

**VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL MEETING
NOVEMBER 2, 2010 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
Final Plat of Subdivision and Rezoning	<ul style="list-style-type: none"> ✓ Resolution ✓ Ordinance Motion Discussion Only 	Tom Dabareiner, AICP Community Development Director

SYNOPSIS

A resolution for the final plat of subdivision has been prepared to consolidate two existing lots into one lot for the property located at 1528 Brook Drive and 1516 Brook Drive / 1515 Centre Circle. An ordinance has been prepared to permit a zoning ordinance map amendment to rezone 1528 Brook Drive, from M2, Restricted Manufacturing to ORM, Office, Research and Manufacturing.

STRATEGIC PLAN ALIGNMENT

The Goals 2014 identified *Strong, Diverse Local Economy*. Supporting this goal is the objective *Maintain, expand and balance local economy and tax base*.

FISCAL IMPACT

N/A

UPDATE & RECOMMENDATION

This item was discussed at the October 19, 2010 Village Council meeting. Staff recommends approval on the November 2, 2010 active agenda.

BACKGROUND

The petitioner is requesting approval of a final plat of subdivision to consolidate two existing lots into one lot and a rezoning of the existing western parcel (1528 Brook Drive) from M2, Restricted Manufacturing to ORM, Office, Research and Manufacturing. The western parcel is currently zoned M2 while the eastern parcel (1516 Brook Drive / 1515 Centre Circle) is currently zoned ORM.

Currently, there is a building on each of the separate parcels and the petitioner is proposing to construct an addition between the two buildings to connect them. Without the plat of subdivision, the petitioner would not be permitted to construct the building link over the property line. Additionally, the rezoning of the western parcel will allow the entire parcel to follow the ORM zoning regulations. The rezoning to ORM is consistent with the proposed production and research and development activities that are proposed for the connected building.

The petitioner has not requested any exceptions from the Subdivision Ordinance. A five-foot wide stormwater and utility easement along the southeast property line will be dedicated so that there are utility easements along each of the property lines. The proposed new lot would be 328 feet wide by 507 feet deep along Centre Circle and 487 feet deep along Brook Drive. The new parcel would meet all subdivision requirements as noted below:

	Required	Proposed
Lot Width (min)	100 ft	328 ft
Lot Area (min)	20,000 sq ft	186,437 sf ft

The Plan Commission considered the petition at their October 4, 2010 meeting and voted unanimously to recommend approval of the Final Plat of Subdivision and Rezoning. Staff concurs with the Plan Commission recommendation.

ATTACHMENTS

Aerial Map

Resolution

Staff Report with attachments dated October 4, 2010

Minutes of the Plan Commission Hearing dated October 4, 2010

VILLAGE OF DOWNERS GROVE
COUNCIL ACTION SUMMARY

INITIATED: _____ **Applicant** _____ **DATE:** _____ **November 2, 2010** _____
(Name)

RECOMMENDATION FROM: _____ **FILE REF:** _____ **PC-12-10** _____
(Board or Department)

NATURE OF ACTION:

- Ordinance
- Resolution
- Motion
- Other

STEPS NEEDED TO IMPLEMENT ACTION:

Motion to Adopt "A RESOLUTION APPROVING THE FINAL PLAT OF SUBDIVISION FOR FLAVORCHEM RESUBDIVISION", as presented.

SUMMARY OF ITEM:

Adoption of the attached ordinance will approve the final plat of subdivision for the Flavorchem Resubdivision.

RECORD OF ACTION TAKEN:

RESOLUTION _____

**A RESOLUTION APPROVING THE FINAL
PLAT OF SUBDIVISION FOR FLAVORCHEM RESUBDIVISION**

WHEREAS, application has been made pursuant to the provisions of Chapter 20 of the Downers Grove Municipal Code for the approval of the final Plat of Subdivision for Flavorchem Resubdivision, located at the northeast corner of the intersection of Brook Drive and Centre Circle, approximately 470 feet east of the intersection of Brook Drive and Finley Road, Downers Grove, Illinois, legally described as follows:

Lots 33 and 34 in Oak Grove Centre of Commerce Unit Two, being a subdivision of part of the East ½ of Section 30, Township 39 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded May 4, 1972 as document R72-23285, in DuPage County, Illinois

Commonly known as 1528 Brook Drive, 1516 Brook Drive and 1515 Centre Circle, Downers Grove, IL (PIN 06-30-402-001, -002).

WHEREAS, notice has been given and hearing held on October 4, 2010 regarding this plat application pursuant to the requirements of the Downers Grove Municipal Code; and,

WHEREAS, the Plan Commission has recommended approval of the final plat of subdivision for Flavorchem Resubdivision as requested, subject to certain conditions.

NOW, THEREFORE, BE IT RESOLVED by the Village Council of the Village of Downers Grove that the final plat of subdivision for Flavorchem Resubdivision, be and is hereby approved subject to the following condition:

1. The final plat of subdivision shall substantially conform to the Flavorchem Resubdivision Plat prepared by Gentile & Associates, Inc. dated September 16, 2010 except as such plans may be modified to conform to the Village Codes and Ordinances.
2. A certificate of occupancy for the building link may not be issued until the Flavorchem Resubdivision Plat has been recorded and three copies of the recorded plat have been submitted to the Village.

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

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

Mayor

Passed:

Attest: _____
Village Clerk



0 100 Feet

1528 Brook Drive and 1516 Brook Drive / 1515 Centre Circle Location Map





**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
OCTOBER 4, 2010 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
PC-12-10 1528 Brook Drive and 1516 Brook Drive / 1515 Centre Circle	Final Plat of Subdivision & Rezoning of 1528 Brook Drive from M2 to ORM	Stan Popovich, AICP Planner

REQUEST

The petitioner is requesting approval of a final plat of subdivision to consolidate two lots into one lot and rezone 1528 Brook Drive from M2, Restricted Manufacturing, to ORM, Office Research and Manufacturing.

NOTICE

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

GENERAL INFORMATION

OWNER: Aromark Properties, Inc.
1525 Brook Drive
Downers Grove, IL 60515

APPLICANT: Flavorchem
1525 Brook Drive
Downers Grove, IL 60515

PROPERTY INFORMATION

EXISTING ZONING: M2, Restricted Manufacturing (1528 Brook Drive)
ORM, Office Research Manufacturing (1516 Brook Drive / 1515 Centre Circle)

EXISTING LAND USE: Manufacturing

PROPERTY SIZE: 186,437 square feet (4.28 acres)

PINS: 06-30-402-001, -002

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
NORTH:	M2, Restricted Manufacturing	Office, Research, Manufacturing
SOUTH:	M2, Restricted Manufacturing ORM, Office, Research, Manufacturing	Commercial
EAST:	M2, Restricted Manufacturing ORM, Office, Research, Manufacturing	Office, Research, Manufacturing
WEST:	M2, Restricted Manufacturing	Office, Research, Manufacturing

ANALYSIS

SUBMITTALS

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

1. Application/Petition for Public Hearing
2. Project Narrative
3. Plats of Survey
4. Plat of Subdivision

PROJECT DESCRIPTION

The petitioner is requesting approval of a final plat of subdivision to consolidate two existing lots into one lot and a rezoning of the existing western parcel (1528 Brook Drive) from M2, Restricted Manufacturing to ORM, Office, Research and Manufacturing. The western parcel is currently zoned M2 while the eastern parcel (1516 Brook Drive / 1515 Centre Circle) is currently zoned ORM. A building approximately 41,000 square feet in size is located on the western parcel while the eastern parcel contains a building approximately 50,000 square feet in size. The petitioner occupies both buildings.

The petitioner is proposing to consolidate the two parcels into one so that they can construct an addition to link the two existing buildings. Without the plat of subdivision, the petitioner would not be permitted to construct the building link over the property line. Additionally, the rezoning of the western parcel will allow the entire parcel to follow the ORM zoning regulations. If a single parcel has two zoning classifications, the zoning regulations for that particular parcel are the more restrictive of the two zoning classifications. In this instance, the M2 zoning classification is more restrictive. The rezoning to ORM is consistent with the proposed production and research and development activities that are proposed for the buildings.

The proposed new lot would be 328 feet wide by 507 feet deep along Centre Circle and 487 feet deep along Brook Drive. The new parcel would meet all subdivision requirements as noted below:

	Required	Proposed
Lot Width (min)	100 ft	328 ft
Lot Area (min)	20,000 sq ft	186,437 sf ft

COMPLIANCE WITH FUTURE LAND USE PLAN

According to the Future Land Use Plan, both current parcels are designated as Office, Research and Manufacturing. Staff believes the rezoning of the existing M2 parcel to an ORM designation is consistent with the Future Land Use Plan. Additionally, by consolidating the two lots into one lot, the petitioner will be able to construct a link between the two existing building. Staff believes the proposed final plat of subdivision and rezoning is consistent with the Future Land Use Plan and Village planning documents.

COMPLIANCE WITH ZONING ORDINANCE

The proposed zoning for the new single parcel is ORM, Office, Research and Manufacturing. The existing office, production, research and development and warehousing uses within the two existing buildings are permitted uses in the ORM zoning district. If the plat of subdivision is approved, the proposed building link, as shown, would meet all Zoning Ordinance bulk and setback requirements.

COMPLIANCE WITH THE SUBDIVISION ORDINANCE

As shown above, the proposed parcel will meet all minimum lot dimension requirements for lots in the

ORM Office, Research and Manufacturing zoning district. The petitioner has not requested any exceptions from the Subdivision Ordinance.

There are existing utility easements on all but one lot line. The petitioner will be dedicating a five-foot wide stormwater and utility easement on the southeast lot line which will satisfy the requirements for public utility easements.

NEIGHBORHOOD COMMENT

Staff has not received any written neighborhood comment regarding the proposal at this time.

FINDINGS OF FACT

Section 28.1702 Standards for Approval of Amendments to the Zoning Ordinance

Village Council and Plan Commission consideration and approval of any amendment, whether text or map, is a matter of legislative discretion that is not controlled by any one standard. However, in making its decisions and recommendations regarding map amendments, the Village Council and Plan Commission shall consider the following factors:

- (1) The existing uses and zoning of nearby property;*
- (2) The extent to which the particular zoning restrictions affect property values;*
- (3) The extent to which any determination 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 standard of care with which the community has undertaken to plan its land use development.*

Staff believes the proposed Final Plat of Subdivision to consolidate the two existing lots into one new lot is consistent with the Zoning and Subdivision Ordinances and other planning objectives of the Village.

With regard to the standards for approval of the rezoning, the property abuts M2 zoning on all four sides and ORM zoning on both the east and south. Staff does not believe the rezoning from M2 to ORM will affect property values, public health, safety and welfare. The existing uses and the location of the property are compatible with the existing trend of office, research and manufacturing development along Brook Drive and Centre Circle. The property and the proposed addition will add value to the community through the increased investment the petitioner will undertake to construct the proposed building link. The rezoning to ORM will make the property consistent with the Future Land Use Plan. Staff believes all the standards for approval have been met.

RECOMMENDATIONS

The proposed final plat of subdivision is compatible with the surrounding zoning and land use classifications. Additionally, the proposed rezoning from M2, Restricted Manufacturing to ORM, Office Research and Manufacturing is compatible with the standards for approval for a rezoning per Section 28.1702 of the Zoning Ordinance and will make the property consistent with the Future Land Use Plan. Based on the findings listed above, staff recommends that the Plan Commission make a motion recommending approval of a final plat of subdivision and rezoning associated with PC-12-10 to the Village Council subject to the conditions below:

1. The final plat of subdivision shall substantially conform to the Flavorchem Resubdivision Plat prepared by Gentile & Associates, Inc. dated March 25, 2010 except as such plans may be modified to conform to the Village Codes and Ordinances.
2. A certificate of occupancy for the building link may not be issued until the Flavorchem Resubdivision Plat has been recorded and three copies of the recorded plat have been submitted to the Village.

Staff Report Approved By:

Tom Dabareiner, AICP
Director of Community Development

TD:sp
-att

P:\P&CD\PROJECTS\PLAN COMMISSION\2010 PC Petition Files\PC-12-10, Flavorchem 1528 Brook Drive\Staff Report PC-12-10.doc



0 100 Feet

1528 Brook Drive and 1516 Brook Drive / 1515 Centre Circle Location Map





H E I T M A N A R C H I T E C T S I N C O R P O R A T E D

August 25, 2010

Stan Popovich
Village of Downers Grove
801 Burlington Avenue
Downers Grove, Illinois 60515

RE: Flavorchem
1528 Brooke Drive
Downers Grove, Illinois
Job Number: 208204

Mr. Popovich

Aromark Properties, Inc. owns the properties located at 1528 Brook Drive and 1516 Brooke Drive/1515 Centre Circle Drive. Aromark would like to combine these two separate properties into one property and then provide a building link connecting the 2 existing buildings. The property located at 1528 Brooke Drive is zoned M-2 and the property located at 1516 Brook Drive/1515 Centre Circle Drive is zoned ORM. Per meetings with Flavorchem and the Village the new combined property is to be zoned ORM. Plans submitted include: existing plat, new plat, and site plan with building layout including new link. This will be a new liquid production facility for Flavorchem.

Thank you.

Sincerely,
HEITMAN ARCHITECTS, INCORPORATED
Dave Tuszynski

555 PIERCE ROAD, SUITE 105
ITASCA, ILLINOIS 60143
FAX: 630.773.3599
TEL: 630.773.3551



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

FLAVORCHEM RESUBDIVISION

LOTS 33 AND 34 IN OAK GROVE CENTRE OF COMMERCE UNIT TWO, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 11 EAST, THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 4, 1972 AS DOCUMENT R72-23285, IN DUPAGE COUNTY, ILLINOIS.

CONTAINING TOTAL AREA: 186,521.93 Sq Ft (4.28 Ac.)

P. I. N.: 06-30-402-001
-002



PLAN COMMISSIONER APPROVAL

STATE OF ILLINOIS) S.S.
COUNTY OF DUPAGE)
APPROVED BY PLAN COMMISSIONER OF THE VILLAGE OF DOWNERS GROVE THIS _____ DAY OF _____ A.D. 20____

BY: CHAIRMAN _____

ENGINEER/DRAINAGE CERTIFICATE

STATE OF ILLINOIS) S.S.
COUNTY OF DUPAGE)
I, _____, A REGISTERED PROFESSIONAL ENGINEER IN ILLINOIS AND AUTHORIZED ATTORNEY, DO HEREBY STATE THAT THE LAND DEPICTED HEREON OR THIS PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS AND PUBLIC AREAS, AND THAT SUCH SURFACE WATERS WILL BE COLLECTED AND DIVERTED TO THE PUBLIC AREAS IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION OF THIS SUBDIVISION. FURTHER, AS ENGINEER, I HEREBY CERTIFY THAT THE PROPERTY WHICH IS THE SUBJECT OF THIS SUBDIVISION OR ANY PART THEREOF IS (IS NOT) LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

ILLINOIS LICENSED PROFESSIONAL ENGINEER NO. _____
MY LICENSE EXPIRES ON: _____

BY: _____ (NAME) _____ (TITLE) _____ (NAME) _____ (TITLE)

VILLAGE COLLECTOR

STATE OF ILLINOIS) S.S.
COUNTY OF DUPAGE)
I, _____, COLLECTOR FOR THE VILLAGE OF DOWNERS GROVE, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY OTHER LIENS OR ENCUMBRANCES AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT. HEREBY SUBMITTED TO THE FOLLOWING RESTRICTIONS RUNNING WITH THE LAND COMPRISED WITHIN SAID PLAT, AND THEIR RESPECTIVE HEIRS, SUCCESSORS AND ASSIGNS.

DATED AT DOWNERS GROVE, ILLINOIS, THIS _____ DAY OF _____ A.D. 20____

VILLAGE COLLECTOR _____

STORMWATER PROVISIONS

STATE OF ILLINOIS) S.S.
COUNTY OF DUPAGE)
WHEREAS, SAID LOTS WILL BE CONVEYED TO PURCHASERS SUBJECT TO THIS DECLARATION, TO THE END THAT THE RESTRICTIONS IMPOSED SHALL INURE TO THE BENEFIT OF EACH AND ALL OF THE PURCHASERS OF SUCH LOTS WHETHER THEY SHALL HAVE BECOME SUCH BEFORE OR AFTER THE DATE THEREOF, AND THEIR RESPECTIVE HEIRS AND ASSIGNS, AND
WHEREAS, THE AFORESAID PROPERTY DESCRIBED ON THE ATTACHED PLAT IS LOCATED ENTIRELY WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS, AND
WHEREAS, ALL OF THE PROVISIONS, RESTRICTIONS, CONDITIONS, COVENANTS, AGREEMENTS, AND CHARGES HEREIN CONTAINED SHALL RUN WITH AND BIND ALL OF SAID LOTS AND LAND, AND SHALL INURE TO THE BENEFIT OF, AND BE ENJOYED BY, THE PURCHASERS OF SAID LOTS AND LAND, AND THEIR RESPECTIVE HEIRS, SUCCESSORS AND ASSIGNS,
NOW, THEREFORE, ALL PERSONS, FIRMS OR CORPORATIONS NOW OWNING THE AFORESAID PROPERTY DO COVENANT AND AGREE THAT THEY OR ANY PERSON, FIRM OR CORPORATION HEREFTER ACQUIRING ANY PROPERTY OR LOTS SHOWN ON SAID PROPERTY SHALL BE BOUND BY AND SUBJECT TO THE FOLLOWING RESTRICTIONS RUNNING WITH SAID PROPERTY TO WHICHEVER OWNER, TO WIT:
1. NO IMPROVEMENTS SHALL BE MADE IN OR UPON THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, BUSHES AND GRASS AND THE INSTALLATION OF UNDERGROUND UTILITY LINES AND DRIVEWAYS.
2. EACH OWNER OR PURCHASER SHALL BE RESPONSIBLE FOR MAINTAINING THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, APPLICABLE TO HIS LOT IN SUCH MANNER AS TO INSURE THE FREE AND UNINTERRUPTED FLOW OF STORM WATER THROUGH THE DRAINAGE SYSTEM OF THE SUBDIVISION, AND SHALL NOT PERFORM ANY WORK THAT WOULD OBSTRUCT OR IMPAIR THE DRAINAGE SYSTEM OF THE SUBDIVISION, INCLUDING THE FLOW OF STORMWATER THROUGH THE DRAINAGE SYSTEM THROUGH THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS.
3. IN THE EVENT ANY OWNER OR PURCHASER FAILS TO PROPERLY MAINTAIN THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, THE COST TOGETHER WITH THE ADDITIONAL SUM OF TEN PERCENT SHALL, UPON RECORDATION OF NOTICE OF EASEMENT, BE PAID BY THE OWNER OR PURCHASER OF THE LOT IN WHICH SUCH VIOLATION OCCURS. A NOTICE OF EASEMENT SHALL BE FILED WITHIN SIXTY DAYS OF COMPLETION OF THE WORK CONSTITUTE A LIEN AGAINST HIS LOT WHICH MAY BE FORECLOSED BY AN ACTION BROUGHT BY OR ON BEHALF OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS.
4. IN THE EVENT THE VILLAGE OF DOWNERS GROVE, ILLINOIS, SHALL BE REQUIRED TO PERFORM OR HAVE PERFORMED ON ITS BEHALF ANY MAINTENANCE WORK TO OR UPON THE STORMWATER EASEMENT INCLUDING DETENTION OR RETENTION AREAS, THE COST TOGETHER WITH THE ADDITIONAL SUM OF TEN PERCENT SHALL, UPON RECORDATION OF NOTICE OF EASEMENT, BE PAID BY THE OWNER OR PURCHASER OF THE LOT IN WHICH SUCH VIOLATION OCCURS. A NOTICE OF EASEMENT SHALL BE FILED WITHIN SIXTY DAYS OF COMPLETION OF THE WORK CONSTITUTE A LIEN AGAINST HIS LOT WHICH MAY BE FORECLOSED BY AN ACTION BROUGHT BY OR ON BEHALF OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS.
5. THE AFORESAID RESTRICTIONS AND COVENANTS, AND EACH AND EVERY ONE OF THEM, ARE HEREBY EXPRESSLY ASSIGNED TO THE VILLAGE OF DOWNERS GROVE, ILLINOIS, AND EACH AND EVERY ONE OF THEM, ARE HEREBY EXPRESSLY OBLIGATED IN RESPECT TO THE SAID PREMISES AND THE PARTIES HEREIN DESIGNATED, THEIR AND EACH OF THEIR SUCCESSORS, HEIRS, AND ASSIGNS.
IN WITNESS WHEREOF, THE OWNERS HAVE SET THEIR HANDS UPON THE ATTACHED PLAT THE DAY AND DATE FIRST WRITTEN THEREON.

DATED AT _____ ILLINOIS, THIS _____ DAY OF _____ A.D. 20____
BY: _____ (NAME) _____ (TITLE) _____ (NAME) _____ (TITLE)

DOWNERS GROVE SANITARY DISTRICT

STATE OF ILLINOIS) S.S.
COUNTY OF DUPAGE)
I, _____, COLLECTOR OF THE DOWNERS GROVE SANITARY DISTRICT, DO HEREBY CERTIFY THAT THERE ARE NO UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT, WHICH MAY BE FORECLOSED BY AN ACTION BROUGHT BY OR ON BEHALF OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS.

DATED AT DOWNERS GROVE, ILLINOIS, THIS _____ DAY OF _____ A.D. 20____

COLLECTOR _____

STATE OF ILLINOIS) S.S.
COUNTY OF DUPAGE)
THIS INSTRUMENT NUMBER _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF _____ COUNTY, ILLINOIS, AFORESAID, ON THE _____ DAY OF _____ A.D. 20____ AT _____ O'CLOCK _____ M.

DUPAGE COUNTY RECORDER OF DEEDS _____

COUNTY CLERK

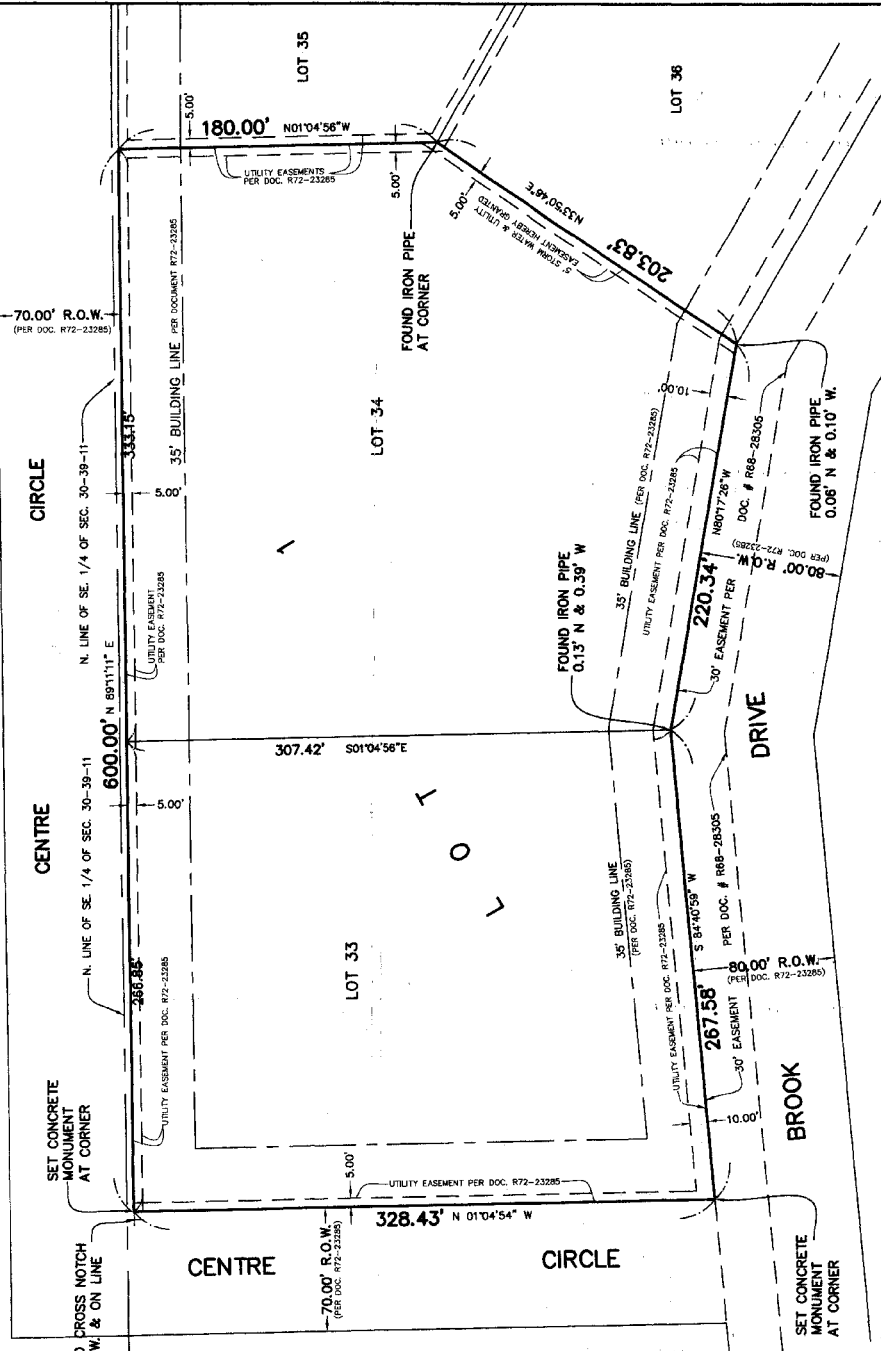
STATE OF ILLINOIS) S.S.
COUNTY OF DUPAGE)
I, _____, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO UNREDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT. FURTHER, I HEREBY CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.
GIVEN UNDER MY NAME AND SEAL OF THE COUNTY CLERK AT WHEATON, ILLINOIS, THIS _____ DAY OF _____ A.D. 20____

DUPAGE COUNTY CLERK _____

PREPARED BY:

G GENTILE & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
550 E. ST. CHARLES PLACE
COMBARD, ILLINOIS 60148
PHONE (630) 918-8242
FAX (630) 918-8284

PREPARED FOR: FLAVORCHEM
DRAWN BY: MMG
ORDER NO.: 06-19989-10RESUB REV1
ILLINOIS PROFESSIONAL DESIGN
FIRM LICENSE NO. 184.002870
NO. DATE DESCRIPTION BY



STATE OF ILLINOIS) S.S.
COUNTY OF DUPAGE)
APPROVED THIS _____ DAY OF _____ A.D. 20____
BY THE COUNCIL OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS,
MAYOR _____
VILLAGE CLERK _____

SCHOOL DISTRICT STATEMENT

STATE OF ILLINOIS) S.S.
COUNTY OF DUPAGE)
PURSUANT TO SECTION 1.006 OF THE PLAT ACT, 765 ILCS 205, THIS DOCUMENT SHALL SERVE AS THE SCHOOL DISTRICT STATEMENT TO THE BEST OF THE OWNER'S KNOWLEDGE, THE TRACT OF LAND DESCRIBED IN THE ATTACHED PLAT LIES IN THE FOLLOWING SCHOOL DISTRICT(S):
GRADE SCHOOL DISTRICT: 44
HIGH SCHOOL DISTRICT: 87
J.R. COLLEGE DISTRICT: 502
ADDRESS: 588 CRESCENT BLVD. GLEN ELYN, IL. 60137
ADDRESS: 425 2ND STREET, GLEN ELYN, IL. 60137

BY: _____ (NAME) _____ (TITLE) _____ (NAME) _____ (TITLE)

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ADDRESS: 425 2ND STREET, GLEN ELYN, IL. 60137

BY: _____ (NAME) _____ (TITLE) _____ (NAME) _____ (TITLE)

STATE OF ILLINOIS) S.S.
COUNTY OF DUPAGE)
PURSUANT TO SECTION 1.006 OF THE PLAT ACT, 765 ILCS 205, THIS DOCUMENT SHALL SERVE AS THE SCHOOL DISTRICT STATEMENT TO THE BEST OF THE OWNER'S KNOWLEDGE, THE TRACT OF LAND DESCRIBED IN THE ATTACHED PLAT LIES IN THE FOLLOWING SCHOOL DISTRICT(S):
GRADE SCHOOL DISTRICT: 44
HIGH SCHOOL DISTRICT: 87
J.R. COLLEGE DISTRICT: 502
ADDRESS: 588 CRESCENT BLVD. GLEN ELYN, IL. 60137
ADDRESS: 425 2ND STREET, GLEN ELYN, IL. 60137

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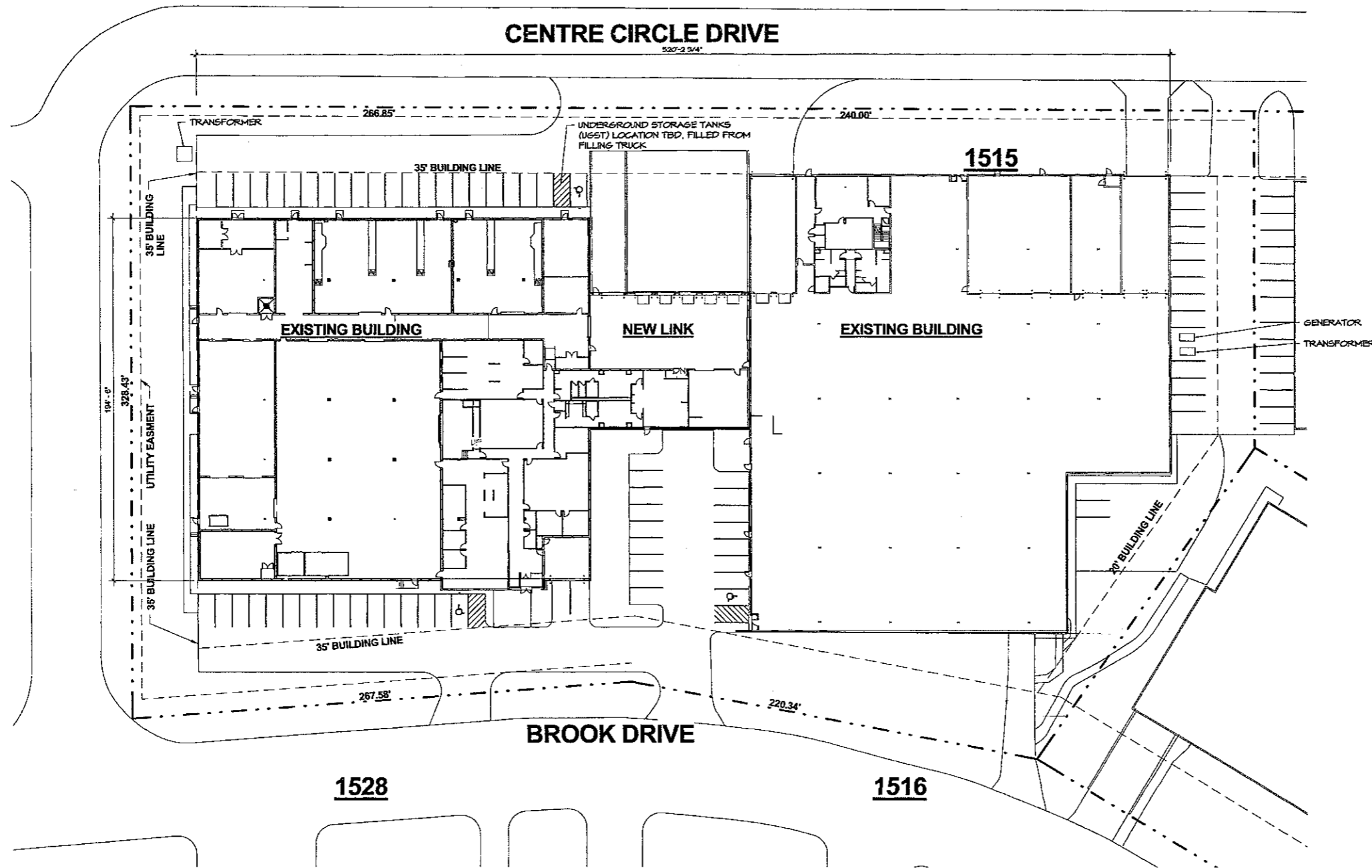
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BY: _____ (NAME) _____ (TITLE) _____ (NAME) _____ (TITLE)



1 SITE PLAN
A1.4 1" = 30'-0"



CODE ANALYSIS

MUNICIPALITY: DOWNERS GROVE, ILLINOIS
APPLICABLE CODES: 2006 INTERNATIONAL BUILDING CODE WITH AMENDMENTS
 2003 LIFE SAFETY CODE
 2008 ELECTRICAL CODE
 2006 INTERNATIONAL FIRE CODE
 2004 STATE OF ILLINOIS PLUMBING CODE
 2006 INTERNATIONAL MECHANICAL CODE WITH AMENDMENTS
 2006 INTERNATIONAL PROPERTY MAINTENANCE CODE WITH AMENDMENTS
 2009 INTERNATIONAL ENERGY CONSERVATION CODE WITH AMENDMENTS
 2006 INTERNATIONAL FUEL GAS CODE WITH AMENDMENTS

ZONING: ORM- OFFICE- RESEARCH- MANUFACTURING DISTRICT
SITE AREA: 186,622 S.F. (4.28 ACRES)
BUILDING: 97,699 S.F.
F.A.R. 0.5237
CARS REQUIRED: 70 CARS
CARS PROVIDED: 70 CARS

ISSUE DATE
8-25-2010 RESUBDIVISION APPROVAL

SHEET TITLE
SITE PLAN

DATE 08/24/10	SHEET NUMBER A1.4
PROJECT NUMBER 208204	

DRAFT

VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING
PUBLIC HEARING

OCTOBER 4, 2010, 7:00 P.M.

PC-12-10 A petition seeking a final plat of subdivision approval to consolidate two lots into one and a rezoning from M-2, Restricted Manufacturing, to ORM, Office Research & Manufacturing for the property located at the northeast corner of Brook Drive and Centre Circle, approximately 470 feet east of the intersection of Brook Drive and Finley Road, commonly known as 1528 Brook Drive and 1516 Brook Drive/1515 Centre Circle, Downers Grove, Illinois (PIN 06-30-402-001, -002); Flavorchem Corporation, Petitioner; Aromark Properties Inc., Owner.

Chairman Jirik swore in those individuals who would be speaking on File PC-12-10.

Village Planner, Mr. Stan Popovich, discussed that the petitioner is requesting approval of a final plat of subdivision to consolidate two existing lots into one lot and a rezoning of an existing 41,000 sq. ft. western parcel (1528 Brook Drive) from M2, Restricted Manufacturing to ORM - Office, Research and Manufacturing in order to construct an addition to connect the building to the eastern 50,000 sq. foot parcel, zoned ORM, at 1516 Brook Drive/1515 Centre Circle. The petitioner occupies both buildings. Without the plat of subdivision, the petitioner would not be permitted to construct the building link over the property line. The rezoning of the western parcel will allow the entire parcel to become ORM zoning and the rezoning to ORM is consistent with the proposed production and research and development activities that are proposed for the buildings.

The new parcel meets all width and depth requirements, subdivision requirements, and complies with the Village's Future Land Use Plan and Zoning Ordinance bulk standards in the ORM District. To date, the petitioner has not requested any exceptions from the Subdivision Ordinance. However, staff has requested that a five-foot stormwater/utility easement be created at the southeast corner of the site. He noted this was requested on the plans after the packets had been sent to the commissioners.

While there was no concerns raised by the neighbors, Mr. Popovich stated that staff did speak to one concerned neighbor regarding the shared parking agreement between the 1515/1516 building, the gymnastics facility and Allied Van Lines facility. Minor details of that agreement followed, but based on the proposed site plan, Mr. Popovich indicated that the petitioner will have to provide 70 parking spaces. That requirement will be met. In speaking with the petitioner, Mr. Popovich stated the petitioner will be running one shift to maintain the shared parking agreement.

Staff believes the plan to consolidate the lot meets the requirements the Subdivision Ordinance, the Future Land Use Plan, and the rezoning requirements and the proposal will not affect property values or affect the general health, safety, and welfare of the neighborhood. The use and location is consistent with the trend of offices, research development, and manufacturing/warehousing. Staff supported the proposal and recommended that the Plan Commission send a favorable recommendation to the Village Council with the conditions listed on page 4 of staff's report.

Clarification followed on the shared parking agreement, noting that the gymnasium uses the facility after-hours and on weekends while the manufacturing facility uses it during typical business hours.

DRAFT

Clarification also followed on the difference between manufacturing and restricted manufacturing. A question followed if additional retention would be necessary for the site, to which Mr. Popovich did not believe it required it and, therefore, it was not an engineering condition in staff's recommendation because it could be addressed administratively. An explanation followed.

Petitioner, Mr. Dave Tuszynski, with Heitman Architects, 555 Pierce Road, Itasca, Illinois, summarized the proposal again for the commissioners, noting the addition creates a link between the two buildings for a total of 98,000 square feet. An explanation of the Flavorchem manufacturing process followed, with Mr. Tuszynski explaining the connection will be used for the shipping and receiving portion of the manufacturing process. The majority of the site was already paved.

Mr. Ken Malinowski, Flavorchem Corporation, 1525 Brook Drive, Downers Grove, Illinois, discussed the history of Flavorchem Corp. He stated that allowing for the link will allow for a more efficient operation by moving product between the two facilities.

Chairman Jirik opened up the meeting to public participation. None followed. Public participation was closed.

No closing statement followed from the petitioner. Mr. Waechler stated the proposal was a well-planned addition.

WITH RESPECT TO FILE PC-12-10, MRS. HAMERNICK MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL FOR APPROVAL OF A FINAL PLAT OF SUBDIVISION AND REZONING ASSOCIATED, SUBJECT TO THE FOLLOWING STAFF CONDITIONS:

- 1. THE FINAL PLAT OF SUBDIVISION SHALL SUBSTANTIALLY CONFORM TO THE FLAVORCHEM RESUBDIVISION PLAT PREPARED BY GENTILE & ASSOCIATES, INC. DATED SEPTEMBER 16, 2010 EXCEPT AS SUCH PLANS MAY BE MODIFIED TO CONFORM TO THE VILLAGE CODES AND ORDINANCES.**
- 2. A CERTIFICATE OF OCCUPANCY FOR THE BUILDING LINK MAY NOT BE ISSUED UNTIL THE FLAVORCHEM RESUBDIVISION PLAT HAS BEEN RECORDED AND THREE COPIES OF THE RECORDED PLAT HAVE BEEN SUBMITTED TO THE VILLAGE.**

SECONDED BY MR. WEBSTER. ROLL CALL:

**AYE: MRS. HAMERNICK, MR. WEBSTER, MR. BEGGS, MR. COZZO, MR. QUIRK,
MR. MATEJCZYK, MRS. RABATAH, MR. WAECHLER, CHAIRMAN JIRIK
NAY: NONE**

MOTION PASSED. VOTE: 9-0