

**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

Resolution

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: Applicant **DATE:** February 8, 2011
(Name)

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

NATURE OF ACTION:

 Ordinance

X Resolution

 Motion

 Other

STEPS NEEDED TO IMPLEMENT ACTION:

Motion to Adopt "A RESOLUTION APPROVING THE FINAL PLAT OF SUBDIVISION FOR NEUCO SUBDIVISION (5101 THATCHER ROAD)", as presented.

SUMMARY OF ITEM:

Adoption of the attached ordinance will approve the final plat of subdivision for Neuco Subdivision located at 5101 Thatcher Road.

RECORD OF ACTION TAKEN:

RESOLUTION _____

**A RESOLUTION APPROVING THE FINAL PLAT
OF SUBDIVISION FOR NEUCO SUBDIVISION (5101 THATCHER ROAD)**

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 to consolidate three lots into one lot for Neuco Subdivision, 5101 Thatcher Road, located on the southeast corner of Thatcher Road and Hitchcock Avenue, Downers Grove, Illinois, legally described as follows:

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).

WHEREAS, notice has been given and hearing held on January 3, 2011 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 Neuco Subdivision located at 5101 Thatcher Road 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 Neuco Subdivision located at 5101 Thatcher Road, be and is hereby approved subject to the following conditions:

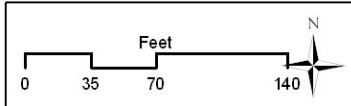
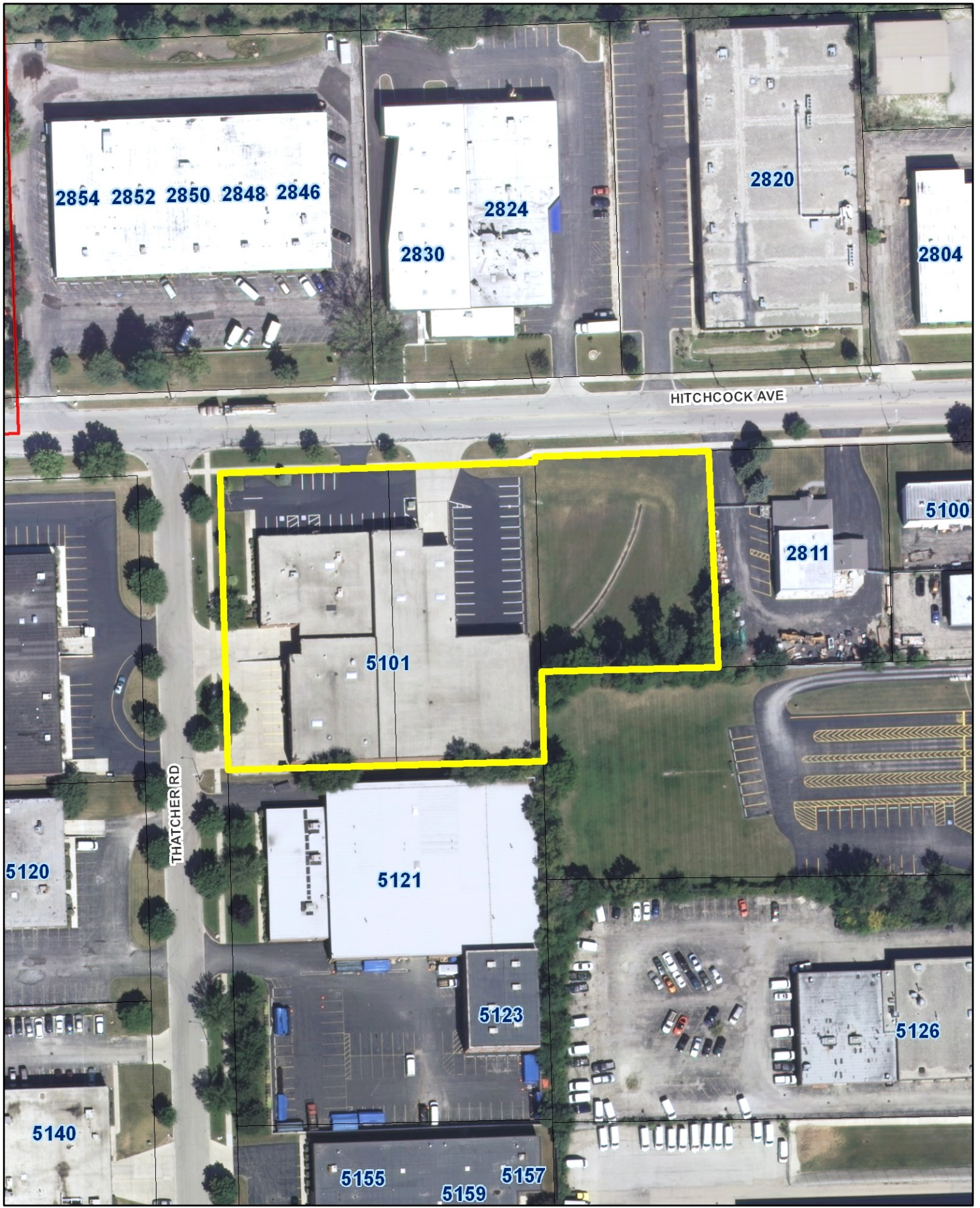
1. The final plat of subdivision shall substantially conform to the Final Plat of Subdivision of Neuco Subdivision plan prepared by Roake and Associates, Inc. dated November 29, 2010, except as such plan may be modified to conform to the Village Codes and Ordinances.
2. At the time of building permit 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.

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

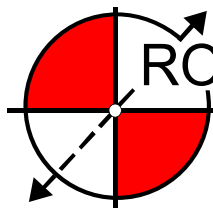
BE IT FURTHER RESOLVED, that this resolution shall be in full force and effect from and after its adoption in the manner provided by law.

Mayor

Passed:
Attest: _____
Village Clerk



5101 Thatcher Road



ROAKE AND ASSOCIATES, INC.

CONSULTING ENGINEERS

• LAND SURVEYORS

• PLANNERS

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

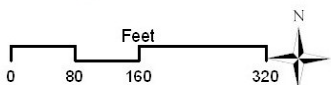
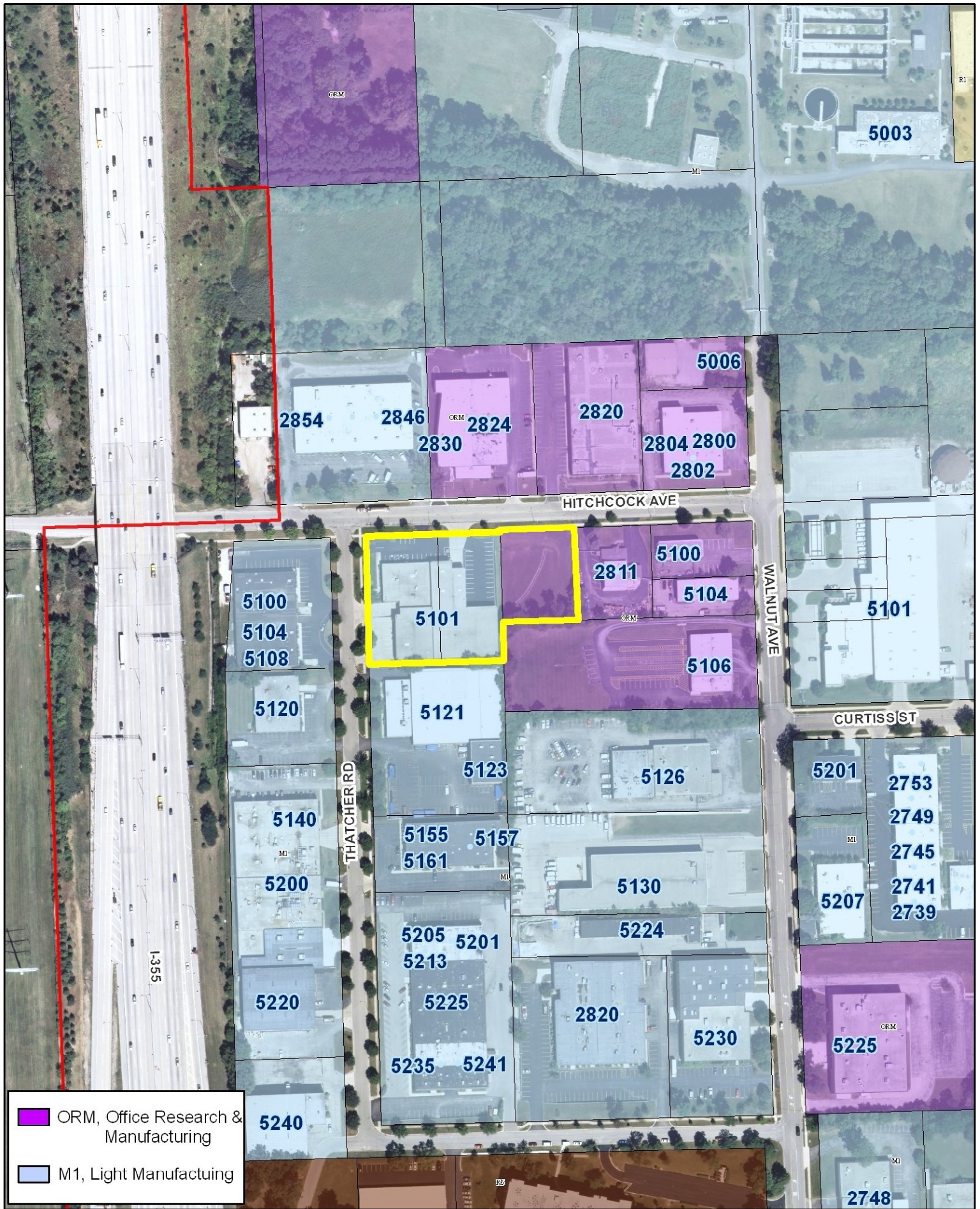
Writer's Fax Number: (630) 355-3267

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

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS
I, _____, SS
THIS IS TO CERTIFY THAT BJI INVESTMENTS, LLC IS THE OWNER OF THE PROPERTY
DESCRIBED HEREIN AND THAT THE PLAT HEREON DRAWN FOR THE USES AND PURPOSES THEREIN SET FORTH AS
ALLOWED AND PROVIDED BY STATUTES AND KNOWLEDGE AND ADOPT THE SAME
UNLESS THE TITLE APPEARS.

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

ATTEST: _____ BY: _____
ATTEST: _____ BY: _____

NOTARY PUBLIC

STATE OF ILLINOIS)
COUNTY OF _____) SS
I, _____ (PRINT NAME) A NOTARY PUBLIC IN AND FOR THE FOREGOING
COUNTY AND STATE, DO HEREBY CERTIFY THAT THE FOREGOING SIGNATURE OF THE
OWNER(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND THAT SAID
INSTRUMENT HAS BEEN FILED FOR RECORD IN THE OFFICE OF THE CLERK OF
DUPAGE COUNTY, ILLINOIS, AND THAT SAID INSTRUMENT IS A TRUE AND CORRECT
VOLUNTARY ACT OF SAID OWNER(S) TO THE USES AND PURPOSES THEREIN SET
FORTH IN THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND NOTORIAL SEAL, THIS _____ (DATE) _____ DAY OF _____
A.D. 20 _____
MONTH _____ YEAR _____

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

VILLAGE PLAN COMMISSION

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS
APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF DOWNS GROVE
THIS _____ DAY OF _____ A.D. 20 _____

CHAIRMAN _____

OFFICE OF THE VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS
APPROVED BY THE OFFICE OF THE VILLAGE ENGINEER, VILLAGE OF DOWNS GROVE,
DUPAGE COUNTY, ILLINOIS.

THIS _____ DAY OF _____ A.D. 20 _____

VILLAGE ENGINEER _____

VILLAGE COLLECTOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS
I, _____, COLLECTOR FOR THE VILLAGE OF DOWNS GROVE, DO HEREBY CERTIFY THAT THE
VILLAGE ENGINEER'S CERTIFICATE HAS BEEN FILED FOR RECORD IN THE OFFICE OF THE
CLERK OF DUPAGE COUNTY, ILLINOIS, AND THAT SAID INSTRUMENT IS A TRUE AND
CORRECT VOLUNTARY ACT OF SAID VILLAGE ENGINEER TO THE USES AND PURPOSES
THEREIN SET FORTH IN THE FOREGOING INSTRUMENT.

VILLAGE COLLECTOR _____

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS
I, _____, CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THE
VILLAGE ENGINEER'S CERTIFICATE HAS BEEN FILED FOR RECORD IN THE OFFICE OF THE
CLERK OF DUPAGE COUNTY, ILLINOIS, AND THAT SAID INSTRUMENT IS A TRUE AND
CORRECT VOLUNTARY ACT OF SAID VILLAGE ENGINEER TO THE USES AND PURPOSES
THEREIN SET FORTH IN THE FOREGOING INSTRUMENT.

COUNTY CLERK _____

DOWNS GROVE VILLAGE COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS
APPROVED THIS _____ DAY OF _____ A.D. 20 _____ BY
THE COUNCIL OF THE VILLAGE OF DOWNS GROVE
BY: _____ MAYOR ATTEST: _____ CITY CLERK

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS
THIS INSTRUMENT WAS FILED FOR RECORD IN THE
RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS.
THIS _____ DAY OF _____ A.D. 20 _____ AT
O'CLOCK AM WAS RECORDED IN BOOK _____ OF PLATS
ON PAGE _____

RECORDER OF DEEDS _____

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS
TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE LOCATIONS OF SURFACE WATERWAYS
WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART
THEREOF. IF ANY SURFACE WATERWAY IS CHANGED, THE CHANGES WILL BE CHANGED
RECORDING OF THIS SURFACE WATER STATEMENT. THE SUBDIVISION HAS A
SURFACE WATERWAY THAT IS LOCATED WITHIN THE SUBDIVISION. THE SURFACE
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DATED THIS _____ DAY OF _____ A.D. 20 _____

ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR NO. 962-94424

DWNR: _____

SV: _____ ATTEST: _____

ITS: _____

LEGAL DESCRIPTION

LOT 45 IN ELSWORTH PARK UNIT SIX, A SUBDIVISION OF PART OF THE SOUTHWEST
QUARTER OF SECTION 11, TOWNSHIP 38 NORTH RANGE 10 EAST OF THE THIRD
PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT HEREOF RECORDED DECEMBER 16, 1975
AS DOCUMENT RPL-19354, IN DUPAGE COUNTY, ILLINOIS.

TOGETHER WITH:

LOT 45 IN ELSWORTH PARK UNIT SIX, A SUBDIVISION OF PART OF THE SOUTHWEST
QUARTER OF SECTION 11, TOWNSHIP 38 NORTH RANGE 10 EAST OF THE THIRD
PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT HEREOF RECORDED DECEMBER 16, 1975
AS DOCUMENT RPL-19354, IN DUPAGE COUNTY, ILLINOIS.

AND ALSO:
TRACT A OF PARCELS J, SUBDIVISION OF THE NORTH HALF OF LOT 15 IN
SECTIONS 12, 11, AND 10, TOWNSHIP 38 NORTH RANGE 10 EAST OF THE THIRD
PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT HEREOF RECORDED DECEMBER 16, 1975
AS DOCUMENT RPL-19354, IN DUPAGE COUNTY, ILLINOIS.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS
I, CHARLES A. HULSE, AN ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR,
DO HEREBY CERTIFY THAT THE SURVEY HEREON MADE IS A TRUE AND CORRECT
REPRESENTATION OF THE SURVEY HEREON MADE. THE SURVEY HEREON MADE IS
THAT THE DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.

I, FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS
SITUATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF DOWNS GROVE,
DUPAGE COUNTY, ILLINOIS. THE SURVEY HEREON MADE IS A TRUE AND CORRECT
REPRESENTATION OF THE SURVEY HEREON MADE. THE SURVEY HEREON MADE IS
THAT THE DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.

UNDER MY PERSONAL SUPERVISION AND UNDER MY PERSONAL SEAL, I DO HEREBY
CERTIFY THAT THE SURVEY HEREON MADE IS A TRUE AND CORRECT REPRESENTATION
OF THE SURVEY HEREON MADE. THE SURVEY HEREON MADE IS THAT THE
DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.

GIVEN UNDER MY HAND AND SEAL
THIS _____ DAY OF _____ A.D. 20 _____

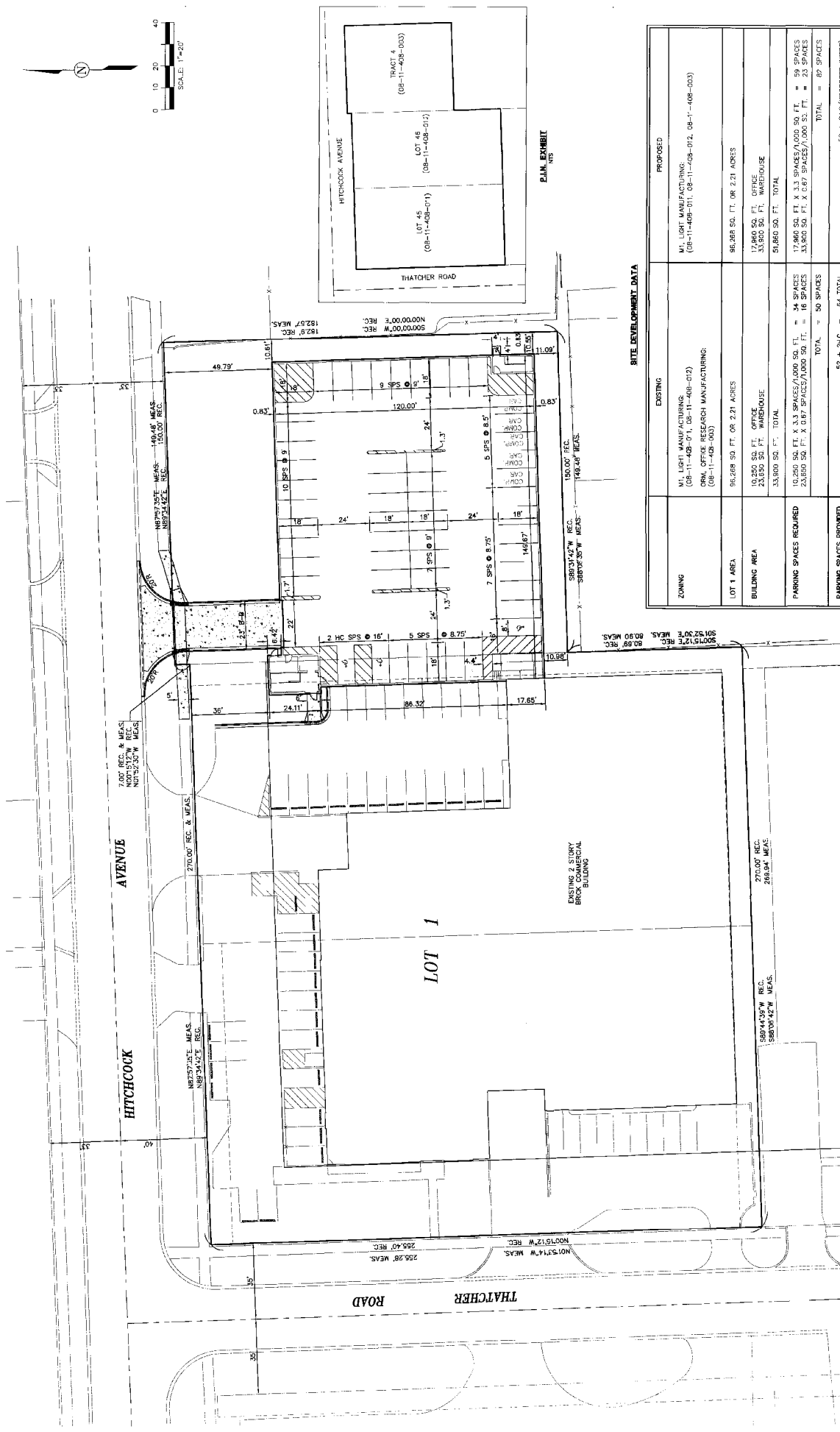
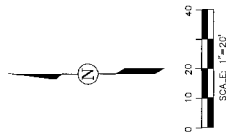
ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR NO. 2896

LICENSE VALID THROUGH NOVEMBER 30, 2022

NEUCO INC. - BUILDING ADDITION
PLAT OF SUBDIVISION
ILL. B.L. PL. 720153.DWG
DATE 11/23/2010 11:23:01 2 SHEET NO. 2

REQUIRED FOR:
BJI INVESTMENTS, LLC
5101 THATCHER ROAD
DOWNS GROVE, ILLINOIS 60515
TEL. (630) 866-3850
TEL. (630) 866-3850

ROAKE AND ASSOCIATES, INC.
CONSULTING ENGINEERS - LAND SURVEYORS - PLANNERS
1804 QUINCY AVENUE, SUITE 200A, NAPERVILLE, ILLINOIS 60563
TEL. (630) 866-3282 • FAX (630) 868-1267



SITE DEVELOPMENT DATA

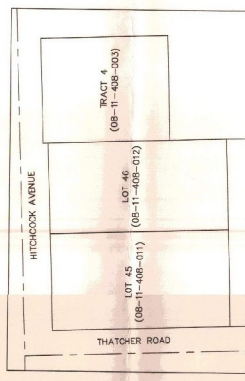
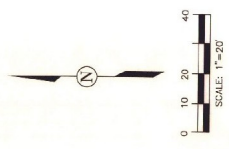
ZONING	EXISTING	PROPOSED
LOT 1 AREA	M1, LIGHT MANUFACTURING: (08-11-408-01, 08-11-408-02)	M1, LIGHT MANUFACTURING: (08-11-408-01, 08-11-408-02, 08-11-408-03)
	ORNL OFFICE RESEARCH MANUFACTURING: (08-11-408-005)	
BUILDING AREA	96,208 SQ. FT. OR 2.21 ACRES	96,208 SQ. FT. OR 2.21 ACRES
	10,250 SQ. FT. OFFICE	17,860 SQ. FT. OFFICE
PARKING SPACES REQUIRED	23,850 SQ. FT. WAREHOUSE	33,800 SQ. FT. WAREHOUSE
	10,250 SQ. FT. X 3.3 SPACES/1,000 SQ. FT. = 34 SPACES	17,860 SQ. FT. X 3.3 SPACES/1,000 SQ. FT. = 59 SPACES
PARKING SPACES PROVIDED	23,850 SQ. FT. X 0.87 SPACES/1,000 SQ. FT. = 19 SPACES	33,800 SQ. FT. X 0.87 SPACES/1,000 SQ. FT. = 29 SPACES
	TOTAL = 50 SPACES	TOTAL = 89 SPACES
PARKING SPACES PROVIDED	52 + 24.C. = 54 TOTAL	50 + 24.C. (MINIMUM REQUIRED) 46 + 24.C. (EXISTING ENTIRELOT)
		98 + 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
DWG. NO. 08-11-408-005
SCALE: 1"=20'
DATE: 11/03/10
JOB NO.: 760.001
SHEET NO.: 1 OF 1



ZONING	EXISTING	PROPOSED
	MT LIGHT MANUFACTURING: (08-1-408-011, 08-11-408-012) ORCA OFFICE RESEARCH MANUFACTURING: (08-1-408-003)	ML LIGHT MANUFACTURING: (08-11-408-011, 08-11-408-012, 08-11-408-003)
LCT 1 AREA	98,268 SQ. FT. OR 2.21 ACRES	98,268 SQ. FT. OR 2.21 ACRES
BUILDING AREA	10,260 SQ. FT. OFFICE 23,656 SQ. FT. WAREHOUSE 33,900 SQ. FT. TOTAL	17,960 SQ. FT. OFFICE 33,900 SQ. FT. WAREHOUSE 51,860 SQ. FT. TOTAL
PARKING SPACES REQUIRED	18,500 SQ. FT. X 3.3 SPACES/1,000 SQ. FT. = 34 SPACES 23,656 SQ. FT. X 1.67 SPACES/1,000 SQ. FT. = 16 SPACES TOTAL = 50 SPACES	17,960 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 + 21C = 54 TOTAL	50 + 21C (PROPOSED INSD) 46 + 21C (EXISTING OUTSD) 96 44C = 10C TOTAL

 RDAKE AND ASSOCIATES, INC. CONSULTING ENGINEERS • LAND SURVEYORS • PLANNERS 1987 HIGH GROVE LANE • NATEVILLE, ILLINOIS 60046 TEL (852) 356-2222 • FAX (852) 355-3267	PREPARED FOR:		BRJ INVESTMENTS, LLC 5161 THATCHER ROAD DOWNERS GROVE ILLINOIS 60515 TEL (630) 960-3800 TEL (630) 960-3830		NEUCCO INC. — BUILDING ADDITION		STE PLAN EXHIBIT		UN./SOL. BY: SMH/ACC SCALE: 1"=20'		FILE: 7201-COLORPWS DATE: 11/03/10		FILE: BK/AC DATE: 11/03/10		FILE: 233/51 DATE: 11/03/10		SHEET NO. 1 OF 1	
	UN./SOL. BY: SMH/ACC SCALE: 1"=20'		FILE: 7201-COLORPWS DATE: 11/03/10		FILE: BK/AC DATE: 11/03/10		FILE: 233/51 DATE: 11/03/10		FILE: 720.001 DATE: 11/03/10		FILE: 720.001 DATE: 11/03/10		FILE: 720.001 DATE: 11/03/10		FILE: 720.001 DATE: 11/03/10		FILE: 720.001 DATE: 11/03/10	