

VILLAGE OF DOWNERS GROVE
Report for the Village
10/1/2024

SUBJECT:	SUBMITTED BY:
3110 Woodcreek Drive - Special Use	Stan Popovich, AICP Director of Community Development

SYNOPSIS

The petitioner is requesting approval of a Special Use to allow for a trade school in the Office, Research and Manufacturing (O-R-M) Zoning District at 3110 Woodcreek Drive.

STRATEGIC PLAN ALIGNMENT

The goals for the 2023-2025 Strategic Plan include *Strong and Diverse Local Economy*.

FISCAL IMPACT

N/A

RECOMMENDATION

Approval on the October 8, 2024 Active Agenda per the Plan Commission's unanimous 5:0 positive recommendation. The Plan Commission found that the proposed Special Use request is compatible with the Comprehensive Plan and meets the standards for a Special Use found in Section 28.12.050.h.

BACKGROUNDProperty Information and Zoning Request

The petitioner is requesting approval of a Special Use in the Office, Research and Manufacturing (O-R-M) Zoning District to operate a trade school in conjunction with office space at 3110 Woodcreek Drive. The subject property is zoned O-R-M and is part of the Woodcreek Planned Unit Development (P.D. #20). The petitioner, Sheet Metal Workers (SMART) Local 265, is proposing to use the building to house their administrative offices and apprenticeship program, which is classified as a trade school. The apprenticeship program divides the apprentices into cohorts of 15-25 people. These cohorts, in their four year tenure as apprentices, only meet one week out of every ten at the proposed training campus, with the remainder of the time spent away from the training campus. No more than 15-25 students will be on campus at a time.

The petitioner plans to improve the property with an interior renovation to accommodate the proposed use. Additionally the petitioner is proposing site improvements including the addition of a trash enclosure and a new pedestrian connection from the front entrance to Woodcreek Drive.

Compliance with the Comprehensive Plan

The subject property is designated as Office/Corporate Campus in the Comprehensive Plan. The Office/Corporate Campus includes 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. As prominent features along major regional roadways, office parks should be of high quality and reflect the character of the Village in the manner of the Esplanade and the Highland Landmark.

Compliance with the Zoning Ordinance

The property is zoned O-R-M. With the exception of the interior renovations, pedestrian connection and trash enclosure, no other changes will be made. A trade school is listed as an allowable special use in this district.

Public Comment

Prior to the public hearing staff received one public inquiry from the DuPage County Forest Preserve regarding the intended use. They were satisfied with the response and had no additional questions. No members of the public spoke at the public hearing.

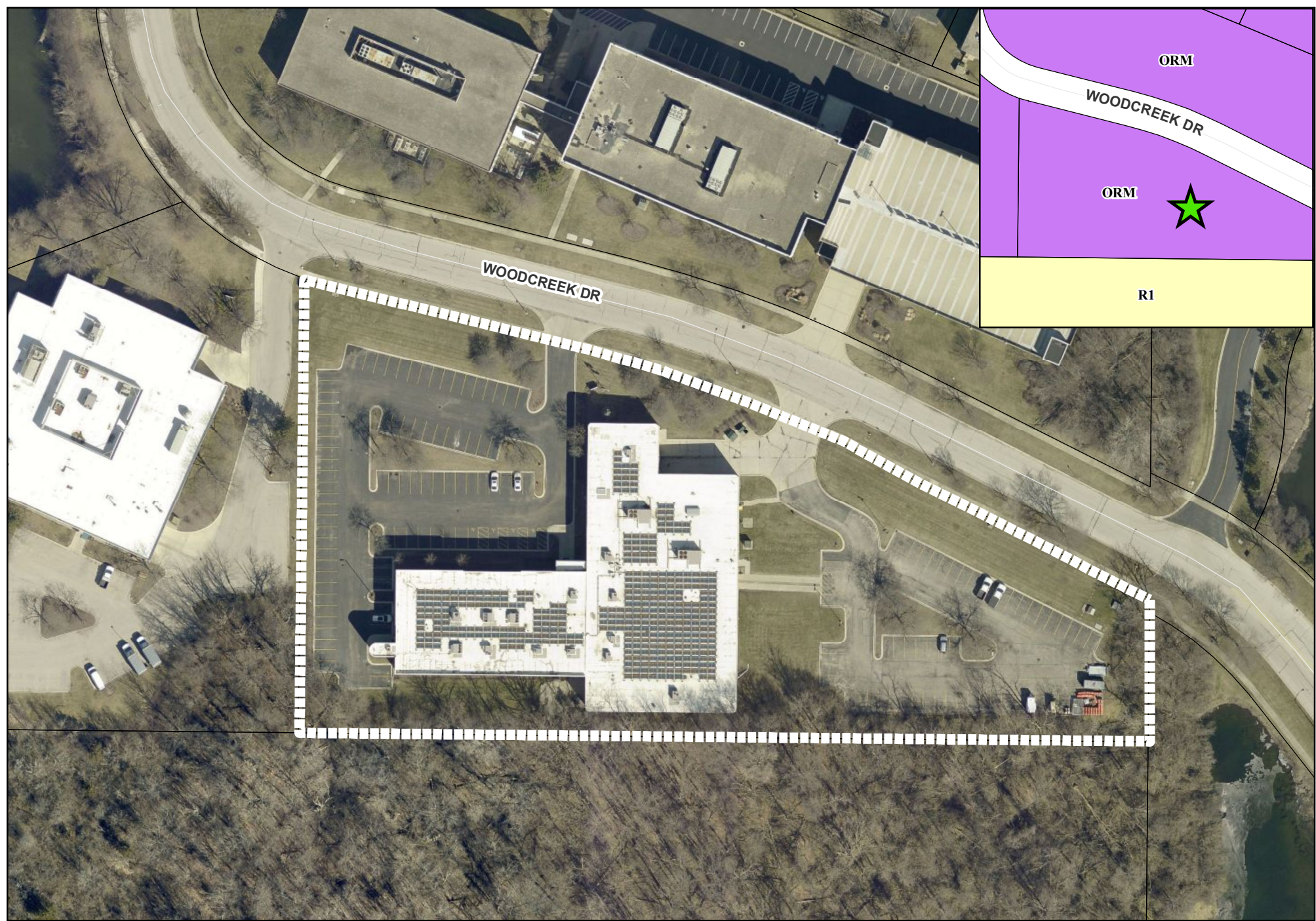
ATTACHMENTS


Aerial Map

Ordinance

Staff Report with attachments dated September 16, 2024

Draft Minutes of the Plan Commission






300

150


0

300 Feet

3110 Woodcreek - Location Map



Subject Property



Sign Location

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING A SPECIAL USE FOR
3110 WOODCREEK DRIVE TO PERMIT A TRADE SCHOOL**

WHEREAS, the following described property, to wit:

LOT 6 IN WOODCREEK BUSINESS PARK RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 1 THROUGH 14 AND VACATED EDGE BROOK PLACE IN WOODCREEK BUSINESS PARK, BEING A SUBDIVISION OF PARTS OF SECTIONS 25 AND 36, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 22, 1983 AS DOCUMENT R83-68220 IN DUPAGE COUNTY, ILLINOIS

Commonly known as: 3110 Woodcreek Drive, Downers Grove, IL 60515
PINs: 05-36-201-015

(hereinafter referred to as the "Property") is presently zoned in the "*O-R-M, Office, Research Manufacturing District*" under the Comprehensive Zoning Ordinance of the Village of Downers Grove; and

WHEREAS, the owner of the Property has filed with the Plan Commission, a written petition conforming to the requirements of the Zoning Ordinance, requesting that a Special Use per Section 28.12.050 of the Zoning Ordinance be granted to permit a trade school; and

WHEREAS, such petition was referred to the Plan Commission of the Village of Downers Grove, and said Plan Commission has given the required public notice, has conducted a public hearing for the petition on September 16, 2024 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 Special Use, subject to certain conditions; and,

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

1. That the proposed use is expressly authorized as a Special Use in the district in which it is to be located;
2. That the proposed use at the proposed location is necessary or desirable to provide a service or a facility that is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.
3. That the proposed use will not, in the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity or be injurious to property values or improvements in the vicinity.

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

SECTION 1. That Special Use of the Property is hereby granted to permit a trade school.

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

- 1. The proposed Special Use shall substantially conform to the attached proposed drawings prepared by
JLH Land Surveying dated May 9, 2024 except as such plans may be modified to conform to Village
codes, ordinances, and policies.

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

SECTION 4. It is the Petitioner's obligation to maintain compliance with all applicable Federal, State, County and Village laws, ordinances, regulations, and policies.

SECTION 5. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Mayor

Passed:
Published:
Attest: _____
Village Clerk

I:\mw\ord.24\SU-3110-Woodcreek-24-PCE-0025



**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
SEPTEMBER 16, 2024 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
24-PCE-0025 3110 Woodcreek Drive	Special Use for Trade School	Emily Hepworth, AICP Planner

REQUEST

The petitioner is requesting approval of a Special Use to allow for a trade school in the Office, Research and Manufacturing (O-R-M) Zoning District at 3110 Woodcreek Drive.

NOTICE

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

GENERAL INFORMATION

OWNER: SMART Woodcreek, LLC
205 Alexandra Way
Carol Stream, IL 60108

PETITIONER: Brett Webster
1315 22nd Street
Oakbrook, IL 46628

PROPERTY INFORMATION

EXISTING ZONING: O-R-M, Office, Research and Manufacturing (PD #20)
EXISTING LAND USE: Office
PROPERTY SIZE: 176,082.6 square feet (4.04 Acres)
PINS: 05-36-201-015

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
NORTH:	O-R-M, Office, Research and Manufacturing	Office/Corporate Campus
SOUTH:	R-1, Residential Detached House 1	Office/Corporate Campus
EAST:	O-R-M, Office, Research and Manufacturing	Office/Corporate Campus
WEST:	O-R-M, Office, Research and 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. Application/Petition for Public Hearing
2. ALTA/Land Title Survey
3. Project Summary
4. Review and Approval Criteria
5. Traffic Narrative
6. Zoning Analysis Table
7. Site Plan
8. Floor Plans
9. Exterior Elevation Photos

PROJECT DESCRIPTION

The petitioner is requesting approval of a Special Use in the Office, Research and Manufacturing (O-R-M) Zoning District to operate a trade school in conjunction with office space at 3110 Woodcreek Drive. The subject property is zoned O-R-M and is part of the Woodcreek Planned Unit Development (P.D. #20). The subject property was originally developed as an office building. The Woodcreek Planned Unit Development is a 12 lot business park that consists of an assortment of office buildings. The PUD is located immediately west of the Esplanade Business Park.

The petitioner, Sheet Metal Workers (SMART) Local 265, has purchased 3110 Woodcreek Drive and is proposing to use the building to house their administrative offices and apprenticeship program, which is classified as a trade school. Trade schools are defined by the Zoning Ordinance as “an enclosed building that focus on teaching the skills needed to perform a particular job.” Currently, the organization has 31 employees. The apprenticeship program divides the apprentices into cohorts of 15-25 people. These cohorts, in their four year tenure as apprentices, only meet one week out of every ten at the proposed training campus, with the remainder of the time spent away from the training campus. No more than 15-25 students will be on campus at a time.

The petitioner plans to improve the property with an interior renovation to accommodate the proposed use. Additionally the petitioner is proposing site improvements including the provision of a trash enclosure on the southwestern edge of the property and a new pedestrian connection to the front entrance of the building from the public sidewalk located on Woodcreek Drive.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The subject property is designated as Office/Corporate Campus in the Comprehensive Plan. The Office/Corporate Campus includes 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. As prominent features along major regional roadways, office parks should be of high quality and reflect the character of the Village in the manner of the Esplanade and the Highland Landmark.

COMPLIANCE WITH THE ZONING ORDINANCE

The property is zoned O-R-M. As noted above, with the exception of the interior renovations, pedestrian connection and trash enclosure, no other changes will be made. A trade school is listed as an allowable special use in this district.

Parking

A total of 142 parking spaces are provided on the site. This is a reduction of four spaces from the existing 146 spaces, to accommodate the addition of a trash enclosure and to offset the increase in impervious coverage through the addition of the pedestrian connection. This proposal exceeds the 123 parking spaces required per DGMC 28.7.030. No new access points, roadway improvements or traffic control modifications are proposed or required.

TRAFFIC AND CIRCULATION

The proposed use as an office building and trade school is a complementary use that is not anticipated to have any negative impact on existing traffic patterns in the area and no roadway improvements or traffic control modifications will be necessary for access to the subject property.

The proposed office and trade school will have a minimal impact on traffic operations of the adjacent intersections. The existing access system will be adequate in accommodating site traffic. The proposed trade school use in conjunction with the proposed office is expected to generate lower volumes of traffic than the sole office use that previously occupied the development site.

ENGINEERING/PUBLIC IMPROVEMENTS

To offset the increase in impervious coverage through the addition of the pedestrian connection, two parking spaces are removed to provide additional green space. The existing utilities servicing the building are sufficient for the existing and proposed uses. The current proposal will be reviewed for compliance with the Stormwater Ordinance during the building permit review.

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 currently includes a fire alarm and sprinkler system that meet the Village's code requirements.

NEIGHBORHOOD COMMENT

Notice was provided to all property owners 250 feet or less from the property line in addition to posting the public hearing sign and publishing a legal notice in the *Daily Herald*. Staff has received one inquiry from the DuPage County Forest Preserve. The inquiry was general in nature.

STANDARDS OF APPROVAL

The petitioner is requesting approval of a Special Use in the O-R-M, Office, Research and Manufacturing Zoning District to operate a trade school. The review and approval criteria 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 28.12.050.H Standards for Approval of Special Uses

No special use may be recommended for approval or approved unless the respective review or decision-making body determines that the proposed special use is constituent with and in substantial compliance with all Village Council policies and plans and that the petitioner has presented evidence to support each of the following conclusions:

- (1) That the proposed use is expressly authorized as a Special Use in the district in which it is to be located.*
- (2) That the proposed use at the proposed location is necessary or desirable to provide a service or a facility that is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.*
- (3) That the proposed use will not, in the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity or be injurious to property values or improvements in the vicinity.*

DRAFT MOTION

Staff will provide a recommendation at the September 16, 2024 meeting. Should the Plan Commission find that the request meets the standards of approval for a Zoning Ordinance Text Amendment and Special Use, staff has prepared a draft motion that the Plan Commission may make for the recommended approval of 24-PCE-0025:

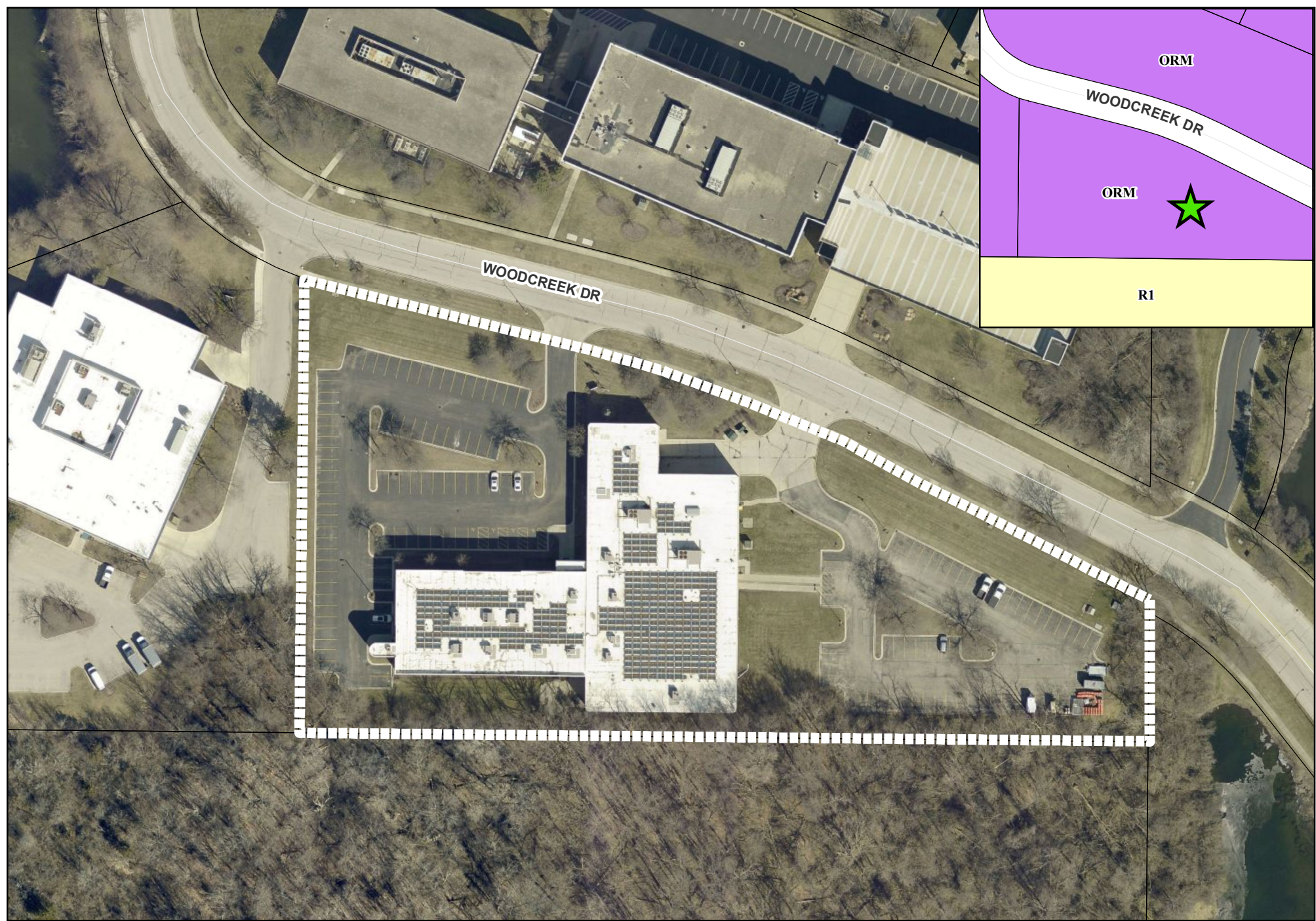
Based on the petitioner's submittal, the staff report, and the testimony presented, I find that the petitioner has met the standards of approval for a Special Use as required by the Village of Downers Grove Zoning Ordinance and is in the public interest and therefore, I move that the Plan Commission recommend to the Village Council approval of 24-PCE-0025, subject to the following conditions:


1. The proposed Special Use shall substantially conform to the attached proposed drawings prepared by JLH Land Surveying dated May 9, 2024 except as such plans may be modified to conform to Village codes, ordinances, and policies.

Staff Report Approved By:



Stanley J. Popovich, AICP
Director of Community Development
SP; eih
-att






300

150


0

300 Feet

3110 Woodcreek - Location Map



Subject Property



Sign Location

6Dii LEGEND AND ABBREVIATIONS

	UTILITY POLE		MANHOLE		P.O.C. POINT OF COMMENCEMENT
	LIGHT POLE		SANITARY MANHOLE		P.O.B. POINT OF BEGINNING
	TRANSFORMER		STORM STRUCTURE (CLOSED)		DEGREES
	UTILITY PEDESTAL		STORM STRUCTURE (OPEN)		FEET/MINUTES
	TRAFFIC SIGNAL		CURB INLET		INCHES/SECONDS
	RENTAL VAULT		VALUE VAULT		SQ. FT.
	UTILITY VAULT		CLEAN OUT		RECORD BEARING/DISTANCE
	GAS VALVE		FLARED END SECTION		TOP OF FOUNDATION
	WATER VALVE		WATER LINE		FINISHED FLOOR
	ELECTRIC METER		TELEPHONE/CATV LINE		TOP OF PIPE
	GAS METER		GAS LINE		B.S.L. BUILDING SETBACK LINE
	FIRE HYDRANT		ELECTRIC LINE		P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
	AUTO SPRINKLER		CHW-OVERHEAD WIRES		ARC LENGTH
	MONITORING WELL		STM-STORM SEWER		RADIUS LENGTH
	GROUND LIGHT		SAN-SANITARY SEWER		CHORD LENGTH
	BOLLARD		CHAIN LINK FENCE		CHORD BEARING
	B-BOX		STOCKADE FENCE		CORRUGATED METAL PIPE
	SIGN		GUARD RAIL		CONCRETE SURFACE
	FLAG POLE		IRON FENCE		

5Ei SCHEDULE "B" ITEMS

- 17 COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), CONTAINED IN DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS DATED FEBRUARY 14, 1983 AND RECORDED FEBRUARY 14, 1983 AS DOCUMENT NO. R83-0812 AND AMENDMENTS THERETO, RELATING TO THE CREATION OF WOODCREEK BUSINESS PARK ASSOCIATES, AN ILLINOIS NOT-FOR-PROFIT CORPORATION, AND REGARDING RIGHTS OF THE OWNERS OF WOODCREEK BUSINESS PARK, CREATING CERTAIN RESTRICTIONS REGARDING THE TYPE AND LOCATION OF BUILDINGS TO BE ERRECTED AND THE LAND COVERAGE USED FOR SAID BUILDINGS, ALSO RESTRICTIONS RELATING TO UNDERGROUND UTILITIES, LANDSCAPING, SIGNS, RUBBISH, FENCES, VEHICULAR PARKING AND GENERAL ARCHITECTURAL CONTROL BY APPROVAL OVER ANY PLANS FOR DESIGN (INCLUDING THERETO THE COLOR, QUALITY AND TYPE OF EXTERIOR CONSTRUCTION MATERIALS), OR LOCATION OF IMPROVEMENTS ON THE LAND OR ADDITIONS THERETO AND PROVIDING FOR MAINTENANCE BY THE ASSOCIATION OF WATER DETENTION AREA, ROADS, CURBS, LIGHTS, ETC (TO THE EXTENT NOT OTHERWISE MAINTAINED BY THE VILLAGE AND/OR DOWNERS GROVE SANITARY DISTRICT), PROVIDING FOR THE TRANSFER AND ASSIGNMENT OF THE WATER DETENTION AREA TO THE ASSOCIATION ONCE FORMED AND LIMITING THE USE OF THE LAND TO THOSE RESTRICTED IN APPLICABLE ZONING LAWS OF THE VILLAGE OF DOWNERS GROVE, FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR WOODCREEK BUSINESS PARK RECORDED OCTOBER 13, 1983 AS DOCUMENT NUMBER R83-74680. NOTE: SAID INSTRUMENT CONTAINS NO PROVISION FOR A FORTFEITURE OF OR REVERSION OF TITLE IN CASE OF BREACH OF CONDITION. ITEM IS BLANKET IN NATURE.
- 18 BUILDING LINE SHOWN ON PLAT OF WOODCREEK BUSINESS PARK RECORDED AS DOCUMENT NO. R81-40687 AND WOODCREEK BUSINESS PARK RESUBDIVISION RECORDED AS DOCUMENT NO. R83-68220, AS FOLLOWS: 40 FEET ALONG THE NORTHEASTERLY LINE AND 20 FEET ALONG THE WEST, EAST AND SOUTH LINES OF THE LAND. ITEM IS SHOWN.
- 19 PUBLIC UTILITY AND DRAINAGE EASEMENT SHOWN ON THE PLAT AND CONTAINED IN THE CERTIFICATE APPENDED TO THE PLAT OF WOODCREEK BUSINESS PARK RECORDED AS DOCUMENT NO. R81-40687, AND WOODCREEK BUSINESS PARK RESUBDIVISION RECORDED AS DOCUMENT NO. R83-68220, AS FOLLOWS: 5 FEET ALONG THE WEST LINE AND 10 FEET ALONG THE EAST AND SOUTH LINES AND 10 FEET ALONG THE NORTHEASTERLY LINE OF THE EASTERLY 475.95 FEET OF THE LAND. ITEM IS SHOWN.
- 20 DECLARATION OF RESTRICTIVE COVENANTS SHOWN ON THE PLAT OF WOODCREEK BUSINESS PARK RESUBDIVISION, AFORESAID, AS FOLLOWS:
(A) ALL PUBLIC UTILITY STRUCTURES AND FACILITIES, WHETHER LOCATED ON PUBLIC OR PRIVATE PROPERTY, SHALL BE CONSTRUCTED WHOLLY UNDERGROUND, EXCEPT FOR TRANSFORMERS, TRANSFORMER PADS, LIGHT POLES, REGULATORS, VALVES, FIRE HYDRANT, MARKERS, AND SIMILAR STRUCTURES APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF DOWNERS GROVE.
(B) AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH STORM DRAINAGE, SANITARY SEWER, STREET LIGHTING, POTABLE WATER SERVICE, TELEPHONE, GAS, ELECTRIC AND OTHER PUBLIC UTILITY SERVICES, IS RESERVED TO THE VILLAGE OF DOWNERS GROVE, THE VILLAGE OF DOWNERS GROVE SANITARY DISTRICT, THE ILLINOIS BELL TELEPHONE COMPANY, THE COMMONWEALTH EDISON COMPANY, AND NORTHERN ILLINOIS GAS COMPANY.
(C) NO IMPROVEMENTS SHALL BE MADE IN OR UPON THE WATER DETENTION AREA EASEMENTS AS DESCRIBED IN THE PLAT EXCEPT FOR LANDSCAPING AND THE INSTALLING OF UNDERGROUND EASEMENTS.
(D) EACH OWNER OR PURCHASER SHALL BE RESPONSIBLE FOR MAINTAINING THE WATER DETENTION AREA EASEMENT APPLICABLE TO HIS LOT IN SUCH A MANNER TO INSURE THE FREE AND UNINTERRUPTED FLOW OF STORM WATER THROUGH THE DRAINAGE SYSTEM OF THE SUBDIVISION.
(E) IN THE EVENT ANY OWNER OR PURCHASER SHALL FAIL TO PROPERLY MAINTAIN THE WATER DETENTION AREA EASEMENT, THE VILLAGE OF DOWNERS GROVE, SHALL UPON TEN DAYS' PRIOR NOTICE, RESERVE THE RIGHT TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK AND CHARGE FOR SAME. ITEM BLANKET IN NATURE.
- 21 EASEMENT IN, UPON, UNDER, OVER AND ALONG THE SOUTHERLY 30 FEET OF THE NORTHERLY 40 FEET OF THE WESTERLY 140 FEET OF THE EASTERLY 150 FEET OF LOT 6 FOR CONTROLLED ENVIRONMENT VAULTS AND ASSOCIATED EQUIPMENT IN FAVOR OF THE ILLINOIS BELL TELEPHONE COMPANY, RECORDED OCTOBER 3, 1986 AS DOCUMENT NO. R86-121507. ITEM IS SHOWN.

6A ZONING INFORMATION

ITEM	REQUIRED	OBSERVED
MINIMUM LOT AREA (SQ.FT.)	20,000	176,427
MINIMUM LOT DEPTH	MINIMUM LOT DEPTH	
MINIMUM LOT WIDTH	NONE	700'
MAXIMUM BLDG. COVERAGE	NONE	22%
MAX FLOOR AREA RATIO	1.00	0.3
MAX BUILDING HEIGHT	140'	28.2'
MINIMUM SETBACKS		
FRONT	41'	42.25'
SIDE	NONE	77.4'
REAR	20'	20.04'
ZONING DISTRICT: O-R-M/PD 20 (OFFICE-RESEARCH-MANUFACTURING/PLANNED DEVELOPMENT 20)		NOTES: KEY ZONING ASSESSMENTS, LLC ZONING REPORT #2024.1062.1 DATED APRIL 29, 2024.

5Ciii SIGNIFICANT OBSERVATIONS

NONE WERE OBSERVED.

3 FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 17043C0158J, WHICH BEARS AN EFFECTIVE DATE OF 08/01/2019, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

ALTA/NSPS LAND TITLE SURVEY IDENTIFICATION TABLE

2 TABLE "A" PROPERTY ADDRESS	5F CEMETERY NOTE	6Diid LEGEND & ABBREVIATIONS
3 TABLE "A" FLOOD INFORMATION	6A TABLE "A" ZONING INFORMATION	6Dii VICINITY MAP
4 TABLE "A" LAND AREA	6Bii TITLE DESCRIPTION	6Diik TYPE OF SURVEY
5Biii ACCESS TO PROPERTY	6Biv BEARING BASIS	7 SURVEYOR'S CERTIFICATE
5Ciii SIGNIFICANT OBSERVATIONS	6Bxii TITLE INFORMATION	8 SURVEYOR'S NOTES
5Ei SCHEDULE "B" ITEMS	6Dic NORTH ARROW & SCALE	9 TABLE "A" PARKING SPACES

SURVEY PREPARED FOR AND ON BEHALF OF:
AMERICAN SURVEYING AND MAPPING, INC.
221 CIRCLE DRIVE
MANTLAND, FL 32751
CERTIFICATE OF AUTHORIZATION # 184.006647
PHONE: (407) 426-7979
FAX: (407) 426-9741
INFO@ASMCORPORATE.COM

ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS FOR SURVEYING IN THE STATE OF ILLINOIS TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

DATE	REVISIONS	TECH	FIELD	JD & MC	DRAWING SCALE	1"=40'
04/26/24	FIRST DRAFT	JAH	DRAWN BY	RTH	CHECKED BY	JLH
05/09/24	CLIENT COMMENTS	JAH	DRAWING NAME	24-511-106.DWG		

6Dii VICINITY MAP



6Bxii TITLE COMMITMENT INFORMATION

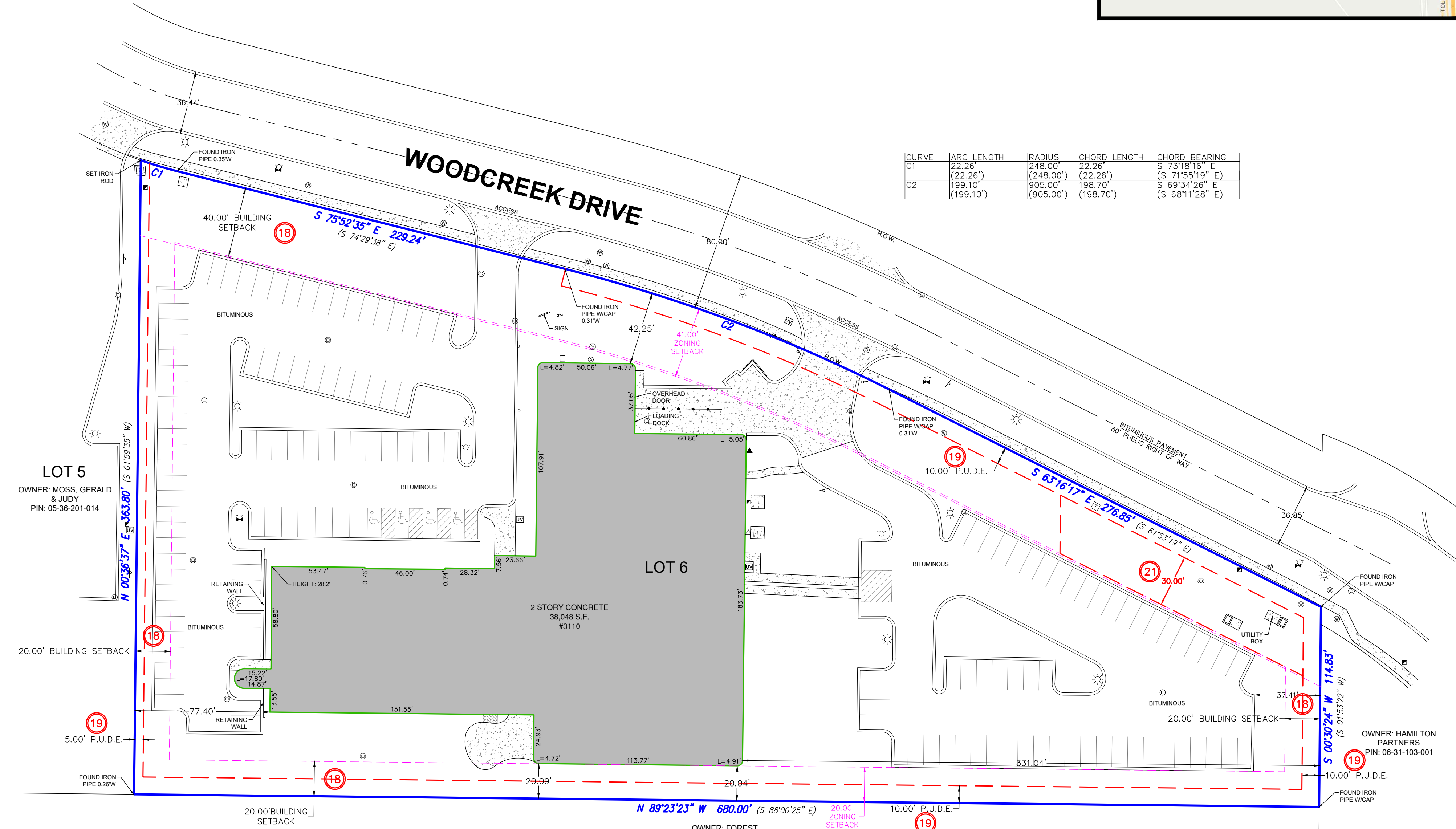
THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE FROM:
CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO.: CCH2400306U, HAVING AN EFFECTIVE DATE OF JANUARY 16, 2024.

SHEET 1
OF 1

6Bii TITLE DESCRIPTION

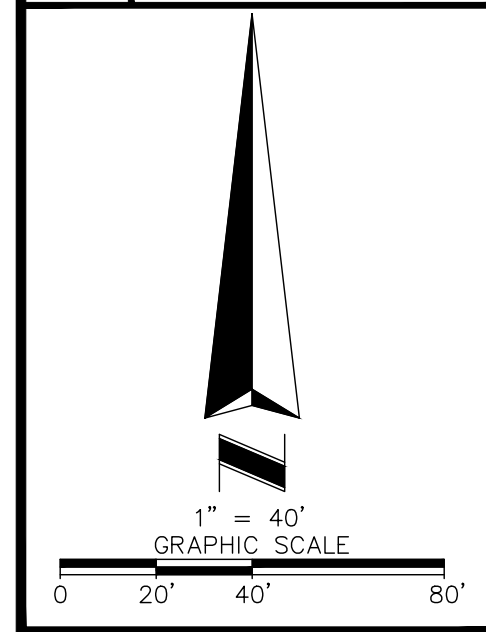
LOT 6 IN WOODCREEK BUSINESS PARK RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 1 THROUGH 14 AND VACATED EDGE BROOK PLACE IN WOODCREEK BUSINESS PARK, BEING A SUBDIVISION OF PARTS OF SECTIONS 25 AND 36, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 22, 1983 AS DOCUMENT R83-68220 IN DU PAGE COUNTY, ILLINOIS.

THIS SURVEY DESCRIBES AND DEPICTS THE SAME LAND AS DESCRIBED IN THE TITLE COMMITMENT AS REFERENCED ABOVE.



CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	22.26' (22.26')	248.00' (248.00')	22.26' (22.26')	S 73°16'16" E (S 71°55'19" E)
C2	199.10' (199.10')	905.00' (905.00')	198.70' (198.70')	S 69°34'26" E (S 68°11'28" E)

6Dii NORTH ARROW & SCALE



8 SURVEYOR'S NOTES

- NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/NSPS SURVEY REQUIREMENTS.
- IN REGARDS TO TABLE "A" ITEM 10, AT THE TIME OF THIS SURVEY, THERE WERE NO PARTY WALLS DESIGNATED BY THE CLIENT TO REFERENCE HEREON.
- IN REGARDS TO TABLE "A" ITEM 16, AT THE TIME OF THIS SURVEY, THERE WAS NO VISIBLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- IN REGARDS TO TABLE "A" ITEM 17, AT THE TIME OF THIS SURVEY, THERE WAS NO RECENT STREET OR SIDEWALK CONSTRUCTION OR PROPOSED RIGHT OF WAY CHANGES PROVIDED.
- IN REGARDS TO TABLE "A" ITEM 18, THERE ARE NO OFFSITE EASEMENTS OR SERVITUDES AFFECTING THE SUBJECT PROPERTY REFLECTED IN THE TITLE COMMITMENT OR THAT THE SURVEYOR HAS BEEN MADE AWARE OF.
- NO APPARENT WETLANDS ARE LOCATED ON THE SUBJECT PROPERTY ACCORDING TO THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY LOCATED AT WWW.FWS.GOV/WETLANDS.
- THE PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE WITH NO GAPS OR OVERLAPS.
- THE PERMANENT INDEX NUMBER IS 05-36-201-015-0000.

4 LAND AREA 176,427.74± SQUARE FEET 4.05± ACRES

6Biv BEARING BASIS

BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH RIGHT-OF-WAY LINE OF WOODCREEK DRIVE, WHICH IS ASSUMED TO BEAR SOUTH 63 DEGREES 16 MINUTES 17 SECONDS EAST.

5Fi CEMETERY NOTE

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

9 PARKING SPACES

REGULAR = 142 HANDICAP = 4 TOTAL = 146

5Biii ACCESS TO PROPERTY

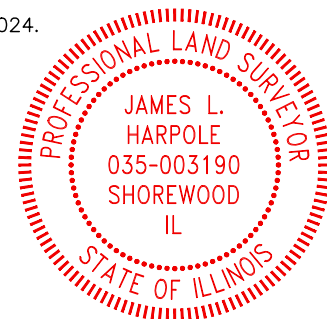
THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO WOODCREEK DRIVE, A DEDICATED PUBLIC STREET OR HIGHWAY.

7 SURVEYOR'S CERTIFICATE

TO: SMART WOODCREEK, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS; BARACK FERRAZZANO KIRSCHBAUM & NAGELBERG LLP AND CHICAGO TITLE INSURANCE COMPANY.

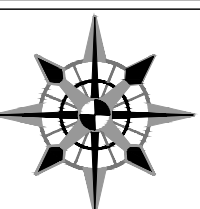
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(i), 6(ii), 7(i), 7(ii), 7(iii), 7(iv), 8, 9, 10, 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 04/18/2024.

DATE OF PLAT OR MAP: 07/09/2024.



JAMES L. HARPOLE
PROFESSIONAL LAND SURVEYOR NO: 3190
STATE OF: ILLINOIS
EXPIRES 11-30-2024

SURVEYED BY:
JLH HARPOLE
SURVEYING INC.
910 GENEVA STREET
SHOREWOOD, IL 60404
815.729.4000
info@jhsurvey.com



PROJECT NO: 2420353

THIS DOCUMENT SHOULD BE CONSIDERED INVALID WITHOUT A LICENSED SURVEYOR'S SIGNATURE AND SEAL.

6Diik ALTA/NSPS LAND TITLE SURVEY
OF
3110 WOODCREEK DR
DOWNERS GROVE, IL 60515
DUPAGE COUNTY,

AMERICAN SURVEYING & MAPPING INC.
MANTLAND, FLORIDA 32751
221 CIRCLE DRIVE
PHONE (407) 426-7979
WWW.NATIONALDILIGENCESERVICES.COM

International Association of Sheet Metal, Air, Rail and Transportation Workers Local Union No. 265

205 Alexandra Way
Carol Stream, IL 60188-2080

Kevin Galass
Fin. Sec y-Treas./Bus. Rep.

Jay Jones
Recording Secretary



Phone: 630-668-0110
Fax: 630-668-0932

Business Representatives:

Brian McSherry
Brian Dahlman
Ron Mika
Tom Syron

Matt Gugala
President/Business Manager

August 8, 2024

Via E-Mail

Mr. Stan Popovich, AICP
Director of Community Development
Village of Downers Grove
801 Burlington Avenue
Downers Grove, IL 60515

RE: Sheet Metal Workers Local 265
3110 Woodcreek Drive
Project Summary/Narrative Letter

Dear Downers Grove Plan Commission:

As Business Manager of SMART Local 265 and Co-Chairman of the SMART Local 265 Pension Fund, I am pleased to submit this Project Summary/Narrative Letter in support of our petition for a Special Use Permit allowing for a Trade School use in an O-R-M zoning district. It is my understanding that while a Trade School use is allowed under O-R-M zoning, Special Use Permit is required. We appreciate the opportunity to advance our project through this process as it gives a platform to introduce our organization to the community.

Sheet Metal Workers Local 265 (now more commonly referred to as SMART Local 265) has been a fixture in DuPage County since its formation in 1913. The members of SMART Local 265 provide skilled labor relating to ductwork, flashing, architectural metalwork, waterproofing and heating, ventilation and air conditioning installation, repair and maintenance. The nearly 2,000 members of the union serve the western suburbs of greater Chicago.

A title holding entity (SMART Woodcreek, LLC) which is wholly owned by the SMART Local 265 Pension Fund recently closed on the purchase of an approximately 54,022 square foot office/warehouse building located at 3110 Woodcreek Drive. The building is currently occupied by Arco Murray Construction who will be relocating to a larger building across the street when renovations to that building are completed later this year. The 3110 Woodcreek Drive building was constructed in 1984 and has been occupied by Arco Murray since 2014. The building has ample parking and is a rare combination of office (32,325 SF) and warehouse (21,697 SF) which is ideal for the needs of the SMART organization. The SMART organization is presently located in a 33,190 square foot building located at 205 Alexandra Way in Carol Stream. This building will be sold once the organization takes occupancy at 3110 Woodcreek.

The SMART organization is comprised of three separate legal entities which include its union, its pension fund and its apprenticeship fund. The union will occupy approximately 13.5% of the building largely in the office portion. The pension fund will occupy 13.7% of the building wholly in the office portion. The remaining 72.7% of the building will be occupied by the apprentice fund. The occupancy of the apprentice fund will include the warehouse portions of the building as well as significant segments of the office segments of the building.

The employee headcount is modest relative to the size of the building. The union has 13 employees with about half of those employees working in the field the majority of the time. The pension fund has 10 full-time employees and one part-time employee. The majority of those employees are in the office on a daily basis, but some have work from home optionality a few days each week. The apprenticeship fund has 7 full-time employees. The building presently has 146 parking spaces resulting in parking usage that even with the modest expected visitor load and the occasional board meetings to be held at the building, the expected parking load and trip generation will be materially less than the use of the current occupant.

The SMART Local 265 apprenticeship fund has for decades operated the only union sheet metal training program in DuPage County. Over its long history SMART's apprentice program has trained thousands of skilled tradesmen, many of whom live and work in Downers Grove. Since the apprenticeship training program falls under the description of a trade school in the Downers Grove zoning code a special use permit is necessary for its operation. The apprenticeship fund is currently training 150 apprentices. The training program requires four years. Apprentices are accepted into the program once each year resulting in a fall class start. Depending on the class size, they are usually divided into two groups, a A class and a B Class. This results in 8 different class cohorts or about 15 to 25 students per cohort. The training program is largely comprised of on-the-job training with the apprentices working and earning money as they train. Each cohort spends one week out of every 10 weeks in the classroom. Therefore, on any given day approximately 25 students will be in the building and there are 12 weeks per year when there are no apprentices scheduled in the building. The goal is to grow the training program to approximately 240-250 apprentices over the next 5-7 years. This would result in class cohorts averaging about 30 students.

The exterior appearance of the building will not noticeably change as a result of SMART's occupancy. The only changes to the exterior we are aware of will be the addition of a double-door student entrance on the east side of the building where there is currently a single door. A sidewalk will be added to meet pedestrian access requirements and a new trash enclosure will be constructed to meet current City code. The interior of the building will be modified somewhat to add some classroom space in areas currently improved as offices and the addition of conference room space in an area currently improved as office space. As you may know, Arco Murray had improved half of the warehouse area with a regulation sized basketball court which resulted in some material additional activity in the building. While the court is nice, it will be going away as the space will be needed for specific training.

Our expectation will be for the apprentices to use the east parking lot associated with the building and the employees to use the west parking lot. Both are going to be more than adequate for the proposed use. We believe the only noticeable change between the SMART occupancy and the current use will be a somewhat reduced level of activity in and out of the building and a less intensive use of the parking areas.

We are looking forward to our occupancy in the Woodcreek building. We believe our apprenticeship use and the free training it provides is a valuable service to the community and contributes to its general welfare. As previously noted, we do not believe the proposed use will be noticeably different than the current use of the building and will not be detrimental in any way to the neighboring property owners.

We appreciate this opportunity to introduce our organization to the community and we look forward to a long and mutually beneficial relationship with the community.

Sincerely,



Matt Gugala
Business Manager
SMART Local 265



Special Uses

Review and Approval Criteria

Form #PC02

Address of Project Site: 3110 Woodcreek Drive

A detailed response to all of the standards shall be provided, specifying how each standard is or is not met.

Section 28.12.050.H. Approval Criteria (Special Uses)

No special use may be recommended for approval or approved unless the respective review or decision making body determines that the proposed special use is constituent with and in substantial compliance with all Village Council policies and plans and that the applicant has presented evidence to support each of the following conclusions:

1. That the proposed use is expressly authorized as a Special Use in the district in which it is to be located.

The current zoning of the property is O-R-M/PD 20. A Trade School is a special use per table 5.1 Allowed Uses.

2. That the proposed use at the proposed location is necessary or desirable to provide a service or a facility that is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.

The existing building has been the home of Arco Murray Construction for the past 10 years. The property consists of 54,000+/- square feet of office/warehouse areas with ample parking counts for both occupant loads. The proposed use being requested is a Trade School which is allowed under O-R-M zoning within this district however requires a Special Use Permit. SMART Local 265 Pension Fund project is projected to have a significant decrease in occupant load and similar uses of the warehouse and office areas as they exist today which will be consistent with the uses of this property since it's construction in 1984.

Further, the members of SMART Local 265 provide skilled labor relating to ductwork, flashing, architectural metalwork, waterproofing and heating, ventilation and air conditioning installation, repair and maintenance. Over its long history SMART's apprentice program has trained thousands of skilled tradesmen, many of whom live and work in Downers Grove.

3. That the proposed use will not, in the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity or be injurious to property values or improvements in the vicinity.

The proposed use and current uses of this property are virtually the same. The proposed use will decrease the amount of occupants which will decrease automobile traffic and circulation which we see as a benefit to the site and neighboring properties.

Traffic Narrative

SMART Local 265 – Special Use Permit – Trade School

3110 Woodcreek Drive - Downers Grove, Illinois

Existing Conditions

The building at 3110 Woodcreek Drive in Downers Grove has been occupied for many years by Arco Murray Construction. The building contains approximately 54,022 square feet which is presently comprised of about 32,325 square feet of office space and about 21,697 square feet of warehouse space. Parking is provided in two separate parking lots generally referred to as the west parking lot containing about 89 spaces generally serving the office area and the east parking lot containing about 57 spaces generally serving the warehouse area. Total onsite parking is currently 146 spaces.

Arco Murray has purchased a larger building directly across the street from 3110 Woodcreek and will be moving out once its improvement package is completed across the street. Arco Murray had grown out of the building at 3110 Woodcreek and could not expand further. Arco Murray's new building at 3113 Woodcreek contains (according to CoStar) approximately 125,000 square feet and about 280 parking spaces which should better meet their needs.

Arco Murray has a strong commitment to providing fitness and activity space for its employees. Arco Murray improved approximately 50% of the warehouse area of the building with a regulation sized basketball court comprised of a nice hardwood floor raised somewhat from the concrete floor, a weight training area and men's and women's locker rooms. Arco Murray allowed some community use of the basketball court which kept it busy on many nights and weekends mostly during the winter months.



The foregoing is a Google Earth photo reportedly taken in the early summer of 2024 showing what we believe to be typical usage for Arco Murray. A little more than 90% of the striped parking spaces are in use with the bulk of the empty spaces being either handicapped spaces in the front or reserved spaces for Arco Murray senior management also near the front of the building. This is resulting in a few cars parked in the drive aisles as well as some street parking being utilized. Generally speaking, this shows the intensity of use by Arco Murray and provides support for their having out-grown the space with the need to move into the larger space across the street.

Proposed Conditions

The SMART organization is comprised of three separate legal entities which include its union, its pension fund/health fund and its apprentice fund. The union will occupy 13.5% of the building largely in the office portion. The pension fund will occupy 13.7% of the building wholly in the office portion. The remaining 72.7% of the building will be occupied by the apprentice fund. The occupancy of the apprentice fund will include the warehouse portions of the building as well as significant segments of the office area.

The employee headcount for the SMART organization is modest relative to the size of the building. The union has 13 employees with about half of those working in the field the majority of the time. The pension fund has 10 full-time employees and one part-time employee. The majority of those employees are in the office on a daily basis, but some do have work from home optionality a few days each week. The apprentice fund has 7 full-time employees who are expected to be in the building when classes are in session, which is about 40 weeks each year. It is expected that these 31 employees will mostly park in the 89 parking spaces in the east parking lot. The organization has occasional Trustee Meetings which will bring another 5-10 visitors into the building approximately one day per month.

SMART Local 265 has operated its apprentice training program in DuPage County for many decades. The apprentice fund is currently training 150 apprentices. The training program requires four years to complete. Apprentices are accepted into the program once each year resulting in a fall class start. Each class is divided into two groups, an A class and a B class. This results in 8 different class cohorts of about 15-25 students per cohort. The training program is largely comprised of on-the-job training with the apprentices working and earning income as they train. Each cohort spends only one week out of every ten in the classroom and the remainder of the time on the job. Therefore, on any given day only about 15-25 students will be in the building and there are 12 weeks each year when there are no classes scheduled at all. The goal in this new space is to expand the training program to approximately 240-250 apprentices. This would result in class cohorts ranging up to 30 students. The 57 spaces provided in the east parking lot will be well in excess of any projected apprentice needs.

This non-professional traffic narrative is being provided with the permission of Staff under the supposition that from a traffic perspective if it can be demonstrated that the proposed use generates materially fewer trips than the current use the purposes of the traffic analysis as it relates to the application for a special use permit have been served. We are hopeful that the information

provided in this traffic narrative supports our view that the proposed SMART Local 265 usage of the building is far less intensive than the current Arco Murray usage and as such will result in a materially reduced trip counts and lower overall traffic demand on the existing street and parking infrastructure.

Project Name	SMART Local 265					
Address:	3110 Woodcreek Drive, Downers Grove, IL					
PIN(s):	05-36-201-015-0000					
Zoning District:	O-R-M / PD 20					
Existing Use:	Office					
Proposed Use:	Office					
Petition Type:	Special Use: Trade School					
Deviations:	None					
<i>Requirement</i>	<i>Factor</i>	<i>Required</i>	<i>Existing</i>	<i>Proposed</i>	<i>Meets Req.?</i>	<i>Difference</i>
Lot Frontage	Minimum	100'	705.19'	705.19'	Yes	+ 605.19'
Lot Area	Minimum	0.46 acres (20,000 sq ft)	4.05 acres (176,427 sq ft)	4.05 acres (176,427 sq ft)	Yes	+ 156,427 sq ft (3.59 acres)
Lot Width	Minimum	NONE	700'	700'	Yes	+ 700'
Street Yard	Minimum	41'	42.25'	42.25'	Yes	+ 1.25'
Rear Yard	Minimum	20'	20.04'	20.04'	Yes	+ 0.04'
Side Yard	Minimum	NONE	77.4'	77.4'	Yes	+ 77.40'
Height	Maximum	140'	28.2'	28.2'	Yes	- 111.80'
Open Space	Minimum	15%	41.28%	existing	Yes	+26.8%
FAR	Maximum	1.00	0.3	existing	Yes	0.7
Parking	Minimum	3 space/1,000 sq ft (115+8=123)*1.	3.84 spaces/1,000 sq ft (146)	144	Yes	+21
Donations		N/A		N/A		

REMARKS:

*1. Trade school parking ratio: 1 space per 4 occupants (maximum capacity=30) 8 stalls required

6Dii LEGEND AND ABBREVIATIONS

	UTILITY POLE		MANHOLE		P.O.C. POINT OF COMMENCEMENT
	LIGHT POLE		SANITARY MANHOLE		P.O.B. POINT OF BEGINNING
	TRANSFORMER		STORM STRUCTURE (CLOSED)		DEGREES
	UTILITY PEDESTAL		STORM STRUCTURE (OPEN)		FEET/MINUTES
	TRAFFIC SIGNAL		CURB INLET		INCHES/SECONDS
	SIGNAL VAULT		VALUE VAULT		S.F. SQUARE FEET
	UTILITY VAULT		CLEAN OUT		(REC) RECORD BEARING/DISTANCE
	GAS VALVE		FLARED END SECTION		TF TOP OF FOUNDATION
	WATER VALVE		WATER LINE		FF FINISHED FLOOR
	ELECTRIC METER		TELEPHONE/CATV LINE		TP TOP OF PIPE
	GAS METER		GAS LINE		B.S.L. BUILDING SETBACK LINE
	FIRE HYDRANT		ELECTRIC LINE		P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
	AUTO SPRINKLER		OVERHEAD WIRES		L ARC LENGTH
	MONITORING WELL		STORM SEWER		R RADIUS LENGTH
	GROUND LIGHT		SANITARY SEWER		C CHORD LENGTH
	BOLLARD		CHAIN LINK FENCE		CB CHORD BEARING
	B-BOX		STOCKADE FENCE		CMP CORRUGATED METAL PIPE
	SIGN		GUARD RAIL		CONCRETE SURFACE
	FLAG POLE		IRON FENCE		

5Ei SCHEDULE "B" ITEMS

- 17 COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), CONTAINED IN DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS DATED FEBRUARY 1, 1983, AND RECORDED FEBRUARY 14, 1983 AS DOCUMENT NO. R83-0812 AND AMENDMENTS THERETO, RELATING TO THE CREATION OF WOODCREEK BUSINESS PARK ASSOCIATES, AN ILLINOIS NOT-FOR-PROFIT CORPORATION, AND REGARDING RIGHTS THE OWNERS OF WOODCREEK BUSINESS PARK, CREATING CERTAIN RESTRICTIONS REGARDING THE TYPE AND LOCATION OF BUILDINGS TO BE ERRECTED AND THE LAND COVERAGE USED FOR SAID BUILDINGS, ALSO RESTRICTIONS RELATING TO UNDERGROUND UTILITIES, LANDSCAPING, SIGNS, RUBBISH, FENCES, VEHICULAR PARKING AND GENERAL ARCHITECTURAL CONTROL BY APPROVAL OVER ANY PLANS FOR DESIGN (INCLUDING THERETO THE COLOR, QUALITY AND TYPE OF EXTERIOR CONSTRUCTION MATERIALS), OR LOCATION OF IMPROVEMENTS ON THE LAND OR ADDITIONS THERETO AND PROVIDING FOR MAINTENANCE BY THE ASSOCIATION OF WATER DETENTION AREA, ROADS, CURBS, LIGHTS, ETC (TO THE EXTENT NOT OTHERWISE MAINTAINED BY THE VILLAGE AND/OR DOWNERS GROVE SANITARY DISTRICT), PROVIDING FOR THE TRANSFER AND ASSIGNMENT OF THE WATER DETENTION AREA TO THE ASSOCIATION ONCE FORMED AND LIMITING THE USE OF THE LAND TO THOSE RESTRICTED IN APPLICABLE ZONING LAWS OF THE VILLAGE OF DOWNERS GROVE, FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR WOODCREEK BUSINESS PARK RECORDED OCTOBER 13, 1983 AS DOCUMENT NUMBER R83-74680. NOTE: SAID INSTRUMENT CONTAINS NO PROVISION FOR A FUTURE OF OR REVERSION OF TITLE IN CASE OF BREACH OF CONDITION, ITEM IS BLANKET IN NATURE.
- 18 BUILDING LINE SHOWN ON PLAT OF WOODCREEK BUSINESS PARK RECORDED AS DOCUMENT NO. R81-40687 AND WOODCREEK BUSINESS PARK RESUBDIVISION RECORDED AS DOCUMENT NO. R83-68220, AS FOLLOWS: 40 FEET ALONG THE NORTHEASTERLY LINE AND 20 FEET ALONG THE WEST, EAST AND SOUTH LINES OF THE LAND. ITEM IS SHOWN.
- 19 PUBLIC UTILITY AND DRAINAGE EASEMENT SHOWN ON THE PLAT AND CONTAINED IN THE CERTIFICATE APPENDED TO THE PLAT OF WOODCREEK BUSINESS PARK RECORDED AS DOCUMENT NO. R81-40687, AND WOODCREEK BUSINESS PARK RESUBDIVISION RECORDED AS DOCUMENT NO. R83-68220, AS FOLLOWS: 5 FEET ALONG THE WEST LINE AND 10 FEET ALONG THE EAST AND SOUTH LINES AND 10 FEET ALONG THE NORTHEASTERLY LINE OF THE EASTERLY 475.95 FEET OF THE LAND. ITEM IS SHOWN.
- 20 DECLARATION OF RESTRICTIVE COVENANTS SHOWN ON THE PLAT OF WOODCREEK BUSINESS PARK RESUBDIVISION, AFORESAID, AS FOLLOWS:
(A) ALL PUBLIC UTILITY STRUCTURES AND FACILITIES, WHETHER LOCATED ON PUBLIC OR PRIVATE PROPERTY, SHALL BE CONSTRUCTED WHOLLY UNDERGROUND, EXCEPT FOR TRANSFORMERS, TRANSFORMER PADS, LIGHT POLES, REGULATORS, HYDRANTS, MARKERS, AND SIMILAR STRUCTURES APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF DOWNERS GROVE.
(B) AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH STORM DRAINAGE, SANITARY SEWER, STREET LIGHTING, POTABLE WATER SERVICE, TELEPHONE, GAS, ELECTRIC AND OTHER PUBLIC UTILITY SERVICES, IS RESERVED TO THE VILLAGE OF DOWNERS GROVE, THE VILLAGE OF DOWNERS GROVE SANITARY DISTRICT, THE ILLINOIS BELL TELEPHONE COMPANY, THE COMMONWEALTH EDISON COMPANY, AND NORTHERN ILLINOIS GAS COMPANY.
(C) NO IMPROVEMENTS SHALL BE MADE IN OR UPON THE WATER DETENTION AREA EASEMENTS AS DESCRIBED IN THE PLAT EXCEPT FOR LANDSCAPING AND THE INSTALLING OF UNDERGROUND EASEMENTS.
(D) EACH OWNER OR PURCHASER SHALL BE RESPONSIBLE FOR MAINTAINING THE WATER DETENTION AREA EASEMENT APPLICABLE TO HIS LOT IN SUCH A MANNER TO INSURE THE FREE AND UNINTERRUPTED FLOW OF STORM WATER THROUGH THE DRAINAGE SYSTEM OF THE SUBDIVISION.
(E) IN THE EVENT ANY OWNER OR PURCHASER SHALL FAIL TO PROPERLY MAINTAIN THE WATER DETENTION AREA EASEMENT, THE VILLAGE OF DOWNERS GROVE, SHALL UPON TEN DAYS' PRIOR NOTICE, RESERVE THE RIGHT TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK AND CHARGE FOR SAME. ITEM BLANKET IN NATURE.
- 21 EASEMENT IN, UPON, UNDER, OVER AND ALONG THE SOUTHERLY 30 FEET OF THE NORTHERLY 40 FEET OF THE WESTERLY 140 FEET OF THE EASTERLY 150 FEET OF LOT 6 FOR CONTROLLED ENVIRONMENT VAULTS AND ASSOCIATED EQUIPMENT IN FAVOR OF THE ILLINOIS BELL TELEPHONE COMPANY, RECORDED OCTOBER 3, 1986 AS DOCUMENT NO. R86-121507. ITEM IS SHOWN.

6A ZONING INFORMATION

ITEM	REQUIRED	OBSERVED
MINIMUM LOT AREA (SQ.FT.)	20,000	176,427
MINIMUM LOT DEPTH	MINIMUM LOT DEPTH	
MINIMUM LOT WIDTH	NONE	700'
MAXIMUM BLDG. COVERAGE	NONE	22%
MAX FLOOR AREA RATIO	1.00	0.3
MAX BUILDING HEIGHT	140'	28.2'
MINIMUM SETBACKS		
FRONT	41'	42.25'
SIDE	NONE	77.4'
REAR	20'	20.04'
ZONING DISTRICT:	O-R-M/PD 20 (OFFICE-RESEARCH-MANUFACTURING/PLANNED DEVELOPMENT 20)	NOTES: KEY ZONING ASSESSMENTS, LLC ZONING REPORT #2024.1062.1 DATED APRIL 29, 2024.

5Ciii SIGNIFICANT OBSERVATIONS

NONE WERE OBSERVED.

3 FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 17043C0158J, WHICH BEARS AN EFFECTIVE DATE OF 08/01/2019, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

ALTA/NSPS LAND TITLE SURVEY IDENTIFICATION TABLE

2 TABLE "A" PROPERTY ADDRESS	5F CEMETERY NOTE	6Diid LEGEND & ABBREVIATIONS
3 TABLE "A" FLOOD INFORMATION	6A TABLE "A" ZONING INFORMATION	6Dii VICINITY MAP
4 TABLE "A" LAND AREA	6Bii TITLE DESCRIPTION	6Diik TYPE OF SURVEY
5Biii ACCESS TO PROPERTY	6Biv BEARING BASIS	7 SURVEYOR'S CERTIFICATE
5Ciii SIGNIFICANT OBSERVATIONS	6Bxii TITLE INFORMATION	8 SURVEYOR'S NOTES
5Ei SCHEDULE "B" ITEMS	6Dic NORTH ARROW & SCALE	9 TABLE "A" PARKING SPACES

SURVEY PREPARED FOR AND ON BEHALF OF:
AMERICAN SURVEYING AND MAPPING, INC.
221 CIRCLE DRIVE
MANTLAND, FL 32751
CERTIFICATE OF AUTHORIZATION # 184.006647
PHONE: (407) 426-7979
FAX: (407) 426-9741
INFO@ASMCORPORATE.COM

ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS FOR SURVEYING IN THE STATE OF ILLINOIS TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

DATE	REVISIONS	TECH	FIELD	JD & MC	DRAWING SCALE	1"=40'
04/26/24	FIRST DRAFT	JAH	DRAWN BY	RTH	CHECKED BY	JLH
05/09/24	CLIENT COMMENTS	JAH	DRAWING NAME	24-511-106.DWG		

6Dii VICINITY MAP



6Bxii TITLE COMMITMENT INFORMATION

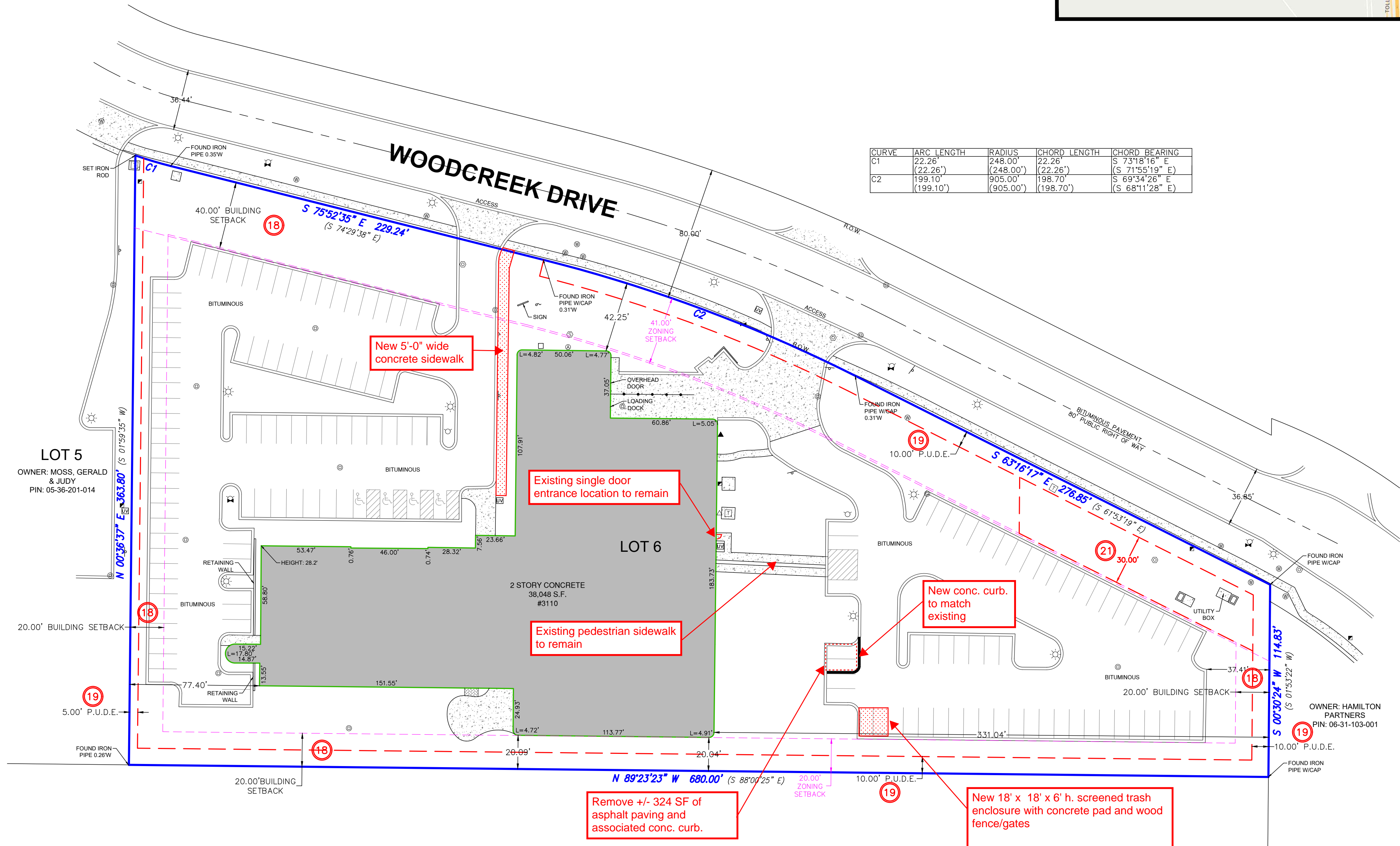
THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE FROM:
CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO.: CCH2400306U, HAVING AN EFFECTIVE DATE OF JANUARY 16, 2024.

SHEET 1
OF 1

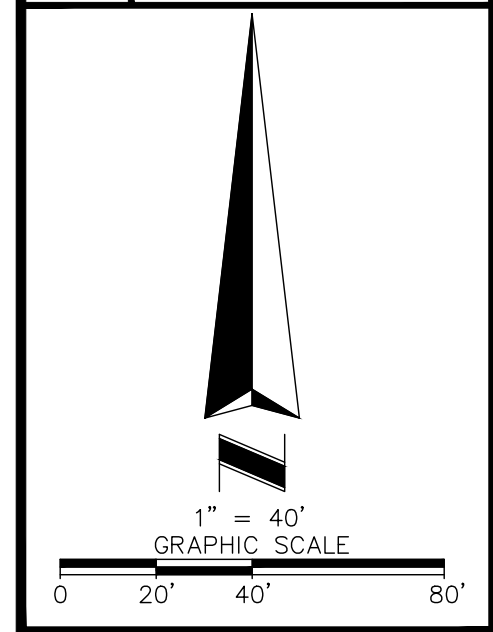
6Bii TITLE DESCRIPTION

LOT 6 IN WOODCREEK BUSINESS PARK RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 1 THROUGH 14 AND VACATED EDGE BROOK PLACE IN WOODCREEK BUSINESS PARK, BEING A SUBDIVISION OF PARTS OF SECTIONS 25 AND 36, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 22, 1983 AS DOCUMENT R83-68220 IN DU PAGE COUNTY, ILLINOIS.

THIS SURVEY DESCRIBES AND DEPICTS THE SAME LAND AS DESCRIBED IN THE TITLE COMMITMENT AS REFERENCED ABOVE.



6Diic NORTH ARROW & SCALE



8 SURVEYOR'S NOTES

- NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/NSPS SURVEY REQUIREMENTS.
- IN REGARDS TO TABLE "A" ITEM 10, AT THE TIME OF THIS SURVEY, THERE WERE NO PARTY WALLS DESIGNATED BY THE CLIENT TO REFERENCE HEREON.
- IN REGARDS TO TABLE "A" ITEM 16, AT THE TIME OF THIS SURVEY, THERE WAS NO VISIBLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- IN REGARDS TO TABLE "A" ITEM 17, AT THE TIME OF THIS SURVEY, THERE WAS NO RECENT STREET OR SIDEWALK CONSTRUCTION OR PROPOSED RIGHT OF WAY CHANGES PROVIDED.
- IN REGARDS TO TABLE "A" ITEM 18, THERE ARE NO OFFSITE EASEMENTS OR SERVITUDES AFFECTING THE SUBJECT PROPERTY REFLECTED IN THE TITLE COMMITMENT OR THAT THE SURVEYOR HAS BEEN MADE AWARE OF.
- NO APPARENT WETLANDS ARE LOCATED ON THE SUBJECT PROPERTY ACCORDING TO THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY LOCATED AT WWW.FWS.GOV/WETLANDS.
- THE PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE WITH NO GAPS OR OVERLAPS.
- THE PERMANENT INDEX NUMBER IS 05-36-201-015-0000.

4 LAND AREA 176,427.74± SQUARE FEET 4.05± ACRES

6Biv BEARING BASIS

BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH RIGHT-OF-WAY LINE OF WOODCREEK DRIVE, WHICH IS ASSUMED TO BEAR SOUTH 63 DEGREES 16 MINUTES 17 SECONDS EAST.

5F CEMETERY NOTE

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

9 PARKING SPACES

REGULAR = 142 HANDICAP = 4 TOTAL = 146

5Biii ACCESS TO PROPERTY

THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO WOODCREEK DRIVE, A DEDICATED PUBLIC STREET OR HIGHWAY.

7 SURVEYOR'S CERTIFICATE

TO: SMART WOODCREEK, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS; BARACK FERRAZZANO KIRSCHBAUM & NAGELBERG LLP AND CHICAGO TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(i), 6(ii), 7(i), 7(ii), 7(iii), 7(iv), 8, 9, 10, 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 04/18/2024.

DATE OF PLAT OR MAP: 07/09/2024.

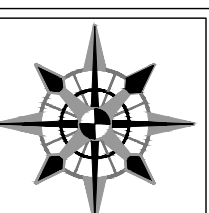


JAMES L. HARPOLE

PROFESSIONAL LAND SURVEYOR NO: 3190
STATE OF: ILLINOIS
EXPIRES 11-30-2024

SURVEYED BY:

JLH LAND SURVEYING INC.
910 GENEVA STREET
SHOREWOOD, IL 60404
815.729.4000
info@jlsurvey.com



PROJECT NO: 2420353

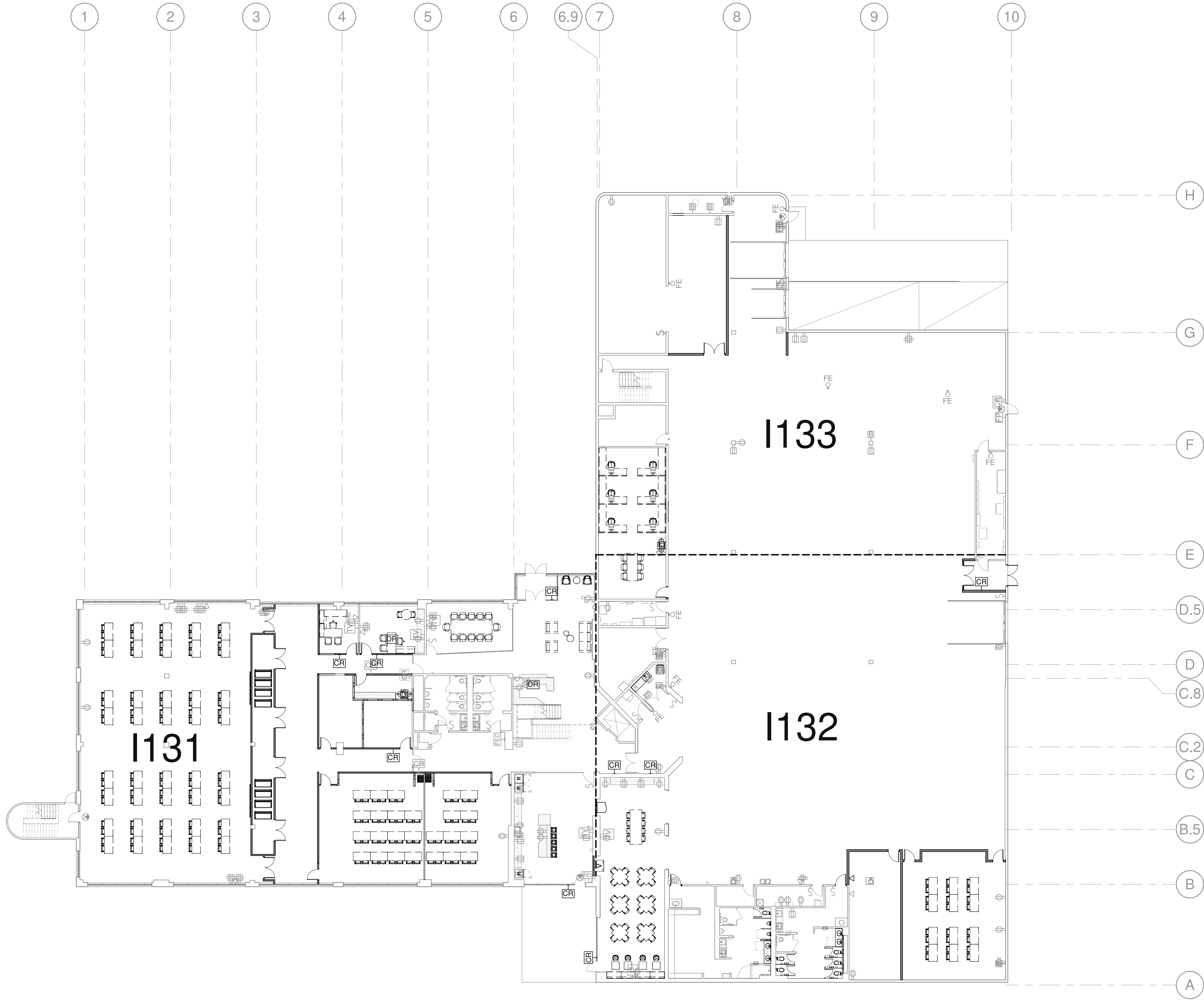
THIS DOCUMENT SHOULD BE CONSIDERED INVALID WITHOUT A LICENSED SURVEYOR'S SIGNATURE AND SEAL.

6Diik ALTA/NSPS LAND TITLE SURVEY

OF
3110 WOODCREEK DR

DUPAGE COUNTY, DOWNERS GROVE, IL, 60515

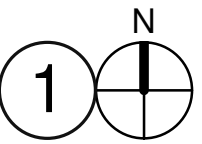
AMERICAN SURVEYING & MAPPING INC.
MANTLAND, FLORIDA 32751
221 CIRCLE DRIVE
PHONE (407) 426-7979
WWW.NATIONALDILICENSEESERVICES.COM



1/16"=1'-0"
0 8' 16' 32' 64'

FIRST FLOOR - OVERALL POWER AND SIGNAL PLAN

SCALE: 1/16" = 1'-0"



FIRST FLOOR - OVERALL POWER AND SIGNAL PLAN

DATE	REMARKS

P.A.P.M.:	C.M. / B.W. / M.P.
DRAWN BY:	D.V. / V.O.
JOB NO.:	CH23-6124-00

SHEET
I130
7/30/2024 6:13:00 PM

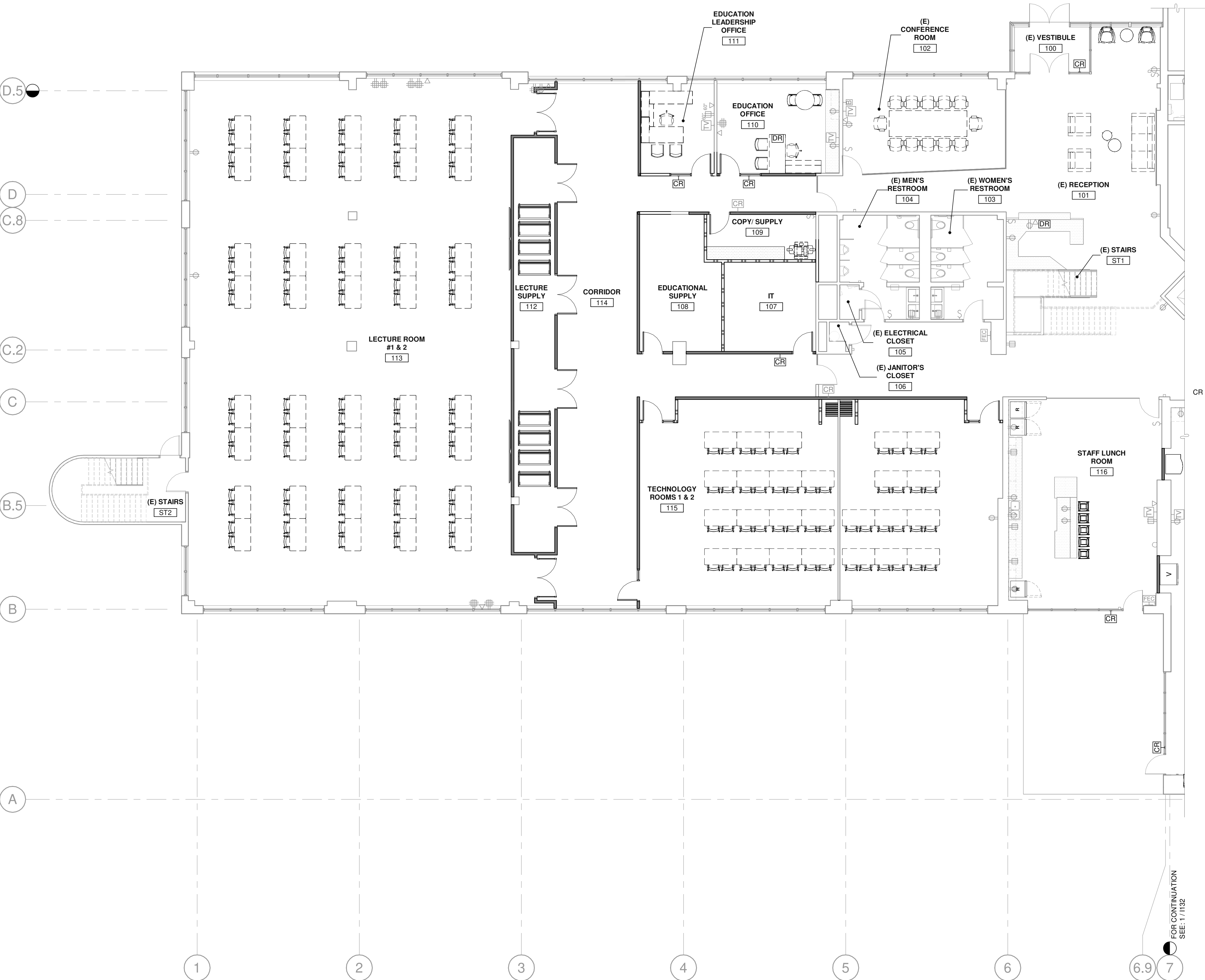
SMART (LOCAL 265)

3110 WOODCREEK DRIVE
DOWNERS GROVE, ILLINOIS 60515

State of Illinois Design Firm Registration No. 124-004069

WARE MALCOMB

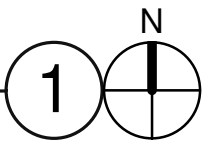
ARCHITECTURE
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CIVIL ENGINEERING
BRIDGES
BUILDING MEASUREMENT
1312 25th St. #410
Oak Brook, IL 60521
P 630.218.0063



1/8" = 1'-0"
0 4' 8' 16' 32'

FIRST FLOOR - PARTIAL POWER AND SIGNAL PLAN

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



FIRST FLOOR - PARTIAL POWER AND SIGNAL PLAN

DATE	REMARKS

P.A.P.M.: C.M. / B.W. / M.P.
DRAWN BY: D.V. / V.O.
JOB NO.: CH23-6124-00

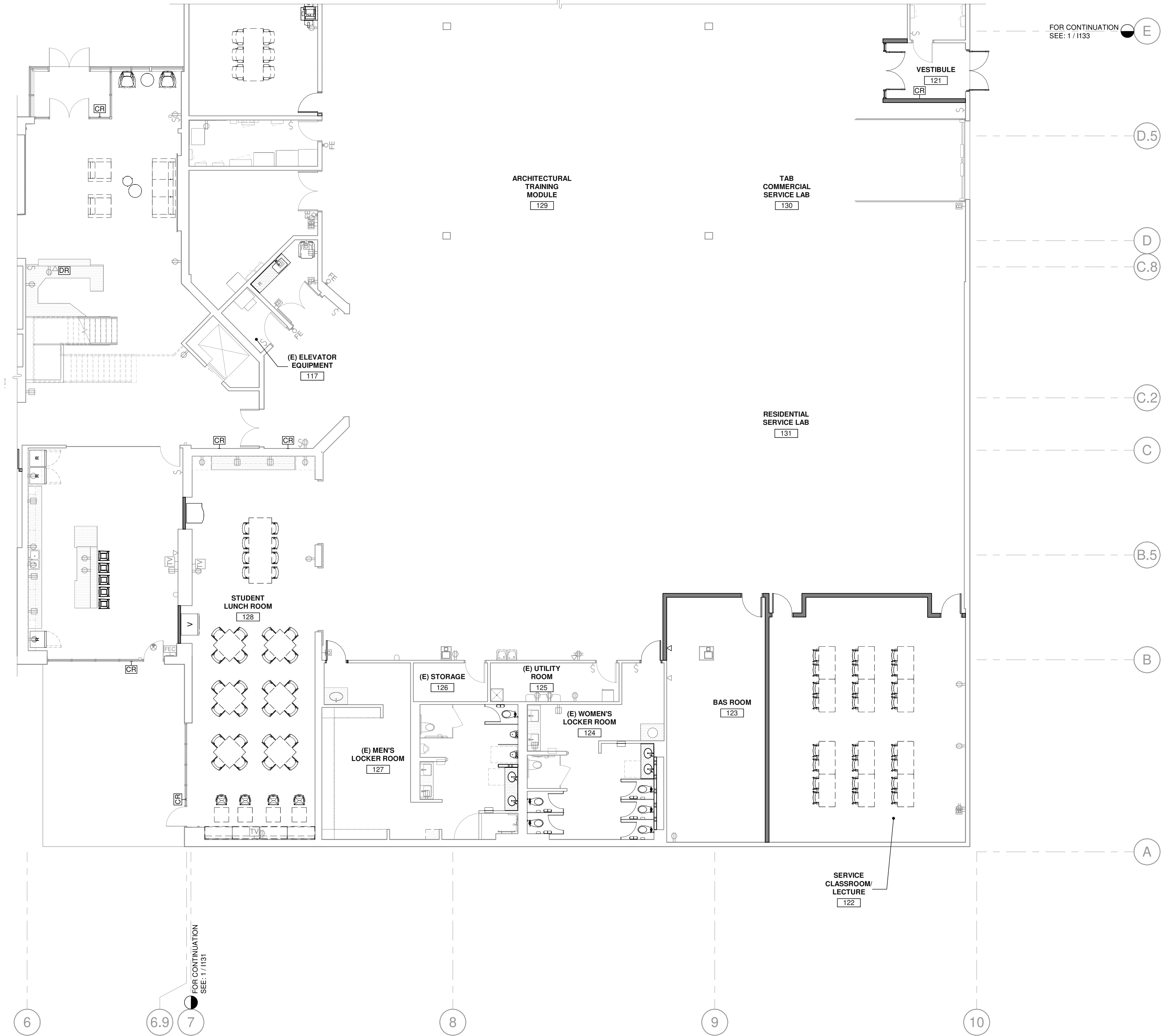
SHEET

I131

SMART (LOCAL 265)
3110 WOODCREEK DRIVE
DOWNERS GROVE, ILLINOIS 60515

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FIRST FLOOR - PARTIAL POWER AND SIGNAL PLAN

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

FIRST FLOOR - PARTIAL POWER AND SIGNAL PLAN	
DATE	REMARKS

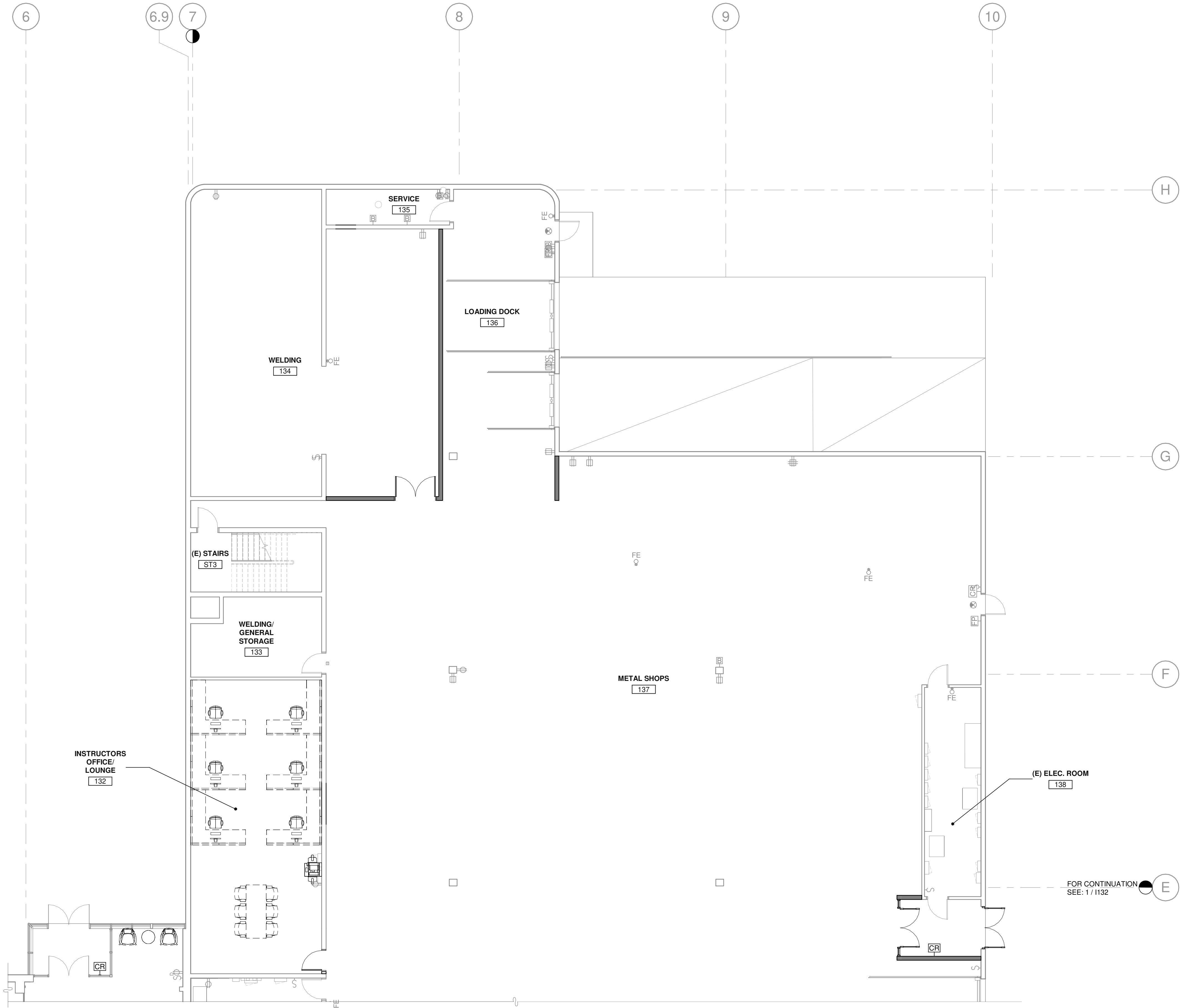
PAPM:	C.M. / B.W. / M.P.
DRAWN BY:	D.V. / V.O.
JOB NO.:	CH23-6124-00

SHEET
I132

SMART (LOCAL 265)
3110 WOODCREEK DRIVE
DOWNERS GROVE, ILLINOIS 60515

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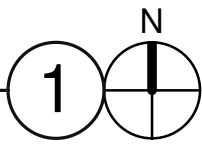
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1/8" = 1'-0"
0 4' 8' 16' 32'

FIRST FLOOR - PARTIAL POWER AND SIGNAL PLAN

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



FIRST FLOOR - PARTIAL POWER AND SIGNAL PLAN

DATE	REMARKS

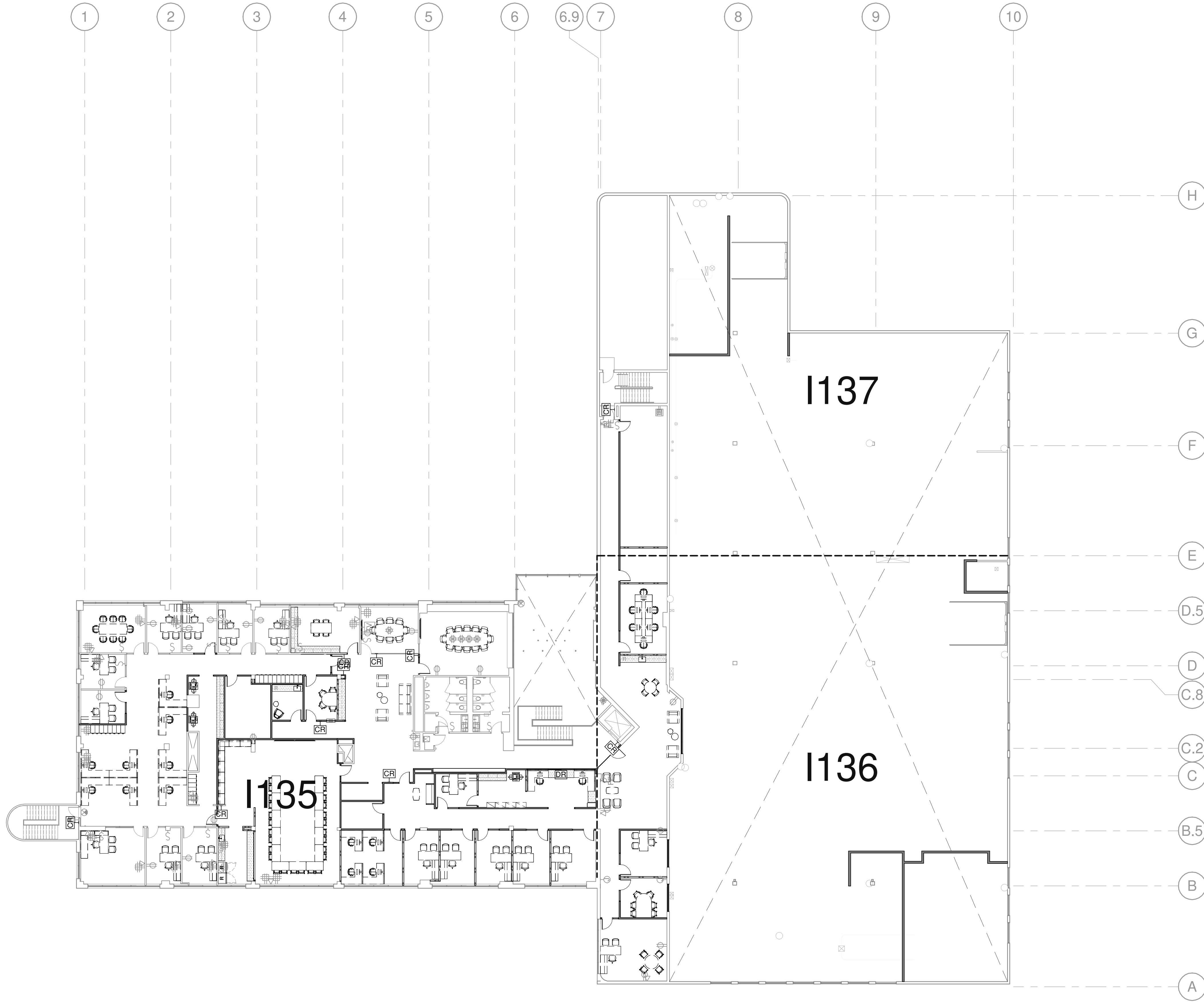
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DRAWN BY:	D.V. / V.O.
JOB NO.:	CH23-6124-00

SHEET
I133

SMART (LOCAL 265)
3110 WOODCREEK DRIVE
DOWNERS GROVE, ILLINOIS 60515

State of Illinois Design Firm Registration No. 124-004069
WARE MALCOMB
ARCHITECTURE
PLANNING
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1312 25th St. #410
Oak Brook, IL 60121
P.630.218.0063

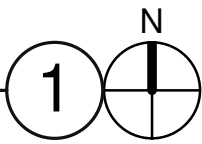
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE KEPT ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.



1/16"=1'-0"
0 8' 16' 32' 64'

SECOND FLOOR - OVERALL POWER AND SIGNAL PLAN

SCALE: 1/16" = 1'-0"



SECOND FLOOR - OVERALL POWER AND SIGNAL PLAN

P.A.P.M.: C.M. / B.W. / M.P.
DRAWN BY: D.V. / V.O.
JOB NO.: CH23-6124-00

SHEET
I134

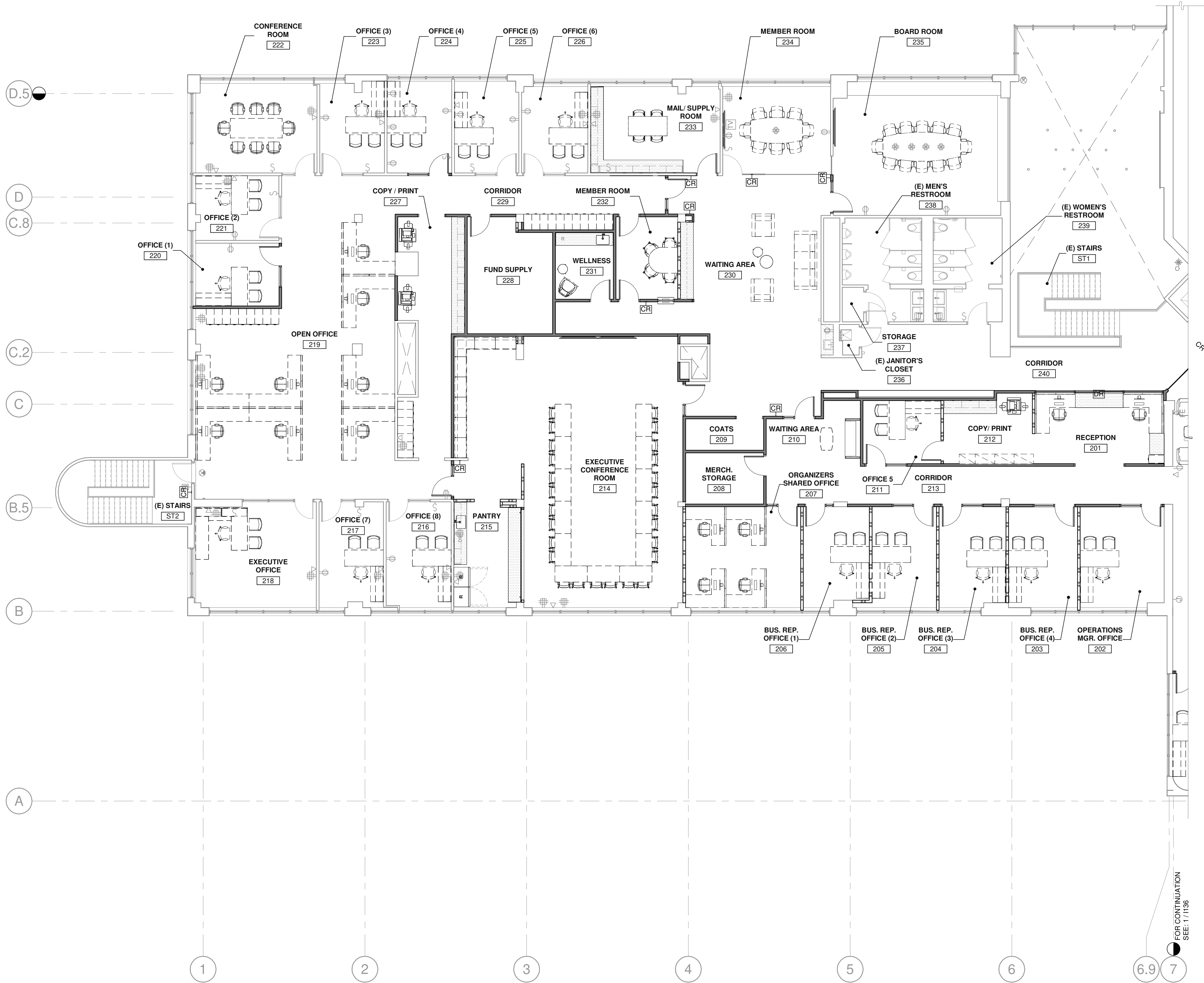
SMART (LOCAL 265)
3110 WOODCREEK DRIVE
DOWNERS GROVE, ILLINOIS 60515

State of Illinois Design Firm Registration No. 124-004069

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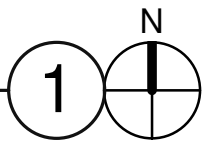
1312 25th St. #410
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P 630.218.0063

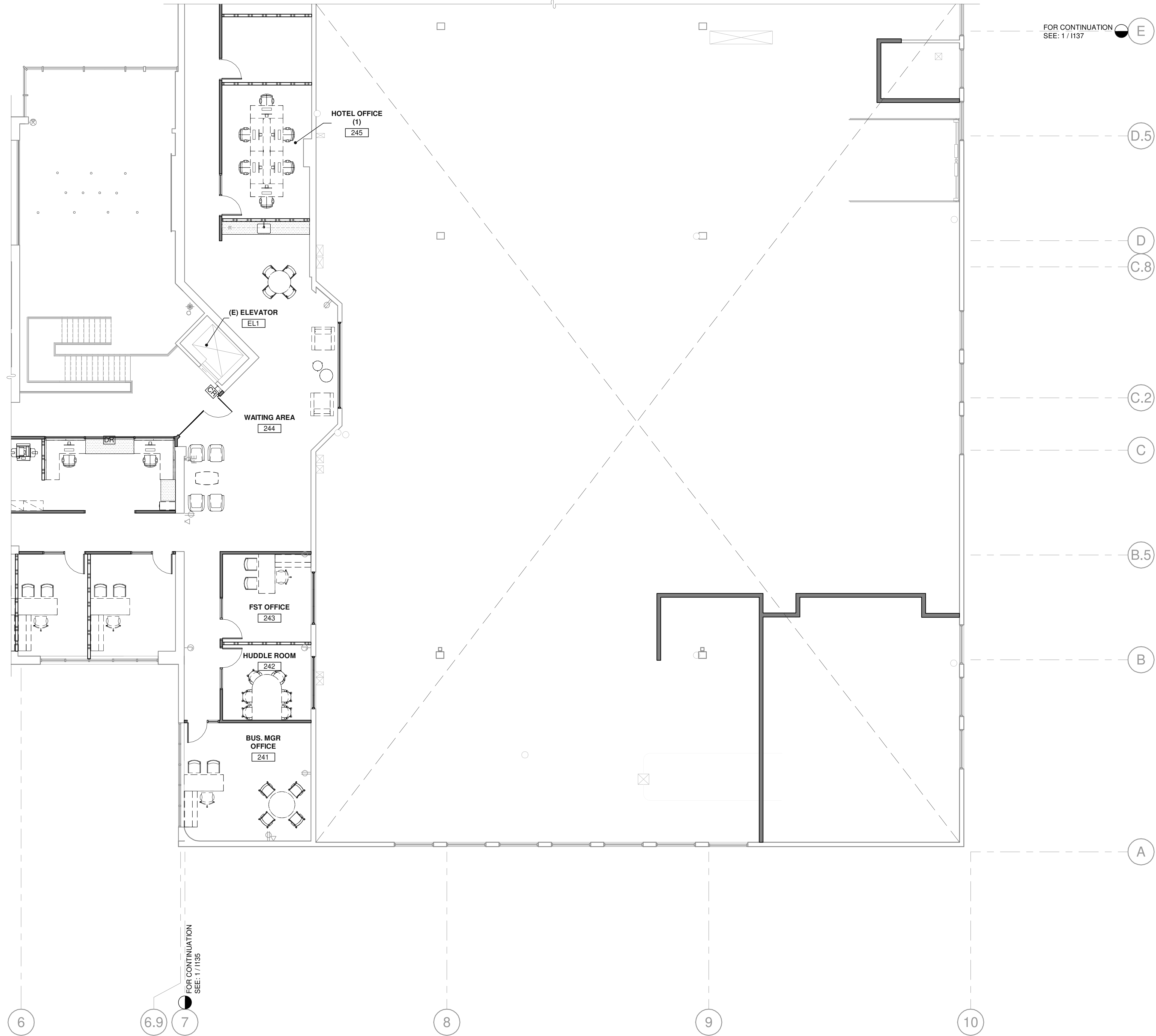


1/8" = 1'-0"
0 4' 8' 16' 32'

SECOND FLOOR - PARTIAL POWER AND SIGNAL PLAN

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

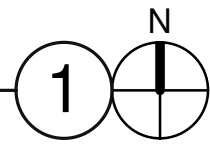




1/8" = 1'-0"
0 4' 8' 16' 32'

SECOND FLOOR - PARTIAL POWER AND SIGNAL PLAN

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



FOR CONTINUATION
SEE: 1 / 1137

FOR CONTINUATION
SEE: 1 / 1135

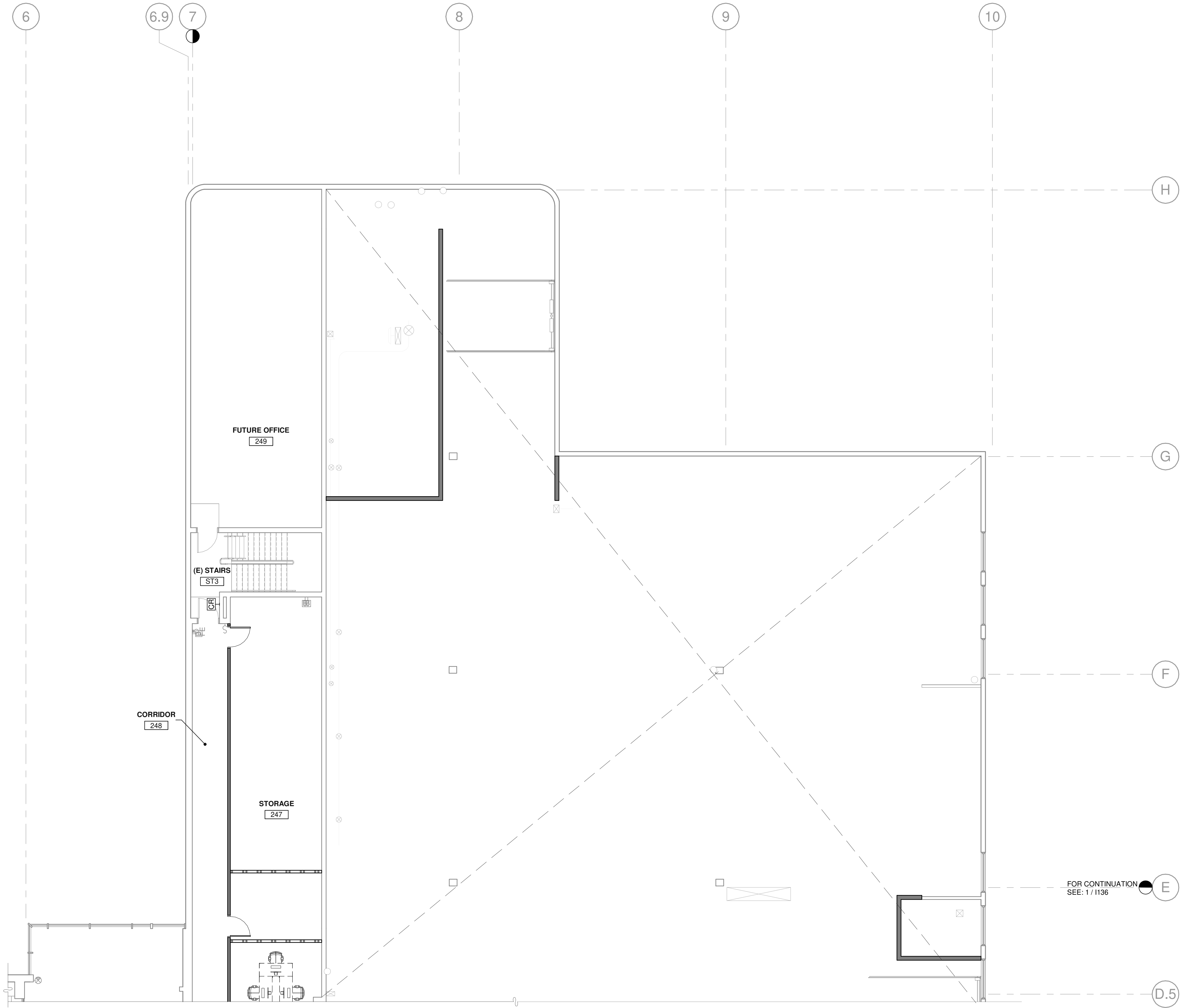
SECOND FLOOR - PARTIAL POWER AND SIGNAL PLAN	
DATE	REMARKS

P.A.P.M.: C.M. / B.W. / M.P.
DRAWN BY: D.V. / V.O.
JOB NO.: CH23-6124-00

SHEET
I136

SMART (LOCAL 265)
3110 WOODCREEK DRIVE
DOWNERS GROVE, ILLINOIS 60515

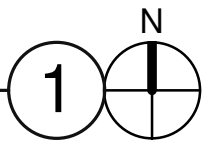
State of Illinois Design Firm Registration No. 124-004069
WARE MALCOMB
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INTERIORS
CIVIL ENGINEERING
BRIDGING
BUILDING MEASUREMENT
1312 25th St. #410
Oak Brook, IL 60521
P. 630.218.0063



1/8" = 1'-0"
0 4' 8' 16' 32'

SECOND FLOOR - PARTIAL POWER AND SIGNAL PLAN

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



SECOND FLOOR - PARTIAL POWER AND SIGNAL PLAN

P.A.P.M.: C.M. / B.W. / M.P.
DRAWN BY: D.V. / V.O.
JOB NO.: CH23-6124-00

SHEET
I137

SMART (LOCAL 265)
3110 WOODCREEK DRIVE
DOWNERS GROVE, ILLINOIS 60515

State of Illinois Design Firm Registration No. 124-004069
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PLANNING BUILDINGS
INTERIORS BUILDING MEASUREMENT
1312 25th St. #410
Oak Brook, IL 60521
P. 630.218.0063



NORTH EXTERIOR ELEVATION 1

SCALE: 3/8" = 1'-0"



Existing single solid metal door to be replaced with new single storefront entrance door

EAST EXTERIOR ELEVATION 2

SCALE: 3/8" = 1'-0"



SOUTH EXTERIOR ELEVATION 3

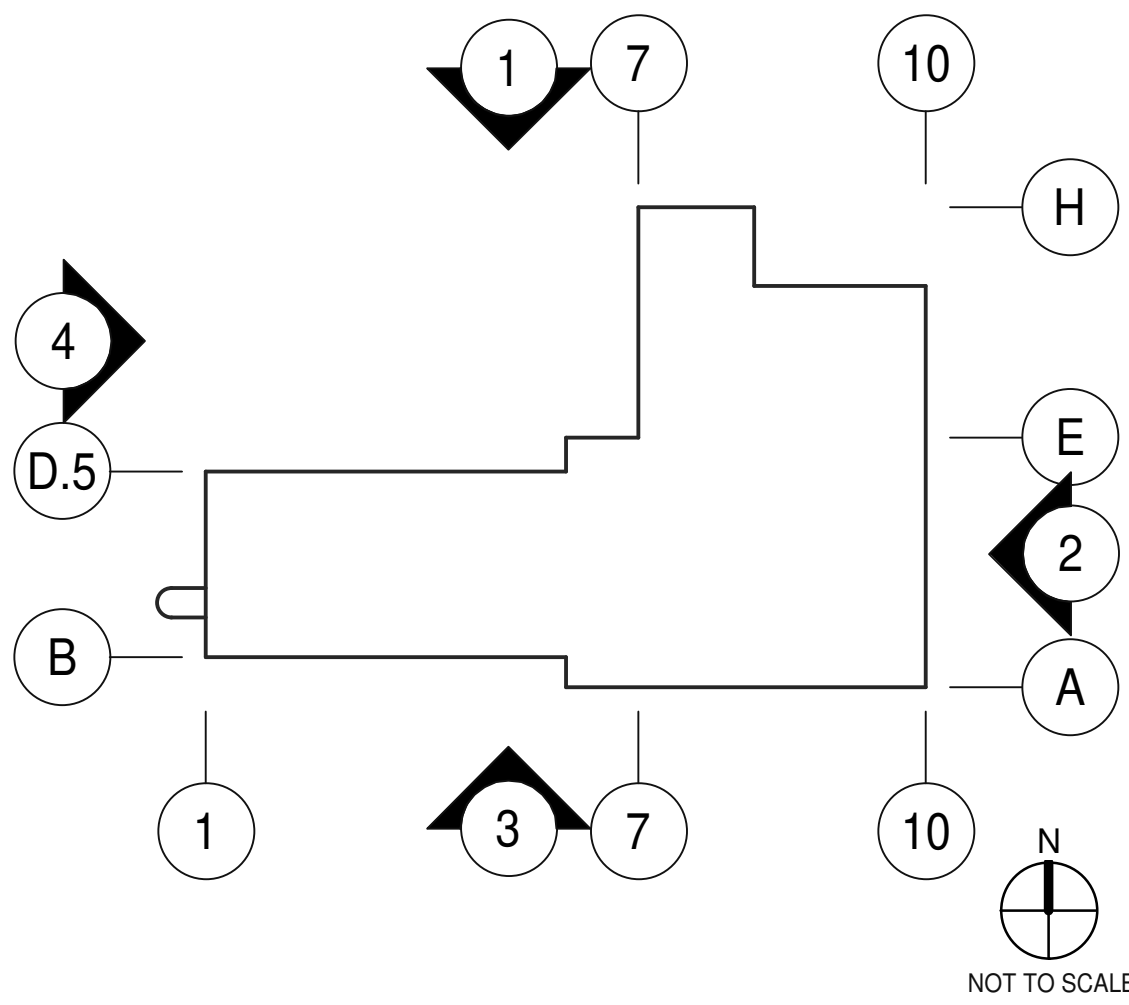
SCALE: 3/8" = 1'-0"



WEST EXTERIOR ELEVATION 4

SCALE: 3/8" = 1'-0"

KEY PLAN



EXTERIOR ELEVATIONS - PHOTOS

DATE	REMARKS

P.A.P.M.:	C.M. / B.W. / M.P.
DRAWN BY:	D.V. / V.O.
JOB NO.:	CH23-6124-00

SHEET

I210

7/30/2024 6:13:47 PM

SMART (LOCAL 265)

3110 WOODCREEK DRIVE
DOWNERS GROVE, ILLINOIS 60515

CLIENT LOGO

State of Illinois Design Firm Registration No. 124-004069

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Oak Brook, IL 60521
P. 630.218.0063

VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING

September 16, 2024, 7:00 P.M.

FILE 24-PCE-0025: A PETITION SEEKING APPROVAL FOR A SPECIAL USE FOR A TRADE SCHOOL. THE PROPERTY IS CURRENTLY ZONED O-R-M/P.D. #20, OFFICE-RESEARCH-MANUFACTURING/PLANNED UNIT DEVELOPMENT #20. THE PROPERTY IS LOCATED APPROXIMATELY 1,439 FEET NORTHWEST OF THE INTERSECTION OF WOODCREEK DRIVE AND LACEY ROAD, WITH A COMMON ADDRESS OF 3110 WOODCREEK DRIVE. (PIN: 05-36-201-015). BRETT WEBSTER, PETITIONER AND SMART WOODCREEK LLC, OWNER.

Matt Gugala, President of SMART Local 265, explained they are a sheet metal company that does duct work, testing of ventilation systems, installation, repairs, and they train apprentices to do that work. He said they also do services for the community and put on a fire life safety class for firefighters. He shared they are planning to invest six to seven million dollars in the building and project, mostly interior. He commented that they believe their presence will continue to significantly contribute to the economic success, safety, and well-being of the community, and they feel their proposal meets all the criteria for the special use permit.

Chairman Rickard asked the commissioners if they had any questions.

Commissioner V. Patel asked what will be the intended hours of operations for the facility. Mr. Gugala responded the attended hours of business are 6:30 a.m. to 3 p.m. for the school and union leaves at 4:30 p.m., with occasional night classes that will stay no later than 8:30 a.m.

Chairman Rickard asked for public input.

Brian Gay, with the Downers Grove Economic Development Corporation, voiced support for the project. He said continuing education in this area is extremely important for them.

Chairman Rickard then asked for the staff report.

Emily Hepworth, Planner, explained the petition is for a special use for a trade school. She said noticing requirements were all met and staff received one comment from the DuPage County Forest Preserve located south of the property with a question that was answered and resolved. The petitioner noted that in addition to the trade school, they will also house administrative offices at the property. Ms. Hepworth talked about the proposed site improvements, including renovating the interior, a new pedestrian connection to the main entrance, increasing open space, and moving the trash enclosure to rear of the property. The current parking design exceeds the required minimum parking ratio. She stated the Comprehensive Plan recommends office corporate campus land use areas in addition to certain improvements such as the screening of dumpster enclosures. She provided the standards of approval for their review and staff finds the petition has met all standards of approval.

Chairman Rickard asked for discussion or comments from the commissioners.

Chairman Rickard asked the petitioner to come up and discuss any questions or make a closing statement. The petitioner had no comments.

Chairman Rickard asked for discussion from the commissioners.

Commissioner Boyle commented that it seemed straightforward and met the standards.

Commissioner Frankovic said it was a great opportunity and was something needed in the area.

Commissioner V. Patel voiced it is a great investment in the community and the standards have been met.

Chairman Rickard agreed that the standards have been met and it is a welcomed project.

WITH RESPECT TO FILE 24-PCE-0025 AND BASED ON THE PETITIONER'S SUBMITTAL, THE STAFF REPORT, AND THE TESTIMONY PRESENTED, IT IS FOUNDED THE PETITIONER HAS MET THE STANDARDS OF APPROVAL FOR A SPECIAL USE AS REQUIRED BY THE VILLAGE OF DOWNERS GROVE ZONING ORDINANCE AND IS IN THE PUBLIC INTEREST, AND THEREFORE, COMMISSIONER BOYLE MADE A MOTION THAT THE PLAN COMMISSION RECOMMEND TO THE VILLAGE COUNCIL APPROVAL OF FILE 24-PCE-0025, SUBJECTIVE TO THE ONE CONDITION LISTED IN STAFF REPORT.

SECOND BY COMMISSIONER K. PATEL.

ROLL CALL:

AYE: CHAIRMAN RICKARD, BOYLE, FRANKOVIC, K. PATEL, V. PATEL

NAY: NONE

MOTION APPROVED. VOTE: 5-0

/s/ Celeste K. Weilandt
Recording Secretary

(As transcribed by Ditto Transcripts)