

VILLAGE OF DOWNERS GROVE
Report for the Village
10/4/2022

SUBJECT:	SUBMITTED BY:
Esplanade Planned Unit Development Amendment	Stan Popovich, AICP Community Development Director

SYNOPSIS

An ordinance has been prepared to amend Planned Unit Development (PUD) #31, Esplanade at Locust Point to add multi-family residential as an allowed use in PUD #31.

STRATEGIC PLAN ALIGNMENT

The goals for 2021-2023 include *Strong and Diverse Local Economy*.

FISCAL IMPACT

N/A

RECOMMENDATION

UPDATE & RECOMMENDATION

This item was discussed at the September 20th Council meeting. Staff recommends approval on the October 4, 2022 active agenda. While the Comprehensive Plan identifies the future land use of the Esplanade as a continuing commercial development without a housing component, the Plan Commission unanimously (7-0) recommended approval of the proposed amendment. The Plan Commission found that the proposal is an appropriate use in the Planned Unit Development, is compatible with the Comprehensive Plan, and meets the standards for a Planned Unit Development amendment found in Section 28.12.040.C.6.

BACKGROUND

Property Information & Zoning Request

The petitioner is requesting approval of a Planned Unit Development amendment to Planned Unit Development #31, Esplanade at Locust Point to add *multi-family residential* as an approved allowed use within PUD #31. The petitioner is not proposing, nor is this case considering, a specific multi-family residential development.

PUD #31 was approved in 1990 with a master site development plan and use list that identified a variety of office buildings, open space, transportation and roadway improvements. The PUD was amended multiple times since 1990 to allow for different building layouts, developments and an additional use. Through the PUD approval process, the Village Council may approve use types that are not allowed in the underlying

zoning district (VoDG Section 28.4.030(g)).

The approved Master Plan for this Planned Development did not originally anticipate a housing component; however, longer term market factors have led the owner to consider housing on part of the overall site. The underlying zoning district of the Planned Unit Development is ORM (Office-Research-Manufacturing). The ORM zoning district does not provide for multiple-family residential uses, nor does the zoning district provide any applicable zoning standards for such uses, most notably residential density.

Although a site plan and renderings were provided by the petitioner; this is intended to demonstrate a potential multifamily project for the PUD. Should the proposed PUD Amendment be approved, the petitioner will be required to finalize the proposed development plan in detail. This includes all engineering related issues, such as stormwater management, and to request approval of a PUD Amendment.

Compliance with the Comprehensive Plan

The Future Land Use Plan designates the PUD as Office Corporate Campus and the remaining vacant property within the PUD as Catalyst Site #C1. Catalyst Site #C1 calls for the continuation of highly visible large-scale buildings and office parks which continue to play an important role in the local economy.

The Butterfield Focus Area Plan calls for attraction of new commercial development, redevelopment that focuses on attracting a regional customer base and leverage the unique location of this focus area adjacent to two highways to attract new retail and office tenants. The Office/Corporate Campus land use areas should continue to play an important role in the economy, be of a high quality, take advantage of their locations, and redevelop in ways that improve the aesthetics and function of the regional commercial uses.

The Comprehensive Plan also notes that future multi-family development should be located near significant activity center and major roadways.

Public Comment

Prior to the Plan Commission meeting staff received the attached correspondence in support of the project.

ATTACHMENTS

Ordinance

Aerial Map

Staff Report with attachments dated September 12, 2022

Draft Minutes of the Plan Commission Hearing dated September 12, 2022

Public Correspondence

VILLAGE OF DOWNERS GROVE
COUNCIL ACTION SUMMARY

INITIATED: Village Attorney DATE: October 4, 2022
(Name)

RECOMMENDATION FROM: Plan Commission FILE REF: 22-PLC-0025
(Board or Department)

NATURE OF ACTION:

STEPS NEEDED TO IMPLEMENT ACTION:

- Ordinance
- Resolution
- Motion
- Other

Motion to adopt "AN ORDINANCE APPROVING AN AMENDMENT TO PLANNED UNIT DEVELOPMENT #31 TO ADD MULTI-FAMILY RESIDENTIAL AS AN ALLOWED USE", as presented.



SUMMARY OF ITEM:

Adoption of this ordinance shall approve an amendment Planned Unit Development #31 to add multi-family residential as an allowed use.

RECORD OF ACTION TAKEN:

ORDINANCE NO. _____**AN ORDINANCE APPROVING AN
AMENDMENT TO PLANNED UNIT DEVELOPMENT #31
TO ADD MULTI-FAMILY RESIDENTIAL AS AN ALLOWED USE**

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 and Ordinance No. 5729, on November 20, 2018 approving amendments to Planned Unit Development #31 to allow construction of certain restaurants 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 add multi-family residential as an allowed use; 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 September 12, 2022, 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 adopted authorizing multi-family residential as an allowed use.

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 PLC-22-0025 as set forth in the minutes of their September 12, 2022 meeting.

SECTION 4. That the multi-family residential allowed use is consistent with and complementary 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 5. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

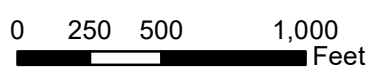
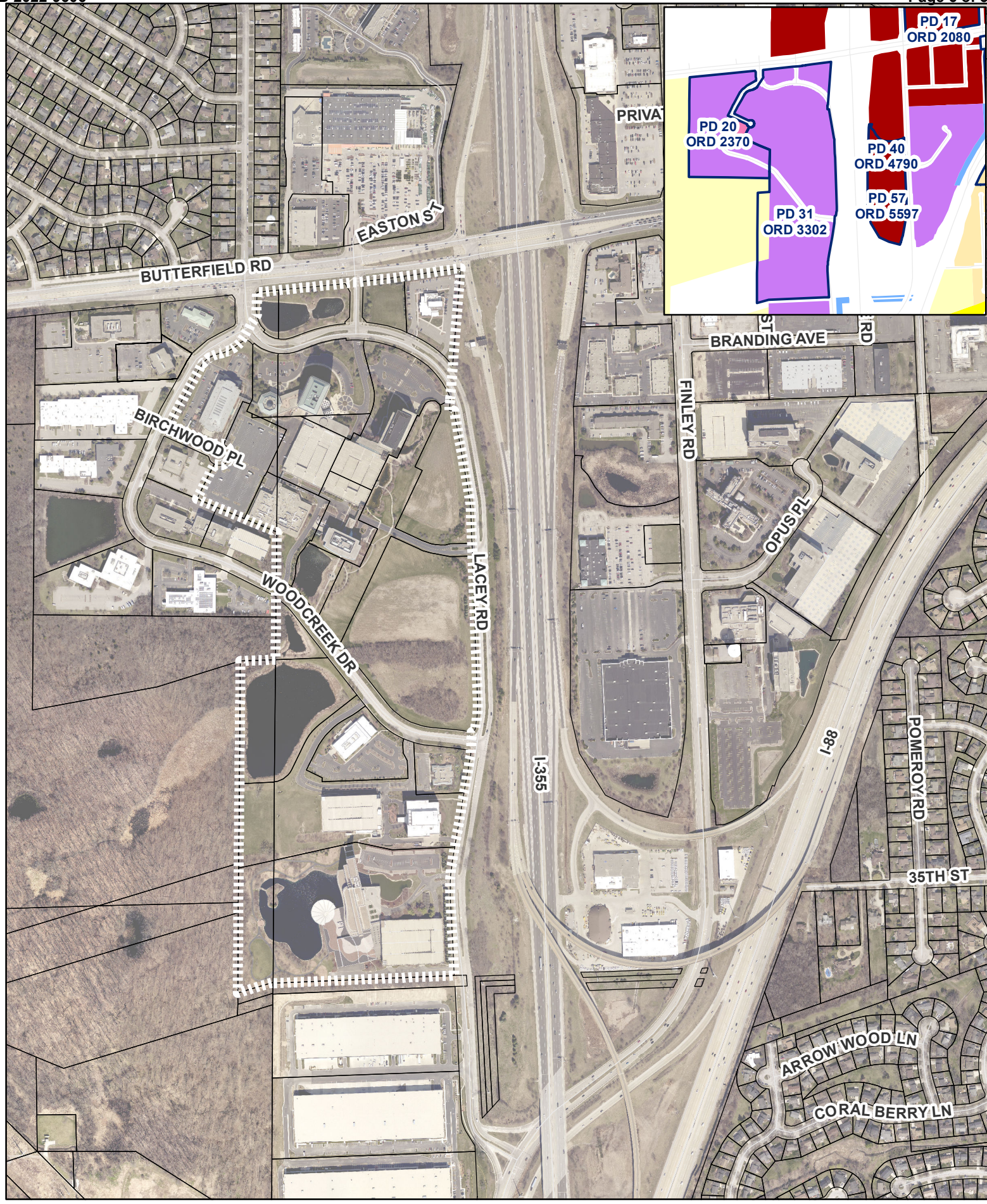
SECTION 6. That this ordinance shall be in full force and effect from and after its passage and publication in pamphlet form as provided by law.

Mayor

Passed:

Published:

Attest: _____
Village Clerk



1901 Butterfield Road - Location Map

- Subject Property
- Project Location



**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
SEPTEMBER 12, 2022 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
22-PLC-2022 Esplanade at Locust Point	PUD Amendment	Jason R. Zawila, AICP Planning Manager

REQUEST

The petitioner is requesting approval of a Planned Unit Development amendment to Planned Unit Development #31, Esplanade at Locust Point to add multi-family residential as an allowed use in PUD #31.

NOTICE

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

GENERAL INFORMATION**APPLICANT:**

M&R Development, L.L.C.
555 W. Pierce Road, Suite 180
Itasca, IL 60143

OWNERS:

HP/AG Esplanade at Locust Point Land Limited Partnership
1901 Butterfield Road
Downers Grove, IL 60515

Coopers Hawk
3500 Lacey Suite 1000
Downers Grove, IL 60515

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

Hamilton Partners, Inc.
PO Box 3664
Oak Brook, IL 60522

Hamilton Partners
300 Park Boulevard, Suite 201
Itasca, IL 60143

DG Hotels, LLC
2111 Butterfield Road
Downers Grove, IL 60515

Esplanade I Spe, LLC
300 Park Boulevard, Suite 201
Itasca, IL 60143-3106

AM Society GI Endoscopy
3300 Woodcreek Drive
Downers Grove, IL 60515

AG Products Company
1901 Butterfield Road, Suite 330
Downers Grove, IL 60515

Midwestern University
444 31st Street
Downers Grove, IL 60515

KORE 3500 Lacey Owner, LLC
6500 Quebec Street, Suite 300
Greenwood Village, CO 80111

PROPERTY INFORMATION

EXISTING ZONING: O-R-M/PD #31, Office-Research Manufacturing
EXISTING LAND USE: Business Park
PROPERTY SIZE: 102 Acres of Land
PINS: 05-25-413-009; 05-25-415-009, -010; 05-36-200-009, -011; 05-36-202-008, -015, -016, -017; 05-36-400-017; 06-30-301-007; 06-30-304-002, -003; 06-30-305-003; 06-31-100-019, -020, -021, -022, -023, -025, -027, -028, -029; 06-31-103-001, -002, -005, -006, -007

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
East:	Tollway Right-of-Way	N/A
WEST:	O-R-M, Office-Research-Manufacturing/PD #20 R-1, Residential Detached House 1	Office Corporate Campus Park and Open Space
NORTH:	B-3, General Services and Highway Business B-1, Local Business (DuPage County)	Regional Commercial DuPage County
SOUTH:	O-R-M, Office-Research-Manufacturing	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. Example Site Plan
3. Example Elevations/Renderings
4. List of Previously Approved Exceptional Permitted Uses

PROJECT DESCRIPTION

The petitioner is requesting approval of a Planned Unit Development amendment to Planned Unit Development #31, Esplanade at Locust Point to add *multi-family residential* as an approved allowed use within PUD #31. The petitioner is not proposing, nor is this case considering, a specific multi-family residential development.

PUD #31 was approved in 1990 with a master site development plan that identified a variety of office buildings, open space, transportation and roadway improvements. The PUD was amended multiple times since 1990 to allow for different building layouts, developments and uses. Further discussed below, through the PUD approval process, the Village Council may approve use types that are not allowed in the underlying zoning district. With the initial approval in 1990, a set of permitted uses were approved that are not allowed in the underlying O-R-M, Office Research-Manufacturing District. In 1998, this list was further amended to allow drive through banks.

Currently, the PUD includes approximately 2.1 million square feet of office space including office buildings at 1902 and 2001 Butterfield Road, as well as 3250 and 3450 Lacey Road. The PUD also includes the Double Tree Guest Suites Hotel, Cooper's Hawk Restaurant, Midwestern University and a daycare center. The approved Master Plan for this Planned Development did not originally anticipate a housing component; however, longer term market factors have led the owner to consider housing on part of the overall site.

The underlying zoning district of the Planned Development is ORM, Office-Research-Manufacturing. This zoning district does not provide for multiple-family residential uses, nor does the zoning district provide any applicable zoning standards for such uses, most notably residential density.

Please note that although a site plan and renderings were provided by the petitioner, that is intended to demonstrate a potential multifamily project for the PUD. Should the proposed PUD Amendment be approved, the petitioner will be required to finalize the proposed development plan in detail, including all engineering related issues such as stormwater management, and to request approval of a PUD Amendment.

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 Butterfield Focus Area Plan calls for

- Outlot development to attract new commercial developments and to use the corridors unique location to attract new tenants.
- Redevelopment that should focus on attracting a regional customer base in addition to serving the substantial daytime population in the area.
- Leverage the unique location of this focus area adjacent to two highways to attract new retail and office tenants.

The remaining vacant property within PUD #31 has been identified in The Comprehensive Plan as Catalyst Site # C1. The Plan identifies the following key features of Catalyst Site #C1

- Previously approved as part of a Planned Unit Development, these sites have not yet developed. With excellent visibility and access, these parcels could accommodate additional office development, restaurants or retail.

The Comprehensive Plan further states that the Office/Corporate Campus land use should include

- Office uses that include large-scale buildings and office parks that have a significant presence in Downers Grove and should continue to play an important role in the local economy.
- Support office development along the I-88, I-355, and Butterfield Road corridors to maximize visibility and minimize potentially negative impacts on residential areas. As prominent features along major regional roadways, office developments should be of high quality and reflect the character of the Village in the manner of the Esplanade and the Highland Landmark.
- The Village should encourage offices to include sustainable features and renewable energy into their design. Additionally, the Village should regularly assess its development regulations to ensure that contemporary office styles will be permitted.

The Comprehensive Plan also notes the following:

- Reinvestment should occur in the Finley Road/Butterfield Road area to improve the aesthetics and function of regional commercial uses.
- The Village should continue to support office development along the I-88, I-355 and Butterfield Road corridors.
- Encourage corporate campuses and office development to take advantage of their location along I-88 and I-355 by orienting attractive facades and corporate identification signage toward the

highway

COMPLIANCE WITH ZONING ORDINANCE

The underlying zoning district of the PUD is ORM, Office-Research-Manufacturing. This zoning district does not provide for multiple-family residential uses, nor does the zoning district provide any applicable zoning standards for such uses, most notably residential density. Earlier amendments provided for certain uses as identified in the attached list, in addition to those uses normally found in the ORM Zoning District.

An amendment to PUD #31 is requested per VoDG Section 28.4.030(g) which states the following:

(g) Allowed Uses. The uses to be allowed in a PUD must be identified as part of the PUD approval process along with all applicable conditions or supplemental use regulations that apply to such uses. Unless otherwise expressly stated, the Village Council may, through the PUD approval process, approve use types that are not allowed in the underlying zoning district as a means of accommodating mixed-use developments, housing diversity, economic development opportunities and promoting other Village policies.

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 the Daily Herald. Staff received one inquiry from the DuPage County Forest Preserve District inquiring about the nature of the proposal. The Village is also in receipt of the attached letter from the Downers Grove Economic Development Corporation.

STANDARDS OF APPROVAL

The petitioner is requesting approval of a final Planned Unit Development Amendment to PUD #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

22-PLC-0025; Esplanade at Locust Point
September 12, 2022

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Staff will provide a recommendation at the September 12, 2022 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 22-PLC-0025:

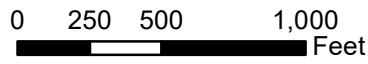
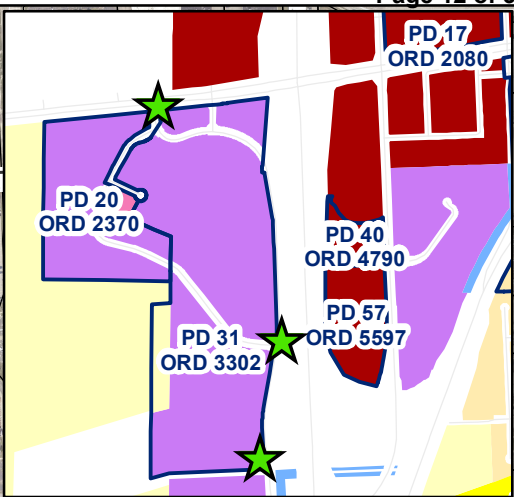
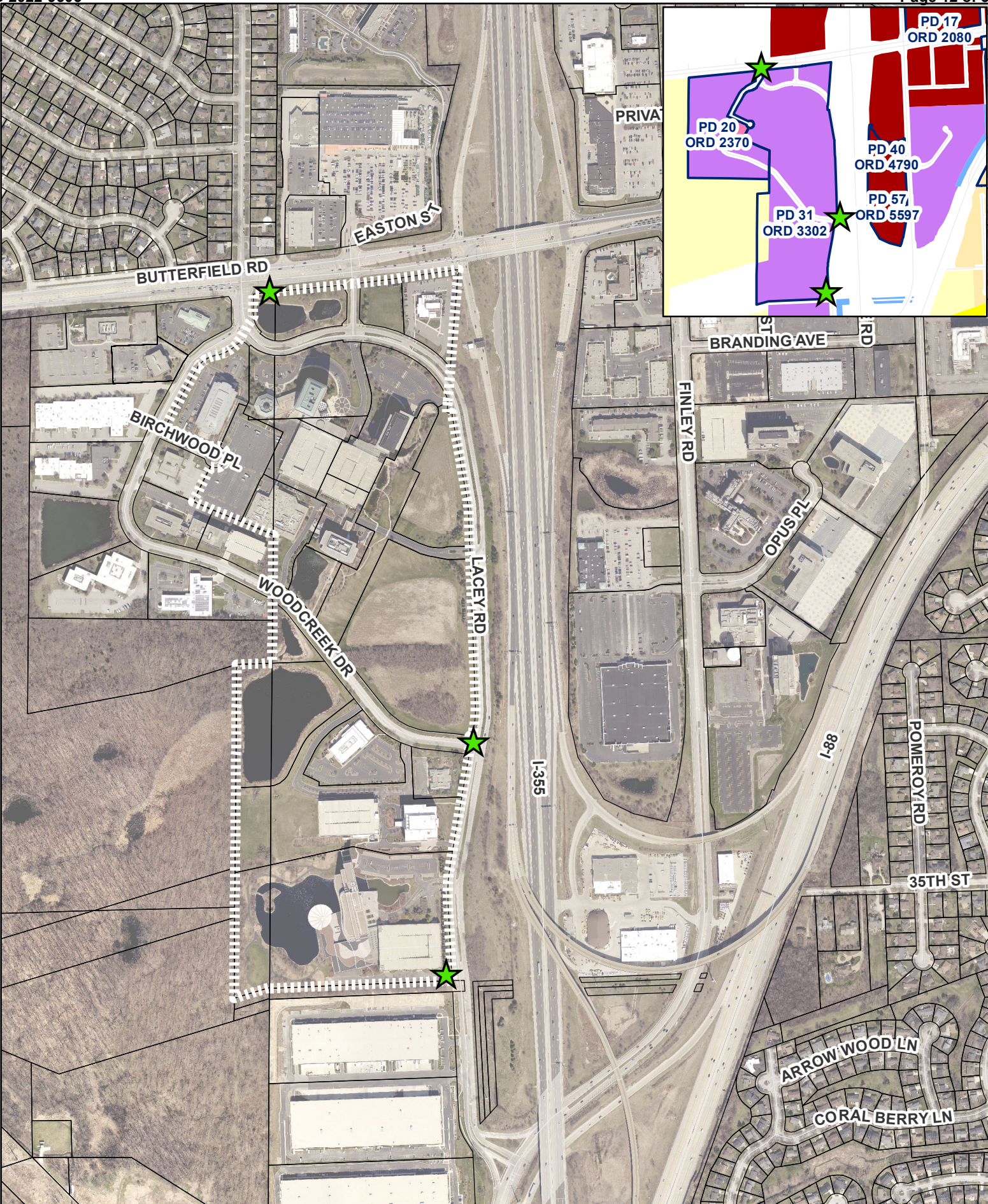
Based on the petitioner's submittal, the staff report and the testimony presented, I find that the petitioner has met the standards of approval for a Final Planned Unit Development #31 Amendment as required by the Village of Downers Grove Zoning Ordinance and is in the public interest and therefore, I move that the Plan Commission recommend to the Village Council approval of 22-PLC-0025, which will add multiple family residential uses as an allowed use in PUD #31

Staff Report Approved By:





Stanley J. Popovich, AICP
Director of Community Development

SP:jz
-att



1901 Butterfield Road - Location Map

-  Subject Property
-  Project Location

M & R Development, L.L.C.
Proposed Luxury Multi-Family Rental Community--The Esplanade at Locust Point

Project Narrative

M&R Development is pleased to present this proposal for the construction of a new luxury rental community on a nine-acre portion of the Esplanade at Locust Point Planned Development. Our proposed community, which will contain state-of-the-art, high-end features and amenities which appeal to the changing lifestyles of those who are currently renting by choice, will consist of three 99-unit buildings, or a total of 297 apartment homes, 213 of which will be studio and one-bedroom units, and 84 of which will be two-bedroom units. The rental units will average slightly under 800 square feet in size.

210 interior parking spaces, housed in three garages, and 288 exterior parking spaces will be constructed for the community. These 498 parking spaces will equate to a parking ratio of 1.67 spaces per unit which we have found to be adequate in similar rental communities we have constructed and currently manage through our affiliate RMK Management Company. The reduced demand for parking will translate to more green space and less asphalt within the development.

Many people are now spending more time at home and away from their office. They are looking for affordable housing options that provide them both the space they need to live and work at home, and indoor and outdoor amenity spaces which facilitate recreation, relaxation and ongoing social interaction with others. To that end, our community will contain a state-of-the-art 6,000-square foot clubhouse, a swimming pool, expansive sundecks, open spaces, dog walking areas, and other areas and amenities for all community residents to enjoy. The clubhouse will contain meeting spaces with refrigerators, microwaves, warming drawers and ice machines, a full-service fitness center, and work areas where residents will be able to work individually or in concert with others, both in person and virtually. The fitness center will contain a yoga room, personal training options, and multi-purpose exercise rooms.

Our proposed unit mix means that our community will generate few children and little impact for Downers Grove Grade School District 58 and Community High School District 99. At the same time, it will generate significant new tax revenues for those districts and for the Downers Grove Park District that will benefit existing Downers Grove residents.

Years ago, land to the south of the Esplanade, like the land we are now seeking to develop, was slated for large office building development. Nevertheless, changes in the way people have come to live brought about by the pandemic and current economic conditions brought changed thoughts about how that land should be developed and used. Amazon opened a distribution hub, which has helped the local economy, and the way people purchase everyday items. Midwestern University opened a new campus. A successful new day care facility was constructed. New restaurants (such as Cooper's Hawk) have opened. These developments help serve the needs of those working in area office buildings, who want to live outside downtown Downers Grove in an upscale rental community and in close proximity to their offices, and the needs of all Village residents.

It should be noted that the construction of our community, if approved, would not foreclose the opportunity for new office development in this area. Almost 8.5 acres of land will remain for new office development at the Esplanade. This means that another 500,000 square feet of new "Class A" office space could be constructed at the Esplanade if and when the demand for the construction of new "Class A" office space returns to the East-West Corridor office market and such development becomes economically feasible.

To facilitate the construction of our new community, we are requesting an amendment to the Esplanade at Locust Point planned development ordinance. We appreciate the fact that our proposed land use is inconsistent with the office designation provided for the property in the Village's Comprehensive Plan. Nevertheless, we believe that recent changes in the way people live and work brought about by the

pandemic and current economic conditions warrant serious consideration of a new and different approach to the completion of what has been a very successful Downers Grove development. Taking a new approach to the completion or redevelopment of major office and retail developments in their communities in response to new market realities is something contemplated by the Village's Comprehensive Plan and something that many municipalities have done or are in the process of doing. These include, by way of example, Oak Brook, Naperville, Aurora, Deerfield, Glenview, Vernon Hills, St. Charles, Northbrook, and Itasca.

We invite those interested in seeing a comparable development constructed under conditions similar to those observed at the Esplanade at Locust Point to visit our recently constructed multi-family development in Itasca known as The Residences at Hamilton Lakes. This project accurately reflects our design intentions with respect to the development we are seeking to construct at the Esplanade. The Residences of Hamilton Lakes is a 297-unit community delivered in 2017. The project contains three residential buildings and a luxurious clubhouse offering residents a variety of lavish amenities. It took a little over a year to achieve a 95% rate of occupancy, which reflects the strong demand in the area for projects such as the one we are proposing to construct at the Esplanade.

We look forward to receiving Plan Commission input, to answering all questions, and to working with the Village staff on this exciting new development proposal for the Village.

About M&R Development

Founded in 1996 by Tom Moran and Anthony Rossi, M&R Development is an environmentally conscious developer of luxury, high-end rental apartment buildings ranging in style from suburban garden and mid-rise to urban high-rise. We are an innovative company focused on sustainable and eco-friendly developments. Several of our more recently construction projects have receiving LEED certifications.

The M&R Development team continues to introduce new ideas into the multi-family industry and deliver apartment homes which meet or exceed resident expectations. Mr. Moran and Mr. Rossi were some of the first developers to introduce luxury living into the Midwest market. Their early ideas included expansive fitness centers, business centers, cyber cafes, cinemas and pet spas. At a time when the cost to rent is lower than the cost to own a home, more and more residents are choosing M&R Development projects because of its attention to detail and its genuine concern for the comfort of its residents.

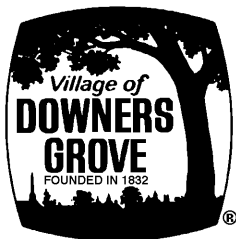
To date, M&R Development has developed 19 properties containing over 4,700 units, spanning from the Chicago area to Madison, WI. This includes the development of The Residences at The Grove (ReNew) in Downers Grove, a 294-unit luxury apartment community. Our most recent projects were delivered in 2021, amid a global pandemic. These include 42 Hundred on the Lake in St Francis, Wisconsin, and Elevate Apartments in Madison, Wisconsin. M&R Development is currently constructing its third Wisconsin property in Wauwatosa, which is slated to open August 2023.

About Hamilton Partners

Allan J. Hamilton formed Hamilton Partners in 1987 along with John Wauterlek, Ron Lunt and Jim Sheridan. They set out to build a company founded on trust, cooperation, and partnership, hence the name "Hamilton Partners". The enterprising spirit of Allan Hamilton lives on in the firm's dedication to building successful business relationships.

Soon after its founding, our ranks were bolstered when four more partners, Tim Beechick, Bruce Bingham, Pat McKillen and Gary Mori, joined the company. Over the next 15 years, we succeeded as an experienced and effective development team to develop properties containing more than 30,000,000 square feet around the Chicago, Detroit, Milwaukee, Minneapolis and Salt Lake City metropolitan areas.

The company's current portfolio contains 53 Office, 50 Industrial, 10 Retail and six Residential properties. These developments include more than 20,000,000 square feet of space in and around the Chicago metro area, one of which is the Esplanade at Locust Point. Hamilton Partners successfully partnered with M& R Development on the construction of The Residences at Hamilton Lakes in Itasca.



Review and Approval Criteria
ZONING MAP AMENDMENTS

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 28.12.030.I. Review and Approval Criteria (Zoning Map Amendments - Rezonings)

The decision to amend the zoning map is a matter of legislative discretion that is not controlled by any single standard. In making recommendations and decisions about zoning map amendments, review and decision making bodies must consider at least the following factors.

- (1) The existing uses and zoning of nearby property.*

- (2) The extent to which the particular zoning restrictions affect property values.*

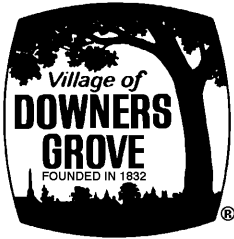
- (3) The extent to which any diminution in property value is offset by an increase in the public health, safety and welfare.*

- (4) The suitability of the subject property for the zoned purposes.*

- (5) The length of time that the subject property has been vacant as zoned, considering the context of land development in the vicinity.*

- (6) The value to the community of the proposed use.*

- (7) The Comprehensive Plan.*
See accompanying Responses to Standards for PUD Amendment.



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.***
- 3. Whether PUD development plan complies with the PUD overlay district provisions of Sec. 4.030.***
- 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.***
- 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.***

The Residences at Hamilton Lakes



Residential Building



Clubhouse & Residential Buildings



Clubhouse



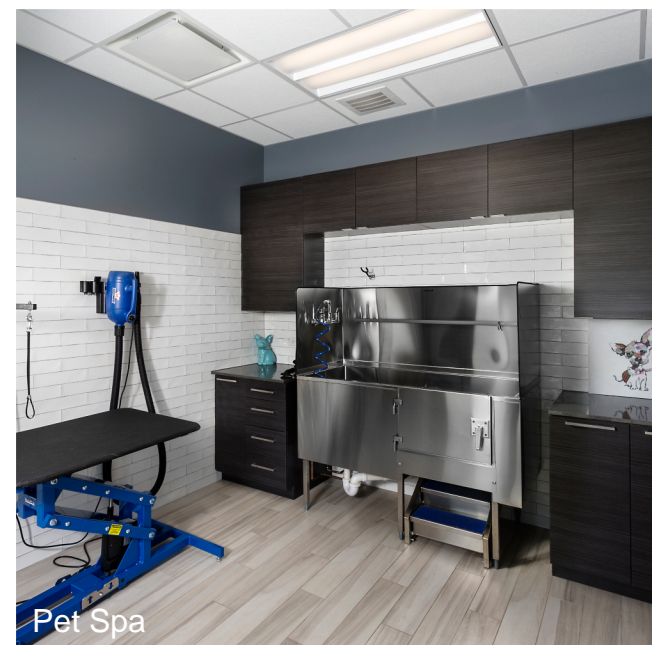
Residential Building



Clubroom Kitchen



Fitness Center



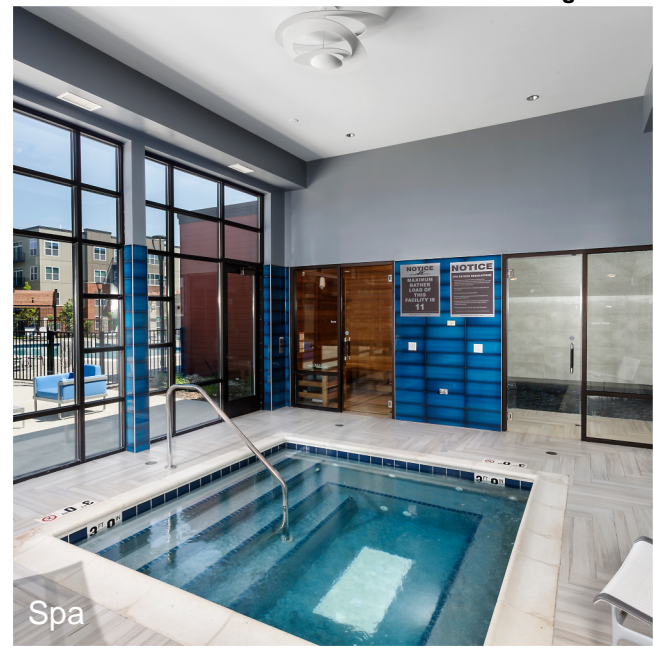
Pet Spa



Yoga & Cardio



Outdoor Pool



Spa



Outdoor Kitchen



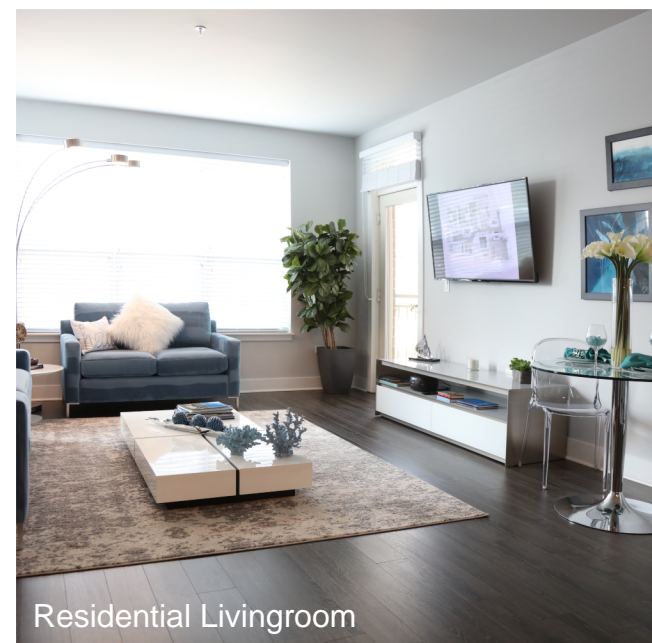
Bike Share



Residential Kitchen/Living



Residential Bath



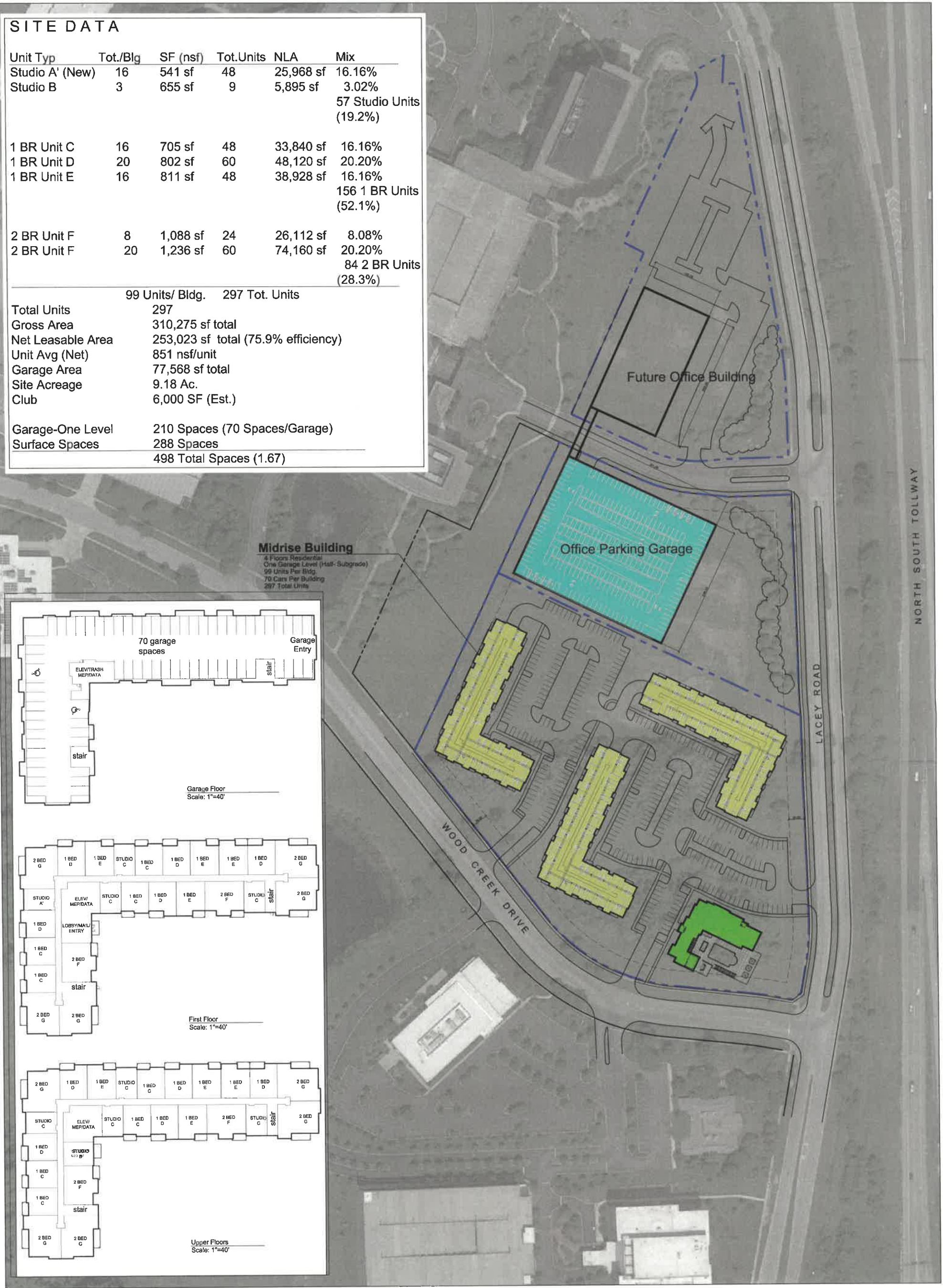
Residential Livingroom



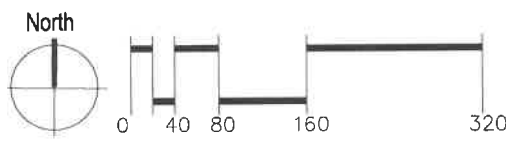
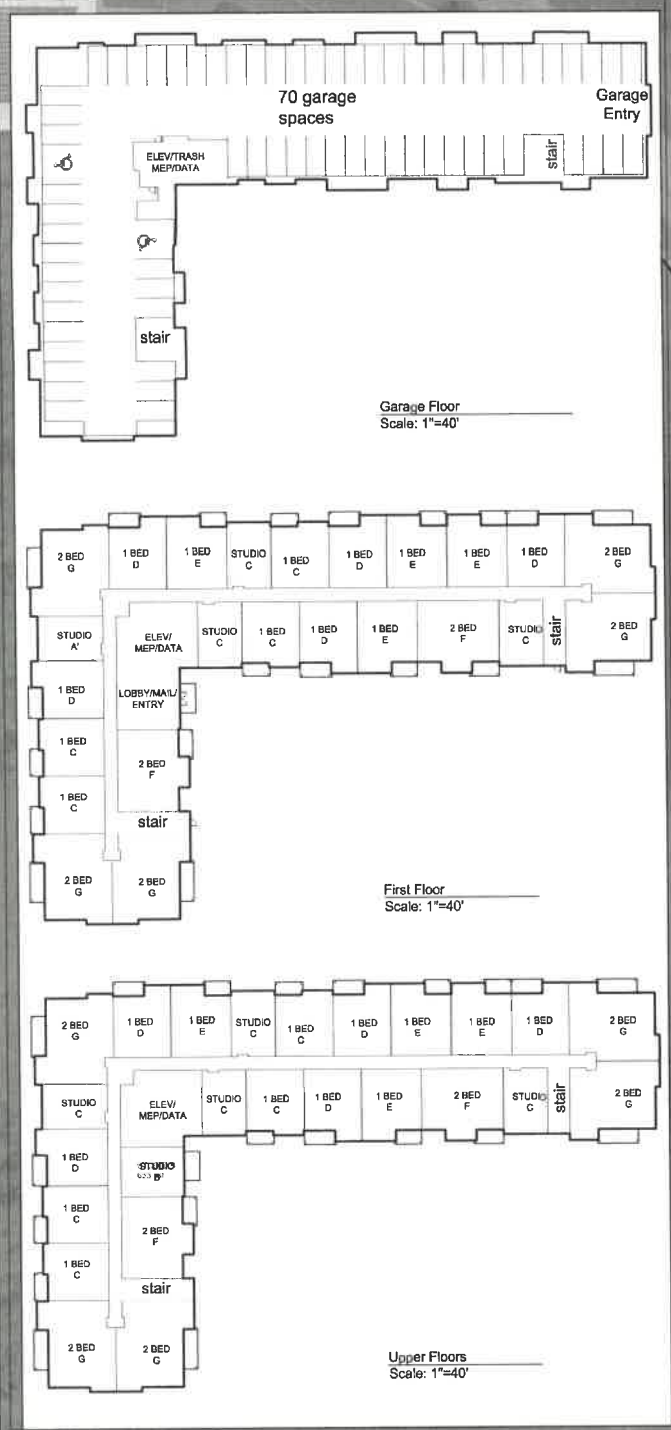
Residential Kitchen

SITE DATA

Unit Typ	Tot./Bldg	SF (nsf)	Tot.Units	NLA	Mix
Studio A' (New)	16	541 sf	48	25,968 sf	16.16%
Studio B	3	655 sf	9	5,895 sf	3.02%
					57 Studio Units (19.2%)
1 BR Unit C	16	705 sf	48	33,840 sf	16.16%
1 BR Unit D	20	802 sf	60	48,120 sf	20.20%
1 BR Unit E	16	811 sf	48	38,928 sf	16.16%
					156 1 BR Units (52.1%)
2 BR Unit F	8	1,088 sf	24	26,112 sf	8.08%
2 BR Unit F	20	1,236 sf	60	74,160 sf	20.20%
					84 2 BR Units (28.3%)
99 Units/ Bldg.		297 Tot. Units			
Total Units	297				
Gross Area	310,275 sf total				
Net Leasable Area	253,023 sf total (75.9% efficiency)				
Unit Avg (Net)	851 nsf/unit				
Garage Area	77,568 sf total				
Site Acreage	9.18 Ac.				
Club	6,000 SF (Est.)				
Garage-One Level	210 Spaces (70 Spaces/Garage)				
Surface Spaces	288 Spaces				
498 Total Spaces (1.67)					



Midrise Building
 4 Floors Residential
 One Garage Level (Half-Subgrade)
 99 Units Per Bldg
 70 Cars Per Building
 297 Total Units



Hamilton Partners

Concept G
ESPLANADE MULTI-FAMILY
 Downers Grove, Illinois



The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2022 BSB Design, Inc.

June 7, 2022

Mr. Grossberg
May 1, 1990
Page Two - Corrected

- (3) Two eastbound left turn lanes;
 - (4) Two eastbound right turn lanes; and
 - (5) Appropriate signalization.
- c. That the Developer be granted a completion date for the overall project of June 1, 2010.
 - d. That the Developer provide the Village with stormwater easements over each detention or retention facility.
 - e. That pursuant to the findings made by the Plan Commission, the following exceptional permitted retail uses be approved:

Art supply stores; Art galleries; Barber and beauty shops; Book, stationary and office supply stores; Camera and photograph developing and processing shops; News stands; Employee agencies; Florist shops; Food stores not to exceed 5,000 square feet each; Bakeries and delicatessens; Haberdasheries, wearing apparel shops and tailor shops; Jewelry and gift shops; Business school; Shoe stores and repair shops; Automobile rental agencies; Dry cleaners; Health clubs; Travel agencies; Quick print shops; Opticians and optical supply stores; Computer and related supply stores; Antique shops; Candy and ice cream shops; Catering establishments; China and glassware stores; Clothing and costume rental shops; Electrical and household appliance stores, including radio and television sales; Furrier shops; Furniture stores; Hobby shops; Leather goods and luggage stores; Liquor stores, package goods only; Loan offices; Motels; Musical instruments, sales and repair; Optometrists; Photograph developing and processing shops; Photographer; Picture framing establishments; Private clubs or lodges; Restaurants internal to other uses and having less than 125 seats; Schools - music, dancing, or trade; Sporting goods stores; Toy shops; and Variety stores.

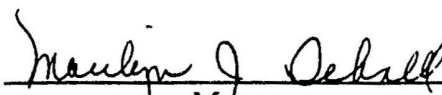
- f. That no building to be constructed, except those in Phases I and II, shall exceed a height of twenty (20) stories, including any towers, except that the Developer shall be permitted to construct a maximum of two buildings over 20 stories in height, but no higher than 25 stories, including any towers; provided that for each story built over 20 stories in any one building, the height of another building shall be reduced by one story from the twenty (20) story maximum. No building shall be permitted to be constructed in excess of twenty stories, including any towers unless such compensatory height reduction is provided.

SECTION 4. The preliminary planned development plan for a portion of Planned Development #31 (the PD # 31 - 98 Restaurant and Bank Plans) for a freestanding restaurant building and a freestanding bank building, (the PD # 31 - 98 Restaurant and Bank Project) consisting of one page, prepared by The Jenkins Group, dated 8/31/98, reduced copy attached and incorporated by reference as Exhibit A, is hereby approved subject to the condition that consideration of a proposed exceptional permitted use for a drive-up/drive-through facility for the bank is deferred until final plans are reviewed. The Mayor and Village Clerk are authorized to sign the above described plans.

SECTION 5. The approval set forth herein, in addition to any other expressed restrictions, is subject to the findings and recommendations of the Downers Grove Plan Commission regarding file No. 1024, dated September 28, 1998 and as set forth in the minutes of their meeting dated September 8, 1998.

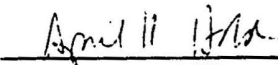
SECTION 6. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 7. 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: October 19, 1998

Published: October 20, 1998

Attest: 
 Village Clerk



Downers Grove Economic Development Corporation

5159 Mochel • Downers Grove, IL 60515

630.729.0380 • www.dgedc.com

Honorable Mayor & Village Council Members
Village of Downers Grove Plan Commission
801 Burlington Avenue
Downers Grove, IL 60515

September 8, 2022

Honorable Mayor, Council Members and Plan Commission,

At the request of the Village members of the Executive Board, the Downers Grove Economic Development Corporation Executive Committee reviewed and considered Hamilton Partners' petition to amend the text of the Esplanade Planned Unit Development Ordinance to include multi-family residential units as permitted uses. The DGEDC Executive Committee voted unanimously to recommend approval of the amendment.

The DGEDC is committed to supporting and enhancing the office sector of the local economy. The Class A office buildings are an important component of Downers Grove comprising a significant portion of the real estate tax base and providing space for many employers. These employers generate customers for local suppliers, as well as customers for our hotels, restaurants and retailers. In particular, offices generate significant business for restaurants in the Butterfield corridor.

Allowing Hamilton Partners the opportunity to construct high quality multi-family developments within the Esplanade will enhance the long-term viability of the office park. The DGEDC Executive Committee feels this could add a much needed live/work synergy to the Class A office park. The updated land use fits within the DGEDC Strategic Plan and the evaluation of remaining land within office Downers Grove Office Parks.

After thoughtful consideration and extensive discussion, the DGEDC Executive Committee recommends that the Village approve the amendment to the Esplanade Planned Development Ordinance to include multi-family residential units as permitted uses. We appreciate that the Village members of the Executive Committee brought this issue to our attention and requested our recommendation.

Sincerely,

Bryan Gay

President and CEO

**VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING**

September 12, 2022, 7:00 P.M.

FILE 22-PLC-0025: A PETITION SEEKING AN AMENDMENT TO PLANNED DEVELOPMENT #31 TO ALLOW FOR AN AMENDMENT TO THE APPROVED ALLOWED USES LIST IN PUD #31. THE PROPERTY IS GENERALLY LOCATED WEST OF LACEY ROAD STARTING APPROXIMATELY 1,100 FEET NORTH OF THE INTERSECTION OF LACEY ROAD AND FINLEY ROAD AND EXTENDING NORTH TO BUTTERFIELD ROAD AND WEST OF WOODCREEK DRIVE, COMMONLY KNOWN AS ESPLANADE AT LOCUST POINT, DOWNERS GROVE, IL (PINS: 05-25-413-009, 0525-415-009, 05-25-415-010, 05-36-200-009, -011, 05-36-202-008, -015, -016, 017, 05-36-400-017, 06-30-301-007, 06-30-304-002, -003, 06-30-305-003, 0631-100-019, -020, -021, -022, -023, -025, -027, -028, -029, 06-31-103-001, 002, -005, -006, -007), VARIOUS, OWNERS AND M&R DEVELOPMENT, LLC, PETITIONER.

Ron Lunt, partner with Hamilton Partners introduced himself as one of a series of petitioners for this item, and briefly introduced his team. He explained he would discuss the benefits of adding luxury apartments to the Esplanade development. Mr. Lunt used the example of the Hamilton Lakes development, and explained how the development has adapted over time. He stated that originally Hamilton Lakes was exclusively an office park, then the group introduced multifamily development which was a positive investment. He mentioned it is hard to predict expected tenant occupancy with the rise of work from home opportunities.

Harold Francke introduced himself as an attorney with the law firm Meltzer, Purtill and Stelle, LLC, working with the proposed developer M&R Development. He shared a video which provided an overview of the property and the Esplanade development. He provided context on the property location, and outlined what would be included in the proposed development. He quotes that the zoning code allows for adjustments in PUD if it would promote mixed use. He reiterated that this evening's discussion would not include information on what type of development would be located on the property, or bulk regulations related to the property, but would be focused on the idea that allowing multifamily development to be included in this area currently zoned ORM would be an improvement.

Gary Mori introduced himself. He stated that he has been a developer in the Downers Grove area for over 20 years, and commented on the success of the Esplanade project. He explained that the development concept for Esplanade was to extend and play off of the existing Oak Brook development, and that creating synergy of uses is important. He provided anecdotal stories of how the increase in employers allowing "work from home" opportunities has caused a decline in demand for office uses. He feels it is time to focus on mixed use development. He then outlined a rough site plan for the property.

Mr. Francke provided further clarification on the proposed breakdown of usage by acre, but reiterated that the purpose of this petition is not to request approval to develop this property.

Chairman Rickard concurred with that clarification, and reiterated that the numbers proposed are not binding as a part of this petition.

Iris Olson, with M&R development, introduced herself and explained the breadth of experience at M&R regarding these types of development projects. She acknowledged the need for multifamily developers to be nimble through the pandemic. She shared a list of properties they've developed nearby, and discussed

the benefits of incorporating this type of development at this location, and provided detail on their priorities for their developments. These include mid-sized properties with focus on eco-friendly practices.

Terry Smith, with BSB Design, introduced himself, and noted that his design group specializes in multifamily projects, and has lots of experience with the included petitioners, particularly M&R Development. He discussed infill trends in development, and mentioned that the pandemic has created “a new normal” by adjusting what is typical. He sees the repurposing of office and commercial development as a big part of adjusting to the new normal. He provided examples of other suburban office and commercial mall campuses that are in the early stages of being repurposed.

Mr. Francke presented letters of support from neighboring property owners, including Choose DuPage and the Downers Grove Economic Development Corporation.

Chairman Rickard mentioned that six different letters were received in tonight’s meeting packet and will be read into the public record.

Mr. Francke stated that all standards have been met regarding any rezoning and particularly for the PUD requirements for this site. He offered more information if the Commission desired to further clarify the case. Chairman Rickard said more clarification is not necessary.

Commissioner Dmytryszyn asked if any analysis had been conducted regarding market absorption.

Diana Pittro with RMK Management Corporation introduced herself, and explained that RMK is in charge of the management and leasing of M&R’s properties. She stated that Hamilton Lakes took roughly 22 months to lease up, but the usual time frame is 12-18 months. She blamed the longer time frame on conditions surrounding the property, including highway construction and roadwork. Mr. Lunt confirmed that market absorption is possible.

Commissioner Dmytryszyn mentioned many of the uses nearby are industrial, and asked if that was considered in the development plan. Mr. Lunt responded that the industrial uses were considered, and mentioned that similar uses are combined in the Hamilton Lakes development. He explained that warehouse uses are higher priced and in higher demand than office space.

Chairman Rickard invited for any additional public comment.

Scott Richards asked a series of questions including clarification on the number of acres the property consists of, what roads would be most affected by this development, and whether families were considered as a potential demographic population type for this development. He inquired further if school transportation had been considered if families were to move into this development.

Chairman Rickard then invited staff to make their presentation.

Mr. Jason Zawila, Planning Manager, provided a brief overview of the staff report, including the property location and explained the notice of the public hearing. He explained the history of PUD #31, including its history of amendments. He explained in this case that the ORM zoning district does not allow multifamily development, but that PUD #31 has been amended in the past to allow previously unallowed uses, and that the Plan Commission, through this process, can allow other uses. He reiterated that the petitioner will be required to finalize the proposed development in great detail as a future PUD amendment, if approved. It was stated that the Comprehensive Plan has several recommendations related

to the subject property being development as commercial, but provided a reference to the motion in the packet, if the Plan Commission supports the project.

Commissioner Maurer asked for confirmation that the bulk and density regulations would be discussed at a later date, which was confirmed by Mr. Zawila.

Mr. Francke returned to the podium to respond to Mr. Richards' questions. He stated that the development is 19 acres, and that it is expected that Lacey road would see more increased traffic. He provided a reminder that a traffic impact study would have to be conducted to provide further information on the development's traffic impacts. He also explained that the current plan would focus on studios to 2 bedroom apartments, which would not drive demand for families to reside at the development.

Commissioner Rector expressed support for the project. Commissioners Maurer, Patel and Chairman Rickard echoed support and felt that the standards are met.

WITH RESPECT TO FILE 22-PLC-0025 AND BASED ON THE PETITIONER'S SUBMITTAL, THE STAFF REPORT, AND THE TESTIMONY PRESENTED, COMMISSIONER MAURER MADE A MOTION 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 MOVE THAT THE PLAN COMMISSION RECOMMEND TO THE VILLAGE COUNCIL APPROVAL OF 22-PLC-0025, WHICH WILL ADD MULTIPLE FAMILY RESIDENTIAL USES AS AN ALLOWED USE IN PUD #31.

SECOND BY COMMISSIONER DMYTRYSZYN. ROLL CALL.

AYE: COMMISSIONERS DMYTRYSZYN, ROCHE, MAURER, PATEL, RECTOR, TOTTH AND CHAIRMAN RICKARD

NAY: NONE

MOTION PASSED. VOTE: 7-0

**Ag-Day Care, LLC
2001 Butterfield Road
Suite, 103
Downers Grove, IL 60515
(630) 297-1839**

Plan Commission
Village of Downers Grove
801 Burlington Ave
Downers Grove, IL 60515

Dear Commissioners:

I would like to express my support for the proposed construction of a new M & R Development/Hamilton Partners rental community in the Esplanade at Locust Point Planned Development, both as a long-term Esplanade investor and as the Manager of the company that owns the Bright Horizons Day Care Center at 3400 Lacy Road.

My involvement in the Esplanade goes back to 1988, I believe, when I had the privilege of touring 2001 Butterfield Road while it was under construction. Since that time, I have been involved at the Limited Partner level in every phase of the history of Esplanade and have shared the enthusiasm of the long-term vision of a first-class, primarily, office development. However, since the most recent Esplanade office construction in the late 1990's there have been several economic crises negatively affecting the speculative office lease market, the most recent of which of course was the COVID-19 pandemic. I strongly share the opinion of many in the business community that while much "normalcy" has returned, many changes that took place in how people live and conduct business will continue indefinitely and may even be permanent.

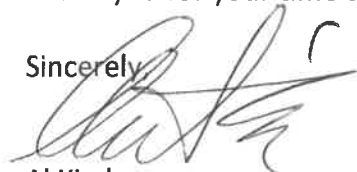
Anticipating the return of the activity level of the Eighties and Nineties has been a waiting game since long before the pandemic. I do not believe a policy of continued waiting is either productive or realistic.

I also support the concept of a new high-end multi-family residential community at the Esplanade as Manager of Ag-Day Care, LLC, which owns the Bright Horizons day care center at the Esplanade. I know M & R Development predicts its project will generate few children. Still, I believe that there will be an increase in interest in our day care center as people who associate with offices in the Esplanade and in surrounding locations elect to live in this new rental community and work from home.

At this juncture, I strongly believe the proposed residential community is the best option for the Esplanade and the local community, and very much hope it will move forward.

Thank you for your time and consideration.

Sincerely,



Al Kircher
Manager, Ag-Day Care, LLC

CICERO HOSPITALITY
GROUP

Fadi Osmano
Office 630.971.2000
FO@CICEROHG.COM

RE: Proposed Luxury Multi-Family Rental Community—The Esplanade at Locus Point

Dear Ladies & Gentlemen,

Cicero Hospitality Group ("Cicero"), LLC, has owned and operated the Downers Grove Doubletree by Hilton Hotel and Conference Center since 2016. Cicero, a family-owned and operated company, has made Downers Grove their 'home away from home.' A Michigan-based company has invested millions into the Doubletree hotel with some additions such as the 'full-service' Starbucks & Celebrity Chef Fabio Viviani Osteria Restaurant in our lobby and much more to come. As a winner of the Downers Grove Corner Stone award in 2021, we strongly support and feel that the proposed development would add revenue to the Downers Grove Assessor's office and increase the Food & Beverage tax revenue from our two significant facilities inside the hotel.

We stand with our Neighbors from Hamilton Partners. And strongly encourage the development of the Esplanade Rental Community. I want to add the increase in potential room sales from visiting families and friends. I (personally) could answer any questions regarding my potential revenue increases. Of course, in return, adding more to the tax collected by the Village.

Therefore, Cicero hopes to see the development pass and encourage the Village to approve the preproposal in question – with respect.

Sincerely,

Fadi Osmano
General Manager & VP of Development & Acquisitions
Cicero Hospitality Group, LLC





To the Planning Commission of the Village of Downers Grove:

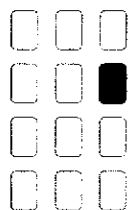
Cooper's Hawk Winery & Restaurant in Downer's Grove supports the zoning change to include the residential project submitted to the Village of Downer's Grove by Hamilton Partners and RMK.

The residential units at Esplanade will positively provide us with the opportunity to connect with more residents of the community.

Sincerely,

Jo-El S. Quinlan

Jo-El S. Quinlan
SVP Development



KORE
Investments
Commercial Real Estate

August 24, 2022

To the Planning Commission of the Village of Downers Grove:

KORE Investments, the owner of 3500 Lacey Rd, Downers Grove supports the zoning change to include the Residential project submitted to the Village of Downers Grove by Hamilton Partners and RMK.

We feel the residential units at Esplanade will positively impact our community and improve our investment in our area. Adding more residential support instead of an office project will add to the competitiveness of our building.

Please let us know if you have questions.

Regards,

A handwritten signature in black ink that reads "Anne Esterquest". The signature is fluid and cursive, with a long horizontal line extending to the right from the end of the name.

Anne Esterquest
KORE Investments



September 8, 2022

Honorable Mayor and Village Council Members
Village of Downers Grove Plan Commission
801 Burlington Avenue
Downers Grove, IL 60515

Dear Mayor, Council Member and Plan Commission Members,

Choose DuPage has reviewed and considered the petition submitted by Hamilton Partners to amend the text of the Esplanade Planned Unit Development Ordinance to include multi-family residential units as permitted uses. We believe this submittal merits approval of the amendment.

The mission of Choose DuPage is business attraction and retention within DuPage County. We believe that this petition supports this mission. We believe the inclusion of multi-family residential units within the Esplanade development will create customers for area suppliers, hotels, restaurants and retailers. In addition, we believe that adding multi-family residential to the planned unit development will support the existing Class A office space at Esplanade and foster a live/work environment which is a growing and successful trend in the suburban office space market.

Successful, existing examples of multi-family residential can be found throughout the region and the country, including locations in DuPage County, specifically Naperville and Itasca. This live/work approach is essential in addressing the needs of the current workforce as well as the challenges area employers are facing in attracting labor and talent.

Clearly the Class A office landscape has changed throughout DuPage County. New Class A office development does not appear to be a growth sector for the DuPage County economy now or into the near future at a minimum. Existing office space is being re-purposed. Tenants are down-sizing their footprint as remote work and hybrid work models become more prevalent. Affording existing Class A office parks like the Esplanade the opportunity to provide first-in-class multi-family residential development within their respective office parks will help these office parks remain relevant and provide economic upside for the region.

Thank you for your consideration.

Sincerely,

Greg Bedalov
President and CEO



KATHLEEN H. GOEPPINGER, PH.D.
PRESIDENT & CHIEF EXECUTIVE OFFICER

September 6, 2022

Village of Downers Grove Zoning Commission
Jason Zawila, AICP, Planning and Zoning Manager
801 Burlington Avenue
Downers Grove, IL 60515

Dear Mr. Zawila:

On behalf of Midwestern University, I would like to extend my support for consideration of an amendment to the current ordinance prohibiting multi-family units in the Esplanade Business Park.

Consideration of the Planning and Zoning Commission in this matter is appreciated.

Sincerely,

A handwritten signature in blue ink that reads "Kathleen H. Goepfinger, Ph.D.".

Kathleen H. Goepfinger, Ph.D.
President and Chief Executive Officer

KHG:tw