

**VILLAGE OF DOWNERS GROVE**  
**REPORT FOR THE VILLAGE COUNCIL MEETING**  
**JUNE 4, 2013 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
Special Use for a Sports/Physical Training and Physical Therapy 1422 Brook Drive	Resolution ✓ Ordinance Motion Discussion Only	Tom Dabareiner, AICP Community Development Director

**SYNOPSIS**

A special use ordinance has been prepared for a Sports/Physical Training and Physical Therapy use at 1422 Brook Drive.

**STRATEGIC PLAN ALIGNMENT**

The goals for 2011-2018 identified *Strong, Diverse Local Economy*.

**FISCAL IMPACT**

N/A

**RECOMMENDATION**

Approval on the June 11, 2013 active agenda

**BACKGROUND**

The petitioner is requesting Special Use approval to open a Sports/Physical Training and Physical Therapy business at 1422 Brook Drive. The property is zoned M-2, Restricted Manufacturing district. The proposed use is permitted as a special use in the M-2 district. The property is part of a multi-tenant office/light industrial building located at the northwest corner of Brook Drive and Centre Circle.

The proposed use, Core 1 Inc. works with athletes and adults by appointment only. The majority of the clients are junior high/high school athletes looking to improve their sports performance or recover from injury. The hours of operation during the school year are Monday – Friday from 3:30 pm to 9 pm and Saturdays from 9 a.m. to noon. The hours of operation during summer months are Monday – Friday from 9 am to 8 pm and Saturdays from 9 a.m. – noon. The facility is closed on Sundays.

The use is currently located in the same building and occupies a 1,600-square foot space at 1434B Brook Drive location. The petitioner is proposing to relocate to a larger 3200-square foot unit. There have been no problems reported to staff regarding the use in the existing unit location.

The petitioner is not proposing any changes to the existing building or the site. The 32-unit 137,751-square foot building is currently occupied with a mix of office and light manufacturing uses. Based on the average 30% office – 70% light industrial breakdown of the existing tenants, the property is required to have a total of 258 parking spaces. There are a total of 283 parking spaces on the property.

The proposal is consistent with the Comprehensive Plan. The Plan designates the property for Light Industrial/Business Park use but recognizes that light industrial/business park properties contain a wide variety of uses. The proposed sports/personal training and physical therapy use supports the Plan's goal for a diversified light industrial/business park. The proposal is also consistent with the Plan's recommendation for more contemporary uses within the existing business parks and emphasizes expansion of existing businesses.

The Plan Commission considered the petition at their May 6, 2013 meeting. No public input was received. The Plan Commission found that the proposed sports/physical training and physical therapy use is consistent with the Comprehensive Plan and is compatible with surrounding uses. The Commission found that the request meets the standards in Section 28.1902 of the Zoning Ordinance for approval of the special use. Based on their findings, the Plan Commission unanimously recommended approval of the special use request.

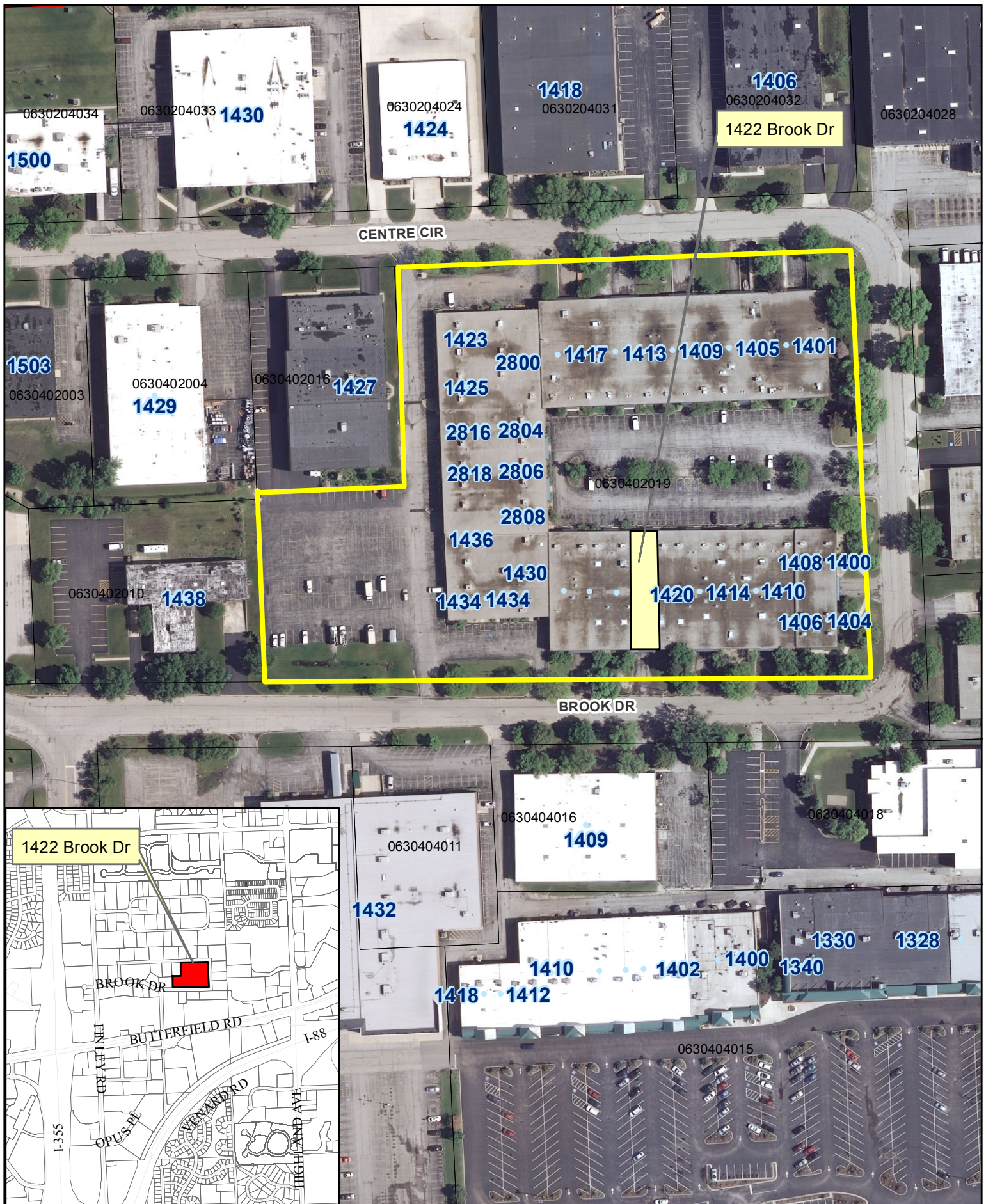
#### **ATTACHMENTS**

Aerial Map

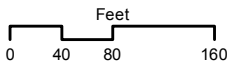
Ordinance

Staff Report with attachments dated May 6, 2013

Draft Minutes of the Plan Commission Hearing dated May 6, 2013



1422 Brook Dr



1422 Brook Drive

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AUTHORIZING A SPECIAL USE TO PERMIT  
A SPORTS/PHYSICAL TRAINING AND PHYSICAL THERAPY FACILITY  
AT 1422 BROOK DRIVE**

WHEREAS, the following described property, to wit:

Lots 6, 7, 8, 13, 14 and 15 in Oak Grove Centre of Commerce Unit One, being a subdivision of part of the East half of Section 30, Township 39 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded February 7, 1972, as Document Number R72-6195, in DuPage County, Illinois; and

Parcel 2:

Lot 9 and the South 9 feet of Lot 12 in Oak Grove Centre of Commerce Unit One, being a subdivision of part of the East half of Section 30, Township 39 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded February 7, 1972, as Document Number R72-6195, in DuPage County, Illinois

Commonly known as 1422 Brook Drive, Downers Grove, IL 60515 (PIN 06-30-402-019)

(hereinafter referred to as the "Property") is presently zoned "*M-2 -Restricted Manufacturing District*" under the Comprehensive Zoning Ordinance of the Village of Downers Grove; and

WHEREAS, the owner of the Property has filed with the Plan Commission, a written petition conforming to the requirements of the Zoning Ordinance, requesting that a Special Use per Section 28-906 of the Zoning Ordinance be granted to permit a sports/physical training and physical therapy facility at 1422 Brook Drive; and,

WHEREAS, such petition was referred to the Plan Commission of the Village of Downers Grove on May 6, 2013, and said Plan Commission has given the required public notice, has conducted a public hearing respecting said petition and has made its findings and recommendations, all in accordance with the statutes of the State of Illinois and the ordinances of the Village of Downers Grove; and,

WHEREAS, the Plan Commission has recommended approval of the requested Special Use, subject to certain conditions; and,

WHEREAS, the Village Council finds that the evidence presented in support of said petition, as stated in the aforesaid findings and recommendations of the Plan Commission, is such as to establish the following:

1. The proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.
2. The proposed use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.

3. The proposed use will comply with the regulations specified in this Zoning Ordinance for the district in which the proposed use is to be located.
4. The proposed use is one of the special uses specifically listed for the district in which it is to be located and, if approved with restrictions as set forth in this ordinance, will comply with the provisions of the Downers Grove Zoning Ordinance regulating this Special Use.

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

SECTION 1. That a Special Use of the Property is hereby granted to permit a sports/physical training and physical therapy facility at 1422 Brook Drive within the M-2 zoning district.

SECTION 2. This approval is subject to the following conditions:

1. The Special Use shall substantially conform to the staff report, plans and documents attached to the staff report dated May 6, 2013 except as such plans may be modified to conform to the Village codes and ordinances.

SECTION 3. The above conditions are hereby made part of the terms under which the Special Use is granted. Violation of any or all of such conditions shall be deemed a violation of the Village of Downers Grove Zoning Ordinance, the penalty for which may include, but is not limited to, a fine and or revocation of the Special Use granted herein.

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

\_\_\_\_\_  
Mayor

Passed:

Published:

Attest: \_\_\_\_\_  
Village Clerk



**VILLAGE OF DOWNERS GROVE  
REPORT FOR THE PLAN COMMISSION  
MAY 6, 2013 AGENDA**

<b>SUBJECT:</b>	<b>TYPE:</b>	<b>SUBMITTED BY:</b>
PC 11-13 1422 Brook Drive	Special Use for a Sports/ Physical Training and Physical Therapy	Damir Latinovic, AICP Planner

**REQUEST**

The petitioner is requesting approval of a special use to permit a sports/physical training and physical therapy business at 1422 Brook Drive.

**NOTICE**

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

**GENERAL INFORMATION**

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**OWNER:** VIP MDG LLC  
970 N. Oaklawn Ave, Suite 300  
Elmhurst, IL 60126

**APPLICANT:** Core 1 Inc.  
1434 B Brook Drive  
Downers Grove, IL 60515

**PROPERTY INFORMATION**

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**EXISTING ZONING:** M-2, Restricted Manufacturing  
**EXISTING LAND USE:** Multi-tenant office and light manufacturing  
**PROPERTY SIZE:** 7.5 acres  
**PINS:** 06-30-402-019

**SURROUNDING ZONING AND LAND USES**

	<b>ZONING</b>	<b>FUTURE LAND USE</b>
<b>NORTH:</b>	M-2, Restricted Manufacturing	Light Industrial/Business Park
<b>SOUTH:</b>	B-3, General Services and Highway Business & M-2, Restricted Manufacturing	Regional Commercial
<b>EAST:</b>	M-2, Restricted Manufacturing	Light Industrial/Business Park
<b>WEST:</b>	ORM, Office Research Manufacturing & M-2, Restricted Manufacturing	Light Industrial/Business Park

## **ANALYSIS**

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### **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. Architectural Drawings

### **PROJECT DESCRIPTION**

The petitioner is requesting a Special Use approval to open a sports/personal training and physical therapy business at 1422 Brook Drive. The property is part of a multi-tenant office/light industrial building located at the northwest corner of Brook Drive and Centre Circle. The property is zoned M-2, Restricted Manufacturing district. The proposed use is permitted as a special use in the M-2 district.

The petitioner is not proposing any changes to the existing building or the site. The 3,200-square foot tenant space is part of a 32-unit 137,751-square foot building with a total of 283 parking spaces. The petitioner will complete minor interior renovation to accommodate an open space environment suited for personal training and physical therapy. The multi-tenant building is currently occupied with a mix of uses that combine offices with light manufacturing, assembly, distribution and service uses. Some of the existing tenants in the building include: a water treatment solutions company, a machine shop, a food packaging/production company and an electrical hardware distributor among others. Three tenant spaces are currently vacant.

The proposed use, Core 1 Inc. company, works with athletes and adults by appointment only. The majority of the clients are junior high/high school athletes looking to improve their sports performance or injury recovery. The hours of operation during the school year are Monday – Friday 3:30 pm – 9 pm and Saturdays 9 am-noon. The hours of operation during summer months are Monday – Friday 9 am – 8 pm and Saturdays 9 am – noon. The facility is closed on Sundays.

The use is currently located in the same building and occupies a 1,600-square foot space at 1434B Brook Drive location. The use was permitted by-right in 2010 as an oversight by the Village. The property was mistaken for M-1, Light Manufacturing district where such use is permitted by-right without the need for Special Use approval. When the petitioner inquired with the Village about moving to a larger space within the same building, they were notified that the property is in fact zoned M-2 and therefore the proposed use requires a Special Use approval. Staff is not ware of any problems caused by the use in the existing unit location. The petitioner is awaiting the final decision by the Village Council to proceed.

### **COMPLIANCE WITH THE COMPREHENSIVE PLAN**

The proposal is consistent with the Comprehensive Plan. The Plan designates the property for Light Industrial/Business Park use. The proposed sports/personal training and physical therapy use supports the Plan's goal for a diversified light industrial/business park.

The Comprehensive Plan recognizes that light industrial/business park properties contain a wide variety of uses. The proposed use is consistent with the Plan's recommendation for more contemporary uses within the existing business parks. The proposal is also consistent with the Plan's emphasis to expand and promote existing businesses. The proposed use, which is currently located within the same building, is requesting approval to expand and relocate to a larger space within the building. The use will continue to capitalize on close proximity to I-355, I-88 and Butterfield Road complimenting surrounding uses within

the Oak Grove Commons Industrial Park. Staff believes the proposal is consistent with the Comprehensive Plan.

**COMPLIANCE WITH THE ZONING ORDINANCE**

The property is zoned M-2, Restricted Manufacturing. Per Section 28.906 of the Zoning Ordinance, the proposed sports/personal training and physical therapy use is only permitted as a Special Use. The petitioner is not proposing to make any changes to the building or the site. The property will continue to meet all requirements of the Zoning Ordinance.

**PARKING AND TRAFFIC**

The proposed use will not have any negative impact on the existing parking and traffic patterns in the area. Based on the average 30% office – 70% light industrial breakdown of the existing tenants, the property is required to have a total of 258 parking spaces. There are 283 parking spaces on the property. As such, there is adequate number of parking spaces on the property.

Since majority of the petitioner’s clients are under the age of 18, staff anticipates majority of the parking needs will be short term pick-up and drop off. Additionally, most of the trips generated by the use will be during afterschool and early evening hours when most other businesses have already closed. Therefore, the proposed use will continue to have minimal impact on the existing parking and traffic conditions in the area.

**ENGINEERING/PUBLIC IMPROVEMENTS**

The petitioner is not proposing any changes to the site. All required infrastructure already exists and adequately services the property.

**PUBLIC SAFETY REQUIREMENTS**

The Fire Prevention Division of the Fire Department has reviewed the application. The building is equipped with the fire sprinkler and fire alarm systems. The emergency lighting and visual fire alarm system will be inspected before the use can start operating.

**NEIGHBORHOOD COMMENT**

Notice was provided to all property owners 250 feet or less from the property line in addition to posting the public hearing sign and publishing a legal notice in the *Downers Grove Reporter*. Staff has not received any comments regarding the proposal at this time.

**FINDINGS OF FACT**

The applicant is requesting a special use approval for a sports/personal training and physical therapy use. Staff believes the proposed use meets the standards for granting a special use as outlined below:

***Section 28.1902 Standards for Approval of Special Uses***

*The Village Council may authorize a special use by ordinance provided that the proposed Special Use is consistent and in substantial compliance with all Village Council policies and land use plans, including but not limited to the Comprehensive Plan, the Future Land Use Plan and Master Plans and the evidence presented is such as to establish the following:*

- (a) *That the proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.*

The sports/personal training and physical therapy business provides a desirable service that contributes to the general welfare of the community. The proposed use also supports the Comprehensive Plan’s goal for diversified light industrial/business park economic base and supports the Plan’s emphasis to



expand existing businesses. The petitioner is requesting special use approval to expand the business and relocate to a larger space within the existing building.

The contemporary service use is compatible with surrounding uses. The use is well suited for a small flexible tenant space within a multi-tenant business park building. Staff believes this standard is met.

*(b) That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.*

The proposed use is currently located on the property and does not present a detriment to the health, safety or general welfare of the surrounding properties. The proposed sports/personal training and physical therapy use is similar in nature to other uses, such as a dance school or a medical office use, which are permitted without the need for special use approval. The proposal is also less intense and more compatible with surrounding uses than other permissible special uses, such as recycling collection facilities and contractor shops. The proposal will have similar impacts as other office and light-industrial uses within the Oak Grove Commons Industrial Park. Staff believes this standard is met.

*(c) That the proposed use will comply with the regulations specified in this Zoning Ordinance for the district in which the proposed use is to be located or will comply with any variation(s) authorized pursuant to Section 28-1802.*

The petitioner is not requesting any zoning variations. The proposal will meet all requirements of the Village's Zoning Ordinance. Staff believes this standard is met.

*(d) That it is one of the special uses specifically listed for the district in which it is to be located.*

The proposed sports/personal training and physical therapy use is permitted as a Special Use in the M-2 district. Staff believes this standard is met.

## RECOMMENDATIONS

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The proposal is consistent and compatible with the Comprehensive Plan and 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 PC 11-13 subject to the following condition:

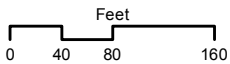
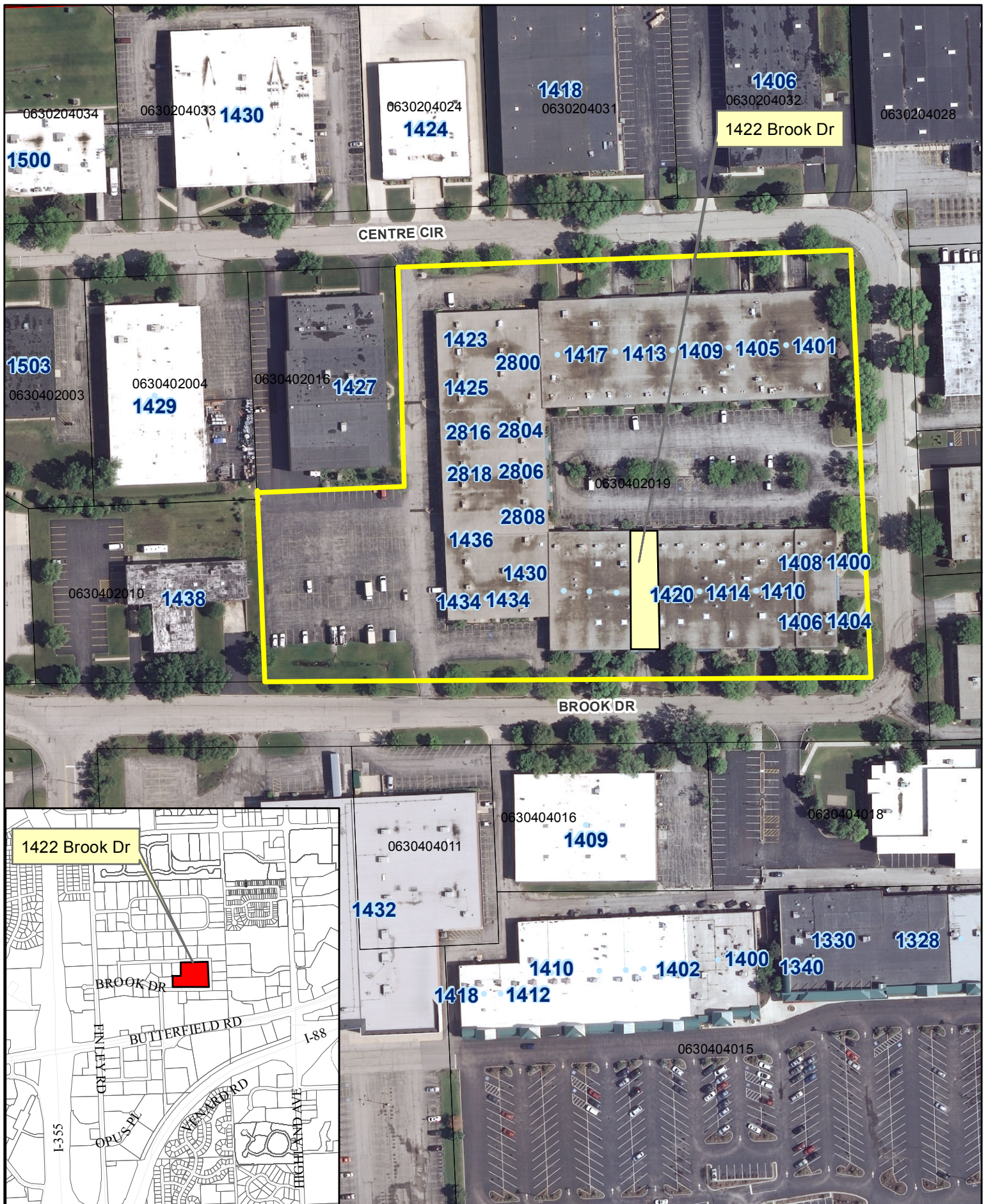
1. The Special Use shall substantially conform to the staff report, plans and documents attached to this report except as such plans may be modified to conform to the Village codes and ordinances.

Staff Report Approved By:

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Tom Dabareiner, AICP  
Director of Community Development

TD:dl  
-att



# 1422 Brook Drive



**VALUE  
INDUSTRIAL  
PARTNERS, LLC**

Industrial Real Estate Investment, Brokerage and Management

March 4, 2013

Mr. Jim Wnek  
Core 1, Inc.  
1434-B Brook Drive  
Downers Grove, IL 60515

*Via e-mail*

**RE: 1422 Brook Drive  
Downers Grove, IL**

Dear Jim:

This letter confirms ownership's (VIP MDG, LLC managed by Value Industrial Partners, LLC) consent to Core 1 pursuing a special use permit for the above referenced property.

Core 1 has been a valued tenant in the building for the last three years and we look forward to your growth into the new unit as soon as possible. Please let me know if we can be of further assistance.

Sincerely,  
**Value Industrial Partners, LLC**

Brian P. Gedvilas  
Director of Leasing

Dear Village of Downers Grove,

Our names are Jim Wnek and Jeff Jourdan, we are the owners of Core1inc. We are a Physical Therapy and Sports/Personal Training Company located in Downers Grove. We have been a tenant located at 1434B Brook Dr. Downers Grove IL 60515 for almost 3 years. Our website: [www.CORE1inc.com](http://www.CORE1inc.com). Our phone number is 630-973-8626.

We have since grown and our in need of larger space. The landlord and I have agreed on a new lease in a new space. The space we are in now is approximately 1600 square feet and the new unit 1422 Brook Dr. is 3200 square feet in the same building.

Before the lease was signed we had contacted your office to apply for a occupancy permit for the new unit. After application was submitted we were informed that the building was not zoned for our use. The zoning placed on the building is for M-2. We then stated that we have been a tenant for almost 3 years in the same building and we had a occupancy permit approved. We were informed that it was an oversight on the village and that we can stay in our current unit but cannot occupy the new unit.

The landlord met with the zoning department and we were informed that we will need to apply for a special use occupancy permit.

We received the application and were unsure of exactly what is needed for this application process. We are willing to supply (if needed) any further information regarding our business and use. Please consider our application for Special Occupancy Use.

Thank you in advance for your help.

Jim Wnek and Jeff Jourdan

CORE1inc.

1. Provide the required Special Use application fee of \$901. I wrote 'VOID' on the original check and ripped it up.

See Attached.

2. Fill out page 13 of the Plan Commission application packet certifying that the addresses provided are accurate.

See attached

Owner: VIP MDG, LLC

Manager: Value Industrial Partners, LLC

Contact: Kristy Conte, property manager

Cont Phone 630-333-1900

Building Size: 137,751

Number of Units: 32

Number of Parking Spaces:

Fire Sprinklers: Yes

Fire Alarm: Yes:

3. **Provide the mailing addresses as detailed in #6 on page 9 of the Plan Commission packet. These addresses can be found at the York Township Assessor's office which is located at 1502 South Meyers Road, Lombard, IL 60148**
4. **Provide a landlord narrative addressing the types of uses located in the building and the amount of parking availability. Are the majority of uses office, manufacturing, etc? Is it a 50/50 split in the building, etc.**

PIN: 06-30-402-019

Address associated with PIN is 1400 Brook Drive. Full range of addresses for the building are 1400-1436 Brook Drive / 1401-1419 Centre Circle / 2800-2818 Centre Circle

The building has a total of 32 units with 3 units currently vacant.

The building is primarily a mix of light manufacturing, assembly, distribution and service.

There is only 1 unit in the building of 2,103 SF that is 100% of an office use with no industrial component.

Typical office build out is 10-30% with 5 units with 40-60% office.

The units with the heavier office are located on the west side of the building in close proximity to the larger parking lot to the west of the building.

The immediate neighbors' uses on either side of the 1422 Brook unit include: a water treatment solutions company, a machine shop, a food packaging/production company, electrical hardware distributor, an electronics recycler, saw blade distributor, contractor and a office machine sales/service company.

There are approximately 283 parking spaces for the building.

- 5. Provide a narrative describing the activities that take place at Core 1. What are your hours? By appointment only or open all day? Do you do classes? What are your parking needs?**

We are a Sports Training/Personal Training Studio and Physical Therapy company that works with athletes and adults.

We are open Monday thru Friday 3:30pm-9pm during school year months. Saturdays 9am-noon  
Closed Sundays

During summer months we are open 9am-8pm. Saturdays 9am-noon. Closed Sundays

Appointments only. We do not hold classes.

We sometimes have small group/team training of 6-8 athletes at one time.

Parking (most of athletes are junior high/high school and get dropped off and picked up) From our experience from our other location no more than 5-6 spots at one time.

- 6. Provide a sketch of the space layout.**

See attached.

**7. Provide a narrative addressing the following standards for approval for a Special Use:**

**Section 28.1902. Standards for Approval.**

**The Village Council may authorize a special use by ordinance provided that the proposed Special Use is consistent and in substantial compliance with all Village**

**Council policies and land use plans, including but not limited to the**

**Comprehensive Plan, the Future Land Use Plan and Master Plans and the evidence presented is such as to establish the following:**

- (a) That the proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.**

We have been in the same building for 3 years and serve junior high, high school and collegiate athletes and adults. We provide sport specific training to athletes and fitness training to adults. We also provide physical therapy services to injured athletes helping them recover from surgery or injuries.

- (b) That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.**



CORE1inc. is a personal training and physical therapy services company. Residents will not be harmed from the nature of our business.

- (c) That the proposed use will comply with the regulations specified in this Zoning Ordinance for the district in which the proposed use is to be located or will comply with any variation(s) authorized Page 138 of 143 Downers Grove Municipal Code pursuant to Section 28-1802.**

CORE1inc. has read and will comply.

- (d) That it is one of the special uses specifically listed for the district in which it is to be located.**

Core 1 activities are in the same general character as uses permitted in the M2 zoning district. Permitted uses which have the same general character as Core 1 include day care centers and dance schools. As such, Core 1 would be an allowable Special Use per Section 28.906(h) of the Zoning Ordinance.

# ALTA/ACSM LAND TITLE SURVEY

LOTS 6, 7, 11, 12, 13, 14 AND 15 IN OAK GROVE CENTRE OF COMMERCE UNIT ONE BEING PART OF THE THIRD FLOOR OFFICE BUILDING, AS SHOWN ON THE PLAN AT HAND, PARCEL 2, OF THE THIRD FLOOR OFFICE BUILDING, AS SHOWN ON THE PLAN AT HAND, COUNTY OF ALBERTA, FEBRUARY 7, 1977, AS DOCUMENT NUMBER R72-806, IN DUPLICATE.

PARCEL 2

LOT 8 AND THE SOUTH 9 FEET OF LOT 9 IN OAK GROVE CENTRE OF COMMERCE UNIT ONE BEING A SUBDIVISION OF THE LOT 8 AND THE SOUTH 9 FEET OF LOT 9 IN OAK GROVE CENTRE OF COMMERCE UNIT ONE, AS SHOWN ON THE PLAN AT HAND, COUNTY OF ALBERTA, FEBRUARY 7, 1977, AS DOCUMENT NUMBER R72-806, IN DUPLICATE.

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- 10. TO BE THE SOUTH 9 FEET OF LOT 9 IN OAK GROVE CENTRE OF COMMERCE UNIT ONE, AS SHOWN ON THE PLAN AT HAND, COUNTY OF ALBERTA, FEBRUARY 7, 1977, AS DOCUMENT NUMBER R72-806, IN DUPLICATE.

## CONVEYANCES

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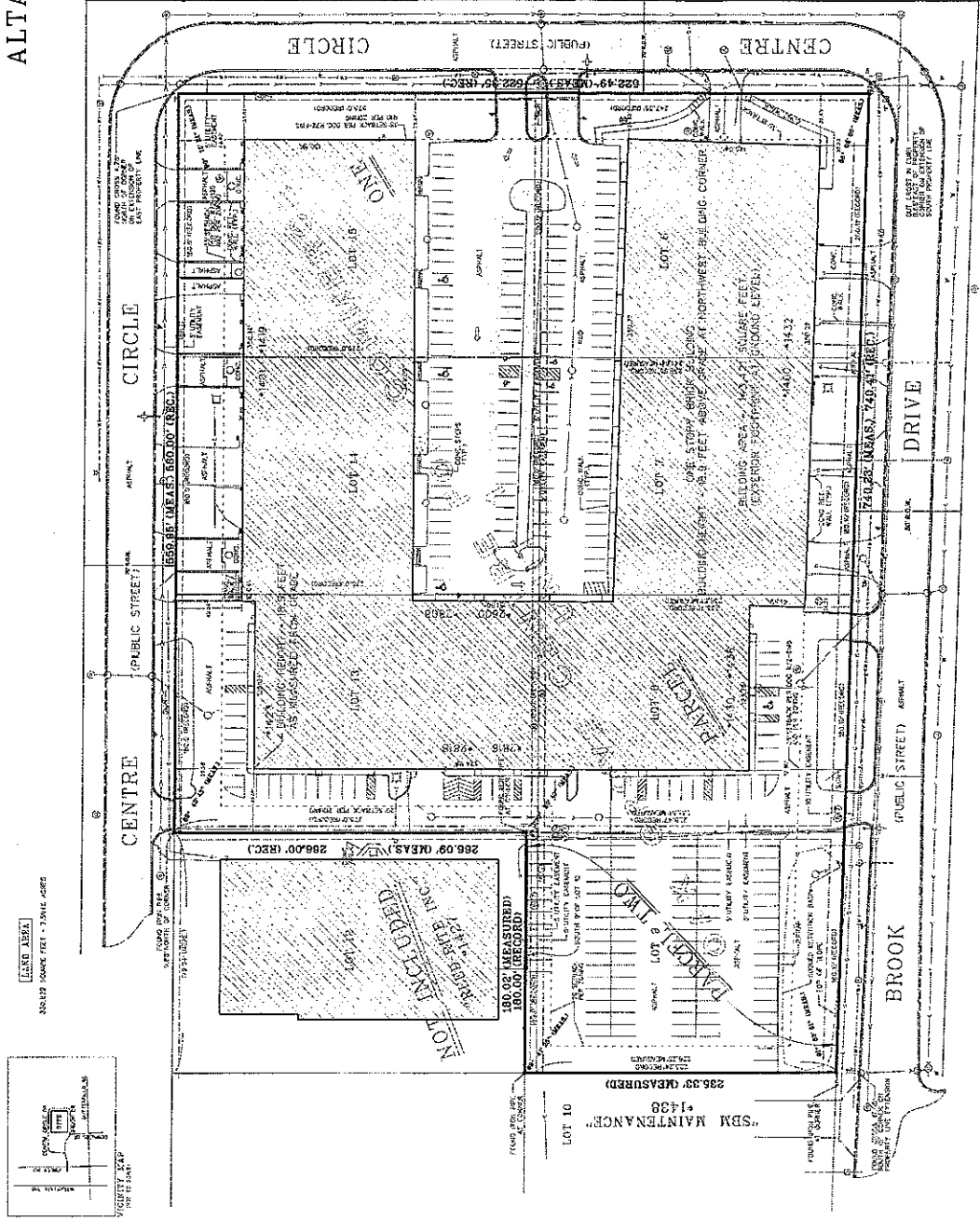
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ENCLOSURE INFORMATION  
 1. TO BE THE SOUTH 9 FEET OF LOT 9 IN OAK GROVE CENTRE OF COMMERCE UNIT ONE, AS SHOWN ON THE PLAN AT HAND, COUNTY OF ALBERTA, FEBRUARY 7, 1977, AS DOCUMENT NUMBER R72-806, IN DUPLICATE.

NOTES  
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ENCLOSURE INFORMATION  
 1. TO BE THE SOUTH 9 FEET OF LOT 9 IN OAK GROVE CENTRE OF COMMERCE UNIT ONE, AS SHOWN ON THE PLAN AT HAND, COUNTY OF ALBERTA, FEBRUARY 7, 1977, AS DOCUMENT NUMBER R72-806, IN DUPLICATE.

### LEGEND

Symbol	Description
Circle with dot	Survey Station
Circle with cross	Corner Mark
Circle with 'X'	Survey Station
Circle with 'O'	Survey Station
Circle with 'A'	Survey Station
Circle with 'B'	Survey Station
Circle with 'C'	Survey Station
Circle with 'D'	Survey Station
Circle with 'E'	Survey Station
Circle with 'F'	Survey Station
Circle with 'G'	Survey Station
Circle with 'H'	Survey Station
Circle with 'I'	Survey Station
Circle with 'J'	Survey Station
Circle with 'K'	Survey Station
Circle with 'L'	Survey Station
Circle with 'M'	Survey Station
Circle with 'N'	Survey Station
Circle with 'O'	Survey Station
Circle with 'P'	Survey Station
Circle with 'Q'	Survey Station
Circle with 'R'	Survey Station
Circle with 'S'	Survey Station
Circle with 'T'	Survey Station
Circle with 'U'	Survey Station
Circle with 'V'	Survey Station
Circle with 'W'	Survey Station
Circle with 'X'	Survey Station
Circle with 'Y'	Survey Station
Circle with 'Z'	Survey Station

### PARKING SPACES TABLE

Lot No.	Area (sq. ft.)	No. of Spaces
6	10,000	20
7	10,000	20
11	10,000	20
12	10,000	20
13	10,000	20
14	10,000	20
15	10,000	20

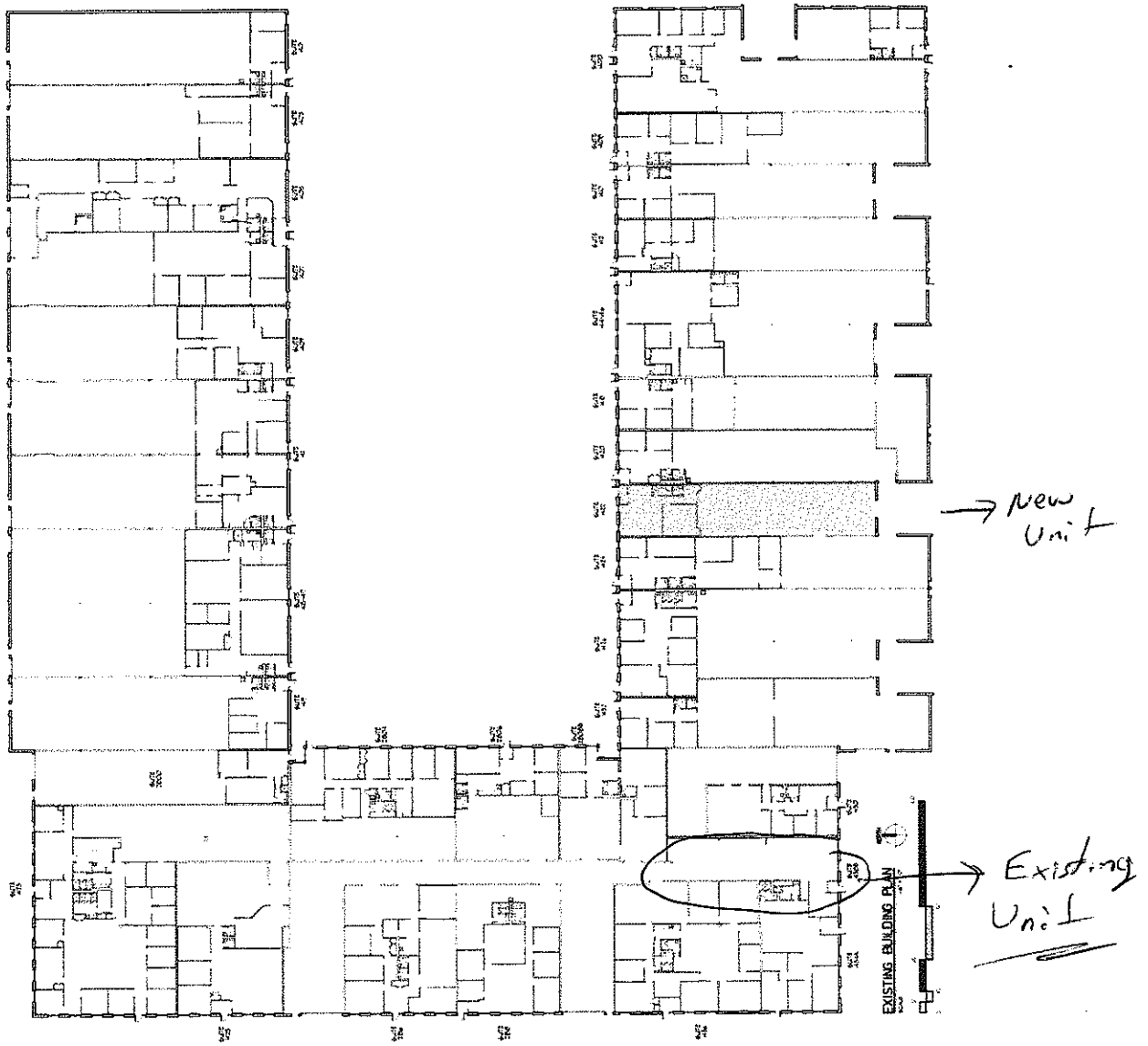
### ALTA / ACSM LAND TITLE SURVEY

Lot No.	Area (sq. ft.)	No. of Spaces
6	10,000	20
7	10,000	20
11	10,000	20
12	10,000	20
13	10,000	20
14	10,000	20
15	10,000	20

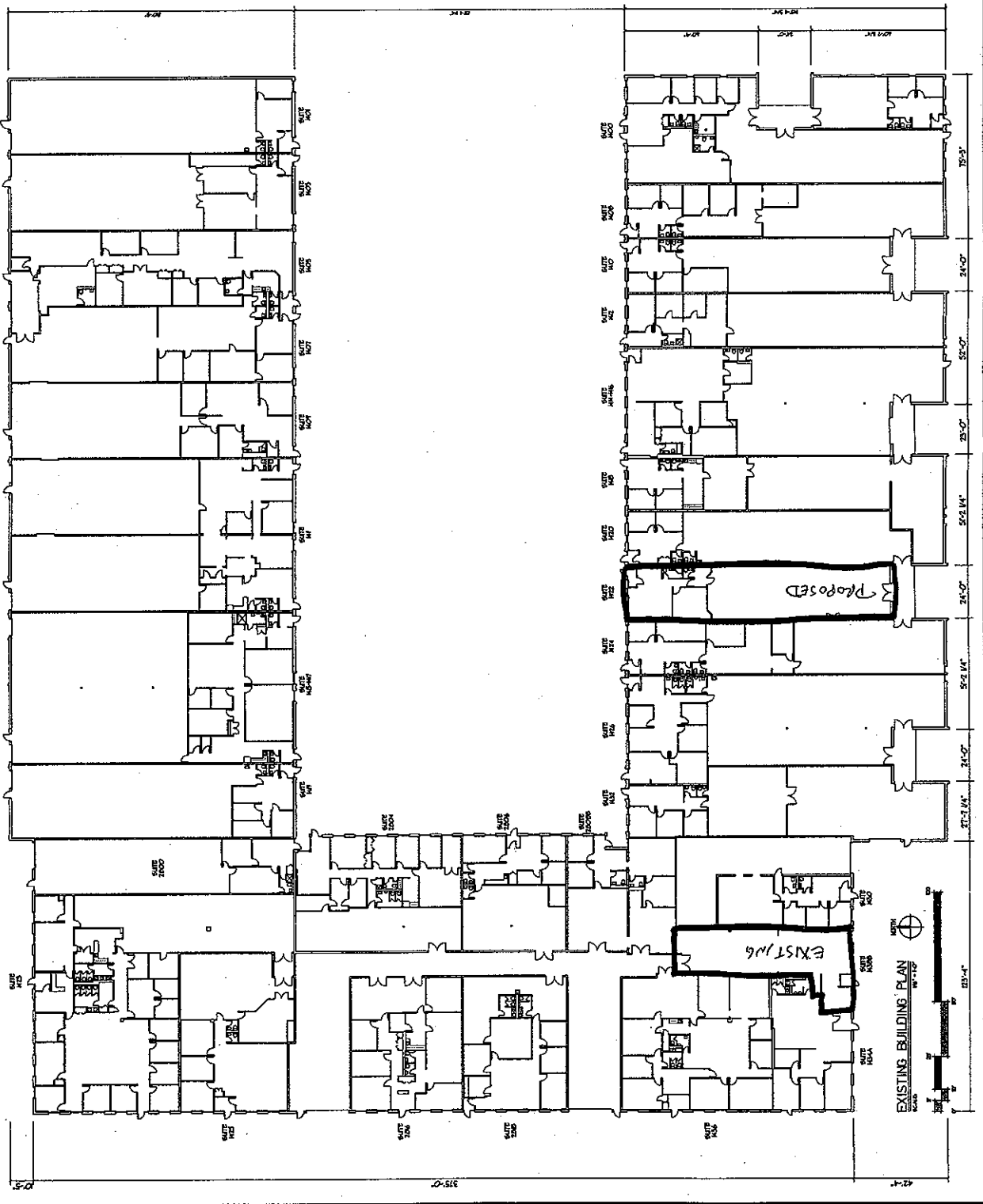
WEBSTER MORTGAGE & ANNEALS LTD.  
 1000 - 10th Street, N.W., Calgary, Alberta T2P 1K1  
 TEL: (403) 243-1111  
 FAX: (403) 243-1112

**FLOOR PLAN**

1422 Brook Drive, Downers Grove, Illinois consists of approximately 3,209 +/- square feet.



NOTE  
EXIST. WALLS SHOWN  
IN BROWN  
PROPOSED ONLY  
EXISTING CONDITIONS  
NOT TO BE  
VERIFIED PER TO ANY  
WORK BEING COMPLETED.



EXISTING BUILDING PLAN  
SCALE: 1/8" = 1'-0"  
DATE: 10/11/2018



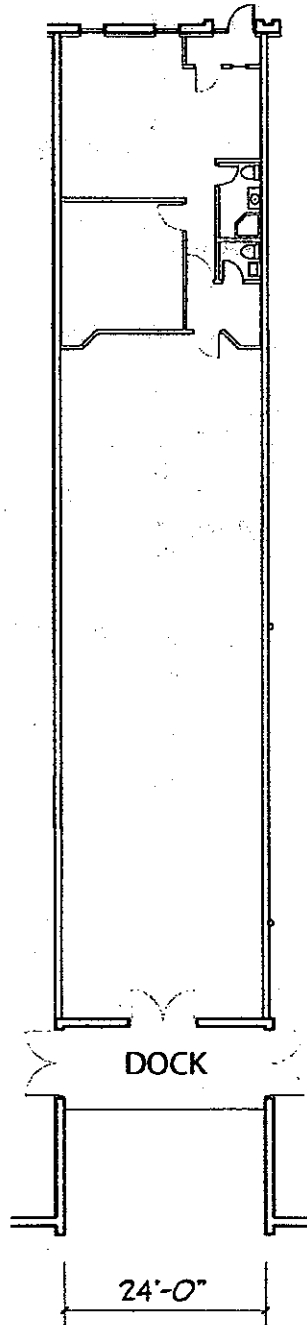


# VALUE INDUSTRIAL PARTNERS, LLC

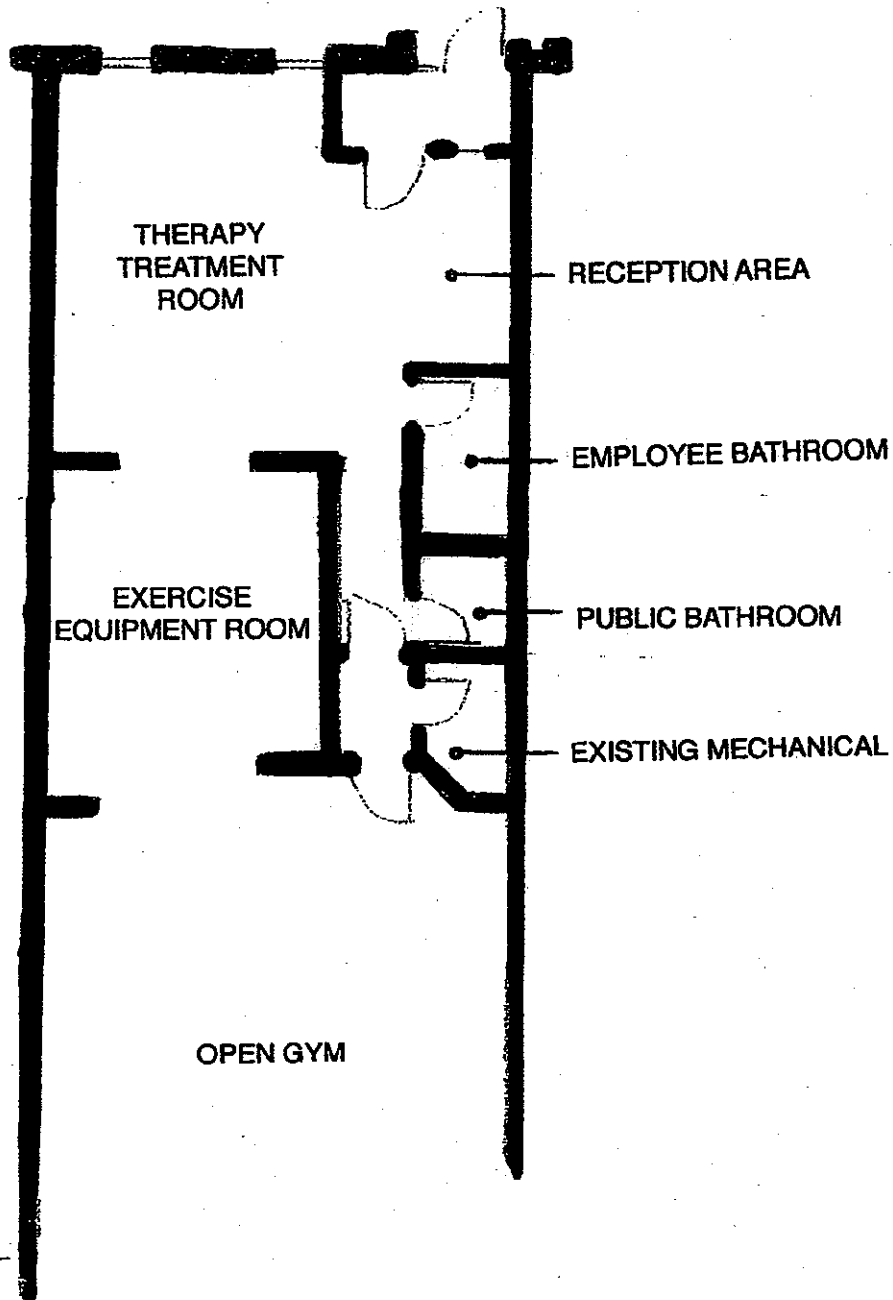
Industrial Real Estate Investment, Brokerage and Management

970 N. Oaklawn Avenue, Elmhurst, Illinois 60126 TEL: 630-333-1900 FAX: 630-333-1910

## LAYOUT



Officers of the firm have an ownership interest in this property.



**DRAFT**

create a new zoning district focused on public/civic-type uses; continue to keep focus on the downtown zoning in order to keep the downtown vital; and consider broader grouping of land use types and considering specific use regulations. Also, Mr. Bishop explained that administrative and procedural aspects of the ordinance will be reviewed.

Next steps include the plan commissioners reviewing the previously distributed document and emailing any comments to staff which will be forwarded to the consultant prior to the next meeting. During the next month the Plan Commission will be reviewing some draft language for the document as a start, followed by a meeting with the Plan Commission. Director Dabareiner noted that all of the meetings were open to the public and more information could be found on the Village's web site.

**WITH RESPECT TO PC 18-13, MRS. RABATAH MADE A MOTION TO CONTINUE THE MATTER TO A DATE CERTAIN, THAT DATE BEING JUNE 3, 2013.**

**SECONDED BY MS. URBAN.**

**ROLL CALL:**

**AYE: MRS. RABATAH, MS. URBAN, MR. BEGGS, MR. COZZO, MR. WAECHTLER,  
CHAIRMAN WEBSTER**

**NAY: NONE**

**MOTION PASSED. VOTE: 6-0**

**PC-11-13** A petition seeking Special Use approval for a sports and personal training and physical therapy business at 1422 Brook Drive. The property is zoned M-2, Restricted Manufacturing. The property is located at the northwest corner of the intersection of Brook Drive and Centre Circle, commonly known as 1400-1436 Brook Drive, 1401-1425 Centre Circle and 2800-2818 Centre Circle, Downers Grove, IL (PIN 06-30-402-019). Core 1 Inc., Petitioner; VIP MDG, LLC, Owner.

Chairman Webster swore in those individuals who would be speaking on the above petition.

Planner, Mr. Damir Latinovic, reviewed the location of the unit on the overhead map for the commissioners. He summarized that the site was zoned M-2 Restricted Manufacturing and the entire building was approximately 137,000 square feet with 283 on-site parking spaces. The petitioner's use was currently located within the same building at 1434 B Brook Drive. Per staff, the petitioner was granted a Certificate of Occupancy in September 2010 which was a Village error. The person administering the application assumed the property was zoned M-1 which is the zoning for the Ellsworth Industrial Park where such uses are permitted by-right. So when the petitioner came in to relocate to a larger space, he was informed that he needed to get a Special Use because the property is zoned M-2.

Details of the petitioner's athletic business followed. No changes or variations were being proposed for the site or building; just small modifications to the interior of the space.

DRAFT

Mr. Latinovic summarized that the project met the requirements of the Village's Comprehensive Plan and was consistent with the plan's goals to locate such contemporary uses that fit in small multi-tenant office/industrial parks near Interstates 88 and 355. The project also met the Village's Standards for Approval of a Special Use. Proper publication, signage and neighbor notification was followed and, to date, staff did not receive any comments from the public. Staff recommended that the Plan Commission forward a positive recommendation to the Village Council, subject to staff's one condition in its report.

Mr. Jeff Jordan, co-owner of Core 1, Inc., 1434 B. Brook Drive, Downers Grove introduced himself and stated he was before the commission to receive approval to move to a larger space. He explained that his business is to train junior high and high school athletes with some adult boot camps. Upon a question from the Commission, he explained he was expanding due to having more clients. They do not conduct any training outside of the facility on their property. Occasionally, they have group training at the outdoor fields of Downers Grove North and South High Schools.

Chairman Webster opened the meeting to public comment. No comments received. Public comment was closed. The petitioner had no closing comments. A motion was entertained.

**WITH RESPECT TO PC-11-13, MR. WAECHTLER MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSTIVIE RECOMMENDATION TO THE VILLAGE COUNCIL, SUBJECT TO THE FOLLOWING CONDITION:**

- 1. THE SPECIAL USE SHALL SUBSTANTIALLY CONFORM TO THE STAFF REPORT, PLANS AND DOCUMENTS ATTACHED TO THE REPORT EXCEPT AS SUCH PLANS MAY BE MODIFIED TO CONFORM TO THE VILLAGE CODES AND ORDINANCES.**

**SECONDED BY MS. URBAN.**

**ROLL CALL:**

**AYE: MR. WAECHTLER, MS. URBAN, MR. BEGGS, MR. COZZO, MRS. RATABAH,  
CHAIRMAN WEBSTER**

**NAY: NONE**

**MOTION PASSED. VOTE: 6-0**

**PC-15-13** A petition seeking a Zoning Ordinance Map Amendment to rezone the property from R-1, Single Family Residential to B-2, General Retail Business. The property is located at the northeast corner of Main Street and 75th Street and is commonly known as 960 75th Street, Downers Grove, IL (PIN 09-29-104-019). Ann Posejpal, Petitioner; Chicago Title Land Trust Company as Trustee U/T/N 3176, Owner.

Chairman Webster swore in those individuals who would be speaking on the above petition.

Mr. Latinovic turned commissioners' attention to the overhead, reporting the site was currently zoned R-1 Single-Family Residential with a commercial building constructed for an automobile