



Village of Downers Grove

Report for the Village Council Meeting

Table 1 - Council Agenda item.

Subject	3250 Lacey Road - Special Use for a University
Submitted By	Stan Popovich, AICP Director of Community Development

Synopsis

The petitioner is requesting a Special Use to permit a university within the Office-Research-Manufacturing / Planned Unit Development (O-R-M/P.U.D.) #31 zoning district at 3250 Lacey Road.

Strategic Plan Alignment

The goals for 2025-2027 Strategic Plan include a *Strong, Diverse Local Economy*.

Fiscal Impact

N/A

Recommendation

Approval on the April 14, 2026 active agenda per the Planning and Zoning Commission's 8:0 positive recommendation. The Planning and Zoning Commission found that the proposal is compatible with the Comprehensive Plan and meets the standards for a Special Use found in Section 28.12.050.

Background

Property Information and Zoning Request

The petitioner is requesting a Special Use to permit Orbis Education in partnership with Grand Canyon University to locate classrooms and administrative offices at 3250 Lacey Road. The property is located on the west side of Lacey Road, approximately 890 feet west of the intersection of Lacey Road and Woodcreek Drive. The property is zoned O-R-M/P.U.D. #31, Office Research and Manufacturing/Planned Unit Development #31. A college or university is an allowable special use in the O-R-M zoning district.

The petitioner is proposing to lease approximately 19,300 square feet of the third floor for Grand Canyon University. At this time, Grand Canyon University has finalized their floor plan and anticipates providing eight simulation rooms (residential type bathroom and hospital room “sets” for training), additional offices for staff and administrative personnel, clinical labs, a testing center with two testing rooms, and a student lounge.

Grand Canyon University will offer both on-line and on-site learning opportunities to earn a nursing degree at this facility. All classwork is conducted online and offsite. Students will come in for weekly testing sessions, clinical training and simulations. At full capacity it is anticipated that 12-15 full time students and 10-12 part time employees would occupy the 3250 Lacey Road facility. While classes are primarily held between 8am and 6pm, given the hybrid nature of the program students are not onsite every day and when they are onsite, they are not there all day.

Compliance with the Comprehensive Plan

The Guiding DG Comprehensive Plan’s Future Land Use Map designates the subject property as office. Office uses include large-scale office buildings and complexes,

office parks, and small individual offices. The goals associated with each chapter are:

Focus Area Plan – Continued Investment in the Butterfield and Finley Road Area

- Ensure that the Butterfield Road corridor is resilient to changing commercial and office market conditions.
- Leverage the unique location of this corridor adjacent to two highways to attract new retail and office tenants.

Economic Development

- Foster partnerships between schools, colleges, and universities
- Continue to implement the Chicago Metropolitan Agency for Planning's (C.M.A.P.) Butterfield Road Corridor Plan.
- Encourage a balanced mix of uses to adequately provide services, conserve natural resources, and disperse amenities.

The proposed university use will help support workforce development efforts. By continuing to collaborate and support education, training and career pathways, the Village and its partners can cultivate a diverse and dynamic economy that continues to attract businesses, strengthens the local talent pool and foster long-term prosperity.

The proposed development is consistent with the intent of the Guiding DG Comprehensive Plan.

Compliance with the Zoning Ordinance

The property is zoned O-R-M/P.U.D. #31, Office Research and Manufacturing/Planned Unit Development #31. The proposed college or university is an allowable special use in the O-R-M zoning district. There are no proposed

exterior modifications which would alter the existing building setbacks or other bulk zoning standards. The proposal is consistent with the Zoning Ordinance.

Public Comment

Staff did not receive any inquiries from the public prior to or during the Planning and Zoning Commission meeting.

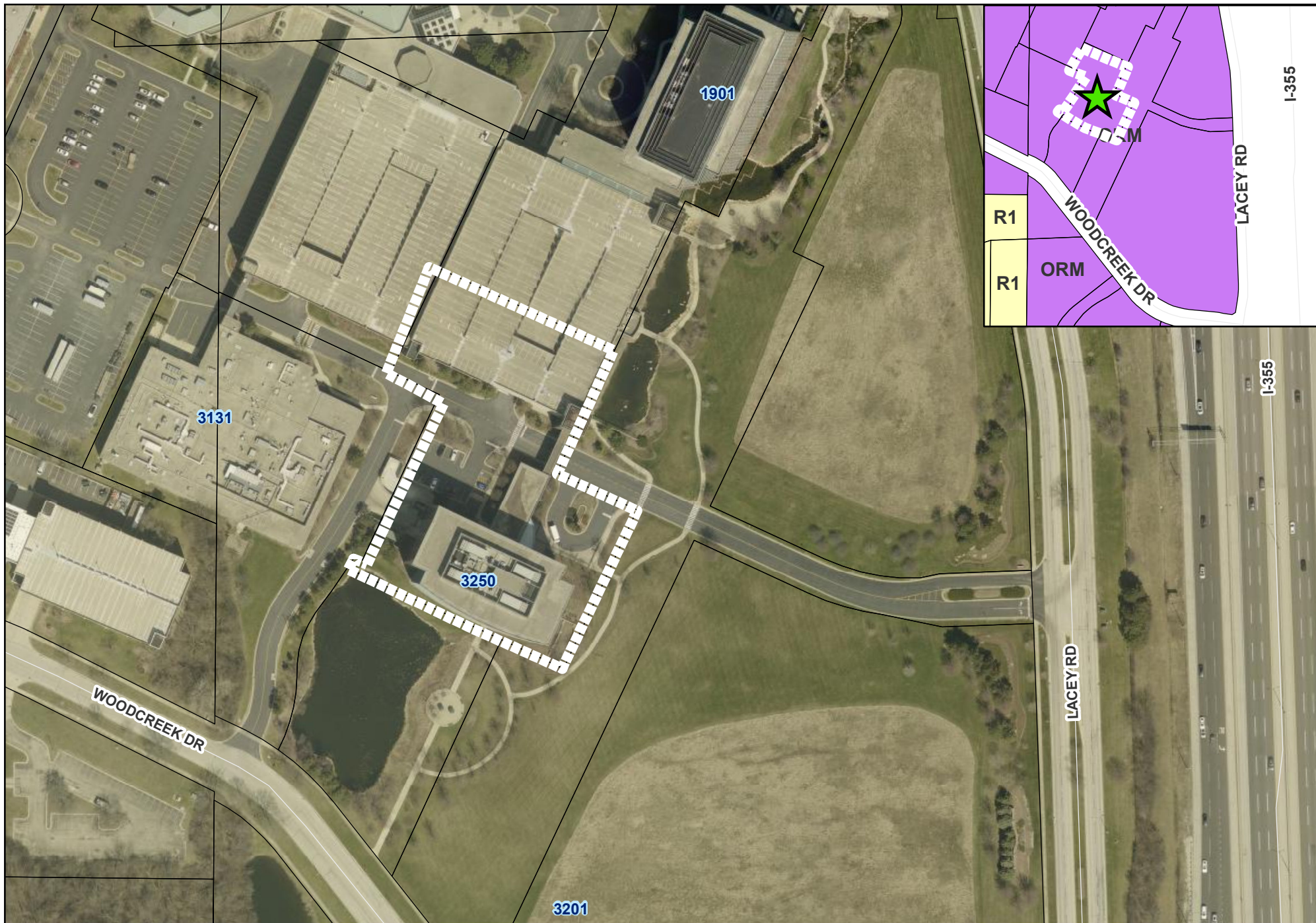
Attachments

Aerial Map

Ordinance

Staff Report with attachments dated March 2, 2026



Draft Minutes of the March 2, 2026 Planning and Zoning Commission hearing



500 250 0 500 Feet



3250 Lacey Road - Location Map

-  Subject Property
-  Site Location

Ordinance No.

An Ordinance Authorizing a Special Use for 3250 Lacey Road to Permit a College or University.

WHEREAS, the following described property, to wit:

Parcel 1:

That Part Of Parcels 2 And 3 In Esplanade Assessment Plat No. 3 Of Part Of the Southeast 1/4 of Section 25 And The Northeast ¼ Of Section 36, Township 39 North, Range 10, East Of The Third Principal Meridian, And Part Of The Southwest 1/4 Of Section 30 And The Northwest 1/4 Of Section 31, Township 39 North, Range 11, East Of The Third Principal Meridian, According To The Plat Thereof Recorded October 27, 1997 As Document R97-162965, And That Part Of Outlot 4 In Esplanade Assessment Plat No. 1 Of Part Of The Southwest 1/4 Of Section 30 And The Northwest 1/4 Of Section 31, Township 39 North, Range 11, East Of The Third Principal Meridian, And Part Of The Southeast 1/4 Of Section 25 And The Northeast 1/4 Of Section 36, Township 39 North, Range 10, East Of The Third Principal Meridian, According To The Plat Thereof Recorded November 9, 1990 As Document R90-153511, Described As Follows: Beginning At The Most Southerly Southeast Corner Of Parcel 2 In Said Esplanade Assessment Plat No. 3; Thence North 27 Degrees 31 Minutes 00 Seconds East Along The Easterly Line Of Said Parcel 2, Being Also A Westerly Line Of Said Parcel 3, 178.15 Feet; Thence North 62 Degrees 55 Minutes 21 Seconds West, 254.13 Feet To A Point On The Westerly Line Of Said Parcel 2; Thence South 27 Degrees 18 Minutes 43 Seconds West Along The Westerly Line Of Said Parcel 2, 150.01 Feet To A Corner Of Said Parcel 2; Thence South 62 Degrees 46 Minutes 09 Seconds East Along The Southwesterly Line Of Said Parcel 2, 70.16 Feet To A Corner Thereof; Thence South 27 Degrees 04 Minutes 39 Seconds

West Along A Westerly Line Of Said Parcel 2 And Along A Westerly Line Of Said Parcel 3 And Along A Westerly Line Of Said Outlot 4, 239.89 Feet To A Corner Of Said Outlot 4; Thence North 62 Degrees 55 Minutes 21 Seconds West Along A Northerly Line Of Said Outlot 4, 10.83 Feet To A Corner Thereof; Thence Southwesterly Along The Westerly Line Of Said Outlot 4, Being A Curved Line Convex Southeasterly And Having A Radius Of 1040.00 Feet. An Arc Distance Of 18.20 Feet (The Chord Of Said Arc Bears South .35 Degrees 29 Minutes 45 Seconds West, 18.20 Feet); Thence South 62 Degrees 55 Minutes 21 Seconds East, 313.49 Feet; Thence North 27 Degrees 04 Minutes 39 Seconds East, 230.00 Feet; Thence North 62 Degrees 55 Minutes 21 Seconds West, 116.79 Feet To The Point Of Beginning, In DuPage County, Illinois. (Containing 112,461 Square Feet Or 2.5817 Acres)

Parcel 2:

Easement For The Benefit Of Parcel 1 As Created By Access Easement Agreement Made By And Between Esplanade At Locust Point-I Limited Partnership, HP/AG Esplanade At Locust Point-IV Limited Partnership, HP/AG Esplanade At Locust Point-V Limited Partnership, The Teachers Insurance And Annuity Association Of America And Guaranty Federal Bank, F.S.B. Dated October 19, 2000 And Recorded October 30, 2000 As Document R2000-169660 For The Purpose Of A Permanent Non-Exclusive Easement For The Use And Benefit Each Of The Other Parties And Their Respective Parking Patrons, Over That Part Of The Facilities Located On Its Parcel, From Time To Time, For The Purpose Of Ingress And Egress By Such Parties And Their Vehicles To, From And Between The Access Roads Or Any Dedicated Public Right-Of-Way And Such Party's Parcel And Garage, Over Portions Of Exhibits D And E Attached Thereto. Also Provides For A Permanent Non-Exclusive Easement For The Use And Benefit Of Esplanade-IV And Esplanade-V And Its Parking Patrons Over That Part Of The Walkway To Be Constructed Along The Southeast Side Of Esplanade-IV And Esplanade-V Garages Located On Its Parcel For The Purpose Of Ingress And Egress By Such Parties To, From And

Between Such Party's Parcel And Garage And The Other Party's Parcel And Garage.

Parcel 3:

Easement For The Benefit Of Parcel 1 As Created By Parking And Support Easement Agreement Made By And Between Esplanade At Locust Point-I Limited Partnership, An Illinois Limited Partnership, HP/AG Esplanade At Locust Point-V Limited Partnership, An Illinois Limited Partnership, HP/AG Esplanade At Locust Point-V Limited Partnership, An Illinois Unlimited Partnership, The Teachers Insurance And Annuity Association Of America, Metropolitan Life Insurance Company And Guaranty Federal Bank, F.S.B. Dated October 19, 2000 And Recorded October 30, 2000 As Document R2000-169662 For The Right To Use The Columns And Beams In The Esplanade-I Garage Currently Used For The Support Of The Esplanade-V Garage For Such Purpose, Over Portions Of The Land Described As Exhibit A, Attached Thereto.

Parcel 4:

Easement For The Benefit Of Parcel 1 As Created By Facilities Easement Agreement Made By And Between HP/AG Esplanade At Locust Point Land Limited Partnership, An Illinois Limited Partnership And HP/AG Esplanade At Locust Point-V Unlimited Partnership, An Illinois Limited Partnership, Dated December 12, 2000 And Recorded December 18, 2000 As Document R2000-197262, For The Right To Locate The Facilities On The Esplanade Land Site Improvement Parcel And Use The Facilities Located On The Esplanade Land Site Improvement Parcel From Time To Time For Their Intended Purposes, Over The Following Described Land:

That Part Of Parcel 3 In Esplanade Assessment Plat No. 3 Of Part Of The Southeast 1/4 Of Section 25 And The Northeast 1/4 Of Section 36, Township 39 North, Range 10, East Of The Third Principal Meridian, And Part Of The

Southwest 1/4 Of Section 30 And The Northwest 1/4 Of Section 31, Township 39 North, Range 11, East Of The Third Principal Meridian, According To The Plat Thereof Recorded October 27, 1997 As Document R97-162965, Described As Follows: Commencing At The Most Southerly Southeast Corner Of Parcel 2 in Said Esplanade Assessment Plat No. 3, Being Also A Corner Of Said Parcel 3; Thence North 27 Degrees 31 Minutes 00 Seconds East Along The Easterly Line Of Said Parcel 2, Being Also A Westerly Line Of Said Parcel 3, 50.00 Feet To A Point Of Beginning; Thence Continuing North 27 Degrees 31 Minutes 00 Seconds East Along Said Last Described Line, 35.00 Feet; Thence South 62 Degrees 29 Minutes 00 Seconds East At Right Angles To Said Last Described Line, 4.00 Feet; Thence South 27 Degrees 31 Minutes 00 Seconds West, .35.00 Feet; Thence North 62 Degrees 29 Minutes 00 Seconds West, 4.00 Feet To The Point Of Beginning, In DuPage County, Illinois.

Commonly known as: 3250 Lacey Road, Downers Grove, IL 60515

PIN: 06-31-100-022

(hereinafter referred to as the "Property") is presently zoned "ORM/PD #31, Office-Research-Manufacturing/Planned Unit Development #31" under the Comprehensive Zoning Ordinance of the Village of Downers Grove; and

WHEREAS, the owner of the Property has filed with the Planning and Zoning Commission, a written petition conforming to the requirements of the Zoning Ordinance, requesting that a Special Use per Section 28.12.050 of the Zoning Ordinance be granted to allow a college or university.

WHEREAS, such petition was referred to the Planning and Zoning Commission of the Village of Downers Grove, and said Planning and Zoning Commission has given the required public notice, has conducted a public hearing for the petition on March 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 and Zoning Commission has recommended approval of the Special Use, subject to certain conditions; and,

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

(1) that the proposed use is expressly authorized as a special use in the district in which it is to be located;

(2) that the proposed use will not, in the particular case, be detrimental to the health, safety, or general welfare of the community;

(3) that the proposed use will not be injurious to the use and enjoyment of other property in the immediate area for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood;

(4) that the establishment of the special use will not impede the normal and orderly development and improvement of adjacent property for uses permitted in the district.

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

SECTION 1. That Special Use of the Property is hereby granted to allow a college or university.

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

1. The Special Use shall substantially conform to the staff report dated March 2, 2026; and drawings prepared by the Jenkins Group dated

January 21, 2026, except as such plans may be modified to conform to the Village codes and ordinances.

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

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

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

By: Mayor

Passed:

Published:

Attest:

By: Village Clerk



VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLANNING AND ZONING COMMISSION
MARCH 2ND, 2026 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
26-PZC-0009 3250 Lacey Road	Special Use	Flora León, AICP Senior Planner

REQUEST

The petitioner is requesting approval of a Special Use to permit a college or university within the O-R-M/P.U.D. #31 zoning district at 3250 Lacey Road.

NOTICE

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

GENERAL INFORMATION

OWNER:	Hamilton Partners Inc. 300 Park Boulevard Unit 201 Itasca, IL 60143
PETITIONER:	Ted Bernstein Orbis Education 301 North Pennsylvania Parkway, Suite 400 Indianapolis, IN 46280

PROPERTY INFORMATION

EXISTING ZONING:	O-R-M/PUD #31, Office-Research Manufacturing/ Planned Unit Development #31
EXISTING LAND USE:	Business Park
PROPERTY SIZE:	112,391.8 sq. ft. (2.58 acres)
PIN:	06-31-100-022

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
East:	O-R-M, Office-Research-Manufacturing/PD #31	Office Corporate Campus
WEST:	O-R-M, Office-Research-Manufacturing/PD #31	Office Corporate Campus
NORTH:	O-R-M, Office-Research-Manufacturing/PD #31	Office Corporate Campus
SOUTH:	O-R-M, Office-Research-Manufacturing/PD #31	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. Plats of Survey
4. Floor Plan

PROJECT DESCRIPTION

The petitioner is requesting a Special Use to permit Orbis Education in partnership with Grand Canyon University to locate classrooms and administrative offices at 3250 Lacey Road. The property is located on the west side of Lacey Road, approximately 890 feet west of the intersection of Lacey Road and Woodcreek Drive. The property is zoned O-R-M/P.U.D. #31, Office Research and Manufacturing/ Planned Unit Development #31. A college or university is an allowable special use in the O-R-M zoning district.

The petitioner is proposing to lease approximately 19,300 square feet of the third floor for Grand Canyon University. The seven-story building is 188,802 square feet in size. At this time, Grand Canyon University has finalized their floor plan and anticipates providing eight simulation rooms (residential type bathroom and hospital room “sets” for training), additional offices for staff and administrative personnel, clinical labs, a testing center with two testing rooms, and a student lounge.

Grand Canyon University will offer both on-line and on-site learning opportunities to earn a nursing degree at this facility. All classwork is conducted online and offsite. Students will come in for weekly testing sessions, clinical training and simulations. At full capacity it is anticipated that 12-15 full time students and 10-12 part time employees would occupy the 3250 Lacey Road facility. While classes are primarily held between 8am and 6pm, given the hybrid nature of the program students are not onsite every day and when they are onsite, they are not there all day.

In 2000, the office building at 3250 Lacey Road was approved and constructed via an approved Planned Unit Development Amendment. This approval also included parking spaces via a two-level addition to the existing parking deck directly north of this site. The construction of the two additional levels provided an additional 533 parking spaces for this entire office building. The existing offices use the parking garage primarily during the morning and afternoons. Grand Canyon University’s limited capacity throughout the day will ensure that the parking garage provides sufficient parking for all users.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The Guiding DG Comprehensive Plan’s Future Land Use Map designates the subject property as office. Office uses include large-scale office buildings and complexes, office parks, and small individual offices. The goals associated with each chapter are:

Focus Area Plan – Continued Investment in the Butterfield and Finley Road Area

- The Butterfield Road Corridor Plan identified the following as a goal: ensure that the Butterfield Road corridor is resilient to changing commercial and office market conditions.
- 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.
- Leverage the unique location of this corridor adjacent to two highways to attract new retail and office tenants.

Economic Development

- Foster partnerships between schools, colleges, and universities such as Northwestern 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.
- Continue to implement the CMAP Butterfield Road Corridor Plan.
- Encourage a balanced mix of uses to adequately provide services, conserve natural resources, and disperse amenities.

The proposed university use will help support workforce development efforts. By continuing to collaborate and support education, training and career pathways, the Village and its partners can cultivate a diverse and dynamic economy that continues to attract businesses, strengthens the local talent pool and foster long-term prosperity. The Village is uniquely positioned to leverage its local assets, such as Northwestern University, to build strong partnerships between businesses and educational institutions. These connections help create a pipeline of skilled talent that supports both new and existing businesses. By championing workforce development, the Village can continue to grow as an innovative, inclusive, and economical diverse community, ensuring a bright future for residents and businesses alike.

The proposed development is consistent with the intent of the Guiding DG Comprehensive Plan.

COMPLIANCE WITH ZONING ORDINANCE

The property is zoned O-R-M/P.D. #31, Office Research and Manufacturing/Planned Unit Development #31. The proposed college or university is an allowable special use in the O-R-M zoning district. There are no proposed exterior modifications which would alter the existing building setbacks or other bulk zoning standards. Staff believes the proposal is consistent with the Zoning Ordinance.

PUBLIC SAFETY REQUIREMENTS

The Fire Prevention Division of the Fire Department has reviewed the proposed plans and has not noted any life safety concerns with the proposed use.

NEIGHBORHOOD COMMENT

Notice was provided to all property owners 250 feet or less from the property line in addition to posting the public hearing sign and publishing the legal notice in the *Daily Herald Life*. At this time, staff has not received any written neighborhood comment regarding the petition.

STANDARDS OF APPROVAL

The petitioners are requesting a Special Use. 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.

*Special Use***Section 28.12.050(h) Approval Criteria – Special Uses**

No special use may be recommended for approval or approved unless the respective review or decision-making body determines that the proposed special use is constituent with and in substantial compliance with all Village Council policies and plans, including, but not limited to, the Comprehensive Plan and the Downtown Design Guidelines and that the petitioner has presented evidence to support each of the following conclusions:

- (1) *that the proposed use is expressly authorized as a special use in the district in which it is to be located;*
- (2) *that the proposed use will not, in the particular case, be detrimental to the health, safety, or general welfare of the community;*
- (3) *that the proposed use will not be injurious to the use and enjoyment of other property in the*

26-PZC-0009; 3250 Lacey Road
March 2nd, 2026

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- immediate area for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood;*
- (4) that the establishment of the special use will not impede the normal and orderly development and improvement of adjacent property for uses permitted in the district.*

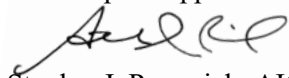
DRAFT MOTION

Staff will provide a recommendation at the March 2nd, 2026 meeting. Should the Planning and Zoning Commission find that the request is consistent with the Comprehensive Plan and meets the requirements of the Zoning Ordinance, staff has prepared a draft motion that the Planning and Zoning Commission may make for the recommendation approval of 26-PZC-0009:

Based on the petitioner's submittal, the staff report, and the testimony presented, I find that the petitioner has met the standards of approval for a Special Use as required by the Village of Downers Grove Zoning Ordinance and is in the public interested therefore, I move that the Planning and Zoning Commission recommend to the Village Council approval of 26-PZC-0009, subject to the following condition:

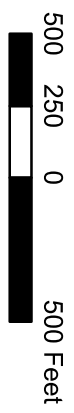
1. The Special Use shall substantially conform to the staff report and floor plans prepared by the Jenkins Group dated January 21, 2026 except as such plans may be modified to conform to the Village codes and ordinances.

Staff Report Approved By:





Stanley J. Popovich, AICP
Director of Community Development

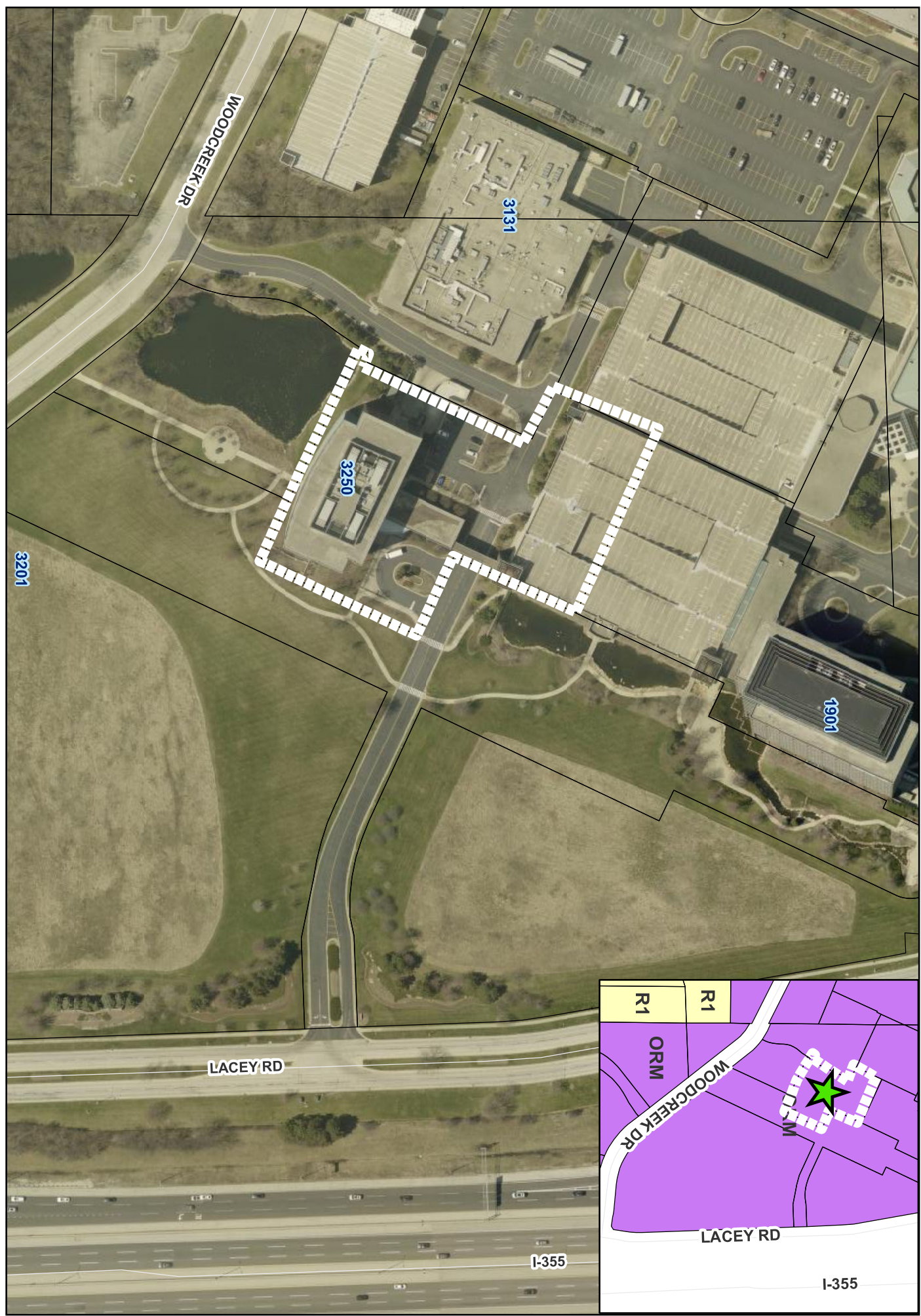
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3250 Lacey Road - Location Map

 Subject Property

 Site Location



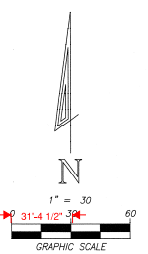
EDWARD J. MOLLOY & ASSOCIATES, LTD. LAND & CONSTRUCTION SURVEYORS

1230 MARK STREET, BENSenville, ILLINOIS 60106 (630) 595-2600 Fax (630) 595-4700

PLAT OF SURVEY

OF

SURVEYOR'S NOTES: TITLE COMMITMENT: THE FOLLOWING MATTERS OF TITLE ARE REFERENCED IN SCHEDULE B OF CHICAGO TITLE INSURANCE COMPANY GUARANTEE FOR TITLE INSURANCE... CO. TERMS, PROVISIONS AND CONDITIONS AS CONTAINED IN THE FACILITIES EASEMENT AGREEMENT DATED DECEMBER 19, 2000... BE. MATTERS OF SURVEY NO. 2000-1338, DATED OCTOBER 16, 2000, AS PREPARED BY EDWARD J. MOLLOY & ASSOCIATES, LTD. AS FOLLOWS: 1. PROPOSED SEVEN-STORY OFFICE BUILDING TO BE BUILT OVER EASEMENT SHOWN AT EXCEPTION REFERENCE LETTER Y. [EASEMENT HAS BEEN WASTED. BUILDING PLOTTED ON THE DRAWING.] 80. TERMS, PROVISIONS AND CONDITIONS AS CONTAINED IN THE ACCESS EASEMENT AGREEMENT DATED OCTOBER 19, 2000... 81. TERMS, PROVISIONS AND CONDITIONS AS CONTAINED IN THE ACCESS EASEMENT AGREEMENT DATED OCTOBER 19, 2000... 82. MATTERS OF SURVEY NO. 2000-1338, DATED OCTOBER 16, 2000, AS PREPARED BY EDWARD J. MOLLOY & ASSOCIATES, LTD. AS FOLLOWS: 1. SANITARY SEWER LINE RUNNING THROUGH THE SOUTHWESTERLY PORTION OF THE LAND, SAID SANITARY SEWER LINE IS NORTHWESTERLY OF THE EASEMENT SHOWN AS EXCEPTION REFERENCE LETTER Y. [EASEMENT AND RELOCATED SANITARY SEWER LINE PLOTTED ON THE DRAWING.] 82. MATTERS OF SURVEY AS SHOWN ON SITE PLAN NO. 2231, DATED FEBRUARY 11, 2000, AS PREPARED BY CONROY DESIGN GROUP, INC. AS FOLLOWS: 1. COMMON AREA RESTRICTIONS RELATING TO EASEMENTS FOR RETENTION POWER, ACCESS, WALKWAYS, UTILITIES AND COMMON AREA CONTAINED IN THE DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR ESPLANADE AT LOUCIST POINT PROPERTY OWNERS' ASSOCIATION RECORDED DECEMBER 1, 2001 AS DOCUMENT R2001-207574 AND AMENDMENT RECORDED MARCH 20, 2003 AS DOCUMENT R2003-107746. [UNAPPROVED IF BUILT PLOTTED ON THE DRAWING.] 83. TERMS AND PROVISIONS OF THE PARKING AND SUPPORT EASEMENT AGREEMENT RECORDED MARCH 13, 2001 AS DOCUMENT R2001-047614. [EASEMENT NOTED ON THE DRAWING.] FLOOD MAP DESIGNATION: OUR EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITAS, ILLINOIS, 17004-0012-C WITH AN EFFECTIVE DATE OF 11/03/99 SHOWS THAT NO PART OF THE PROPERTY FALLS WITHIN A SPECIAL FLOOD HAZARD AREA AND THAT SAID PROPERTY DOES FALL WITHIN ZONE "X" DEFINED AS RISKS OF MINOR FLOODING. ZONING NOTATION: SURVEYOR HAS BEEN ADVISED BY THE VILLAGE OF DOWNERS GROVE ZONING DEPARTMENT THAT THE PROPERTY FALLS WITHIN AN AREA DESIGNATED ON AN APPROVED PLANNED UNIT DEVELOPMENT DRAWING AND SET-BACK LINES FOR ANY IMPROVEMENTS TO BE CONSTRUCTED ON THE PROPERTY ARE REFERENCED BY THE BULK AND HEIGHT OF THE PROPOSED STRUCTURE TO BE CONSTRUCTED THEREON. THEREFORE, THESE SET-BACK LINES WERE NOT BE PLOTTED ON THE DRAWING TO THE BEST OF SURVEYOR'S KNOWLEDGE. THERE ARE NO OTHER SET-BACK LINES SHOWN ON ANY RECORDED PLAT. SUMMARY OF PAINT STRIPED PARKING SPACES: THE PROPERTY CONTAINS 20 SURFACE LEVEL PARKING SPACES INCLUDING 2 HANDICAPPED SPACES. THE PARKING STRUCTURE CONTAINS 1399 PARKING SPACES PLANS. ACCESS STATEMENT: THE SUBJECT PROPERTY HAS ACCESS BY MEANS OF EASEMENT PARCEL 2 TO AND FROM WOODCREST DRIVE AND LACEY ROAD, BOTH LEGALLY OWNED AND PUBLICLY DEDICATED, USED AND MAINTAINED STREETS OR HIGHWAYS. AREA STATEMENT: PARCEL 1 CONTAINS 112,451 SQUARE FEET OR 2,581.7 ACRES. NUMBERED ITEMS IN TABLE "A" OF MINIMUM STANDARD DETAIL REQUIREMENTS: 1. MONUMENTS PLACED OR FOUND AT BOUNDARY CORNERS OF THE PROPERTY. 2. NEIGHBOR A.D. 3. FLOOD ZONE DESIGNATION. 4. LAND AREA. 5. ZONING CLASSIFICATION AND APPLICABLE SETBACK, HEIGHT AND FLOOR AREA RESTRICTIONS. 6. TOTAL EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL. 700. EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL. 701. SQUARE FOOTAGE OF EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL. 702. MEASURED HEIGHT OF ALL BUILDINGS ABOVE GRADE AT A DEFINED LOCATION. 8. SUBSTANTIAL VISIBLE IMPROVEMENTS. 9. PARKING USAGE AND STRIPES. 10. INDICATION OF ACCESS TO A PUBLIC WAY. 1100. LOCATION OF UTILITIES AS DETERMINED BY OBSERVED EVIDENCE AND PLANS PROVIDED. 12. NAMES OF ADJOINING OWNERS.

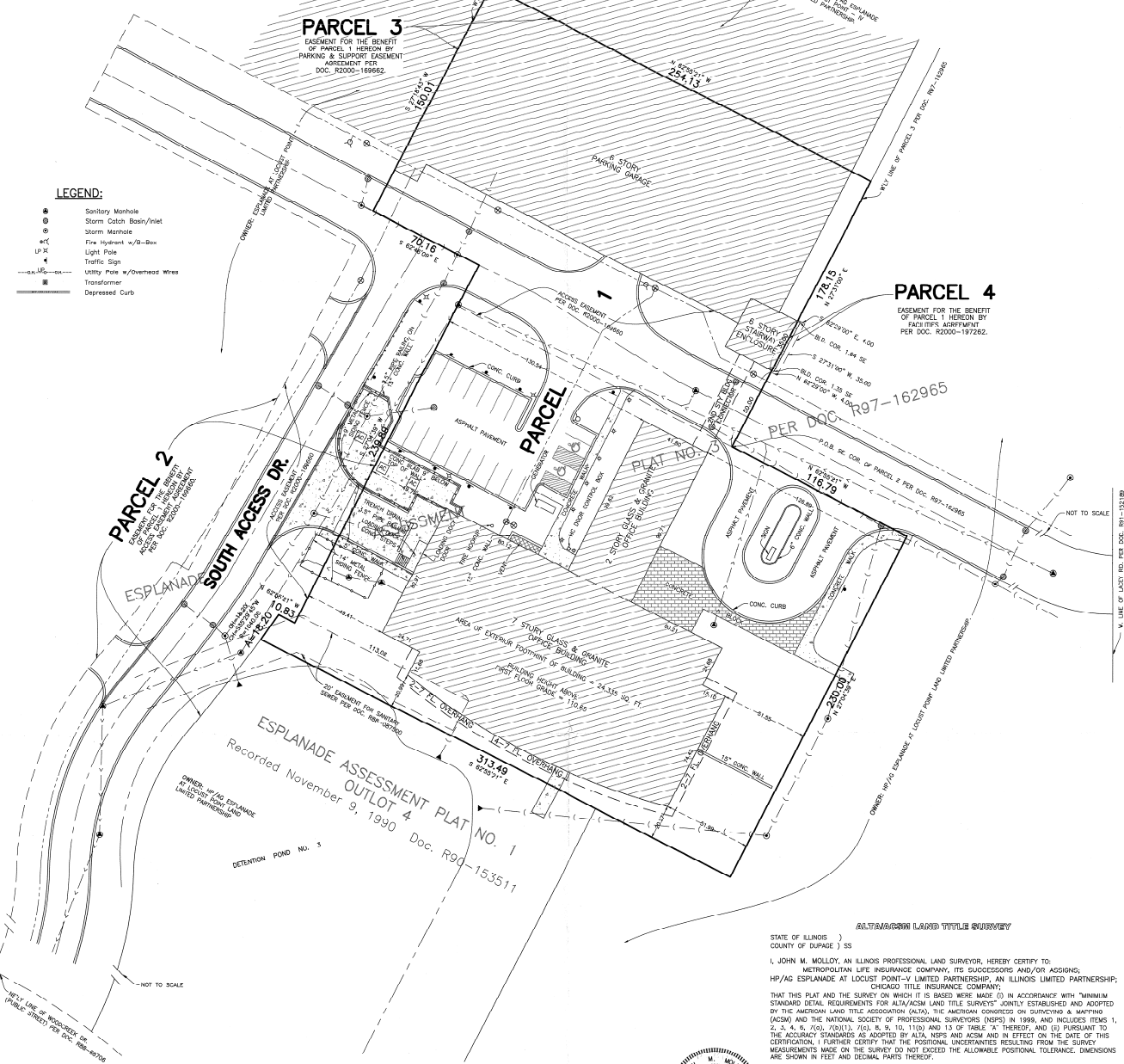


PARCEL 2 EASEMENT FOR THE BENEFIT OF PARCEL 1 HEREIN BY ACCESS EASEMENT AGREEMENT PER DOC. R2000-169860.

PARCEL 3 EASEMENT FOR THE BENEFIT OF PARCEL 1 HEREIN BY PARKING & SUPPORT EASEMENT AGREEMENT PER DOC. R2000-169862.

COMMONLY KNOWN AS: 'ESPLANADE AT LOUCIST POINT - V' 3250 LACEY ROAD, DOWNERS GROVE, ILLINOIS

- Legend: Sanitary Manhole, Storm Catch Basin/Inlet, Storm Manhole, Fire Hydrant, Light Pole, Traffic Sign, Utility poles w/Overhead Wires, Transformer, Depressed Curb.



STATE OF ILLINOIS) COUNTY OF DUPAGE) SS JOHN M. MOLLOY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY TO: METROPOLITAN LIFE INSURANCE COMPANY, ITS SUCCESSORS AND/OR ASSIGNS; HP/AG ESPLANADE AT LOUCIST POINT-V LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP; CHICAGO TITLE INSURANCE COMPANY; THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (3) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION (ALTA), THE AMERICAN COUNCIL ON SURVEYING & MAPPING (ACSM) AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS) IN 1999, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(6), 7(1), 7(2), 8, 9, 10, 11(1) AND 13 OF TABLE "A" THEREOF; AND (4) PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, I FURTHER CERTIFY THAT THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. SIGNED AT BENSenville, ILLINOIS THIS 5TH DAY OF MAY, A.D. 2005. JOHN M. MOLLOY ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3432 BY LICENSE EXPIRES NOVEMBER 30, 2008 AND IS RENEWABLE

FOR: HAMILTON PARTNERS, INC. ORDER NO.: 2005-0418 FILE: 30-39-11 PROJECT NO.: 111 [REPLACES PREVIOUS ORDER NO'S 2000-0069 & 2000-1338]

The Jenkins Group

ARCHITECTURE | INTERIORS | PLANNING

300 Park Blvd. Suite 250 Itasca, IL 60143-2655
Phone 630.250.9100

February 11, 2026

Re: Special Use Permit for Orbis / GCU build-out
3250 Lacey Road Suite 300

PROJECT SUMMARY / NARRATIVE

SUMMARY

Proposed project is a 19,300 SF tenant build-out of the third floor of an existing, multi-story, office building at 3250 Lacey Road located in the Esplanade at Locust Point PUD. Improvements are limited to an interior build-out / renovation as needed to serve the proposed use. There are no proposed changes to existing base building construction or to the building site / exterior.

PROPOSITION

We have identified this use to be consistent with College / University use which is allowed within the Esplanade PUD – with a special use permit approval. As such, we are requesting approval of a special use permit for this project.

NARRATIVE

A letter from Ownership, on the following page, provides more particulars on the use which, in short, is to provide the necessary education and training of nursing students to become registered nurses. The program focuses on this mission alone and provides these services at a fraction of cost and time to traditional four year universities. Orbis Education, the official tenant, has partnered with Grand Canyon University, located in Phoenix, AZ, to provide these educational services.

The proposed build-out construction will be similar in look and scope to a traditional office - apart from a few “faux” residential type bathroom and hospital room “sets” – solely for patient training purposes. Occupant levels will be at, or lower, than that of allowed office use. As such, the proposed build-out will mostly mimic traditional office construction and follow code compliant office occupancy numbers. All in all, a good fit for inclusion within a traditional office building use.

BENEFITS

Benefits for approving this special use permit are multifold but to mention three :

- with stay-at-home work on the rise, traditional office occupancy rates are under pressure so helping to maintain these occupancy rates is an obvious benefit to building owners, the area businesses, and the Village.
- the proposed use provides a lower-cost, short-term pathway to good paying jobs in nursing to area residents who may not be able to follow the more costly and time consuming, traditional four-year college path.
- who doesn't want more registered nurses in the area who may look for employment in the many critical healthcare systems within the community ?



2/6/2026

Flora Leon
Village of Downers Grove
Civic Center
850 Curtiss Street
Downers Grove, IL 60515

Re: Orbis Education/GCU Permit
3250 Lacey Road
Suite 300
Downers Grove, IL 60515

Dear Ms. Leon,

Orbis Education in Partnership with Grand Canyon University is looking to bring our Bachelor's in Nursing Degree program to Downers Grove. We have identified space at 3250 Lacey Road and signed a lease based on information provided by the Village of Downers Grove indicating that the use was acceptable under the PUD zoning agreement.

Nursing is the only degree offered here and is a hybrid online program where all classwork is conducted online and offsite. Students come in for weekly testing sessions, clinical training and simulations. No other "college or university" type activities will take place here. Our hours of operation are M-F, 8am-6pm however given the hybrid nature of the program students are not onsite every day and when they are onsite, they are not there all day.

Our goal is to enroll 48 students per start however it may take time to get to that level. Our staff will be comprised of administrative personal, full time and adjunct faculty. At full capacity we will have 12-15 full time students and 10-12 part time employees.

This use is consistent with the use at our current site at 1020 W. 31st Street in Downers Grove.

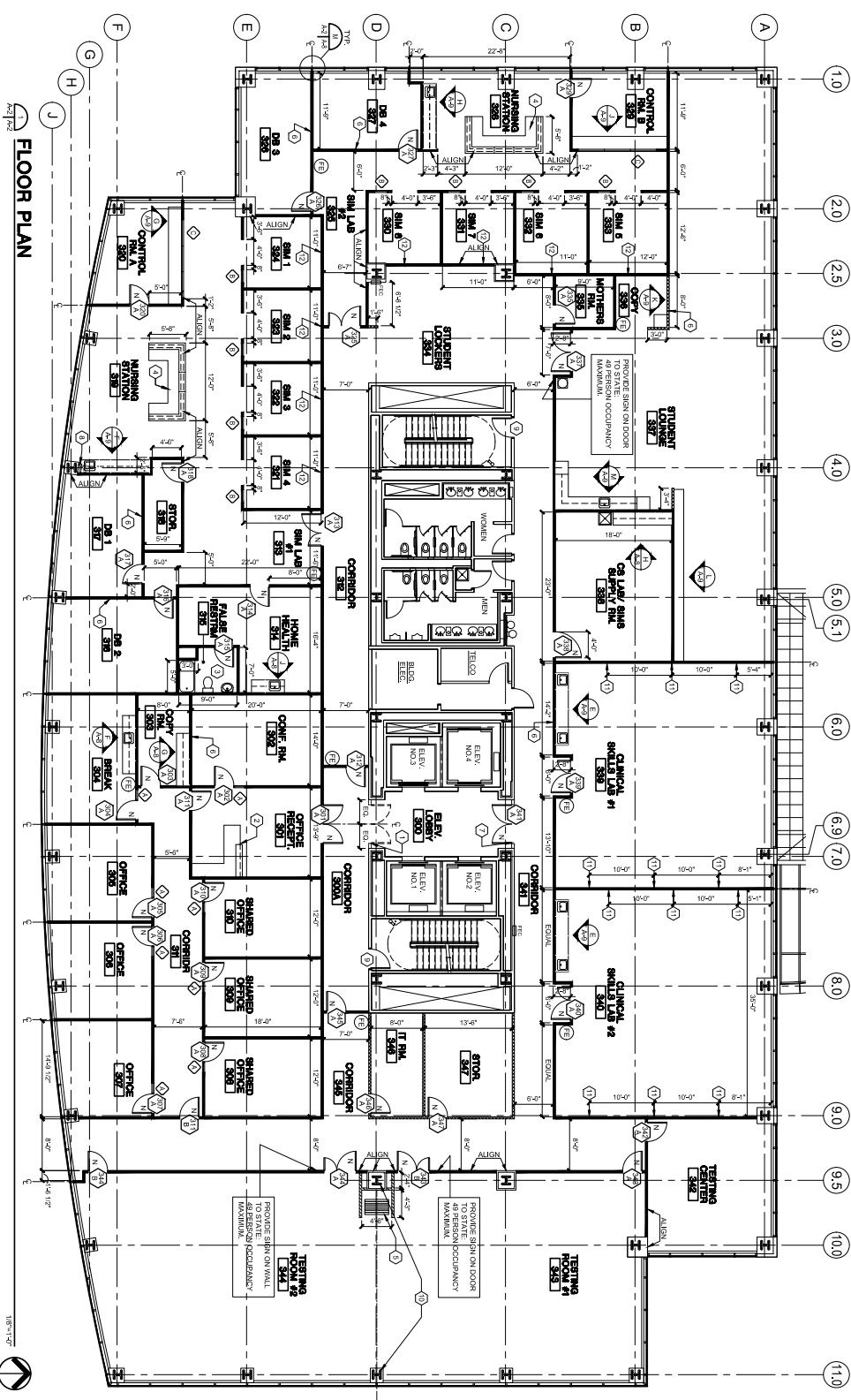
Please do not hesitate to reach out if you have any questions or need additional information.

Thank you,

Ted Bernstein

Ted Bernstein
Orbis Education
VP, Site Planning, Construction and Development

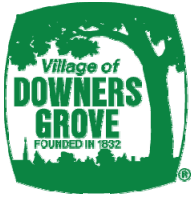
PAGE 2 OF 2



FLOOR PLAN

GENERAL NOTES	KEYED NOTES	SYMBOL LEGEND
<ol style="list-style-type: none"> 1. DIMENSIONS ARE TO FACE OF PARTITION UNLESS OTHERWISE INDICATED. SEE DETAILS FOR PARTITION THICKNESS. 2. EXISTING BUILDING CORE DOORS ARE TO REMAIN, UNLESS NOTED OTHERWISE. 3. NEW DOORS ARE SHOWN WITH A DOOR MARK. 4. DOOR HANGERS SHALL BE GAUGE OF OPERATION WITH THE USE OF ONE (1) OF THE MARK TO OPERATE. HINGED MARK CANNOT BE PROHIBITED LEVER NOT EXCEED ORIGINAL FINISH IN HEIGHT. HINGED MARKS EXCEEDING ONE (1) INCH IN HEIGHT SHALL HAVE 1/2\" 5. PATIO FILL AND SAND OVER INSPECTIONS IN EXISTING CORE AND PERIMETER WALLS. 6. FINISH COUNTERTOPS, TABLES AND WORK SURFACES SHALL COMPLY WITH THE STATE OF ILLINOIS ACCESSIBILITY CODE (8800.10) AND 	<ol style="list-style-type: none"> 1. REMOVE EXISTING DOORS AND FRAME AND ADJACENT PARTITION 2. RECEPTION DESK - SEE A.1.4.8 3. FALSE CEILING - SEE ENLARGED PLAN A.4.6 - FINISHES ARE NONWORKING 4. HANGING STATION - SEE ENLARGED PLAN A.4.6 5. ORIGNAL PARTITION - SEE STRUCTURAL DWGS AND DETAIL A.1.4.1.2 6. REMOVE BLOCKING SUPPORT AT WALL MOUNTED TV LOCATIONS - CORRELATE THE HEIGHT WITH "FINISH" 7. REMOVE EXISTING DOOR AND FRAME AND POSITION OF PARTITION AS NEEDED FOR NEW DOOR FRAME 8. REMOVE FIRE EXTINGUISHER CABINET, PATIO, SMOOTH AND PAINT BALDING OWNER 9. EXISTING SHIPWELL DOOR WITH EXISTING CABINET REPROCESSED BY FABRICATOR 10. WHERE SERVICES REQUIRED FOR NEW STEEL PROVIDE KNOCKOUTS OVER STEEL IN CONCRETE 11. PROVIDE 30\" 12. PROVIDE 30\" 	<p>NOTE: UNLESS OTHERWISE INDICATED, SYMBOLS REPRESENT NEW CONSTRUCTION.</p> <p>EXISTING PARTITION TO REMAIN</p> <p>REMOVE EXISTING PARTITION</p> <p>TYPICAL PARTITION WITH INSULATION - SEE DETAIL A.1.4.1.2</p> <p>REMOVE DOOR AND FRAME</p> <p>EXISTING DOOR AND FRAME</p> <p>NEW DOOR AND FRAME</p> <p>WINDOW TYPE - SEE SHEET A.4</p> <p>DOOR MARK - SEE DOOR SCHEDULE SHEET A.4</p> <p>FIRE EXTINGUISHER ON HOOK WITH WALL SIGN</p> <p>EXISTING FIRE EXTINGUISHER CABINET TO BE REMOVED</p> <p>EXISTING FIRE EXTINGUISHER CABINET</p>

<p>PROJECT OWNER: DED DANE COUNTY JTL JTL JTL DED</p> <p>DATE: 1-21-26 PROJECT NO.: 25101</p>	<p>PROJECT: TENANT FINISH-OUT FOR GRAND CANYON UNIVERSITY</p> <p>3250 E. LACEY RD. STE. 300 DOWNS GROVE, IL</p>	<p>CONTRACTOR: OSTRANDER CONSTRUCTION 1130 S. STATE ST. DOWNS GROVE, IL 60515 630.971.9211</p>	<p>OWNER/DEVELOPER: HAMILTON PARTNERS 1901 BUTTERFIELD RD. DOWNS GROVE, IL 60515 630.583.5700</p>	<p>DESIGNED BY: 1-21-26 PERMIT SUBMITTED: 1-21-26 ISSUED FOR PERMIT: 1-21-26 REVISION SET: 1-21-26 DATE: 1-21-26</p>	<p>PROF. SEAL: DANE COUNTY JTL JTL JTL DED</p>
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Special Uses

Review and Approval Criteria

Form #PZC2

Address of Project Site: 3250 Lacey Road, Suite 300 Downers Grove

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

Section 28.12.050.H. Approval Criteria (Special Uses)

No special use may be recommended for approval or approved unless the respective review or decision-making body determines that the proposed special use is consistent with and in substantial compliance with all Village Council policies and plans, including, but not limited to, the Comprehensive Plan and the Downtown Design Guidelines and that the applicant has presented evidence to support each of the following conclusions:

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

Yes. The Esplanade at Locust Point PUD is zoned ORM and per Zoning Ordinance Table 5.1 (attached), College / University use is listed as an allowed use - with special permit approval - in the ORM

2. That the proposed use will not, in the particular case, be detrimental to the health, safety, or general welfare of the community.

The proposed use is to provide education and training for nursing students to become registered nurses so this use:

- creates no specific health safety, or general welfare concerns to neighbors or community.
- may well be a benefit in helping provide the local community healthcare system with additional nursing prospects.

3. That the proposed use will not be injurious to the use and enjoyment of other property in the immediate area for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.

The operations are similar to the business/office use in the building, with similar working hours, and creates no excessive noise, odor or refuse. The number of proposed occupants is similar or less than office use so occupant amounts create no additional burden on building utilities or services, public utilities, parking, traffic or trucking. Property values within the office complex are partially dependent on occupancy and installing a full floor, rent (and tax) paying tenant, is a benefit to property value of the building and to the area.

4. That the establishment of the special use will not impede the normal and orderly development and improvement of adjacent property for uses permitted in the district.

The proposed use is an interior build-out, within a large office building, so creates no impedance to the development and improvement of adjacent property.



Village of Downers Grove

Planning and Zoning Commission – Draft Minutes

Table 1 - Detailed information on this Board or Commission meeting.

Meeting Location	Civic Center – Betty Cheever Council Chambers
Meeting Address	850 Curtiss St., Downers Grove, IL 60515
Meeting Date	March 3, 2026 at 7:00 PM

File 26-PZC-0009.

The petitioner is seeking approval of a Special Use for a College or University. The property is currently zoned O-R-M/P.D. #31, Office-Research-Manufacturing/Planned Unit Development #31. The property is located approximately 890 feet northwest of the intersection of Woodcreek Drive and Lacey Road, commonly known as 3250 Lacey Road, Downers Grove, IL (PIN: 06-31-100-022)., Petitioner, Ted Bernstein and Owner, Hamilton Partners, Inc.

Phil Sheridan, with Hamilton Partners, explained they are seeking a Special Use permit to operate a nursing school training facility on the third floor of the building at 3250 Lacey Road. He said they have executed to move forward with a school that would like to operate a nursing school on site, but they do not currently have the appropriate jurisdiction to do that, which is why they are seeking a Special Use permit.

Dave Duffy, architect, stated Orbis is contracted with Grand Canyon University, but Orbis is putting in the nursing and training facility, which includes offices, meeting rooms, and rooms or certain training. He stated the three primary benefits for this include helping maintain in the building offices with stay-at-home on the rise, a lower short term pathway to get good paying jobs through nursing to the residents, and having more registered nurses in the area. He expressed they have met the four criteria for the special use.

Ted Bernstein, with Orbis Education, expressed this will be a nursing program to develop registered nurses. He mentioned there is a huge nursing shortage and hospitals are looking to have more students come through. He said it is a hybrid online program, where students do all of their coursework offsite on their time, but come in for testing and training, and they will do rotations at the local hospital. He stated it is a 16-month program and the student population is 25 to 35, and it will be a huge benefit to the community and the hospitals to welcome more nurses. He mentioned they did not believe there would be any real impact to traffic.

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

Commissioner Frankovic inquired if this was for secondary nursing training. Mr. Bernstein answered yes, it is an accelerated Bachelor Degree.

Commissioner Reyes asked if the existing parking would cover the needs of tenant. Mr. Sheridan responded yes, and they have an attached covered parking garage that has excess parking.

Commissioner Eberhardt commented that it looks like an office use and does not sound like it has any medical equipment. Mr. Bernstein stated it would be all teaching and training equipment, as they will be working with the real stuff at the hospital.

Chairman Patel asked for public comment. There was none.

Chairman Patel asked for the staff report.

Flora Leon, Senior Planner, explained the petition is for 3250 Lacey Road, requesting a Special Use to permit Orbis Education, in partnership with Grand Canyon University, to locate classrooms and administrative offices in this space. She stated the underlying zoning district for this is O-R-M, and the university use is a special use that is allowed in this zoning district. She noted they sent out the public hearing notices and did not receive any questions from the public. She walked through the floor plan with the commissioners. She said the overall leasing space is 19,300 square feet, and on the third floor. She added the building is 18,802 square feet and Grand Canyon University anticipates adding eight simulation rooms, additional offices, clinical labs, a testing center with two rooms, and a student lounge. She stated the full capacity is anticipated to include 12 to 15 full-time students and 10-12 part-time students. She went over the goals of the Comprehensive Plan and the four special use criteria. Staff found the goals were met and consistent with the plan and that all criteria had been met.

Chairman Patel asked for questions of staff.

Commissioner Lincoln asked if they had any other examples in the Village of a Special Use for college/university in an O.R.M. Ms. Leon believed there was one, but it was O.R., with a similar tenant that was approved around 2014. Commissioner Toth inquired if the Midwest University Veterinarian School was a similar use. Ms. Leon responded she believed that property is zoned B-3.

Commissioner Reyes asked why they have to approve this again if the proposed use is already authorized. Ms. Leon answered the college and university use falls under the category of a Special Use Permit, which has to come before them for review to make sure the criteria is met.

Chairman Patel gave the petitioner the opportunity to come back up and respond to any comments or questions and/or to add a closing statement. The petitioner declined.

Chairman Patel asked the commissioners for deliberation.

Commissioner Lincoln expressed it seemed pretty straightforward. He explained in terms of special use, they normally are trying to make sure they are mitigating their impact, but sometimes a special use can have more of an impact on the neighbors; however, this is not one of those.

Commissioner Eberhardt felt this was a good bang for the dollar and community.

Commissioner Frankovic voiced the opportunity to have more training in this field is wonderful for their community, especially with all the medical offices in the area.

Chairman Patel agreed with the previous comments and felt the standards of approval were met.

With respect to File 26-PZC-0009 based on the petitioner's submittal, staff report, and the testimony presented, it is found that the petitioner has met the standards of approval for a special use, as required by the Village of Downers Grove Zoning Ordinance, and is in the public interest, therefore Commissioner Lincoln made a motion that the Planning and Zoning Commission recommend the Village Council approval of File 26-PZC-0009, subject to the conditions outlined in the staff report.

Second by Commissioner Barry.

Roll Call:

Aye: Lincoln, Barry, Toth, Frankovic, Eberhardt, Reyes, Wolf and Chair Pro Tem Patel.

Nay: None.

Motion Approved. Vote 8-0