

**VILLAGE OF DOWNERS GROVE**  
**Report for the Village**  
**6/21/2022**

<b>SUBJECT:</b>	<b>SUBMITTED BY:</b>
FRSP Design Development Plan	Mike Baker Deputy Village Manager

### SYNOPSIS

A motion is requested to approve design development plans.

### STRATEGIC PLAN ALIGNMENT

The goals for 2021-2023 include *Exceptional Municipal Services* and *Top Quality Infrastructure*. The *Facilities Replacement and Sustainability Plan* is a priority action item.

### FISCAL IMPACT

N/A

### RECOMMENDATION

#### UPDATE & RECOMMENDATION

This item was discussed at the June 14 Village Council Meeting. The following updated information is provided based on Village Council direction.

- A second door to access and exit the area behind the dais in the Council Chambers will be provided in the construction drawings.
- Updated landscaping plans will show greater maximization of the use of native plantings and less turf grass. Turf grass will not be completely eliminated due to concerns about appearance and maintenance in certain areas of the site plan.
- Staff has prepared two sketch plans showing options for additional screening along the south property line of the fleet parking lot.
  - Option 1 provides for the construction of a 20-foot wide buffer constructed on Village property that would accommodate larger trees.
  - Option 2 provides for the planting by the Village of additional trees on private property.

Staff recommends Option 1 for the following reasons:

- It creates a larger area for trees to be planted specifically for the purpose of creating a visual buffer
- It will allow the Village to more effectively control and maintain the landscaping.
- It eliminates the need for easements and/or agreements with the residential property owners

Staff has verified that use of this portion of the parking lot to plant trees will not negatively impact the use of the lot, including the turning movements of large Village vehicles that access the lot.

## BACKGROUND

The Village owns and operates seven major buildings that must be properly maintained. Five buildings are in a maintainable condition of Excellent, Good or Fair. The 43 year-old Police Station and 90+ year-old Village Hall are in Below Average condition and do not provide modern work spaces that allow for efficient and effective interactions among employees and customers. Both facilities have outdated major building systems and are in need of replacement. Additional information about the Facility Replacement & Sustainability Plan (FRSP) is available here: <http://www.downers.us/facilities>

The Village has a plan to replace these buildings with a new combined Police Station and Village Hall to be located on the Civic Center property, which will also provide space for District 58 administrative offices. The plan is summarized below:

<b>What will be Constructed?</b>	New Police Station, Village Hall, District 58 Admin. Offices & Apartment Building; Relocation of Telecommunications Tower
<b>Where will Construction Occur?</b>	Civic Center Property
<b>When will Construction Occur?</b>	August 2022 to December 2024 (See project schedule below)
<b>How Much Will It Cost?</b>	Current Total Project Budget of \$59 million
<b>How Will the Village Pay for It?</b>	Cash on Hand (\$24 million) and Bond Issuance (\$35 million). No increase in property taxes required.

The project schedule is as follows:

Q4 2021	Approve Architect & Construction Manager Contracts	Completed (December 14)
	Inducement Resolution & Parameters Ordinance	Completed (December 14)
Q1 2022	Tax Increment Financing (TIF) Public Hearing Resolution	Completed (January 18)
	Schematic Design Approval	Completed (March 8)
	Neighborhood Meeting	Completed (March 21)
	Plan Commission Recommendation	Completed (April 4)
Q2 2022	TIF Public Hearing	Completed (April 12)
	TIF Ordinance Approval	Completed (May 10)
	Village Council Zoning Approval	Completed (May 10)
	<b>Design Development Approval</b>	<b>June 14 Discussion; June 21 Approval</b>
Q3 2022	District 58 Agreement Approval	Scheduled for July 5 First Reading; July 12 Approval
	Guaranteed Maximum Price (GMP) Approval	Scheduled for July 5 First Reading; July 12 Approval
	Issuance of Bonds	Scheduled for August 1
	Start of Phase I Construction	Scheduled to begin August 9, 2022
Q1 2023	Publish Request for Proposal (RFP) for Apartments	
Q2 2024	New Facility Substantial Completion	
Q4 2024	Demolition and Site Completion	
	Convey Property to Apartment Developer	

### Environmentally Sustainable Features

In addition to the sustainable features of the project as required by existing building codes, the new facility and associated site improvements include the following enhanced environmentally sustainable features, as discussed and directed by the Village Council during the January 11 and March 8, 2022 meetings:

- Stormwater Enhancements to reduce stormwater runoff and stormwater pollution:
  - Green Roof - Installed on approximately 10% of roof areas to reduce stormwater runoff
  - Permeable Pavers - Installed in 100% of parking surfaces to reduce stormwater runoff
  - Bioswales and Rain Gardens - approximately 80% of landscaped areas to reduce stormwater pollution
- Water Use Reduction – approximately 20% more efficient than baseline
  - Efficient plumbing fixtures throughout
  - Native plantings throughout to reduce irrigation needs
  - Rainwater Harvesting for Irrigation Systems - Includes installation of two underground cisterns to reduce stormwater runoff and use of potable water for irrigation
- Increase Energy Performance - approximately 30% more energy efficient than existing buildings
  - Enhanced Exterior Building Envelope - insulation, sunshades, glare control, etc.
  - Mechanical System Enhancements – heat recovery
- Renewable Energy:
  - Photovoltaic (PV) Panels - located on new facility roof and secure parking lot carport to offset approximately 20 to 25% of electrical load

### Telecommunications Tower Visual Screening Update

During the April 4 Plan Commission Meeting and the May 3 and May 10 Village Council meetings, residents living along the 900 block of Maple Avenue expressed concerns about the relocation of the telecommunications tower and the impact on their properties. In the May 10 meeting packet, staff provided an option to enhance screening of the fleet lot areas with an 8-foot fence and a row of evergreens that would grow to approximately 15 feet.

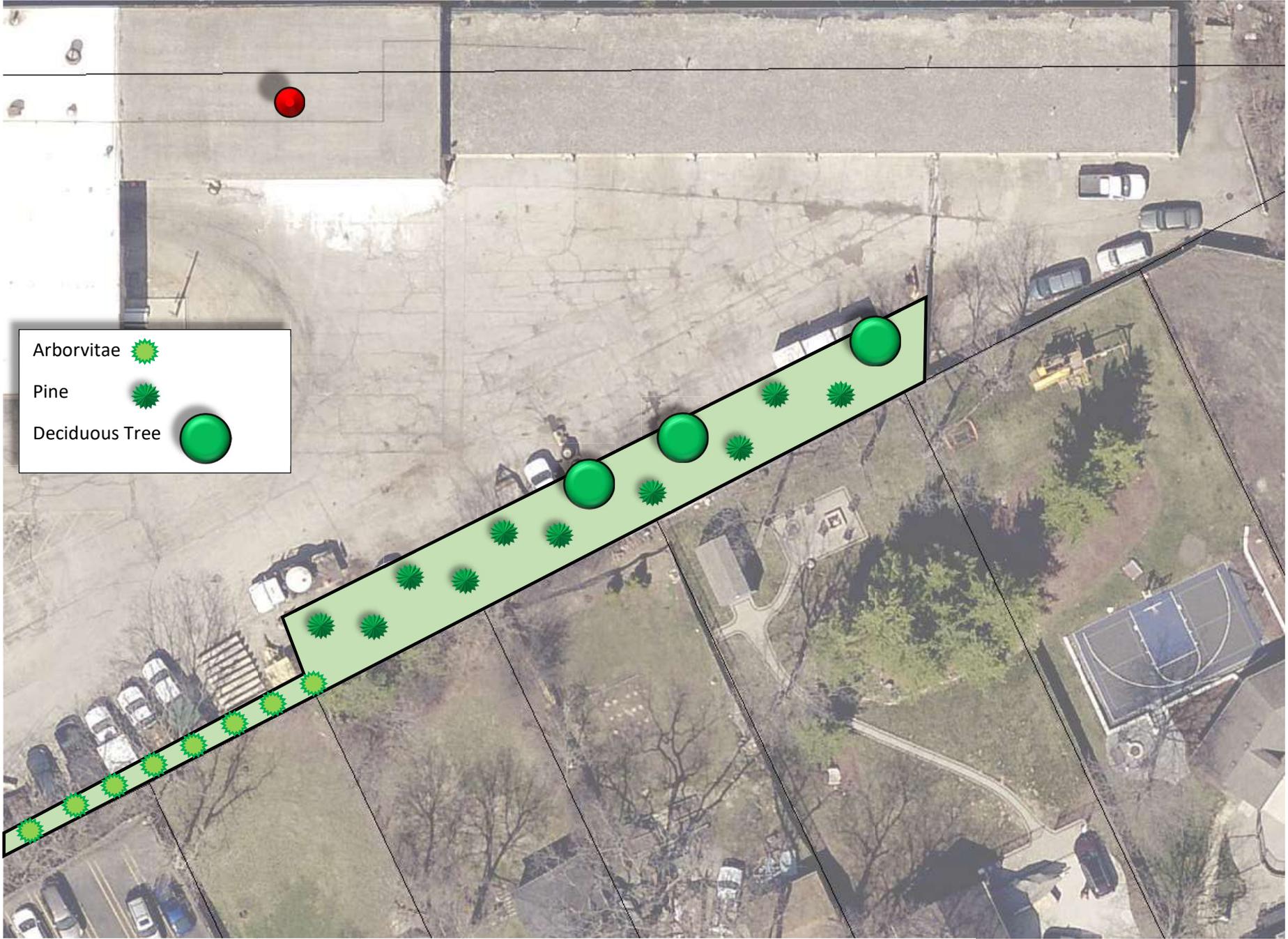
On May 20, staff members met with two of the residents from this block to discuss other possible enhancements. These included the following:

1. Use of private property (with the proper easements granted) that would allow for planting of evergreens that would grow to a taller height than the original screening enhancement proposal. *Village staff will continue to work with the residents to explore this option if so directed by the Village Council.*
2. Adjustments to the lighting in the fleet area that would reduce the brightness of the light that the residents see at night. *Lights were removed or redirected during the week of May 30.*

### ATTACHMENTS

Design Development (DD) Plan Materials

# Option #1

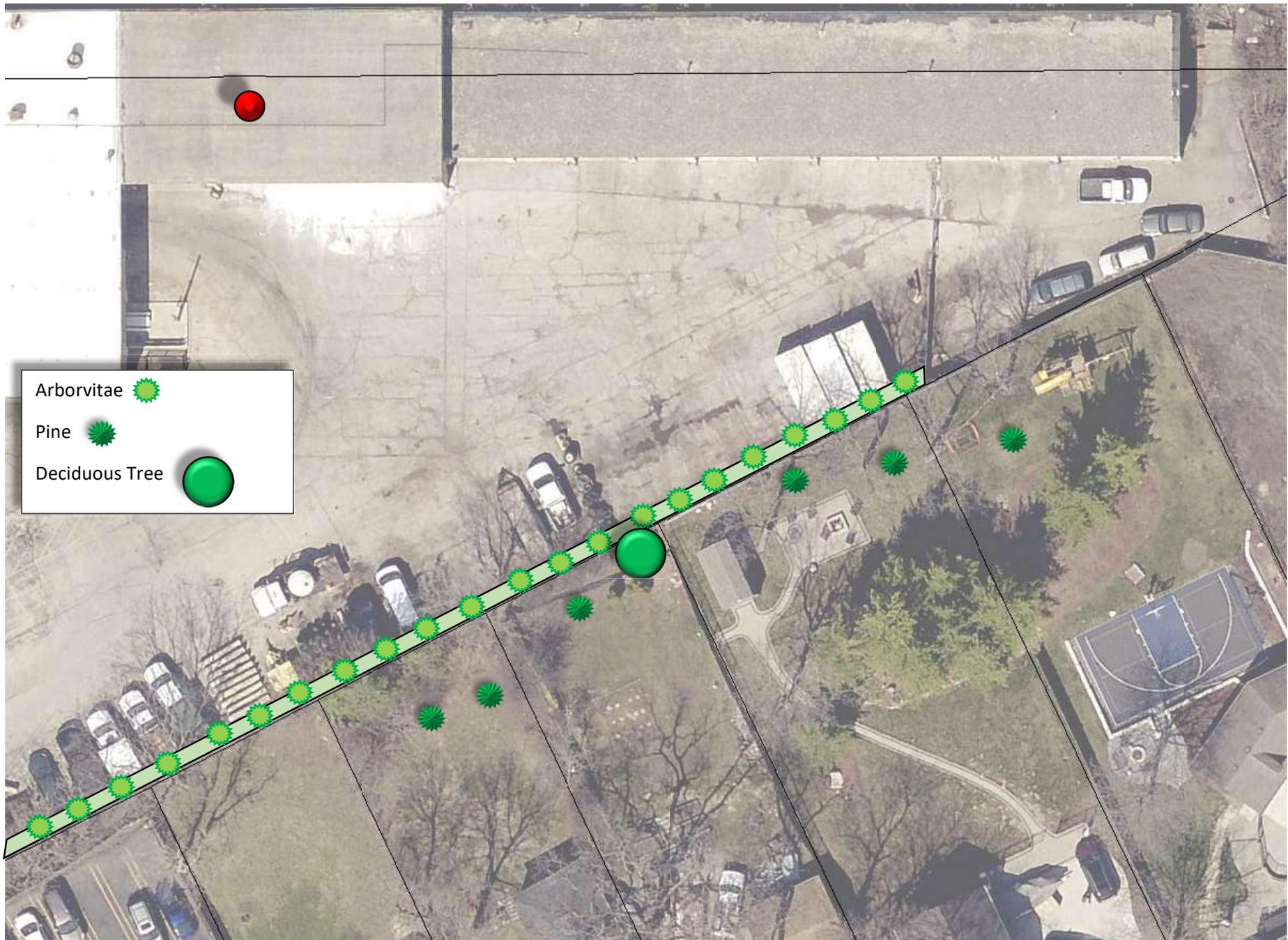


Arborvitae 

Pine 

Deciduous Tree 

# Option #2



Arborvitae 

Pine 

Deciduous Tree 

VILLAGE OF DOWNERS GROVE  
COUNCIL ACTION SUMMARY

INITIATED: Village Manager DATE: June 21, 2022  
(Name)

RECOMMENDATION FROM: \_\_\_\_\_ FILE REF: \_\_\_\_\_  
(Board or Department)

**NATURE OF ACTION:**

**STEPS NEEDED TO IMPLEMENT ACTION:**

- Ordinance
- Resolution
- Motion
- Other

Motion to approve design development plans for the Facilities Replacement and Sustainability Plan and direct staff to pursue Option #1.

**SUMMARY OF ITEM:**

Adoption of this motion shall approve design development plans for the Facilities Replacement and Sustainability Plan and direct staff to pursue Option #1.

**RECORD OF ACTION TAKEN:**

---



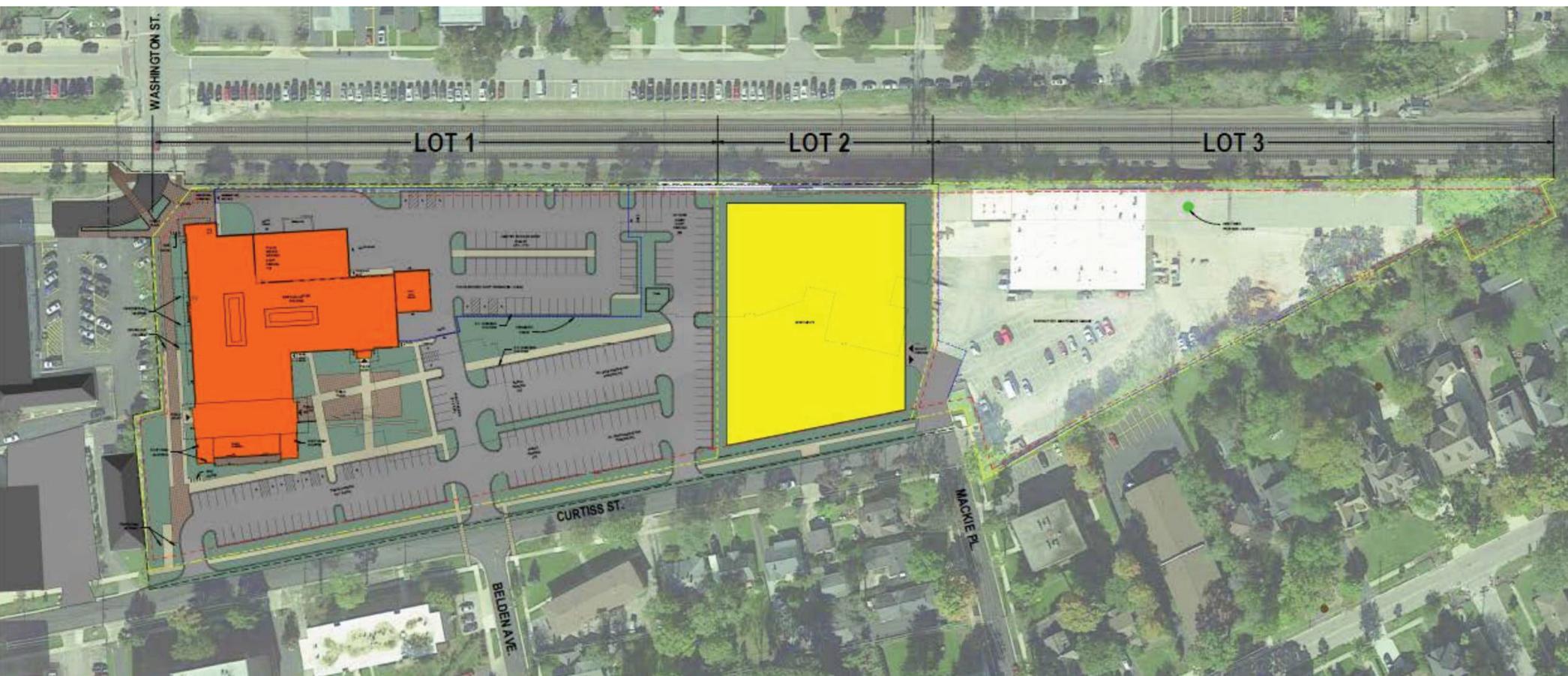
---



---

# DOWNERS GROVE CIVIC CENTER

Village of Downers Grove, IL



## Site Plan

June 10, 2022  
FGM Architects Inc.  
Job No. 22-33218.01



# DOWNERS GROVE CIVIC CENTER

Village of Downers Grove, IL



Birdseye View from SE without site context

June 10, 2022  
FGM Architects Inc.  
Job No. 22-33218.01



# DOWNERS GROVE CIVIC CENTER

Village of Downers Grove, IL



View Looking Northwest

June 10, 2022  
FGM Architects Inc.  
Job No. 22-33218.01



# DOWNERS GROVE CIVIC CENTER

Village of Downers Grove, IL



View Looking Northeast

June 10, 2022  
FGM Architects Inc.  
Job No. 22-33218.01



# DOWNERS GROVE CIVIC CENTER

Village of Downers Grove, IL



View Looking Southeast

June 10, 2022  
FGM Architects Inc.  
Job No. 22-33218.01



# DOWNERS GROVE CIVIC CENTER

Village of Downers Grove, IL



South Elevation



West Elevation

June 10, 2022  
FGM Architects Inc.  
Job No. 22-33218.01



# DOWNERS GROVE CIVIC CENTER

Village of Downers Grove, IL



East Elevation



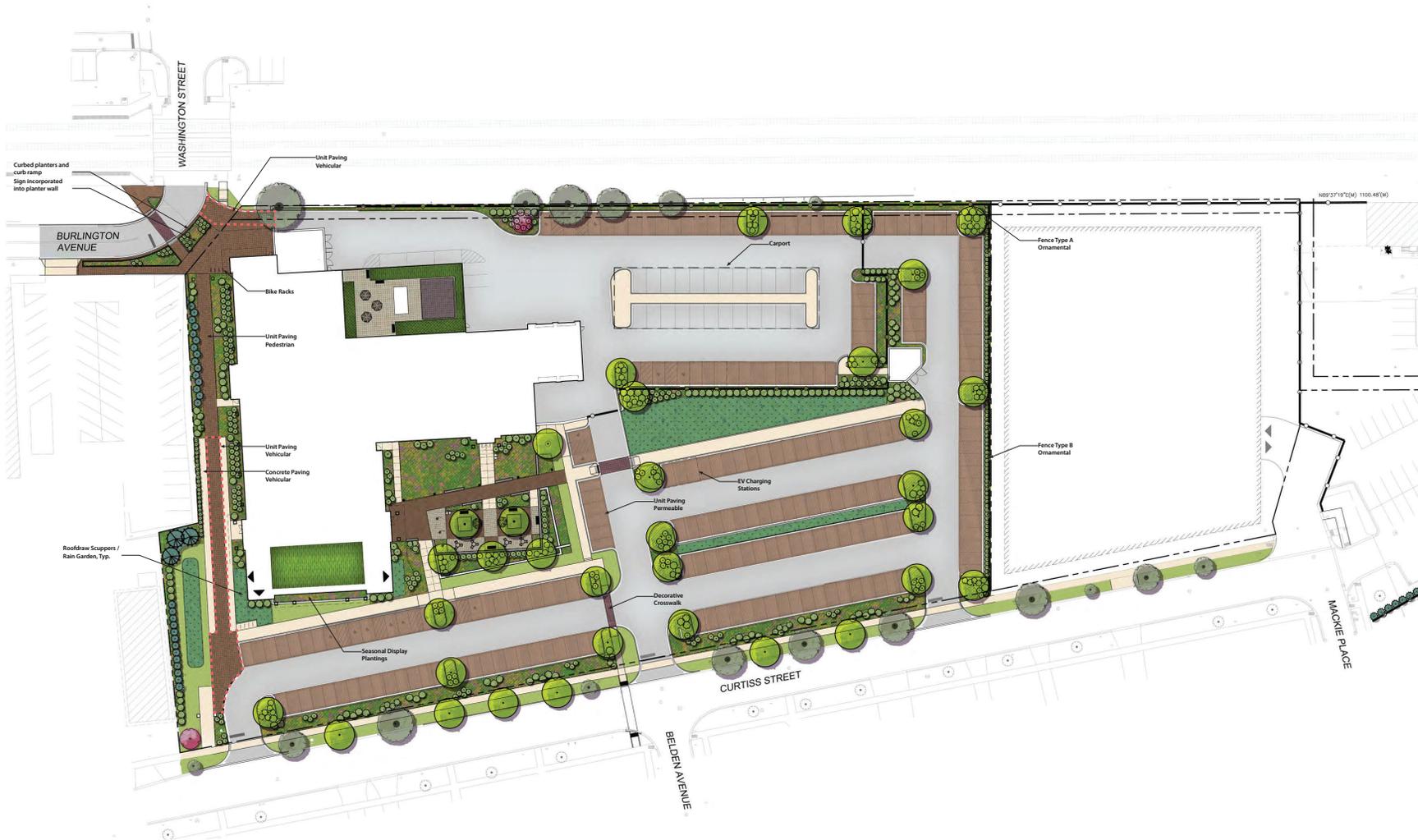
North Elevation

June 10, 2022  
FGM Architects Inc.  
Job No. 22-33218.01



# Downers Grove Civic Center

825 Burlington Ave, Downers Grove, IL 60515



- LEGEND**
- Existing Tree To Remain
  - Shade Tree, Typical.
  - Ornamental Tree, typical. See detail for installation.
  - Evergreen Tree, typical. See detail for installation.
  - Shrub, typical. See detail for installation.
  - Perennial, Groundcover and Annual, typical. See detail for installation.
  - Turf
  - Rain Garden
  - Green Roof Tray System
  - Decorative Crosswalk
  - Unit Paving - Pedestrian Type A
  - Unit Paving - Pedestrian Type B
  - Unit Paving - Vehicular
  - Unit Paving - Permeable
  - Seal Wall
  - Retaining Wall
  - Table A W/ Sunshade
  - Table B W/ Chairs
  - Bench
  - Trash & Recycling Receptacle
  - Bike Racks
  - Fence - Type A
  - Fence - Type B
  - Carport
  - EV Charging Stations
  - Roof Drain Scupper/ Rain Gardens

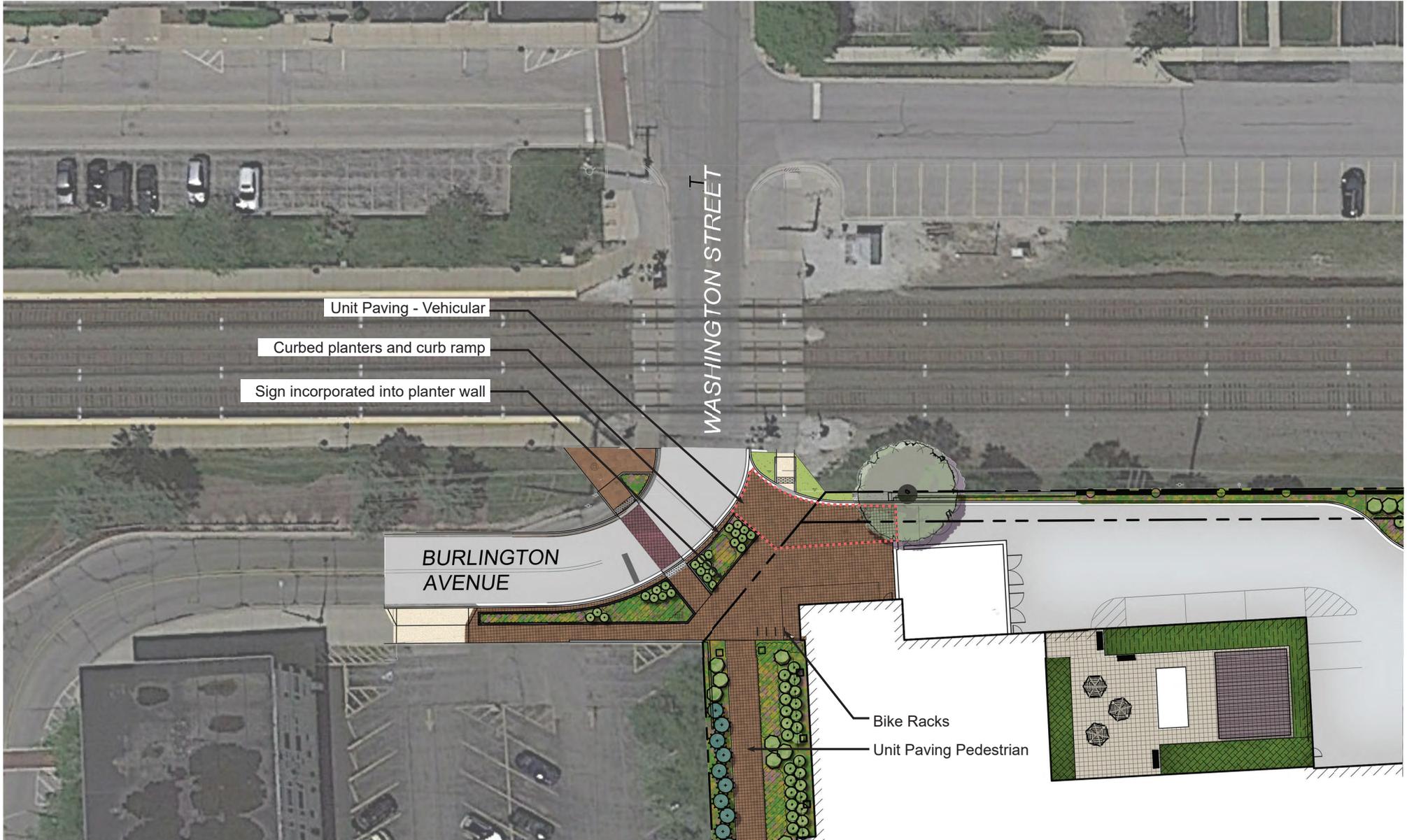
## DESIGN DEVELOPMENT LANDSCAPE PLAN

Village of Downers Grove | Published 06/14/2022  
Job No. 22-3818.01 | ©2022 FGM Architects Inc.



# Downers Grove Civic Center

825 Burlington Ave, Downers Grove, IL 60515



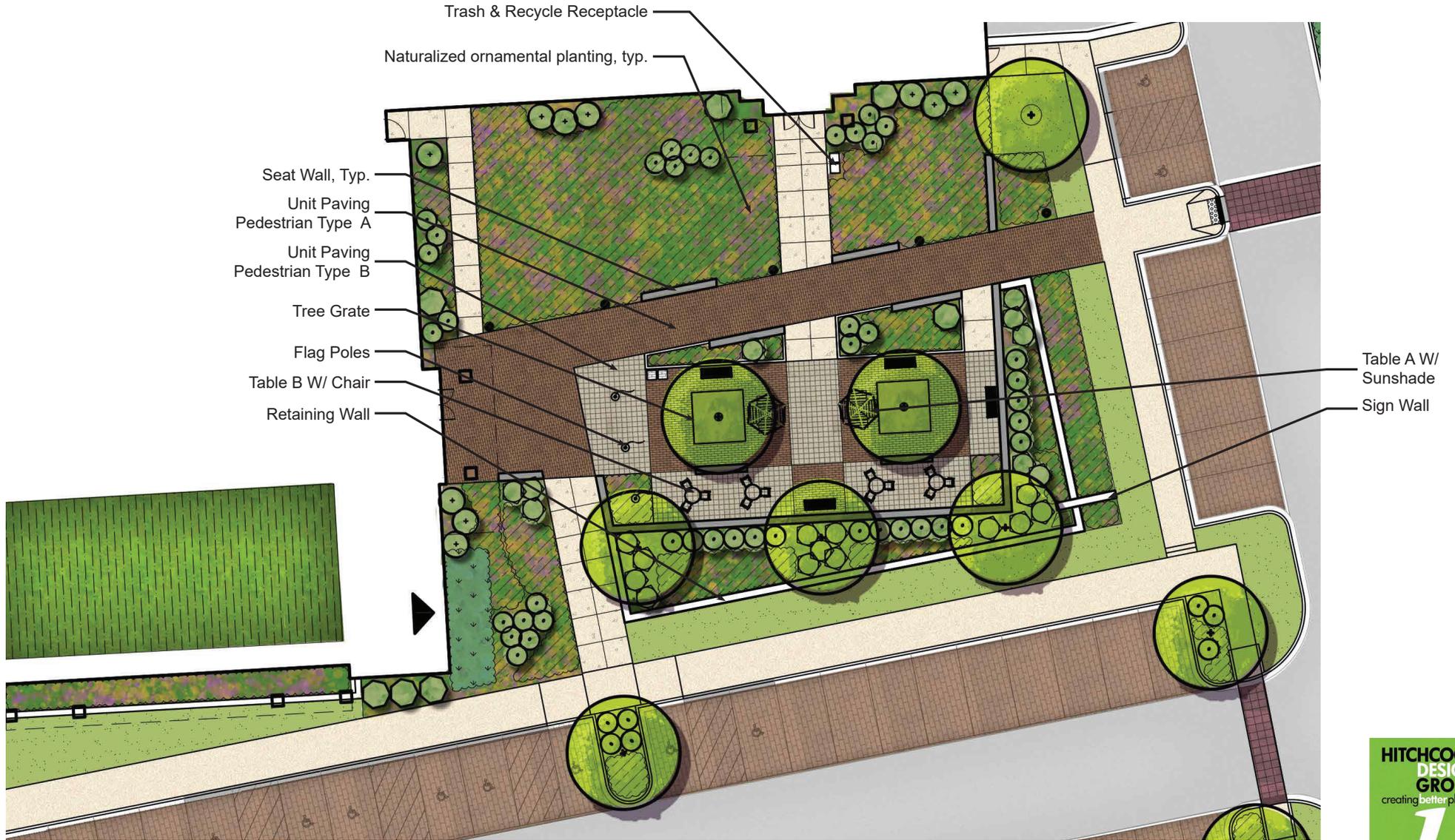
## LANDSCAPE ENLARGEMENT - NORTHWEST PLAZA

Village of Downers Grove | Published 06/14/2022  
Job No. 22-3818.01 | ©2022 FGM Architects Inc.



# Downers Grove Civic Center

825 Burlington Ave, Downers Grove, IL 60515



## LANDSCAPE ENLARGEMENT - SOUTHEAST PLAZA

Village of Downers Grove | Published 06/14/2022  
Job No. 22-3818.01 | ©2022 FGM Architects Inc.



# Downers Grove Civic Center

825 Burlington Ave, Downers Grove, IL 60515



## SOUTHEAST PLAZA ILLUSTRATION

Village of Downers Grove | Published 06/14/2022  
Job No. 22-3818.01 | ©2022 FGM Architects Inc.



# Downers Grove Civic Center

825 Burlington Ave, Downers Grove, IL 60515



## SOUTHEAST PLAZA ILLUSTRATION

Village of Downers Grove | Published 06/14/2022  
Job No. 22-3818.01 | ©2022 FGM Architects Inc.



# Downers Grove Civic Center

825 Burlington Ave, Downers Grove, IL 60515



## SOUTHEAST PLAZA ILLUSTRATION

Village of Downers Grove | Published 06/14/2022  
Job No. 22-3818.01 | ©2022 FGM Architects Inc.



# Downers Grove Civic Center

825 Burlington Ave, Downers Grove, IL 60515



## SOUTHEAST PLAZA ILLUSTRATION

Village of Downers Grove | Published 06/14/2022  
Job No. 22-3818.01 | ©2022 FGM Architects Inc.



# Downers Grove Civic Center

825 Burlington Ave, Downers Grove, IL 60515



## SOUTHEAST PLAZA ILLUSTRATION

Village of Downers Grove | Published 06/14/2022  
Job No. 22-3818.01 | ©2022 FGM Architects Inc.



# Downers Grove Civic Center

825 Burlington Ave, Downers Grove, IL 60515



## NORTHWEST PLAZA ILLUSTRATION

Village of Downers Grove | Published 06/14/2022  
Job No. 22-3818.01 | ©2022 FGM Architects Inc.



# **DOWNERS GROVE CIVIC CENTER**

Village of Downers Grove, IL



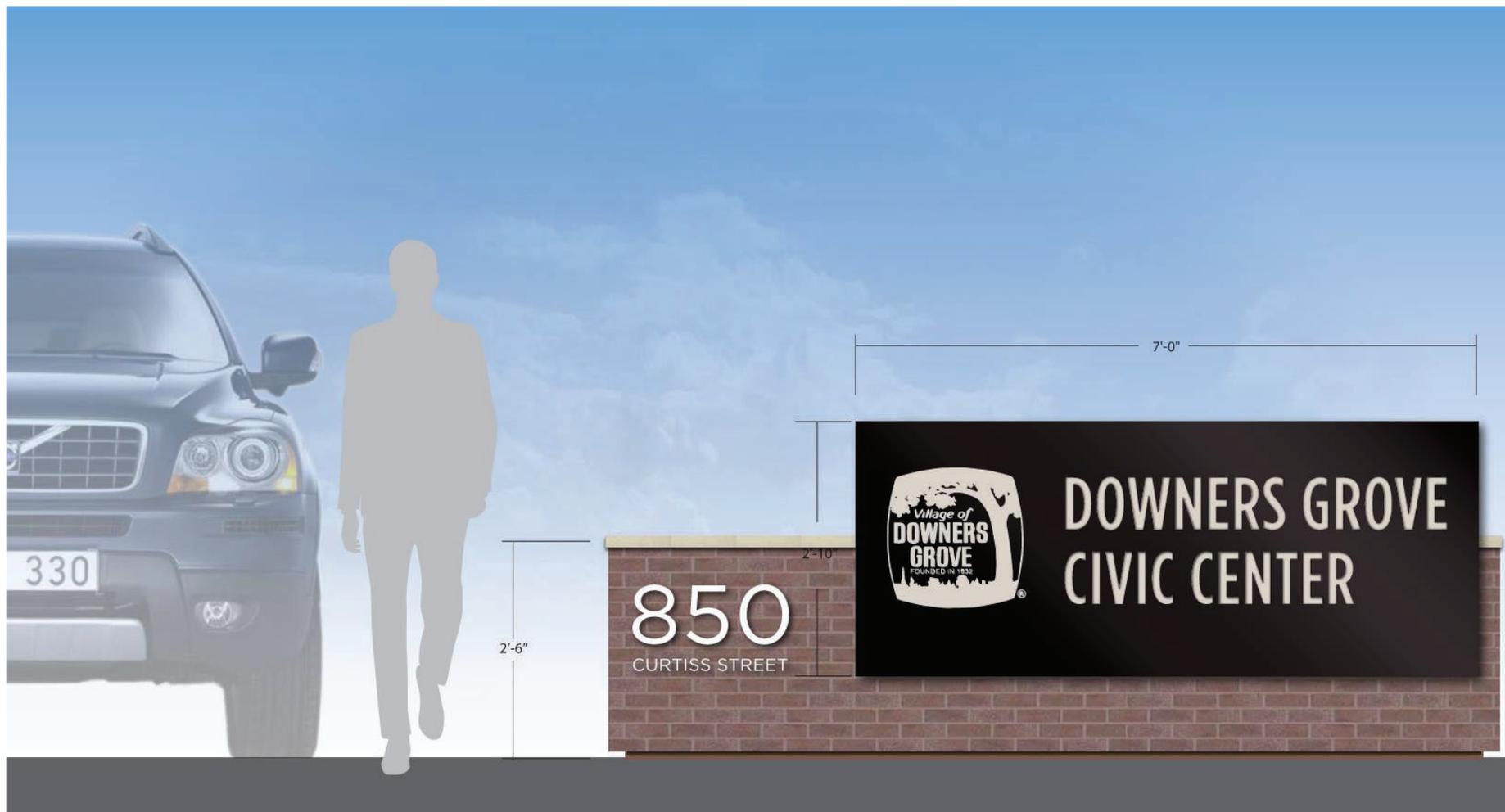
Northeast View from Tracks

June 10, 2022  
FGM Architects Inc.  
Job No. 22-33218.01



# DOWNERS GROVE CIVIC CENTER

Village of Downers Grove, IL



Monument Sign

June 9, 2022  
FGM Architects Inc.  
Job No. 22-33218.01



# DOWNERS GROVE CIVIC CENTER

vi



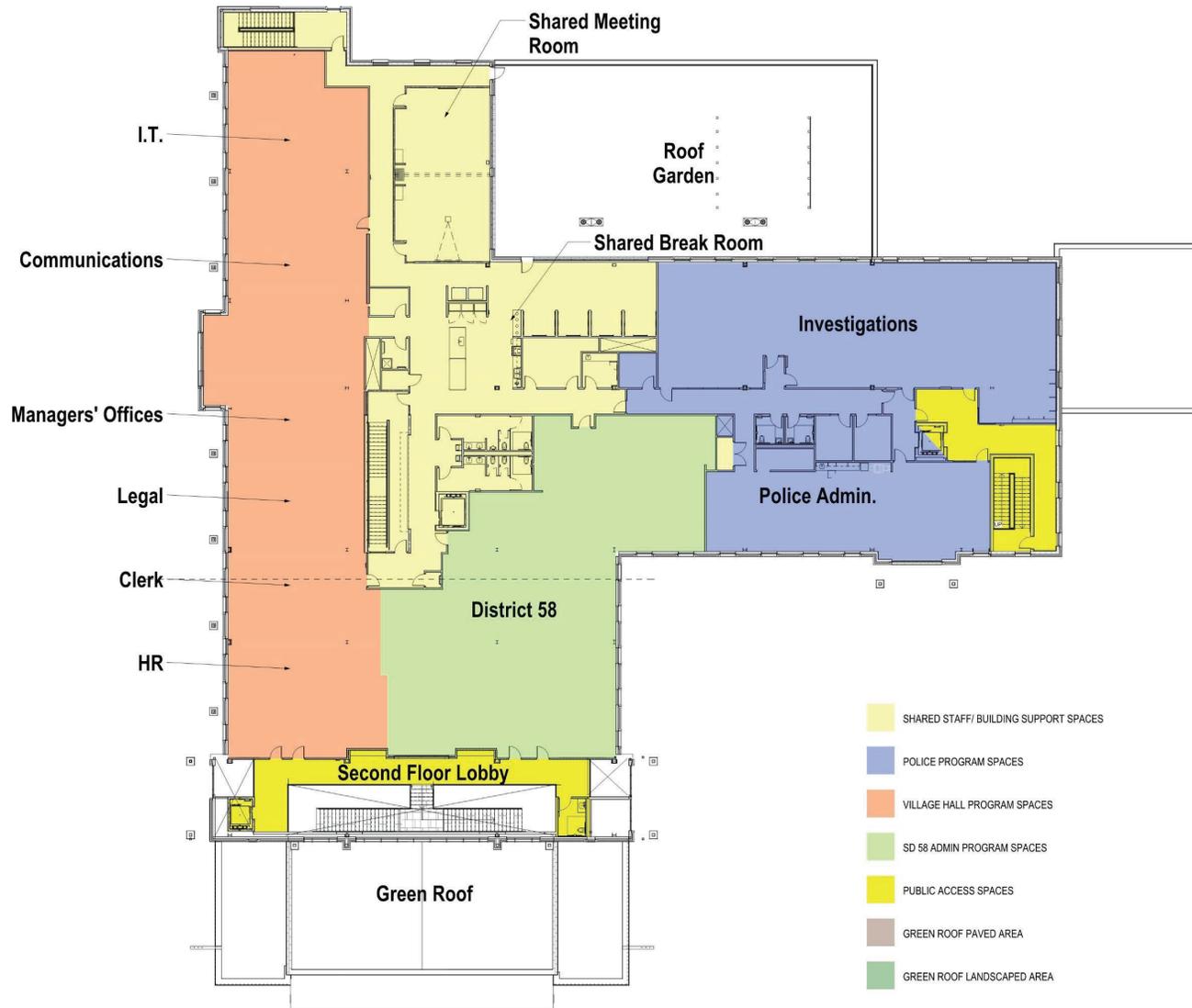
## First Floor Plan

June 7, 2022  
FGM Architects Inc.  
Job No. 22-33218.01



# DOWNERS GROVE CIVIC CENTER

VI



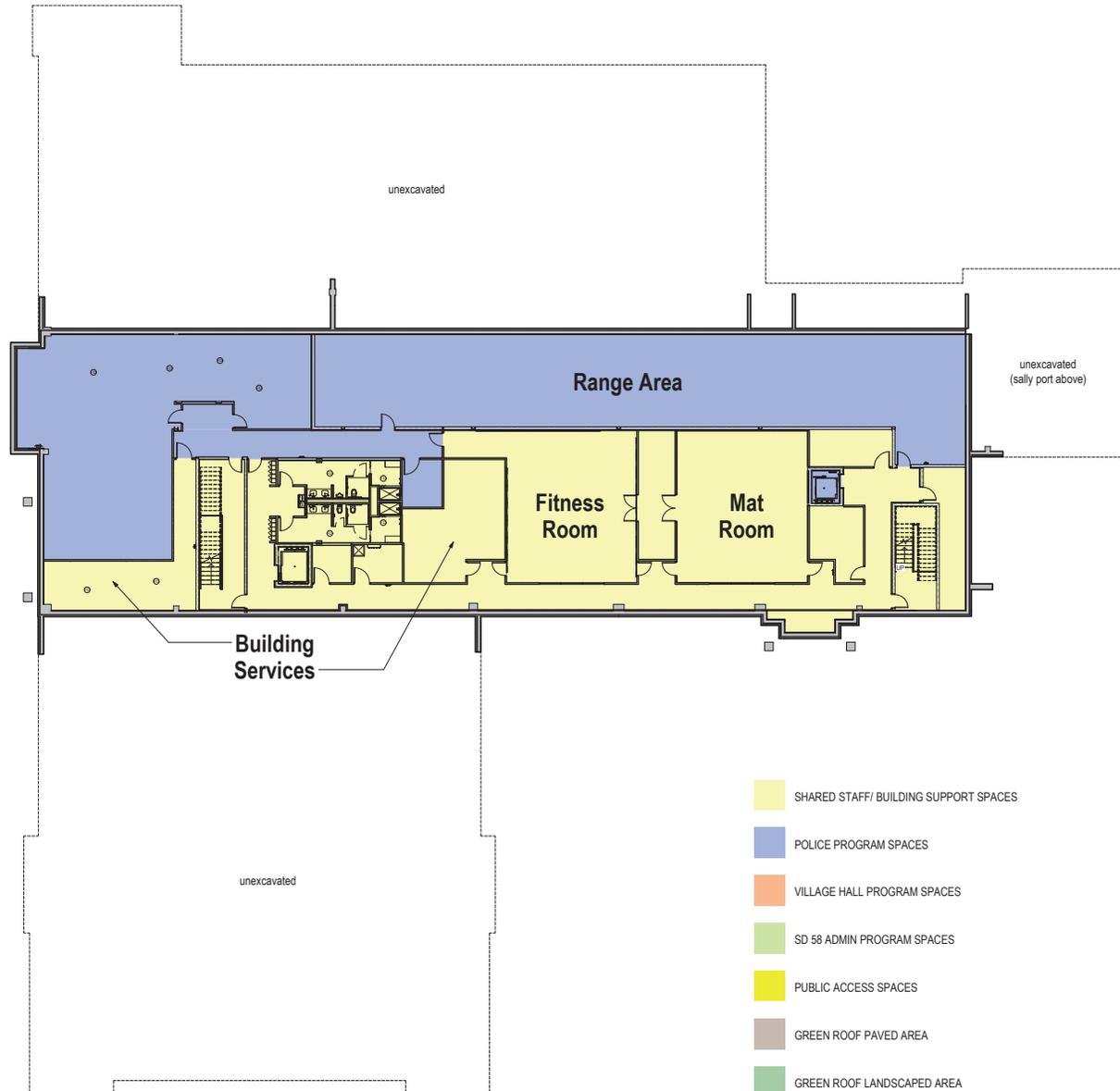
## Second Floor Plan

June 7, 2022  
FGM Architects Inc.  
Job No. 22-33218.01



# Downers Grove Civic Center

801 Burlington Ave, Downers Grove, IL 60515



## BASEMENT PLAN

SCALE: 3/32" = 1'-0"  
OVERALL AREA: 14,530 SF

Village of Downers Grove | Published 06/07/22  
Job No. 22-3318.01 | ©2022 FGM Architects Inc.



# Downers Grove Civic Center

825 Burlington Ave, Downers Grove, IL 60515



## SOUTHEAST PLAZA ILLUSTRATION

Village of Downers Grove | Published 06/14/2022  
Job No. 22-3818.01 | ©2022 FGM Architects Inc.



# DOWNERS GROVE CIVIC CENTER

Village of Downers Grove, IL



Village Hall | Lobby Looking East

June 7, 2022  
FGM Architects Inc.  
Job No. 22-33218.01



# DOWNERS GROVE CIVIC CENTER

Village of Downers Grove, IL



Village Hall | View of Council Chambers Entrance

June 7, 2022  
FGM Architects Inc.  
Job No. 22-33218.01



# DOWNERS GROVE CIVIC CENTER

Village of Downers Grove, IL



Betty Cheever Council Chambers

June 7, 2022  
FGM Architects Inc.  
Job No. 22-33218.01



# DOWNERS GROVE CIVIC CENTER

Village of Downers Grove, IL



Betty Cheever Council Chambers

June 7, 2022  
FGM Architects Inc.  
Job No. 22-33218.01



## **DOWNERS GROVE CIVIC CENTER**

Village of Downers Grove, IL



Originally Proposed Fleet Lot Visual Buffering

2022  
ts Inc.  
18.01



# DOWNERS GROVE CIVIC CENTER

Village of Downers Grove, IL



Proposed Communications Tower

June 9, 2022  
FGM Architects Inc.  
Job No. 22-33218.01

