

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

SUBJECT:	SUBMITTED BY:
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.

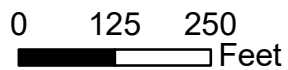
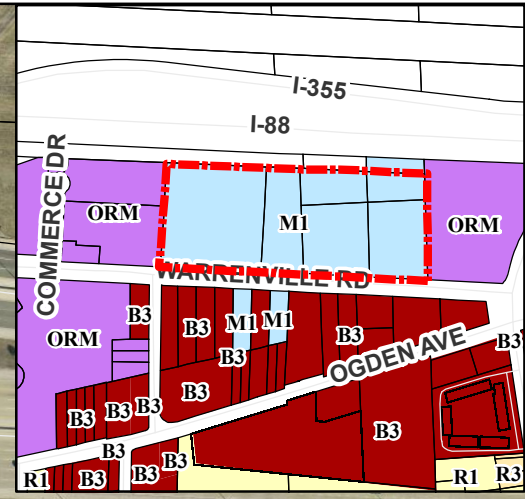
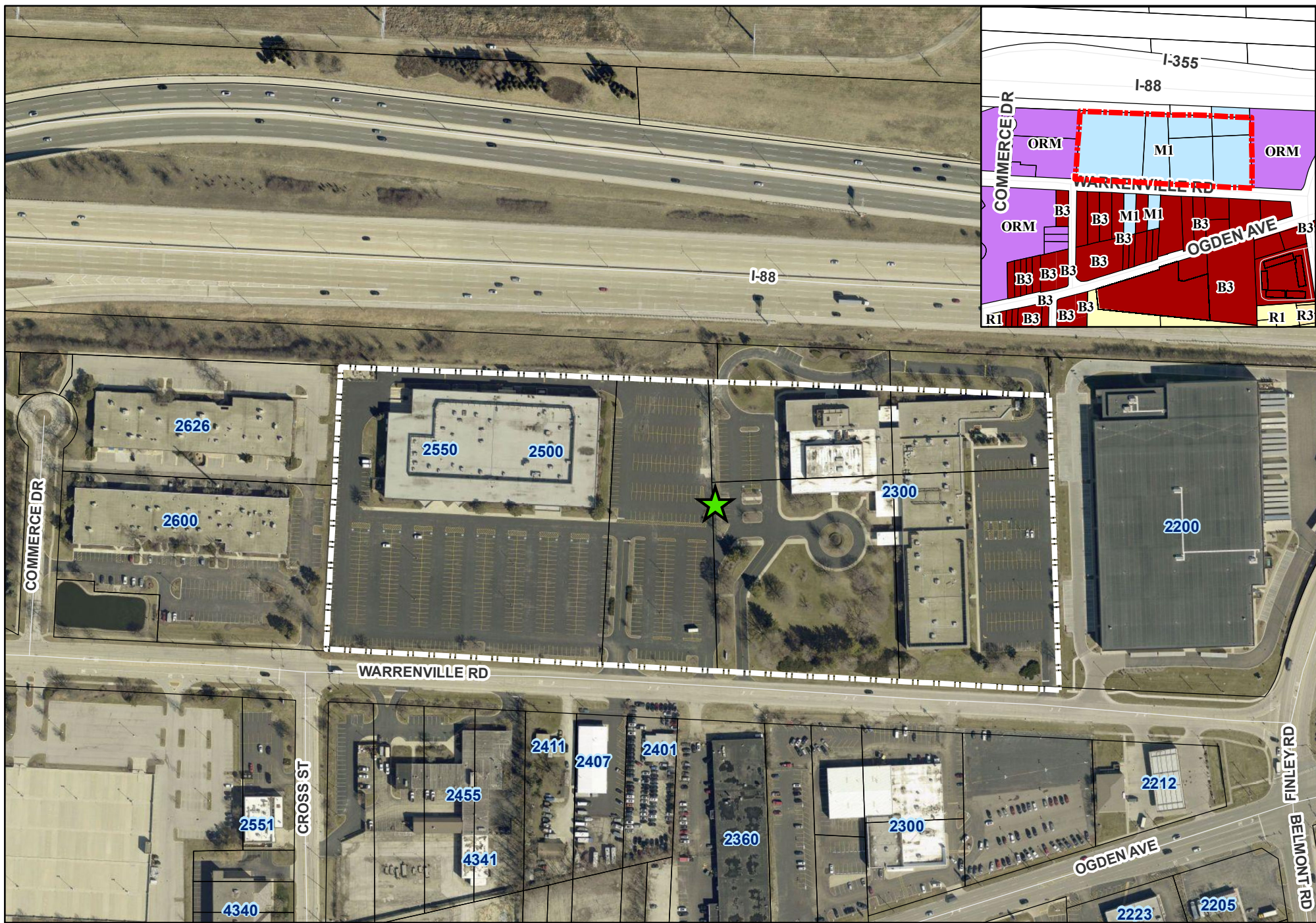
ATTACHMENTS

Aerial Map



Resolution

Staff Report with attachments dated February 24, 2025

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



2500 and 2300 Warrenville Road Location Map

-  Subject Property
-  Project Location

Plat of Subdivision
24-PZC-0007**RESOLUTION NO. _____****A RESOLUTION APPROVING A
PLAT OF SUBDIVISION
FOR 2300 & 2500 WARRENVILLE ROAD**

WHEREAS, application has been made pursuant to the provisions of Chapter 20 of the Downers Grove Municipal Code for the approval of a Plat of Subdivision to create two lots of record for the property located 410 feet west of the intersection of Warrenville and Finley Roads, commonly known as 2300 and 2500 Warrenville Road, Downers Grove, Illinois, legally described as follows:

PARCEL 1A:

LOT 1 IN SERVICEMASTER 2ND ASSESSMENT PLAT, BEING A SUBDIVISION OF PART OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 25, 1989 AS DOCUMENT R89-119220, IN DU PAGE COUNTY, ILLINOIS.

PARCEL 1B:

THE SOUTH 1/2 AND ALSO THE NORTH 1/2, AS MEASURED ON THE EAST LINE AND ON THE WEST LINE OF THE FOLLOWING DESCRIBED TRACT: THAT PART OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 2 IN ASSESSMENT PLAT NUMBER 3, LANDS BELONGING TO TRUSTEES UNDER THE WILL OF JOY MORTON, DECEASED, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 30, 1935 AS DOCUMENT 357009; THENCE NORTH 85 DEGREES 07 MINUTES WEST ALONG THE CENTER LINE OF WARRENVILLE ROAD, NOW PAVED, 312.72 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING NORTH 85 DEGREES 07 MINUTES WEST ALONG SAID CENTER LINE 353.92 FEET; THENCE NORTH 0 DEGREES 07 MINUTES EAST PARALLEL WITH THE WEST LINE OF SAID LOT 2 A DISTANCE OF 617.7 FEET TO THE SOUTHERLY LINE OF THE RIGHT OF WAY OF THE NORTHERN ILLINOIS GAS COMPANY; THENCE SOUTH 85 DEGREES 02 MINUTES EAST ALONG SAID SOUTHERLY LINE 353.98 FEET TO THE WEST LINE OF THE EAST 5 ACRES OF THE LACEY FARM; THENCE SOUTH 0 DEGREES 07 MINUTES WEST ALONG SAID LINE 617.36 FEET TO THE POINT OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.

PARCEL 2B:

THE EAST 5 ACRES, MEASURED PARALLEL WITH THE EAST LINE OF THAT PART OF THE ROMANZO E. LACEY FARM IN SECTION 1, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHERLY OF THE CENTER LINE OF THE PUBLIC HIGHWAY KNOWN AS WARRENVILLE ROAD AND LYING SOUTHERLY OF THE SOUTHERLY LINE OF THE EAST-WEST TOLL HIGHWAY, BEING MORE COMPLETELY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 2 IN ASSESSMENT PLAT NUMBER 3, LANDS BELONGING TO THE TRUSTEES UNDER THE WILL OF JOY MORTON, DECEASED, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 30, 1935 AS DOCUMENT 357009; THENCE NORTH 85 DEGREES 07 MINUTES WEST ALONG THE CENTER LINE OF WARRENVILLE ROAD, AS NOW PAVED, 312.72 FEET; THENCE NORTH 0 DEGREES 07 MINUTES EAST PARALLEL WITH THE WEST LINE OF LOT 2 A DISTANCE OF 700.0 FEET TO THE SOUTHERLY LINE OF THE EAST-WEST TOLL

HIGHWAY; THENCE SOUTH 85 DEGREES 02 MINUTES EAST ALONG SAID SOUTHERLY LINE 312.72 FEET TO SAID WEST LINE OF LOT 2; THENCE SOUTH 0 DEGREES 07 MINUTES WEST ALONG SAID LINE 699.0 FEET TO THE POINT OF BEGINNING; (EXCEPT ALL THAT PART OF THE NORTH 1/2 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 1; THENCE EASTERLY ALONG THE NORTH LINE OF SAID SECTION 1 A DISTANCE OF 723.36 FEET; THENCE SOUTHERLY ALONG A LINE FORMING AN ANGLE OF 87 DEGREES 55 MINUTES TO THE RIGHT WITH THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 1498.86 FEET; THENCE EASTERLY ALONG A LINE FORMING AN ANGLE OF 97 DEGREES 00 MINUTES TO THE LEFT WITH THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 39.6 FEET; THENCE SOUTHERLY ALONG A LINE FORMING AN ANGLE OF 98 DEGREES 33 MINUTES TO THE RIGHT WITH THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 878.08 FEET TO THE POINT OF BEGINNING, SAID POINT BEING IN THE SOUTHERLY LINE OF THAT CERTAIN TRACT OR PARCEL OF LAND CONVEYED TO THE ILLINOIS STATE TOLL HIGHWAY COMMISSION BY WARRANTY DEED RECORDED AS DOCUMENT 841640; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF THE TRACT OF LAND SO CONVEYED BY DOCUMENT 841640 FORMING AN ANGLE OF 94 DEGREES 52 MINUTES TO THE RIGHT OF THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 312.72 FEET; THENCE SOUTHERLY ALONG A LINE FORMING AN ANGLE OF 94 DEGREES 52 MINUTES TO THE LEFT WITH THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 82.80 FEET, MORE OR LESS, TO A POINT DISTANT 82.5 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES FROM THE SOUTHERLY LINE OF THE TRACT OF LAND SO CONVEYED BY DOCUMENT 841640; THENCE EASTERLY ALONG A LINE FORMING AN ANGLE OF 85 DEGREES 08 MINUTES TO THE LEFT WITH THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 312.72 FEET; THENCE NORTHERLY ALONG A LINE FORMING AN ANGLE OF 94 DEGREES 52 MINUTES TO THE LEFT WITH THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 82.80 FEET TO THE POINT OF BEGINNING, AS SET FORTH IN THE DEED RECORDED AS DOCUMENT 961010), IN DU PAGE COUNTY, ILLINOIS.

PARCEL 4B:

LOT 2 IN SERVICEMASTER 2ND ASSESSMENT PLAT, BEING A SUBDIVISION OF PART OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 25, 1989 AS DOCUMENT R89-119220, IN DU PAGE COUNTY, ILLINOIS.

(EXCEPT THAT PART OF THE ABOVE DESCRIBED PARCELS DEDICATED FOR WARRENVILLE ROAD PER DOCUMENT R1940-411875.)

Commonly known as: 2300 & 2500 Warrenville Road, Downers Grove, Illinois, 60515
PINs: 08-01-300-010, -011, 08-01-400-002, -003, 08-01-201-004, -005

WHEREAS, notice has been given and a public hearing has been held before the Planning & Zoning Commission on February 24, 2025 for this plat of subdivision pursuant to the requirements of the Downers Grove Municipal Code; and,

WHEREAS, Village staff has reviewed and recommends approval of the petition for Plat of Subdivision for the property located at 2300 & 2500 Warrenville Road, Downers Grove, Illinois, as requested, subject to certain conditions; and,

NOW, THEREFORE, BE IT RESOLVED by the Village Council of the Village of Downers Grove that the Plat of Subdivision for the Bridge Point Downers Grove 4 located at 2300 & 2500 Warrenville Road, Downers Grove, Illinois, is hereby approved 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.

BE IT FURTHER RESOLVED, that the Mayor and Village Clerk are authorized to sign the plat.

BE IT FURTHER RESOLVED, that this resolution shall be in full force and effect from and after its adoption in the manner provided by law.

Mayor

Passed:

Attest: _____
Village Clerk

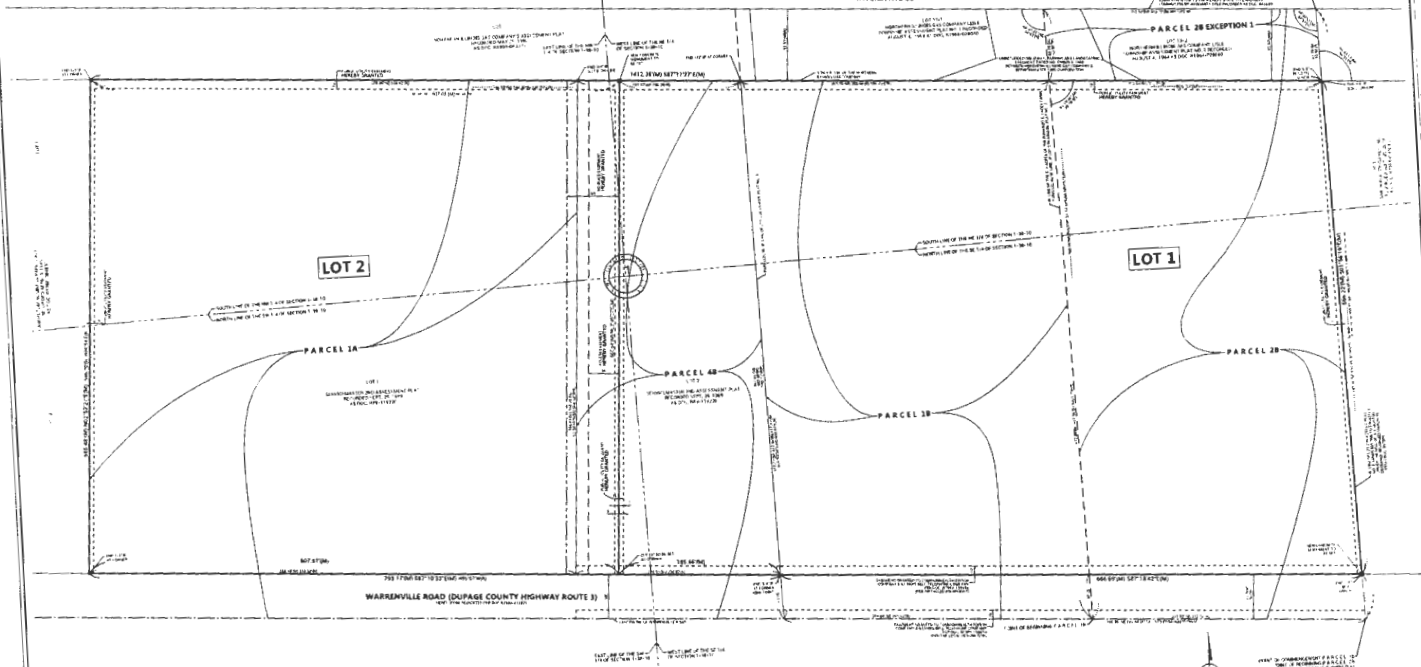
FOR REVIEW
PURPOSES ONLY

FINAL PLAT OF SUBDIVISION BRIDGE POINT DOWNERS GROVE 4

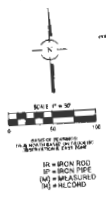
IN PART OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 10, EAST OF
THE THIRD PRINCIPAL MERIDIAN, 841 IN DUPAGE COUNTY, ILLINOIS

INTERSTATE 88

P.L.N.
08-21-2018 09:00:00
08-21-2018 09:00:00
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LOT DIMENSION TABLE			
	SQ. FT.	ACRES	DEPTH
LOT 1	488,627	10.754	838.54'
LOT 2	343,646	7.884	607.27'
TOTAL	832,273	18.638	



PREPARED FOR:
HEWLETT S&C ACQUISITIONS, LLC
8274 W. 82TH AVENUE, SUITE 700
SKOKIE, IL 60076

Spaceco
Civil Engineering & Surveying
2300 S. 2500 WARRENVILLE RD.
DOWNERS GROVE, IL
FILE NAME: 1300PLA148-04
DATE: 03/01/2024
JOB NO.: 0300
SHEET: 1 OF 7

FINAL PLAT OF SUBDIVISION BRIDGE POINT DOWNERS GROVE 4

IN PART OF SECTION 1, TOWNSHIP 28 NORTH, RANGE 10 EAST OF
THE THIRD PRINCIPAL MERIDIAN, ALL IN DUPAGE COUNTY, ILLINOIS

APPLICANT'S NAME
STATE OF ILLINOIS
COUNTY OF DUPAGE

PROFESSIONAL ENGINEER'S NAME
STATE OF ILLINOIS
COUNTY OF DUPAGE

OWNER'S NAME (OR THE CONTRACTOR)
STATE OF ILLINOIS
COUNTY OF DUPAGE

PLAT TITLE
BRIDGE POINT DOWNERS GROVE 4
COUNTY OF DUPAGE

DATE OF PLAT
DATE OF PLAT

APPLICANT'S ADDRESS
ADDRESS
CITY
STATE
ZIP

PROFESSIONAL ENGINEER'S ADDRESS
ADDRESS
CITY
STATE
ZIP

OWNER'S ADDRESS (OR THE CONTRACTOR)
ADDRESS
CITY
STATE
ZIP

PLAT INFORMATION
PLAT NUMBER
DATE OF PLAT

PLAT DESCRIPTION
PLAT DESCRIPTION

APPLICANT'S CONTACT INFORMATION
CONTACT INFORMATION

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PLAT DESCRIPTION
PLAT DESCRIPTION

**FOR REVIEW
PURPOSES ONLY**

2300 S. 2500 WARRENVILLE RD.
DOWNERS GROVE, IL
Spaceco
Civil Engineering & Surveying
FILE NAME: 13030PL100-01
DATE: 01/06/2025
JOB NO: 13030
SHEET: 8 OF 8



VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLANNING AND ZONING COMMISSION
FEBRUARY 24TH, 2025 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
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

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

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

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

ANALYSIS

SUBMITTALS

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

1. 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 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 properties are located 410 feet west of the intersection of Warrenville 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 Warrenville 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 Warrenville 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 Warrenville Road. Access to the 2300 Warrenville 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

	Lot Width (100 ft. minimum)	Lot Depth (140 ft. minimum)	Lot Area (20,000 square foot minimum)
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:



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;

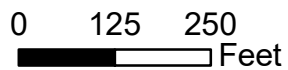
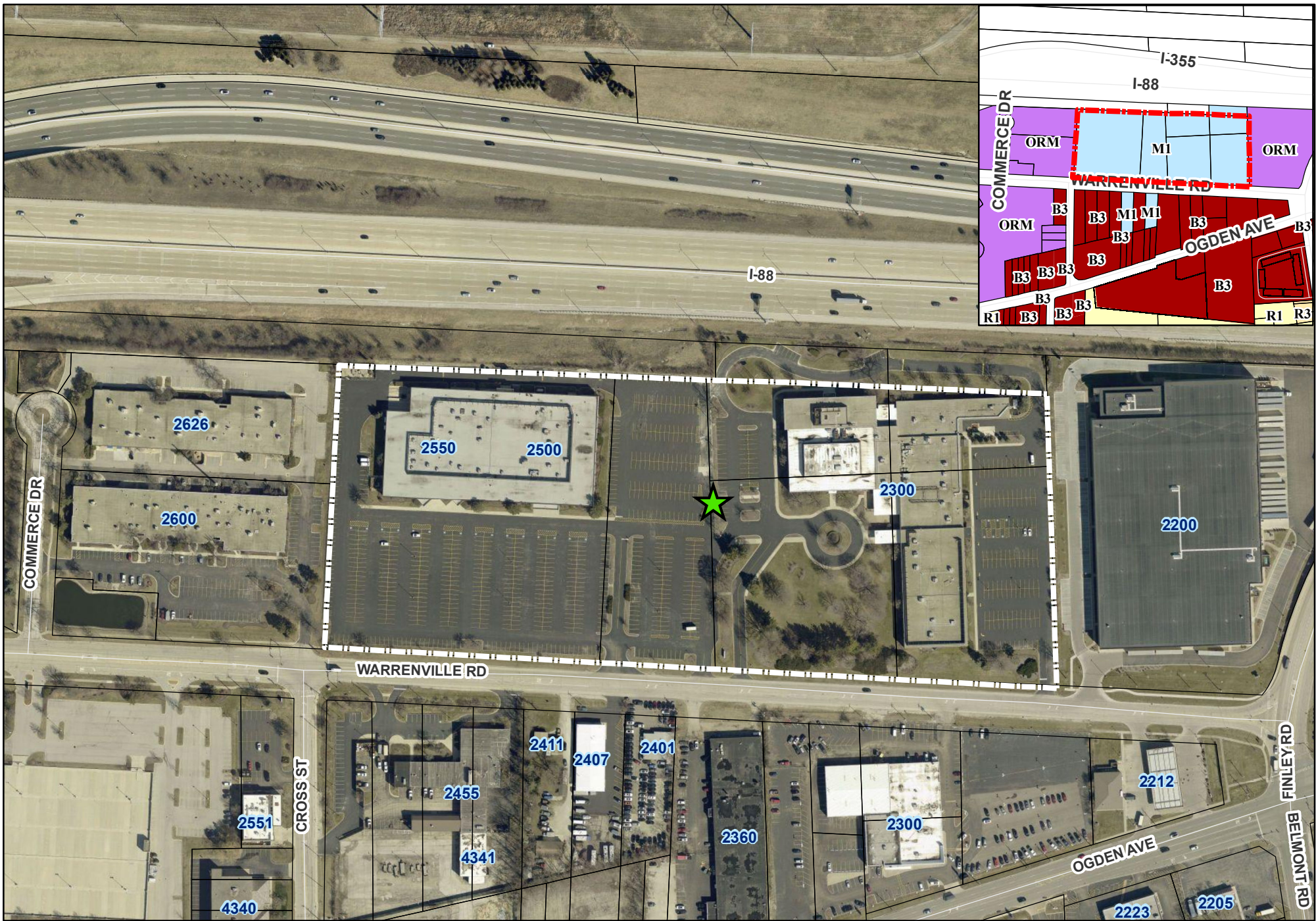
While the subject property is not vacant, it is occupied by outdated and functionally obsolete buildings that were constructed in the 1960-1970's. The context of land development in the vicinity has been toward modern light industrial and commercial uses. Without the proposed rezoning of the subject 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.



2500 and 2300 Warrenville Road Location Map

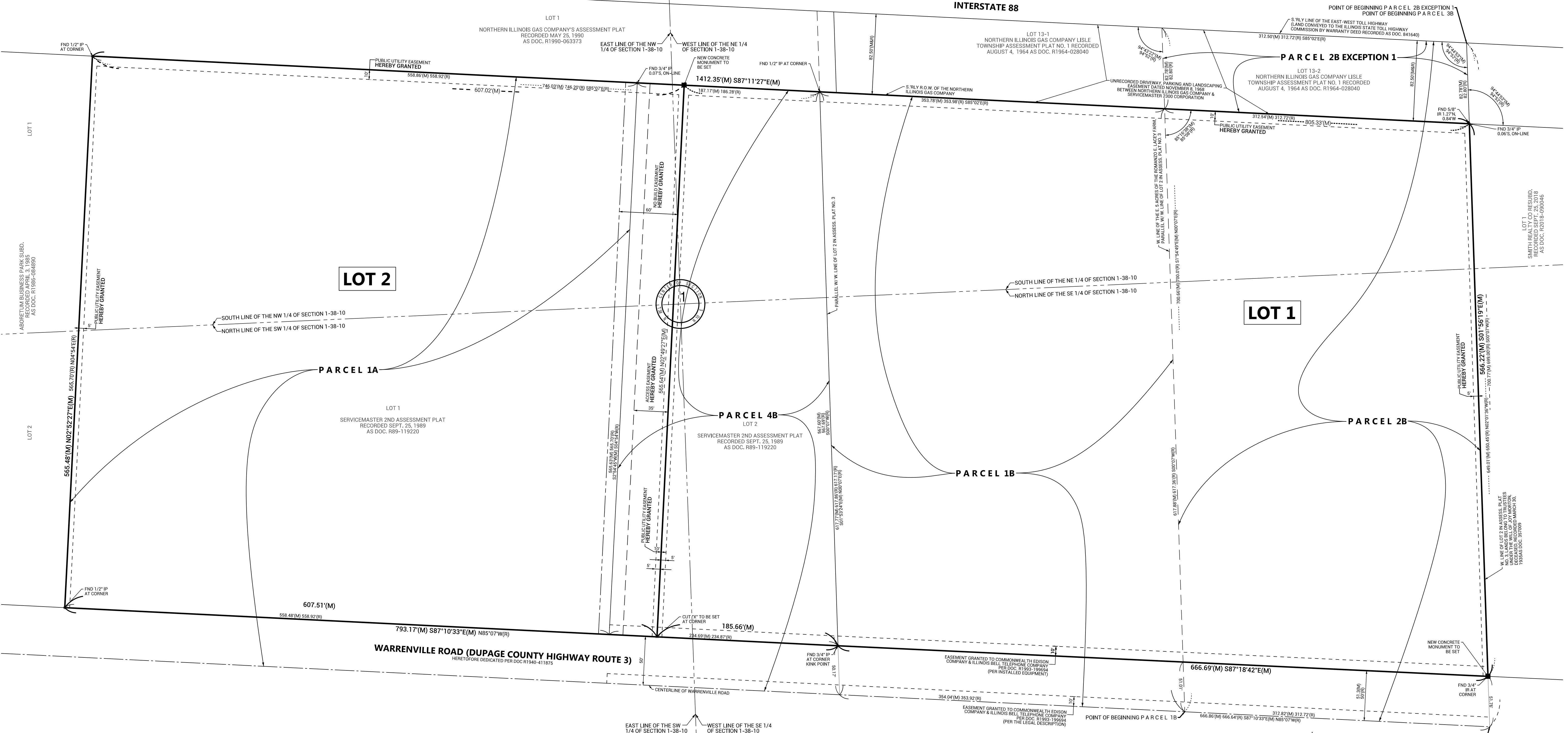
-  Subject Property
-  Project Location

FOR REVIEW
PURPOSES ONLY

FINAL PLAT OF SUBDIVISION BRIDGE POINT DOWNERS GROVE 4

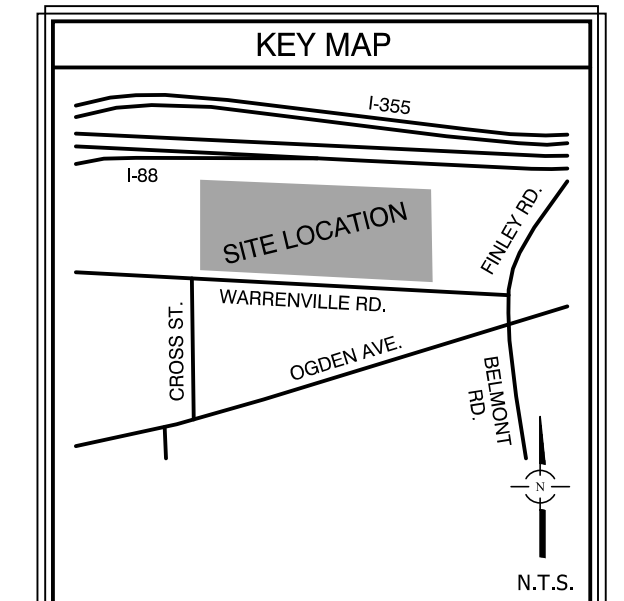
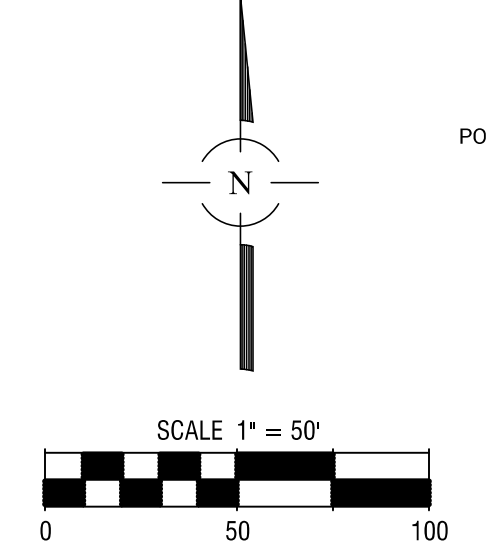
IN PART OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 10, EAST OF
THE THIRD PRINCIPAL MERIDIAN, ALL IN DUPAGE COUNTY, ILLINOIS

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



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

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

OWNER'S CERTIFICATE

STATE OF _____ }
COUNTY OF _____ } SS

THE UNDERSIGNED, DO HEREBY CERTIFY THAT IT IS THE OWNER OF THE HEREOF DESCRIBED PROPERTY AND IT HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT HEREOF DRAWN.

DATED THIS _____ DAY OF _____, 20____.

BY: _____

NAME: _____

TITLE: _____

BY: _____

NAME: _____

TITLE: _____

BY: _____

NAME: _____

TITLE: _____

SCHOOL DISTRICT CERTIFICATE

STATE OF _____ }
COUNTY OF _____ } SS

THE UNDERSIGNED DO HEREBY CERTIFY THAT, AS OWNER OF THE PROPERTY DESCRIBED HEREOF, AND KNOWN AS _____

WITHIN THE BOUNDARIES OF HIGH SCHOOL DISTRICT 99, AND OWNERS OF OUR KNOWLEDGE, IS LOCATED IN DUPAGE COUNTY, ILLINOIS.

DATED AT _____

THIS _____ DAY OF _____, A.D. 20____.

BY: _____

NAME: _____

TITLE: _____

NOTARY'S CERTIFICATE

STATE OF _____ }
COUNTY OF _____ } SS

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE

AFORSAID, DO HEREBY CERTIFY THAT _____ BEING THE _____ OF _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE SIGNED AND DELIVERED THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID COMPANY FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

DRAINAGE CERTIFICATE

I, _____, A REGISTERED PROFESSIONAL

ENGINEER IN ILLINOIS AND THE UNDERSIGNED, AS OWNER OF THE LAND DEPICTED HEREOF OR HIS DULY AUTHORIZED ATTORNEY, DO HEREBY STATE, THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS AND PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION. FURTHER, AS ENGINEER, I HEREBY CERTIFY THAT THE PROPERTY WHICH IS THE SUBJECT OF THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

DATED THIS _____ DAY OF _____, 20____.

REGISTERED PROFESSIONAL ENGINEER

LICENSE EXPIRES: _____

BY: _____

NAME: _____

TITLE: _____

SUBMITTED BY: _____

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

MORTGAGEE'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF _____ } SS

THE UNDERSIGNED, _____ AS MORTGAGEE, UNDER THE PROVISIONS OF CERTAIN MORTGAGE DATED AND RECORDED IN THE RECORDER'S OFFICE

OF _____ COUNTY, ILLINOIS ON THE _____ DAY OF _____, A.D. 20____.

AS DOCUMENT NUMBER _____ HEREBY CONSENTS TO THE SUBDIVISION STATED HERIN.

DATED THIS _____ DAY OF _____, 20____.

HINSDALE BANK & TRUST COMPANY, N.A.

BY

PRINTED NAME AND TITLE

ATTEST

MORTGAGEE'S NOTARY PUBLIC

STATE OF ILLINOIS }
COUNTY OF _____ } SS

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

OF SAID BANK WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

COUNTY ENGINEER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

THIS PLAT HAS BEEN APPROVED BY THE DUPAGE COUNTY DIVISION OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS TO COUNTY HIGHWAY 3 (WARRENVILLE ROAD) PURSUANT TO ILLINOIS REV. STATE, 765 ILCS 205/2; HOWEVER, A HIGHWAY PERMIT FOR ACCESS IS REQUIRED OF THE OWNER OF THE PROPERTY PRIOR TO CONSTRUCTION WITHIN THE COUNTY RIGHT-OF-WAY.

DATED THIS ___DAY OF _____, 20____.

COUNTY ENGINEER

DOWNERS GROVE SANITARY DISTRICT CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DuPAGE } SS

I, _____, COLLECTOR OF THE DOWNERS GROVE SANITARY DISTRICT, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT

DATED THIS _____ DAY OF _____, A.D. 20____.

DOWNERS GROVE SANITARY DISTRICT COLLECTOR

DIRECTOR OF COMMUNITY DEVELOPMENT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

APPROVED BY THE VILLAGE OF DOWNERS GROVE DIRECTOR OF COMMUNITY DEVELOPMENT,

THIS _____ DAY OF _____, A.D. 20____.

DIRECTOR OF COMMUNITY DEVELOPMENT

VILLAGE CLERK

VILLAGE COLLECTOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

I, _____, COLLECTOR FOR THE VILLAGE OF DOWNERS GROVE, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND, INCLUDED IN THIS PLAT.

DATE: _____

VILLAGE COLLECTOR

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

I, _____, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THIS PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THIS PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS.

THIS _____ DAY OF _____, A.D. 20____.

COUNTY CLERK

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DU PAGE COUNTY, ILLINOIS, ON

THIS _____ DAY OF _____, A.D. 20____, AT _____

O'CLOCK ____M. AS DOCUMENT NUMBER _____

RECORDER OF DEEDS

DECLARATION OF RESTRICTIVE COVENANTS:

THE UNDERSIGNED OWNER HEREBY DECLARES THAT THE REAL PROPERTY DESCRIBED IN AND DEPICTED ON THIS PLAT OF SUBDIVISION SHALL BE HELD, TRANSFERRED, SOLD, CONVEYED AND OCCUPIED SUBJECT TO THE FOLLOWING COVENANTS AND RESTRICTIONS:

(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, MARKERS AND SIMILAR STRUCTURES APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF DOWNERS GROVE PRIOR TO RECORDING OF THIS PLAT OF SUBDIVISION.

(B) AN EASEMENT FOR SERVING THE SUBDIVISION, AND OTHER PROPERTY WITH STORM DRAINAGE, SANITARY SEWER, STREET LIGHTING, POTABLE WATER SERVICE, AND OTHER PUBLIC UTILITY SERVICES, IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF DOWNERS GROVE AND DOWNERS GROVE SANITARY DISTRICT, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEPARATELY, TO INSTALL, OPERATE AND MAINTAIN, AND REMOVE, FROM TIME TO TIME, FACILITIES AND EQUIPMENT USED IN CONNECTION WITH THE PUBLIC WATER SUPPLY, TRANSMISSION LINES, SANITARY SEWERS, STORM DRAINAGE SYSTEM, STREET LIGHTING SYSTEM, OR OTHER PUBLIC UTILITY SERVICE, AND THEIR APPURTENANCES, EITHER ON, OVER, ACROSS, BELOW OR THROUGH THE GROUND SHOWN WITHIN THE DOTTED LINES ON THE PLAT MARKED "PUBLIC UTILITY AND/OR DRAINAGE EASEMENT," OR SIMILAR LANGUAGE DESIGNATING A STORMWATER OR SEWER EASEMENT, AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, TOGETHER WITH THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HERIN GIVEN AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER, THE PROPERTY WITHIN THE STORMWATER OR SEWER EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE'S. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

WHEREAS, SAID LOTS WILL BE CONVEYED TO PURCHASERS SUBJECT TO THIS DECLARATION TO THE END THAT THE RESTRICTIONS IMPOSED SHALL INURE TO THE BENEFIT OF EACH AND ALL OF THE PURCHASERS OF SUCH LOTS WHETHER THEY SHALL HAVE BECOME SUCH BEFORE OR AFTER THE DATE THEREOF, AND THEIR RESPECTIVE HEIRS AND ASSIGNS, AND

WHEREAS, THE AFORESAID PROPERTY DESCRIBED ON THE ATTACHED PLAT IS LOCATED ENTIRELY WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS, AND WHEREAS, ALL OF THE PROVISIONS, RESTRICTIONS, CONDITIONS, COVENANTS, AGREEMENTS, AND CHARGES HEREIN CONTAINED SHALL RUN WITH AND BIND ALL OF SAID LOTS AND LAND AND SHALL INURE TO THE BENEFIT OF, AND BE ENFORCEABLE BY THE VILLAGE OF DOWNERS GROVE, ILLINOIS, AND THE OWNERS OR OWNER OF ANY OF THE LOTS OF LAND COMPRISED WITHIN SAID PLAT, AND THEIR RESPECTIVE HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS, GRANTEEES AND ASSIGNS.

NOW, THEREFORE, ALL PERSONS, FIRMS OR CORPORATIONS NOW OWNING THE AFORESAID PROPERTY DO COVENANT AND AGREE THAT THEY OR ANY PERSON, FIRM OR CORPORATION HEREAFTER ACQUIRING ANY PROPERTY OR LOTS SHOWN UPON THE ATTACHED PLAT OF SUBDIVISION ARE HEREBY SUBJECTED TO THE FOLLOWING RESTRICTIONS RUNNING WITH SAID PROPERTY TO WHOMSOEVER OWNED, TO WIT:

OWNER HEREBY GRANTS TO THE VILLAGE OF DOWNERS GROVE A STORMWATER MANAGEMENT EASEMENT FOR THE USE AND BENEFIT OF THE VILLAGE, OVER THE STORMWATER FACILITIES WITHIN THE PROPERTY AND A RIGHT OF ACCESS TO PRIVATELY-OWNED LAND FOR THE REASONABLE EXERCISE OF THE RIGHTS GRANTED TO THE VILLAGE.

EACH OWNER OR PURCHASER SHALL BE RESPONSIBLE TO INSPECT AND MAINTAIN THE STORMWATER FACILITIES ON THEIR LOT, NO BUILDINGS OR STRUCTURES OF ANY KIND SHALL BE PLACED ON SAID EASEMENT NOR SHALL ANY OTHER CHANGE BE MADE ON THE PROPERTY THAT MIGHT MATERIALLY AFFECT THE PROPER MANAGEMENT, OPERATION OR CONTINUED MAINTENANCE OF ANY STORMWATER FACILITY; UNLESS STORMWATER DRAINAGE IN OR ON THE PROPERTY, NEGATIVELY IMPACT THE WATER QUALITY OF THE STORMWATER FACILITIES; OR MATERIALLY REDUCE THE STORMWATER DETENTION OR RETENTION CAPACITY THEREOF AS PROVIDED IN THE APPROVED PLANS.

IN THE EVENT THE VILLAGE DETERMINES, IN ITS SOLE AND ABSOLUTE DISCRETION, THAT THE PROHIBITIONS OF THE PRECEDING PARAGRAPH HAVE BEEN VIOLATED OR THAT PROPER MAINTENANCE OF THE STORMWATER FACILITIES IS NOT BEING PERFORMED OR THAT PROPER OPERATION OF THE STORMWATER FACILITIES IS NOT OCCURRING, ON THE PROPERTY AT ANY TIME, THE VILLAGE OR ITS CONTRACTORS OR AGENTS, AFTER TEN (10) DAYS PRIOR WRITTEN NOTICE TO THE OWNER, SHALL NOT BE OBLIGATED TO, ENTER UPON ANY OR ALL OF THE PROPERTY FOR THE PURPOSES OF (A) CORRECTING ANY VIOLATION AND (B) PERFORMING MAINTENANCE WORK ON AND TO THE STORMWATER FACILITIES.

IN THE EVENT THAT THE VILLAGE SHALL PERFORM, OR CAUSE TO BE PERFORMED, ANY WORK PURSUANT TO THE STORMWATER MANAGEMENT EASEMENT, THE VILLAGE SHALL HAVE THE RIGHT TO CHARGE THE OWNER AN AMOUNT SUFFICIENT TO PAY THE ENTIRE COST OF SUCH WORK, INCLUDING ADMINISTRATIVE COSTS, EITHER BEFORE OR AFTER SUCH COST IS INCURRED, IF THE AMOUNT SO CHARGED IS NOT PAID BY THE OWNER WITHIN THIRTY (30) DAYS FOLLOWING A DEMAND IN WRITING BY THE VILLAGE FOR SUCH PAYMENT. SUCH CHARGE, TOGETHER WITH INTEREST AND COSTS OF COLLECTION, SHALL BECOME A LIEN UPON THE PROPERTY AND THE VILLAGE SHALL HAVE THE RIGHT TO COLLECT SUCH CHARGE, WITH INTEREST AND COSTS, AND TO ENFORCE SUCH LIEN AS IN FORECLOSURE PROCEEDINGS AS PERMITTED BY LAW.

IN WITNESS WHEREOF, THE OWNERS HAVE SET THEIR HANDS UPON THE ATTACHED PLAT THE DAY AND DATE FIRST WRITTEN THEREON.

DATED THIS _____ DAY OF _____, A.D. 20____.

OWNER

NOTARY PUBLIC

ACCESS EASEMENT PROVISIONS:

THE OWNER OF LOT 1 AND THE OWNER OF LOT 2 SHALL EACH HAVE A NON-EXCLUSIVE EASEMENT OVER THE OTHER LOT IN THE LOCATIONS DEPICTED ON THIS PLAT OF SUBDIVISION AS ACCESS EASEMENTS FOR REASONABLE ACCESS, INGRESS AND EGRESS OVER ALL PAVED DRIVEWAYS, ROADWAYS AND WALKWAYS, AS PRESENTLY OR HEREAFTER CONSTRUCTED, FOR THE PURPOSE OF PROVIDING FOR THE PASSAGE OF MOTOR VEHICLES AND PEDESTRIANS.

NO BUILD EASEMENT PROVISIONS:

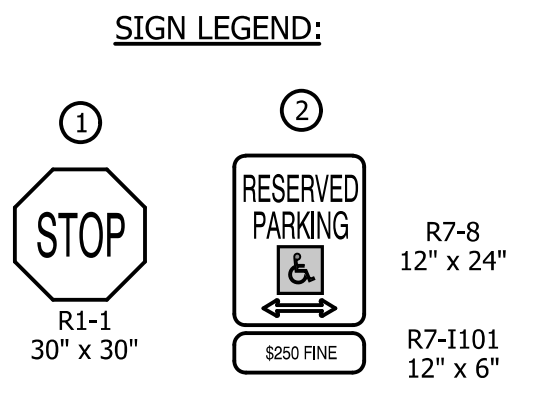
- TO BE PROVIDED -

EASEMENT PROVISIONS:

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO COMMONWEALTH EDISON COMPANY AND AT&T TELEHOLDINGS INCORPORATED, ILLINOIS A.K.A. ILLINOIS BELL TELEPHONE COMPANY, GRANTEEES.

THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVER-HEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT," "UTILITY EASEMENT," "PUBLIC UTILITY EASEMENT," "P.U.E." (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS," AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS," AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HERIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT," "UTILITY EASEMENT," "PUBLIC UTILITY EASEMENT," "P.U.E." (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS," AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS," AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HERIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT," "UTILITY EASEMENT," "PUBLIC UTILITY EASEMENT," "P.U.E." 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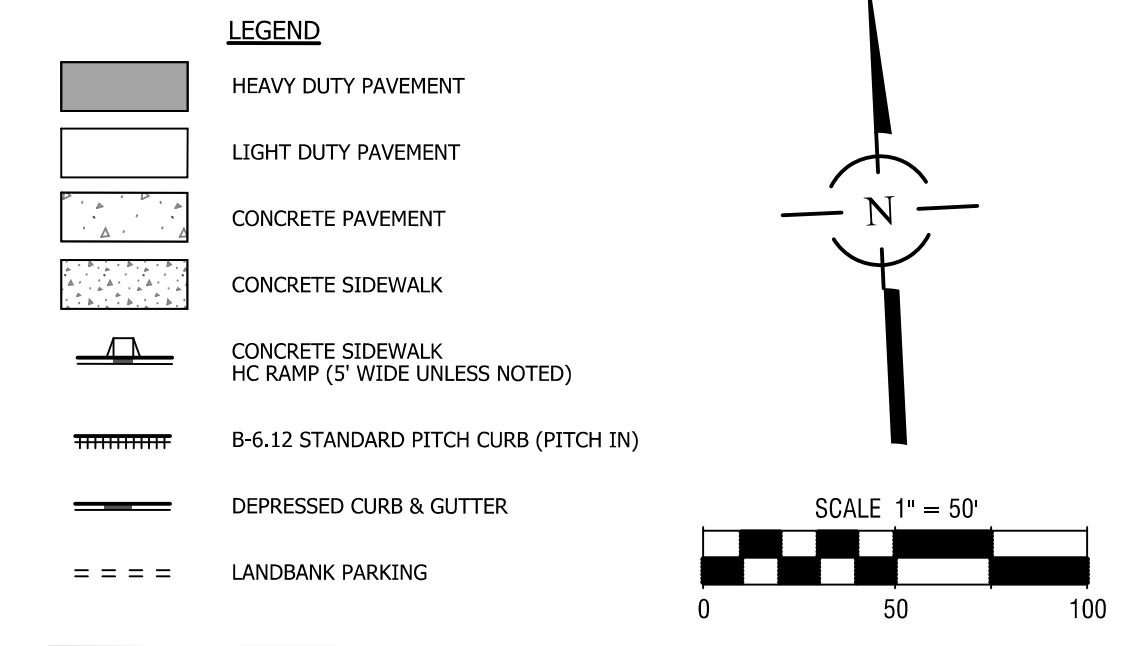
2300 WARRENVILLE ROAD	REQUIRED	PROPOSED
LOT AREA = 468,427 SF = 10.754 AC		
SOUTH SETBACK TO BUILDING (STREET YARD)	35 FT	107 FT
NORTH SETBACK TO BUILDING (INTERIOR YARD)	10 FT	78 FT
EAST SETBACK (INTERIOR YARD)	10 FT	60 FT
WEST SETBACK (INTERIOR YARD)	10 FT	40 FT
SOUTH SETBACK TO PARKING (STREET YARD)	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	



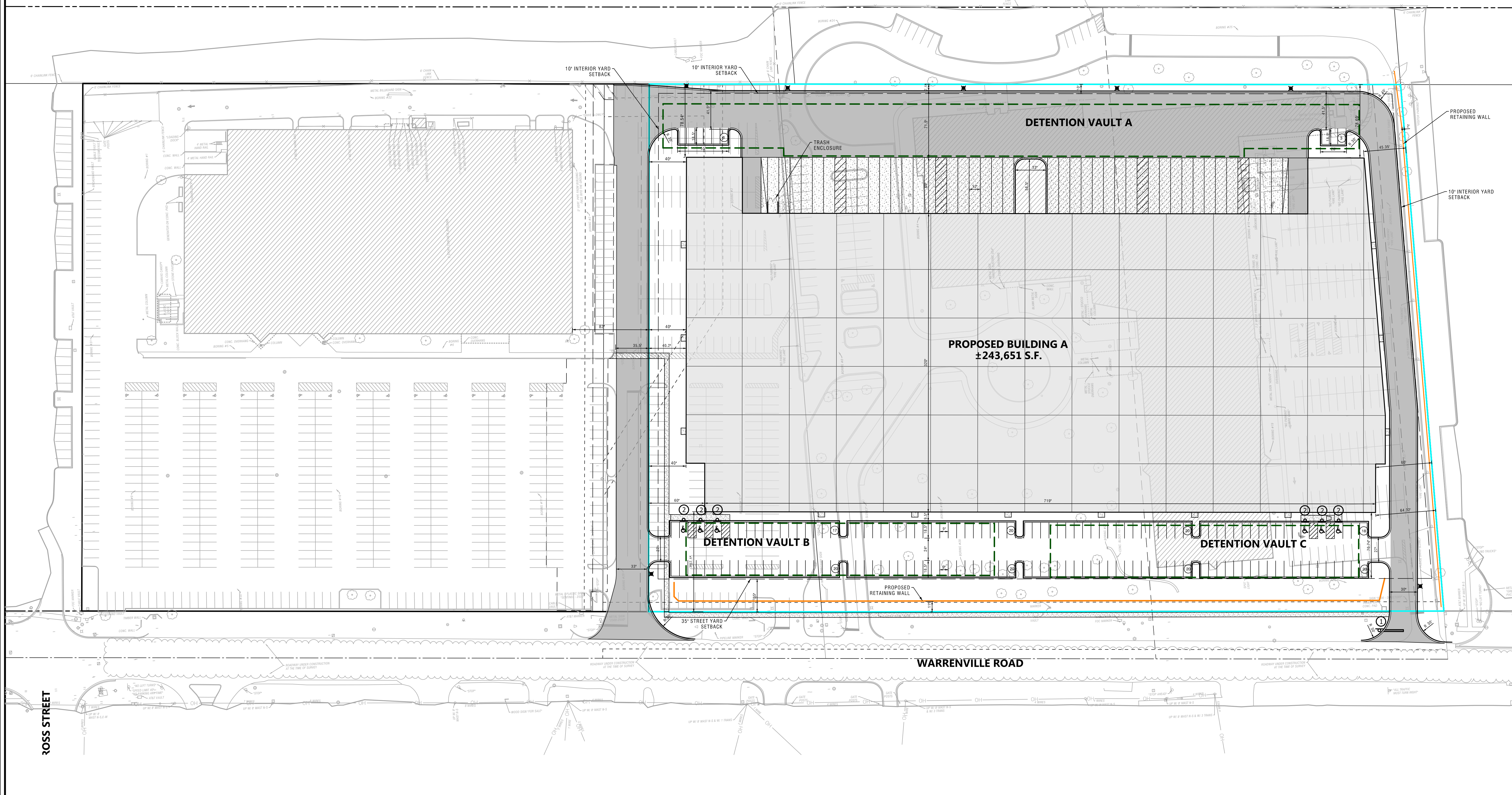
PARKING SUMMARY:

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

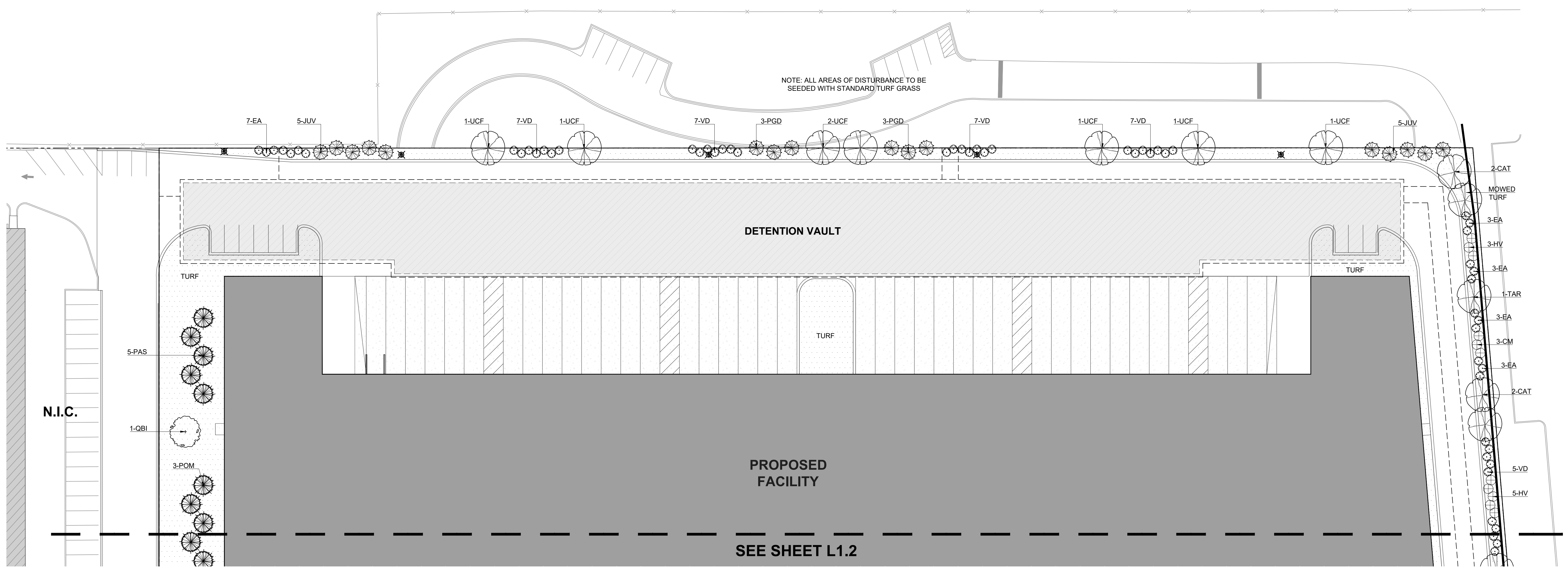


NO.	DATE	REMARKS
3	01/30/2025	PER VILLAGE REVIEW #2
2	01/15/2025	PER VILLAGE REVIEW #1
1	01/08/2025	UPDATED BUILDING HEIGHT

OVERALL SITE PLAN
BRIDGE POINT DOWNERS GROVE IV
 DOWNERS GROVE

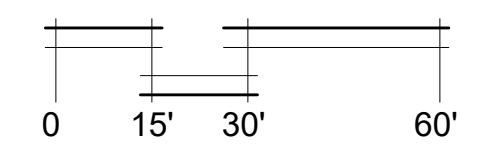
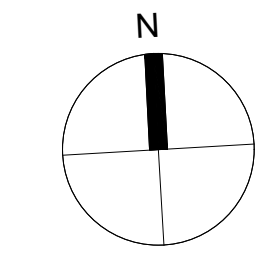
Spaceco
 Civil Engineering & Surveying
 Rosemont, IL - Morris, IL - Indianapolis, IN
 spacecoinc.com

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



LANDSCAPE PLAN - NORTH

SCALE: 1" = 30'-0"



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

Master Plant List						
Symbol	Quantity	Botanical Name	Common Name	Size	Origin	Notes
Shade Trees						
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	LIRODENDRON 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		
Evergreen Trees						
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		
Ornamental Trees						
MD	3	MALUS 'DONALD WYMAN'	CRABAPPLE	6" BB		
MS	3	MALUS SARGENT	SARGENT CRABAPPLE	6" BB		
Evergreen Shrubs						
TD	13	TAXUS x MEDIA 'DENSII'	DENSE YEIV	24" BB		
Deciduous Shrubs						
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	
Groundcover						
ef	1100	EUONYMOUS FORTUNEI 'COLORATUS'	PURPLELEAF WINTERCREEPER	3" POTS		
Grasses						
cq	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