

**VILLAGE OF DOWNERS GROVE**  
**Report for the Village**  
**3/11/2025**

<b>SUBJECT:</b>	<b>SUBMITTED BY:</b>
2300 & 2500 Warrenville Road - Plat of Subdivision & 2300 Warrenville Road Rezoning	Stan Popovich, AICP Director of Community Development

**SYNOPSIS**

The petitioner is requesting approval of a Final Plat of Subdivision at 2300 and 2500 Warrenville Road and a Zoning Map Amendment to rezone 2300 Warrenville Road from M-1, Light Manufacturing to O-R-M, Office-Research-Manufacturing.

**STRATEGIC PLAN ALIGNMENT**

The goals for 2023-2025 include *Strong, Diverse Local Economy*.

**FISCAL IMPACT**

N/A

**RECOMMENDATION**

Approval on the March 18, 2025 active agenda per the Planning and Zoning Commission's unanimous 7:0 positive recommendation. The Planning and Zoning Commission found that the proposal is an appropriate use in the district, compatible with the Comprehensive Plan and meets all standards for approval of a Zoning Map Amendment and Final Plat of Subdivision found respectively in Section 28.12.030 and Section 20.301 of the Municipal Code.

**BACKGROUND**

Property Information and Zoning Request

The petitioner is requesting approval of a Final Plat of Subdivision to create two lots of record at 2300 and 2500 Warrenville Road. The petitioner is also requesting a Zoning Map Amendment to rezone the new Lot 1 from M-1, Light Industrial to O-R-M, Office-Research-Manufacturing to permit the construction of 243,000 square foot single-story building at 2300 Warrenville Road.

The proposed Plat of Subdivision will create two new lots of record. The 2300 Warrenville Road property sits on multiple parcels that are zoned M-1, Light Industrial and are currently occupied by a commercial building. The proposal includes demolishing this existing building and rezoning the new Lot 1 from M-1, Light Industrial to O-R-M, Office-Research-Manufacturing. The 2500 Warrenville Road property sits on multiple parcels, are zoned M-1, Light Industrial and are currently occupied by a commercial building that is proposed to remain in place. The proposed subdivision would create two lots of record, with the map amendment request noted above applicable to the newly created eastern lot, Lot 1. Both properties would be

accessed via an existing curb-cut at 2500 Warrenville Road. Access to the 2300 Warrenville Road property would be provided via an access easement.

#### Compliance with the Zoning Ordinance

The office, warehousing and distribution uses are listed as an allowable use in the O-R-M zoning district. As currently proposed, the development will be required to comply with the bulk regulations of the O-R-M zoning district. Compliance will be reviewed during the building permit review of the project.

#### Compliance with the Subdivision Ordinance

The Final Plat of Subdivision is in substantial compliance with the minimum lot dimension requirements as outlined in Section 20.301 of the Village's Subdivision Ordinance. The proposed subdivision will provide for a uniform subdivision that does not include bisecting exiting parking or landscape islands with property lines. The proposed dimensions of the two new lots are summarized in Table 1 of the Planning and Zoning Commission staff report.

#### Compliance with the Comprehensive Plan

The Comprehensive Plan designates the subject property as Office/Corporate Campus, which is characterized by office uses with large-scale buildings and office parks in locations easily accessible from the I-88 & I-355 corridors. It also states that large-scale buildings and office parks play an important role in the local economy, and the Village should continue to support this type of development along the tollway corridors. The proposed building will be of high quality in a prominent area along a major regional roadway; the proximity of which makes the subject property a desirable location.

#### Public Comment

There were no public comments.

### **ATTACHMENTS**

Aerial Map

Ordinance



Staff Report with attachments dated February 24, 2025

Draft Minutes of the Planning and Zoning Commission Hearing dated February 24, 2025



0 125 250  
Feet

2500 and 2300 Warrenville Road Location Map

-  Subject Property
-  Project Location

**ORDINANCE NO. \_\_\_\_\_****AN ORDINANCE REZONING CERTAIN PROPERTY  
LOCATED AT 2300 WARRENVILLE ROAD**

WHEREAS, the real estate located approximately 410 feet west of the intersection of Warrenville and Finley Roads, Commonly known as 2300 Warrenville Road, Downers Grove, Illinois, 60515 PINs a portion of 08-01-300-011; and all of 08-01-400-002, -003; 08-01-201-004, -005, hereinafter described has been classified as "M-1, Light Manufacturing" pursuant to the Zoning Ordinance of the Village of Downers Grove; and

WHEREAS, the owner or owners of said real estate have requested that such property be rezoned "O-R-M, Office-Research-Manufacturing"; and

WHEREAS, such petition was referred to the Planning and Zoning Commission of the Village of Downers Grove, and said Planning and Zoning Commission has given the required public notice, has conducted a public hearing respecting said petition on February 24, 2025 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, making due allowance for existing conditions, the conservation of property values, the development of the property in conformance to the official Comprehensive Plan of the Village of Downers Grove, and the current uses of the property affected, the Council has determined that the proposed rezoning is for the public good.

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

SECTION 1. The Zoning Map of the Village, pursuant to Section 28.12.030 of the Downers Grove Municipal Code, is hereby further amended by rezoning to "O-R-M, Office-Research-Manufacturing" the zoning classification of the following described real estate, to wit:

LOT 1 OF BRIDGE POINT DOWNERS GROVE 4:

IN PART OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN DUPAGE COUNTY, ILLINOIS

Commonly known as: 2300 Warrenville Road, Downers Grove, Illinois, 60515  
PINs: a portion of 08-01-300—011; and all of 08-01-400-002, -003; 08-01-201-004, -005

SECTION 2. That the following factors were considered in this rezoning as shown in the Zoning Ordinance:

1. The existing use 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; and
7. The comprehensive plan.

SECTION 3. The official zoning map shall be amended to reflect the change in zoning classification effected by Section 1 of this ordinance, subject to the following conditions:

1. The Plat of Subdivision and Zoning Map Amendment shall substantially conform to the staff report dated February 24, 2025, subdivision plan prepared by Spaceco, Inc. dated January 15, 2025, engineering plans prepared by Spaceco Inc. dated January 30, 2025, landscape plans prepared by Kathryn Tally Landscape Architecture dated February 6, 2025 except as such plans may be modified to conform to the Village codes and ordinances.
2. Prior to issuing any site development or building permits, the petitioner shall record the Final Plat of Subdivision.
3. The petitioner shall construct a public sidewalk along Warrenville Road for the entire length of the subdivision in a manner acceptable to the Director of Engineering.
4. A plat of easement is required for the underground detention vault along the front and rear yards must be recorded with DuPage County once infrastructure is constructed.

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

SECTION 5. 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



**VILLAGE OF DOWNERS GROVE  
REPORT FOR THE PLANNING AND ZONING COMMISSION  
FEBRUARY 24<sup>TH</sup>, 2025 AGENDA**

<b>SUBJECT:</b>	<b>TYPE:</b>	<b>SUBMITTED BY:</b>
24-PZC-0007 2300 and 2500 Warrenville Road	Plat of Subdivision and Map Amendment	Flora León, AICP Senior Planner

**REQUEST**

The petitioner is requesting approval of a Final Plat of Subdivision to create two lots of record at 2300 and 2500 Warrenville Road. The petitioner is also requesting a Zoning Map Amendment to rezone the new Lot 1 from M-1, Light Manufacturing to O-R-M, Office-Research-Manufacturing to permit the construction of a 243,000 square foot single-story building at 2300 Warrenville Road.

**NOTICE**

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

**GENERAL INFORMATION**

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**OWNERS:** 2300 Warrenville LLC & 2500 Warrenville LLC  
2200 Cabot Drive Unit, 110  
Lisle, IL 60532

**PETITIONER:** Andrew Scott  
10 South Wacker Drive  
Chicago, IL 60606

**PROPERTY INFORMATION**

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**EXISTING ZONING:** M-1, Light Manufacturing  
**EXISTING LAND USE:** Office and Light Industrial  
**PROPERTY SIZE:** 18.638 acres (811,872 square feet)  
**PINS:** 08-01-300-010, -011, 08-01-400-002, -003, 08-01-201-004, and -005.

**SURROUNDING ZONING AND LAND USES**

	<b>ZONING</b>	<b>FUTURE LAND USE</b>
<b>NORTH:</b>	Illinois Tollway	N/A
<b>SOUTH:</b>	B-3, General Services and Highway Business & M-1, Light Manufacturing	Corridor Commercial
<b>EAST:</b>	O-R-M, Office-Research-Manufacturing	Corridor Commercial
<b>WEST:</b>	M-1, Light Manufacturing & O-R-M, Office-Research-Manufacturing	Office/Corporate Campus

## **ANALYSIS**

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### **SUBMITTALS**

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

1. Application/Petition for Public Hearing
2. Project Narrative
3. Plat of Survey
4. Approval Criteria
5. Location Map
6. Plats of Survey
7. Engineering Plans
8. Landscape Plans

### **PROJECT DESCRIPTION**

The petitioner is requesting approval of a Final Plat of Subdivision to create two lots of record at 2300 and 2500 Warrentville Road. The petitioner is also requesting a Zoning Map Amendment to rezone the new Lot 1 from M-1, Light Industrial to O-R-M, Office-Research-Manufacturing to permit the construction of 243,000 square foot single-story building at 2300 Warrentville Road. The properties are located 410 feet west of the intersection of Warrentville Road and Finley Road.

The subject properties currently consist of six parcels. The proposed Plat of Subdivision will create two new lots of record. The eastern parcels are known as 2300 Warrentville Road, are zoned M-1, Light Industrial and are currently occupied by a commercial building. The proposal includes demolishing this existing building and rezoning the new Lot 1 from M-1, Light Industrial to O-R-M, Office-Research-Manufacturing.

The western parcels are known as 2500 Warrentville Road, are zoned M-1, Light Industrial and are currently occupied by a commercial building that is proposed to remain in place. The proposed subdivision would create two lots of record, with the map amendment request noted above applicable to the newly created eastern lot. Both properties would be accessed via an existing curb-cut at 2500 Warrentville Road. Access to the 2300 Warrentville Road property would be provided via an access easement.

The petitioner has not identified specific tenants for the building and anticipates prospective users will be consistent with those land uses permitted in the O-R-M Office-Research-Manufacturing District as well as uses in the surrounding area. Those tenants may include warehousing and/or distribution firms, companies engaged in limited industrial uses such as food processing, and/or designers/fabricators of custom interior finishes for high end residential and commercial customers.

It should be noted that a proposed site plan is provided for informational purposes and is not subject to the review of the Zoning Map Amendment or Final Plat of Subdivision requests.

### **COMPLIANCE WITH THE COMPREHENSIVE PLAN**

The Comprehensive Plan designates the subject property as Office/Corporate Campus, which is characterized by office uses with large-scale buildings and office parks in locations easily accessible from the I-88 & I-355 corridors. It also states that large-scale buildings and office parks play an important role in the local economy, and the Village should continue to support this type of development along the tollway corridors. The proposed building will be of high quality in a prominent area along a major regional roadway; the proximity of which makes the subject property a desirable location.

The Comprehensive Plan states that negative impacts on residential areas should be mitigated. There are no nearby residential uses. The north side of Warrenville Road consists of similar combinations of office and light industrial uses. The proposed development is complementary to these existing uses. The industrial area goals of utilizing appropriate setbacks, screening, and buffering are achieved. Improved stormwater management is also being addressed in a comprehensive manner. The proposed map amendment and subdivision are consistent with the Comprehensive Plan.

#### **COMPLIANCE WITH THE ZONING ORDINANCE**

The office, warehousing and distribution uses are listed as an allowable use in the O-R-M zoning district. As currently proposed, the development will be required to comply with the bulk regulations of the O-R-M zoning district. Compliance will be reviewed during the building permit review of the project.

#### **COMPLIANCE WITH SUBDIVISION ORDINANCE**

The Final Plat of Subdivision is in substantial compliance with the minimum lot dimension requirements as outlined in Section 20.301 of the Village's Subdivision Ordinance. The proposed subdivision will provide for a uniform subdivision that does not include bisecting exiting parking or landscape islands with property lines.

Table 1 – Subdivision Requirements

	<b>Lot Width (100 ft. minimum)</b>	<b>Lot Depth (140 ft. minimum)</b>	<b>Lot Area (20,000 square foot minimum)</b>
Lot 1 : 2300 Warrenville Road	828.84 ft.	565.20 ft.	468,427 sq. ft.
Lot 2 : 2500 Warrenville Road	607.27 ft.	565.56 ft.	343,445 sq. ft.

The petitioner is providing the required five-foot wide public utility and drainage easement along the east and west interior lot lines and a ten-foot wide public utility along the northern lot line. The original ten-foot ComEd easement along the front of the lot depicted in R1993-199694 will be maintained. Access to both properties will be provided through new 35-foot cross access easement through the driveway at 2500 Warrenville Road.

#### **ENGINEERING/PUBLIC IMPROVEMENTS**

All engineering provisions including stormwater regulations will be reviewed during the building permit process. Any proposed development will be compliant with the Stormwater and Floodplain Ordinance. It should be noted that a new sidewalk along Warrenville Road will be required.

#### **PUBLIC SAFETY REQUIREMENTS**

The Fire Prevention division reviewed the proposal and had no comments.

#### **NEIGHBORHOOD COMMENT**

Notice was provided to all property owners 250 feet or less from the subject property in addition to posting the public hearing sign and publishing a legal notice in the *Daily Herald*. Staff did not receive any questions from the public.

#### **STANDARDS OF APPROVAL**

The petitioner is requesting a Plat of Subdivision and a Zoning Map Amendment for the development of a 243,000 square foot single-story building. 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 Planning and Zoning Commission should consider the petitioner's documentation, the staff report and the discussion at the Planning and Zoning Commission meeting in determining whether the standards for approval have been met:

**Zoning Map Amendment Request***Section 28.12.030(i) Review and Approval Criteria for Zoning Map Amendments*

*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 use 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; and*
- 7. the comprehensive plan.*

**Final Plat of Subdivision Request**

*Section 20.301(c) of the Subdivision Ordinance provides for the minimum lot dimension standards.*

**DRAFT MOTION**

Staff will provide a recommendation at the February 24, 2025 meeting. Should the Planning and Zoning Commission find that the request meets the standards of approval for a Final Plat of Subdivision and Zoning Map Amendment, staff has prepared a draft motion that the Planning and Zoning Commission may make for the recommended approval of 24-PZC-0007:

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 Plat of Subdivision and a Zoning Map Amendment as required by the Village of Downers Grove Zoning Ordinance and is in the public interest and therefore, I move that the Planning and Zoning Commission recommend to the Village Council approval of 24-PZC-0007, subject to the following conditions:

1. The Plat of Subdivision and Zoning Map Amendment shall substantially conform to the staff report, subdivision plan prepared by Spaceco, Inc. dated January 15, 2025, engineering plans prepared by Spaceco Inc. dated January 30, 2025, landscape plans prepared by Kathryn Tally Landscape Architecture dated February 6, 2025 except as such plans may be modified to conform to the Village codes and ordinances.
2. Prior to issuing any site development or building permits, the petitioner shall record the Final Plat of Subdivision.
3. The petitioner shall construct a public sidewalk along Warrenville Road for the entire length of the subdivision in a manner acceptable to the Director of Engineering
4. A plat of easement is required for the underground detention vault along the front and rear yards must be recorded with DuPage County once infrastructure is constructed.

Staff Report Approved By:




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Stan Popovich, AICP  
Director of Community Development

## **2300 & 2500 – 2550 WARRENVILLE ROAD PROJECT NARRATIVE**

### **THE APPLICANT**

Midwest RE Acquisitions, LLC, an Illinois limited liability company (“Applicant”), is the contract purchaser of a portion of the property commonly known as 2300 Warrenville Road, Downers Grove, Illinois (the “Property”). Applicant makes this application for zoning approvals for the Project, as defined below and as described in greater detail below.

Midwest RE Acquisitions, LLC is wholly owned and operated by Bridge Development Partners LLC, an Illinois limited liability company.

Applicant makes this application with the consent of the owners of the Property, 2300 Warrenville, LLC and the owner of the abutting property, 2500 Warrenville, LLC.

### **THE PROPERTY**

The Property is an approximately 10.75 acre parcel of land located at approximately the northeast corner of Cross Street and Warrenville Road. The Property is improved with an approximately 105,760 square foot, two-story building on the east side of the Property, off street parking and loading and various ancillary improvements. The Property is zoned M-1 Light Manufacturing.

### **THE PROJECT**

The Applicant proposes to demolish all of the improvements on the Property and redevelop the Property with an approximately 243,000 square foot single-story building, truck docks, approximately 164 off street parking spaces, underground detention and various ancillary improvements. The height of the building is approximately 38 feet. Building coverage is approximately 52% and the floor area ratio is 0.52. There will be two points of ingress/egress – one full access drive on the eastern side of the Property and second full access west of the west line of the Property via a driveway easement to be granted.

While the Applicant has not identified specific tenants for the building, it anticipates prospective users will be consistent with those land uses permitted in the O-R-M Office-Research-Manufacturing District as well as uses in the surrounding area. Those tenants may include warehousing and/or distribution firms, companies engaged in limited industrial uses such as food processing, and/or designers/fabricators of custom interior finishes for high end residential and commercial customers.

The Applicant intends to acquire the Property on or about Q2 2025. Subject to receipt of all necessary government approvals and permits, the Applicant anticipates that it will commence construction on or about Q2/Q3 2025. Substantial completion of the project is expected on or about Q3/Q4 2026.

### **PROPOSED ZONING AND REQUESTED RELIEF**

In order to accomplish the Project, the Applicant seeks to rezone the Property from M-1, Light Manufacturing District to the O-R-M Office-Research-Manufacturing District. The Applicant also seeks a final plat of subdivision to create a lot of record for the parcel it is buying and to consolidate the Property's remainder parcel with the 2500 Warrenville Road property into a separate, single lot of record.

125398.000010 4863-1317-8106.4

2300 Warrenville Road, Downers Grove, Illinois

Form #PZC3

Midwest RE Acquisitions LLC Response to Map Amendment Standards

(1) the existing use and zoning of nearby property;

*Nearly all properties to the east, west and south of the Property are zoned M1 District, O-R-M Office-Research-Manufacturing District or B-3 General Business and Highway District. In other words, nearby properties are zoned for some type of industrial, commercial and/or high intensity retail/service uses. The properties directly to the east and the west of the subject property are currently zoned O-R-M Office-Research-Manufacturing District.*

*Surrounding land uses generally include Interstate 88/355 to the north, a packaging manufacturer to the east, a car dealership, auto upholsterer, vet clinic and commercial uses to the south and a large format digital printer and technology firm to the west. O-R-M Office-Research-Manufacturing District rezoning is consistent with zoning classifications of other properties within the general area.*

(2) the extent to which the particular zoning restrictions affect property values;

*The current zoning classification adversely affects the value of the property because it limits the universe of potential tenants for new development on the subject property. The height limits imposed by the current zoning are also inconsistent with market demand for light industrial space with greater clear heights. The inability to meet market demands for modern industrial space reduces the desirability of the property and thus drives down its value. The use and bulk regulations of the proposed O-R-M Office-Research-Manufacturing District are more consistent with market demand for new industrial space.*

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

*The current zoning does not enhance the public's health, safety or welfare. The surrounding area is a mix of manufacturing, light industrial, retail and service uses within buildings that have varying bulk and densities. Rather, the current zoning has the opposite effect of serving the public interest – it makes the property less desirable for redevelopment. Without redevelopment, the public does not realize potential increases in employment opportunities, the establishment of modern buildings and increases in tax base. The public's welfare is in fact not served by the current zoning classification.*

(4) the suitability of the subject property for the zoned purposes;

*The subject property is not well suited for the current zoned purposes. The subject property is currently situated between two properties which are zoned O-R-M Office-Research-Manufacturing District, so the proposed rezoning would be consistent with current uses and zoning in the immediate vicinity of the subject property. The current zoning is restrictive in terms*

2300 Warrenville Road, Downers Grove, Illinois

Form #PZC3

*of uses and bulk and density standards in a way that is not consistent with the market for new and modern industrial buildings.*

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

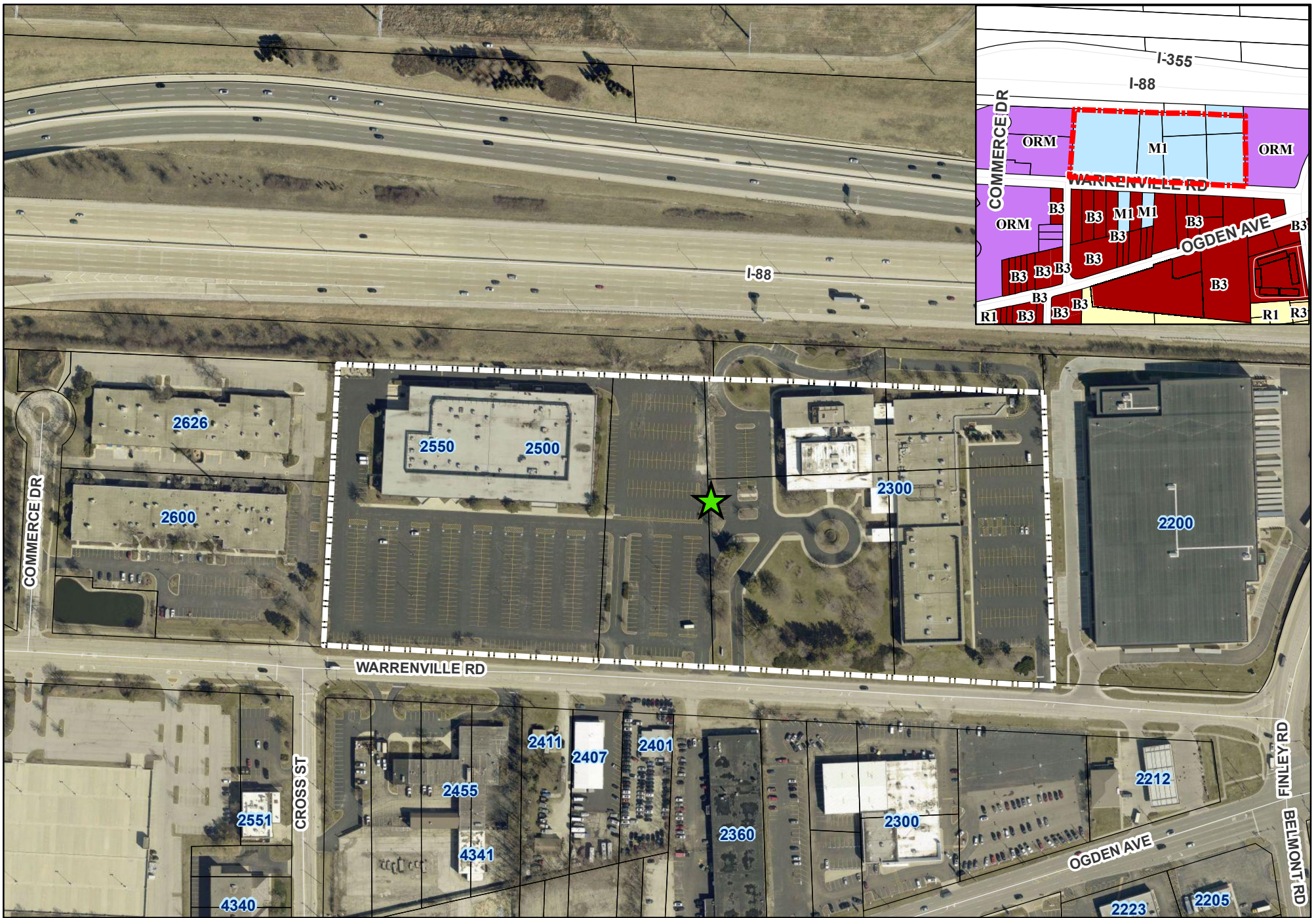
*While the subject property is not vacant, it is occupied by outdated and functionally obsolete buildings that were constructed in the 1960-1970's. The context of land development in the vicinity has been toward modern light industrial and commercial uses. Without the proposed rezoning of the subject property, the sale of the property is made much more difficult because the current zoning classification does not afford the highest and best use of the subject property.*

(6) the value to the community of the proposed use; and

*The proposed use is valuable to the community as it will provide new industrial space which will bolster and strengthen the area, bring diverse employment opportunities, and support and strengthen property taxes.*



(7) the comprehensive plan.

*The proposed rezoning is consistent with the comprehensive plan, which has a goal of supporting a diversified light industrial/business park economic base that provides employment opportunities within the community. While the comprehensive plan calls for office/business park use at the subject property, considering the state of market for office in general, the declining demand for principal office space, particularly suburban office space in and around the Village, and the number of large, suburban office campuses on the market, it is not reasonably feasible to develop the types of uses that are called for under the comprehensive plan. Maintenance of the future land use as office will inhibit private investment in the subject property as there is strong supply and limited demand for the types of uses.*



0 125 250  
 Feet

2500 and 2300 Warrenville Road Location Map

-  Subject Property
-  Project Location

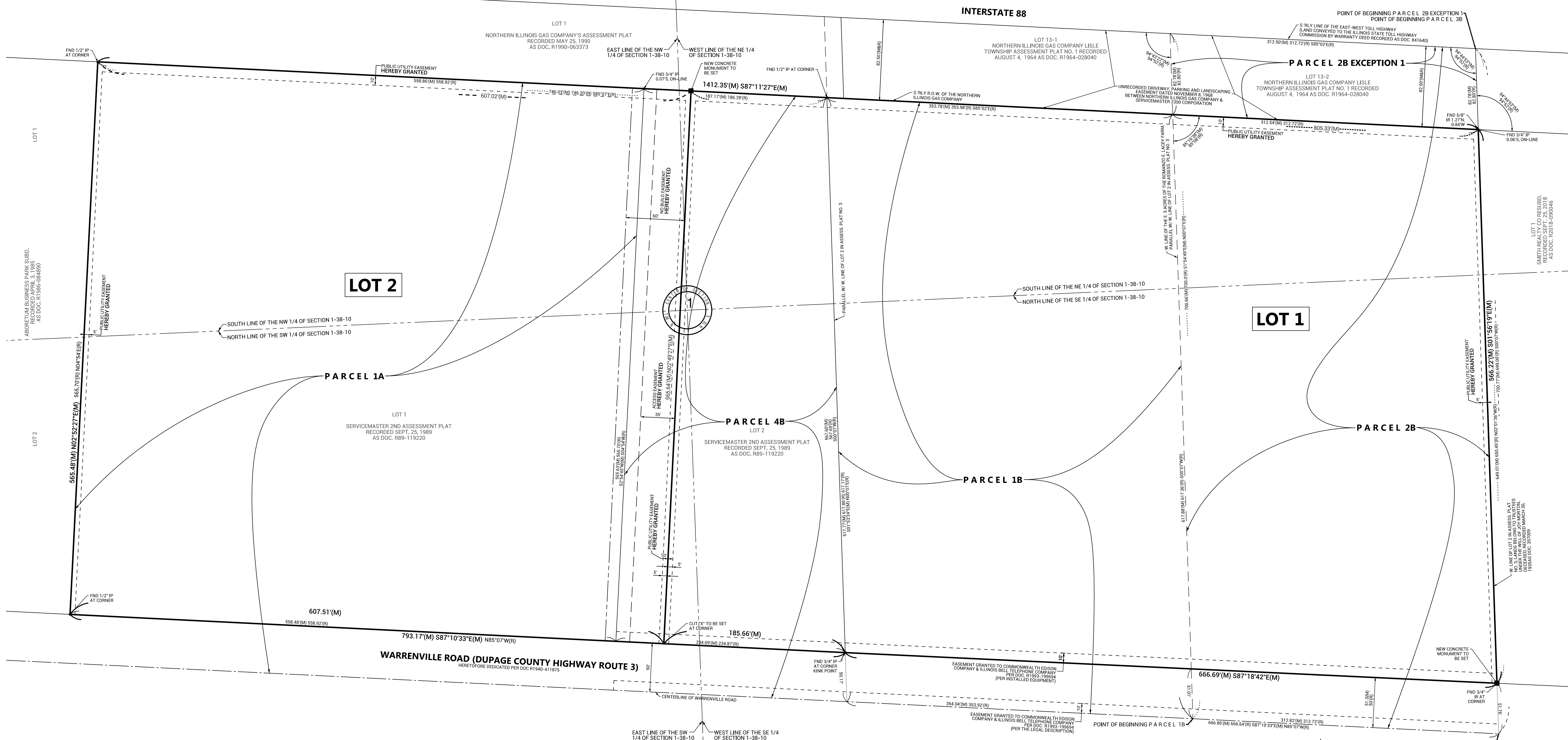


FOR REVIEW  
PURPOSES ONLY

# FINAL PLAT OF SUBDIVISION BRIDGE POINT DOWNERS GROVE 4

IN PART OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 10, EAST OF  
THE THIRD PRINCIPAL MERIDIAN, ALL IN DUPAGE COUNTY, ILLINOIS

P.I.N.:  
08-01-201-004-0000  
08-01-201-005-0000  
08-01-300-011-0000  
08-01-300-011-0000  
08-01-400-002-0000  
08-01-400-003-0000



INTERSTATE 88

POINT OF BEGINNING PARCEL 2B EXCEPTION 1  
POINT OF BEGINNING PARCEL 3B

PARCEL 2B EXCEPTION 1

LOT 2

LOT 1

PARCEL 1A

PARCEL 4B

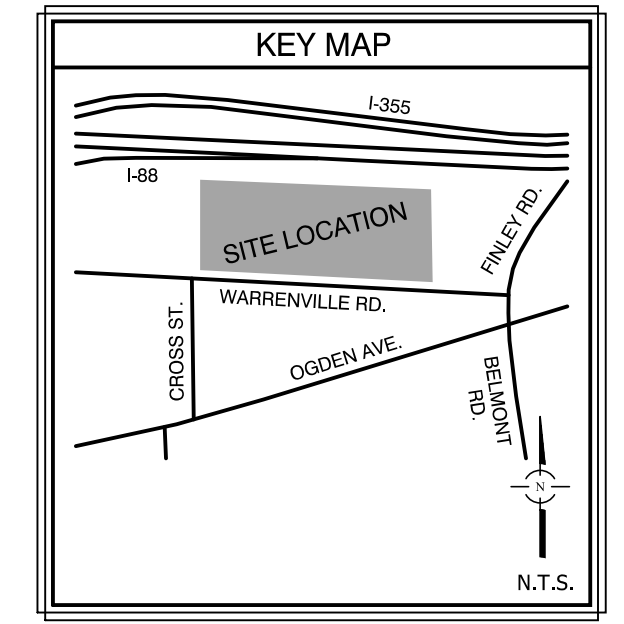
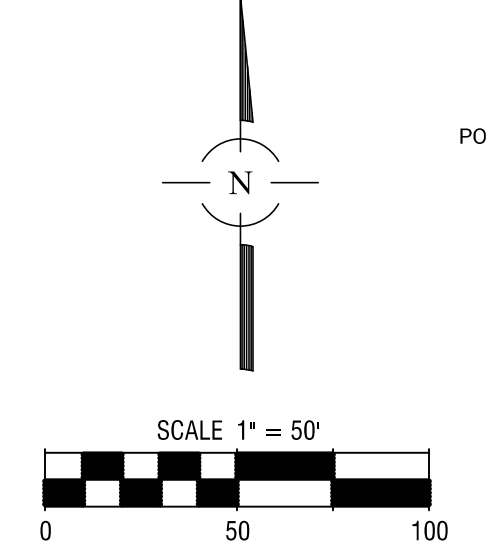
PARCEL 1B

PARCEL 2B

WARRENVILLE ROAD (DUPAGE COUNTY HIGHWAY ROUTE 3)  
HEREINAFTER DEDICATED PER DOC R1940-411875

LOT DIMENSION TABLE				
	SQ. FT.	ACRES	WIDTH	DEPTH
LOT 1	468,427	10.754	828.84'	565.20'
LOT 2	343,445	7.884	607.27'	565.56'
TOTAL	811,872	18.638		

NOTE: THE WIDTH AND DEPTH MEASUREMENTS ARE THE AVERAGE PERPENDICULAR LOT DIMENSIONS



PREPARED FOR:  
MIDWEST RE ACQUISITIONS, LLC  
9525 W. BRYN MAWR AVENUE, SUITE 700  
ROSEMONT, IL 60018

NO.	DATE	REMARKS
1	07/15/25	

2300 & 2500 WARRENVILLE RD.  
DOWNERS GROVE, IL

Spaceco  
Civil Engineering & Surveying  
Rosemont, IL - Morris, IL - Indianapolis, IN

spacecoinc.com

FILENAME:  
13300FNL SUB-01

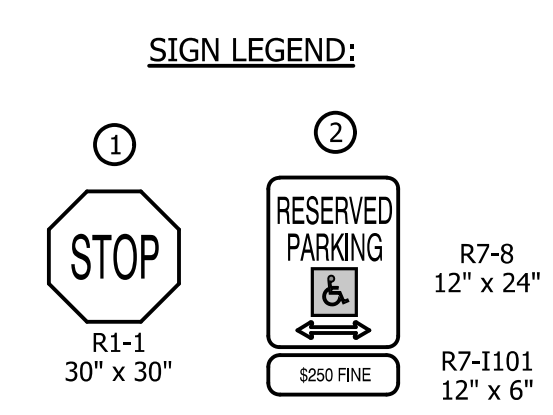
DATE:  
12/20/2024

JOB NO.  
13300

SHEET  
1 OF 2



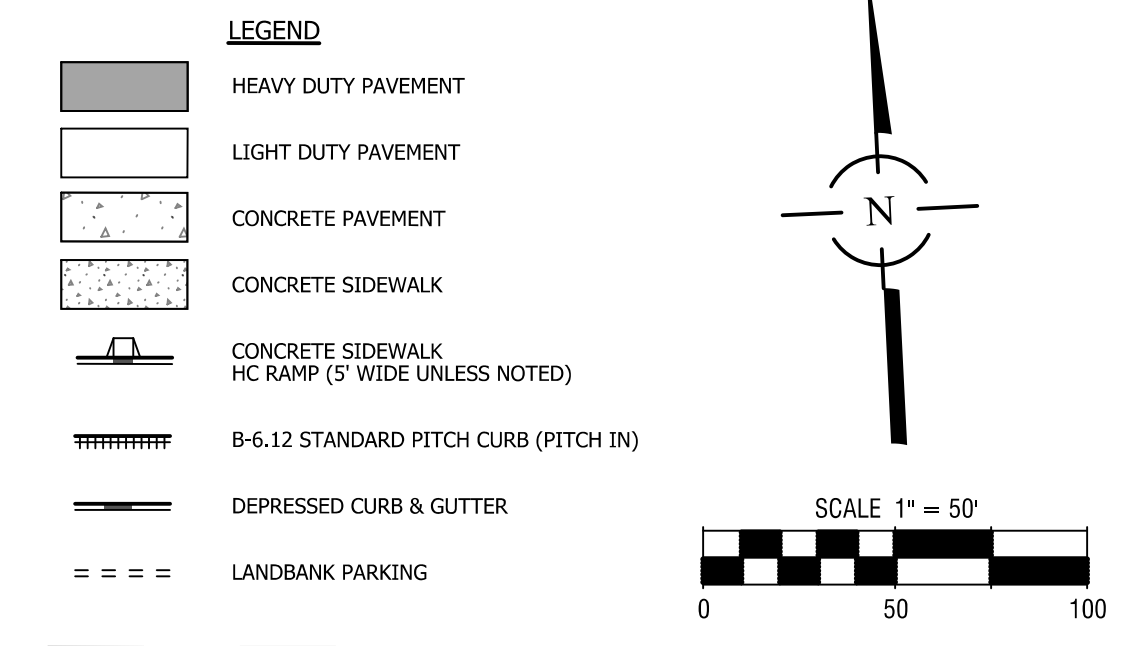
2300 WARRENVILLE ROAD	REQUIRED	PROPOSED
LOT AREA = 468,427 SF = 10.754 AC		
SOUTH SETBACK TO BUILDING (STREET YARD)	35 FT	107 FT
NORTH SETBACK TO BUILDING (INTERIOR YARD)	10 FT	78 FT
EAST SETBACK (INTERIOR YARD)	10 FT	60 FT
WEST SETBACK (INTERIOR YARD)	10 FT	40 FT
SOUTH SETBACK TO PARKING (STREET YARD)	35 FT	38 FT
NORTH SETBACK TO PARKING (INTERIOR YARD)	10 FT	47 FT
LANDSCAPED OPEN SPACE (MINIMUM)	15 %	15 %
FLOOR AREA RATIO (MAXIMUM)	1.00	0.52
BUILDING HEIGHT	140 FT	43 FT
PARKING SPACES (MINIMUM)	164 SPACES	164 SPACES
	(±243,651 / 1,000) * 0.67	



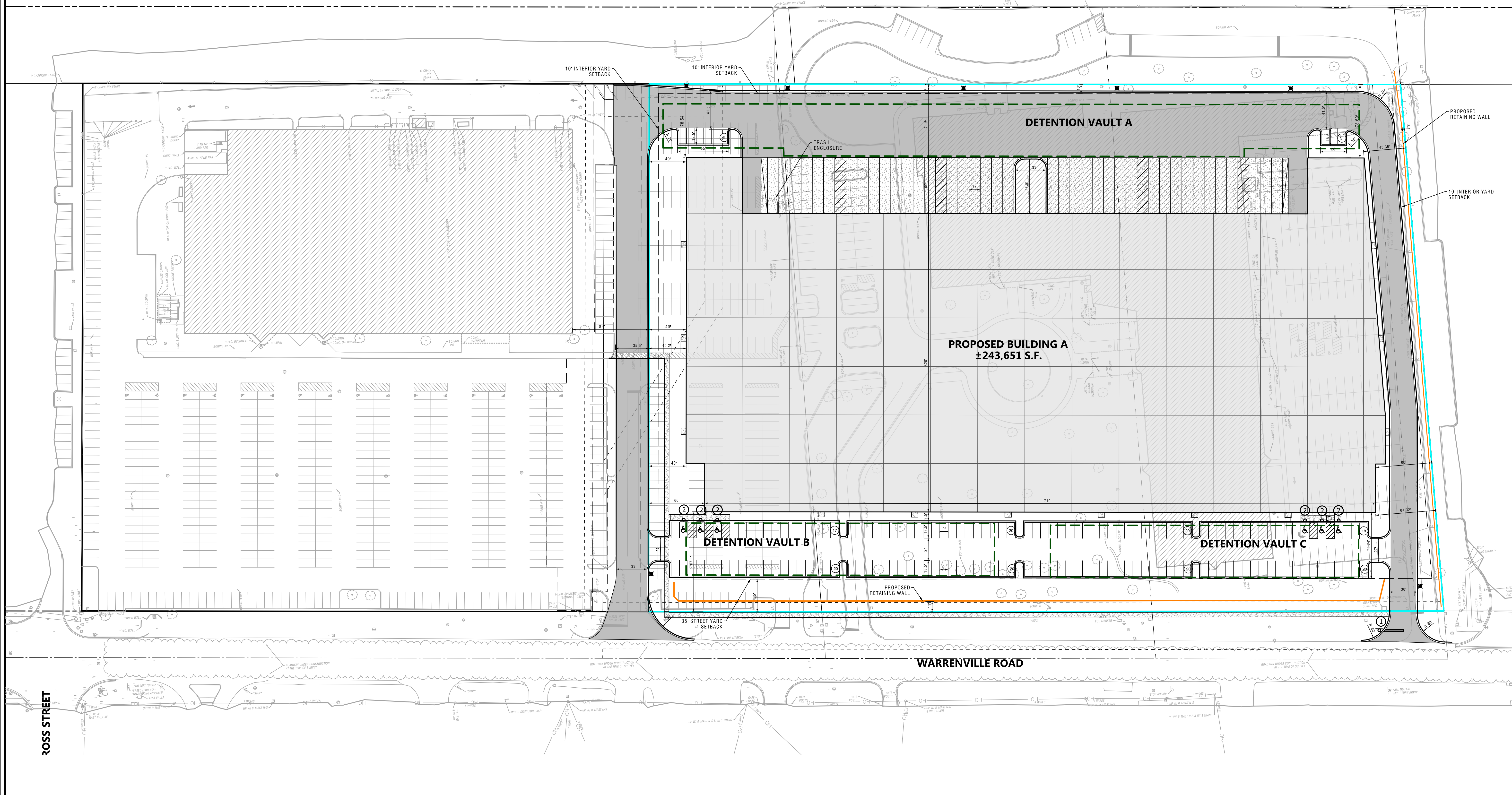
**PARKING SUMMARY:**

PARKING	PROVIDED
ADA STALLS	±6
AUTO PARKING STALLS	±158
TOTAL PARKING STALLS	±164

- NOTES:**
1. ALL DIMENSIONS ARE TO THE BACK OF CURB, BUILDING FOUNDATION, OR PROPERTY LINE UNLESS OTHERWISE NOTED.
  2. ALL CURBS AND GUTTERS ARE 86.12 PITCH-OUT UNLESS OTHERWISE NOTED.
  3. SEE SHEET GN FOR PAVEMENT SECTION DETAILS.
  4. ALL PAVEMENT MARKINGS SHALL BE TRAFFIC QUALITY YELLOW PAINT UNLESS NOTED OTHERWISE.
  5. ALL ACCESSIBLE PARKING SPACE SIGNAGE SHALL CONFORM TO ILLINOIS ACCESSIBILITY CODE.
  6. SEE ARCHITECTURAL DRAWINGS FOR DESIGN AND DETAILS OF THE BUILDINGS



I-88 TOLLWAY



OVERALL SITE PLAN  
 BRIDGE POINT DOWNERS GROVE IV  
 DOWNERS GROVE

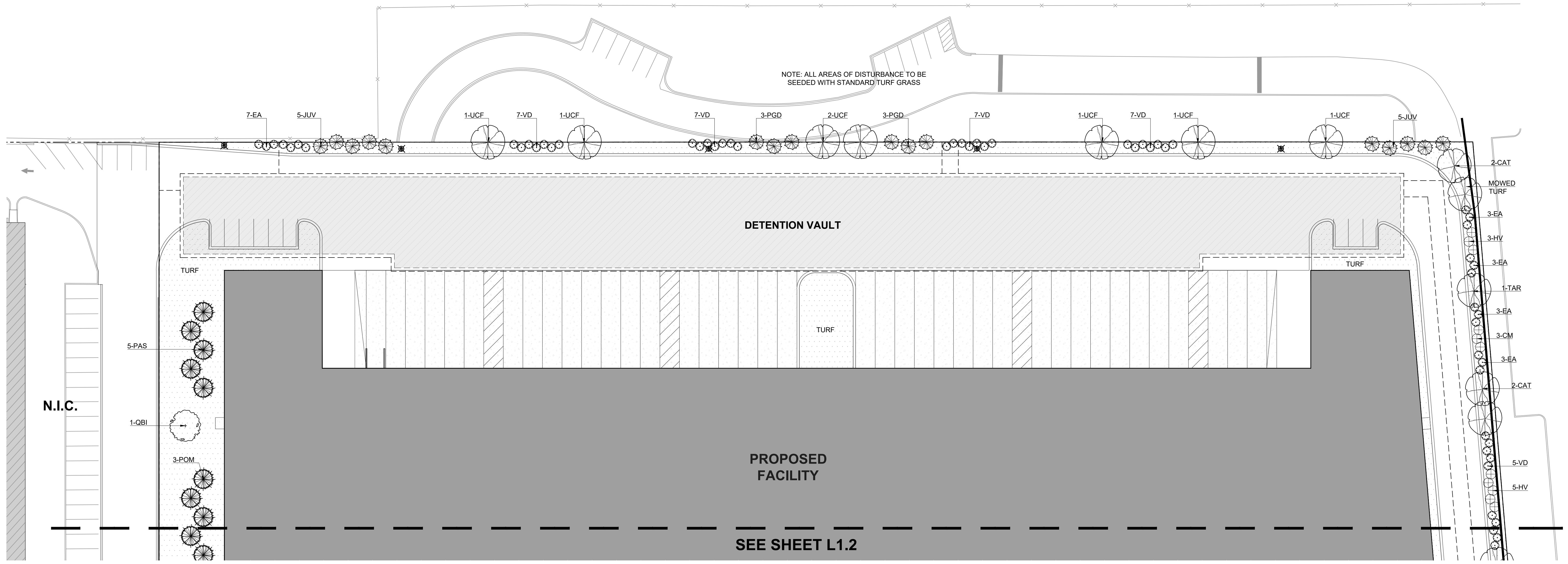
**Spaceco**  
 Civil Engineering & Surveying  
 Rosemont, IL - Morris, IL - Indianapolis, IN  
 spacecoinc.com

FILENAME:	13300-P-OVSP
DATE:	12/19/2024
JOB NO.:	13300
SHEET	OVSF
	3 OF 4

NO.	DATE	REMARKS
3	01/30/2025	PER VILLAGE REVIEW #2
2	01/15/2025	PER VILLAGE REVIEW #1
1	01/08/2025	UPDATED BUILDING HEIGHT

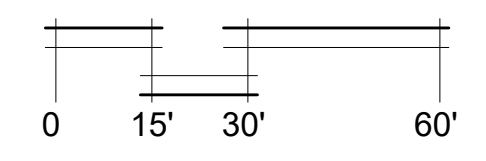
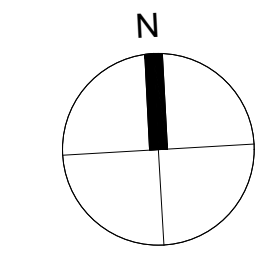
NO.	DATE	REMARKS





LANDSCAPE PLAN - NORTH

SCALE: 1" = 30'-0"



Village of Downers Grove Landscape Ordinance Landscape requirement Summary			
		Required	Proposed
<b>Front Yard Length (LF)</b>	<b>828.84</b>		
<b>Front Parking Lot Perimeter (LF)</b>	<b>794</b>		
Required landscaping 75% (LF)		595	749
Shade or Ornamental Trees	1:30LF	26	26
Evergreen Trees		0	24
<b>Interior Parking Lot</b>			
Proposed spaces	162		
Required Trees	1:20 spaces	8	8
<b>Side &amp; Rear Parking Lot Perimeter (LF)</b>			
<b>1937</b>			
Required Landscaping 50% (LF)		969	1044
Shade Trees			17
Evergreen Trees			25
<b>Total trees</b>			<b>42</b>

Master Plant List						
Symbol	Quantity	Botanical Name	Common Name	Size	Origin	Notes
<b>Shade Trees</b>						
AFR	4	ACER X FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE FREEMAN MAPLE	3" BB	NATIVAR	
CAT	6	CATALPA SPECIOSA	NORTHERN CATALPA	3" BB	NATIVE	
CEO	7	CELTUS OCCIDENTALIS	HACKBERRY	3" BB	NATIVE	
GBI	2	GINKGO BILOBA 'AUTUMN GOLD'	GINKGO	3" BB		MALE SPEC. ONLY
GTI	4	GLEDITSIA TRIACANTHOS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	3" BB		
LIT	8	LIRIODENDRON TULIPIFERA	TULIPTREE	3" BB	NATIVE	
PLA	7	PLATANUS x ACERIFOLIA 'MORTON CIRCLE'	EXCLAMATION LONDON PLANETREE	3" BB		
QBI	7	QUERCUS BICOLOR	SWAMP WHITE OAK	3" BB	NATIVE	
TAR	3	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	3" BB	NATIVAR	
UCF	5	ULMUS x 'FRONTIER'	FRONTIER ELM	3" BB		
<b>Evergreen Trees</b>						
JUV	9	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	8" BB	NATIVE	
PAS	15	PICEA AIBES	NORWAY SPRUCE	8" BB		
PGD	13	PICEA GLAUCA VAR. DENSATA	BLACK HILLS SPRUCE	8" BB		
POM	14	PICEA OMORIKA	SERBIAN SPRUCE	8" BB		
PSU	9	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	8" BB		
<b>Ornamental Trees</b>						
MD	3	MALUS 'DONALD WYMAN'	CRABAPPLE	6" BB		
MS	3	MALUS SARGENT	SARGENT CRABAPPLE	6" BB		
<b>Evergreen Shrubs</b>						
TD	13	TAXUS x MEDIA 'DENSII'	DENSE YEIV	24" BB		
<b>Deciduous Shrubs</b>						
AM	11	ARONIA MELANOCARPA 'IROQUOIS BEAUTY'	IROQUOIS BEAUTY BLACK CHOKEBERRY	5 GAL	NATIVAR	
HP	6	HYDRANGEA PANICULATA 'TARDIVA'	TARDIVA HYDRANGEA	36" BB		
RA	5	RHUS AROMATICA 'GRO LOW'	GRO LOW SUMAC	5 GAL	NATIVE	
<b>Groundcover</b>						
ef	1100	EUONYMOUS FORTUNEI 'COLORATUS'	PURPLELEAF WINTERCREEPER	3" POTS		
<b>Grasses</b>						
cg	15	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	3 GAL		

**Kathryn Talty**  
landscape architecture  
1926 Maulegan Road | Suite 340  
Clenview, Illinois 60025  
c 847.672.5154 | www.ktlandarch.com



no.	revision	description	initial	date
1	ISSUED FOR REVIEW		KMT	01-16-25

BRIDGE POINT  
DOWNERS GROVE IV  
DOWNERS GROVE, ILLINOIS

LANDSCAPE PLAN - NORTH  
LANDSCAPE REQUIREMENTS  
MASTER PLANT LIST

date:	11-11-24	drawn:	DEA	checked:	KMT
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job no.  
**24480**

sheet no.  
**L1.1**

**VILLAGE OF DOWNERS GROVE  
PLANNING AND ZONING COMMISSION MEETING**

February 24, 2025, 7:00 P.M.

**24-PZC-0007: A PETITION SEEKING APPROVAL FOR A MAP AMENDMENT FROM M-1, LIGHT INDUSTRIAL TO O-R-M, OFFICE-RESEARCH-MANUFACTURING AND FINAL PLAT OF SUBDIVISION. THE PROPERTY IS LOCATED 405 FEET NORTHWEST OF THE INTERSECTION OF FINLEY ROAD AND WARRENVILLE ROAD, COMMONLY KNOWN AS 2300 AND 2500 WARRENVILLE ROAD, DOWNERS GROVE, IL (PINS: 08-01-300-010, -011, 08-01-400-002, -003, 08-01-201-004,-005). ANDREW SCOTT, PETITIONER, 12300 WARRENVILLE LLC & 2500 WARRENVILLE LLC, OWNER.**

Curt Pascoe introduced the development team for the proposed requests. He then provided an overview the company and development team past completed projects in Downers Grove. He then provided an overview of the existing site and zoning, which includes a predominantly vacant industrial building and occupied office building. He then referenced the location and neighboring uses. He then provided a overview of the existing plat of survey that demonstrated multiple parcels which they are proposing to subdivide the subject property into two lots of record. Mr. Pascoe then provided an overview of how cross access would work and that the development would meet the subdivision ordinance standards. He then provided an overview of the map amendment request for ORM and provided an overview of surrounding zoning. He then provided how the proposed map amendment request met the standards for a map amendment in the Village Ordinance.

Chairman Rickard asked for questions for the petitioner.

Commissioner Eberhardt, clarified which properties are going to be rezoned to ORM. It was stated by the petitioner that the eastern parcel will only be rezoned to ORM on 2300 Warrenville Road. Chairman Rickard, clarified where the line was moving east or west. It was stated that cross access would be provided on the property to the west.

Commissioner Lincoln, clarified too where the property line was moving and clarified what the sliver property is to the north. Mr. Pascoe indicated that is a Nicor owned parcel and not part of the development request.

Chairman Rickard asked for public input.

No members of the public spoke.

Chairman Rickard asked for the staff report.

Flora Leon, Senior Planner, presented on the request for a map amendment and Final Plat of Subdivision at 2300 and 2500 Warrenville Road. She displayed a location map and the public hearing notice sign. She stated that staff sent out mailed notices to all property owners within 250 feet and received no comments. Ms. Leon then proceeded to presented the proposed subdivision and a visual for the proposed map amendment. Lastly, Ms. Leon presented the map amendment and subdivision criteria, which staff did find the petitioner met and recommended that the Planning and Zoning Commission recommend approval of the requests.

Chairman Rickard asked for questions for staff.

Commissioner Lincoln, asked about the differences between ORM and M1 Zoning Districts and Ms. Leon provided a summary of the differences.

General discussion occurred by the Planning and Zoning Commission, which felt that the development met the standards for a Map Amendment in addition to the Final Plat of Subdivision.

**WITH RESPECT TO THE PETITIONER'S SUBMITTAL, THE STAFF REPORT, AND THE TESTIMONY PRESENTED, COMMISSIONER FRANKOVIC FOUND THAT THE PETITIONER HAS MET THE STANDARDS OF APPROVAL FOR A PLAT OF SUBDIVISION AND A ZONING MAP AMENDMENT AS REQUIRED BY THE VILLAGE OF DOWNERS GROVE ZONING ORDINANCE AND IS IN THE PUBLIC INTEREST AND THEREFORE, I MOVE THAT THE PLANNING AND ZONING COMMISSION RECOMMEND TO THE VILLAGE COUNCIL APPROVAL OF 24-PZC-0007, SUBJECT TO THE FOLLOWING CONDITIONS: (1) THE PLAT OF SUBDIVISION AND ZONING MAP AMENDMENT SHALL SUBSTANTIALLY CONFORM TO THE STAFF REPORT, SUBDIVISION PLAN PREPARED BY SPACECO, INC. DATED JANUARY 15, 2025, ENGINEERING PLANS PREPARED BY SPACECO INC. DATED JANUARY 30, 2025, LANDSCAPE PLANS PREPARED BY KATHRYN TALLY LANDSCAPE ARCHITECTURE DATED FEBRUARY 6, 2025 EXCEPT AS SUCH PLANS MAY BE MODIFIED TO CONFORM TO THE VILLAGE CODES AND ORDINANCES. 2. PRIOR TO ISSUING ANY SITE DEVELOPMENT OR BUILDING PERMITS, THE PETITIONER SHALL RECORD THE FINAL PLAT OF SUBDIVISION. (3) THE PETITIONER SHALL CONSTRUCT A PUBLIC SIDEWALK ALONG WARRENVILLE ROAD FOR THE ENTIRE LENGTH OF THE SUBDIVISION IN A MANNER ACCEPTABLE TO THE DIRECTOR OF ENGINEERING (4) A PLAT OF EASEMENT IS REQUIRED FOR THE UNDERGROUND DETENTION VAULT ALONG THE FRONT AND REAR YARDS MUST BE RECORDED WITH DUPAGE COUNTY ONCE INFRASTRUCTURE IS CONSTRUCTED.**

**SECOND BY COMMISSIONER LINCOLN**

**ROLL CALL:**

**AYE: FRANKOVIC, K. PATEL, RUTLEDGE, LINCOLN, EBERHARDT, TOTH  
CHAIRMAN RICKARD**

**NAY: NONE**

**MOTION APPROVED. VOTE: 7-0**

/s/ Village Staff  
Recording Secretary