



Village of Downers Grove

Report for the Village Council Meeting

Table 1 - Council Agenda item.

Subject	2500 Warrenville Road - Zoning Map Amendment
Submitted By	Stan Popovich, AICP Director of Community Development

Synopsis

The petitioner is requesting a Zoning Map Amendment to rezone the subject property from M-1, Light Manufacturing, to O-R-M, Office-Research-Manufacturing at 2500 Warrenville Road.

Strategic Plan Alignment

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

Fiscal Impact

N/A

Recommendation

Approval on the September 15, 2026 Active Agenda.

At their August 24, 2026, the Planning and Zoning Commission's unanimously recommended approval (8-0) of the proposed zoning map amendment. The Planning and Zoning Commission found that the proposal is compatible with the Comprehensive Plan and meets all standards for approval of a Zoning Map Amendment found in Section 28.12.030(i) of the Municipal Code.

Background

Property Information and Zoning Request.

The petitioner is requesting approval of a Zoning Map Amendment to rezone the subject property from M-1, Light Manufacturing, to O-R-M, Office-Research-Manufacturing to construct an approximately 173,000 square foot single-story building at 2500 Warrenville Road. The property is currently zoned M-1, Light Manufacturing, and is occupied by an office building and the associated parking lot. The proposal includes demolishing the existing building and parking lot and constructing the beforementioned building. Surrounding properties, including the property sharing access to the east, have amended their zoning district to O-R-M.

Compliance with the Comprehensive Plan.

The Future Land Use Map within the Guiding DG Comprehensive Plan designates the subject property as Light Industrial and Business Park. This land use is characterized as those areas that specialize in design, processing, assembly, storage, and transportation of products. Such uses are located in areas where they can benefit from regional transportation networks such as interstate highways. The subject property is included in the West Ogden Avenue Focus Area as part of the Guiding DG Comprehensive Plan. The goals of the focus area include taking advantage of redevelopment opportunities to be a gateway to the community and a regional commercial destination.

Compliance with the Zoning Ordinance.

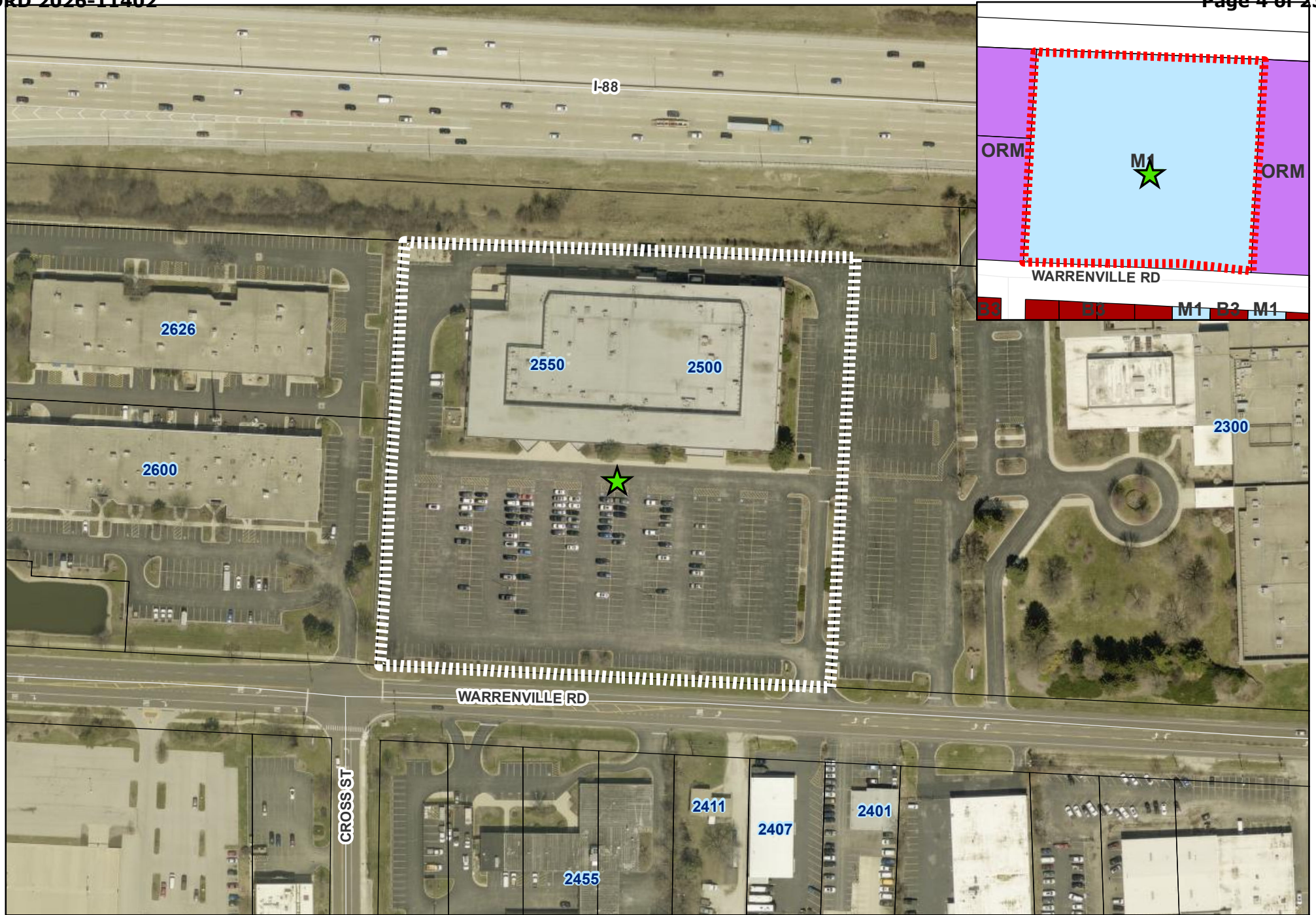
The office, warehousing and distribution uses are listed as an allowable use in the O-R-M zoning district. As currently proposed, the development will be required to comply with the bulk regulations of the O-R-M zoning district. Compliance will be reviewed during the building permit review of the project.

Public Comment.

There were no public comments.

Attachments

- Aerial Map
- Ordinance
- Staff Report with attachments dated August 24, 2026
- Draft Planning and Zoning Commission Minutes date August 24, 2026



210 105 0 210 Feet



2500 Warrenville Road - Location Map

-  Subject Property
-  Sign Location

Ordinance No.

An Ordinance Rezoning Certain Property Located at 2500 Warrenville Road

WHEREAS, the property located north of Warrenville Road and south of I-88, between Finley Road and Cross Street, commonly known as 2500 Warrenville Road, Downers Grove, Illinois, 60515, PIN 08-01-300-015, hereinafter described has been classified as "M-1, Light Manufacturing" district under the Zoning Ordinance of the Village of Downers Grove; and

WHEREAS, the owner or owners of said property have requested that such property be rezoned as hereinafter provided; and

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

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

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

Lot 1 in Service Master 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 DuPage County, Illinois.

Commonly known as: 2500 Warrenville Road, Downers Grove, IL 60516

PIN: 08-01-300-015

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

1. The existing use and zoning of nearby property;
2. The extent to which the particular zoning restrictions affect property values;
3. The extent to which any diminution in property value is offset by an increase in the public health, safety and welfare;
4. The suitability of the subject property for the zoned purposes;
5. The length of time that the subject property has been vacant as zoned, considering the context of land development in the vicinity;
6. The value to the community of the proposed use; and
7. The comprehensive plan.

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

1. The Zoning Map Amendment shall substantially conform to the staff report dated August 24, 2026.

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

SECTION 5. This ordinance shall be in full force and effect from and after its passage and publication in pamphlet form as provided by law.

By: Mayor

Passed:

Published:

Attest:

By: Village Clerk



Village of Downers Grove

Planning and Zoning Commission - Report

Table 1 - Detailed information on this Planning and Zoning Commission Report

Meeting Location	Civic Center – Betty Cheever Council Chambers
Meeting Address	850 Curtiss St., Downers Grove, IL 60515
Meeting Date	August 24, 2026 at 07:00 PM
Subject	26-PZC-0037, 2500 Warrenville Road
Type	Zoning Map Amendment
Submitted by	Carter Moran, Planner

Request.

The petitioner is requesting a Zoning Map Amendment to rezone the subject property from M-1, Light Manufacturing, to O-R-M, Office-Research-Manufacturing to allow for the future construction of an approximately 173,000 square foot single-story building at 2500 Warrenville Road.

Notice.

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

General Information.

Table 2 – Details about the applicant's identity and location.

Applicant Name	Applicant Address
Andrew Scott	10 South Wacker Drive, Suite 2300, Chicago, IL 60606

Table 3 - Property ownership details for primary owner.

Owner Name	Owner Address
2500 Warrenville LLC	2200 Cabot Drive, Unit 110, Lisle, IL 60532

Property Information.

Table 4 - Detailed subject property summary (parcel identification, size, and zoning)

Existing Zoning	M-1, Light Manufacturing
Existing Land Use	Office and Light Industrial
Property Size	7.8 acres (343,445 square feet)
PIN	08-01-300-015

Table 5 - Details regarding the surrounding properties, zoning, and land uses.

Direction	Zoning	Future Land Use
East	ORM, Office-Research-Manufacturing	Light Industrial/Business Park
West	ORM, Office-Research-Manufacturing	Light Industrial/Business Park
North	Illinois Tollway	N/A
South	B-3, General Services and Highway Businesses/ M-1, Light Manufacturing	Corridor Commercial

Analysis.

Submittals

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

- 1. Petition
- 2. Location Map
- 3. Plat of Survey

4. Project Narrative
5. Approval Criteria

Project Description

The petitioner is requesting approval of a Zoning Map Amendment to rezone the subject property from M-1, Light Manufacturing, to O-R-M, Office-Research-Manufacturing to construct an approximately 173,000 square foot single-story building at 2500 Warrenville Road.

The subject property measures 566 feet deep and 603 feet wide. The property is currently zoned M-1, Light Manufacturing, and is occupied by an office building and the associated parking lot. The proposal includes demolishing the existing building and parking lot and constructing the beforementioned building.

The petitioner has not identified specific tenants for the building but 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.

Compliance with the Comprehensive Plan

The Future Land Use Map within the Guiding DG Comprehensive Plan designates the subject property as Light Industrial and Business Park. This land use is characterized as those areas that specialize in design, processing, assembly, storage, and transportation of products. Such uses are located in areas where they can benefit from regional transportation networks such as interstate highways, existing business parks, and along the BNSF railroad corridor.

The subject property is included in the West Ogden Avenue Focus Area as part of the Guiding DG Comprehensive Plan. The goals of the focus area include taking advantage of redevelopment opportunities to be a gateway to the community and a

regional commercial destination. The Guiding DG Comprehensive Plan also includes chapters on Land Use and Development and Economic Development. These sections of the Guiding DG Comprehensive Plan should be considered by the Planning & Zoning Commission along with this zoning map amendment request.

Focus Area Plans – West Ogden Avenue

- Work with property owners to incorporate landscaping improvements to enhance the area's visual appeal.

Land Use and Development

- Facilitate redevelopment opportunities to meet housing and economic development needs.
- Encourage infill development to efficiently use vacant or underutilized land for both residential and commercial uses.

Economic Development

- Continue to identify and work with property owners of underutilized properties to reinvest and revitalize their properties.

Staff finds that the petitioner's request is compliant with the Guiding DG 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.

Engineering and 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.

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 property line in addition to posting the public hearing sign and publishing the legal notice in the *Daily Herald*. Staff did not receive any questions from the public.

Standards of Approval

The petitioner is requesting a Zoning Map Amendment to rezone the subject property from M-1, Light Manufacturing to O-R-M, Office-Research-Manufacturing. The review and approval criteria for the requested entitlement 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 Amendments (Rezoning), [Sec 28.12.030\(i\) Review and Approval Criteria](#)

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;

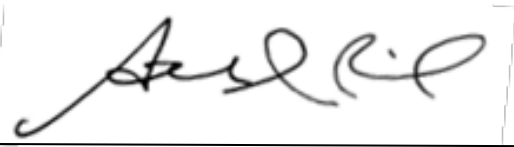
4. the suitability of the subject property for the zoned purposes;
5. the length of time that the subject property has been vacant as zoned, considering the context of land development in the vicinity;
6. the value to the community of the proposed use; and
7. the comprehensive plan.

Draft Motion.

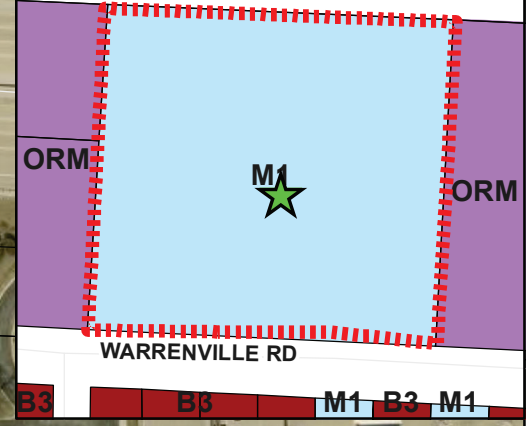
Staff will provide a recommendation at the August 24th, 2026 meeting. Should the Planning and Zoning Commission find that the request is consistent with the Guiding DG Comprehensive Plan and meets the requirements of the Zoning Ordinance, staff has prepared a draft motion that the Planning and Zoning Commission may make for the recommendation approval of 26-PZC-0037:

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 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 26-PZC-0037.

Staff Report Approved By:

A handwritten signature in black ink, appearing to read "Stanley J. Popovich", is enclosed within a thin black rectangular border. Below the signature, there is a horizontal line.

Stanley J. Popovich, AICP
Director of Community Development



210 105 0 210 Feet

2500 Warrenville Road - Location Map

 Subject Property
 Sign Location

SCALE 1" = 50'

0 50 100

TRUE NORTH BASED ON GEODETIC OBSERVATION II, EAST ZONE

POINT OF BEGINNING PARCEL 2a



2500 WARRENVILLE ROAD PROJECT NARRATIVE

THE APPLICANT

Midwest RE Acquisitions, LLC, an Illinois limited liability company (“Applicant”), is the contract purchaser of the property commonly known as 2500 Warrenville Road, Downers Grove, Illinois (the “Property”). Applicant makes this application for a zoning approval for the Project, as defined below and as described in greater detail below.

Midwest RE Acquisitions, LLC is wholly owned and operated by Kurv Industrial LLC, (f/k/a Bridge Development Partners LLC).

Applicant makes this application with the consent of the owner of the Property, 2500 Warrenville, LLC.

THE PROPERTY

The Property is an approximately 7.88 acre parcel of land located at approximately the northwest corner of Cross Street and Warrenville Road. The Property is improved with an approximately 92,500 square foot, one-story building, 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 173,000 square foot single-story building, truck docks, approximately 116 off street parking spaces, and various ancillary improvements (the “Project”). The height of the building is approximately 43 feet. Building coverage is approximately 50% and the floor area ratio is 0.49. There will be two points of ingress/egress – one full access drive on the eastern side of the Property, which is shared with 2300 Warrenville Road, and a second access west of the west line of the Property, which is shared with 2600 Warrenville Road.

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 Q3 2026. Subject to receipt of all necessary government approvals and permits, the Applicant anticipates that it will commence construction on or about Q3/Q4 2026. Substantial completion of the Project is expected on or about Q3/Q4 2027.

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.

2500 Warrenville Road, Downers Grove, Illinois

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 M-1 Light Manufacturing District, O-R-M Office-Research-Manufacturing District or B-3 General Business and Highway District. Such 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 recently constructed industrial building to the east, a car dealership, auto upholsterer, vet clinic and commercial uses to the south and a large format digital printer and a corporate office 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 already 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 of uses and bulk and density standards in a way that is not consistent with the market for new and modern industrial buildings.

2500 Warrenville Road, Downers Grove, Illinois

(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 an outdated and functionally obsolete building that was constructed in the 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.



Village of Downers Grove

Planning and Zoning Commission – Minutes (DRAFT)

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	August 24, 2026 at 7:00 PM

26-PZC-0037

The petitioner is seeking approval of a Map Amendment to rezone the subject property from M-1, Light Manufacturing, to O-R-M, Office-Research-Manufacturing. The property is located approximately 50 feet north of the intersection of Warrenville Road and Cross Street, commonly known as 2500 Warrenville Road, Downers Grove, IL (PIN: 08-01-300-015). Petitioner, Andrew Scott; Owner, 2500 Warrenville LLC.

Curt Pascoe, Executive Vice President of Development with Kurv Industrial, presented their request for the approval of a Map Amendment to rezone the property from M-1 to O-R-M. He noted they recently obtained approval to rezone and redevelop the adjoining property to the east. He explained the subject property contains 7.9 acres and has a 89,000 square foot office building that is functionally obsolete and expected to be fully vacant by early 2027. He said the subject lot was subdivided in 2025 when they purchased and redeveloped the adjoining property. He stated they are asking to rezone the parcel from M-1, light manufacturing, to O-R-M, as the Village wants to create a consistent zoning framework along the Warrenville Rd corridor. He added the light industrial redevelopment they are proposing is consistent with the surrounding land uses and would be permitted within the O-R-M District. He voiced that Kurv plans to replace the obsolete office building with a 173,000 square foot modern light industrial facility and the site plan was designed to function with all the truck operating areas and parking occurring off of public right-of-way, and the Warrenville Road frontage will be enhanced with architectural features, green space, and additional landscaping. He stated the project will represent a significant reinvestment and established employment corridor, support the Village's economic

development goals, strengthen the local tax space, and support a diversified employment base while encouraging continued investment in business and industrial areas.

Chairman Rickard asked for confirmation this was strictly for them to decide if the zoning was appropriate. Mr. Moran answered yes, and anything to do with the site plan and building elevations is to be reviewed by permit later.

Chairman Rickard asked for questions for the petitioner.

Commissioner Patel asked if there was a proposed tenant for the space. Mr. Pascoe answered they are in talks with tenants for the current space that was recently completed, but for this building, they would not require tenants to move forward with the investment so they would look to break ground on the project next year and then complete it at the end of 2027.

Commissioner Lincoln stated the current Comprehensive Plan talks about a business park in that area. He asked for Mr. Pascoe to speak to that. Mr. Pascoe responded that rezoning from M-1 to O-R-M supports the types of developments like they did next door by creating a more cohesive plan throughout, and they are comfortable with the O-R-M zoning and businesses and the use that allows, whereas M-1 zoning can be more industrial in nature. Therefore, the O-R-M is more business park friendly than the existing designation. Mr. Zawila added the land use category for underlying subject property is light industrial and business park, so a variety of uses can be placed there per the Guiding DG recommendations. Andrew Scott, Zoning Counsel from Dykema, stated when they have assemblages like this, it does not lend itself well to a comprehensive, broader business park, but it has business park elements.

Commissioner Lincoln inquired if the property is currently vacant or partially vacant, and how it had been that way. Mr. Pascoe commented the last tenant would be vacating the building in early 2027. Jon Pozerycki, Chicago Region Market Officer with Kurv Industrial, added they were under contract for this property 2 years ago, when it was one-third vacant, and the tenant that made up the other two-thirds are leaving at the end of the year.

Chairman Rickard asked for public comment. There were none.

Chairman Rickard asked for the staff report.

Carter Moran, Planner, explained the petition is for a Map Amendment from M-1, Light Industrial, to O-R-M at 2500 Warrenville Road. He said all the notice requirements were met and they received no public comment. He showed the existing lot conditions and the area under construction. He shared a Planned Unit Development and Plat of Subdivision were approved in February 2025, as well as the rezoning of 2300 Warrenville Road from M-1 to O-R-M. He went

over the site plan and proposed site improvements, including a new warehouse and office building, parking area, and associated stormwater detention facilities. He discussed the Comprehensive Plan as it relates to this property and petition and the criteria for a Zoning Map Amendment. He said staff has found all standards of approval were met and recommended approval of the petition.

Chairman Rickard asked for questions for staff. There were none.

Chairman Rickard invited the petitioner back up to respond to any comments or add any other information. The petitioner had nothing further to add.

Chairman Rickard asked for Commission deliberation.

Commissioner Frankovic commented that it made sense to unify the area zoning wise and the proposed development would result in something cohesive and more usable than what is there currently. She also felt it fit with the Comprehensive Plan.

Commissioner Reyes agreed and felt it would help with redevelopment for the area.

Commissioner Barry stated it would make it consistent across the way.

Commissioner Eberhardt voiced right now the big parking lot in front of the small building did not really go with the rest of the Warrenville Rd area, so this seemed like a good location for the O-R-M Zoning District.

Commissioner Lincoln shared he would usually look for more time being vacant, but it made sense to keep it consistent, and it is a good place for it, as it not next to any houses or other places where they would have to worry about noises or smells.

Commissioner Patel agreed with his fellow commissioners and felt all the standards were met.

Commissioner Wolf concurred with her fellow commissioners comments.

Chairman Rickard agreed as well. He added the standards were in place to make sure they are not zoning a property to be adversarial to surrounding properties, but in this case they are taking the one oddball and making it blend in with surrounding properties.

With respect to File 26-PZC-0037, 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 Zoning Map Amendment as required by the Village of Downers Grove Zoning Ordinance, and is in the

public interest. Therefore, Commissioner Patel made a motion that the Planning and Zoning Commission recommend the Village Council approve File 26-PZC-0037.

The motion seconded by Commissioner Reyes.

Aye: Barry, Eberhardt, Frankovic, Lincoln, Patel, Reyes, Wolf, Chairman

Nay: None

Motion Passed. Vote 8-0.