

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

VILLAGE OF DOWNERS GROVE CIVIC CENTER
850 CURTISS AVENUE

February 24, 2025
7:00 p.m.

AGENDA

1. Call to Order

- a. Pledge of Allegiance

2. Roll Call

3. Approval of Minutes

- a. January 27, 2025
- b. February 3, 2025

4. Public Hearings

- a. 24-PZC-0007: A petition seeking approval for a Map Amendment from M-1, Light Industrial to O-R-M, Office-Research-Manufacturing and Final Plat of Subdivision.. The property is located 405 feet northwest of the intersection of Finley Road and Warrenville Road, commonly known as 2300 and 2500 Warrenville Road, Downers Grove, IL (PINs: 08-01-300-010, -011, 08-01-400-002, -003, 08-01-201-004,-005). Andrew Scott, Petitioner, 12300 Warrenville LLC & 2500 Warrenville LLC, Owner.

5. Public Comment

6. Adjournment

THIS TENTATIVE REGULAR AGENDA MAY BE SUBJECT TO CHANGE

VILLAGE OF DOWNERS GROVE
PLANNING AND ZONING COMMISSION MEETING

January 27, 2025, 7:00 P.M.

Chairman Rickard called the January 27, 2025 meeting of the Downers Grove Planning and Zoning Commission to order at 7:00 p.m. and led the Planning and Zoning Commissioners and public in the recital of the Pledge of Allegiance.

ROLL CALL:

PRESENT: Chairman Rickard, Commissioners Boyle, Frankovic, K. Patel, Rutledge, Lincoln, Eberhardt

ABSENT: Toth and V. Patel

STAFF: Planning Manager Jason Zawila, Development Planner Emily Hepworth

OTHERS

PRESENT: Eric Syter, Mark Daniel, Anthony Stella, Andrew Goodman, Mark Daviez, Scott Shust, Scott DiGilio, Richard LeGrand, Karen Reicher, Wilma Woollard, Janet Winningham, Mary Isabelli, John LeDonne, Scott Richards, Mary Furbush, Lucas Keller, Jen Czasa, Scott Ulosweh, Kelsey Brar, Jean Banton, Bryan Gay, Michael Gatto, Daniel O'Donnell, Steve Corcoran, Dan Freyer, Dave Slocum, Chad Matesi, Greg Boltz, Vicky Huettner, Charles Huettner, Chris Goray

APPROVAL OF MINUTES

a. January 6, 2025

Commissioner Eberhardt noted the Plan Commission needed to be changed to Planning and Zoning Commission and pointed out a minor spelling error.

Commissioner Lincoln voiced there is a section in the minutes about carrying golf clubs around town that were attributed to him, but he believed it was said by another commissioner.

Motion to approve as amended by Commissioner Frankovic, seconded by Commissioner Rutledge.

PUBLIC HEARING

Chairman Rickard explained the protocol for the public hearing process and swore in those individuals that would be speaking during the public hearing.

FILE 24-PCZ-0005: A petition seeking approval for a right-of-way vacation. The adjacent properties are zoned R-4, Residential Detached house 4. The north-south alley is approximately 140 feet northwest of the intersection of Lyman Avenue and Randall Street between 5241 Lyman Avenue and 831 Maple Avenue. (PIN: 09-08-316-006 and 09-08-316-

003). Michael Lane and Downers Grove Park District, Petitioners, Village of Downers Grove, Owner.

Michael Lane, petitioner, explained that he resides at 5234 Lyman Ave and owns the 5241 Lyman lot across the street. He noted that there used to be an alley there that went all the way through to Randall Park, but it was previously vacated. He said he has been taking care of that piece of property and is now requesting to purchase it. He displayed the plot of vacation and the properties surrounding it. He stated that the alley dead ends there and does not go through, but a fence crosses it. He believes there is one electric line there and understands that he has to buy that from the city.

Chairman Rickard asked for questions for the petitioner.

Commissioner Eberhardt asked how long the petitioner has owned the lot, and why he is looking to change it now.

Mr. Lane responded that he acquired the lot in 2021, and explained there is a garden there that is not being maintained. He has tenants there and may want to have a fence but does not want the people on Randall to also build a fence with a property in between that the city will not be taking care of. He added that if he puts up a fence, he wants it to be where it is supposed to be.

Chairman Rickard asked for public input.

There was no public comment on this petition.

Chairman Rickard asked for the staff report.

Flora Leon, Senior Planner, presented on the request for a right-of-way vacation for 5241 Lyman Ave and 831 Maple Ave. She displayed a location map and the public hearing notice sign. She stated that staff sent out mailed notices to all property owners within 250 feet, and received two comments, who wanted and were given confirmation that access to the alley would not be compromised. She showed the vacation plat and the alley that is proposed to be vacated. She noted there will be an easement placed over the entire length and width of the alley, so construction will not be permitted, and only things like driveways and fences are allowed. She gave the encumbered cost estimate and the right-of-way standards of approval. Staff found that all four standards of approval were met.

Chairman Rickard asked for questions for staff.

Commissioner Boyle asked if there was a formula to go from estimated value to encumbered value.

Ms. Leon responded that she did not remember the ratio, but the encumbered value is that deduction because there is an easement placed over it, resulting in a reduced value. She believes the multiplier is one-third.

Commissioner Eberhardt asked Ms. Leon to highlight where the access was from the alley to Lyman that the neighbors commented about.

Ms. Leon pointed out the alley and the three detached garages that neighbors are using the alley to get into.

Commissioner Lincoln asked if they were sure the Village did not see a reason why they would ever need the alley again.

Ms. Leon answered yes.

Chairman Rickard asked the petitioner to come back up and address any comments or questions.

Mr. Lane had nothing further to add.

Chairman Rickard asked for discussion from the commissioners.

Commissioner V. Patel commented that it appears to comply with Village policies on vacation and of interest to the public. He supported it.

Commissioner Lincoln voiced that he did not see any reason not to support it.

Commissioner Boyle agreed the standards have been met.

Commissioner Frankovic agreed and believed the standards have been met.

WITH RESPECT TO FILE 24-PCZ-0005 BASED ON THE PETITIONER'S SUBMITTAL, THE STAFF REPORT, AND THE TESTIMONY PRESENTED, THE PROPOSED RIGHT-OF-WAY VACATION COMPLIES WITH THE RIGHT-OF-WAY POLICY OF THE VILLAGE AND IS IN THE PUBLIC INTEREST, AND THEREFORE, COMMISSIONER V. PATEL MADE A MOTION THAT THE PLANNING AND ZONING COMMISSION RECOMMEND TO THE VILLAGE COUNCIL APPROVAL OF FILE 24-PCZ-0005, SUBJECT TO THE CONDITIONS AS IDENTIFIED IN THE STAFF REPORT.

SECOND BY COMMISSIONER LINCOLN

ROLL CALL:

**AYE: BOYLE, FRANKOVIC, V. PATEL, RUTLEDGE, LINCOLN, EBERHARDT,
CHAIRMAN RICKARD**

NAY: NONE

MOTION APPROVED. VOTE: 7-0

OTHER ITEMS

- Guiding DG Comprehensive Plan - Draft Focus Area Plan

Jason Zawila, Planning Manager, explained that they would be asking the Planning and Zoning Commission to provide input on the preliminary Focus Area Plan and the three specific areas that were analyzed and studied by staff and their consultant team, in addition to other developments.

Josh Koonce, of Houseal Lavigne, presented on the focus areas of the Comprehensive Plan Project. He expressed that their team has been working on the introduction to the plan, the housing and neighborhoods chapter, the draft economic development chapter, and working with Baxter and Woodman to get content for the transportation mobility chapter. He noted they have been making good progress overall on the Comprehensive Plan. The three focus areas they identified are West Ogden, Belmont Road, and 75th Street. He explained that they did a focus area working session and went through key issues and opportunities parcel by parcel. Mr. Koonce stated that for West Ogden Avenue, they will repurpose the corridor and continue the transformation to make it into more of a gateway into the community and regional commercial destination to attract more business that fits with the current character. They will also have a more cohesive and active space, including lot consolidation, reconfiguration, modern commercial uses, mixed residential uses, active transportation infrastructure, and streetscaping improvements. For Belmont Road, there is a heavy focus on transit oriented development, specifically within walking and biking distance of the Metra Station, with a mix of residential and commuter supporting commercial uses and opportunities to integrate small and mid-size industrial and office development in the area, which will attract more light artisan and manufacturing, incubator spaces, and limited entertainment uses. Regarding 75th Street, there is a mall site that has been underutilized with a large extensive parking lot along 75th Street, and the focus is to make it more of a gateway into the community, including repurposing it and using the surface area for new development with more entertainment and residential uses, including more restaurant entertainment, and repurposing the excessive parking into green and active gathering spaces. He added that each of those three areas have opportunity sites. He then discussed the four identified opportunity sites for West Ogden.

Commissioner Boyle asked about the size and connectivity of the sidewalks on the improvement framework.

Mr. Koonce responded that he did not see any new proposed sidewalk connections, but they can look at the connectivity in the area. He added that widening it would be different, as they would be looking at taking right-of-way or potentially street frontage from the buildings.

Mr. Zawila commented that there are references and many ideas listed, including sidewalk improvements.

Commissioner Boyle asked what they think would work at the intersection of Ogden, Finley, and Belmont in regards to the bike path. He explained that you cannot cross there and it would need improvements to be a usable and functional part of the plan.

Mr. Koonce responded that they will vet that with Baxter & Woodman, as they are doing their bike and pedestrian plan. He noted that there is also a DuDOT study for an intersection redesign.

Chairman Rickard added that there are holes or pockets in between sidewalks and bike paths along Ogden Avenue.

Mr. Koonce noted that they proposed one new sidewalk that wraps around Warrenville and Cross St, but they can mark any other known sidewalk gaps on there.

Commissioner Eberhardt asked if the area with the hotel, commercial office, and multifamily was an original idea or from the feedback they have gotten from the public. She added that the multifamily piece seems really out of place.

Mr. Koonce replied that it is a little of both. He expressed that they want to hear what this Board has to say so they can use it to make the plan better before they take it to Council.

Commissioner Lincoln asked if this could inform changes to the future land use matter or if it is separate.

Mr. Koonce responded that it does tie into that.

Commissioner Eberhardt was concerned that it could breed bad low income housing, because not many people want to live in the middle of a bunch of car dealerships and commercial buildings. She suggested another hotel or restaurant in that area, with multifamily on the south side of Ogden.

Commissioner Frankovic agreed that the residential and multifamily do not belong on this site. She suggested incorporating more green space to lighten the area up so it is not too aggressive.

Commissioner Rutledge commented that she liked the multifamily there, because of the continuous focus area of adding appeal to raise the character of the area. She added that she is excited about what is possible for the entire focus area.

Chairman Rickard agreed and did not mind seeing multifamily residential there. He added that it is good to have different types of housing scattered throughout different areas.

Commissioner Frankovic suggested buildings with office spaces on a lower level and apartments on the upper level.

Commissioner Lincoln stated he was happy to start seeing huge lots that are not all zoned one thing. He said the market is changing on how people buy things and inflation on housing is through the roof right now, so showing it as a mixture of allowing multiple uses will be the most effective in making it successful.

Mr. Koonce expressed that incorporating a mix of uses in areas that communities previously thought of as commercial corridors is something that is working in other built out communities and could work here.

Commissioner Eberhardt was curious to see what transportation would look like, as she cannot visualize how to make that work with the area being so clustered.

Commissioner Rutledge voiced that one impression she had when looking at the area was that nothing there was drawing her to spend time walking to any other stores because there is nothing of interest for her. She said opportunity number four seemed to be a center point in the opportunity

area because it has the most diversity. She asked about having some sort of signage there in addition to west on Ogden to be welcoming .

Mr. Koonce responded that usually gateway signage is to mark entry to the Village but there could be some sort of feature or design on the corner of the buildings.

Commissioner Frankovic said opportunity site three feels like it is leaning exclusively toward residential, because if they are creating something off of Finley, it would make sense to have that be a destination for people who are living in that other location.

Mr. Koonce went on to discuss the four opportunity sites they identified for Belmont Road.

Commissioner Boyle asked what would be the light manufacturing opportunity he mentioned.

Mr. Koonce responded something like an office and artisan manufacturing as opposed to more industrial things.

Commissioner Boyle asked how they figure out and look at future growth from a planning perspective.

Mr. Koonce stated that once they finalize the sites, they could calculate from things like the future land use map on how to properly accommodate for the number of new residents. He added that for Downers Grove it has been a pretty steady and predictable number and no significant spikes are projected over the next 20 years.

Commissioner Lincoln commented that this is their only opportunity to do any kind of development in these sites, but they should keep that in mind that everything comes at a cost.

Chairman Rickard liked the idea of a wider range of uses in the smaller scale buildings and this seems like a perfect location for that.

Commissioner Lincoln stated that their best chance for having the least impact on traffic is at transit oriented places where there will most likely be fewer vehicles.

Commissioner Frankovic appreciated the restoration of the creek area, as it needed to be done.

Mr. Koonce noted that they will have staff feedback, so it may not end up being exactly like what is presented today, but nothing that would change the overall direction.

Commissioner Boyle asked if there was a sense of the finishes yet or if will try to create massing in the 3D imagery to show the different styles.

Mr. Koonce responded that they will work with the staff team on how real they want them to look.

Mr. Zawila added that previous plans are tools that the planning team uses a lot.

Mr. Koonce discussed the 75th Street opportunity site, which is the whole sub-area. He noted that there are challenges with the way the site is owned and the approval process. He stated they want to

transform the area with multifamily and mixed use development and enhance the connectivity internally and out to the neighborhoods.

Commissioner Lincoln expressed that this is a huge step here, as it is so underutilized. He added that there is not a lot of parking here already, so adding residential may be challenging with parking.

Chairman Rickard liked the idea of residents living with things directly around them for day to day things, so fewer people will be on the roads and running around town.

Commissioner Lincoln added that the cohesion of having residences right next to commerce would help them support one another.

Commissioner Eberhardt loved the mix of single family and multifamily housing, but hoped for more connection between houses and existing neighborhoods to eliminate the feeling of separation.

Commissioner Frankovic suggested making the public plaza larger to provide more space for people to utilize. She added that overall the plan is fantastic.

Chairman Boyle expressed he enjoys the redevelopment opportunity here. He added that it is a lot of density in one area but he wants to make sure they think of how to weave it into the fabric of an existing neighborhood so they do not create new issues for existing residents.

Commissioner Eberhardt noted it is a huge site and it is hard to fathom what it would feel like.

Commissioner Lincoln stated that if he had the choice of a house with a view of the back side of a commercial building or a view of being on the edge of the neighborhood, the neighborhood view would make more sense.

Mr. Koonce voiced that seeing the 3D imagery will help visualize what could go there. He added that the 3D design team also noted that there probably needs to be more parking for some of the sites. He stated that they will be revising the focus areas and opportunity sites based on staff feedback and the feedback they gathered tonight, and will then present the preliminary 3D sites at a working session with Village Council. After that, they will finalize the 3D sites. He added that their team is also working on core elements of the chapters of the Comprehensive Plan.

PUBLIC COMMENT

Chairman Rickard asked for public comment.

Janet Winningham (ph) commented that in regard to the portion about integrating improvements along Ogden Avenue and considering replacing the center turn lane, she stated that eliminating a lefthand turn lane would not improve traffic flow and eliminating the center lane anywhere on Ogden Avenue was insane. She asked them to strongly consider what they are doing to traffic flow, automotive transportation, and ingress and egress to different places.

Mr. Zawila thanked everyone for their comments, as they will use them to communicate to the Village Council and refine the plans. He expressed they plan to come back next month with an item on this. He expressed that they hired a new planner that will attend a meeting in the near future.

Commissioner Rutledge asked if they would get to see the 3D renderings. Staff responded yes.

Mr. Zawila added that before Council can approve the final plan, it will come back to the Planning Commission for a public hearing.

THE MEETING WAS ADJOURNED. UPON MOTION BY COMMISSIONER BOYLE, SECOND BY COMMISSIONER FRANKOVIC. A VOICE VOTE FOLLOWED AND THE MOTION PASSED UNANIMOUSLY.

/s/ Celeste K. Weilandt
Recording Secretary

(As transcribed by Ditto Transcripts)

VILLAGE OF DOWNERS GROVE
PLANNING AND ZONING COMMISSION MEETING

February 3, 2025, 7:00 P.M.

Chairman Rickard called the January 27, 2025 meeting of the Downers Grove Planning and Zoning Commission to order at 7:00 p.m. and led the Planning and Zoning Commissioners and public in the recital of the Pledge of Allegiance.

ROLL CALL:

PRESENT: Chairman Rickard, Commissioners Boyle, Frankovic, K. Patel, Rutledge, Toth Lincoln, Eberhardt

ABSENT: V. Patel

STAFF: Planning Manager Jason Zawila, Senior Planner, Flora Leon and Development Planner, Carter Moran.

OTHERS

PRESENT: Kevin Shultz, Grace Shultz, Vick Mehta, Chris Jackson, Mark Tandaric, Martha Tandaric, Javier Miller, Aurimas Spucys, John LeDonne, Ryan Enright, Michael Gatto, Joan McGuire, Daniel O'Donnell, Scott Richards, Robert Homeyer

PUBLIC HEARING

Chairman Rickard explained the protocol for the public hearing process and swore in those individuals that would be speaking during the public hearings.

FILE 24-PZC-0009: A PETITION SEEKING APPROVAL FOR A FENCE VARIATION TO CONSTRUCT A SIX-FOOT TALL FENCE IN THE STREET YARD. THE PROPERTY IS NORTHWEST OF THE INTERSECTION OF HERBERT STREET AND DOWNERS DRIVE, COMMONLY KNOWN AS 1602 HERBERT, DOWNERS GROVE, IL (PIN: 09-06-104-007). KEVIN AND GRACE SHULTZ, PETITIONERS AND OWNERS.

Kevin Shultz, petitioner, explained that he resides at 1602 Herbert and is here this evening to present his case for a fence variance. Mr. Shultz showed a map on the screen and referenced the Village's fence regulations stating that his property is unique in that it his property fronts three streets and disagrees with staff's interpretation of the ordinance. In his situation he believes he should be allowed a 6 foot privacy fence along the property line on all three sides facing Village streets. He then further showed pictures of the topography challenges that exist on his property, necessitating the need for a taller fence. Mr. Schultz then showed additional pictures of nearby properties that have 6 foot fences, including 4024 Downers Drive and 1542 Herbert Street. Lastly, Mr. Shultz provided a summary of how the standards for a variation were met.

Chairman Rickard asked for questions for the petitioner.

Commissioner Eberhardt clarified where the photos were taken as it related to the map. Mr. Schultz clarified on the screen.

Chairman Rickard asked for public input.

Robert Homeyer, inquired if the fence was approved would it impeded the extension of a public sidewalk which currently does not exist on the western side of Downers Drive.

Mark Tandaric, asked if the six foot solid fence would be proposed in front of the house along Herbert Street.

Chairman Rickard asked for the staff report.

Flora Leon, Senior Planner, presented on the request for a fence variation for 1602 Herbert Drive. She displayed a location map and the public hearing notice sign. She stated that staff sent out mailed notices to all property owners within 250 feet, and received one comment, which was the same individual that spoke this evening at public input. She then clarified that the fence would not encroach into the right-of-way and thus not impeded the possibility of a sidewalk extension on Downers Drive. She showed a map of where the six-foot fence was proposed for installation. Ms. Leon then demonstrated a figure from the Village zoning ordinance showing where an open design fence can be constructed and where a privacy fence could be located. Lastly, Ms. Leon presented the variance criteria, which staff did not find the petitioner meet and recommended that the Planning and Zoning Commission deny the variance request.

Chairman Rickard asked for questions for staff.

Chairman Rickard asked for clarification on how the fence regulations on corner lots determined where the six foot fence can be located. Ms. Leon provided an explanation of the fence regulations as it applies to corner lots.

Chairman Rickard asked the petitioner to return to the podium to address any comments that were made and to provide a closing statement.

Mr. Schultz stated that the fence is proposed on private property and would not impede the construction of a sidewalk and reconfirmed his previous reasons on why he felt the criteria had been met. Regarding the proposed sidewalk, Planning Manager Jason Zawila reminded the Planning and Zoning Commission that the Village is currently reviewing potential pedestrian connections through the Active Transportation Plan effort through Guiding DG.

Chairman Rickard asked for discussion from the commissioners.

General discussion occurred and the Commission did not feel the standards were met and such items as the topography of the site was not unique to the subject property.

Chairman Rickard asked if anyone wanted to make a motion.

WITH RESPECT TO THE PETITIONER'S SUBMITTAL, THE STAFF REPORT, AND THE TESTIMONY PRESENTED, I FIND THAT THE PETITIONER HAS MET THE

STANDARDS OF APPROVAL FOR A VARIANCE 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 APPROVE THE VARIATION REQUEST, SUBJECT TO THE FOLLOWING CONDITION AS NOTED IN THE STAFF REPORT

SECOND BY COMMISSIONER K. PATEL

ROLL CALL:

AYE: NONE

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

MOTION DENIED. VOTE: 8-0

24-PZC-0008: A PETITION SEEKING APPROVAL FOR A SPECIAL USE APPROVAL FOR A DRIVE THROUGH. THE PROPERTY IS CURRENTLY ZONED B-3, GENERAL SERVICES AND HIGHWAY BUSINESS. THE PROPERTY IS LOCATED THE PROPERTY IS LOCATED APPROXIMATELY 390 FEET WEST OF THE INTERSECTION OF SARATOGA AVENUE AND OGDEN AVENUE COMMONLY KNOWN AS 1250 OGDEN AVENUE, DOWNERS GROVE, IL (PIN: 09-06-403-005). VICK MEHTA, PETITIONER, 1254 OGDEN AVENUE, LLC, OWNER.

Vick Mehta, petitioner, explained that he is the petitioner for the proposed drive through special use request and recently completed another similar project where the Mcallisters Deli is. He then introduced his project architect Chris Jackson to provide the presentation for the special use request.

Mr. Jackson proceeded with the presentation showing a 3D rendering of the before and after for the proposed project. He then proceeded to show a map and existing conditions for the subject property. He then showed the site plan and drive through location for the proposed development. Landscaping, elevations and a description of the building materials was provided. Lastly, Mr. Jackson provided an overview of how the standards were met for the proposed drive through.

Chairman Rickard asked for questions for the petitioner.

Commissioner Lincoln asked how employees would get from the rear parking spaces to the building where the office was highlighted.

Mr. Mehta clarified that is actually not an office, but a utility room.

An inquiry was made regarding the proposed screening to the residents of the rear. It was indicated by Mr. Jackson that a 6 foot privacy fence would be installed as part of the project.

Chairman Rickard asked for public input.

Joan McGuire, stated that they lived behind the proposed development and they were concerned about traffic and turning movements from the proposed development.

Chairman Rickard asked for the staff report.

Jason Zawila, Planning Manager, presented on the request for a special use at 1250 Ogden Avenue. He displayed a location map and the public hearing notice sign. He stated that staff sent out mailed notices to all property owners within 250 feet, and received one comment, which general in nature, in addition to the two comments that were received ahead of publication of the agenda. Mr. Zawila then proceeded to present the site plan, and highlighted the proposed landscaping plan, pedestrian connection, dumpster enclosure location and the proposed drive through, which will exceed the required eight stacking spaces with 13 spaces. Mr. Zawila then presented the proposed elevations and then provided how the proposed development met the recommendations provided in the Village's Comprehensive Plan. Lastly, Mr. Zawila presented the special use criteria, which staff did find the petitioner met and recommended that the Planning and Zoning Commission recommend approval of the proposed special use request.

Chairman Rickard asked for questions for staff.

Commissioner Lincoln noted that there was a slight discrepancy in the access plans for the proposed development. Mr. Zawila clarified that the ultimately the petitioner will need to submit a right-of-way permit with IDOT and that would be finalized with the permit submission, but also deferred to the petitioner to explain.

Chairman Rickard asked the petitioner to return to the podium to address any comments that were made and to provide a closing statement.

Mr. Jackson returned to the podium and stated that the traffic study and engineering plans are correct and what will be installed, but as Mr. Zawila noted that would be finalized during the permit submission.

Chairman Rickard asked for discussion from the commissioners.

General discussion occurred and the Commission did feel that standards were met and that this would be a nice addition to the improvements that are occurring along Ogden Avenue.

Chairman Rickard asked if anyone wanted to make a motion.

WITH RESPECT TO 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 INTEREST AND THEREFORE, K. PATEL MOVED THAT THE PLANNING AND ZONING COMMISSION RECOMMEND TO THE VILLAGE COUNCIL APPROVAL OF 24-PZC-0008, SUBJECT TO THE FOLLOWING CONDITIONS (1) THE PROPOSED SPECIAL USE FOR A DRIVE-THROUGH USE SHALL SUBSTANTIALLY CONFORM TO THE ATTACHED PROPOSED NEW MULTI-TENANT BUILDING PLANS FOR 1250-1254

OGDEN AVENUE DRAWINGS PREPARED BY BONO CONSULTING CIVIL ENGINEERING DATED DECEMBER 26, 2024, LAST REVISED JANUARY 21, 2025, ARCHITECTURAL DRAWINGS PREPARED BY CJ ARCHITECTS DATED DECEMBER 27, 2024, LAST REVISED JANUARY 21, 2025, EXCEPT AS SUCH PLANS MAY BE MODIFIED TO CONFORM TO VILLAGE CODES, ORDINANCES, AND POLICIES. (2) PROVISION OF CROSS ACCESS FOR THE IMMEDIATELY ADJACENT PROPERTIES TO THE WEST AND EAST OF THE SUBJECT PROPERTY. (3) THAT THE BRICK BUILDING MATERIALS CONSTRUCTED AT THE BASE OF THE BUILDING WILL BE CARRIED THROUGH TO THE ROOFLINE IN COLUMNS, PENDING INITIAL TENANT SIGN PLACEMENT.

SECOND BY COMMISSIONER RUTLEDGE

ROLL CALL:

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

NAY: NONE

MOTION APPROVED. VOTE: 8-0

FILE 24-PCE-0032: A PETITION SEEKING APPROVAL FOR A SPECIAL USE FOR APARTMENTS AND A MAP AMENDMENT FROM DT, DOWNTOWN TRANSITION TO DB, DOWNTOWN BUSINESS. THE PROPERTY IS LOCATED 132 FEET NORTHEAST OF THE INTERSECTION OF WASHINGTON STREET AND WARREN AVENUE, COMMONLY KNOWN AS 826 AND 830 WARREN AVENUE, DOWNERS GROVE, IL (PINS: 09-08-125-014 AND 09-08-125-015). MICHAEL GATTO, PETITIONER, SUSAN AND LOUIS RODRIGUEZ, OWNERS

Michael Gatto, petitioner, explained that he is the petitioner for the proposed apartment building at 826 and 830 Warren. He then provided a site location map demonstrating where project is in the downtown and then proceeded to provide an overview of the 20 apartment home project. He provided an overview of how the project met the criteria for a Map Amendment and Special Use. Mr. Gatto then proceeded to provide an overview of the architectural elevations, demonstrating adherence to the Downtown Design Guidelines. Mr. Gatto concluded the presentation by offering a summary of the neighborhood meetings and interactions that were held and indicated there appeared to be general support for the project.

Chairman Rickard asked for questions for the petitioner.

Chairman Rickard asked for public input.

Scott Richards, stated that a lot of the development is “boxy” and would prefer to see more landscaping placed around the new developments.

Chairman Rickard asked for the staff report.

Flora Leon, Senior Planner, presented on the request for a special use and Map Amendment for at 826 and 830 Warren. She displayed a location map and the public hearing notice sign. He stated that staff sent out mailed notices to all property owners within 250 feet, and received one comment, which general in nature, in addition to the two comments that were received ahead of publication of the agenda. Ms. Leon then proceeded to present the proposed map amendment request and indicated the existing zoning for each parcel involved with the project. She then provided an overview of the site plan and location of the loading zones, parking and proposed screening for the project. Ms. Leon then provided an overview of the proposed elevations and stated that the project meets the Downtown Design Guidelines. Then Ms. Leon provided an overview of how the project met the Comprehensive Plan's recommendations for the Downtown. Lastly, Ms. Leon presented the map amendment and special use criteria, which staff did find the petitioner met and recommended that the Planning and Zoning Commission recommend approval of the proposed requests.

Chairman Rickard asked for questions for staff.

Commissioner Eberhardt asked how the regulations of DT compare to the DB Zoning District and what the petitioner would need to do meet the DT requirements, specifically density and parking requirements. Staff clarified the zoning requirements of DT and DB.

Commissioner Boyle asked how stormwater would be handled on the site. An overview of the stormwater requirements was provided by staff and it was indicated that just like every case that is reviewed by the Planning and Zoning Commission, during the building permit review every project is reviewed against the Village's stormwater requirements.

Chairman Rickard asked the petitioner to return to the podium to address any comments that were made and to provide a closing statement.

Mr. Gatto returned to the podium. He also emphasized that the the map amendment was necessary to make the project financially feasible and that he would also not be able to construct the project over two different zoning districts. He reiterated that the petition meets the standards for approval and thanked the Planning and Zoning Commission for their time.

Chairman Rickard asked for discussion from the commissioners.

General discussion occurred and the Commission did feel that standards were met and support for the project. One member wanted clarification of the DT Zoning requirements. Upon receipt of that information Chairman Rickard opened up the meeting to additional public comment.

Daniel O' Donnell, said he was the resident that lives directly behind the proposed development and is in support of the project.

Scott Richards, noted that he wished the development included additional landscaping.

Further discussion occurred by the Planning and Zoning Commission in support of the project.

Chairman Rickard asked if anyone wanted to make a motion.

WITH RESPECT TO 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 AND SPECIAL USE AS REQUIRED BY THE VILLAGE OF DOWNERS GROVE ZONING ORDINANCE AND IS IN THE PUBLIC INTEREST AND THEREFORE, COMMISSIONER EBERHARDT MOVED THAT THE PLANNING AND ZONING COMMISSION RECOMMEND TO THE VILLAGE COUNCIL APPROVAL OF 24-PCE-0032, SUBJECT TO THE FOLLOWING CONDITIONS (1) THE ZONING MAP AMENDMENT AND SPECIAL USE SHALL SUBSTANTIALLY CONFORM TO THE STAFF REPORT, RENDERINGS, ARCHITECTURE PLANS PREPARED BY S.G. ARCHITECTS, INC. DATED JANUARY 24, 2025, ENGINEERING PLANS PREPARED BY MORRIS ENGINEERING, INC. DATED JANUARY 15, 2025, LANDSCAPE PLANS PREPARED BY MORRIS ENGINEERING DATED JANUARY 15, 2025 AND TRAFFIC PLANS PREPARED BY KLOA DATED DECEMBER 18, 2024 EXCEPT AS SUCH PLANS MAY BE MODIFIED TO CONFORM TO THE VILLAGE CODES AND ORDINANCES. (2) PRIOR TO ISSUING ANY SITE DEVELOPMENT OR BUILDING PERMITS, THE PETITIONER SHALL MAKE PARK AND SCHOOL DONATIONS IN THE AMOUNT OF \$203,372.29 (\$143,463.42 TO THE PARK DISTRICT, \$44,065.04 TO ELEMENTARY SCHOOL DISTRICT 58, AND \$15,843.83 TO HIGH SCHOOL DISTRICT 99). (3) A RECORDED PLAT OF CONSOLIDATION IS REQUIRED PRIOR TO BUILDING PERMIT ISSUANCE. (4) A RECORDED PLAT OF EASEMENT IS REQUIRED PRIOR TO THE BUILDING PERMIT ISSUANCE.

SECOND BY COMMISSIONER LINCOLN

ROLL CALL:

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

NAY: NONE

MOTION APPROVED. VOTE: 8-0

Chairman Rickard asked for staff announcements.

Mr. Zawila introduced Carter Moran as the Village's new development planner and welcomed him to the team.

**THE MEETING WAS ADJOURNED. UPON MOTION BY COMMISSIONER BOYLE,
SECOND BY COMMISSIONER FRANKOVIC. A VOICE VOTE FOLLOWED AND THE
MOTION PASSED UNANIMOUSLY.**

/s/ Village Staff
Recording Secretary



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

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

REQUEST

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

NOTICE

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

GENERAL INFORMATION

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

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

PROPERTY INFORMATION

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

SURROUNDING ZONING AND LAND USES

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

ANALYSIS

SUBMITTALS

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

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

PROJECT DESCRIPTION

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

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

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

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

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

COMPLIANCE WITH THE COMPREHENSIVE PLAN

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

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

COMPLIANCE WITH THE ZONING ORDINANCE

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

COMPLIANCE WITH SUBDIVISION ORDINANCE

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

Table 1 – Subdivision Requirements

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

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

ENGINEERING/PUBLIC IMPROVEMENTS

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

PUBLIC SAFETY REQUIREMENTS

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

NEIGHBORHOOD COMMENT

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

STANDARDS OF APPROVAL

The petitioner is requesting a Plat of Subdivision and a Zoning Map Amendment for the development of a 243,000 square foot single-story building. The review and approval criterion for each request is listed below.

The petitioner has submitted a narrative that attempts to address all the standards of approval. The Planning and Zoning Commission should consider the petitioner's documentation, the staff report and the discussion at the Planning and Zoning Commission meeting in determining whether the standards for approval have been met:

Zoning Map Amendment Request

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

The decision to amend the zoning map is a matter of legislative discretion that is not controlled by any single standard. In making recommendations and decisions about zoning map amendments, review and decision making bodies must consider at least the following factors:

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

Final Plat of Subdivision Request

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

DRAFT MOTION

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

Based on the petitioner's submittal, the staff report, and the testimony presented, I find that the petitioner has met the standards of approval for a Plat of Subdivision and a Zoning Map Amendment as required by the Village of Downers Grove Zoning Ordinance and is in the public interest and therefore, I move that the Planning and Zoning Commission recommend to the Village Council approval of 24-PZC-0007, subject to the following conditions:

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

Staff Report Approved By:



Stan Popovich, AICP
Director of Community Development

2300 & 2500 – 2550 WARRENVILLE ROAD PROJECT NARRATIVE

THE APPLICANT

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

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

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

THE PROPERTY

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

THE PROJECT

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

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

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

PROPOSED ZONING AND REQUESTED RELIEF

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

125398.000010 4863-1317-8106.4

Midwest RE Acquisitions LLC Response to Map Amendment Standards

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

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

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

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

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

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

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

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

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

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

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

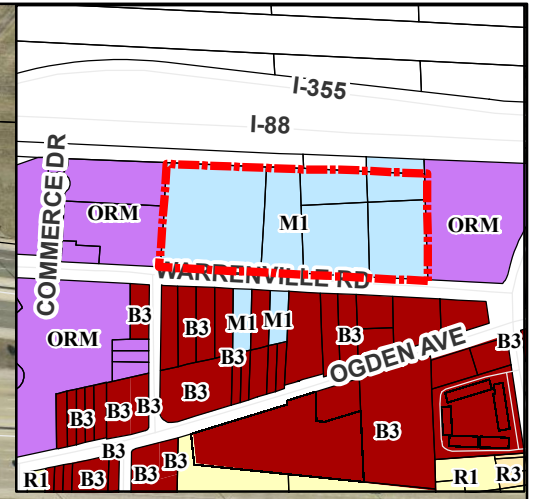
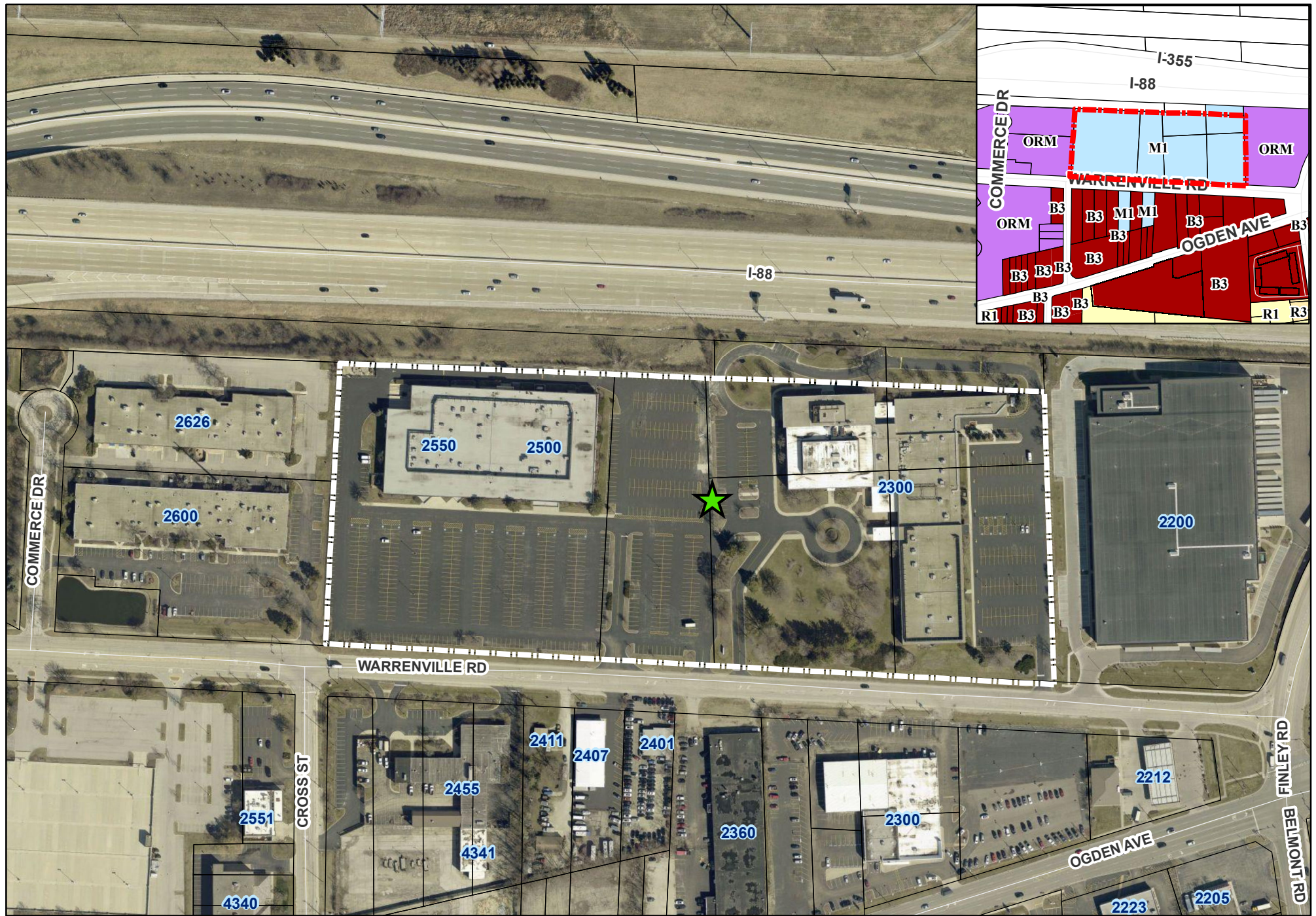
While the subject property is not vacant, it is occupied by outdated and functionally obsolete buildings that were constructed in the 1960-1970's. The context of land development in the vicinity has been toward modern light industrial and commercial uses. Without the proposed rezoning of the subject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

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

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



(7) the comprehensive plan.

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

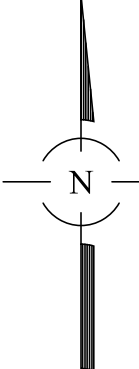
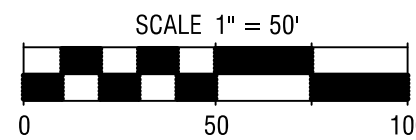


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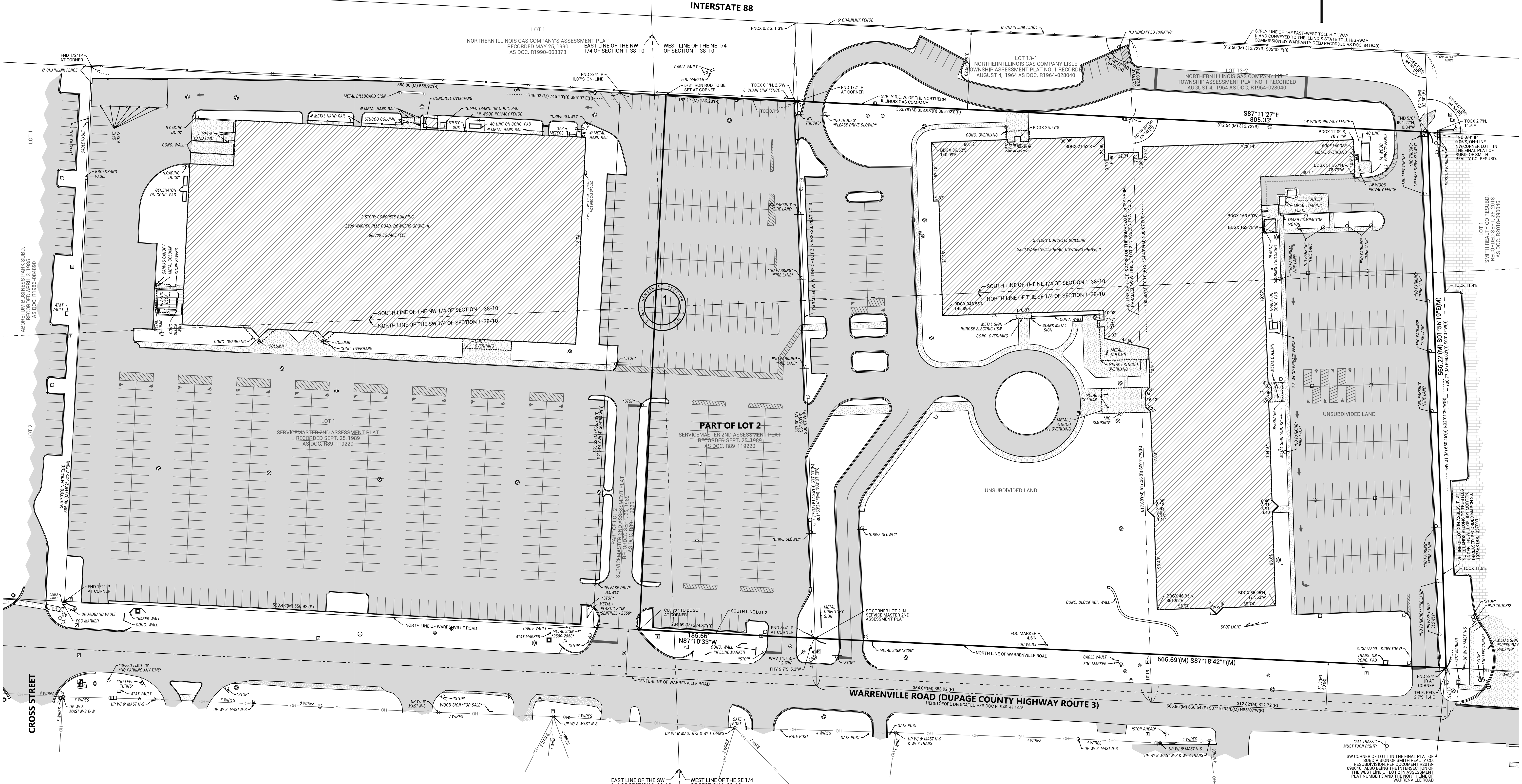
2500 and 2300 Warrenville Road Location Map

 Subject Property
 Project Location

PLAT OF SURVEY



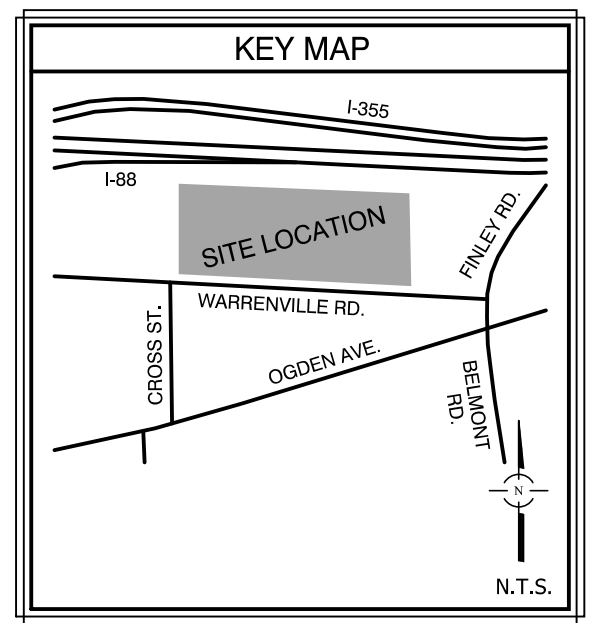
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PROPERTY DESCRIPTION:
PART OF LOT 2 IN SERVICESMASTER 2ND ASSESSMENT PLAT, RECORDED SEPTEMBER 25, 1989 AS DOCUMENT R1899-119220, AND PARTS OF THE NORTHWEST QUARTER, THE NORTHEAST QUARTER, SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER, ALL IN SECTION 13, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTH LINE OF WARRENVILLE ROAD AND SOUTH OF THE SOUTHERLY RIGHT OF WAY LINE OF THE NORTHERN ILLINOIS GAS COMPANY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 IN THE FINAL PLAT OF SUBDIVISION OF SMITH REALTY CO. RESUBDIVISION, RECORDED SEPTEMBER 25, 2018 AS DOCUMENT R2018-090044, SAID POINT ALSO BEING DESCRIBED AS BEING THE INTERSECTION OF THE WEST LINE OF LOT 2 IN ASSESSMENT PLAT NUMBER 1 AND THE NORTH LINE OF WARRENVILLE ROAD, THENCE NORTH 87 DEGREES 18 MINUTES 42 SECONDS WEST ALONG THE NORTH LINE OF SAID WARRENVILLE ROAD 666.69 FEET TO THE SOUTHEAST CORNER OF LOT 2 IN SAID SERVICESMASTER 2ND ASSESSMENT PLAT, THENCE CONTINUING ALONG THE NORTH LINE OF WARRENVILLE ROAD, ALSO BEING THE SOUTH LINE OF SAID LOT 2, NORTH 87 DEGREES 18 MINUTES 42 SECONDS WEST 186.64 FEET TO A POINT, THENCE NORTH 02 DEGREES 19 MINUTES 27 SECONDS EAST PERPENDICULAR TO SAID SOUTH LINE 566.64 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 2, SAID LINE ALSO BEING THE SOUTHERLY RIGHT OF WAY LINE OF THE NORTHERN ILLINOIS GAS COMPANY; THENCE SOUTH 87 DEGREES 11 MINUTES 27 SECONDS EAST ALONG SAID SOUTHERLY LINE 805.33 FEET TO THE NORTHWEST CORNER OF LOT 1 IN THE FINAL PLAT OF SUBDIVISION OF SMITH REALTY CO. RESUBDIVISION, THENCE SOUTH 01 DEGREES 56 MINUTES 19 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 566.22 FEET, TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

STATE OF ILLINOIS)
COUNTY OF COOK)
SS
WE, SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-001157, DO HEREBY DECLARE THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.
ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.
GIVEN UNDER OUR HAND AND SEAL THIS 20TH DAY OF DECEMBER, 2024, IN ROSEMONT, ILLINOIS.

J. P. Christoph
JERRY P. CHRISTOPH, P.L.S. No. 035-3540
ILLINOIS LICENSE EXPIRES 11-30-2026
jchristoph@spacecoinc.com



NOTE:
EASEMENTS, RESTRICTIONS OR OTHER ENCUMBRANCES ARE NOT SHOWN ON THIS SURVEY.
THE SURVEYED PROPERTY IS CURRENTLY ZONED M-1, LIGHT MANUFACTURING.

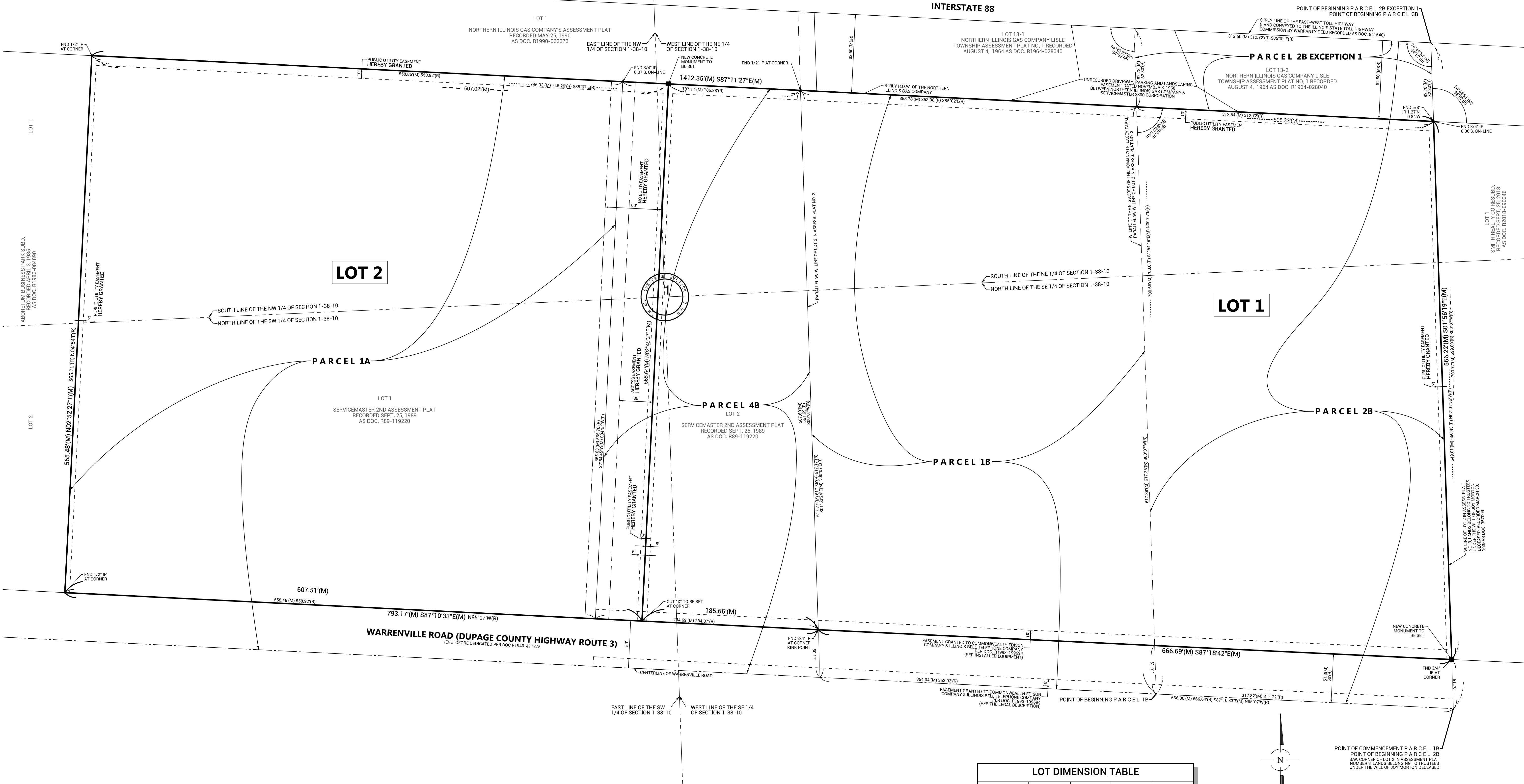
LEGEND			
	STORM SEWER		AIR CONDITIONING UNIT
	SURVEY STATION		ACCESSORY BUILDING
	BOUNDARY LINE		HAND VALVE
	WATER MAIN		TRAFFIC SIGNAL
	GAS MAIN		ELECTRIC METER
	UNDERGROUND TELEPHONE LINE		STREET LIGHT
	UNDERGROUND ELECTRIC LINE		ELECTRIC PANEL
	OVERHEAD WIRES ON UTILITY POLES		ELECTRIC TRANSFORMER
	FIRE HYDRANT		TELEPHONE PEDESTAL
	FENCE		CABLE PEDESTAL
	CULVERT		CABLE MANHOLE
	GATE POST		GAS METER
	RETAINED EASEMENT		GAS VALVE
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FOR REVIEW
PURPOSES ONLY

BRIDGE POINT DOWNERS GROVE 4

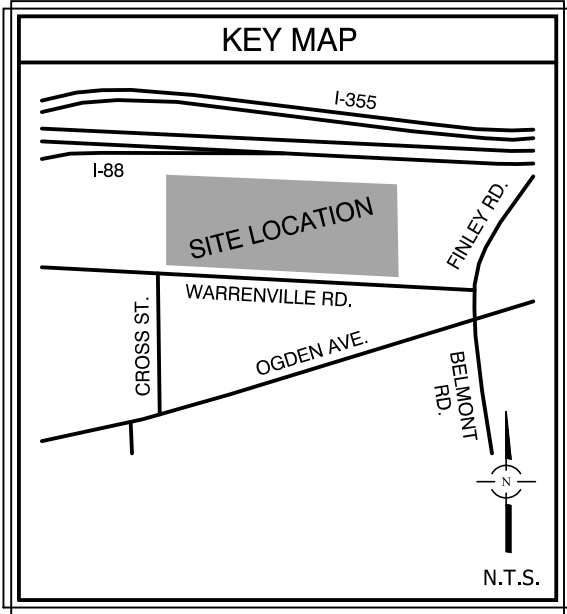
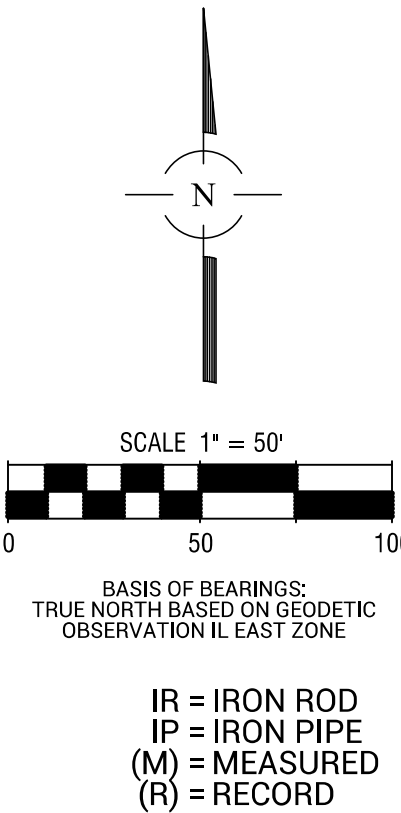
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08-01-300-011-0000
08-01-400-002-0000
08-01-400-003-0000

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



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

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



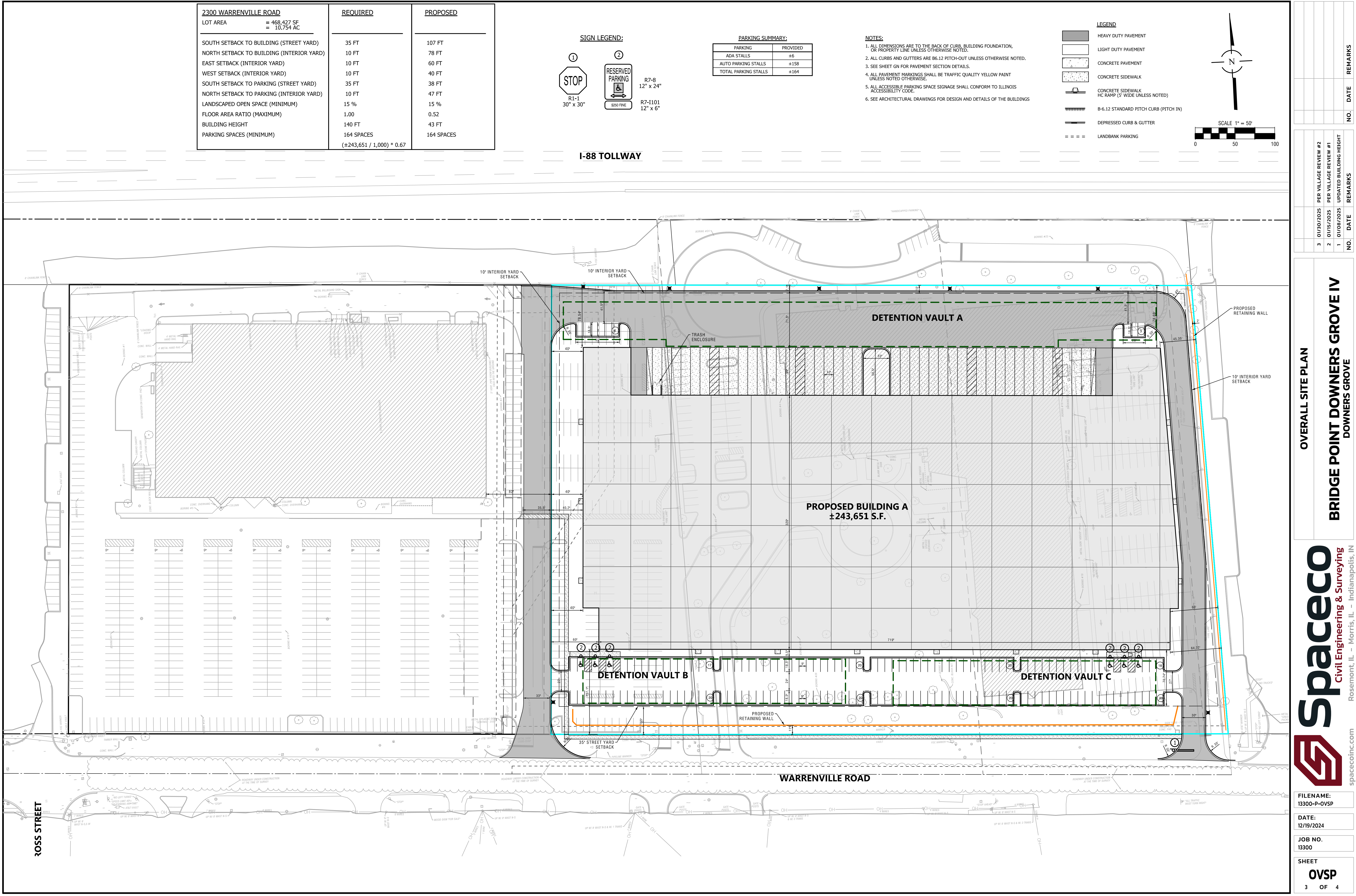
PREPARED FOR:
MIDWEST RE ACQUISITIONS, LLC
9525 W. BRYN MAWR AVENUE, SUITE 700
ROSEMONT, IL 60018

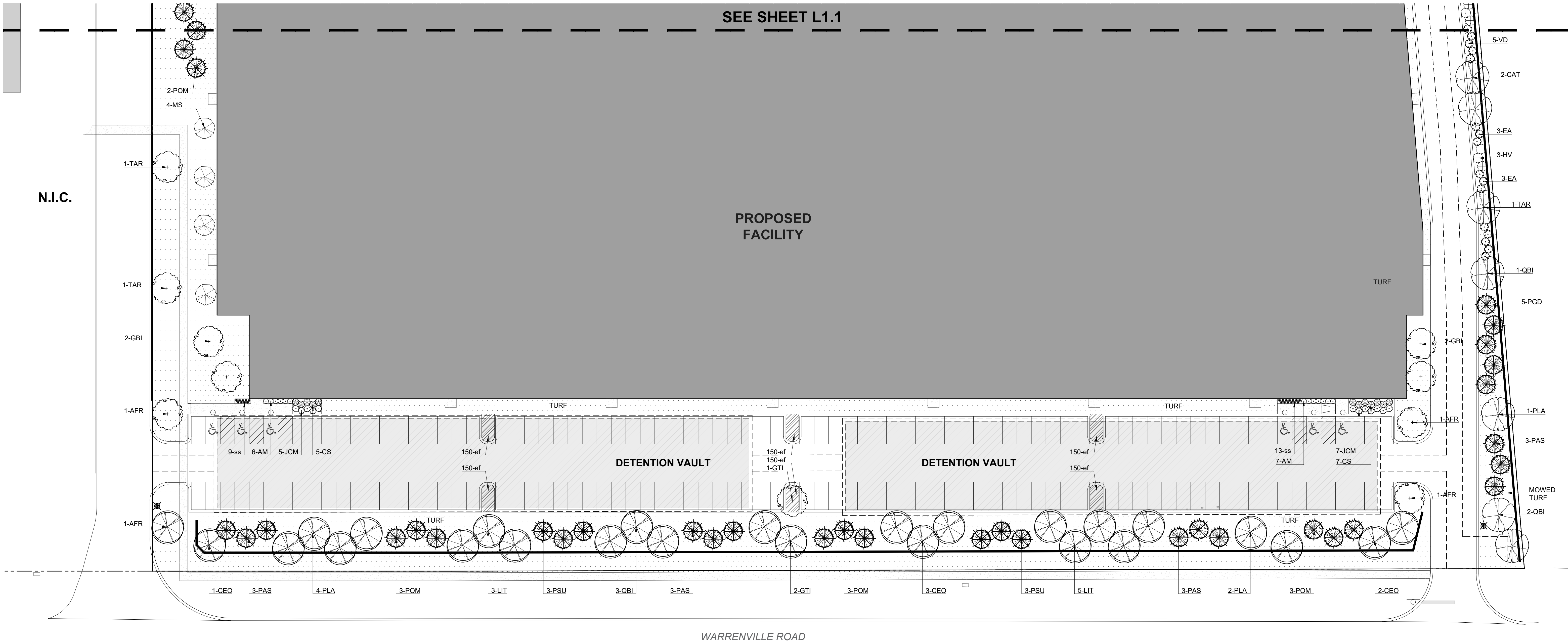
2300 & 2500 WARRENVILLE RD.
DOWNERS GROVE, IL

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



FILENAME:
13300FNL.SUB-01
DATE:
12/20/2024
JOB NO.
13300
SHEET





LANDSCAPE PLAN - SOUTH

SCALE: 1" = 30'-0"

N

0 15' 30' 60'

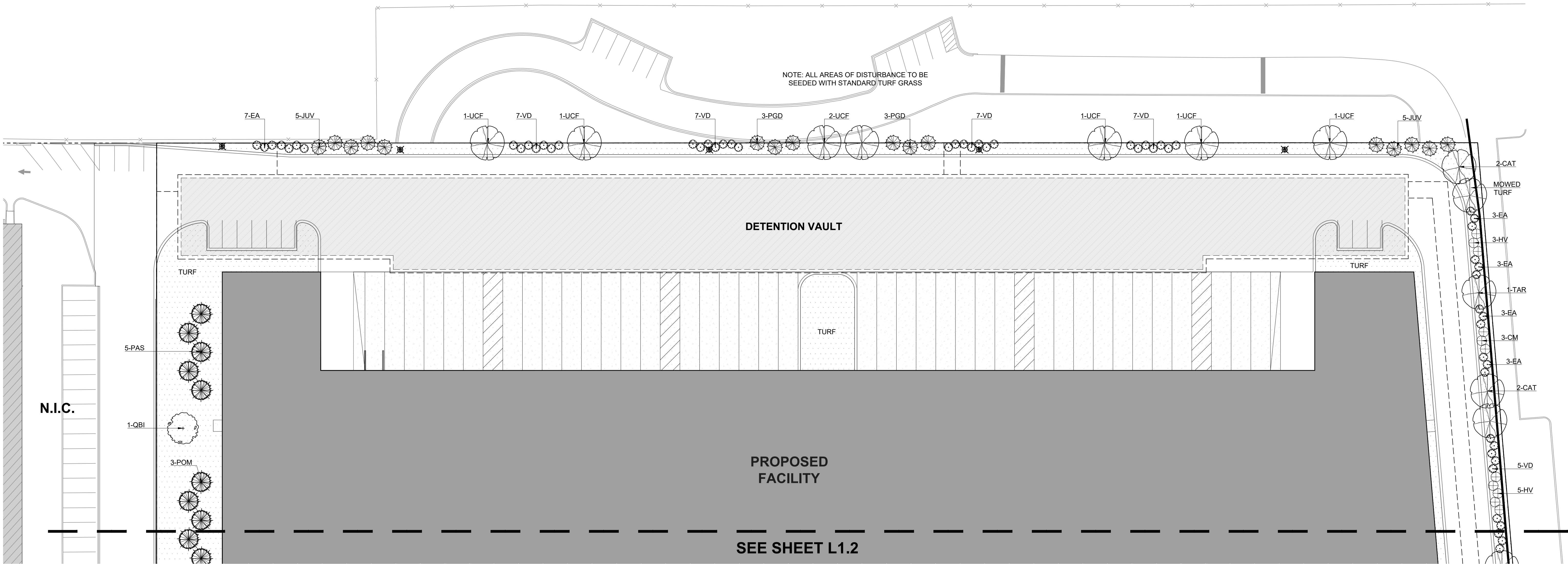
Kathryn Talty
landscape architecture
1926 Waukegan Road | Suite 340
Glenview, Illinois 60025
c 847.612.5154 | www.ktlandarch.com



no.	revision	description	initial	date
1	ISSUED FOR REVIEW		KMT	01-16-25
2	PER VILLAGE COMMENTS		KMT	02-06-25
3				
4				

BRIDGE POINT
DOWNERS GROVE IV
DOWNERS GROVE, ILLINOIS

LANDSCAPE PLAN - SOUTH	date: 11-11-24	drawn: DEA	checked: KMT
	job no. 24480		
	sheet no. L1.2		



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

Master Plant List					
Symbol	Quantity	Botanical Name	Common Name	Size	Origin
Shade Trees					
AFR	4	ACER X FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE FREEMAN MAPLE	3" BB	NATIVAR
CAT	6	CATALPA SPECIOSA	NORTHERN CATALPA	3" BB	NATIVE
CEO	7	CELTUS OCCIDENTALIS	HACKBERRY	3" BB	NATIVE
GBI	2	GINKGO BILOBA 'AUTUMN GOLD'	GINKGO	3" BB	MALE SPEC. ONLY
GTL	4	GLEDITSIA TRIACANTHOS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	3" BB	
LIT	8	LIRODENDRON TULPIFERA	TULIPTREE	3" BB	NATIVE
PLA	7	PLATANUS x ACERIFOLIA 'MORTON GIRCLE'	EXCLAMATION LONDON PLANETREE	3" BB	
QBI	7	QUERCUS BICOLOR	SWAMP WHITE OAK	3" BB	NATIVE
TAR	3	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	3" BB	NATIVAR
UCF	5	ULMUS x 'FRONTIER'	FRONTIER ELM	3" BB	
Evergreen Trees					
JUV	9	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	8' BB	NATIVE
PAS	15	PICEA AIBES	NORWAY SPRUCE	8' BB	
PGD	13	PICEA GLAUCA VAR. DENSATA	BLACK HILLS SPRUCE	8' BB	
POM	14	PICEA OMORIKA	SERBIAN SPRUCE	8' BB	
PSU	9	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	8' BB	
Ornamental Trees					
MD	3	MALUS 'DONALD WYMAN'	CRABAPPLE	6' BB	
MS	3	MALUS SARGENT	SARGENT CRABAPPLE	6' BB	
Evergreen Shrubs					
TD	13	TAXUS x MEDIA 'DENSII'	DENSE YEW	24" BB	
Deciduous Shrubs					
AM	11	ARONIA MELANOCARPA 'IROQUOIS BEAUTY'	IROQUOIS BEAUTY BLACK CHOKEBERRY	5 GAL	NATIVAR
HP	6	HYDRANGEA PANICULATA 'TARDIVA'	TARDIVA HYDRANGEA	38" BB	
RA	5	RHUS AROMATICA 'GRO LOW'	GRO LOW SUMAC	5 GAL	NATIVE
Groundcover					
ef	1100	EUONYMOUS FORTUNEI 'COLORATUS'	PURPLELEAF WINTERCREEPER	3" POTS	
Grasses					
cg	15	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	3 GAL	



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

date:	11-11-24	drawn:	DEA	checked:	KMT
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