

**VILLAGE OF DOWNERS GROVE**  
**Report for the Village**  
**3/3/2026**

<b>SUBJECT:</b>	<b>SUBMITTED BY:</b>
Esplanade Planned Unit Development Amendment - Hospital	Stan Popovich, AICP Director of Community Development

**SYNOPSIS**

An ordinance has been prepared to amend Planned Unit Development #31, Esplanade at Locust Point to add *hospital* as an allowed use in PUD #31.

**STRATEGIC PLAN ALIGNMENT**

The goals for 2025-2027 include *Strong and Diverse Local Economy*.

**FISCAL IMPACT**

N/A

**UPDATE & RECOMMENDATION**

This item was discussed at the February 17, 2026 Village Council meeting. Staff recommends Approval on the March 3, 2026 Active Agenda per the Planning and Zoning Commission's unanimous (7-0) recommendation of approval of the proposed amendment. The Planning and Zoning Commission found that the proposal is an appropriate use in the Planned Unit Development (PUD), is compatible with the Comprehensive Plan, and meets the standards for a PUD amendment found in Section 28.12.040.C.6.

**RECOMMENDATION**

Approval on the March 3, 2026 active agenda. The Planning and Zoning Commission unanimously (7-0) recommended approval of the proposed amendment. The Planning and Zoning Commission found that the proposal is an appropriate use in the Planned Unit Development (PUD), is compatible with the Comprehensive Plan, and meets the standards for a PUD amendment found in Section 28.12.040.C.6.

**BACKGROUND**

Property Information & Zoning Request

The petitioner is requesting approval of a PUD amendment to Planned Unit Development #31, Esplanade at Locust Point to add *hospital* as an approved allowed use within PUD #31. At this time, the petitioner is not proposing, nor is this case considering, a specific hospital development site plan.

PUD #31 was approved in 1990 with a master site development plan and use list that identified a variety of

office buildings, open space, transportation and roadway improvements. The PUD was amended multiple times since 1990 to allow for different building layouts, developments and an additional use. Through the PUD approval process, the Village Council may approve use types that are not allowed in the underlying zoning district (VoDG Section 28.4.030(g)). In 2022, the PUD was amended to add multi-family residential as an approved allowed use within PUD #31, and a multi-family development was subsequently approved in 2024, but construction never commenced.

The approved Master Plan for this PUD did not originally anticipate a hospital; however, longer term market factors have led the owner to consider a hospital as part of the overall site. The underlying zoning district of the PUD is ORM, Office-Research-Manufacturing. The ORM zoning district does not provide for hospital uses. Should a *hospital* be approved as a use in this PUD, any applicant proposing the construction of a hospital will be required to go through the entitlement process. At that time, a detailed development plan, including all zoning, architectural, engineering, parking, traffic and stormwater management plans, will be reviewed for compliance with the Comprehensive Plan and appropriate Village Ordinances through a PUD Amendment.

#### Compliance with the Comprehensive Plan

The Future Land Use Plan designates the PUD as Office. Office uses are defined as large-scale office buildings and complexes, office parks, and small individual offices. The Guiding DG Comprehensive Plan recommends the continuation of partnerships with local healthcare providers to assess the community's healthcare needs and identify gaps in services. Furthermore, it is stated that commercial uses should be located in areas with a regional draw of a corridor where they will benefit from access and visibility without significantly contributing to traffic or impact on nearby residential areas. Lastly, the Comprehensive Plan calls for fostering partnerships between schools, colleges, and universities such as Midwestern University, College of DuPage, and employers to increase access to and awareness of internships, vocational training, and education in skilled trades in alignment with economic opportunities.

The Comprehensive Plan recommends to continue investment in the Butterfield and Finley Road Area, which encourages the completion of Esplanade, which still has vacant lots. With excellent visibility and access, these parcels could accommodate additional office and leverage the unique location of this corridor adjacent to two highways.

#### Public Comment

Prior to the Planning and Zoning Commission meeting staff received correspondence from the Downers Grove Economic Development Corporation in support of the project. At the public hearing, three members of the public spoke in support of the request.

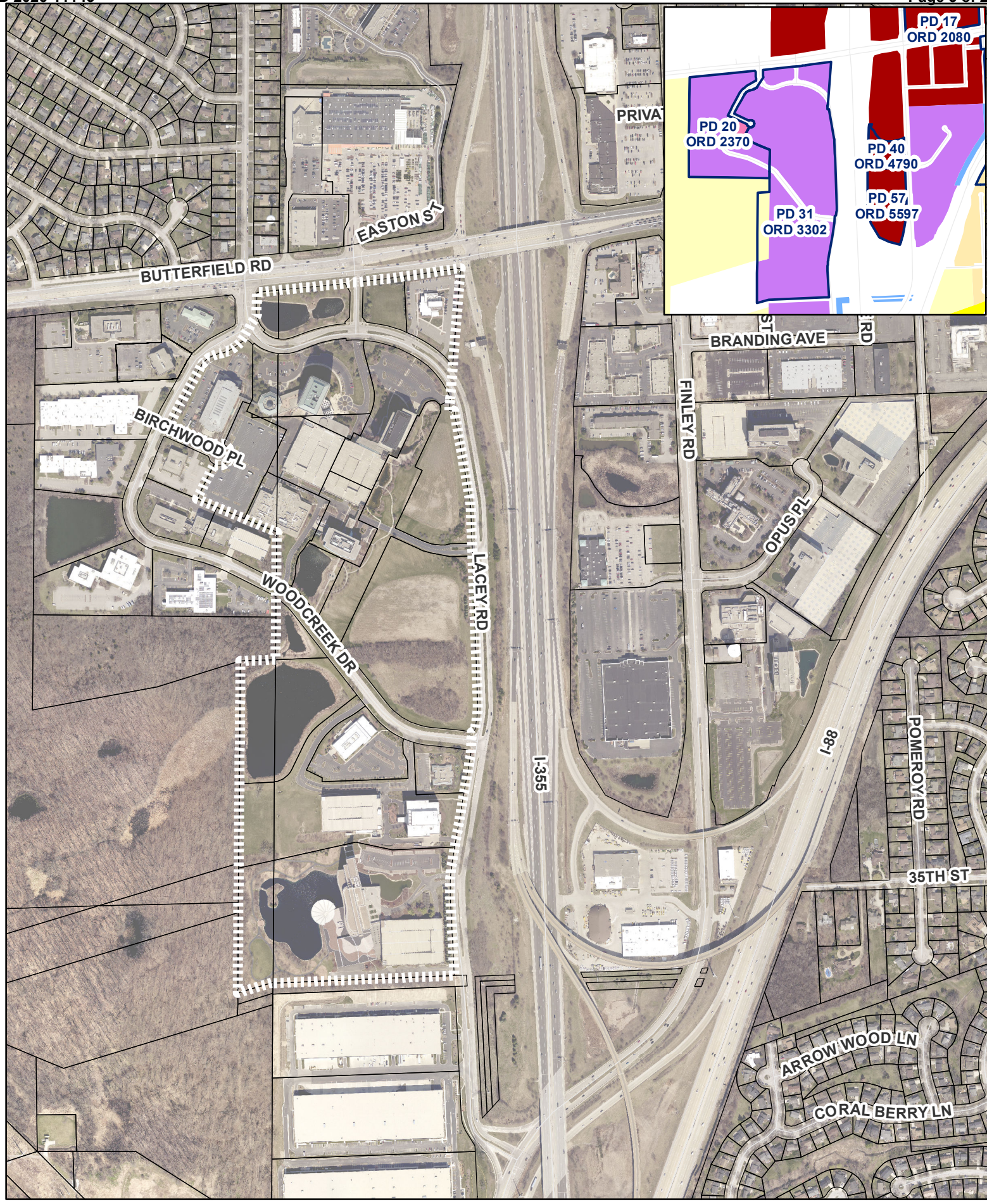
#### **ATTACHMENTS**

Aerial Map

Ordinance



Staff Report with attachments dated February 2, 2026

Draft Minutes of the Planning and Zoning Commission Hearing dated February 2, 2026



0 250 500 1,000 Feet

**1901 Butterfield Road - Location Map**

-  Subject Property
-  Project Location

VILLAGE OF DOWNERS GROVE  
COUNCIL ACTION SUMMARY

INITIATED: Village Attorney DATE: March 3, 2026  
(Name)

RECOMMENDATION FROM: Planning & Zoning Commission FILE REF: 25-PZC-0040  
(Board or Department)

**NATURE OF ACTION:**

**STEPS NEEDED TO IMPLEMENT ACTION:**

- Ordinance
- Resolution
- Motion
- Other

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



**SUMMARY OF ITEM:**

Adoption of this ordinance shall approve an amendment to Planned Unit Development #31 to add "hospital" as an allowed use.

**RECORD OF ACTION TAKEN:**

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**ORDINANCE NO. \_\_\_\_\_****AN ORDINANCE APPROVING AN  
AMENDMENT TO PLANNED UNIT DEVELOPMENT #31  
TO ADD "HOSPITAL" AS AN ALLOWED USE**

WHEREAS, the Village Council has previously adopted Ordinance No. 3302, on April 30, 1990, designating the property described therein as Planned Unit Development #31 and subsequent amendments thereto; and,

WHEREAS, the Village Council has previously adopted Ordinance No. 4314 on July 17, 2001, Ordinance No. 5729, on November 20, 2018 and Ordinance No. 5943, on October 4, 2022 approving amendments to Planned Unit Development #31; and,

WHEREAS, the Owners have filed a written petition with the Village conforming to the requirements of the Zoning Ordinance and requesting an amendment to Planned Unit Development #31 to add "hospital" as an allowed use; and,

WHEREAS, such request was referred to the Planning & Zoning Commission of the Village of Downers Grove, and the Planning & Zoning Commission has given the required public notice, conducted a public hearing for the petition on February 2, 2026, and has made its findings and recommendations, all in accordance with the statutes of the State of Illinois and the ordinances of the Village of Downers Grove; and,

WHEREAS, the Planning & Zoning Commission has recommended approval of the requested petition, subject to certain conditions; and,

WHEREAS, the Village Council has considered the record before the Planning & Zoning Commission, as well as the recommendations of Planning & Zoning Commission.

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

SECTION 1. That the provisions of the preamble are incorporated into and made a part of this ordinance as if fully set forth herein.

SECTION 2. That a Planned Unit Development Amendment is hereby adopted authorizing "hospital" as an allowed use.

SECTION 3. That approval set forth in Section 2 of this ordinance is subject to the findings and recommendations of the Downers Grove Planning & Zoning Commission regarding File PZC-25-0040 as set forth in the minutes of their February 2, 2026 meeting.

SECTION 4. That the hospital allowed use is consistent with and complementary to the overall planned unit development site plan and with the requirements of the "O-R-M/PUD #31, Office-Research-Manufacturing/Planned Unit Development" zoning district.

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

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

\_\_\_\_\_

Mayor

Passed:

Published:

Attest: \_\_\_\_\_

Village Clerk



**VILLAGE OF DOWNERS GROVE**  
**REPORT FOR THE PLANNING AND ZONING COMMISSION**  
**FEBRUARY 2, 2026 AGENDA**

<b>SUBJECT:</b>	<b>TYPE:</b>	<b>SUBMITTED BY:</b>
25-PZC-0040 Esplanade at Locust Point	PUD Amendment	Jason R. Zawila, AICP Planning Manager

**REQUEST**

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

**NOTICE**

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

**GENERAL INFORMATION****APPLICANT:**

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

**OWNERS:**

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

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

Kircher, Albert  
 147 N. Julian Street, 1A  
 Naperville, IL 60540

Coopers Hawk  
 3500 Lacey Suite 1000  
 Downers Grove, IL 60515

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

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

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

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

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

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

Green State Credit Union  
 PO Box 800  
 North Liberty, IA 52317-0800

Midwestern University  
 555 31<sup>st</sup> Street  
 Downers Grove, IL 6051

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

**PROPERTY INFORMATION**

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

**SURROUNDING ZONING AND LAND USES**

	<b>ZONING</b>	<b>FUTURE LAND USE</b>
<b>East:</b>	Tollway Right-of-Way	N/A
<b>WEST:</b>	O-R-M, Office-Research-Manufacturing/PD #20 R-1, Residential Detached House 1	Office Corporate Campus Park and Open Space
<b>NORTH:</b>	B-3, General Services and Highway Business B-1, Local Business (DuPage County)	Regional Commercial DuPage County
<b>SOUTH:</b>	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. Project Narrative
2. Entitlement Criteria

**PROJECT DESCRIPTION**

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

PUD #31 was approved in 1990 with a master site development plan that identified a variety of office buildings, open space, transportation and roadway improvements. The PUD was amended multiple times since 1990 to allow for different building layouts, developments and uses. Further discussed below, through the PUD approval process, the Village Council may approve use types that are not allowed in the underlying zoning district. With the initial approval in 1990, a set of permitted uses were approved that are not allowed in the underlying O-R-M, Office Research-Manufacturing District. In 1998, this list was further amended to allow drive through banks. In 2022, the PUD was amended to add multi-family residential as an approved allowed use within PUD #31, and a multi-family development was subsequently approved in 2024, but construction never commenced.

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

The underlying zoning district of the Planned Unit Development is O-R-M, Office-Research-Manufacturing. This zoning district does not provide for hospital uses. Should a *hospital* be approved as a use in this PUD, any applicant proposing the construction of a hospital will be required to go through the entitlement process. At that time, a detailed development plan, including all zoning, architectural, engineering, parking, traffic and stormwater management plans, will be reviewed for compliance with the Comprehensive Plan and appropriate Village Ordinances through a PUD Amendment.

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

The Guiding DG Comprehensive Plan's Future Land Use Map designates the subject property as Office. Office uses are defined as large-scale office buildings and complexes, office parks, and small individual offices. The petitioner is proposing to add *hospital* as an allowable use to the PUD. The following recommendations are found in the Comprehensive Plan, that supports the proposed use:

##### *Community Facilities and Infrastructure*

- Continue partnerships with local healthcare providers to assess the community's healthcare needs and identify gaps in services.

##### *Land Use and Development - Land Use Plan*

- Commercial uses should be located in areas with a regional draw of a corridor where they will benefit from access and visibility without significantly contributing to traffic or impact on nearby residential areas.

##### *Economic Development – Continue the Business-Friendly Environment*

- Foster partnerships between schools, colleges, and universities such as Midwestern University, College of DuPage, and employers to increase access to and awareness of internships, vocational training, and education in skilled trades in alignment with economic opportunities

##### *Economic Development – Enhance Industrial and Office Uses*

- The Village should continue to support office development along the I-88, I-355, and Butterfield Road corridors.
- Maintain existing Class A office buildings to support long-term economic vitality.

##### *Economic Development – Continue Investment in the Butterfield and Finley Road Area*

- Ensure that the Butterfield Road corridor is resilient to changing commercial and office market conditions.
- Maintain quality of life for the corridor's residents and ensure access to businesses and jobs.
- Continue to partner with private developers to promote and reposition existing commercial centers to adapt to evolving retail habits and consumer preferences and enhance economic vitality.
- Leverage the unique location of this corridor adjacent to two highways to attract new retail and office tenants.
- Encourage the completion of Esplanade, which still has vacant lots. With excellent visibility and access, these parcels could accommodate additional office, restaurants, retail and multi-family developments.

The proposed request is consistent with the Guiding DG Comprehensive Plan.

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

The underlying zoning district of the PUD is O-R-M, Office-Research-Manufacturing. This zoning district

does not provide for hospital uses. Earlier amendments provided for certain uses as identified in the attached list, in addition to those uses normally found in the O-R-M Zoning District.

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

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

#### **NEIGHBORHOOD COMMENT**

Notice was provided to all property owners 250 feet or less from the property in addition to posting public hearing notice signs and publishing the legal notice in the legal notice in the Daily Herald. Staff received one inquiry that was general in nature inquiring about the proposal. The Village is also in receipt of the attached letter from the Downers Grove Economic Development Corporation.

#### **STANDARDS OF APPROVAL**

The petitioner is requesting approval of a Planned Unit Development Amendment to PUD #31. The review and approval criterion for each request is listed below.

The petitioner has submitted a narrative that attempts to address all the standards of approval. The 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.

#### ***Section 28.12.040.C.6 Review and Approval Criteria***

The decision to amend the zoning map to approve a PUD development plan and to establish a PUD overlay district are matters of legislative discretion that are not controlled by any single standard. In making recommendations and decisions regarding approval of planned unit developments, review and decision-making bodies must consider at least the following factors:

- a. *The zoning map amendment review and approval criteria of Sec. 12.030.I.*
- b. *Whether the proposed PUD development plan and map amendment would be consistent with the comprehensive plan and any other adopted plans for the subject area.*
- c. *Whether PUD development plan complies with the PUD overlay district provisions of Sec. 4.030.*
- d. *Whether the proposed development will result in public benefits that are greater than or at least equal to those that would have resulted from development under conventional zoning regulations.*
- e. *Whether appropriate terms and conditions have been imposed on the approval to protect the interests of surrounding property owners and residents, existing and future residents of the PUD and the general public.*

#### **DRAFT MOTION**

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Staff will provide a recommendation at the February 2, 2026 meeting. Should the Planning and Zoning Commission find that the request meets the standards of approval for a Final Planned Unit Development Amendment, staff has prepared a draft motion that the Planning and Zoning Commission may make for the recommended approval of 25-PZC-0040:

25-PZC-0026; Esplanade at Locust Point  
February 2, 2026

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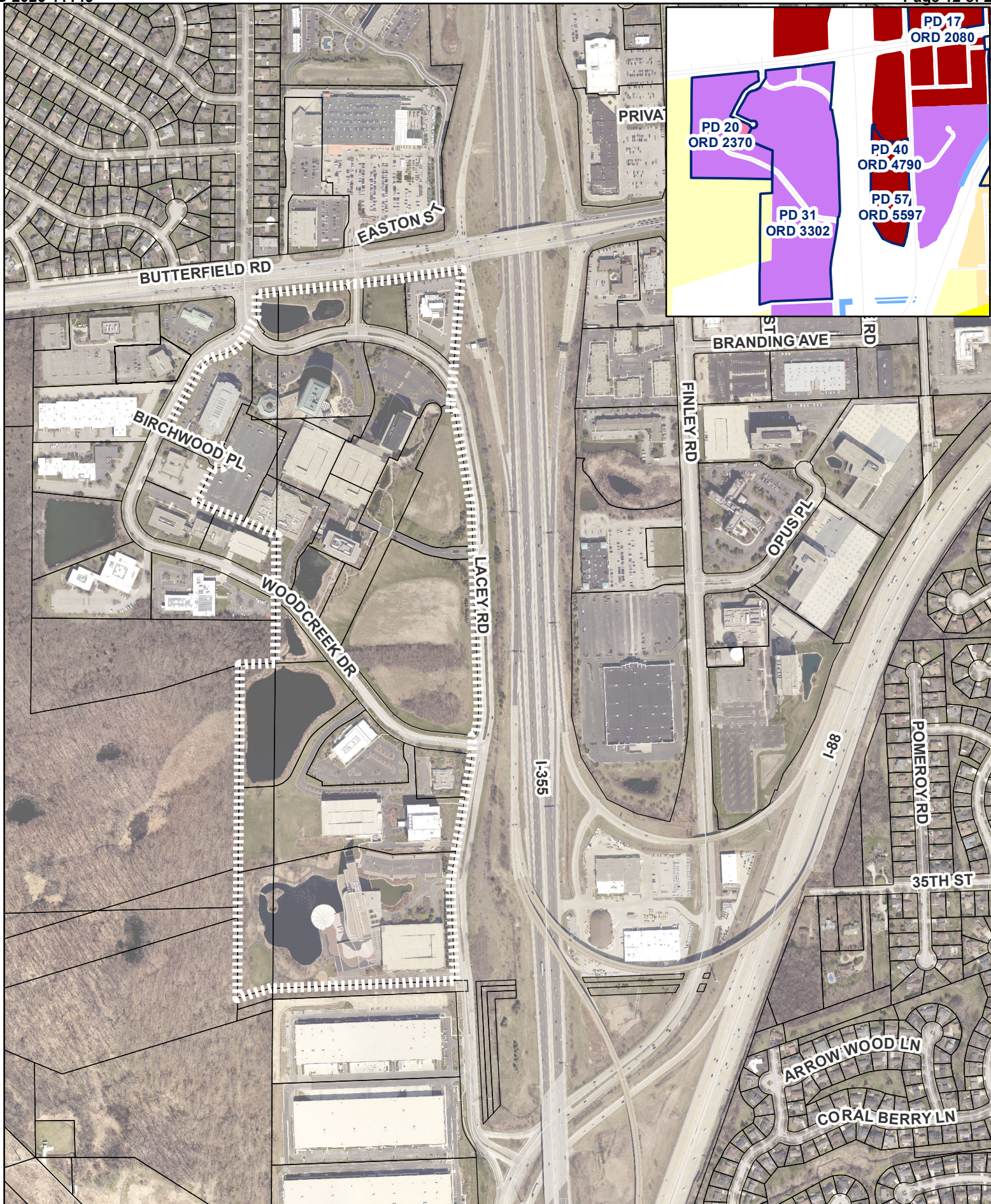
Based on the petitioner's submittal, the staff report and the testimony presented, I find that the petitioner has met the standards of approval for a Planned Unit Development #31 Amendment as required by the Village of Downers Grove Zoning Ordinance and is in the public interest and therefore, I move that the Planning and Zoning Commission recommend to the Village Council approval of 25-PZC-00, which will add hospital uses as an allowed use in PUD #31

Staff Report Approved By:

A handwritten signature in black ink, appearing to read "Stanley J. Popovich", written over a horizontal line.



Stanley J. Popovich, AICP  
Director of Community Development

SP:jz  
-att



0 250 500 1,000 Feet

**1901 Butterfield Road - Location Map**

-  Subject Property
-  Project Location

**Hamilton Partners**  
**The Esplanade at Locust Point – Planned Unit Development #31**  
**Proposed Hospital Use**

**Project Narrative**

Hamilton Partners owns approximately 13 acres of property in the Esplanade at Locust Point and is seeking an amendment to Planned Unit Development #31 (“PUD #31”) to add “Hospital” as an allowed use. Hamilton Partners is not proposing a specific Hospital development at this point in time but rather is seeking acknowledgement that a Hospital use can be an allowed use in PUD #31.

Over the past several years, various uses for Hamilton Partners’ property have been presented, including both commercial and residential development. Due to market conditions these developments have not moved forward. A possible Hospital user for the property is interested in developing the property with a new Hospital, however neither PUD #31 nor the underlying ORM (Office-Research-Manufacturing) District allow use of the property for a Hospital.

PUD #31 was historically intended to be developed with large office buildings, but changes in the way people work after the pandemic and economic conditions have made it increasingly difficult to develop new office space. A Hospital use is a compatible commercial use with surrounding office and other commercial uses, that would maintain the larger scale of buildings that were contemplated for PUD #31.

As demonstrated in the attached responses to the Review and Approval Criteria for Planned Unit Developments, adding a proposed Hospital use in PUD #31 is consistent with the Comprehensive Plan and the Butterfield Road Corridor Plan. The proposed Hospital use will be an economic engine for the Village and the region, bringing a large number of new high-quality jobs. The Hospital use will also result in increased use of nearby commercial businesses as a result of the rise in people to the area - employees, patients, and visitors of the Hospital use.

Should the Hospital use be added as an allowed use in PUD #31, any specific Hospital development would be required to finalize a proposed development plan in detail and request approval of a separate PUD Amendment. Hamilton Partners believes that all criteria for review and approval of a PUD Amendment can be satisfied in order for the Hospital use to be added as an allowed use in PUD #31.



# Planned Unit Development

Form #PZC1

## Review and Approval Criteria

**Address of Project Site:** Esplanade at Locust Point - Planned Unit Development #31

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

### Section 28.12.040.C.6. Review and Approval Criteria (Planned Unit Development)

The decision to amend the zoning map to approve a PUD plan and to establish a PUD overlay district are matters of legislative discretion that are not controlled by any single standard. In making recommendations and decisions regarding approval of planned unit developments, review and decision making bodies must consider at least the following factors:

1. The zoning map amendment review and approval criteria of Sec. 12.030.I.  
*See the analysis of zoning map amendment review and approval criteria in separate document.*  
Not applicable.
2. Whether the proposed PUD plan and map amendment would be consistent with the Comprehensive Plan and any other adopted plans for the subject area.  
Please see attached response.
3. Whether PUD plan complies with the PUD overlay district provisions of Sec. 4.030.  
Please see attached response.
4. Whether the proposed development will result in public benefits that are greater than or at least equal to those that would have resulted from development under conventional zoning regulations.  
Please see attached response.
5. Whether appropriate terms and conditions have been imposed on the approval to protect the interests of surrounding property owners and residents, existing and future residents of the PUD and the general public.  
Please see attached response.

## Hamilton Partners

### The Esplanade at Locust Point – Planned Unit Development #31

#### Planned Unit Development Review and Approval Criteria

#### Response to Section 28.12.040.C.6 – Review and Approval Criteria (Planned Unit Development)

**1. The zoning map amendment review and approval criteria of Sec. 12.030.I.**

Not applicable.

**2. Whether the proposed PUD plan and map amendment would be consistent with the Comprehensive Plan and any other adopted plans for the subject area.**

The proposed PUD amendment to allow a Hospital use would does not fall squarely within the Comprehensive Plan's recommendation that the subject property be developed with office uses, multi-family residential, hotel, and other small-scale commercial uses to support office uses.

However, the proposed PUD amendment to allow a Hospital use would further many of Comprehensive Plan's Goals and Key Recommendations, including the following:

1. The Hospital use would facilitate the creation and enhancement of mixed-use areas that include offices, commercial and retail space and other community amenities.
2. The Hospital use would encourage infill development to efficiently use vacant or underutilized land for commercial uses.
3. The Hospital use would achieve the recommendation that mixed-use developments could be appropriate within the Esplanade. The Hospital use would be complementary to other existing uses within the Esplanade.
4. The Hospital use will encourage a balanced mix of land uses to adequately provide services, conserve natural resources, and disperse amenities.
5. The Hospital use will support the recommendation that the completion of Esplanade, which still has vacant lots, should be encouraged.
6. The Hospital use will also support the Comprehensive Plan goal of supporting evolving healthcare needs - the Village should collaborate with providers, assess community priorities, and explore partnerships with Midwestern University to expand services.

The Comprehensive Plan further encourages the Village to continue to examine development regulations to ensure commercial nodes and corridors are adaptable for future

market conditions, ensuring their long-term relevance and viability within Downers Grove and a Hospital use within Esplanade would support these goals.

The proposed PUD amendment would also conform with the Butterfield Road Corridor Plan which describes the Butterfield Road corridor as a regional employment center, making it an economic driver for surrounding communities. A Hospital use would fit well within that description since the Hospital use would bring a high number of jobs, patients, and visitors to the region. The Corridor Plan, specifically Economic Development Strategy 1.2, advises supporting locally serving uses, such as medical care, by marketing the corridor for service-oriented uses. Economic Development Recommendation 2 advises that commercial real estate has been increasingly vacant in the corridor and recommends working collaboratively to activate vacant properties and market the corridor across municipal boundaries to developers and consumers. A PUD amendment to allow a Hospital use would follow these described recommendations and strategies by allowing a medical care (Hospital) use and by allowing for activation of vacant property in the corridor.

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

The PUD amendment to allow a Hospital use would achieve the following objectives of Sec. 4.030:

1. It would allow a Hospital use, a use that is not otherwise allowed in the ORM District. Sec. 4.030(g) allows uses in a PUD that may not be otherwise allowed in the underlying zoning district as a means of accommodating mixed-use development and economic development opportunities. A Hospital use in Esplanade would allow for Esplanade to be a mixed-use development and a Hospital use would create high quality economic development opportunities by providing high quality jobs in the Village, along with a high number of employees, patients, and visitors to the development who will use other surrounding commercial developments within the Village.

2. It would allow a new Hospital use which would allow Esplanade to be a multi-use development and would encourage further completion of Esplanade.

3. It would allow for flexibility and creativity in responding to changing economic and market conditions allowing greater public benefits than could be achieved using conventional zoning and development regulations. The Hospital use will bring high quality jobs and new visitors and patients to the Village who will use existing commercial uses in the area, allowing for new economic growth to the Village.

4. It would allow for the Village to ensure high-quality buildings and improvements that are compatible with surrounding areas. While this PUD Amendment only contemplates allowing the Hospital use in the PUD, any future Hospital user would need to further amend the

PUD to allow for a specific Hospital development, giving the Village the opportunity to ensure any proposed Hospital building is compatible with the surrounding area.

**4. Whether the proposed development will result in public benefits that are greater than or at least equal to those that would have resulted from development under conventional zoning regulations.**

The proposed Hospital use would result in several public benefits that are equal to those that would have resulted from development under the existing PUD. These benefits include access to high-quality healthcare services for not only the Village, but the region; high-quality development of a vacant site in the Esplanade; expansion of the Village's healthcare ecosystem; high-quality job growth, and increased support from employees, patients and visitors to the Hospital for nearby commercial businesses and properties.

**5. Whether appropriate terms and conditions have been imposed on the approval to protect the interests of surrounding property owners and residents, existing and future residents of the PUD and the general public.**

Any proposed Hospital user will work with the Plan Commission, Village Council, and Village staff on terms and conditions in a PUD Amendment for a specific Hospital development which will protect the interests of surrounding property owners and residents, existing and future residents of Esplanade, and the general public.

**PUD#31 – Esplanade at Locust Point  
List of Exceptional Permitted Uses (Approved 1990)**

- Art supply stores
- Art galleries
- Barber and beauty shops
- Book, stationary and office supply stores;
- Camera and photograph developing and processing shops;
- News stands;
- Employee agencies;
- Florist shops;
- Food stores not to exceed 5,000 square feet each;
- Bakeries and delicatessens;
- Haberdasheries, wearing apparel shops and tailor shops; Jewelry and gift shops;
- Business school;
- Shoe stores and repair shops;
- Automobile rental agencies;
- Dry cleaners; Health clubs;
- Travel agencies;
- Quick print shops;
- Opticians and optical supply stores;
- Computer and related supply stores;
- Antique shops;
- Candy and ice cream shops;
- Catering establishments;
- China and glassware stores;
- Toy shops;
- Variety stores.
- Clothing and costume rental shops;
- Electrical and household appliance stores, including radio and television sales;
- Furrier shops;
- Furniture stores;
- Hobby shops;
- Leather goods and luggage stores;
- Liquor stores, package goods only;
- Loan offices;
- Motels;
- Musical instruments, sales and repair;
- Optometrists;
- Photograph developing and processing shops;
- Photographer;
- Picture framing establishments;
- Private clubs or lodges;
- Restaurants internal to other uses and having less than 125 seats;
- Schools - music, dancing, or trade;
- Sporting goods stores;
- Bank with a drive through (amended in 1998)
- Multi-family residential (amended in 2022)

**Downers Grove Economic Development Corporation**

5159 Mochel Downers Grove, IL 60515  
630.729.0380 [www.dgedc.com](http://www.dgedc.com)

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**Village of Downers Grove – Planning & Zoning Commission****To: Jason Zawila, Planning Manager****Date: January 23, 2026****RE: Letter of Support – 25-PZC-0040**

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Dear Planning & Zoning Commissioners,

On behalf of the Downers Grove Economic Development Corporation (DGEDC), I am pleased to express our strong support for the petitioner's request in Case No. 25-PZC-0040 to amend Planned Development #31 to allow hospital use within the PUD.

Over the past eleven months, the DGEDC has worked closely with the petitioner and believes this proposed amendment represents a logical and strategic use for the business park. A hospital use is well-suited to current market conditions and would introduce a high-quality, employment-generating investment that complements surrounding development. Notably, this amendment creates a clear opportunity to activate a vacant 13-acre parcel within the PUD and has the potential to catalyze additional development on adjacent sites, as well as on other underutilized parcels within the Esplanade Business Park and along the broader Butterfield Road corridor.

The proposed amendment also aligns directly with the Butterfield Road Corridor Plan in the Village's 2025 Comprehensive Plan. Specifically, it supports the Plan's goals to ensure the corridor remains resilient to changing commercial and office market conditions, while maintaining quality of life and access to jobs and services for residents.

Additionally, this change advances the Comprehensive Plan's recommendations for the Esplanade Business Park by encouraging development of remaining vacant lots and leveraging the corridor's proximity to two major highways to attract complementary office, medical, and retail uses.

For these reasons, the DGEDC respectfully urges the Planning & Zoning Commission to support the proposed amendment to Planned Development #31 as a meaningful step toward long-term economic vitality and strategic growth for the Village of Downers Grove.

Sincerely,

**Bryan Gay**

President &amp; CEO

Downers Grove Economic Development Corporation

VILLAGE OF DOWNERS GROVE  
PLANNING AND ZONING COMMISSION MEETING

February 2, 2026, 7:00 P.M.

**FILE 25-PZC-0040: THE PETITIONER IS SEEKING AN AMENDMENT TO PLANNED DEVELOPMENT #31 TO ALLOW FOR AN AMENDMENT TO THE APPROVED ALLOWED USES LIST IN PUD #31. THE PROPERTY IS GENERALLY LOCATED WEST OF LACEY ROAD STARTING APPROXIMATELY 1,100 FEET NORTH OF THE INTERSECTION OF LACEY ROAD AND FINLEY ROAD AND EXTENDING NORTH TO BUTTERFIELD ROAD AND WEST OF WOODCREEK DRIVE, COMMONLY KNOWN AS THE ESPLANADE AT LOCUST POINT, DOWNERS GROVE, IL (PINS: 05-25-413-009, 05-25-415-010, 05-36-200-009, -011, 05-36-202-008, -015, -016, -017, 05-36-400-017, 06-30-301-007, 06-30-304-002, -003, 06-30-305-003, 06-31-100-019, -020, -021, -022, -023, -025, -027, -028, -029, 06-31-103-001, -002, -005, -006, -007) PETITIONER, HAMILTON PARTNERS; OWNERS, HAMILTON PARTNERS AND VARIOUS OWNERS.**

J. Kelly Bufton, attorney at Haynes Boone, expressed that Hamilton Partners and owners filed the application for an amendment to PUD #31, to allow a hospital use in the PUD. The property is located at the southwest corner of Butterfield and Route 355, currently zoned ORM, and is known as Esplanade at Locust Point, which is a mixed-use development with high- and low-rise offices, a hotel, restaurant, and retail uses. He noted there around 17.5 acres still vacant and surrounding uses are almost all in Downers Grove. He stated there have been several proposals for developing this parcel over the years that have been discussed but none have come to fruition, so they are excited for the possibility of having it be developed. He shared they entered into an agreement to sell the parcel to Lurie Children's Hospital, but it is contingent upon on adding the hospital uses to the permitted PUD. They strongly believe they met all criteria for the approval of PUD amendment and that this would be a great addition to the development and Downers Grove.

Kate Duncan, Attorney for Ann & Robert H. Lurie Children's Hospital of Chicago, voiced that Lurie Children's is interested in constructing a new hospital on this property and has been working with Hamilton Partners on this possibility. She said in the initial diligence, they realized that neither PUD #31 nor the underlining ORM Zoning classification contemplate hospital as an allowed use, which makes Lurie Children's reluctant to further pursue the property as a contender or develop specific and detailed plans without knowing if it can be allowed under PUD #31. She stated that Lurie Children's understood that if the application was approved tonight and through the Village Council process, they would have to come back with a separate detailed, specific PUD amendment application, including all the specific plans, details, and elevations on this property. She explained that Hamilton Partner submitted an application package to the Commission that addresses all the criteria for approving an addition of the hospital as an allowed use, and Lurie Children's believes all the approval criteria for the PUD amendment have been met and highlighted a few of the specific PUD criteria. She said they respectfully request that the Planning and Zoning Commission recommend approval of the proposed PUD amendment to allow hospital uses.

Chairman Rickard asked if there were any questions for the petitioner.

Mr. Reyes asked if Hamilton Partners would still own the property. Mr. Bufton answered no, as they have a contract to sell the property to Lurie if this goes through, but the entire development is covered by development restrictions, so they are limited under those and the common amenities will remain and they have to provide their share of the cost of those.

Chairman Rickard asked for public comment.

Brian Gay, Downers Grove Economic Development Corporation, expressed there is a letter of support from them in the packet on behalf of the Downers Grove Economic Development Corporation. He shared their Executive Committee reviewed the petition and project in detail and believe it would be a major positive impact on Downers Grove.

Scott Richards, Downers Grove resident, had no issues at all with the idea of a hospital, but questioned why they chose to put a hospital in that location, as Esplanade has been very successful.

Marshall Schmitt spoke in favor of the petition. He shared a story about his daughter, who suffered a serious injury and was taken to Good Samaritan Hospital, when they had a full pediatric ward. He said after she was treated, they shut down that ward, so bringing Lurie Children's Hospital would be a tremendous advantage to the Village. In regard to the previous comment, there is limited space in Downers Grove to put a hospital, and felt this was a wonderful opportunity to develop a piece of property that has not been developed before and Lurie Hospital is a preeminent medical institution.

Janet Winningham expressed it is a great location for the hospital and clearly accessible and the major highways there will make it easy for people to get into the area.

Chairman Rickard asked for the staff report.

Jason Zawila, Planning Manager, presented the staff report. He stated this is a Planned Unit Development amendment for the Esplanade at Locust Point, and the public hearing notice requirements were followed. He explained that the petitioner wanted to add hospital as an approved use in the PUD, as it currently is not, and they do not have detailed development plans at this time, but would come back through the process through another amendment if approved, where they would look at things like zoning, architectural, engineer, stormwater, and traffic. He gave a brief analysis on how this conforms to the Guiding DG Comprehensive Plan. Staff found that all standards of approval were met and recommended approval.

Chairman Rickard asked if there were any questions for staff. There were none.

Chairman Rickard asked the petitioner if they would like to come back up and respond to any comments or questions and/or add any closing comments. The petitioner declined.

Chairman Rickard asked the commissioners for deliberation and comments.

Commissioner Lincoln expressed this seems pretty straightforward, but was surprised they needed to go through this process to add hospital use, which locks them in and delays the process.

Commissioner Frankovic felt that the criteria had been met and it was a fantastic addition to the community, as well as surrounding towns, and a perfect location right off of the expressways.

Chairman Rickard agreed with the previous comments. He stated that in regard to the use not being there to begin with, when this park was originally planned, it was intended to have a lot of office use, and the need for office space has changed a lot in the past 5 years, which has left an opening for an opportunity like this. He voiced this is a good fit, the application was well put together, and the standards had been met.

Commissioner Reyes added that healthcare as a industry is a good option to have right now.

Chairman Rickard noted they received a letter of support from the Forest Preserve District of DuPage County.

**WITH RESPECT TO FILE 25-PZC-0040, BASED ON THE PETITIONER'S SUBMITTAL, THE STAFF REPORT AND THE TESTIMONY PRESENTED, FOUNDED THAT THE PETITIONER HAS MET THE STANDARDS OF APPROVAL FOR PLANNED UNIT DEVELOPMENT #31 AMENDMENT, AS REQUIRED BY THE VILLAGE OF DOWNERS GROVE ZONING ORDINANCE AND IS IN THE PUBLIC INTEREST, AND THEREFORE, COMMISSIONER TOTH MADE A MOTION THAT THE PLANNING AND ZONING COMMISSION RECOMMEND THE VILLAGE COUNCIL APPROVAL OF FILE 25-PZC-0040, WHICH WILL ADD HOSPITAL USES AS AN ALLOWED USE IN PUD #31.**

**SECOND BY COMMISSIONER LINCOLN**

**ROLL CALL:**

**AYE: TOTH, LINCOLN, FRANKOVIC, PATEL, REYES, BARRY, CHAIRMAN RICKARD**

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

Recording Secretary

(As transcribed by Ditto Transcripts)