

VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL MEETING
FEBRUARY 8, 2011 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
Zoning Ordinance Map Amendment & Final Plat of Subdivision 5101 Thatcher Road	✓ Resolution ✓ Ordinance Motion Discussion Only	Tom Dabareiner, AICP Community Development Director

SYNOPSIS

An ordinance has been prepared to permit zoning ordinance map amendment to rezone a portion of the property, commonly known as 5101 Thatcher Road, from ORM, Office Research and Manufacturing to M-1, Light Manufacturing. A resolution has also been prepared to approve a Final Plat of Subdivision to consolidate the three lots on the subject property into one lot.

STRATEGIC PLAN ALIGNMENT

The Strategic Plan goals for 2011 to 2018 identified *Strong, Diverse Local Economy*.

FISCAL IMPACT

N/A

UPDATE & RECOMMENDATION

This item was discussed at the January 18, 2011 Council meeting. Staff recommends approval on the February 8, 2011 active agenda.

BACKGROUND

The 2.21 acre property, commonly known as 5101 Thatcher Avenue, is located at the southeast corner of Thatcher Road and Hitchcock Avenue in Ellsworth Industrial Park. The property consists of three lots. The two western lots are zoned M-1, Light Manufacturing. The eastern lot is zoned ORM, Office Research and Manufacturing. The petitioner is requesting Zoning Ordinance Map Amendment to rezone the eastern lot from ORM, Office Research and Manufacturing to M-1, Light Manufacturing to be consistent with the remainder of the property. The petitioner is also requesting approval of the Final Plat of Subdivision to consolidate the three existing lots into one lot.

The two western lots are improved with a one story manufacturing building and adjacent parking lot while the eastern lot contains a stormwater detention basin. The proposed rezoning and lot consolidation will enable the petitioner to construct an addition to the existing building in the near future.

The building addition will replace the existing detention facility on the eastern lot and will include an underground stormwater detention facility and a two-story commercial building with parking on the first floor and offices on the second floor. Prior to constructing the building, the applicant will be required to

abrogate the existing easements and plat new stormwater easements for the new detention facility. The underground stormwater detention facility will contain the volume currently held in the detention basin as well as any additional detention volume required for the building addition. The easement abrogation and the Plat of Easement will be presented to the Village Council for approval.

The proposed rezoning of the eastern-most parcel from ORM to M-1 would create consistent zoning classification for the entire property. Staff believes the proposal is also consistent with existing manufacturing use on the property currently occupied by Neuco Inc, a distributor of HVAC control systems. A majority of the properties in Ellsworth Industrial Park are zoned M-1 Light Manufacturing. The properties to north, west and south of the subject property are zoned M-1, Light Manufacturing. The properties to the east of the subject property are zoned ORM.

The proposed lot consolidation will meet all minimum lot dimension requirements for industrial and manufacturing lots as specified in the table below:

5101 Thatcher Road	Required	Proposed
Frontage	100 ft.	255.4 ft. West & 420 ft. North
Lot Width	N/A	255.4 ft.
Lot Depth	N/A	420 ft.
Lot Area	20,000 sq. ft.	96,268 sq. ft. (2.21 acres)

The subject property and the entire Ellsworth Industrial Park is designated as Office Research and Manufacturing on the Future Land Use Plan. The proposal is consistent with existing manufacturing use and the trend of development in Ellsworth Industrial Park. Staff believes the proposal is consistent with the Future Land Use Plan.

The Plan Commission considered the petition at their January 3, 2011 meeting. The Plan Commission found that the standards for approval of the rezoning have been met. The Plan Commission also found that the final plat of subdivision is consistent with the Zoning and Subdivision Ordinances and meets the planning objectives of the Village. Based on their findings, the Plan Commission recommended unanimous approval of the Final Plat of Subdivision and Rezoning. Staff concurs with the Plan Commission recommendation.

ATTACHMENTS

Aerial Map

Ordinance

Staff Report with attachments dated January 3, 2010

Minutes of the Plan Commission Hearing dated January 3, 2010

VILLAGE OF DOWNERS GROVE
COUNCIL ACTION SUMMARY

INITIATED: Petitioner **DATE:** February 8, 2011
(Name)

RECOMMENDATION FROM: Plan Commission **FILE REF:** PC-02-11
(Board or Department)

NATURE OF ACTION:

X Ordinance
___ Resolution
___ Motion
___ Other

STEPS NEEDED TO IMPLEMENT ACTION:

Motion to Adopt "AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS, CODIFIED AS CHAPTER 28 OF THE DOWNERS GROVE MUNICIPAL CODE, AS AMENDED TO REZONE PROPERTY LOCATED AT 5101 THATCHER ROAD", as presented.

SUMMARY OF ITEM:

Adoption of the attached ordinance shall rezone the easternmost portion of 5101 Thatcher Road Village "ORM, Office, Research, Manufacturing" to "M-1, Light Manufacturing District".

RECORD OF ACTION TAKEN:

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE
OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS, CODIFIED AS
CHAPTER 28 OF THE DOWNERS GROVE MUNICIPAL CODE, AS AMENDED
TO REZONE PROPERTY LOCATED AT 5101 THATCHER ROAD**

WHEREAS, the real estate located at the southeast corner of Thatcher Road and Hitchcock Avenue, Downers Grove, Illinois, hereinafter described has been classified as “ORM, Office Research and Manufacturing” and “M-1, Light Manufacturing” under the Comprehensive Zoning Ordinance of the Village of Downers Grove; and,

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

WHEREAS, the Plan Commission of the Village of Downers Grove has given the required public notice, and has conducted a public hearing on January 3, 2011 and respecting said requested rezoning in accordance with applicable law; and

WHEREAS, making due allowance for existing conditions, the conservation of property values, the development of the property in conformance to the official Future Land Use Plan and Map of the Village of Downers Grove, and the current uses of the property affected, the Council has determined that the proposed rezoning is for the public good.

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

SECTION 1. The Comprehensive Zoning Ordinance of the Village of Downers Grove, Illinois, codified as Chapter 28 of the Downers Grove Municipal Code (which ordinance as heretofore amended, is hereinafter referred to as the "Zoning Ordinance"), is hereby further amended by changing the easternmost parcel of the subject property from “ORM, Office Research and Manufacturing” to an "M-1, Light Manufacturing District" zoning classification for the following described real estate, to wit:

Lots 45 and 46 in Ellsworth Park Unit Six, a subdivision of part of the southeast quarter of Section 11, Township 38 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded December 16, 1975 as Document R75-70358, in DuPage County, Illinois, and also; Tract 4 of Charles J. Schmitt's Resubdivision of the north half of Lot 19 in Arthur T. McIntosh and Company's First Addition to Belmont, a subdivision in Sections 1, 2, 11, and 12, Township 38 North, Range 10, East of the Third Principal Meridian according to the plat of said resubdivision recorded July 14, 1947, as Document 524914, in DuPage County, Illinois.

Commonly known as 5101 Thatcher Road, Downers Grove, IL 60515 (PINs 08-11-408-003, -011, -012).

SECTION 2. The official zoning map shall be amended to reflect the change in zoning classification effected by Section 1 of this ordinance, subject to the following conditions:

1. Any changes to the conditions represented by the Petitioner as the basis for this petition, whether those changes occur prior to or after Village approval, shall be promptly reported to the Village. The Village reserves the right to re-open its review process upon receipt of such information; and

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

SECTION 3. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

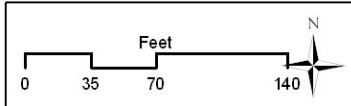
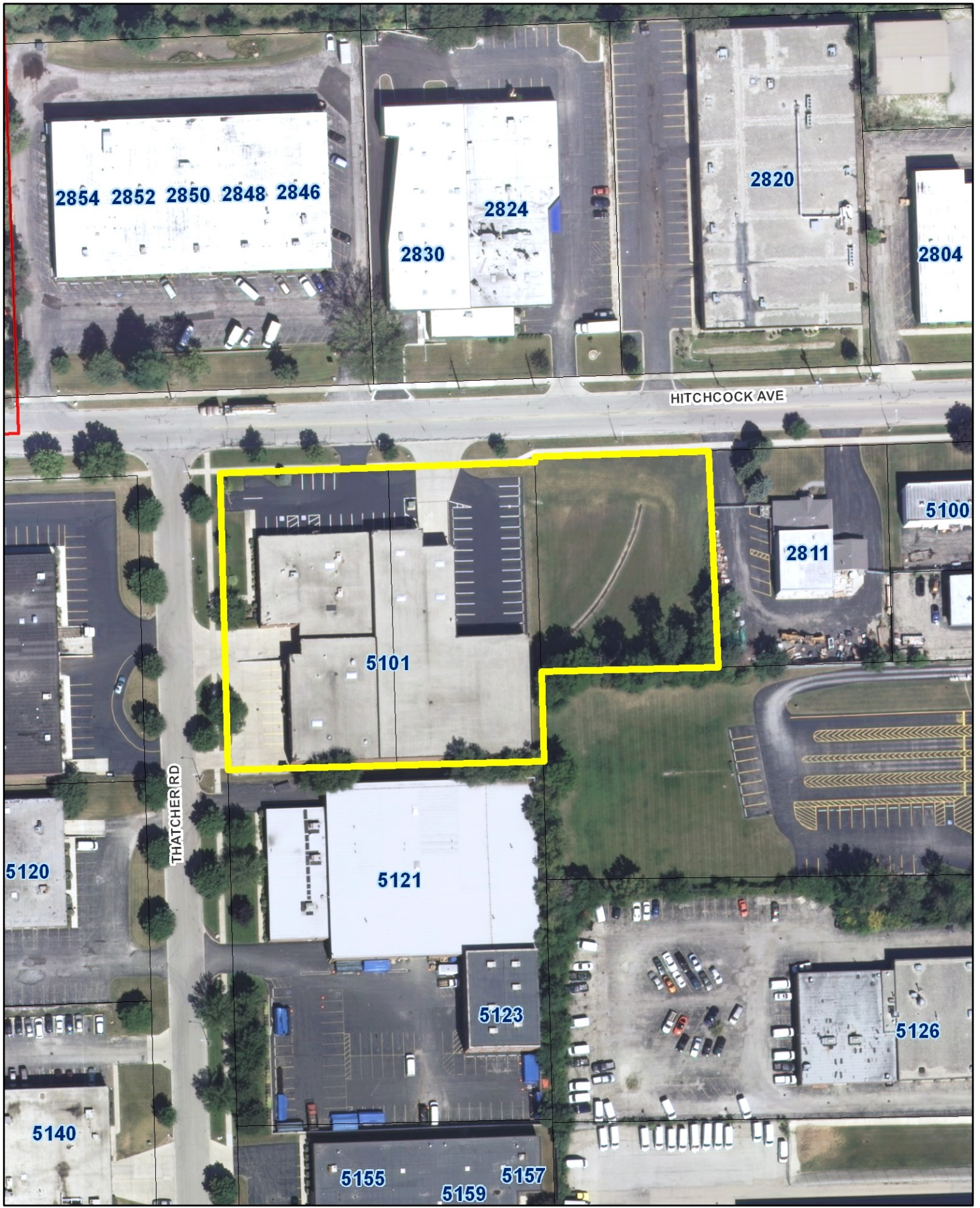
SECTION 4. This ordinance shall be in full force and effect from and after its passage and publication in pamphlet form as provided by law.

Mayor

Passed:

Published:

Attest: _____
Village Clerk



5101 Thatcher Road



**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
JANUARY 3, 2011 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
PC-02-11 5101 Thatcher Road	Final Plat of Subdivision and Zoning Ordinance Map Amendment	Damir Latinovic, AICP Planner

REQUEST

The petitioner is requesting approval of the Final Plat of Subdivision to consolidate three lots into one and Zoning Ordinance Map Amendment to rezone a portion of the subject property from ORM, Office Research and Manufacturing to M-1, Light Manufacturing district.

NOTICE

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

GENERAL INFORMATION

APPLICANT/OWNER: BPJ Investments, LLC, C/O Paul J. Neustadt
5101 Thatcher Road
Downers Grove, IL 60515

PROPERTY INFORMATION

EXISTING ZONING: ORM, Office Research and Manufacturing and M-1, Light Manufacturing
EXISTING LAND USE: Light Manufacturing
PROPERTY SIZE: 2.21 acres
PINS: 08-11-408-003, -011, -012

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
NORTH:	ORM, Office Research and Manufacturing & M-1, Light Manufacturing	Office, Research and Manufacturing
SOUTH:	ORM, Office Research and Manufacturing & M-1, Light Manufacturing	Office, Research and Manufacturing
EAST:	ORM, Office Research and Manufacturing	Office, Research and Manufacturing
WEST:	M-1, Light Manufacturing	Office, Research and 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. Zoning Ordinance
3. Project Narrative
4. Plat of Survey
5. Final Plat of Subdivision

DESCRIPTION

The 2.21 acre property, commonly known as 5101 Thatcher Avenue, is located at the southeast corner of Thatcher Road and Hitchcock Avenue in Ellsworth Industrial Park. The property consists of three lots. The two western lots, improved with a one story manufacturing building and adjacent parking lot, are zoned M-1, Light Manufacturing. The eastern lot contains a stormwater detention basin and is zoned ORM, Office Research and Manufacturing. The property is home to Neuco, Inc, a distributor of HVAC control systems.

The petitioner is requesting approval of the Final Plat of Subdivision to consolidate the three existing lots into one lot. The petitioner is also requesting Zoning Ordinance Map Amendment to rezone the eastern lot from ORM, Office Research and Manufacturing to M-1, Light Manufacturing to be consistent with the remainder of the property and the existing use on the property.

The petitioner is not requesting approval of any changes to the site at this time. The consolidation and rezoning will accommodate future addition to the existing building.

COMPLIANCE WITH THE FUTURE LAND USE PLAN

The Future Land Use Plan designates the property as Office Research and Manufacturing. The proposed lot consolidation into one larger lot and rezoning to M-1, Light Manufacturing would create consistent zoning classification for the entire property. The proposal is also consistent with existing manufacturing uses the trend of development in Ellsworth Industrial Park. Staff believes the proposal is consistent with the Future Land Use Plan.

COMPLIANCE WITH THE ZONING ORDINANCE

The petitioner is proposing to rezone a portion of the property (the eastern lot) from ORM, Office Research and Manufacturing to M-1, Light Manufacturing. The properties to north, west and south of the subject property are zoned M-1, Light Manufacturing. The properties to the east of the subject property are zoned ORM. A majority of the properties in Ellsworth Industrial Park are zoned M-1 Light Manufacturing. Staff believes the proposed rezoning of the eastern lot to M-1, Light Manufacturing district is consistent with the remainder of the subject property and the existing use.

The bulk and setback requirements on the property will not change due to the lot consolidation. Any future development on the site will be required to fully comply with all requirements of the Zoning Ordinance and the Municipal Code.

COMPLIANCE WITH THE SUBDIVISION ORDINANCE

The proposed new lot will meet all minimum lot dimension requirements for industrial and manufacturing lots. The petitioner has not requested any exceptions from the Subdivision Ordinance.

The lot dimensions are specified in the table below:

5101 Thatcher Road	Required	Proposed
Frontage	100 ft.	255.4 ft. West & 420 ft. North
Lot Width	N/A	255.4 ft.
Lot Depth	N/A	420 ft.
Lot Area	20,000 sq. ft.	96,268 sq. ft. (2.21 acres)

The petitioner is not required to provide any new easements at this time. At the time of building permit review for the future building addition, the petitioner will have to prepare a separate Plat of Easement to designate new stormwater easements for a new stormwater detention facility which will include current detention volume and provide for additional volume based on the building addition. The petitioner will have to provide stormwater calculations and meet all requirements of the stormwater ordinance. The abrogation of any existing stormwater easements will have to approved the by Village Council.

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 three existing lots into one new lot is consistent with the Zoning and Subdivision Ordinances and other planning objectives of the Village. The proposed consolidation will not change the bulk or setback requirements on the property but will allow adequate space for future building addition.

The subject property, currently zoned ORM, Office Research and Manufacturing and M-1 Light Manufacturing is occupied by a light manufacturing use. The property abuts M-1 zoning districts to the north, west and south, while the ORM, Office Research and Manufacturing district is located east of the subject property. Staff believes the proposed rezoning of the eastern lot to M-1, Light Manufacturing is compatible with the remainder of the subject property and the existing use on the site. The proposal is also consistent with the surrounding area in Ellsworth Industrial Park and will not have an adverse impact on the existing uses or the trend of development in the area. The proposal will enable the petitioner to improve the property and enhance the value of the area. Staff believes the proposal meets the standards for approval of an amendment to the Zoning Ordinance.

RECOMMENDATIONS

Staff recommends Plan Commission make two separate motions:

Rezoning

The proposed rezoning of the property from ORM, Office Research and Manufacturing to M1, Light Manufacturing is compatible with surrounding zoning and land use classifications. Based on the findings listed above, staff recommends the Plan Commission make a **positive** recommendation to the Village Council regarding this petition.

Final Plat of Subdivision

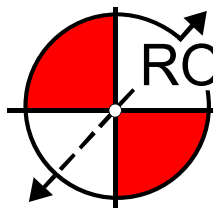
The proposed Final Plat of Subdivision to consolidate the three existing lots into one new lot is compatible with surrounding zoning and land use classifications. Staff recommends Plan Commission make a **positive** recommendation for the Final Plat of Subdivision associated with PC 02-11 to the Village Council subject to the following conditions:

1. The final plat of subdivision shall substantially conform to the Final Plat of Subdivision of Neuco Subdivision plan prepared by Roake and Associates, Inc. dated November 29, 2010, except as such plan may be modified to conform to the Village Codes and Ordinances.
2. At the time of building permit review for the building addition, the petitioner shall provide stormwater calculations and comply with all requirements of the stormwater ordinance.
3. At the time of building permit review for the building addition, the petitioner shall plat new stormwater easements as required to accommodate new stormwater detention facility.
4. At the time of building permit review, any proposed abrogation of the existing stormwater easements shall be approved by the Village Council.

Staff Report Approved By:

Tom Dabareiner, AICP
Director of Community Development

TD:dl
-att



ROAKE AND ASSOCIATES, INC.

CONSULTING ENGINEERS

• LAND SURVEYORS

• PLANNERS

Writer's Direct Number: (630) 355-4490, Ext. 203

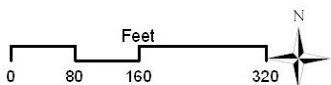
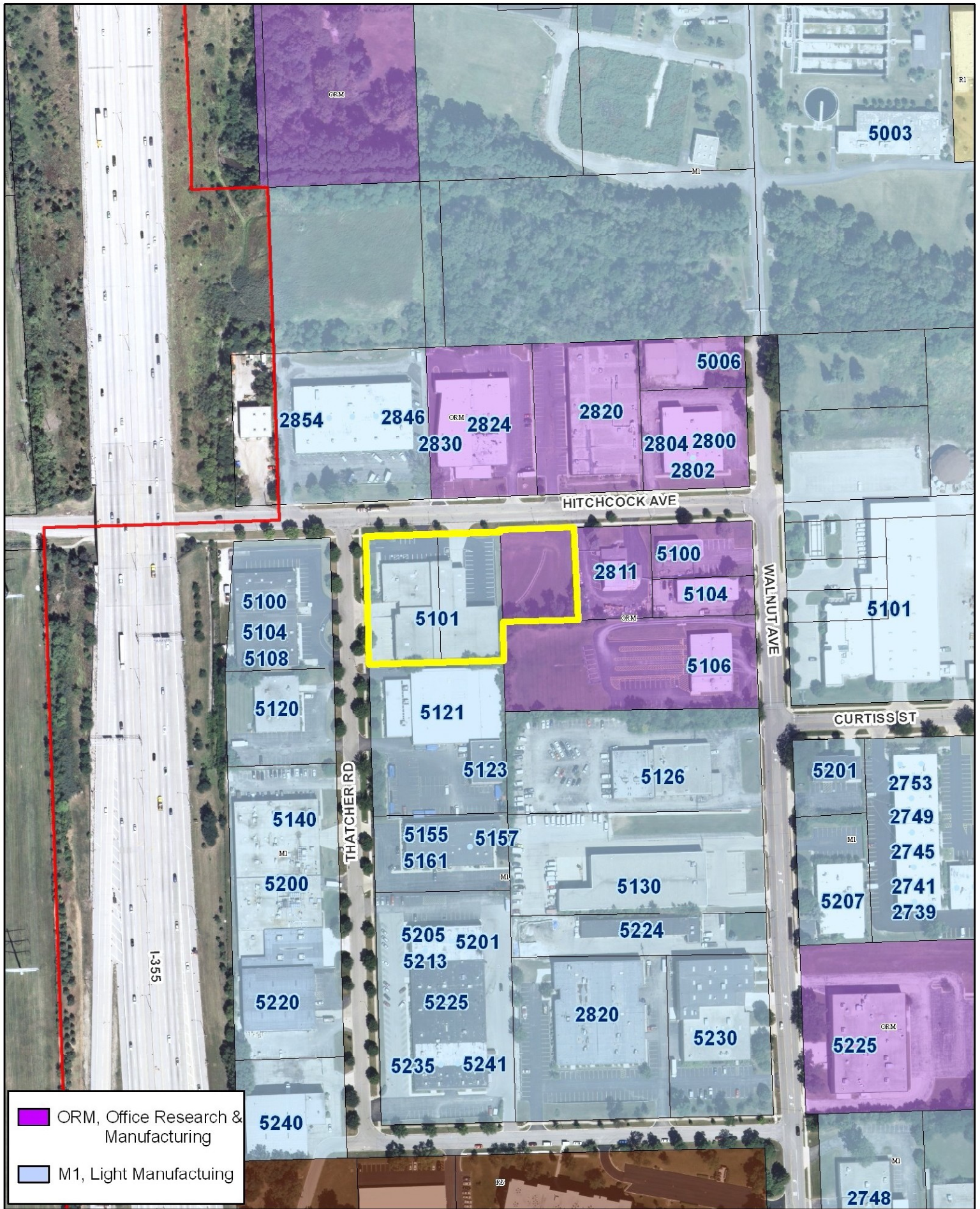
Writer's Fax Number: (630) 355-3267

Writer's E-Mail: JCANEFF@ROAKE.COM

Project Narrative:

BPJ Investments, LLC is the owner of the property and building located at 5101 Thatcher Road in Downers Grove, Illinois. The location is home to Neuco, Inc., a long-standing Downers Grove business specializing in the distribution of high quality, HVAC controls. BPJ Investments is proposing to expand their existing building by constructing a two-story addition featuring 18,000± square feet of second floor office space, fifty-four (54) indoor, first floor parking spaces, and an underground detention facility that replaces the existing detention pond. The proposed building addition will alleviate current parking restraints on the site and allow Neuco's business to grow in the future.

The property is comprised of lots 45 and 46 in Ellsworth Park, Unit Six and Tract 4 of Charles J. Schmitt's Resubdivision. Lots 45 and 46 are currently zoned M1, Light Manufacturing. Tract 4 is currently zoned ORM, Office Research Manufacturing. BPJ Investments is asking that the property be consolidated into a one lot subdivision and be zoned M1, Light Manufacturing as part of the proposed development process.



ZONING MAP

PLAT OF SURVEY OF

LOT 45 IN ELSWORTH PARK UNIT SIX, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 18, 1972 AS DOCUMENT 675-70358 IN DUPAGE COUNTY, ILLINOIS, TOGETHER WITH:

LOT 46 IN ELSWORTH PARK UNIT SIX, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 18, 1972 AS DOCUMENT 675-70358 IN DUPAGE COUNTY, ILLINOIS, AND ALSO:

TRACT 4 OF CHARLES J. SCHMITZ RESUBDIVISION OF THE NORTH HALF OF LOT 19 IN ARTHUR T. MONTGOMERY AND COMPANY'S FIRST ADDITION TO BELMONT, A SUBDIVISION IN SECTIONS 1, 2, 11, AND 12, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED JULY 14, 1947, AS DOCUMENT 324974, IN DUPAGE COUNTY, ILLINOIS.

P.L.N.
08-11-428-003
08-11-428-011
08-11-428-012

ADDRESS
5101 THATCHER ROAD

LEGEND

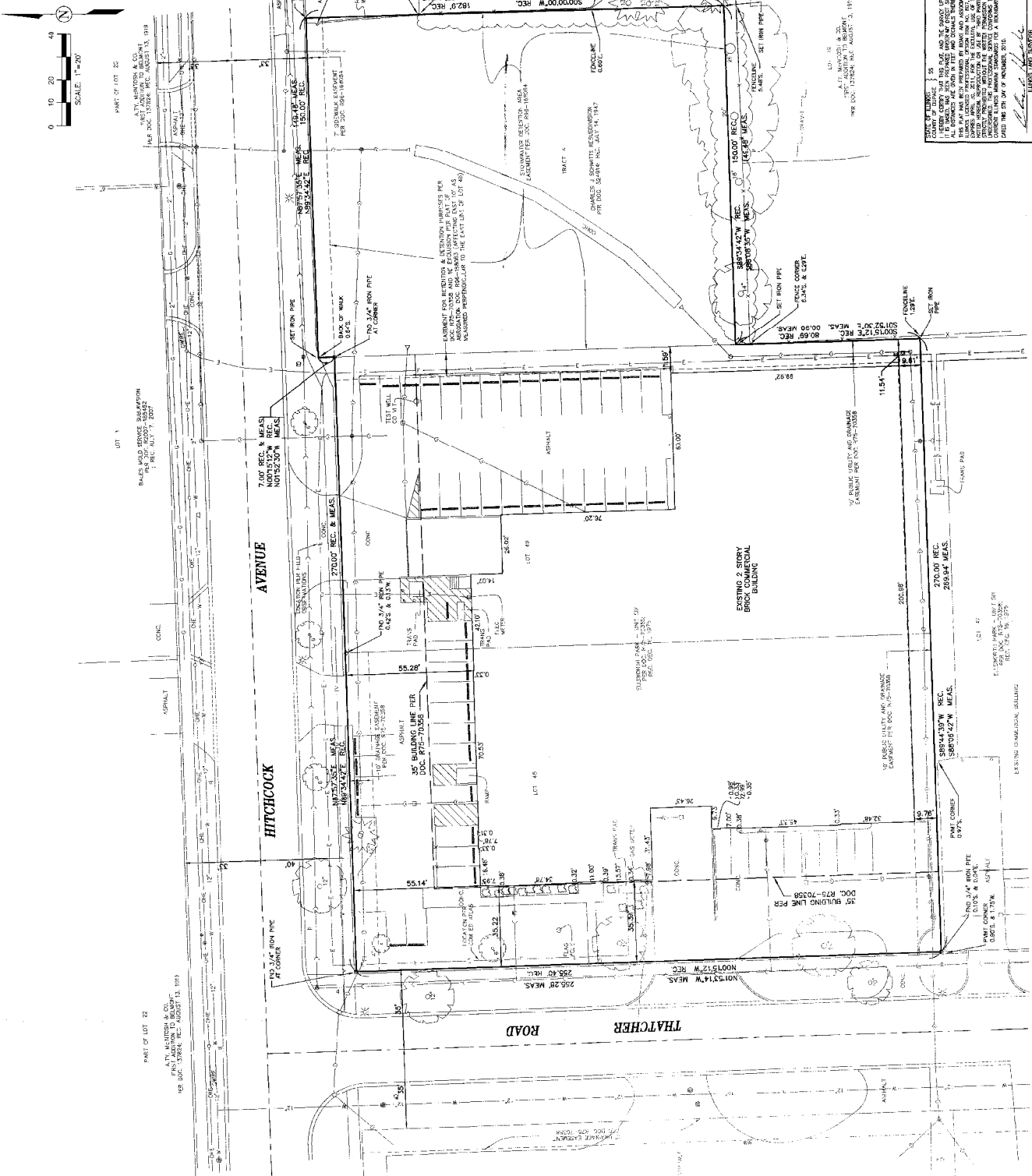
---	PROPERTY BOUNDARY LINE
---	EXISTING/ADJACENT LOT LINE
---	CENTER LINE
---	PROPOSED LOT LINE
---	PROPOSED EASEMENT LINE
---	EXISTING EASEMENT LINE
---	EXISTING EASEMENT LINE
---	SECTION LINE

DESCRIPTION

EXISTING	DESCRIPTION
○	MANHOLE
○	CATCH BASIN
○	PILET
○	STORM SEWER
○	SANITARY SEWER
○	WATERMAIN
○	SEWER
○	END SECTION
○	VALVE & VAULT
○	VALVE & BOX
○	FIRE HYDRANT
○	STREET LIGHT
○	POWER POLE
○	SEWER
○	CONCRETE
○	CENTERLINE
○	ELECTRIC LINE
○	GAS LINE
○	TELEPHONE LINE
○	NETWORK DATA LINE

ABBREVIATIONS

REC.	DESCRIPTION
REC.	RECORDED DATA
MEAS.	MEASURED DATA
A	ARE DATA
PU & DE	PUBLIC UTILITY & DRAINAGE FACILITY



FORM NO.	DATE	REVISIONS	REVIEW	DATE	BY
1000	11/22/70	1	SR	11/22/70	SR

1	11/22/70	1	SR	11/22/70	SR
2	11/22/70	1	SR	11/22/70	SR
3	11/22/70	1	SR	11/22/70	SR
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97	11/22/70	1	SR	11/22/70	SR
98	11/22/70	1	SR	11/22/70	SR
99	11/22/70	1	SR	11/22/70	SR
100	11/22/70	1	SR	11/22/70	SR

FINAL PLAT OF SUBDIVISION OF NEUCO SUBDIVISION

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 10,
EAST OF THE THIRD PRINCIPAL MERIDIAN IN DU PAGE COUNTY, ILLINOIS

UNDERLYING PIN'S 08-11-408-003
08-11-408-011
08-11-408-012

THIS PLAT HAS BEEN SUBMITTED FOR
RECORDING BY AND RETURN TO
DEPARTMENT OF PLANNING &
COMMUNITY DEVELOPMENT
NAME: NEUCO INVESTMENTS, LLC
ADDRESS: 5101 TATCHER ROAD
DOWNERS GROVE, ILLINOIS 60515

PART OF LOT 30
FIRST ADDITION TO SUBDIVISION
PER DEC. 137824, REC. AUGUST 13, 1919

LOT 1
DAVIS HALL MOBILE SUBDIVISION
PER DEC. 137824, REC. AUGUST 13, 1919

PART OF LOT 22

ELLSWORTH PARK - UNIT 5A
PER DEC. 137824, REC. AUGUST 13, 1919

ADDRESS: 5101 TATCHER ROAD
DOWNERS GROVE, ILLINOIS 60515

SCALE 1"=20'

HITCHCOCK AVENUE

THATCHER ROAD

LOT 38

LOT 40

LOT 42

LOT 44

LOT 46

LOT 48

LOT 50

LOT 52

LOT 54

LOT 56

LOT 58

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LOT 624

LOT 626

LOT 628

LOT 630

LOT 632

LOT 634

LOT 636

LOT 638

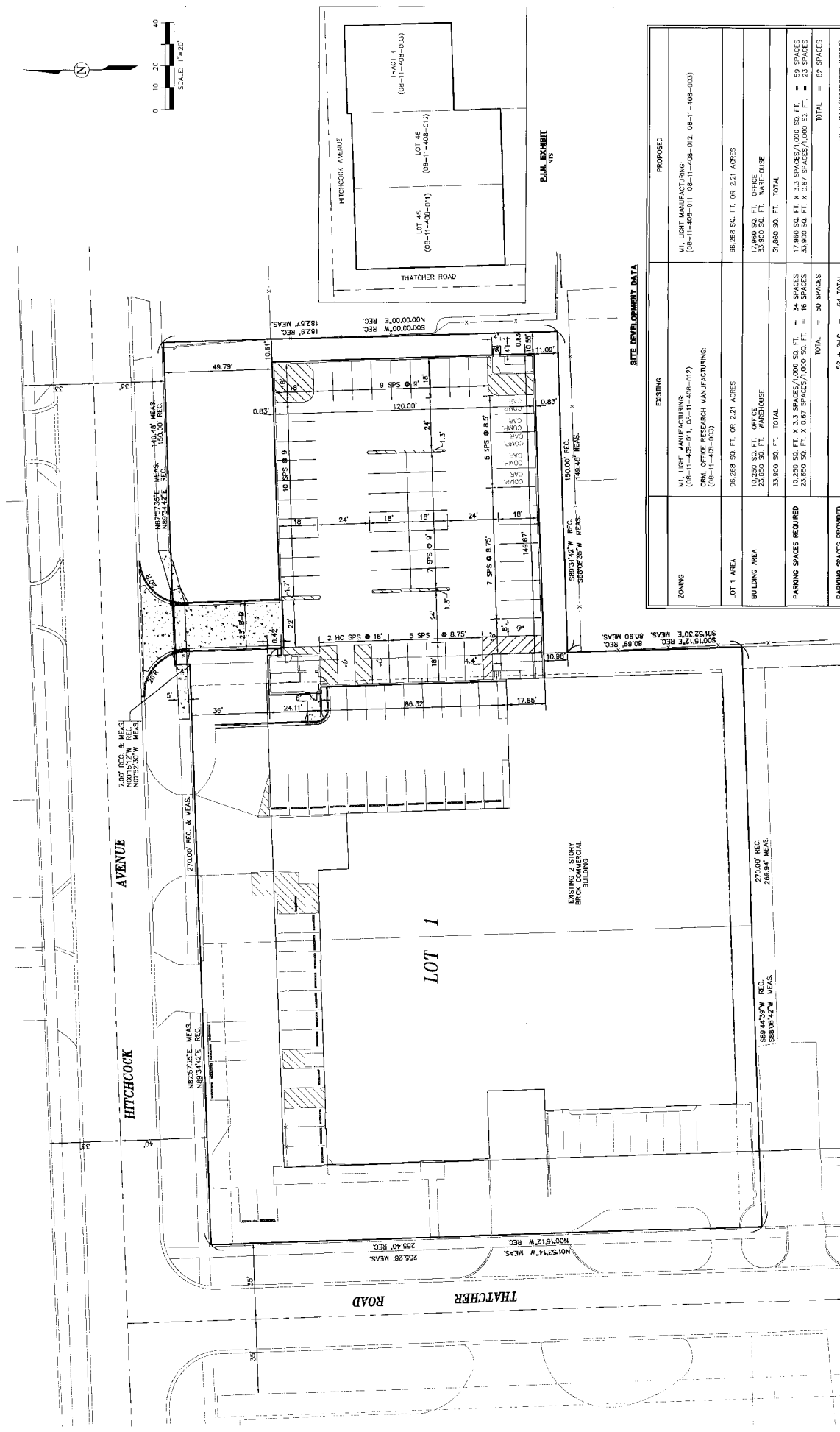
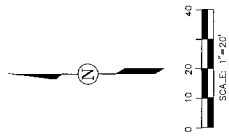
LOT 640

LOT 642

LOT 644

LOT 646

LOT 648



SITE DEVELOPMENT DATA

ZONING	EXISTING	PROPOSED
M1, LIGHT MANUFACTURING: (08-11-408-01, 08-11-408-02)	M1, LIGHT MANUFACTURING: (08-11-408-01, 08-11-408-02)	M1, LIGHT MANUFACTURING: (08-11-408-01, 08-11-408-02, 08-11-408-03)
DRM, OFFICE RESEARCH MANUFACTURING: (08-11-408-005)	DRM, OFFICE RESEARCH MANUFACTURING: (08-11-408-005)	
LOT 1 AREA	96,208 SQ. FT. OR 2.21 ACRES	96,208 SQ. FT. OR 2.21 ACRES
BUILDING AREA	10,250 SQ. FT. OFFICE 23,850 SQ. FT. WAREHOUSE 33,900 SQ. FT. TOTAL	17,860 SQ. FT. OFFICE 33,800 SQ. FT. WAREHOUSE 51,660 SQ. FT. TOTAL
PARKING SPACES REQUIRED	10,250 SQ. FT. X 3.3 SPACES/1,000 SQ. FT. = 34 SPACES 23,850 SQ. FT. X 0.87 SPACES/1,000 SQ. FT. = 18 SPACES TOTAL = 50 SPACES	17,860 SQ. FT. X 3.3 SPACES/1,000 SQ. FT. = 59 SPACES 33,800 SQ. FT. X 0.87 SPACES/1,000 SQ. FT. = 23 SPACES TOTAL = 82 SPACES
PARKING SPACES PROVIDED	52 + 24-C. = 54 TOTAL	50 + 24-C. (EXISTING IMPROV.) 46 + 24-C. (EXISTING ENTIRELOT) 96 + 44-C. = 100 TOTAL

ROAKE AND ASSOCIATES, INC.
CONSULTING ENGINEERS • LAND SURVEYORS • PLANNERS
1887 HIGH GROVE LANE • NAPERVILLE, ILLINOIS 60540
TEL (630) 866-3252 • FAX (630) 866-3267

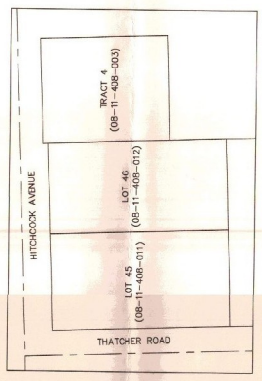
REPORT FOR
BPJ INVESTMENTS, LLC.
DOWNERS GROVE, ILLINOIS 60515
TEL (630) 960-3800
TEL (630) 960-3830

NO.	DATE	DESCRIPTION	REVISION	BY	DATE	DESCRIPTION

NEUCO INC. - BUILDING ADDITION

SITE PLAN

DRM, OFF. RE. MANUFACT.	DATE	11/03/10	DRM, OFF. RE. MANUFACT.	DATE	11/03/10
SCALE: 1"=20'			SCALE: 1"=20'		
SHEET NO.		1	SHEET NO.		1
OF		1	OF		1



P.L.N. EXHIBIT
N.T.E.

SITE DEVELOPMENT DATA

ZONING	EXISTING	PROPOSED
	M1 LIGHT MANUFACTURING (08-11-408-011, 08-11-408-012) ORN. OFFICE RES./ARCH. MANUFACTURING (08-11-408-003)	M1 LIGHT MANUFACTURING (08-11-408-011, 08-11-408-012, 08-11-408-003)
LOT 1 AREA	96,268 SQ. FT. OR 2.21 ACRES	96,268 SQ. FT. OR 2.21 ACRES
BUILDING AREA	10,500 SQ. FT. OFFICE 23,500 SQ. FT. WAREHOUSE 33,900 SQ. FT. TOTAL	17,800 SQ. FT. OFFICE 33,900 SQ. FT. WAREHOUSE 51,700 SQ. FT. TOTAL
PARKING SPACES REQUIRED	10,250 SQ. FT. X 3.3 SPACES/1,000 SQ. FT. = 34 SPACES 23,500 SQ. FT. X 0.67 SPACES/1,000 SQ. FT. = 16 SPACES TOTAL = 50 SPACES	17,800 SQ. FT. X 3.3 SPACES/1,000 SQ. FT. = 59 SPACES 33,900 SQ. FT. X 0.67 SPACES/1,000 SQ. FT. = 23 SPACES TOTAL = 82 SPACES
PARKING SPACES PROVIDED	52 + 24LC = 54 TOTAL	50 + 24LC (PROPOSED INSIDE) + 6 + 24LC (EXISTING OUTSIDE) 56 + 44LC = 100 TOTAL

ROAKE AND ASSOCIATES, INC.
 CONSULTING ENGINEERS • LAND SURVEYORS • PLANNERS
 1987 HIGH GROVE LANE • NAPERVILLE, ILLINOIS 60540
 TEL (630) 366-3224 • FAX (630) 366-3267

PREPARED FOR:
 BPJ INVESTMENTS, LLC
 1100 THATCHER ROAD
 DOWNERS GROVE, ILLINOIS 60515
 TEL (630) 960-3800
 TEL (630) 960-3830

NO.	DATE	DESCRIPTION	REVISIONS	NO.	DATE	DESCRIPTION

NEUCO INC. - BUILDING ADDITION
 SITE PLAN EXHIBIT
 DATE: 11/03/10
 FILE: 7301-CO-000-000
 E.D. NO. 233/01
 SCALE: 1"=20'
 SHEET NO. 1 OF 1

File PC-02-11 A petition seeking approval of the Final Plat of Subdivision to consolidate three lots into one and a Zoning Ordinance Map Amendment to rezone the property from ORM, Office Research and Manufacturing to M-1, Light Manufacturing. The property is located at the southeast corner of Thatcher Road and Hitchcock Avenue and is commonly known as 5101 Thatcher Road, Downers Grove, Illinois (PIN's 08-11-408-003, -011, -012); BPJ Investments, LLC, C/O Paul J. Neustadt, Petitioner/Owner

Chairman Jirik swore in those individuals who would be speaking on File PC-02-11.

Mr. Latinovic located the 2.2 acre parcel on the overhead, noting the parcel contains three lots consisting of two western lots zoned M-1 Light Manufacturing and one eastern lot zoned ORM Office Research and Manufacturing. The petitioner is planning to rezone the eastern lot to the M-1 zoning and request the final plat of subdivision for the consolidation of the three lots into one lot. Consolidation will allow for a future addition being proposed by the petitioner on the eastern lot.

Per staff, the proposed rezoning/consolidation is consistent with the Future Land Use Plan and with the M-1 Light Manufacturing zoning. It will not affect the village's bulk regulations. It was noted that the surrounding properties to the west and south were zoned M-1 Light Manufacturing while the properties to the east were zoned ORM.

Per Mr. Latinovic, the proposed building addition is in the planning stage and plans will have to meet all zoning requirements and all village codes. The final plat of subdivision will exceed all minimum lot dimension requirements from the subdivision ordinance. The current easements on the property meet the requirements of the subdivision ordinance. However, the petitioner will have to prepare a separate Plat of Easement at the time of the building permit approval to designate new stormwater easements for the new stormwater detention to be located under the new addition and to abrogate any existing stormwater easements. This Plat of Easement will have to be approved by the Village Council.

To date, no written comments from neighboring property owners were received by staff. Staff reviewed its findings of fact in more detail and, overall, supported the proposal, subject to the four conditions listed in its report. Mr. Latinovic recommended the commission make two motions: one for the lot consolidation and one for the lot rezoning.

Dialog followed that the existing detention on the eastern lot would have to be relocated below the proposed building addition while the addition's second floor would hold offices. Concern was raised on the calculations required for such a detention facility and whether it would support the type of building being proposed. To date, Mr. Latinovic explained that no engineering plans were submitted by the petitioner. However, he further explained that the detention would be increased to accommodate the new building addition and all stormwater requirements would have to be met as part of the permitting process. Asked if adding water detention under an existing structure was common, Mr. Latinovic and Mr. O'Brien cited other examples around the village.

Petitioner, Mr. Paul J Neustadt, 5326 Meadow Lane, Downers Grove, reviewed a history of Neuco and the additions that were added to his building over the years. The business continues to grow and Mr. Neustadt stated he wanted to stay in the Village.

Mr. Jim Caneff, with Roake and Associates, Naperville, Illinois, and the civil engineer for the building addition confirmed the information in staff's report and appreciated staff answering the questions being raised. Mr. Caneff stated he was sure the detention could accommodate for the new addition as well as all the volume of the existing detention and he proceeded to summarize how the new facility would look. The proposed facility is feasible because of the Village's deep storm sewer system that can accommodate the gravity flow, similar to a reservoir, with the water continuing to flow from south to north. More detailed followed.

With no further questions, Chairman Jirik opened up the meeting to public comment. There being no public comment, the chairman closed public comment. The petitioner had no closing statement.

Mr. Cozzo asked whether the final design for the building addition would return to the Plan Commission, wherein Mr. Latinovic explained that it would not since they were only seeking rezoning and consolidation of the lots. The building addition is allowed by right. However, he added that the proposed development would have to meet all Village building and stormwater ordinances and that the Plat of Easement for new stormwater easements and abrogation of existing ones would be reviewed and approved by the Village Council.

Without further discussion, Chairman Jirik confirmed that all standards for approval of the rezoning and the lot consolidation are satisfied and that there is good consistency and adherence to those standards. He suggested, per staff's recommendation, to make two separate motions, one for rezoning and one for lot consolidation.

WITH RESPECT TO FILE PC 02-11, MRS. HAMERNIK MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL FOR PETITIONER'S REQUESTED REZONING OF THE EASTERN PARCEL FROM ORM, OFFICE RESEARCH AND MANUFACTURING TO M1, LIGHT MANUFACTURING. THE STANDARDS FOR APPROVAL (7 POINTS) HAVE BEEN MET.

SECONDED BY MRS. RABATAH. ROLL CALL:

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

MOTION CARRIED: VOTE: 8-0

WITH RESPECT TO FILE PC-02-11, MRS. HAMERNIK MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL FOR PETITIONER'S REQUEST TO CONSOLIDATE THE THREE (3) EXISTING LOTS INTO ONE (1) NEW LOT SUBJECT TO THE FOLLOWING FOUR (4) CONDITIONS:

- 1. THE FINAL PLAT OF SUBDIVISION SHALL SUBSTANTIALLY CONFORM TO THE FINAL PLAT OF SUBDIVISION OF NEUCO SUBDIVISION PLAN PREPARED BY ROAKE AND ASSOCIATES, INC. DATED NOVEMBER 29, 2010, EXCEPT AS SUCH PLAN MAY BE MODIFIED TO CONFORM TO THE VILLAGE CODES AND ORDINANCES.**
- 2. AT THE TIME OF BUILDING PERMIT REVIEW FOR THE BUILDING ADDITION, THE PETITIONER SHALL PROVIDE STORMWATER CALCULATIONS AND COMPLY WITH ALL REQUIREMENTS OF THE STORMWATER ORDINANCE.**
- 3. AT THE TIME OF BUILDING PERMIT REVIEW FOR THE BUILDING ADDITION, THE PETITIONER SHALL PLAT NEW STORMWATER EASEMENTS AS REQUIRED TO ACCOMMODATE NEW STORMWATER DETENTION FACILITY.**
- 4. AT THE TIME OF BUILDING PERMIT REVIEW, ANY PROPOSED ABROGATION OF THE EXISTING STORMWATER EASEMENTS SHALL BE APPROVED BY THE VILLAGE COUNCIL.**

SECONDED BY MR. QUIRK. ROLL CALL:

AYE: MRS. HAMERNIK, MR. QUIRK, MR. BEGGS, MRS. RABATAH, MR. COZZO, MR. MATEJCZYK, MR. WEBSTER, CHAIRMAN JIRIK

NAY: NONE

MOTION CARRIED: VOTE: 8-0