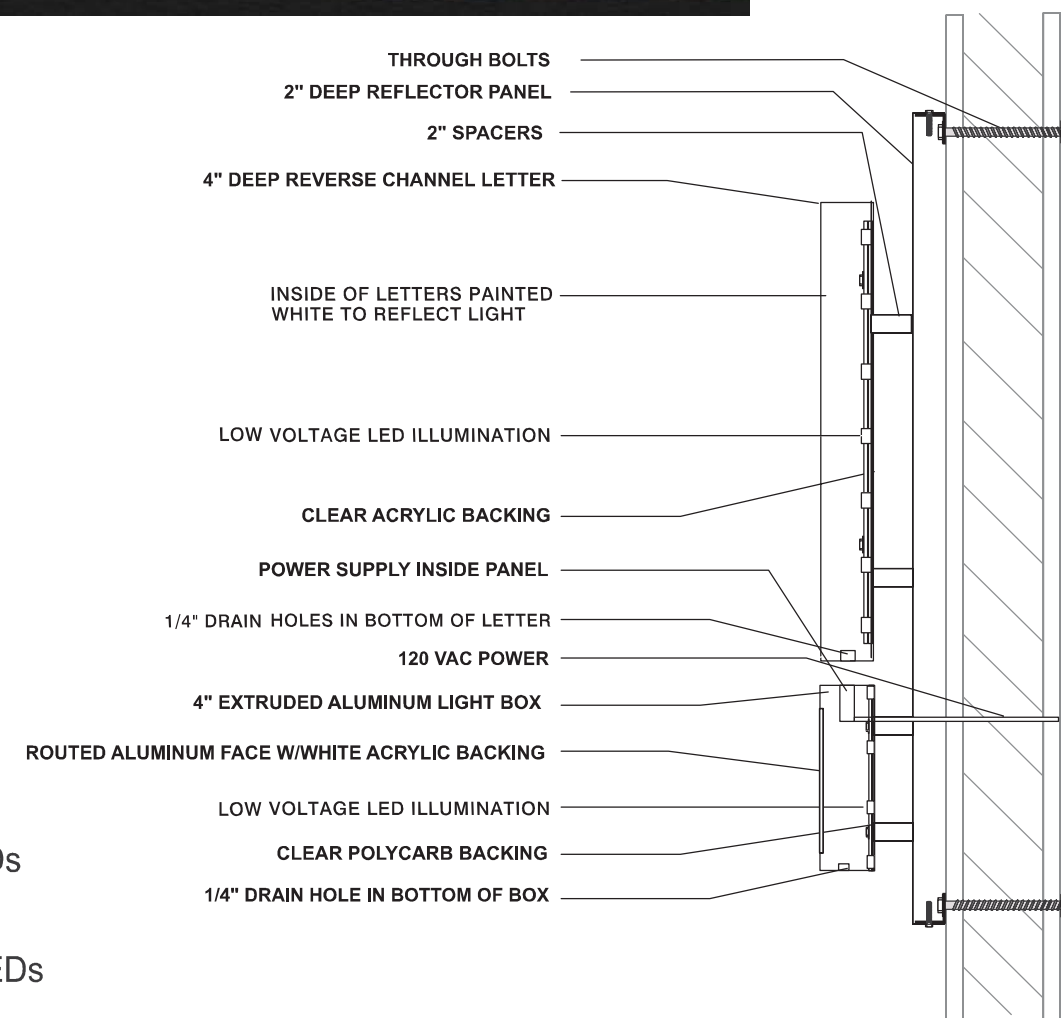
Total Sign Area: 159.7 SQ FT
Power: 120V, 5A



AREA: 74.45 x 309 = 23,005 SQ. IN.
= 159.7 SQ. FT.

MAIN SIGN - WEST ELEVATION

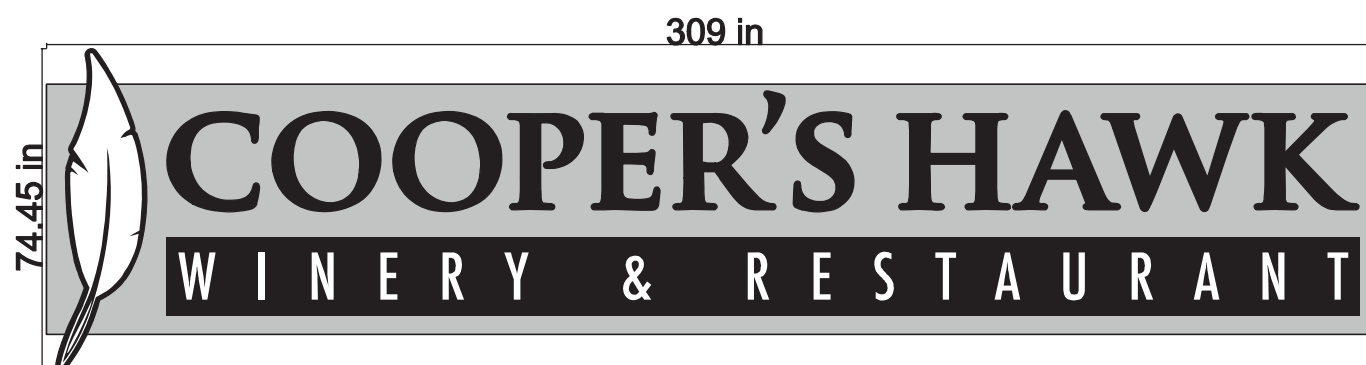
REVERSED CHANNEL LETTERS MOUNTED ON REFLECTOR PANEL
 WIREWAY REFLECTOR PANEL: 58" x 309" PAINTED AKZO 498D2 (GRAY)
 COOPER'S HAWK: 22.4" REVERSE LIT LETTERS PAINTED BLACK, RED LEDs
 FEATHER: 74.45" X 21.1" FRONT LIT/REVERSE LIT CAPSULE. SIDES PAINTED BLACK, WHITE LEDs
 WINERY & RESTAURANT: 18.13" X 276.7" FRONT LIT / REVERSE LIT LIGHT BOX,
 ROUTED ALUMINUM FACE, WITH WHITE ACRYLIC BACKING, BOX PAINTED BLACK, WHITE LEDs



 <p>— SIGNS · AWNINGS · SERVICE —</p>	<p>1120 N. Ridge Ave. Lombard, IL 60148 Phone: (630) 656-1085 Fax: (630) 656-1088</p>	<p>Client Name: Cooper's Hawk Winery & Restaurant Location: Downers Grove, IL</p>	<p>DG-MAIN WEST</p>	<p>..... Client Approval Landlord Approval</p>
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Downers Grove, IL

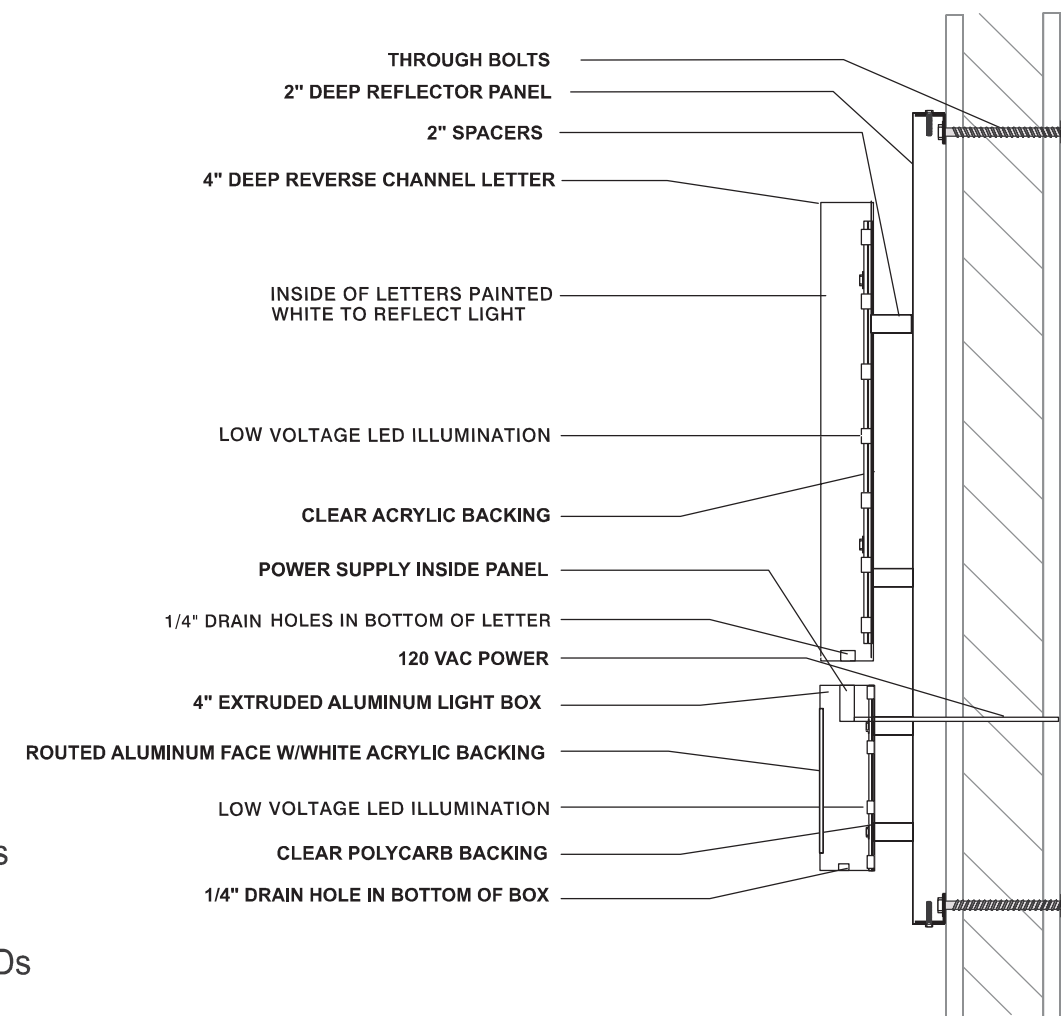
Total Sign Area: 159.7 SQ FT
Power: 120V, 5A



AREA: 74.45 x 309 = 23,005 SQ. IN.
= 159.7 SQ. FT.

MAIN SIGN - NORTH ELEVATION

REVERSED CHANNEL LETTERS MOUNTED ON REFLECTOR PANEL
 WIREWAY REFLECTOR PANEL: 58" x 309" PAINTED AKZO 498D2 (GRAY)
 COOPER'S HAWK: 22.4" REVERSE LIT LETTERS PAINTED BLACK, RED LEDs
 FEATHER: 74.45" X 21.1" FRONT LIT/REVERSE LIT CAPSULE. SIDES PAINTED BLACK, WHITE LEDs
 WINERY & RESTAURANT: 18.13" X 276.7" FRONT LIT / REVERSE LIT LIGHT BOX,
 ROUTED ALUMINUM FACE, WITH WHITE ACRYLIC BACKING, BOX PAINTED BLACK, WHITE LEDs



 <p>— SIGNS · AWNINGS · SERVICE —</p>	<p>1120 N. Ridge Ave. Lombard, IL 60148 Phone: (630) 656-1085 Fax: (630) 656-1088</p>	<p>Client Name: Cooper's Hawk Winery & Restaurant Location: Downers Grove, IL</p>	<p>DG-MAIN NORTH</p>	<p>..... Client Approval Landlord Approval</p>
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Downers Grove, IL

Total Sign Area: 185.5 SQ FT
Power: 120V, 6A



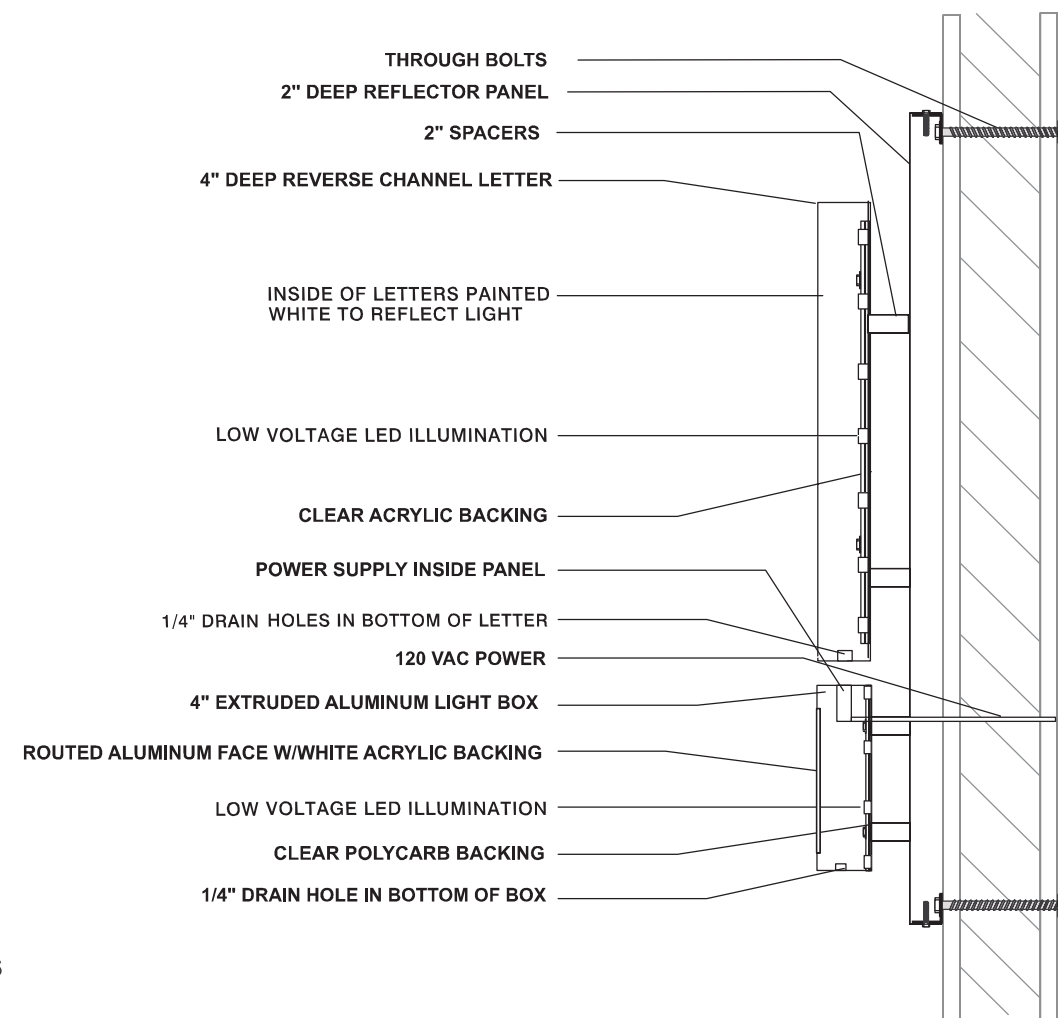
333 in



AREA: 80.23 x 333 = 26,717 SQ. IN.
= 185.5 SQ. FT.

MAIN SIGN - EAST ELEVATION (TOLLWAY SIGN)

REVERSED CHANNEL LETTERS MOUNTED ON REFLECTOR PANEL
 WIREWAY REFLECTOR PANEL: 62.5" x 333" PAINTED AKZO 498D2 (GRAY)
 COOPER'S HAWK: 24.1" REVERSE LIT LETTERS PAINTED BLACK, RED LEDs
 FEATHER: 80.2" X 22.7" FRONT LIT/REVERSE LIT CAPSULE. SIDES PAINTED BLACK, WHITE LEDs
 WINERY & RESTAURANT: 19.5" X 298.2" FRONT LIT / REVERSE LIT LIGHT BOX,
 ROUTED ALUMINUM FACE, WITH WHITE ACRYLIC BACKING, BOX PAINTED BLACK, WHITE LEDs



1120 N. Ridge Ave.
Lombard, IL 60148
Phone: (630) 656-1085
Fax: (630) 656-1088

Client Name: Cooper's Hawk Winery & Restaurant
Location: Downers Grove, IL

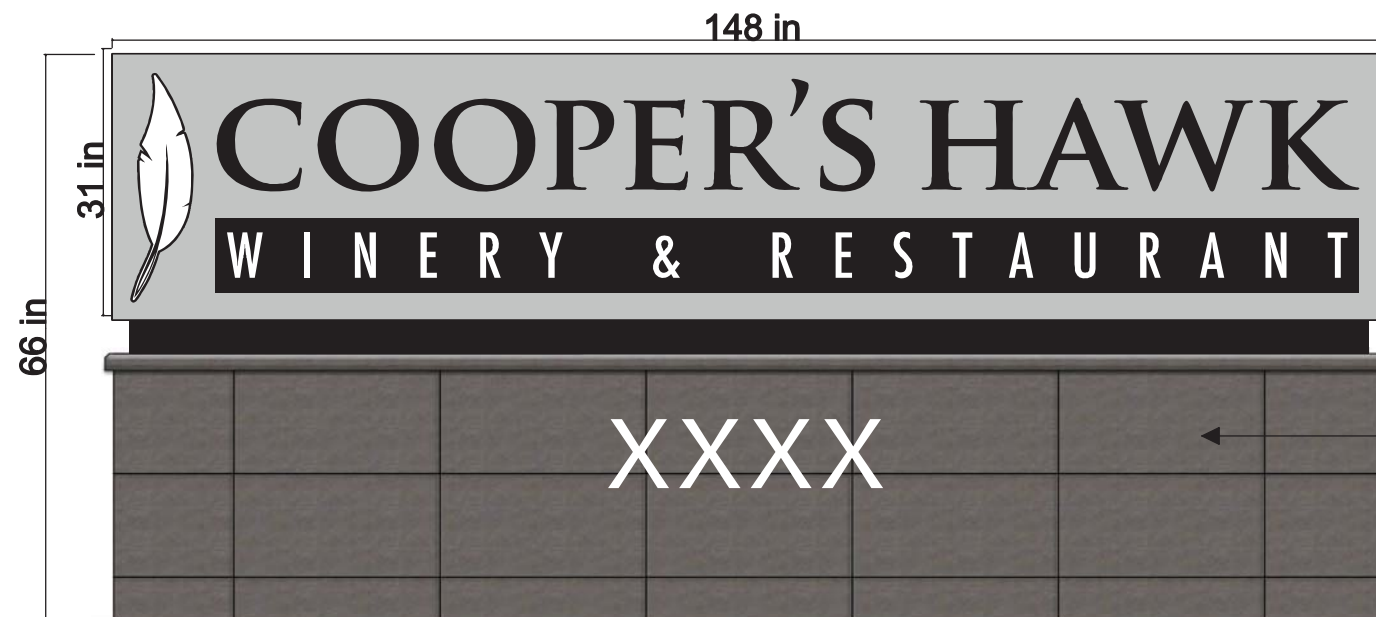
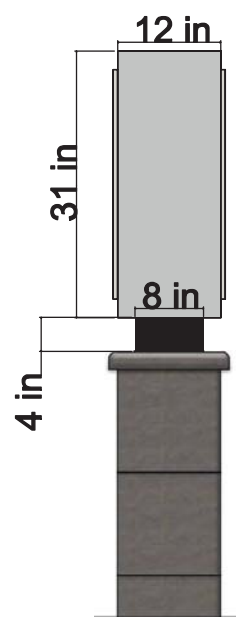
DG-MAIN EAST

.....
Client Approval
.....
Landlord Approval

Downers Grove, IL

Total Sign Area: 32 SQ FT
Power: 120V, 5A

Free Standing Ground Sign Quantity: (1)



Tile size for concept only. Final size will coordinate with approved building material panel sizes.

2-sided routed aluminum sign cabinet painted AKZO 498D2 (Gray) with push through acrylic letters. Internal LED Illumination.

Address numbers: 8" high, routed 1/4" aluminum (white), pin mounted to base. 2 sets.

Base: Faux concrete panels mounted to CMU wall.

Cast Stone Sill (2 1/4" x 2 1/4" with 3/4" bevel; Smooth texture; color to match faux concrete panels).



1120 N. Ridge Ave.
Lombard, IL 60148
Phone: (630) 656-1085
Fax: (630) 656-1088

Client Name: Cooper's Hawk
Winery & Restaurant
Location: Downers Grove, IL

DG-Gound Sign

-
Client Approval
-
Landlord Approval



DANIEL WEINBACH & PARTNERS, LTD.

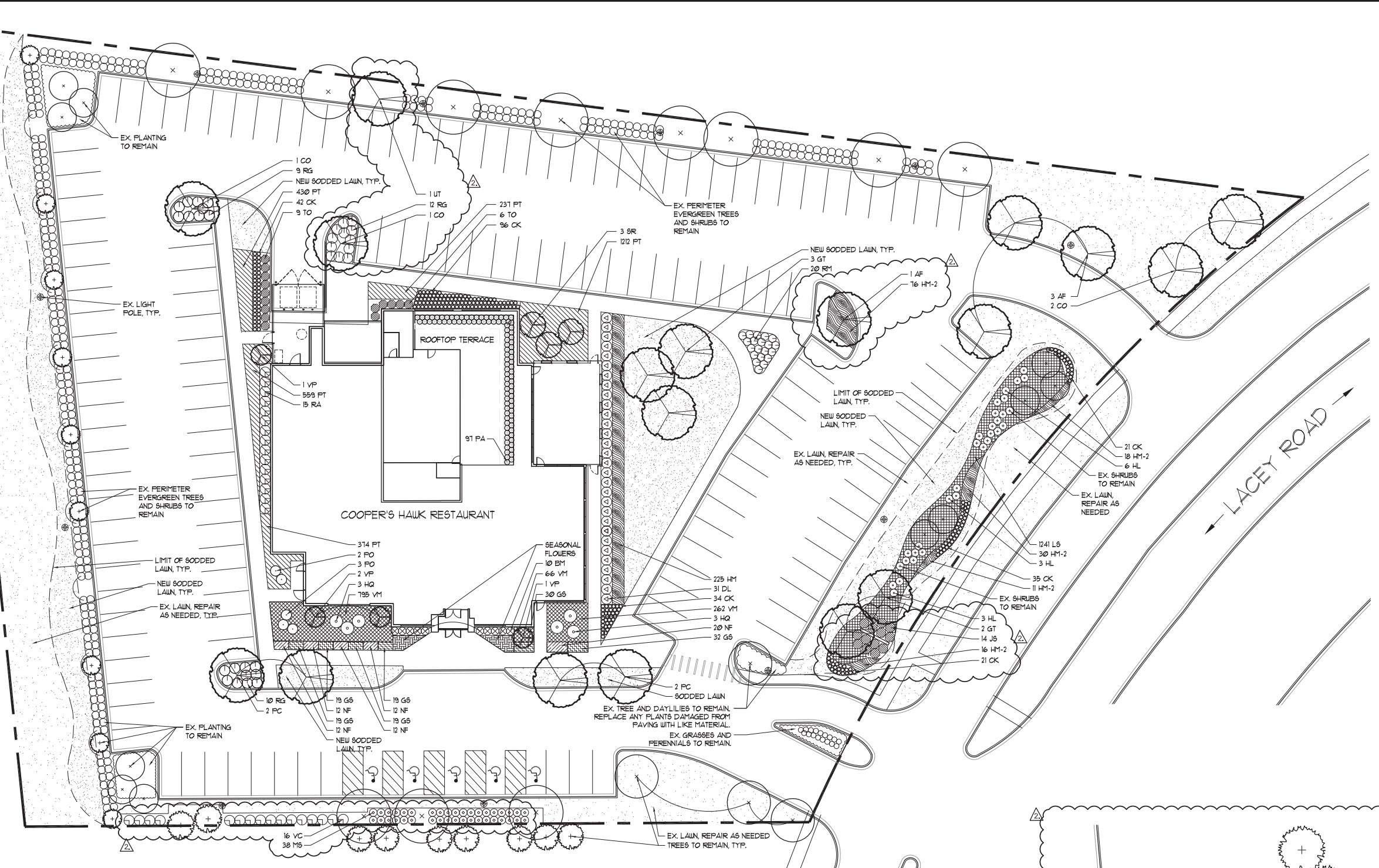
Landscape Architects

53 W. Jackson Blvd.
Suite 250
Chicago, IL 60604
312 427-2888
www.dwpfld.com

BUTTERFIELD ROAD

LACEY ROAD

COOPER'S HAWK RESTAURANT

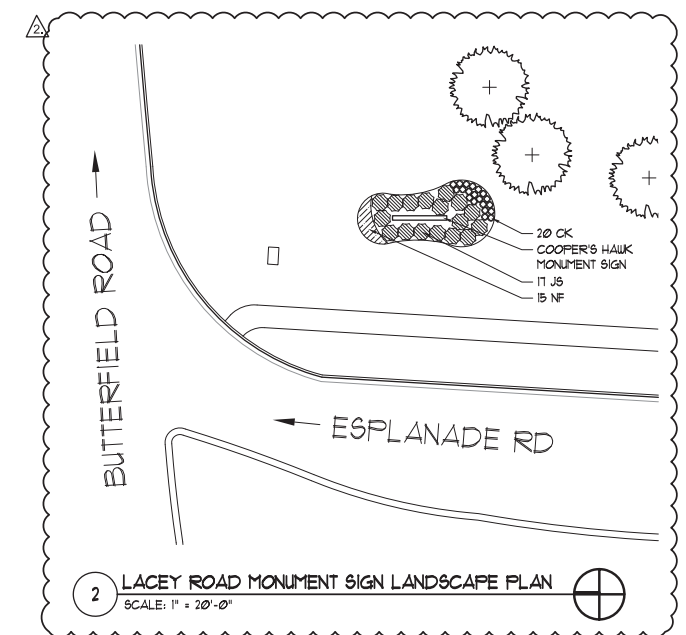


1 LANDSCAPE PLAN
SCALE: 1" = 20'-0"

NOTE:
REFER TO ARCHITECTURAL DRAWINGS FOR INFORMATION REGARDING OPEN SPACE CALCULATIONS.

CODE	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	TOTAL	ADDITIONAL NOTES
DECIDUOUS TREES						
AF	ACER X FREEMANI 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	3" CAL.	B4B	4	BRANCHED UP 6'
UT	ULMUS X MORTONI GLOSSY	TRUMPET ELM	3" CAL.	B4B	1	BRANCHED UP 6'
CO	CELTIS OCCIDENTALIS	COMMON HACKBERRY	3" CAL.	B4B	4	BRANCHED UP 6'
GT	GLEDITSIA T. VAR. INERMIS 'SKYLINE'	SKYLINE HONEYLOCUST	3" CAL.	B4B	5	BRANCHED UP 6'
ORNAMENTAL TREES						
FC	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	3" CAL.	B4B	4	BRANCHED UP 6'
VP	VIORNIUM PRUNIFOLIUM	BLACKHAW VIBURNUM	5' HT.	B4B	4	CLUMP FORM
SR	SYRINGA RETICULATA	JAPANESE TREE LILAC	8' HT.	B4B	3	CLUMP FORM

CODE	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	TOTAL	ADDITIONAL NOTES
PLANT LIST						
DECIDUOUS AND EVERGREEN SHRUBS						
HL	HYDRANGEA PANICULATA 'LITTLE LIME'	LITTLE LIME HYDRANGEA	5 GAL.	CONT.	12	SPACED AS SHOWN
HQ	HYDRANGEA PANICULATA 'LITTLE QUICKFIRE'	LITTLE QUICKFIRE HYDRANGEA	5 GAL.	CONT.	15	SPACED AS SHOWN
RG	RHUS AROMATICA 'GRO LOW'	GRO LOW SUMAC	3 GAL.	CONT.	31	SPACED AS SHOWN
RM	ROSA 'MEIDRIFORA'	CORAL DRIFT ROSE	3 GAL.	CONT.	20	SPACED AS SHOWN
DL	DIERVILLA LONICERA	DWARF BUSH HONEYSUCKLE	5 GAL.	CONT.	31	SPACED AS SHOWN
FO	PHYSCAREPUS OPELIFOLIUS 'SEWARD'	SUMMER WINE NINEBARK	30" HT.	CONT.	5	SPACED AS SHOWN
RA	RIBES ALPINUM	ALPINE CURRANT	5 GAL.	CONT.	15	SPACED AS SHOWN
BM	BUXIS MICROPHYLLA 'WINTERGREEN'	WINTERGREEN BOXWOOD	24" HT.	CONT.	10	SPACED AS SHOWN
VC	VIBURNUM CARLESII 'CATYGA'	CATYGA KOREANSPICE VIBURNUM	30" HT.	CONT.	16	SPACED AS SHOWN
JS	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	30" SPD.	CONT.	31	SPACED AS SHOWN
TO	THUJA OCCIDENTALIS 'SPANZANG'	EMERALD GREEN ARBORVITAE	6" HT.	CONT.	15	SPACED AS SHOWN
GROUNDCOVERS, VINES, AND PERENNIALS						
PT	PACHYSANDRA TERMINALIS 'GREEN CARPET'	GREEN CARPET PACHYSANDRA	3" POT.	CONT.	282	SPACED 8" O.C.
VM	VINCA MINOR 'DART'S BLUE'	DART'S BLUE PERIWINKLE	3" POT.	CONT.	1263	SPACED 10" O.C.
LS	LIRIOPE SPICATA	CREeping LILYTUFE	3" POT.	CONT.	1241	SPACED 24" O.C.
MS	MISCANTHUS SINENSIS 'PURPURASCENS'	PURPLE MAIDEN GRASS	1" GAL.	CONT.	38	SPACED AS SHOWN
NF	NEPETA FAZAEVENSIS 'BLUE WUNDER'	BLUE WUNDER CATMINT	1" GAL.	CONT.	83	SPACED 15" O.C.
GS	GERANIUM BANGUINUM 'MAX FREI'	MAX FREI BLOODY CRANESBILL	1" GAL.	CONT.	158	SPACED 12" O.C.
CK	CALAMAGROSTIS KARL FOERSTER'	FEATHER REED GRASS	1" GAL.	CONT.	249	SPACED AS SHOWN
FA	FENISTETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	1" GAL.	CONT.	91	SPACED 24" O.C.
HM	HEMOROCALLIS 'STELLA DE ORO'	STELLA DE ORO DAYLILY	1" GAL.	CONT.	120	SPACED 18" O.C.
HM-2	HEMOROCALLIS 'LITTLE BUSINESS'	LITTLE BUSINESS DAYLILY	1" GAL.	CONT.	121	EVENLY MIXED
	HEMOROCALLIS 'STELLA DE ORO'	STELLA DE ORO DAYLILY	1" GAL.	CONT.	67	SPACED 18" O.C.
	HEMOROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	1" GAL.	CONT.	68	EVENLY MIXED



2 LACEY ROAD MONUMENT SIGN LANDSCAPE PLAN
SCALE: 1" = 20'-0"

Revisions	
8.	
7.	
6.	
5.	
4.	
3.	
2.	REVISED PER COMMENTS 9/13/18
1.	ISSUED FOR VILLAGE APPROVAL 8/17/18

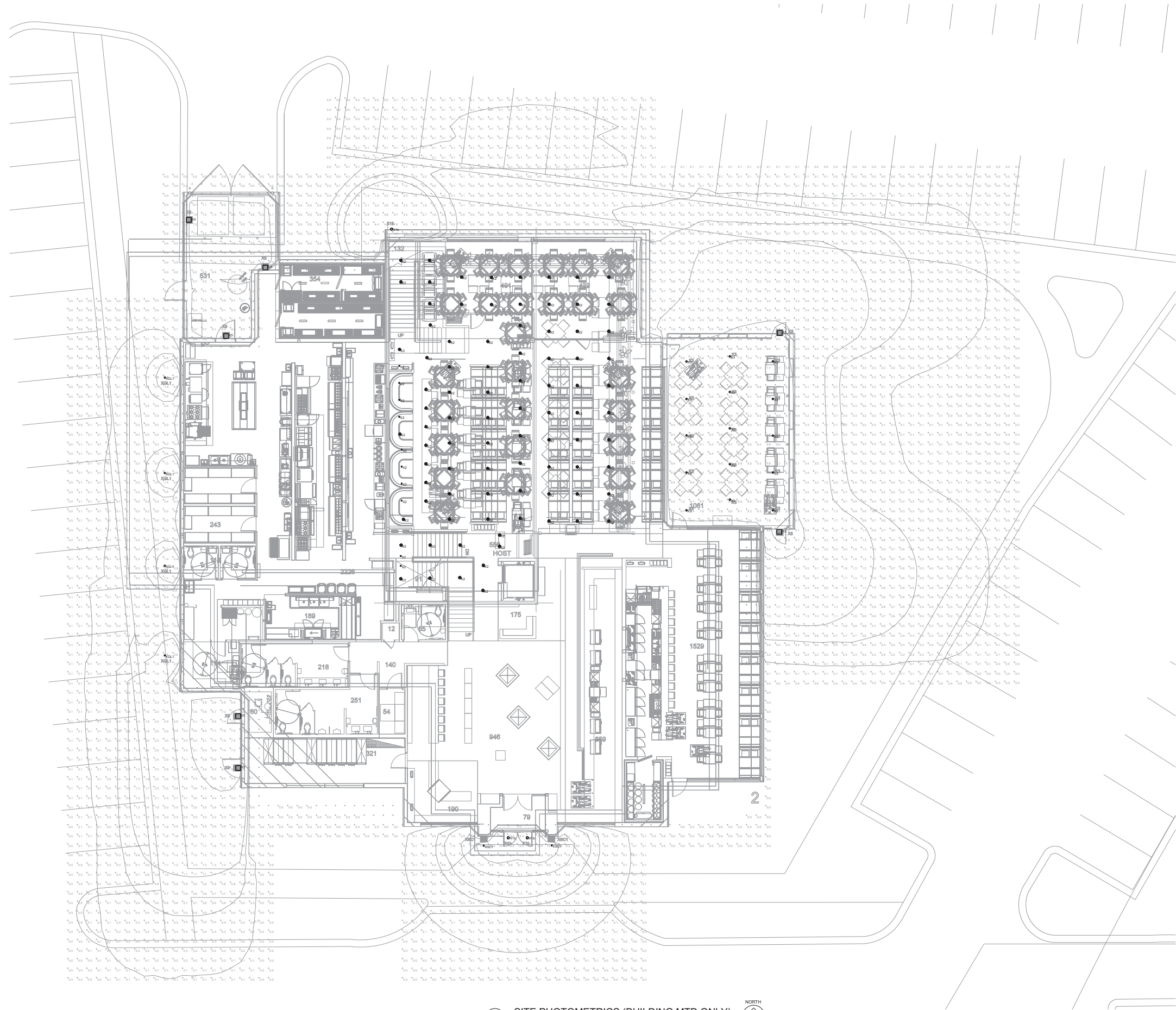
COOPER'S HAWK

1801 BUTTERFIELD ROAD
DOWNERS GROVE, ILLINOIS

LANDSCAPE PLAN

Date	08/17/18	Project No.	DWP 18-175
Scale	1" = 20'-0"	Sheet No.	L-2.0
Drawn By	RT		
Approved	WS		

X:\Tech Connect Drive\BTR Data\Projects\2018 Projects\18-0122 CH Downers Grove\Electrical\Calculations\Photometrics\CAD Files\18-0122 ES100 Site Lighting Photometric 2018.09.13.dwg, ES100, 9/13/2018 1:30 PM, BTRZ

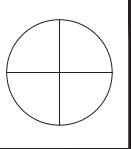


1 SITE PHOTOMETRICS (BUILDING MTD ONLY)
 SCALE: 3/32" = 1'-0"



COOPER'S HAWK
 WINERY & RESTAURANT
 1801 BUTTERFIELD ROAD
 DOWNERS GROVE, IL

No	Date	BY	REVISIONS

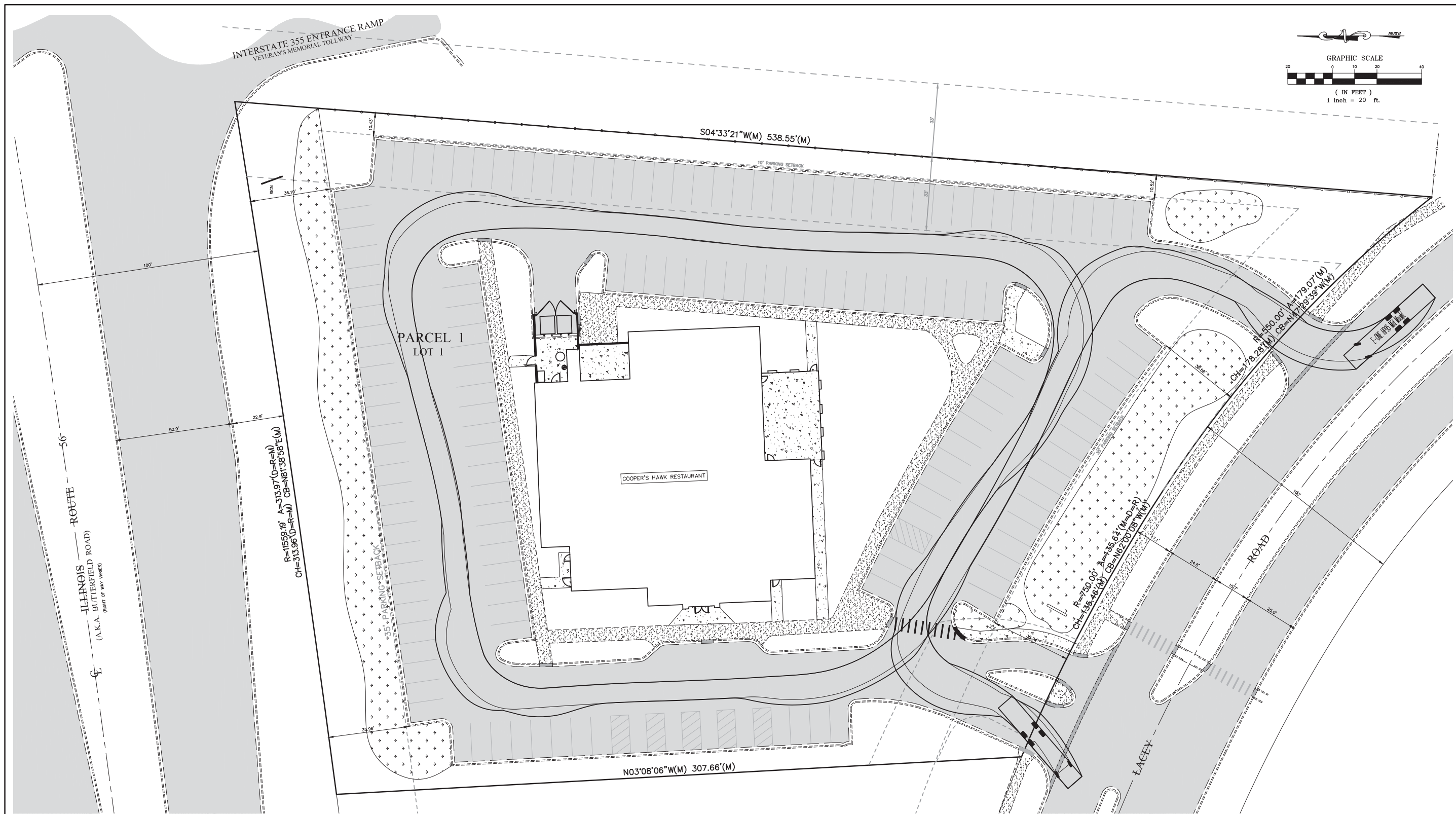


Drawing Title
**BUILDING MOUNTED
 EXTERIOR LIGHTING**

Job No.
 18-0122

Scale
 3/32"=1'-0"

Sheet No.
ES100



DATE	REVISIONS	DRAWN BY

COOPER'S HAWK
 DOWNERS GROVE, ILLINOIS
 SITE GEOMETRIC AND PAVING PLAN

975 E. 22nd St. Suite 400
 Wheaton, IL 60189
 630.480.7889
 www.rwg-engineering.com

RWG Engineering, LLC
 Civil Engineering • Real Estate Consulting • Project Management

PROJECT NO. 38514818
 DATE 09/13/18
 SCALE 1"=20'
 PROJ. MGR. RWG
 PROJ. ASSOC. RWG
 DRAWN BY ILM

SHEET
1 OF **1**

APPROVED 11/5/18

**VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING**

18-PLC-0029: A petition seeking approval of an amendment to P.D. #31 Esplanade for a new freestanding restaurant. The property is currently zoned O-R-M, Office-Research-Manufacturing/P.D. #31. The property is located on the south side of Butterfield Road approximately 227 feet east of the intersection of Esplanade Road and Butterfield Road, commonly known as 1801 Butterfield Road, Downers Grove, IL (PIN 06-30-304-002). Hamilton Partners, Inc. Owner; Daniel Bernatek of Aria Group Architects, Petitioner.

Elizabeth Kozluk of Aria Group Architects, Oak Park, Illinois, spoke on behalf of Cooper's Hawk Winery and Restaurant. She introduced representatives of Cooper's Hawk. Ms. Kozluk said they are replacing the existing Carlucci's Restaurant with a new 12,000 square foot restaurant and tasting room for Cooper's Hawk. She provided background on Cooper's Hawk, which has 34 locations in the United States at this time. Their style is casual, sophisticated, approachable, modern, clean-lined and distinctive. Their dominant materials are metal panels, wood looking fiber cement planks and concrete veneer panels.

Ms. Kozluk said the site has a visibility challenge although they are bordered by a Toll Road and Butterfield Road. She said it is hard to see the restaurant due to the existing berm and landscaping. Carlucci's built a tower for signage, which can't be seen from the east easily. Vehicles have to enter the Hamilton Partner's development to access the restaurant with no direct access from Butterfield Road. That is why the higher signage is so important. She also showed photos of visibility from I-355. The tower is visible driving north, but not driving south. Ms. Kozluk then displayed the site plan. She said the existing footprint is about 10,600 square feet, and they are proposing to supplement the existing landscaping and bring the footage to about 12,000 square feet. One of the unique aspects of this site is the height needed for the signage. At the front of the restaurant, ground level, there is a 50' long tasting bar and a retail component. Entering through the retail area there is a 150' dining room with views into the back area of the kitchen, as well as a 50' private dining room that can be divided. There is also a patio of about 1,000 square feet and a bar. The location is exciting as they have a roof-terrace and second story addition planned. They can increase their signage visibility in a way that is integral to the building design. A portion of the second story patio can be enclosed and used year round. There will be a retractable awning, and a higher parapet wall will screen all mechanical units. The roof enclosure also screens the mechanical units from the corporate office towers of the Hamilton Partners development.

APPROVED 11/5/18

Viewing the exterior, they have incorporated the modern finish elements including concrete veneer panels along the west, as well as charcoal colored metal panels and wood planks. At the entry they are incorporating exterior sconces, with exterior building up-lighting. They are not adding more lighting. They plan to lower the Carlucci's tower from over 40' to 38' although the sign will remain at its original height. The majority of the building is 20' in height with 4 additional feet at the kitchen area. The north elevation predominately faces Butterfield Road. They propose signage along this elevation to increase visibility from Butterfield Road. The service yard and trash enclosure is fully screened. A portion of the roof terrace at the east elevation can be seen from the Tollway. She said the black structure on the roof terrace is a retractable awning cover. Driving east on Butterfield Road, you can see the existing berm. There is no good view of the building prior to passing Esplanade Road.

The southeast view depicts how it would look on the Tollway going toward I-355. The Tollway signage is very important for Cooper's Hawk and important to the success of the project. Ms. Kozluk said that the roof terrace works to incorporate the signage of the tower, and provides an interesting structural addition to the site. She showed samples of the type of signage planned to be used for the site. The Tollway sign is slightly larger but they think it is necessary to address the height of the mature trees along the ramp.

In response to a question raised about exceeding the total allowable sign area by Ms. Rollins, Ms. Kozluk said that they based their signage on the existing Carlucci's tower sign, and they hope to make their Tollway sign more visible.

Lauren Williams of Cooper's Hawk in Countryside said their square footage is only 19.25 square feet over the allotted amount.

Discussion followed on the location of the proposed signs, the maximum allowable sign area and total proposed sign area.

Mr. Williams interjected that they are allowed a Tollway monument sign of up to 225 square feet and it does not count towards the maximum allowable sign area of 300 square feet. In this case, the deviation they are requesting approval for is to relocate a 185 square-foot tollway monument sign to a tollway-facing wall.

Mr. Maurer noted the sign size is less than the 225 square feet they are allowed by right to face the tollway.

Ch. Rickard added this is prior Planned Development signage that might not have been negotiated in the prior Ordinance.

APPROVED 11/5/18

Ch. Rickard asked if any members of the public wished to speak on this petition. There being no comments from the public, Ch. Rickard called upon Staff to make its report.

Mr. Scott Williams, Sr. Planner, displayed a location map for the subject property. He displayed the proposed site plan saying the lot boundaries and parking lot configuration will not change. He noted the location of the second story of the building. The site is screened on four sides. He mentioned that when Carlucci's was originally approved, there was a right and left turn from Esplanade Road; however, today there is no direct access from Butterfield Road via Esplanade Road to Lacey Road. Around 2012 the roadway was made into a right-out only to Woodcreek.

Mr. Williams noted that the Petitioner is seeking an amendment to PUD #31. He noted that based on the petitioner's submittal, Staff's Report and the testimony presented, Staff finds that the petitioner has met the standards of approval for a Final Planned Unit Development #31 Amendment as required by the Village of Downers Grove Zoning Ordinance and is in the public interest and therefore, he recommends that the Plan Commission recommend Village Council approval of 18-PLC-0029 subject to the conditions 1-4 listed on pages 5-6 of Staff's report dated October 1, 2018.

Mr. Boyle noted that there was only a slight increase in signage. He asked if this were not a Planned Development would it even come before the Plan Commission since everything else about the petition is remarkably similar. Mr. Williams replied that the footprint of the building is slightly increasing and it triggers the P.D. Amendment.

The Petitioner declined to make a closing statement and Ch. Rickard closed the public comment portion of the hearing.

Commission Deliberation:

There being no comments or discussion from the Commission, Ch. Rickard called for a Motion.

Ms. Gassen made the following Motion: Based on the petitioner's submittal, the Staff Report and the testimony presented, I find that the petitioner has met the standards of approval for a Final Planned Unit Development #31 Amendment as required by the Village of Downers Grove Zoning Ordinance and is in the public interest and therefore, I move that the Plan Commission recommend to the Village Council approval of 18-PLC-0029, subject to conditions 1-4 listed on pages 5-6 of Staff's report dated October 1, 2018. Mr. Kulovany seconded the Motion.

APPROVED 11/5/18

AYES: Ms. Gassen, Mr. Kulovany, Mr. Boyle, Ms. Johnson, Ms. Majauskas,

Mr. Maurer, Ms. Rollins, Ch. Rickard

NAYS: NONE

The Motion to Approve passed unanimously 8:0.

Director Popovich said this would most likely come before the Village Council on the second Tuesday of November 2018.

.....