VILLAGE OF DOWNERS GROVE
Report for the Village Council Meeting
9/12/2017

SUBJECT:	SUBMITTED BY:
1525 Brook Drive – Planned Unit Development, Rezoning, and Right-of-Way License Agreement	Stan Popovich, AICP Director of Community Development

SYNOPSIS

The petitioner is requesting approval of a Planned Unit Development, Rezoning and Right-of-Way License Agreement to permit the construction of a campus master plan for the Flavorchem Corporation at 1500, 1509, 1515, 1516, 1525 and 1528 Brook Drive and 1429, 1503, 1505, and 1515 Centre Circle.

STRATEGIC PLAN ALIGNMENT

The goals for 2015-2017 include *Strong and Diverse Local Economy*.

UPDATE & RECOMMENDATION

This item was discussed at the September 5, 2017 Village Council meeting. Based on Council discussion, the following conditions have been added to the Planned Unit Development ordinance:

> *17. The applicant shall redesign the access drive serving the buildings at 1509 Brook Drive (PIN 06-30-403-016) and 1501-1503 Brook Drive and 2900 Downers Drive (PIN 06-30-403-011) to improve access to Brook Drive in a manner acceptable to the Community Development Director.*
>
> *18. The applicant shall not rename that portion of Brook Drive adjacent to 1501-1503 Brook Drive and 2900 Downers Drive (PIN 06-30-403-011).*

Additionally, condition #8 is modified to read:

> *8. A cross-access easement, running from the intersection of Downers Drive and Brook Drive to the existing ingress-egress easement recorded as document number R77-52089, shall be provided to the property owner of 1501-1503 Brook Drive and 2900 Downers Drive (PIN 06-30-403-011) over that portion of Brook Drive that is now the responsibility of the applicant. The applicant shall be responsible for all maintenance and snow removal costs associated with the cross-access easement area.*

Staff recommends approval at the September 12, 2017 Village Council meeting.

BACKGROUND

Property Information and Development Plan

Flavorchem Corporation is proposing to redevelop its existing headquarters along both sides of Brook Drive between Centre Circle and Downers Drive, creating a campus master plan with implementation in phases over several years. Currently, the property is improved with eight commercial buildings on seven parcels with approximately 220,000 square feet of office, laboratories, and manufacturing. The petitioner is seeking a Planned Unit Development (PUD) designation based on the desire to create a campus master plan that would be difficult to carry out under conventional zoning standards. A rezoning is requested to rezone several of the existing parcels from M-1, Light Manufacturing to O-R-M, Office, Research and Manufacturing with all parcels being rezoned to O-R-M/PUD.

The petitioner originally requested a vacation of Brook Drive to facilitate the redevelopment of this site into a campus. However, Flavorchem has since withdrawn that request and is now requesting a license agreement to permit their use of the street. The license agreement permits Flavorchem to improve the street as desired in their campus master plan and assume all responsibility for those improvements while the Village maintains ownership of the right-of-way and the underlying utilities. Flavorchem's ability to use Brook Drive permits increased operational efficiencies, improved vehicle and pedestrian safety, and flexibility in site design to provide additional open space, employee parking, and outdoor plaza areas.

Compliance with the Comprehensive Plan

The subject property is identified in the Comprehensive Plan as a Light Industrial/Business park area in the Commercial Areas Plan. The Plan notes improvements should be made to existing buildings, parking lots and rights-of-way, and wayfinding should be enhanced. It notes the Village's industrial areas should be improved and upgraded as self-contained business areas with an emphasis on expanding existing businesses. Relevant Commercial Areas Plan policies specific to this proposal include:

- Strengthen the economy by creating more jobs,
- Stabilize, diversify and expand the tax base, and
- Enhance the quality of appearance of existing commercial areas.

The proposed development:

- Invests in a long established local business and expands the employment base
- Upgrades existing buildings by constructing new additions
- Improves wayfinding and pedestrian connectivity and safety
- Improves parking lots by replacing parking spaces with landscaped, stormwater best practices engineered designs
- Expands a headquarters use that is compatible with both light industrial and office uses

Compliance with the Zoning Ordinance

The proposed development is compliant with the majority of the bulk regulations in the O-R-M zoning district and a PUD is an allowable use within the O-R-M zoning district. The petitioner is adding additional landscaping which will bring the overall campus open space closer to compliance and a street yard parking setback allowance to permit parking near the packaging building. Staff finds that the proposed improvements to the property would result in public benefits that are at least commensurate with the degree of development flexibility provided through a PUD while meeting the objectives of the Zoning Ordinance and Comprehensive Plan.

The proposed improvements will result in several public benefits that meet the following identified Planned Unit Development Objectives:

- Implementation of and consistency with the comprehensive plan

- Flexible and creative solutions in responding to changing social, economic and market conditions
- Development of high-quality buildings and improvements that are compatible with surrounding areas, as determined by their arrangement, massing, form, character and landscaping

Compliance with the Subdivision Ordinance
The property contains thirteen lots of record which will be administratively consolidated. The plat will grant cross-access easements as necessary.

Public Improvements
Based on the existing and proposed impervious area on the site, new stormwater detention is not required for the proposed development; however, stormwater easements will be provided. The existing water main within Brook Drive is outdated and in need of complete replacement due to its age. Because the petitioner is proposing to construct a plaza and private parking above the water main, the Village will time the installation of a new water main and service vaults within Brook Drive to coincide with the petitioner's project.

The Village's street lighting system within the Flavorchem campus portion of Brook Drive will be removed by the applicant and returned to the Village. The applicant will be responsible to install the necessary equipment to ensure a complete and operable parking lot lighting system, including the installation of new conduit, controllers, and handholds.

Additional public improvements include the installation of a sidewalk by the petitioner along the north side of Brook Drive. Also, the plaza (or pedestrian mall) shall be drivable at all times for emergency vehicles.

Traffic and Parking
A traffic study was completed and found that the proposed campus expansion will generate additional traffic from approximately 100 anticipated additional employees, split between three shifts. The overall levels of service at the intersections in the study area experience an incremental increase in delay, although there will be no substantial impact to the overall function of the surrounding intersections.

There will be some reallocation of existing traffic since Brook Drive is to be closed for the Flavorchem campus. The closure of Brook Drive will remove pass-through drivers who use Brook Drive as a cut-through option to avoid the intersection of Butterfield Road and Finley Road. This traffic will be diverted back to Butterfield Road and Finley Road. Brook Drive and Centre Circle were always intended to serve employees, visitors and truck traffic associated with businesses within the industrial park. Centre Circle and the remaining portion of Brook Drive will continue to provide access to all properties within the industrial park. Additionally, both entrances to the industrial park (Finley Road and Brook Drive and Brook Drive and Downers Drive) will remain open.

Traffic improvements to the Flavorchem campus will include a truck pull-off area along Centre Circle which will allow Flavorchem trucks to pull off of Centre Circle while accessing the site and a widened radius at the western Brook Drive and Centre Circle intersection which will allow traffic to pass while trucks access the western loading docks on the campus.

Public Comment
The petitioner held two neighborhood meetings: one on January 10, 2017 and the other on June 5, 2017. Questions were in regard to the closure of Brook Drive and continued access and movements. Stormwater management was also discussed. The petitioner also met with multiple neighbors privately to discuss the proposal and site plan. Prior to the first public hearing, staff received three inquiries.

During the two Plan Commission meetings, the primary concern was the potential impact closing Brook Drive may have on surrounding properties and intersections, and that alternative site designs were not adequately explored. Seven people spoke at the February 27th Public Hearing. In response to the February meeting, the applicant made the changes described in the table below. Five persons spoke at the June 6th Public Hearing. Written comments are attached.

February 27th Public Hearing Comment	**Petitioner Response**
Revise the loading dock on the southwest building to meet the required zoning setback	o The loading dock has been reduced from three bays to two bays, providing a minimum 10-foot setback from the side interior property line as required by the Zoning Ordinance o The petitioner is agreeable to further screening the loading dock by installing a privacy fence
Revise the driveway approach at 1501/1503 Brook Drive to facilitate the ease of use for trucks to enter/exit	o The radius of the driveway approach is widened to further accommodate right-hand turns and trucks exiting the parking lot at 1501/1503 Brook Drive
Revise the landscaping and signage plan adjacent to 1501/1503 Brook Drive to separate the business identity from the Flavorchem campus and maintain visibility	o Landscaping and signage are reduced along the right-of-way immediately abutting 1501/1503 Brook Drive so as to visually identify it as a separate business o The existing southern curb line and sidewalk will remain in place, resulting in that portion of Brook Drive to retain the appearance of a public street, retaining corner lot visibility
Request to pursue other development scenarios absent the closure of a portion of Brook Drive	o Prior to the zoning entitlement process, the petitioner went through various scenarios (see attached project narrative) and determined that the only feasible option to maintain the corporate headquarters in Downers Grove while continuing to invest in a growing business is to close Brook Drive
Request to further evaluate existing and projected traffic impacts on surrounding properties	o The petitioner is further mitigating existing and potential traffic impacts by adding two onsite truck pull-off areas to remove the truck traffic from the public right-of-way and avoid interrupting traffic (one at 1528 Centre Circle and one at 1525 Brook Drive) o Additional traffic counts were provided and staff concurs with their findings

ATTACHMENTS

Ordinance
Aerial Map
Staff Report with attachments dated February 27, 2017
Staff Memo with attachments dated May 30, 2017
Approved Minutes of the Plan Commission Hearings dated February 27, 2017 and June 6, 2017
Neighborhood letters

VILLAGE OF DOWNERS GROVE

COUNCIL ACTION SUMMARY

INITIATED: Applicant (Name) **DATE:** September 12, 2017

RECOMMENDATION FROM: _____ (Board or Department) **FILE REF:** 16-PLC-0054

NATURE OF ACTION:

X Ordinance

__ Resolution

__ Motion

__ Other

STEPS NEEDED TO IMPLEMENT ACTION:

Motion to Adopt "AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS TO DESIGNATE THE PROPERTY AT 1500, 1509, 1515, 1516, 1525 AND 1528 BROOK DRIVE; AND 1429, 1503, 1505 AND 1515 CENTRE CIRCLE AS PLANNED UNIT DEVELOPMENT #59 AND AUTHORIZE A CAMPUS MASTER PLAN FOR FLAVORCHEM CORPORATION", as presented.

DCD

SUMMARY OF ITEM:

Adoption of the attached ordinance shall designate the properties located at Brook Drive and Centre Circle as Planned Unit Development #59 and authorize a campus master plan for Flavorchem Corporation.

RECORD OF ACTION TAKEN:

_____

_____

_____

1\wp\cas.17\PUD#59-est-Flavorchem-16-PLC-0054

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS TO DESIGNATE THE PROPERTY AT 1500, 1509, 1515, 1516, 1525 AND 1528 BROOK DRIVE; AND 1429, 1503, 1505 AND 1515 CENTRE CIRCLE AS PLANNED UNIT DEVELOPMENT #59 AND AUTHORIZE A CAMPUS MASTER PLAN FOR FLAVORCHEM CORPORATION

WHEREAS, the owner(s) of the property located at Brook Drive between Centre Circle and Downers Drive, commonly known as 1500, 1509, 1515, 1516, 1525 and 1528 Brook Drive and 1429, 1503, 1505 and 1515 Centre Circle, Downers Grove, IL (PINs 06-30-402-003, -004, -009, -020; 06-30-403-016, -017, -022) (hereinafter referred to as the "Property" and legally described below) have requested that such real estate be designated as a Planned Unit Development to be known as "Flavorchem Planned Unit Development #59" pursuant to the provisions of the Zoning Ordinance of the Village of Downers Grove, as set forth in Chapter 28 of the Downers Grove Municipal Code (hereinafter referred to as the "Zoning Ordinance"); and

WHEREAS, the owner(s) have also filed a written petition with the Village conforming to the requirements of the Zoning Ordinance and requesting approval of the Flavorchem Planned Unit Development #59 campus master plan as provided under the Zoning Ordinance; and,

WHEREAS, the Property is to be zoned O-R-M/PUD, Office-Research and Manufacturing District with a Planned Unit Development Overlay pursuant to the Downers Grove Zoning Ordinance; and,

WHEREAS, the Plan Commission of the Village of Downers Grove has given the required public notice and has conducted a public hearing on February 27, 2017 and June 5, 2017 respecting a campus master plan for the Flavorchem Planned Unit Development #59 on the Property in accordance with the statutes of the State of Illinois and the ordinances of the Village of Downers Grove and has reported its findings and recommendations to the Village Council of the Village of Downers Grove pursuant to the provisions of the Zoning Ordinance; and,

WHEREAS, the Plan Commission has recommended denial of the requested petition; and

WHEREAS, Village staff has recommended approval of the requested petition, subject to certain conditions; and,

WHEREAS, the Village Council has considered the record before the Plan Commission, as well as the recommendations of Plan Commission and Village staff.

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

SECTION 1. That the provisions of the preamble are incorporated into this ordinance.

SECTION 2. The following documents are attached hereto and incorporated herein by reference as a part of this ordinance as Group Exhibit A, and are hereafter collectively referred to as the "Flavorchem planned unit development plans", all of which are incorporated by reference.

SECTION 3. That the Village Council hereby finds as follows:

(1) That Planned Unit Development #59 meets the requirements of the Zoning Ordinance as follows:

a. the zoning map amendment review and approval criteria of Sec. 28.12.030.I;

b. the proposed PUD development plan and map amendment would be consistent with the comprehensive plan and any other adopted plans for the subject area;

c. the PUD development plan complies with the PUD overlay district provisions of Sec. 28.4.030;

d. the proposed development will result in public benefits that are greater than or at least equal to those that would have resulted from development under conventional zoning regulations; and

e. the appropriate terms and conditions have been imposed on the approval to protect the interests of surrounding property owners and residents, existing and future residents of the PUD and the general public.

(2) That the proposed development conforms with the requirements of the Zoning Ordinance.

SECTION 4. The Zoning Ordinance is hereby amended by adding to the Zoning Map the boundaries of the following described real estate and by designating said real estate as a Planned Unit Development under the title and style "Flavorchem Planned Unit Development #59" to be stated on the face of said map within the boundaries of the real estate hereinafter described, to wit:

LOT 36 IN OAK GROVE CENTRE OF COMMERCE UNIT TWO, 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 MAY 4, 1972 AS DOCUMENT NO. R72-23285, IN DUPAGE COUNTY, ILLINOIS.
PIN: 06-30-402-009
ADDRESS: 1500 BROOK DR, DOWNERS GROVE, IL

THE EAST 24 FEET OF LOT 45, MEASURED AT RIGHT ANGLES TO THE EAST LINE OF SAID LOT 45, AND ALL OF LOT 46 OF RESUBDIVISION OF PART OF LOT 37 IN OAK GROVE CENTRE OF COMMERCE UNIT TWO, 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 APRIL 1, 1977 AS DOCUMENT NO. R 77-22593 IN BOOK 79, PAGE 65 IN DUPAGE COUNTY, ILLINOIS.
PIN: 06-30-403-016
COMMON ADDRESS: 1509 BROOK DR DOWNERS GROVE, IL

LOT 1 IN FLAVORCHEM RESUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED MAY 12, 2011 AS DOCUMENT R2011-059143, BEING A RESUBDIVISION OF 33 AND 34 IN OAK GROVE CENTRE OF COMMERCE UNIT TWO, ALL IN DUPAGE COUNTY, ILLINOIS.
PIN: 06-30-402-020
COMMON ADDRESS: 1515 CENTRE CIRCLE, 1516 & 1528 BROOK DR, DOWNERS GROVE, IL

LOTS 39, 40, 41 AND 42 OF RESUBDIVISION OF PART OF LOT 37 IN OAK GROVE CENTRE OF COMMERCE UNIT TWO, BEING A SUBDIVISION OF PART OF EAST OF SECTION 30,

TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 1, 1977 AS DOCUMENT NO. R77-22593 IN BOOK 79, PAGE 65 IN DUPAGE COUNTY, ILLINOIS.
PIN: 06-30-403-022
COMMON ADDRESS: 1525 DOWNERS DR, DOWNERS GROVE, IL

LOT 11 IN 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 NO. R72-6195, IN DUPAGE COUNTY, ILLINOIS.
PIN: 06-30-402-004
COMMON ADDRESS: 1429 CENTRE CIRCLE, DOWNERS GROVE, IL

LOT 35 IN OAK GROVE CENTRE OF COMMERCE UNIT TWO, 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 MAY 4, 1972 AS DOCUMENT NO. R72-23285, IN DUPAGE COUNTY, ILLINOIS.
PIN: 06-30-402-003
COMMON ADDRESS: 1503 AND 1505 CENTRE CIRCLE, DOWNERS GROVE, IL

LOTS 43, 44 AND 45 (EXCEPT THE EAST 24 FEET MEASURED AT RIGHT ANGLES TO THE EAST LINE OR SAID LOT 45) OF RESUBDIVISION OF PART OF LOT 37 IN OAK GROVE CENTRE OF COMMERCE UNIT TWO, 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 RECORD APRIL 1, 1977 AS DOCUMENT NO. R77-22593 IN BOOK 79, PAGE 65 IN DUPAGE COUNTY, ILLINOIS.
PIN: 06-30-403-017
COMMON ADDRESS: 1515 BROOK DR DOWNERS GROVE, IL

SECTION 5. The Flavorchem Planned Unit Development plans are hereby approved to permit a Planned Unit Development authorizing a campus master plan, subject to the conditions and restrictions contained therein, and subject to the following:

1. The Planned Unit Development and Zoning Map Amendment shall substantially conform to the staff reports dated February 27, 2017 and May 30, 2017 engineering, architectural and landscape drawings prepared by Shive Hattery, dated October 21, 2016, and last revised on May 27, 2017, except as such plans may be modified to conform to the Village codes and ordinances.

2. The buildings shall be equipped with an automatic fire suppression system and an automatic and manual fire alarm system.

3. A 20-foot wide drivable path shall always be maintained to provide the Fire Department with East-to-West access through and across the plaza.

4. All fire department connections shall be located within 100 feet of fire hydrants and shall require approval of the locations at every project phase.

5. Stormwater easements shall be granted over all stormwater facilities, existing and proposed, that are not currently in easements.

6. The water main and service vaults within Brook Drive will be replaced by the Village. Connections to the new Village installed water main will be the responsibility of the petitioner. Flavorchem will coordinate with the Village in order to connect the existing water services to the new water main within 30 days of IEPA approval.

7. Any necessary restoration after construction of the water main shall be completed by the petitioner.

8. A cross-access easement, running from the intersection of Downers Drive and Brook Drive to the existing ingress-egress easement recorded as document number R77-52089, shall be provided to the property owner of 1501-1503 Brook Drive and 2900 Downers Drive (PIN 06-30-403-011) over that portion of Brook Drive that is now the responsibility of the applicant. The applicant shall be responsible for all maintenance and snow removal costs associated with the cross-access easement area.

9. A cross-access agreement will be required for the parking on the south side of 1525 Brook Drive and the proposed truck pull-off on the south side of 1515 Brook Drive.

10. A separate traffic plan shall be required for each phase prior to approval of building permit.

11. The Village street lighting system within the relevant portion of Brook Drive shall be removed by the applicant, and the light poles shall be delivered to Public Works. The applicant will be responsible to install the necessary equipment to insure a complete and operable lighting system, including the installation of new conduit, controllers, and handholds.

12. A sidewalk shall be installed by the petitioner along the north side of the complete length of the relevant portion of Brook Drive.

13. A master sign plan shall be submitted to Plan Commission as a PUD Amendment.

14. The applicant shall administratively consolidate all lots into two lots of record prior to issuing a building permit as shown on the Final Plat of Subdivision.

15. The truck pull-off areas (1528 Centre Circle and 1525 Brook Drive) shall be striped and signage shall be installed identifying that no parking or loading shall be permitted.

16. The petitioner shall revise the pavement markings in the adjusted right-of-way as needed to help facilitate the smooth transition and future operations.

17. The applicant shall redesign the access drive serving the buildings at 1509 Brook Drive (PIN 06-30-403-016) and 1501-1503 Brook Drive and 2900 Downers Drive (PIN 06-30-403-011) to improve access to Brook Drive in a manner acceptable to the Community Development Director.

18. The applicant shall not rename that portion of Brook Drive adjacent to 1501-1503 Brook Drive and 2900 Downers Drive (PIN 06-30-403-011).

SECTION 6. That all ordinances or resolutions, or parts thereof, in conflict with the provisions of this ordinance be and are hereby repealed.

SECTION 7. That this ordinance shall be in full force and effect from and after its passage and publication in the manner provided by law.

_____
Mayor

Passed:
Published:
Attest: _____
Village Clerk

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1500, 1505, 1509, 1515, 1516, 1525, and 1528 Brook Drive
1429, 1503, 1505, and 1515 Centre Circle Location Map

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VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
FEBRUARY 27, 2017 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
16-PLC-0054 1500, 1509, 1515, 1516, 1525, and 1528 Brook Drive; and 1429, 1503, 1505 and 1515 Centre Circle	Planned Unit Development, Zoning Map Amendment, and Right-of-Way Vacation	Rebecca Leitschuh, AICP Senior Planner

REQUEST
The petitioner is requesting approval of the following items to develop a campus master plan for Flavorchem Corporation at 1500, 1509, 1515, 1516, 1525 and 1528 Brook Drive and 1429, 1503, 1505, and 1515 Centre Circle:

1. a Planned Unit Development;
2. a Zoning Map Amendment from existing M-2 (Restricted Manufacturing) and O-R-M (Office Research and Manufacturing) to O-R-M/PUD, Office Research and Manufacturing / Planned Unit Development; and
3. the vacation of an 80-foot-wide section of Brook Drive.

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

GENERAL INFORMATION

APPLICANT: Ken Malinowski
Flavorchem Corporation
1525 Brook Drive
Downers Grove, IL 60515

OWNERS: Jacqueline Sprovieri, Trustee
1525 Brook Drive
Downers Grove, IL 60515

Aromark Properties, Inc
1525 Brook Drive
Downers Grove, IL 60515

Flavorchem Corporation
1525 Brook Drive
Downers Grove, IL 60515

PROPERTY INFORMATION

EXISTING ZONING: M-2 (Restricted Manufacturing) and O-R-M (Office Research and Manufacturing)
EXISTING LAND USE: General Industrial and Research Service
PROPERTY SIZE: 587,720 square feet (13.5 acres)

PINS: 06-30-402-003, -004, -009, -020, and 06-30-403-016, -017, -022

SURROUNDING ZONING AND LAND USES

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

ANALYSIS

SUBMITTALS

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

1. Project Narrative
2. Plat of Survey
3. Architectural Plans
4. Engineering Plans
5. Landscape Plan
6. Photometric Plan
7. Traffic Impact Study
8. Appraisal Report
9. Plat of Vacation
10. Plat of Consolidation
11. Summary of Neighborhood Meeting
12. Easements

PROJECT DESCRIPTION

The applicant is proposing to redevelop the existing headquarters of Flavorchem Corporation along both sides of Brook Drive between Centre Circle and Downers Drive, creating a campus master plan. Currently, the subject property is improved with eight commercial buildings on seven parcels with approximately 220,000 square feet of office space, laboratories, and manufacturing.

Three of the parcels are zoned M-2, Restricted Manufacturing (1500, 1509, and 1525 Brook Drive), and four parcels are zoned O-R-M, Office Research and Manufacturing (1515, 1516, and 1528 Brook Drive and 1429, 1503, 1505, and 1515 Centre Circle). Based on the variety of uses, multiple buildings on one lot, multiple lots in one development, and the overall campus master plan, the applicant is applying for a Planned Unit Development (PUD) and a consistent base rezoning of all lots to O-R-M/PUD to accommodate this development which would be difficult to carry out under conventional zoning standards. The petitioner is also requesting the vacation of an 80-foot wide street (Brook Drive) to facilitate the redevelopment of this site into a campus.

The proposal is to redesign, expand and improve the facilities and operations by maintaining a necessary separation of various processes while increasing operational efficiencies and providing shared resources. The applicant is requesting to vacate the portion of Brook Drive between Centre Circle and Downers Drive in order to most effectively plan for the functional design of the campus, invest in the aesthetics sufficient for a global headquarters site, and to attract and retain employees by creating a campus feel and increasing pedestrian safety throughout. The existing buildings shall remain; however, the uses housed inside will switch in some cases, and new structures and additions will be constructed. The development will occur in

six to seven phases across three to four years as detailed below:

- Phase #1 – The modification of Brook Drive to restrict through access.
- Phase #2 - The southeast building will be remodeled to expand capabilities of the spray drying process. A new loading dock will be constructed, abandoning the existing north loading dock for new warehouse space.
- Phase #3 - The reconfiguration of the campus will begin with revised east-west access, internal parking, pedestrian sidewalks and amenities, landscaping and lighting.
- Phase #4 - The Powders Division will move off-campus.
- Phase #5 - An addition will connect two buildings with a full renovation to accommodate a 30,000-square-foot Research and Development Center.
- Phase #6 - A new 25,000-square-foot corporate and administrative office will be constructed.
- Phase #7 - The north buildings will be connected (distribution center, warehouse, leased building).

The petitioner is proposing 297 parking spaces when 335 are required according to the Zoning Ordinance (1.17 spaces per 1,000 square feet). However, the parking total as calculated did not subtract any of the allowable deductions (e.g., hallways, mechanical rooms, bathrooms) because the floor plans are not fully developed. Staff finds that given the current parking supply of 256 parking spaces, the proposed increase to 297 spaces will be sufficient. The applicant will meet the ADA requirement and provide nine handicapped spaces. Parking areas will be relocated to the central campus plaza; however, they are distributed across the site to service each building. Some previous parking areas have been removed or reduced, mostly converted back to landscaped space. The applicant is proposing a truck loading space along the south property line to service current Buildings 5 and 6 via an access agreement from the property to the south (PUD #17). The petitioner is also proposing the addition of a loading dock along the most western property line that will be setback one foot from the west property line (where 10 feet is required).

The petitioner is proposing new landscaping on the property to come closer to conformance with the Village requirements. As detailed in the narrative letter, due to the industry restrictions and guidelines, certain types and locations of landscaping are not compatible with a food/fragrance services business given the potential to attract insects and geese. The ideal landscaping plan was carefully strategized to minimize operational impacts while improving the aesthetics of the site and to meet the intent of the Zoning Ordinance. A significant amount of landscaping is proposed at the west and east entryways to the campus, right-of-way trees are proposed, and select parking islands are landscaped. Any future signage will be applied for under a master sign plan, and require an amendment to the PUD as the internal corporate campus will no long have street frontage signage allowances.

An 825-foot (or 66,000-square-foot) section of Brook Drive running east-to-west through the property is requested to be vacated. All of Brook Drive is a public street and is used for local businesses to access their buildings and by other residents who use Brook Drive as a cut-through, avoiding the intersection of Finley Road and Butterfield Road. The vacation has been requested by Flavorchem to allow greater flexibility in site design to create a safer, more competitive corporate campus and international headquarters. Brook Drive currently bisects the multiple parcels that makeup Flavorchem, preventing a unified campus. By vacating that portion of Brook Drive and consolidating it with the surrounding parcels, the petitioner envisions a single campus with increased operational efficiencies, improved vehicle and pedestrian safety, and flexibility in site design to include additional open space, employee parking, and outdoor plaza areas for employees. Per the Village's Right-of-Way Vacation Policy (Resolution #2003-58), staff contacted the public agencies and determined that the utility providers and the Village do not have an objection to the vacation of the right-of-way as long as a public drainage, utility and access easement is retained along the entire width and length of the street. The required easement has been provided as noted on the Plat of Vacation.

The requested vacation of Brook Drive impacts the property at 1501/1503 Brook Drive. Currently, parking for these two properties is accessed via a drive aisle located on Flavorchem property that connects to Brook Drive and the shopping center to the south. With the proposed vacation of Brook Drive, an access easement along the current drive aisle and extending within the former Brook Drive to the intersection of Brook Drive and Downers Drive is provided for this property. As such, the properties at 1501/1503 Brook Drive will maintain permanent access to their parking spaces.

The subject property contains 13 lots of record which will require the applicant to administratively consolidate the lots into five lots if the project is approved. The vacated portion of Brook Drive and nine of the lots would be consolidated into one lot. The remaining four lots are part of 1525 Brook Drive, and will be consolidated with the entire campus at a later date after a trust is dissolved. Regardless, all lots are part of the proposed PUD and will follow the same standards and development plans.

The plat, which can be administratively approved, is attached for reference purposes. The plat identifies the required public drainage, utility and access easements along the entire length and width of Brook Drive. Additionally, the plat identifies the required cross-access easement for the properties at 1501 and 1503 Brook Drive.

COMPLIANCE WITH THE COMPREHENSIVE PLAN (CURRENT AND DRAFT UPDATED)

Both the current adopted and draft updated revision of the Comprehensive Plan were reviewed in preparation of this analysis, and the sections specific to this property and type of use remained the same. Overall, the main goal of the Commercial Areas Plan is to "retain, attract and expand high-quality commercial retailers, service providers, and employers by addressing the location, size, and appearance of commercial sites." Commercial Areas Plan goals specific to this proposal are to:

- Strengthen the economy by creating more jobs;
- Stabilize, diversify and expand the tax base; and
- Enhance the quality of appearance of existing commercial areas.

The Commercial Areas Plan of both Comprehensive Plans identify the subject site as a Light Industrial/Business park area. The plans recommend that the uses consist of design, assembly processing, packaging, storage and transportation of products. It also states the uses should be located in areas within close proximity to regional transportation networks while minimizing negative impacts on residential neighborhoods. Flavorchem provides these types of services in an existing industrial park in short distance from a minor and major arterial road and interstate interchange.

Both Comprehensive Plans note that in these areas, improvements should be made to existing buildings, parking lots and rights-of-way, and that wayfinding should be enhanced. An emphasis should be placed on these self-contained business areas to further expand existing businesses. Uses should be restricted to light industrial and office, protecting the areas from non-compatible uses. The proposed development:

- Invests in a long established local business, upgrading existing buildings by constructing new additions, and expanding the employment base
- Improves wayfinding and pedestrian safety by consolidating eight buildings on separate lots on opposite sides of a public street into a single campus, while maintaining an alternate through-access route for surrounding industrial park businesses
- Increases pedestrian connectivity by installing a sidewalk along the north side of Brook Drive, and maintains the existing sidewalks for public access between the industrial park and adjacent commercial shopping centers

- Improves parking lots by replacing parking spaces with landscaped, stormwater best practices engineered designs
- Expands a use that is compatible with both light industrial and office as a headquarters for research and development and manufacturing
- Consolidates seven parcels (thirteen lots) into two parcels (nine lots), with plans to consolidate into one eventual parcel and lot

The proposed development meets the goals of the current and draft updated Comprehensive Plans.

COMPLIANCE WITH ZONING ORDINANCE

Three of the parcels are zoned M-2, Restricted Manufacturing (1500, 1509, and 1525 Brook Drive), and four parcels are zoned O-R-M, Office Research and Manufacturing (1515, 1516, and 1528 Brook Drive and 1429, 1503, 1505, and 1515 Centre Circle). The bulk requirements of the proposed development in the O-R-M with PUD overlay zoning district are summarized in the following table:

Zoning Requirements

Flavorchem Campus	Required	Proposed
Building - Street Yard Setbacks	35 ft.	35 ft.
Building - Rear Yard Setbacks	10 ft.	20 ft.
Building – Side Interior Setbacks	10 ft.	1 ft.
Parking Setback	35 ft.	10 ft.
Maximum Height	126 ft.	75 ft.
Minimum Open Space	15%	23.5%
Maximum FAR	1.0	0.5
Parking	335	297

The proposed development is compliant with the vast majority of the bulk regulations in the O-R-M zoning district; however, the setbacks for both the new loading dock near the west property line and the new parking spaces north of Building 5 do not comply with the minimum requirements of the Zoning Ordinance. The petitioner states that the location of the new loading dock is needed as corporate uses switch building locations. The parking immediately north of Building 5 is already partially improved, but would be extended to fit four parking spaces. The proposed angled parking within the vacated right-of-way closest to the west begins within 10 feet of the property line, encroaching in the 35-foot street yard setback requirement. The parking is screened with landscaping in excess of the Zoning Ordinance requirements.

The only other condition not in compliance with the base Zoning Ordinance requirements is the type and location of landscaping due to operational limitations as described in the petitioner's narrative letter. The landscaping plan was carefully designed to minimize operational impacts while improving the aesthetics of the site and to meet the intent of the Zoning Ordinance, which allows for "alternative compliance." Alternative compliance is appropriate to address redevelopment challenges when a site has safety considerations and when creative landscaping can provide an equal means of the meeting the intent of the landscaping and screening regulations (Section 28.8.070). A significant amount of landscaping is proposed at the west and east entryways to the campus, right-of-way trees are proposed, and select parking islands are landscaped.

The applicant is applying for a Planned Unit Development in order to redevelop the property with a variety of uses and structures on a single property that would not be allowed under general zoning regulations because of the existing conditions on the site. In order for the applicant to apply for a Planned Unit

Development, the applicant's proposal must meet one or more objectives identified in Zoning Ordinance Section 4.030.A.2. These objectives work to balance the needs of the applicant and the additional public benefits gained from permitting the Planned Unit Development. The increased safety, onsite circulation, connectivity, keeping operations restricted to the subject site, and improved landscaping requirement will result in several public benefits that meet the following identified Planned Unit Development Objectives:

- Implementation of and consistency with the comprehensive plan and other relevant plans and policies
- To provide flexible and creative solutions in responding to changing market conditions
- To develop high-quality buildings and improvements that are compatible with surrounding areas, as determined by their arrangement, massing, form, character and landscaping

The proposed development meets the provisions of a Planned Unit Development as it proposes improvements to the property which would result in public benefits that are at least commensurate with the degree of development flexibility provided. The consistent application of the O-R-M base zoning district to all Flavorchem properties is also appropriate after reviewing the bulk zoning standards and the allowed uses. With all the above analysis considered, the applicant's proposal is consistent with the Village's Zoning Ordinance.

ENGINEERING/PUBLIC IMPROVEMENTS

Based on the existing and proposed impervious area on the site, new stormwater detention is not required for the proposed development. The existing detention on site is being maintained. Post Construction Best Management Practices are not required for this property; however, the granting of stormwater easements shall be a condition of approval as part of this petition. The project will meet all provisions of the Stormwater and Floodplain Ordinance.

The existing water main within Brook Drive is outdated and in need of complete replacement due to its age. Because the petitioner is proposing to construct a plaza and private parking above the water main, the Village will time the installation of a new water main and service vaults within Brook Drive to coincide with the petitioner's project. Connections to the new water main will be the responsibility of the petitioner with details, including metering, to be worked out prior to permits, and shall be a condition of approval. Flavorchem has agreed to coordinate with the Village in a timely manner in order to successfully and efficiently connect the existing services to the new water main. The petitioner will also be responsible for any necessary restoration after the construction of the water main.

The Village street lighting system within the vacated portion of Brook Drive will be removed by the applicant, and the light poles will be delivered to Public Works as a condition of approval. The applicant will be responsible to install the necessary equipment to insure a complete and operable lighting system, including the installation of new conduit, controllers, and handholds.

Additional public improvements include the installation of a sidewalk by the petitioner along the north side of Brook Drive.

FIRE/SAFETY

Fire hydrants are to be located within 100 feet of all fire department connections. All fire hydrants on private property will be the property and responsibility of Flavorchem. Also, the plaza (or pedestrian mall) shall be drivable at all times for emergency vehicles. According to the plans, the proposed seating could prevent the use of the plaza as an emergency drive-through. A condition of approval is part of this petition to guarantee a drivable path at all times. Building specific alarm and sprinkler requirements will be reviewed by staff

once permit applications are received.

TRAFFIC

Flavorchem first looked at creating a campus master plan that would increase operational efficiencies while encouraging a safe setting for the benefit of its employees and visitors without vacating Brook Drive. Preliminary geometrics were investigated by a consulting firm with various treatments from medians to crosswalks and ultimately decided that removal of conflict points by vacation of the right-of-way would be explored. A traffic impact study was requested for the proposed expansion of the Flavorchem footprint into a campus that required the vacation of Brook Drive right-of-way. This traffic impact study accounts for the reallocation of traffic and overall impacts. The study looked holistically at the existing roadway network within proximity of the site location. Traffic impacts were analyzed for both existing and propose conditions.

The study found that the proposed campus expansion will generate additional traffic from approximately 100 anticipated additional employees. These employees were split based on the shift schedule currently in use. No other additional traffic is expected to be generated by the redevelopment at this site. The impact of the additional employees will have no substantial impact to the overall function of the surrounding intersections. The overall levels of service at the intersections in the study area experience an incremental increase in delay.

There will be some reallocation of existing traffic since the right of way for Brook Drive is to be vacated. The closure of Brook Drive will remove commuters and passerby's who use Brook Drive as a cut-through option to avoid the intersection of Butterfield Road and Finley Road. This traffic will be diverted back to Illinois Route 56 (Butterfield Road) and Finley Road. Brook Drive and Centre Circle were intended to serve employees, visitors and truck traffic associated with businesses within the industrial park. The closure of Brook Drive will facilitate Brook Drive and Centre Circle returning to its original intended use and eliminate cut-through traffic.

Staff has reviewed the vacation of Brook Drive and concurs that the proposed campus layout will improve pedestrian safety by removing conflict points that would exist between pedestrians and vehicles if Brook Drive remained open and will also eliminate cut-through traffic. In order to facilitate the closure of Brook Drive and the reallocation of traffic, the petitioner shall coordinate with the Village during the transition period on all maintenance of traffic plans and timing of implementation. This includes Phase 1: the closure of Brook Drive.

NEIGHBORHOOD COMMENT

Notice was provided to all property owners 250 feet or less from the property in addition to posting public hearing notice signs and publishing the legal notice in the *Downers Grove Suburban Life*. There have been a handful of public comments received by staff, mostly with questions about the overall proposal and whether Downers Drive and Centre Circle would no longer be connected. Three surrounding businesses expressed concern about the potential impacts of closing the portion of Brook Drive as requested by the petitioner. Two of the property owners provided written comments concerning the proposal and are attached to this report.

As required by the Zoning Ordinance, the petitioner held a neighborhood meeting on January 10, 2017. There were approximately 12-15 neighboring property owners in attendance. Questions were generally in regard to the closure of Brook Drive and continued access and traffic movements. Stormwater management was also discussed. A summary of the meeting is attached.

FINDINGS OF FACT

The petitioner is requesting approval of a Planned Unit Development, Zoning Map Amendment, and a Right-of-Way Vacation to develop a campus master plan for Flavorchem Corporation at 1500, 1509, 1515, 1516, 1525 and 1528 Brook Drive and 1429, 1503, 1505, and 1515 Centre Circle. Staff finds that the proposal meets the standards for granting a Planned Unit Development, Zoning Map Amendment, and a Right-of-Way Vacation as outlined below:

Section 28.12.040.C.6 Review and Approval Criteria

The decision to amend the zoning map to approve a PUD development plan and to establish a PUD overlay district are matters of legislative discretion that are not controlled by any single standard. In making recommendations and decisions regarding approval of planned unit developments, review and decision-making bodies must consider at least the following factors:

a. The zoning map amendment review and approval criteria of Sec. 12.030.I.

See the analysis of rezoning review and approval criteria below. This standard has been met.

b. Whether the proposed PUD development plan and map amendment would be consistent with the comprehensive plan and any other adopted plans for the subject area.

The proposed project is consistent with the current and draft updated Comprehensive Plan. The Plan identifies this area as a Light Industrial/Business Park within the Commercial Areas Plan section. A PUD overlay shall provide the necessary tools to redevelop the property and meet the main goal of the Commercial Areas Plan, to "…retain, attract and expand high-quality commercial retailers, service providers, and employers by addressing the location, size, and appearance of commercial sites." With multiple buildings and uses on a single campus, a PUD overlay allows for a creative and modern development while addressing the key concepts of improved pedestrian circulation, safety, and commercial expansion per the Comprehensive Plan. This standard has been met.

c. Whether PUD development plan complies with the PUD overlay district provisions of Sec. 4.030.

The proposed project meets several of the PUD overlay district provisions and objectives as found in Section 4.030 of the Zoning Ordinance. One of the objectives of a PUD is to provide flexible and creative solutions to allow change based on changing market conditions. The proposed development meets this as the applicant seeks to create a unified corporate campus with new buildings, connections between existing buildings, and a campus commons areas. The campus setting is intended to attract employees and establish Flavorchem as an industry and technology leader. This project will advance the objective to develop high-quality buildings and improvements that are compatible with surrounding areas, as determined by their arrangement, massing, form, character and landscaping. An appropriate, established manufacturing use will be further improved with the addition of a new international headquarters building, a pedestrian mall for employees, and landscaped open spaces. This standard has been met.

d. Whether the proposed development will result in public benefits that are greater than or at least equal to those that would have resulted from development under conventional zoning regulations.

The proposal will result in redevelopment of an existing business while retaining and expanding the business in the Village of Downers Grove. The ability to have multiple buildings on one lot allows improvements to occur across existing lot lines and increase business efficiencies, attract and retain new employees, improve stormwater management, and create an expanded campus that would not be possible under the conventional zoning regulation. This standard has been met.

e. Whether appropriate terms and conditions have been imposed on the approval to protect the interests of surrounding property owners and residents, existing and future residents of the PUD and the general public.

The petitioner is providing enhanced landscaping from what is currently onsite, a more centralized location for employee parking, continued pedestrian connection by maintaining an existing sidewalk system and installing a new sidewalk on the north side of Brook Drive, a permanent access easement to 1501/1503 Brook Drive, an 80-foot public utility easement across the entire right-of-way proposed to be vacated, a perimeter public utility easement around the entire property, a parking access easement to allow 1525 Brook Drive use of the proposed parking along the vacated street, additional easements for campus-wide stormwater improvements, and numerous conditions identified in the Recommendations section at the end of this report. This project will advance many goals and objectives laid out in several adopted documents and the conditions below will ensure that those goals and objectives are advanced. This standard has been met.

Section 12.030.I. Zoning Map Amendment Review and Approval Criteria

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

1. ***The existing use and zoning of nearby property.***

   The current use of the subject property is an industrial headquarters consisting of 220,000 square feet of office space, laboratories, and manufacturing, and approximately 825 linear feet of a public street. The surrounding properties to the north, east and west are zoned M-2, Restricted Manufacturing District and consist of a variety of general industrial uses and commercial services. The properties to the south are zoned B-3, General Services and Highway Business and primarily include retail sales, restaurants, and commercial services. The required building setbacks are maintained with the adjacent properties with the exception of the proposed loading dock and parking spaces on the far west side of the property. The proposed use and development is appropriate as compared to the surrounding zoning and uses. This standard has been met.

2. ***The extent to which the particular zoning restrictions affect property values.***

   The PUD overlay with an underlying zoning district of O-R-M standards and the proposed project will protect the character and integrity of adjacent properties by requiring subsequent approvals for major changes, which will assist in maintaining property values. Currently, three parcels are zoned M-2 and four parcels are zoned O-R-M, and rezoning all parcels O-R-M/PUD will bring the Flavorchem properties under one consistent set of standards. This project will include PUD overlay restrictions which will not negatively affect property values but should protect property values. This standard has been met.

3. ***The extent to which any diminution in property value is offset by an increase in the public health, safety and welfare.***

   The proposed rezoning will not impact property values or the public health, safety and welfare of the community or neighborhood. The property will be redeveloped with numerous improvements, features and amenities to increase the public health, safety and welfare. This standard has been met.

4. ***The suitability of the subject property for the zoned purposes.***

   The Flavorchem property consists of three parcels zoned M-2 and four parcels zoned O-R-M. The manufacturing and laboratory uses are existing and allowable in both zoning districts, but zoning all parcels the same will allow for consistent applications of the zoning ordinance. Additionally, the proposed PUD overlay will enhance the suitability of the proposed use for the subject property.

The PUD overlay will allow multiple buildings on a single property, improve pedestrian safety by creating a pedestrian mall across a current street, and result in an attractive and high quality development overall. This standard has been met.

5. ***The length of time that the subject property has been vacant as zoned, considering the context of land development in the vicinity.***
The property is not vacant. The rezoning of the property for the PUD overlay will only enhance the subject site, provide numerous benefits to the public and allow for zoning flexibility to be offered in order for several property enhancements to take place. This standard has been met.

6. ***The value to the community of the proposed use.***
The proposal will result in redevelopment of an existing business while retaining and expanding the business in the Village of Downers Grove. The proposal is to improve the facility through the enhancement of landscaping and pedestrian connectivity, while re-configuring and constructing new buildings to create a corporate campus. Rezoning the entire property O-R-M with the PUD overlay will allow creative options for the applicant to incorporate the key concepts and objectives identified in the current and draft updated Comprehensive Plan for the general benefit of the community. This standard has been met.

7. ***The comprehensive plan.***
The proposed rezoning to O-R-M/PUD and the proposed project are consistent with the current and draft updated Comprehensive Plan. The proposal will develop the property as desired in the current and draft updated Comprehensive Plan according to the Commercial Areas Plan in both documents. This standard has been met.

Compliance with the Procedure to be followed in the Vacation of Streets, Alleys, and Public Rights-of-Way (Resolution #2003-58)
The Village's vacation policy asks the following questions when it comes to determining if a street can be vacated. These questions and staff's findings are listed below:

1. Is there written consent of at least two property owners who abut the proposed parcel to be vacated?

- The portion of Brook Drive proposed to be vacated is flanked on both sides by the applicant.

2. Whether the Parcel or portion thereof, is no longer necessary for public use and whether the public interest will be served by such vacation request.

- The public street is currently in use, however, the traffic impact study finds that this portion of Brook Drive can be vacated for improvement of the campus. As noted above, staff contacted the utility companies and outside public agencies to determine the extent of public interest. Based on their replies, staff has determined the public interests are addressed by placing a public drainage, utility and access easement over the entire 80-foot vacated street.

3. Whether the Parcel or portion thereof, should be vacated and whether public utility easements and any ingress-egress easements are to be maintained.

- A public drainage, utility and utility access easement will be retained over the entire 80-foot street length and width. As such, the petitioners will not be able to construct any permanent structure, other than a driveway, parking, fence, or the plaza within this easement. A 30-foot shared access easement is proposed to provide 1501/1503 Brook Drive access to their property.

- An existing 24-foot ingress/egress easement (R77-52089) shall continue to be maintained to allow access to 1501/1503 Brook Drive.
- An easement shall be granted to 1525 Brook Drive, also part of Flavorchem Corporation but under separate ownership, for parking along the vacated portion of Brook Drive.

4. The amount and type of compensation, if any, to be required as a condition to the effectiveness of the vacation of the parcel.

- As is standard, staff requires the petitioners provide the Village with compensation for the right-of-way to be vacated. The petitioner has provided an appraisal report for the street prepared by Property Valuation Services on October 10, 2016. Based on the appraisal report, the value of the street is $380,000. Staff recommends the petitioner not be required to pay the Village compensation for the street. The closure of Brook Drive will assist in eliminating cut-through traffic within the industrial park while allowing Flavorchem to create an industrial headquarters which will provide extensive benefits to the community.

RECOMMENDATIONS

The proposed Planned Unit Development, Zoning Map Amendment, and Right-of-Way Vacation to develop a campus master plan for Flavorchem Corporation at 1500, 1509, 1515, 1516, 1525 and 1528 Brook Drive and 1429, 1503, 1505, and 1515 Centre Circle is consistent with the current and draft updated Comprehensive Plan, the Zoning Ordinance, and surrounding zoning and land use classifications. Based on the findings listed above, staff recommends the Plan Commission recommend the Village Council **approve** the requested Planned Unit Development, Zoning Map Amendment, and Right-of-Way Vacation as requested in case 16-PLC-0054 subject to the following conditions:

1. The Planned Unit Development, Zoning Map Amendment, and Right-of-Way Vacation shall substantially conform to the staff report; engineering, architectural and landscape drawings prepared by Shive Hattery, dated October 21, 2016, and last revised on January 26, 2017, except as such plans may be modified to conform to the Village codes and ordinances.
2. The buildings shall be equipped with an automatic suppression system and an automatic and manual fire alarm system.
3. A 20-foot wide drivable path shall always be maintained to provide the Fire Department with East-to-West access through the vacated street and across the plaza.
4. All fire department connections shall be located within 100 feet of fire hydrants and shall require approval of the locations at every project phase.
5. Stormwater easements shall be granted over all stormwater facilities, existing and proposed, that are not currently in easements.
6. The water main and service vaults within Brook Drive will be replaced by the Village. Connections to the new Village installed water main will be the responsibility of the petitioner. Flavorchem will coordinate with the Village in order to connect the existing water services to the new water main within 30 days of IEPA approval.
7. Any necessary restoration after construction of the water main shall be completed by the petitioner.
8. A cross-access agreement will be required for the parking on the west side of the building at the southwest corner of Brook Drive and Downers Drive (1503 Brook, 1501 Brook, and 2900 Downers).
9. A cross-access agreement will be required for the parking on the south side of 1525 Brook Drive and the proposed truck pull-off on the south side of 1515 Brook Drive.

10. A separate traffic plan shall be required for each phase prior to approval of building permit.
11. The Village street lighting system within the vacated portion of Brook Drive shall be removed by the applicant, and the light poles shall be delivered to Public Works. The applicant will be responsible to install the necessary equipment to insure a complete and operable lighting system, including the installation of new conduit, controllers, and handholds.
12. A sidewalk shall be installed by the petitioner along the north side of the complete length of the vacated portion of Brook Drive.
13. A master sign plan shall be submitted to Plan Commission as a PUD Amendment.
14. The applicant shall administratively consolidate all lots into two lots of record prior to issuing a building permit as shown on the Subdivision Plat dated November 23, 2016.

Staff Report Approved By:



_____

Stanley J. Popovich, AICP
Director of Community Development

SP; rl
-att



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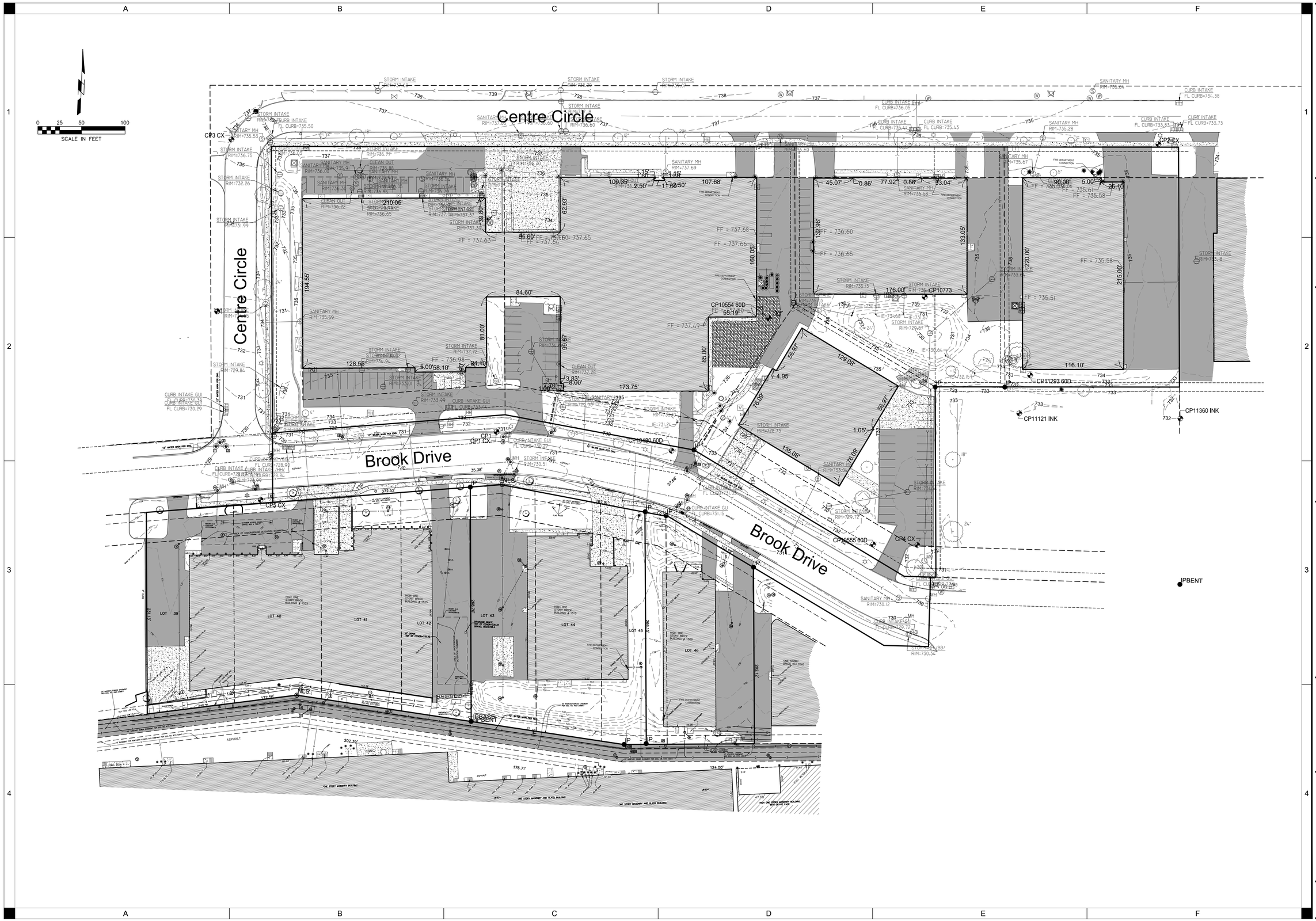
1500, 1505, 1509, 1515, 1516, 1525, and 1528 Brook Drive
1429, 1503, 1505, and 1515 Centre Circle Location Map

N



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Illinois Firm Number: 184-000214

flavorchem

FLAVORCHEM
FLAVORCHEM
1525 BROOK DR, DOWNERS GROVE, IL 60515

PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN: MFB
APPROVED: KJB
ISSUED FOR: PUD RESUBMITTAL
DATE: 11/23/2016
PROJECT NO: 2163310
FIELD BOOK: --
CLIENT NO: --

EXISTING CONDITIONS

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PROJECT NARRATIVE

Flavorchem Corporation's current global headquarters consists of 220,000 square feet of manufacturing, laboratories, and corporate and administrative office space in eight separate buildings and parcels along the north and south sides of Brook Drive in Downers Grove, IL. Their mission is to create memorable sensory experiences. Our strength lies in a foundation built on unsurpassed service joined with a focused Quality approach in all facets of operations.

The existing building and site layout have provided separation of various processes which is important in some processes; however it contributes to difficulties in planning for expansion, continuity, food safety / security, operational efficiencies and providing shared resources.

Shive-Hattery, Inc. working in conjunction with Krusinski Construction, were retained to develop a Campus Master Plan of the Flavorchem Downers Grove Campus. The goal of the master plan is to establish the parameters for the highest and best use of the existing campus buildings and site, determine the operational components to be on campus, and to optimize operational efficiencies and shared resources by combining the eight properties and the vacated Brook Drive as one property, one campus.

The proposed PUD overlay is consistent with the sites existing uses and zoning. The base zoning ORM District is applied to all the property covered under this proposal. The existing and proposed light industrial and corporate offices uses are consistent with the surrounding uses and the vision as shown in the Village's comprehensive plan. Working closely with Village Staff, we are certain that the proposal presented protects the interests of the subject property, as well as all the surrounding properties. This international corporate campus is already a significant partner with the Village, and this partnership will only grow as the campus vision is brought to reality.

The guiding principles for the campus, each building, and development of the overall project include:

Connected: The campus design will encourage social and professional interactions, strengthening connections between Research and Development (R+D), Corporate Office, Sales & Marketing, Quality & Compliance, Manufacturing, Distribution & Warehouse, and Packaging.

Stewardship: The design, construction and maintenance of various campus facilities will prioritize food safety and security, environmental responsibility, and demonstrate financial stewardship providing a return on investment.

Purposeful: Campus facilities and elements will have clear purpose yet remain adaptable to changing needs, providing usable space that is functional and flexible.

R+D Application Center: Collaborative research and development environments are important for attracting and keeping top people R+D is the back-bone of this business. The design and development of a consolidated R+D and Applications Center is core to this project.

Client Focus: Attention to detail, customization, and profound knowledge of the business. The campus must demonstrate to clients that the campus is well-planned and executed with a visual understanding of components, brand recognition, safety & security, human scaled, and inviting.

Due to the unique nature of the products and processes contained within the existing buildings and proposed for the new corporate campus; site, building and landscape requirements have been modified from the Village's standards. These modifications are centered on food safety practices, such as preventing foreign bodies from entering products, enabling the management of allergens, and controlling pests. Our facilities are operated according to precise prerequisites, include, but are not limited to, those for a clean safe water supply and micron level air filtration to guarantee that our final products are all delivered as promised. An initial list of the specific standard modifications or waivers is as follows:

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1. Landscape requirements
    a. Sec. 8.020.B.2 Parking Lot Perimeter Landscaping
    b. Sec. 8.020.B.5 Parking Lot Perimeter Landscaping
    c. Sec. 8.020.C.1 Parking Lot Perimeter Landscaping
    d. Sec. 8.030.B.3 Parking Lot Interior Landscaping
2. Site requirements
    a. Sec. 10.040.D Odors, Toxic and Noxious Matter
3. Building requirements
    a. Sec. 3.020 Lot and Building Regulations (see zoning summary table on plans for proposed and provided regulations)

The Design Team provides the following summary of key elements expressed in this PUD application.

Unified Campus. Vacated Brook Drive allows for a pedestrian friendly corporate campus setting with an all season central plaza and meeting space.

Existing Assets. Keep all existing buildings and renovate appropriate to the new and existing uses, site and building accessibility, HVAC systems, and roofs.

Campus Components. World Corporate Headquarters and administrative offices; Combined Flavor/Color/Fragrance Research and Development (R+D) Labs; Manufacturing, Packaging, Warehousing and Distribution.

Site Circulation / Improvements. Intentional separation of truck, car and pedestrian movements. An intentional absence of ornamental landscaping, and focused site lighting that draw bugs and other pests away from building entrances

Future Growth. A new approximate 25,000 SF corporate and administration building; a new approximate 30,000 SF R+D Center; renovation of 1525 Brook for expanded manufacturing, packaging, warehousing and distribution; and interior corridor connections between the various buildings.

If we could go into the future – to 2023 – and look back at what Flavorchem did today to achieve outstanding successes – we would see that the time and energy spent in creating a unified corporate campus bolstered their standing as an international **Trusted Flavor Supplier.** The new buildings and campus setting have allowed a professional staff to **Focus on the Details.**

When clients, potential new staff, and others visit the corporate campus– they see that Flavorchem has left “no stone unturned” … the campus is clear evidence of visionary planning and attention to design detail for all facets of **Quality** operations and products. A demonstrated uncompromising attitude regarding **Community Leadership** and **Commitment to the Employees.**

Recognized as an **Industry Leader** and **Technology Leader** has put Flavorchem at the forefront of their industry with demonstrated results in technology and innovation. Known for having a profound knowledge of each client’s requirements, aspirations and business model, **Intimate Customer Relationships** have helped Flavorchem’s business grow to where it is.

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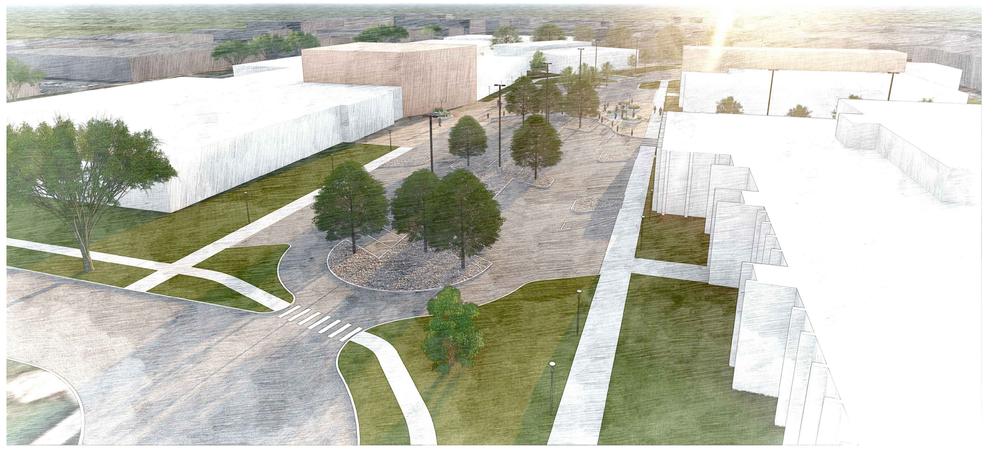
Perspective 1

Birdseye View from SW



Perspective 2

View from Entrance on Centre Circle



Perspective 3

View of Plaza Facing Future Corporate Headquarters



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flavorchem

FLAVORCHEM

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PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN: MFB
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CLIENT NO: --

SITE RENDERINGS

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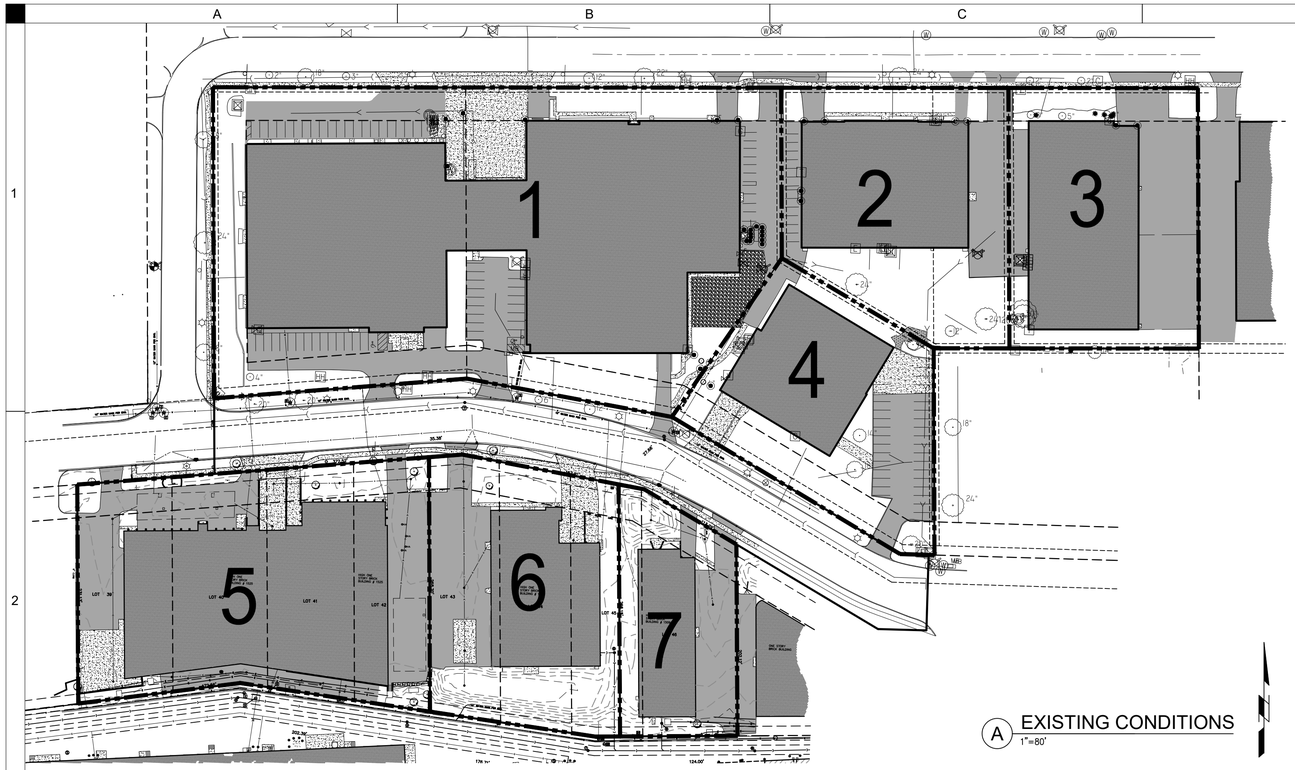

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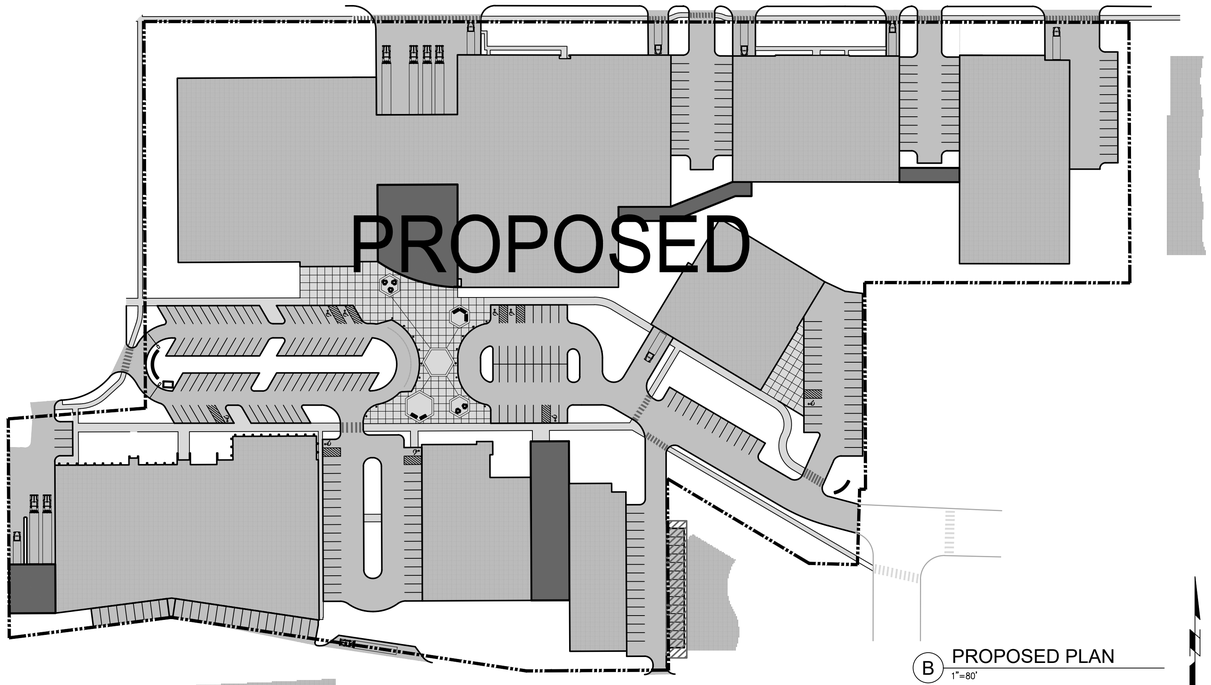
1"=80'



B PROPOSED PLAN
1"=80'

PROJECT NAME	FLAVORCHEM CORPORATE CAMPUS								
BUILDING NUMBER	1	2	3	4	5	6	7	PUD REQUIREMENTS	SITE PLAN TOTALS
ADDRESS	1528 Brook Dr	1503-5 Centre Cir	1429 Centre Cir	1500 Brook Dr	1525 Brook Dr	1515 Brook Dr	1509 Brook Dr		
PIN(s)	630402020	630402003	630402004	630402009	630403022	630403017	630403016		
ZONING DISTRICT	ORM	ORM	ORM	M-2	M-2	ORM	M-2	ORM w/PUD overlay	
EXISTING USE	Office, Research and Light Manufacturing							No change in use	
PROPOSED USE	Office, Research and Light Manufacturing							No change in use	
PETITION TYPE	Planned Unit Development rezoning								
DEVIATIONS								see below	
STANDARDS									
MIN. LOT FRONTAGE								n/a	n/a
MIN. DISTRICT AREA								20,000 sf	587,720 sf
MIN. LOT WIDTH									
MIN. STREET YARD	35'	35'	35'	50.4'	35.04'	34.89'	34.46'	35'	35.0'
MIN. REAR YARD	52.74'	20.25'	20.01'	9.58'	19.73'	56.7'	20.43'	10'	20.0'
MIN. SIDE YARD	35.11'	20.92'	20.33'	17.5'	49.45'	20.42'	19.94'	0'	1'
MAX. HEIGHT								126'	75'
MIN. OPEN SPACE								15%	23.5% 2
MAX. FAR								1.0	0.50
PARKING1	56	19	46	29	11	36	65	1.2 spaces / 1,000 sf	297 3
BUILDING SF	97996	23478	25412	17632	44907	17554	10500	n/a	286,493

REMARKS

1 Based actual spaces on-site

2 See landscape plan for details
3 Based on preliminary site plan actually parking shown

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FLAVORCHEM

FLAVORCHEM
1525 BROOK DR, DOWNERS GROVE, IL 60515

PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN: MFB
APPROVED: KJB
ISSUED FOR: PUD RESUBMITTAL
DATE: 01/26/2017
PROJECT NO: 2163310
FIELD BOOK: --
CLIENT NO: --

ZONING ANALYSIS

L101

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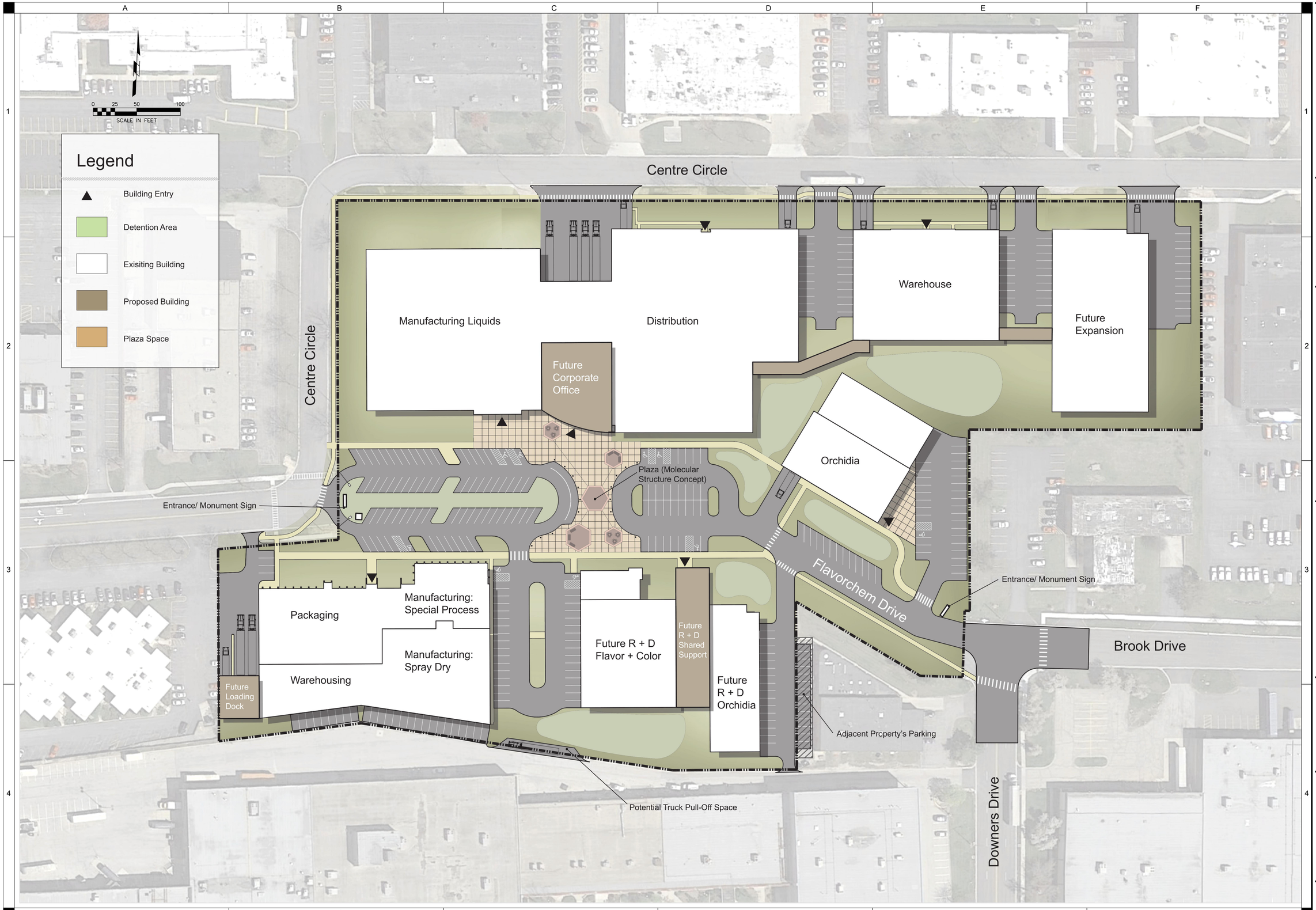

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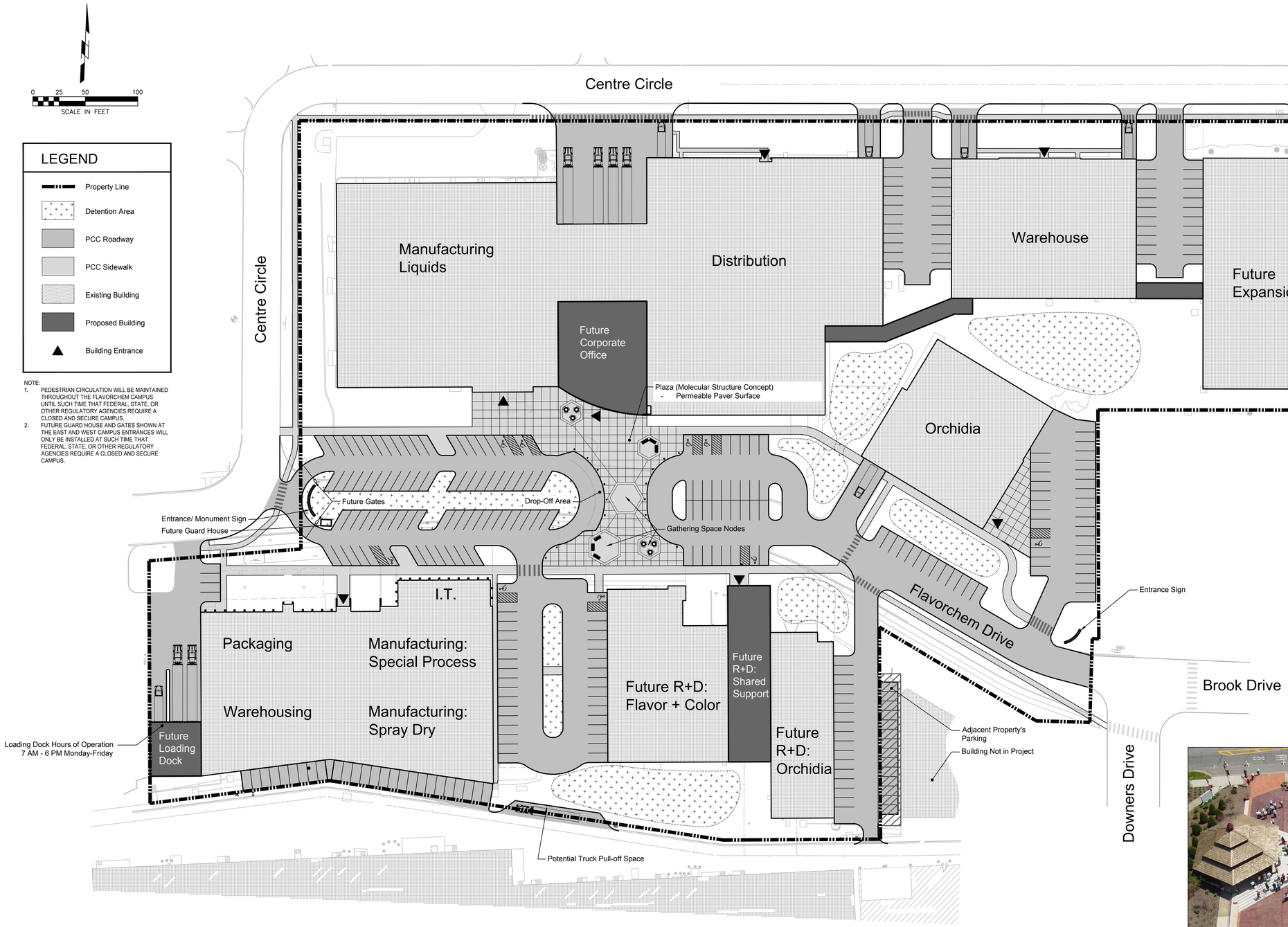
CLIENT NO: --

COLORED MASTERPLAN

L102



NOTE:
1. PEDESTRIAN CIRCULATION WILL BE MAINTAINED THROUGHOUT THE FLAVORCHEM CAMPUS UNTIL SUCH TIME THAT FEDERAL, STATE, OR OTHER REGULATORY AGENCIES REQUIRE A CLOSED AND SECURE CAMPUS.
2. FUTURE GUARD HOUSE AND GATES SHOWN AT THE EAST AND WEST CAMPUS ENTRANCES WILL ONLY BE INSTALLED AT SUCH TIME THAT FEDERAL, STATE, OR OTHER REGULATORY AGENCIES REQUIRE A CLOSED AND SECURE CAMPUS.

Plaza Concept Image



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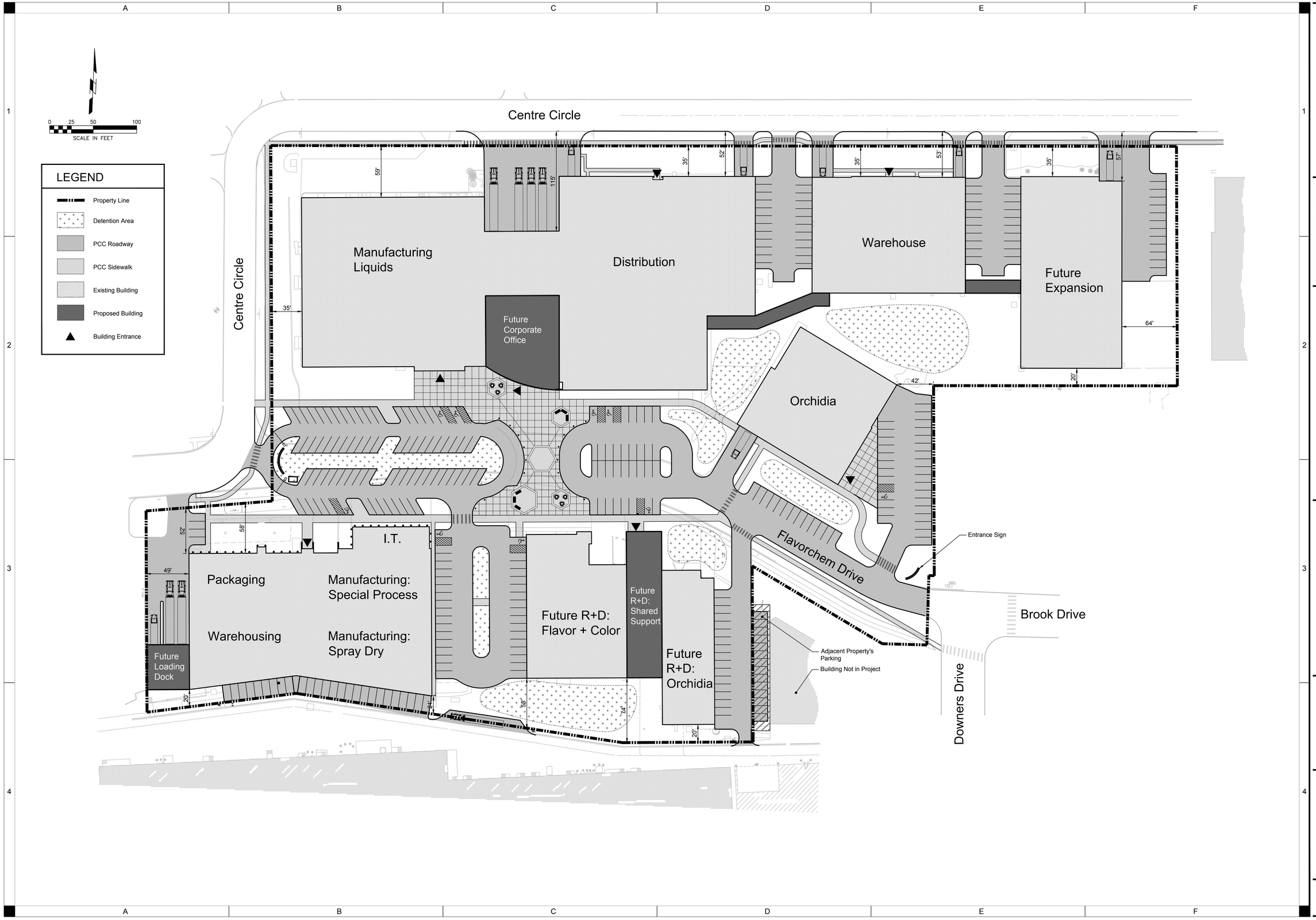
PRELIMINARY SITE PLAN

L104



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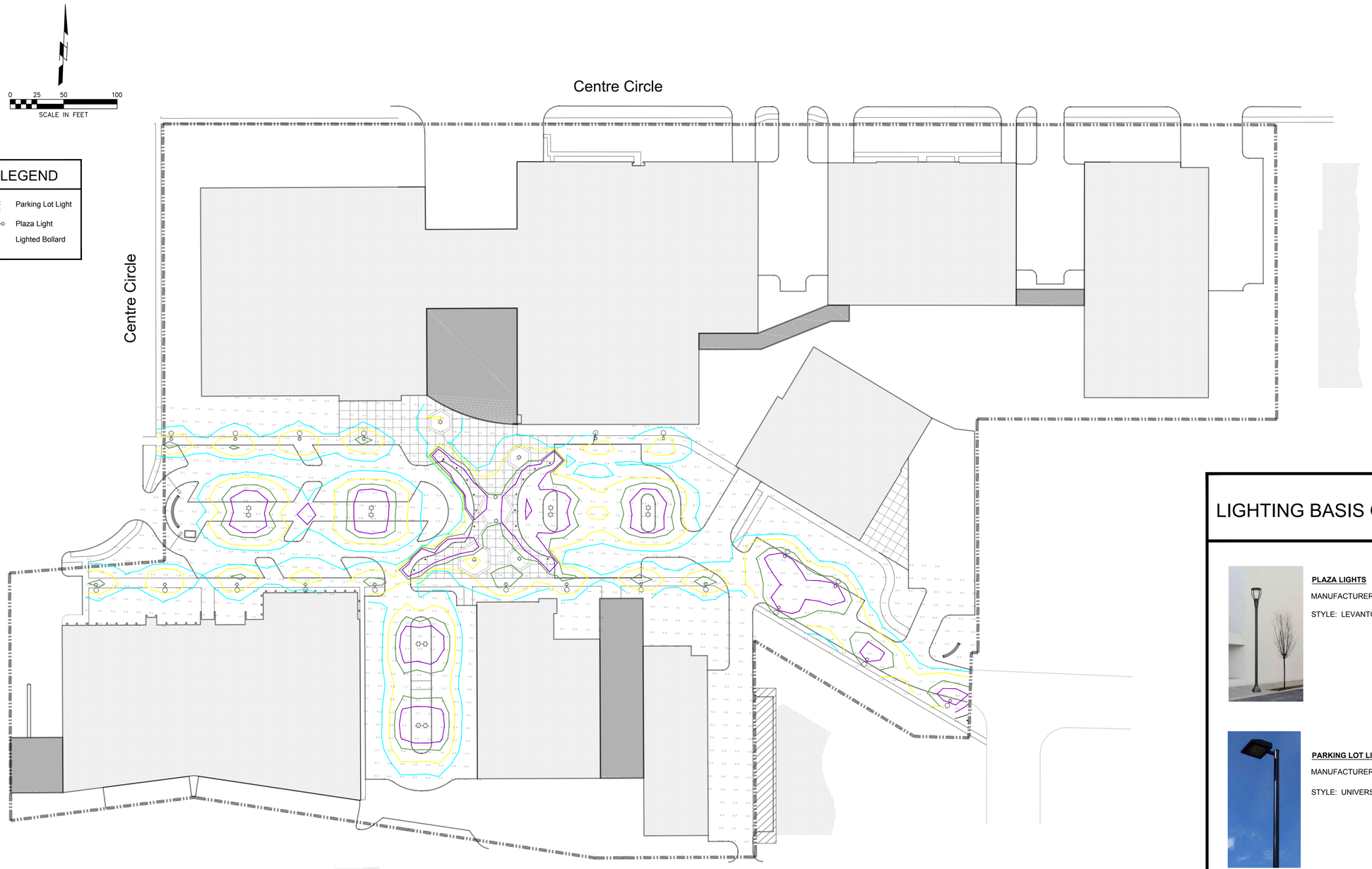
DIMENSIONED SITE PLAN

L105

0 25 50 100
SCALE IN FEET

LEGEND

- Parking Lot Light
- Plaza Light
- Lighted Bollard



LIGHTING BASIS OF DESIGN

PLAZA LIGHTS

MANUFACTURER: CYCLONE LIGHTING

STYLE: LEVANTO CLE17T4

PARKING LOT LIGHTS

MANUFACTURER: CYCLONE LIGHTING

STYLE: UNIVERSAL SU21S3



LIGHTED BOLLARDS

MANUFACTURER: CYCLONE LIGHTING

STYLE: CLIO CBM1701C

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PHOTOMETRIC PLAN

L106

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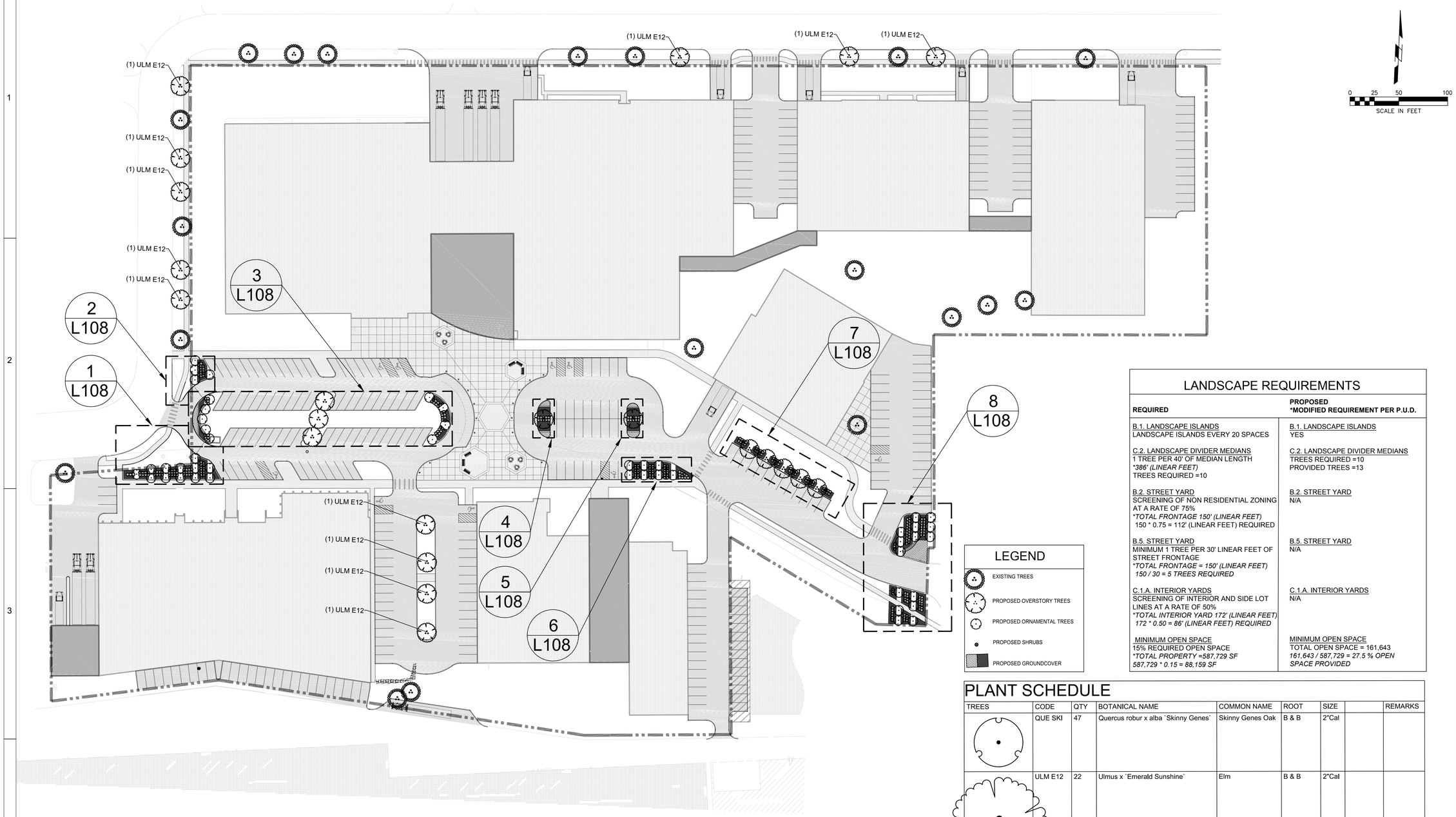

LEGEND

- EXISTING TREES
- PROPOSED OVERSTORY TREES
- PROPOSED ORNAMENTAL TREES
- PROPOSED SHRUBS
- PROPOSED GROUNDCOVER

LANDSCAPE REQUIREMENTS

REQUIRED	PROPOSED *MODIFIED REQUIREMENT PER P.U.D.
B.1. LANDSCAPE ISLANDS LANDSCAPE ISLANDS EVERY 20 SPACES	B.1. LANDSCAPE ISLANDS YES
C.2. LANDSCAPE DIVIDER MEDIANS 1 TREE PER 40' OF MEDIAN LENGTH **386' (LINEAR FEET)* TREES REQUIRED =10	C.2. LANDSCAPE DIVIDER MEDIANS TREES REQUIRED =10 PROVIDED TREES =13
B.2. STREET YARD SCREENING OF NON RESIDENTIAL ZONING AT A RATE OF 75% **TOTAL FRONTAGE 150' (LINEAR FEET)* 150 * 0.75 = 112' (LINEAR FEET) REQUIRED	B.2. STREET YARD N/A
B.5. STREET YARD MINIMUM 1 TREE PER 30' LINEAR FEET OF STREET FRONTAGE **TOTAL FRONTAGE = 150' (LINEAR FEET)* *150 / 30 = 5 TREES REQUIRED*	B.5. STREET YARD N/A
C.1.A. INTERIOR YARDS SCREENING OF INTERIOR AND SIDE LOT LINES AT A RATE OF 50% **TOTAL INTERIOR YARD 172' (LINEAR FEET)* *172 * 0.50 = 86' (LINEAR FEET) REQUIRED*	C.1.A. INTERIOR YARDS N/A
MINIMUM OPEN SPACE 15% REQUIRED OPEN SPACE **TOTAL PROPERTY =587,729 SF* *587,729 * 0.15 = 88,159 SF*	MINIMUM OPEN SPACE TOTAL OPEN SPACE = 161,643 *161,643 / 587,729 = 27.5 % OPEN SPACE PROVIDED*

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE		REMARKS
	QUE SKI	47	Quercus robur x alba `Skinny Genes`	Skinny Genes Oak	B & B	2"Cal		
	ULM E12	22	Ulmus x `Emerald Sunshine`	Elm	B & B	2"Cal		
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE		REMARKS
	BUX NOR	285	Buxus x `Northern Charm` TM	Wilson Boxwood	1 gal			
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE		SPACING	REMARKS
	LIR BIG	3,795	Liriope muscari `Big Blue`	Big Blue Lilyturf	4" PLUGS		12" o.c.	
	VIN MER	304	Vinca minor `Merlot`	Pink Periwinkle	4" PLUGS		18" o.c.	

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LANDSCAPE PLAN

L107

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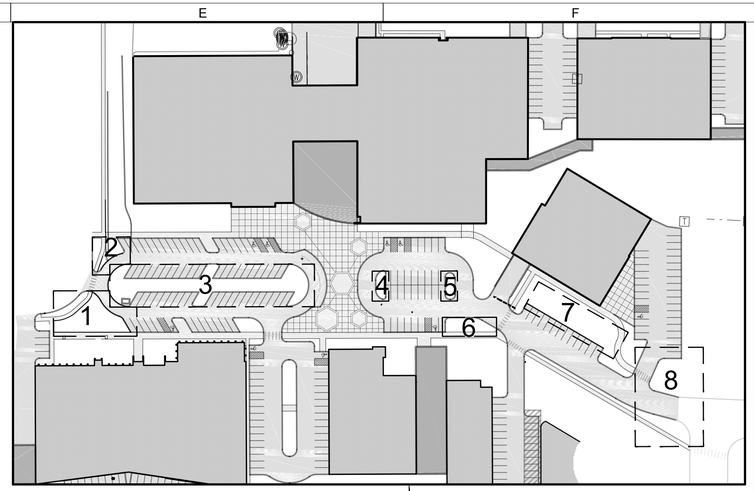
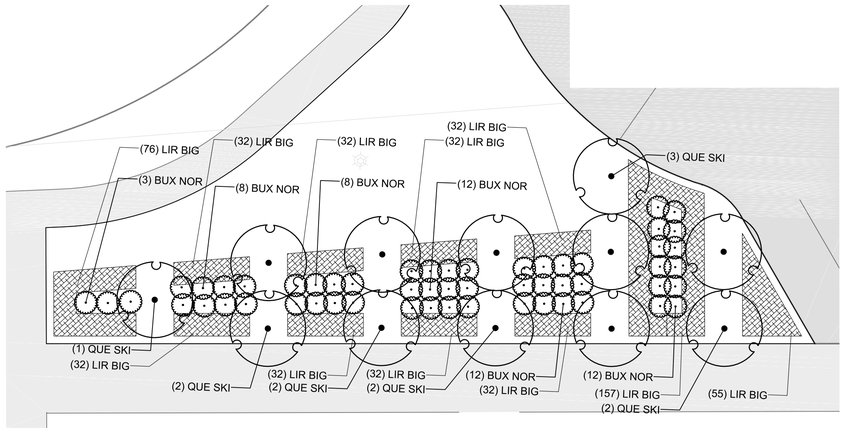
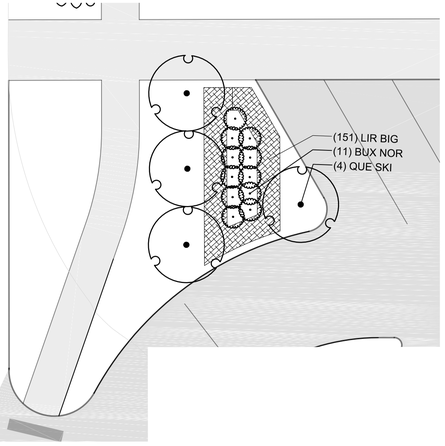
TREES	CODE	BOTANICAL NAME	COMMON NAME	ROOT	SIZE		REMARKS
	QUE SKI	Quercus robur x alba `Skinny Genes`	Skinny Genes Oak	B & B	2"Cal		
	ULM E12	Ulmus x `Emerald Sunshine`	Elm	B & B	2"Cal		
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	ROOT	SIZE		REMARKS
	BUX NOR	Buxus x `Northern Charm` TM	Wilson Boxwood	1 gal			
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE		SPACING	REMARKS
	LIR BIG	Liriope muscari `Big Blue`	Big Blue Lilyturf	4" PLUGS		12" o.c.	
	VIN MER	Vinca minor `Merlot`	Pink Periwinkle	4" PLUGS		18" o.c.	



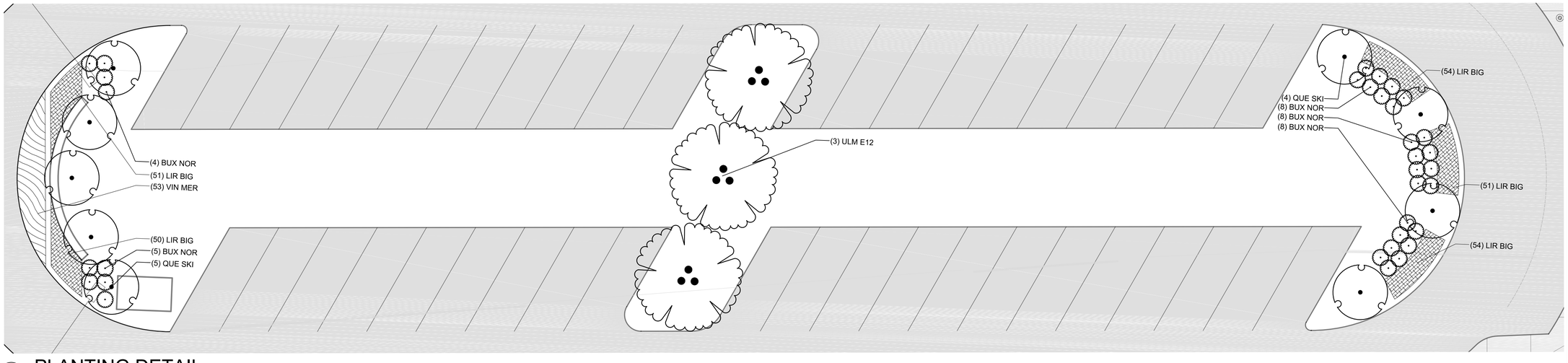
KEY MAP
1" = 100'



1 PLANTING DETAIL
1" = 10'



2 PLANTING DETAIL
1" = 10'



3 PLANTING DETAIL
1" = 10'

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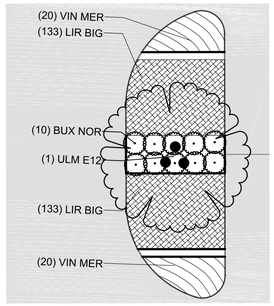
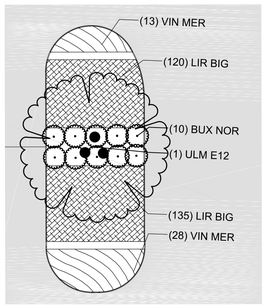
LANDSCAPE PLAN

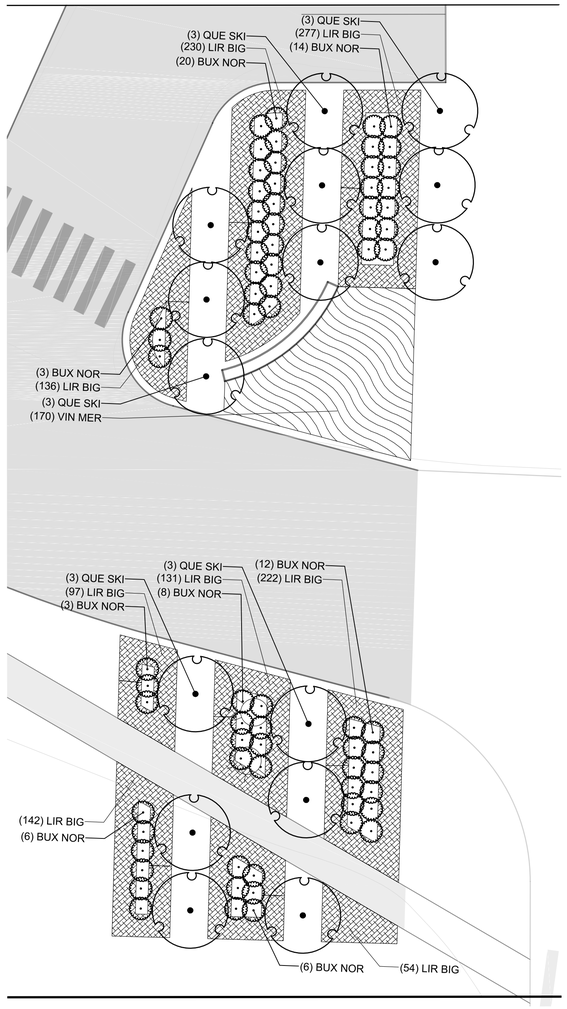
L108



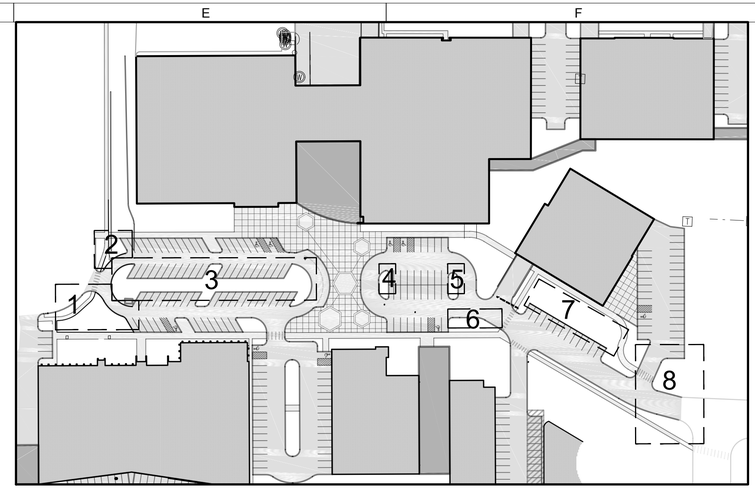
4 PLANTING DETAIL
1" = 10'



5 PLANTING DETAIL
1" = 10'

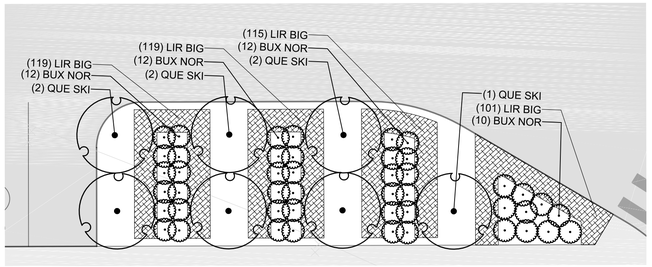


8 PLANTING DETAIL
1" = 10'

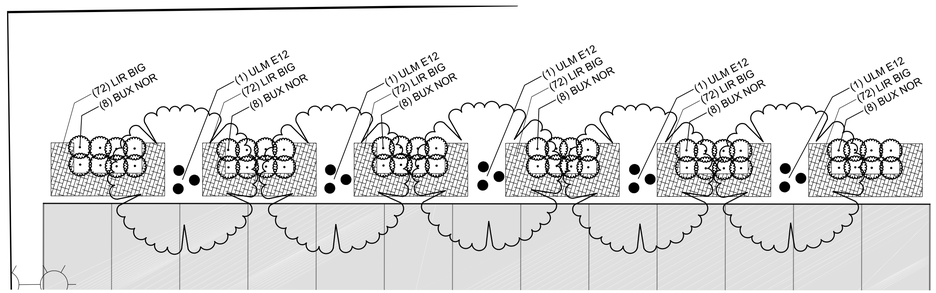


KEY MAP
1" = 100'

TREES	CODE	BOTANICAL NAME	COMMON NAME	ROOT	SIZE		REMARKS
	QUE SKI	Quercus robur x alba `Skinny Genes`	Skinny Genes Oak	B & B	2"Cal		
	ULM E12	Ulmus x `Emerald Sunshine`	Elm	B & B	2"Cal		
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	ROOT	SIZE		REMARKS
	BUX NOR	Buxus x `Northern Charm` TM	Wilson Boxwood	1 gal			
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE		SPACING	REMARKS
	LIR BIG	Liriope muscari `Big Blue`	Big Blue Lilyturf	4" PLUGS		12" o.c.	
	VIN MER	Vinca minor `Merlot`	Pink Periwinkle	4" PLUGS		18" o.c.	



6 PLANTING DETAIL
1" = 10'



7 PLANTING DETAIL
1" = 10'

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Flavorchem

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PRELIMINARY - NOT FOR CONSTRUCTION

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FIELD BOOK: --
CLIENT NO: --

LANDSCAPE PLAN

L109

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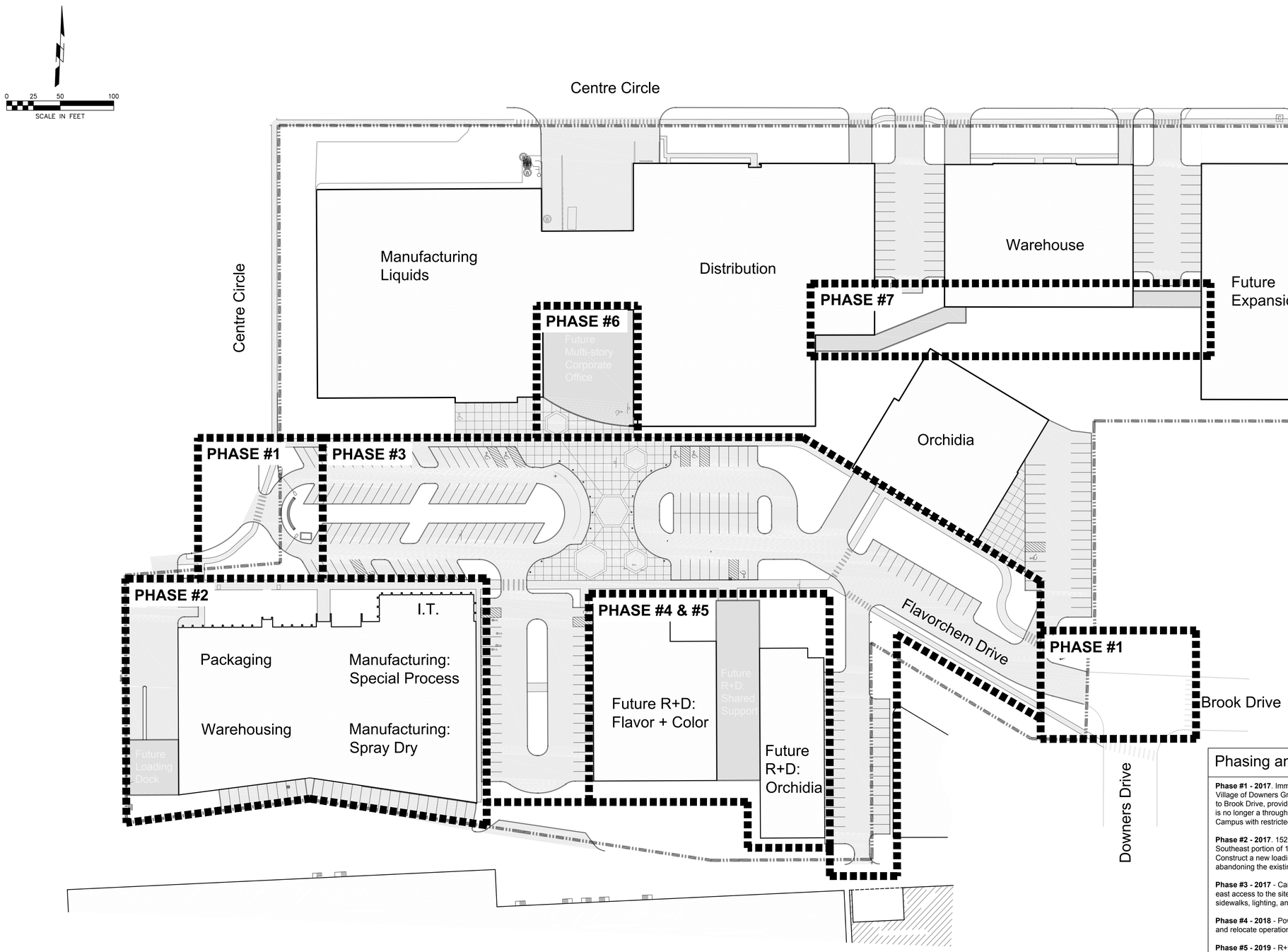

Phasing and Construction Schedule

Phase #1 - 2017. Immediately after obtaining the vacated Brook Drive from the Village of Downers Grove, temporarily modify the existing roadway to restrict access to Brook Drive, provide physical barriers within the roadway to clearly indicate that it is no longer a through roadway, and provide signage identifying the new Flavorchem Campus with restricted access to clients and staff.

Phase #2 - 2017. 1525 Brook Drive Partial Remodel and Addition. Remodel Southeast portion of 1525 Brook to expand capabilities of the spray drying process. Construct a new loading dock addition to the southwest corner of the building, abandoning the existing north loading dock for new warehouse space.

Phase #3 - 2017 - Campus Site. Develop final configurations and construct west and east access to the site including new site access configurations, parking, pedestrian sidewalks, lighting, and hardscape/landscape.

Phase #4 - 2018 - Powders. Find new location off-campus for the Powders Division and relocate operations.

Phase #5 - 2019 - R+D. Construct a shared services addition between the former Powders and Balfour Building and completely remodel both buildings to accommodate the new R+D and Applications Center.

Phase #6 - 2020 - Corporate Headquarters. Construct a new multi-story corporate and administrative office in the vacated parking lot between the Liquids and Gymnasium Buildings.

Phase #7 - As Needed - North Building Connections. Construct connection links between the distribution center, warehouse, and leased building.

*schedule above may be subject to change

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PHASING PLAN

L110

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727.0
731.0
730.0
731.7
733.1
732.3
730.1
RETAINING
WALL VARIES
FROM 4.5' TO 0'
FIN. FL=733.4
FIN. FL=731.7
FIN. FL=731.5
730.4
FIN. FL VARIES
FIN. FL=732.7
732.0
727.5
727.5
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732.7
731.4
732.7
734.0
CONC WALL

NORTH

0 25 50 100
SCALE IN FEET

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GRADING PLAN

C200

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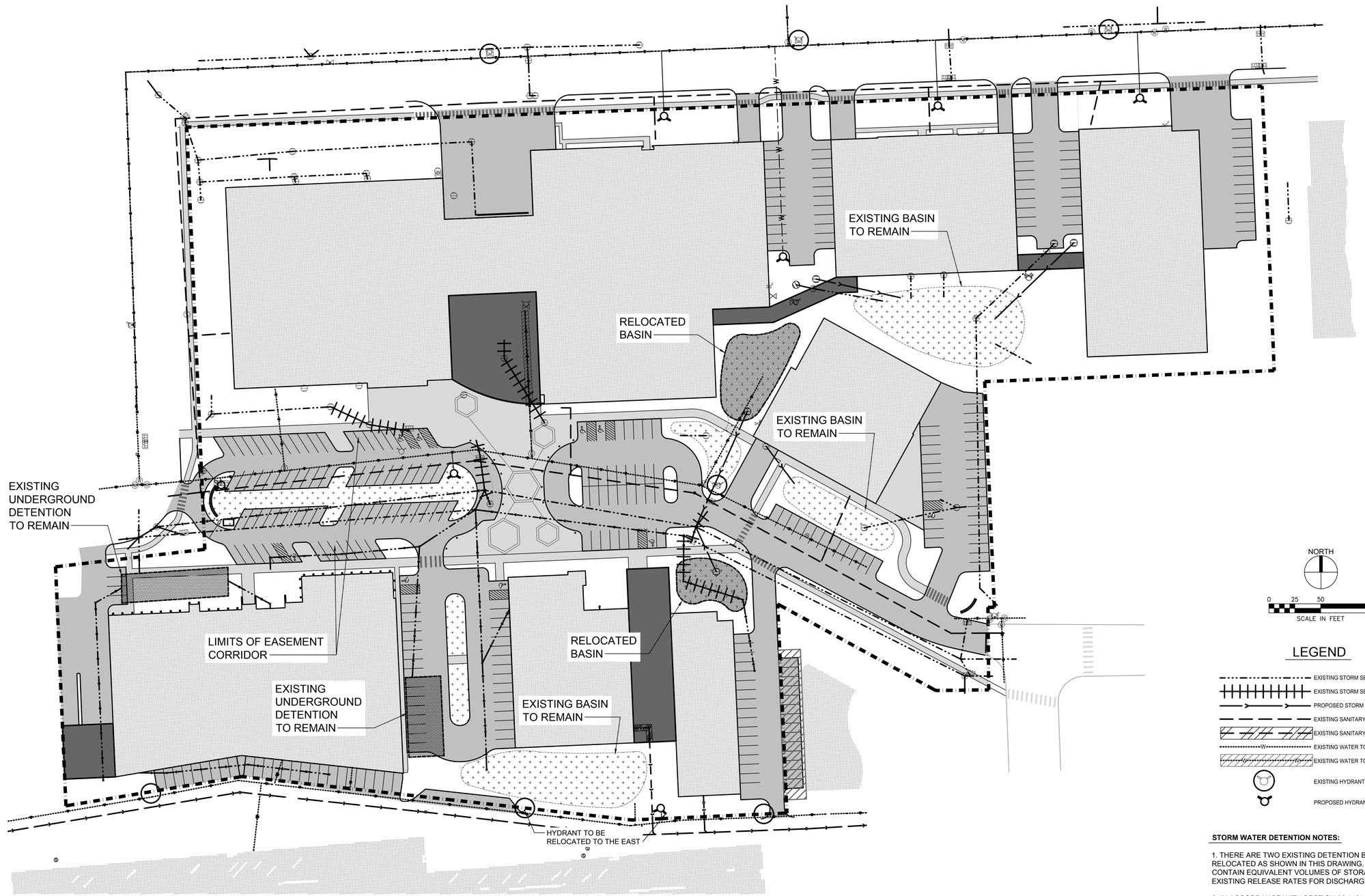

LEGEND

- EXISTING STORM SEWER TO REMAIN
- EXISTING STORM SEWER TO BE REMOVED
- PROPOSED STORM SEWER
- EXISTING SANITARY SEWER TO REMAIN
- EXISTING SANITARY SEWER TO BE REMOVED
- EXISTING WATER TO REMAIN
- EXISTING WATER TO BE REMOVED
- EXISTING HYDRANTS TO REMAIN
- PROPOSED HYDRANT

STORM WATER DETENTION NOTES:

1. THERE ARE TWO EXISTING DETENTION BASINS THAT WILL BE RELOCATED AS SHOWN IN THIS DRAWING. THE PROPOSED BASINS WILL CONTAIN EQUIVALENT VOLUMES OF STORAGE AND WILL NOT EXCEED THE EXISTING RELEASE RATES FOR DISCHARGE.

2. IN ACCORDANCE WITH SECTION 26.1101 (A)(2) OF THE DOWNER'S GROVE MUNICIPAL CODE, NO NEW STORM WATER DETENTION WILL BE ESTABLISHED FOR THIS DEVELOPMENT SINCE THE TOTAL IMPERVIOUS SURFACE AREA WILL BE DECREASED BY AT LEAST 5% COMPARED TO THE PREVIOUS THREE YEARS.
   EXISTING IMPERVIOUS SURFACE AREA: 452,530 SF
   PROPOSED IMPERVIOUS SURFACE AREA: 423,790 SF
   TOTAL REDUCTION: 6.4%

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Illinois Firm Number: 184-000214

flavorchem

FLAVORCHEM
FLAVORCHEM
1525 BROOK DR, DOWNERS GROVE, IL 60515

PRELIMINARY
- NOT FOR
CONSTRUCTION

DRAWN: MFB
APPROVED: KJB
ISSUED FOR: PUD RESUBMITTAL
DATE: 11/23/2016
PROJECT NO: 2163310
FIELD BOOK: ---
CLIENT NO: ---

UTILITY PLAN

C300

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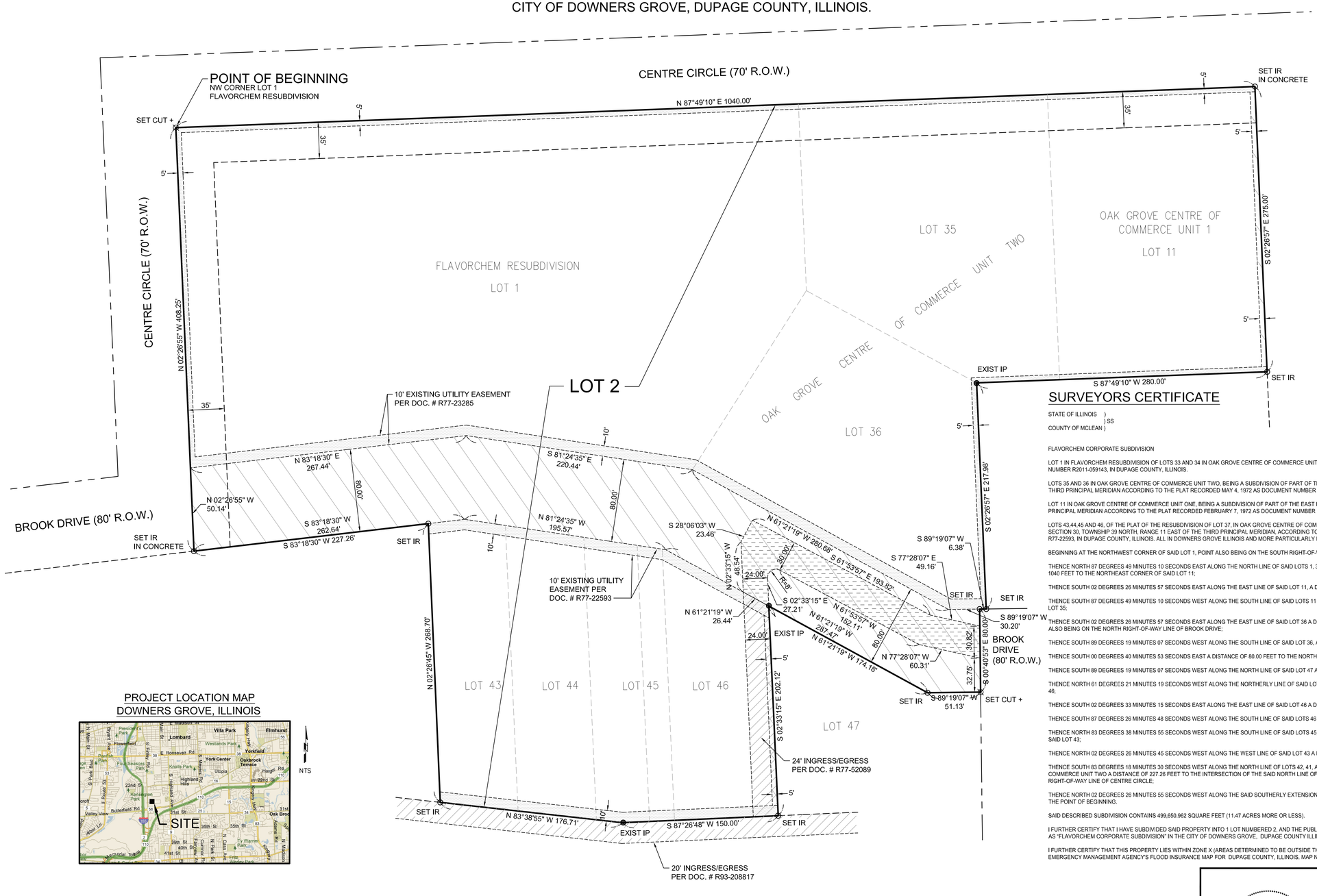
FLAVORCHEM CORPORATE SUBDIVISION

A PART OF THE EAST 1/2 OF SECTION 30 TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN,
CITY OF DOWNERS GROVE, DUPAGE COUNTY, ILLINOIS.



NORTH

0 25 50 100
SCALE IN FEET

LEGEND

- EXIST IRON PIPE
- SET CUT "+"
- SET IRON ROD
- EASEMENT LINE
- BUILDING SETBACK LINE
- EXISTING LOT LINE
- EXISTING RIGHT-OF-WAY LINE
- BOUNDARY OF SUBDIVISION
- PROPOSED EASEMENT
- EXISTING EASEMENT
- EXISTING ACCESS EASEMENT
- PROPOSED ACCESS EASEMENT

NOTES

1. BEARINGS ARE BASED ON ILLINOIS VRS ZONE ILLINOIS EAST.

PROJECT LOCATION MAP
DOWNERS GROVE, ILLINOIS

NTS

SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF MCLEAN)

FLAVORCHEM CORPORATE SUBDIVISION

LOT 1 IN FLAVORCHEM RESUBDIVISION OF LOTS 33 AND 34 IN OAK GROVE CENTRE OF COMMERCE UNIT TWO, ACCORDING TO THE PLAT RECORDED MAY 12, 2011 AS DOCUMENT NUMBER R2011-059143, IN DUPAGE COUNTY, ILLINOIS.

LOTS 35 AND 36 IN OAK GROVE CENTRE OF COMMERCE UNIT TWO, 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 RECORDED MAY 4, 1972 AS DOCUMENT NUMBER R72-23285, IN DUPAGE COUNTY, ILLINOIS.

LOT 11 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 RECORDED FEBRUARY 7, 1972 AS DOCUMENT NUMBER R72-6195, IN DUPAGE COUNTY, ILLINOIS.

LOTS 43,44,45 AND 46, OF THE PLAT OF THE RESUBDIVISION OF LOT 37, IN OAK GROVE CENTRE OF COMMERCE UNIT TWO, 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 OF SAID RESUBDIVISION RECORDED APRIL 1, 1977 AS DOCUMENT R77-22593, IN DUPAGE COUNTY, ILLINOIS. ALL IN DOWNERS GROVE ILLINOIS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF CENTRE CIRCLE;

THENCE NORTH 87 DEGREES 49 MINUTES 10 SECONDS EAST ALONG THE NORTH LINE OF SAID LOTS 1, 35 AND 11, ALSO ALONG THE SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 1040 FEET TO THE NORTHEAST CORNER OF SAID LOT 11;

THENCE SOUTH 02 DEGREES 26 MINUTES 57 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 11, A DISTANCE OF 275.00 FEET TO THE SOUTH EAST CORNER OF SAID LOT 11;

THENCE SOUTH 87 DEGREES 49 MINUTES 10 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOTS 11 AND 35 A DISTANCE OF 280.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 35;

THENCE SOUTH 02 DEGREES 26 MINUTES 57 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 36 A DISTANCE OF 217.98 FEET TO THE SOUTHEAST CORNER OF SAID LOT 36, POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF BROOK DRIVE;

THENCE SOUTH 89 DEGREES 19 MINUTES 07 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 36, ALSO ALONG THE SAID NORTH RIGHT-OF-WAY A DISTANCE OF 6.38 FEET;

THENCE SOUTH 00 DEGREES 40 MINUTES 53 SECONDS EAST A DISTANCE OF 80.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 47;

THENCE SOUTH 89 DEGREES 19 MINUTES 07 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 47 A DISTANCE OF 51.13 FEET;

THENCE NORTH 61 DEGREES 21 MINUTES 19 SECONDS WEST ALONG THE NORTHERLY LINE OF SAID LOT 47 A DISTANCE OF 174.18 FEET TO THE NORTHEAST CORNER OF SAID LOT 46;

THENCE SOUTH 02 DEGREES 33 MINUTES 15 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 46 A DISTANCE OF 202.12 FEET TO THE SOUTHEAST CORNER OF SAID LOT 46;

THENCE SOUTH 87 DEGREES 26 MINUTES 48 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOTS 46 AND 45 A DISTANCE OF 150.00 FEET;

THENCE NORTH 83 DEGREES 38 MINUTES 55 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOTS 45,44, AND 43 A DISTANCE OF 176.71 FEET TO THE SOUTHWEST CORNER OF SAID LOT 43;

THENCE NORTH 02 DEGREES 26 MINUTES 45 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 43 A DISTANCE OF 268.70 FEET TO THE NORTHWEST CORNER OF SAID LOT 43;

THENCE SOUTH 83 DEGREES 18 MINUTES 30 SECONDS WEST ALONG THE NORTH LINE OF LOTS 42, 41, AND 40 OF THE RESUBDIVISION OF LOT 37, IN OAK GROVE CENTRE OF COMMERCE UNIT TWO A DISTANCE OF 227.26 FEET TO THE INTERSECTION OF THE SAID NORTH LINE OF LOTS 42, 41, AND 40 AND THE SOUTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF CENTRE CIRCLE;

THENCE NORTH 02 DEGREES 26 MINUTES 55 SECONDS WEST ALONG THE SAID SOUTHERLY EXTENSION, ALSO ALONG THE WEST LINE OF SAID LOT 1 A DISTANCE OF 408.25 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED SUBDIVISION CONTAINS 499,650.962 SQUARE FEET (11.47 ACRES MORE OR LESS).

I FURTHER CERTIFY THAT I HAVE SUBDIVIDED SAID PROPERTY INTO 1 LOT NUMBERED 2, AND THE PUBLIC STREETS AND EASEMENTS AS SHOWN. SAID SUBDIVISION IS TO BE KNOWN AS "FLAVORCHEM CORPORATE SUBDIVISION" IN THE CITY OF DOWNERS GROVE, DUPAGE COUNTY ILLINOIS.

I FURTHER CERTIFY THAT THIS PROPERTY LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE MAP FOR DUPAGE COUNTY, ILLINOIS. MAP NUMBER X17043C0607H EFFECTIVE DATE DECEMBER 16TH, 2004.

PROFESSIONAL LAND SURVEYOR
DANIEL C. DAVISON
NO.035003722
BLOOMINGTON
ILLINOIS
STATE OF ILLINOIS

FIRM REGISTRATION #184-000214

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF ILLINOIS.

SIGNATURE: _____
NAME: DANIEL C. DAVISON
DATE: _____
LICENSE EXPIRES: 11/30/2018
PAGES, SHEETS OR DIVISIONS COVERED BY THIS SEAL: B1

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Illinois Firm Number: 184-000214

flavorchem

FLAVORCHEM
FLAVORCHEM
1525 BROOK DR, DOWNERS GROVE, IL 60515

DRAWN: MFB
APPROVED: KJB
ISSUED FOR: PUD RESUBMITTAL
DATE: 11/23/2016
PROJECT NO: 2160310
FIELD BOOK: –
CLIENT NO: –

SUBDIVISION PLAT

B1

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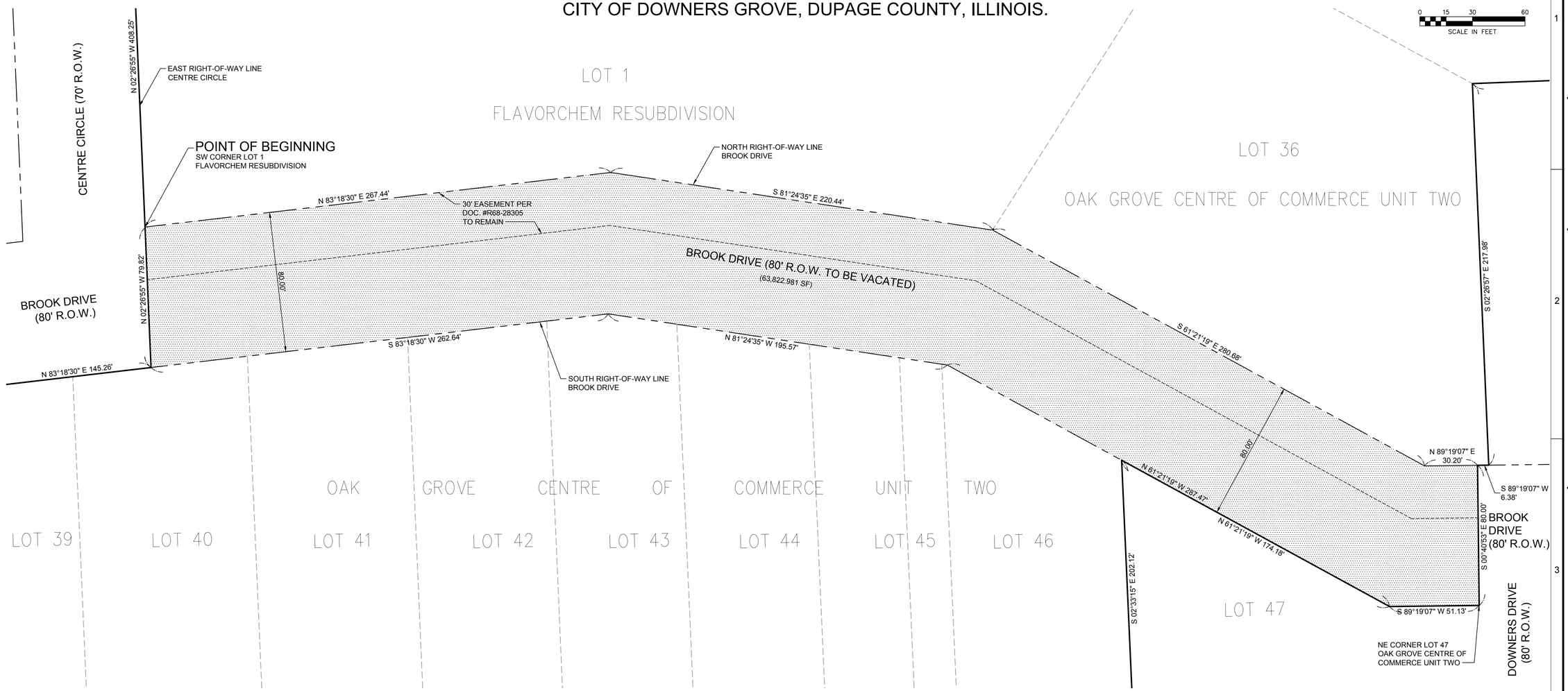
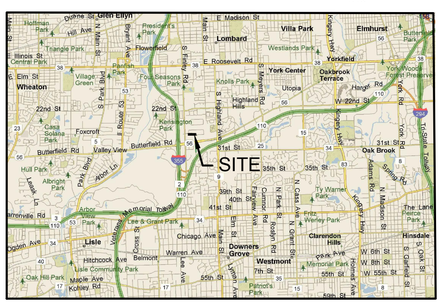
BROOK DRIVE VACATION PLAT

A PART OF THE EAST 1/2 OF SECTION 30 TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF DOWNERS GROVE, DUPAGE COUNTY, ILLINOIS.



PROJECT LOCATION MAP
DOWNERS GROVE, ILLINOIS

NTS



LEGEND

- EXISTING LOT LINE
- EXISTING RIGHT-OF-WAY LINE
- BOUNDARY OF SUBDIVISION
- AREA TO BE VACATED

RIGHT OF WAY VACATION DESCRIPTION

A PART OF THE EAST HALF OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO BEING PART OF FLAVORCHEM RESUBDIVISION ACCORDING TO PLAT RECORDED MAY 12, 2011 AS DOCUMENT NUMBER R2011-59143 AND PART OF OAK CENTRE OF COMMERCE UNIT TWO ACCORDING TO THE PLAT RECORDED MAY 4, 1972 AS DOCUMENT NUMBER R72-23285, ALL IN DUPAGE COUNTY, ILLINOIS.

ALL THAT PART OF THE 80 FOOT WIDE BROOK DRIVE RIGHT-OF-WAY LYING EAST OF THE SOUTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF CENTRE CIRCLE STREET AND LYING WEST OF DOWNERS DRIVE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 IN SAID FLAVORCHEM RESUBDIVISION, POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF BROOK DRIVE;

THENCE NORTH 83 DEGREES 18 MINUTES 30 SECONDS EAST ALONG THE SAID NORTH RIGHT-OF-WAY LINE, ALSO ALONG THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 267.44 FEET;

THENCE SOUTH 81 DEGREES 24 MINUTES 35 SECONDS EAST ALONG THE SAID NORTH RIGHT-OF-WAY LINE, ALSO ALONG THE SOUTH LINE OF SAID LOT 1 IN, A DISTANCE OF 220.44 FEET;

THENCE SOUTH 61 DEGREES 21 MINUTES 19 SECONDS EAST ALONG THE SAID NORTH RIGHT-OF-WAY LINE, ALSO ALONG THE SOUTH LINE OF LOT 36 IN SAID OAK CENTRE OF COMMERCE UNIT TWO, A DISTANCE OF 280.68 FEET;

THENCE NORTH 89 DEGREES 19 MINUTES 07 SECONDS EAST ALONG THE SAID NORTH RIGHT-OF-WAY LINE, ALSO ALONG THE SAID SOUTH LINE OF LOT 36 A DISTANCE OF 30.20 FEET;

THENCE SOUTH 00 DEGREES 40 MINUTES 53 SECONDS EAST A DISTANCE OF 80.00 FEET TO THE NORTHEAST CORNER OF LOT 47 IN SAID OAK GROVE CENTRE OF COMMERCE UNIT TWO;

THENCE SOUTH 89 DEGREES 19 MINUTES 07 SECONDS WEST ALONG THE SAID SOUTH RIGHT-OF-WAY AND ALSO ALONG THE NORTH LINE OF SAID LOT 47 A DISTANCE OF 51.13 FEET;

THENCE NORTH 61 DEGREES 21 MINUTES 19 SECONDS WEST ALONG THE SAID SOUTH RIGHT-OF-WAY AND ALSO ALONG THE NORTH LINE OF LOTS 47 AND 46 IN SAID OAK CENTRE OF COMMERCE UNIT TWO A DISTANCE OF 287.47 FEET;

THENCE NORTH 81 DEGREES 24 MINUTES 35 SECONDS WEST ALONG THE SAID SOUTH RIGHT-OF-WAY AND ALSO ALONG THE NORTH LINE OF LOTS 46, 45,44, AND 43 IN SAID OAK CENTRE OF COMMERCE UNIT TWO A DISTANCE OF 167.91 FEET;

THENCE SOUTH 83 DEGREES 18 MINUTES 30 SECONDS WEST ALONG THE SAID SOUTH RIGHT-OF-WAY AND ALSO ALONG THE NORTH LINE OF LOTS 43,42,41 AND 40 IN SAID OAK CENTRE OF COMMERCE UNIT TWO A DISTANCE OF 262.64 FEET TO THE INTERSECTION OF THE SAID SOUTH RIGHT-OF-WAY AND THE SOUTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF CENTRE CIRCLE;

THENCE NORTH 02 DEGREES 26 MINUTES 55 SECONDS WEST ALONG THE SAID SOUTHERLY EXTENSION A DISTANCE OF 79.82 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED RIGHT-OF-WAY VACATION CONTAINS 63,822.981 SQUARE FEET MORE OR LESS.

NOTES

1. BEARINGS ARE BASED ON ILLINOIS VRS ZONE ILLINOIS EAST.

PROFESSIONAL LAND SURVEYOR
DANIEL C. DAVISON
NO.035003722
BLOOMINGTON
ILLINOIS
STATE OF ILLINOIS

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF ILLINOIS.

SIGNATURE: _____

NAME: DANIEL C. DAVISON

DATE: _____

LICENSE EXPIRES: 11/30/2018

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flavorchem

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1525 BROOK DR, DOWNERS GROVE, IL 60515

DRAWN: MFB
APPROVED: KJB
ISSUED FOR: PUD RESUBMITTAL
DATE: 11/23/2016
PROJECT NO: 2163310
FIELD BOOK: --
CLIENT NO: --

RIGHT-OF-WAY VACATION PLAT

VC.1

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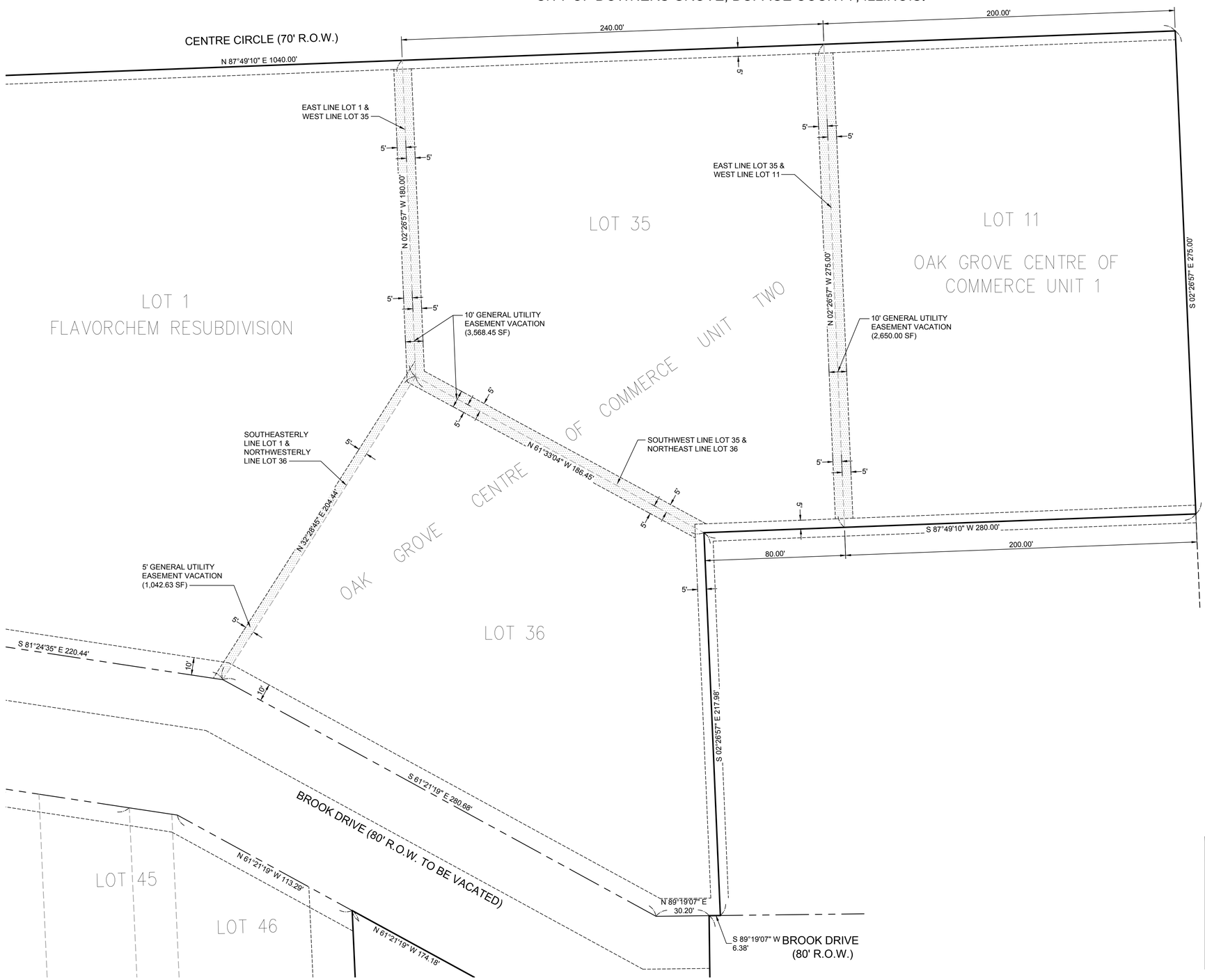
UTILITY EASEMENT VACATION PLAT

A PART OF FLAVORCHEM RESUBDIVISION AND A PART OF OAK GROVE CENTRE OF COMMERCE UNIT TWO AND A PART OF A OAK GROVE CENTRE OF COMMERCE UNIT 1
IN PART OF THE EAST 1/2 OF SECTION 30 TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN,
CITY OF DOWNERS GROVE, DUPAGE COUNTY, ILLINOIS.



NORTH

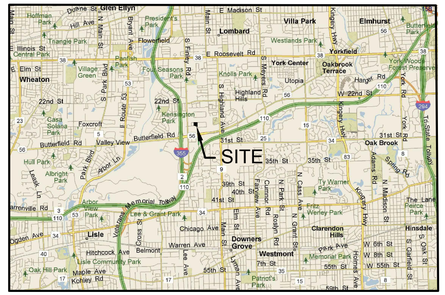
0 15 30 60
SCALE IN FEET

LEGEND

- EASEMENT LINE
- EXISTING LOT LINE
- EXISTING RIGHT-OF-WAY LINE
- BOUNDARY OF SUBDIVISION
- EASEMENT TO BE VACATED

PROJECT LOCATION MAP
DOWNERS GROVE, ILLINOIS

NTS



NOTES

1. BEARINGS ARE BASED ON ILLINOIS VRS ZONE ILLINOIS EAST.

PROFESSIONAL LAND SURVEYOR
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NO.035003722
BLOOMINGTON
ILLINOIS
STATE OF ILLINOIS

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UTILITY EASEMENT VACATION PLAT

VC.1

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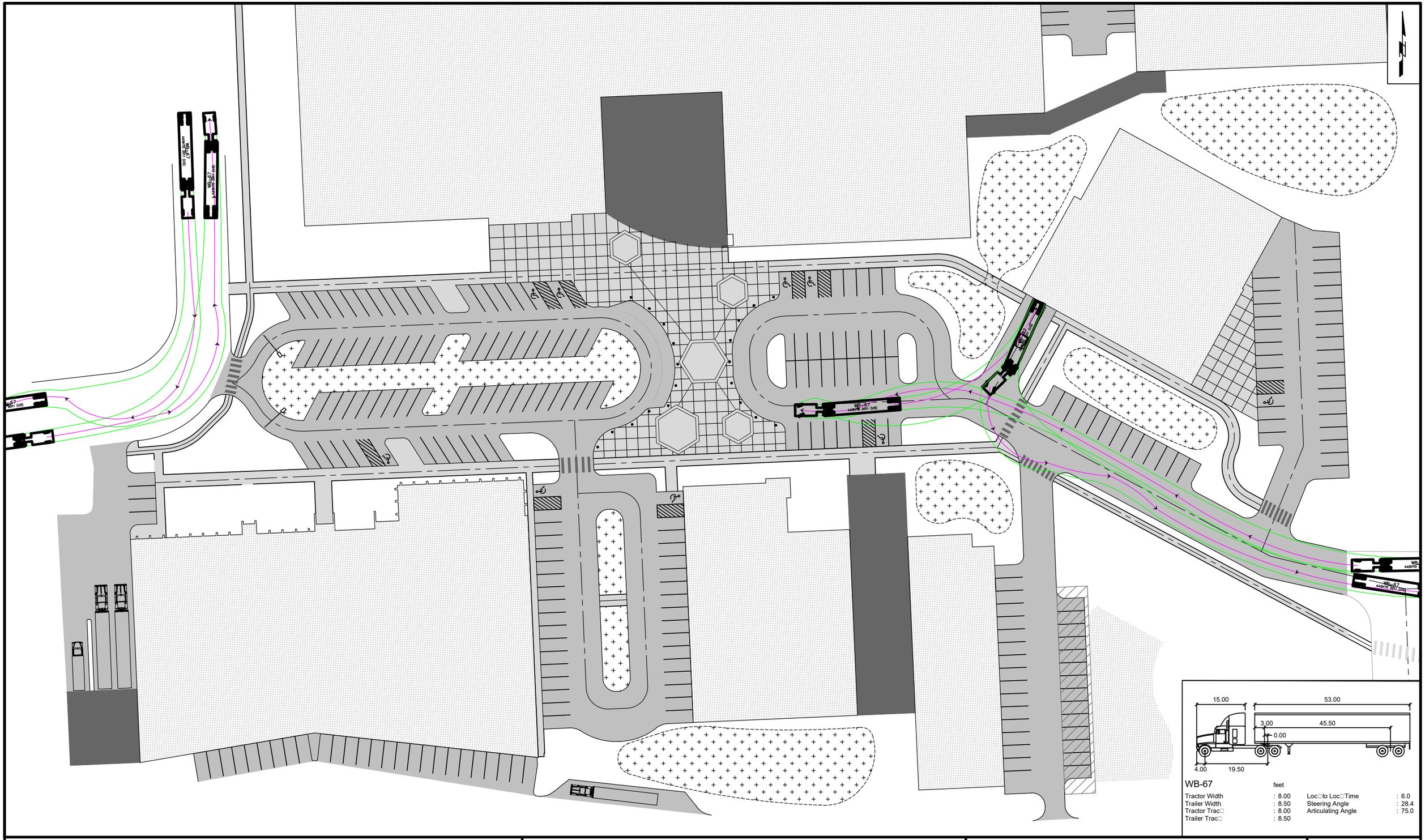


WB-67	feet		
Tractor Width	: 8.00	Loc□to Loc□Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Trac□	: 8.00	Articulating Angle	: 75.0
Trailer Trac□	: 8.50		

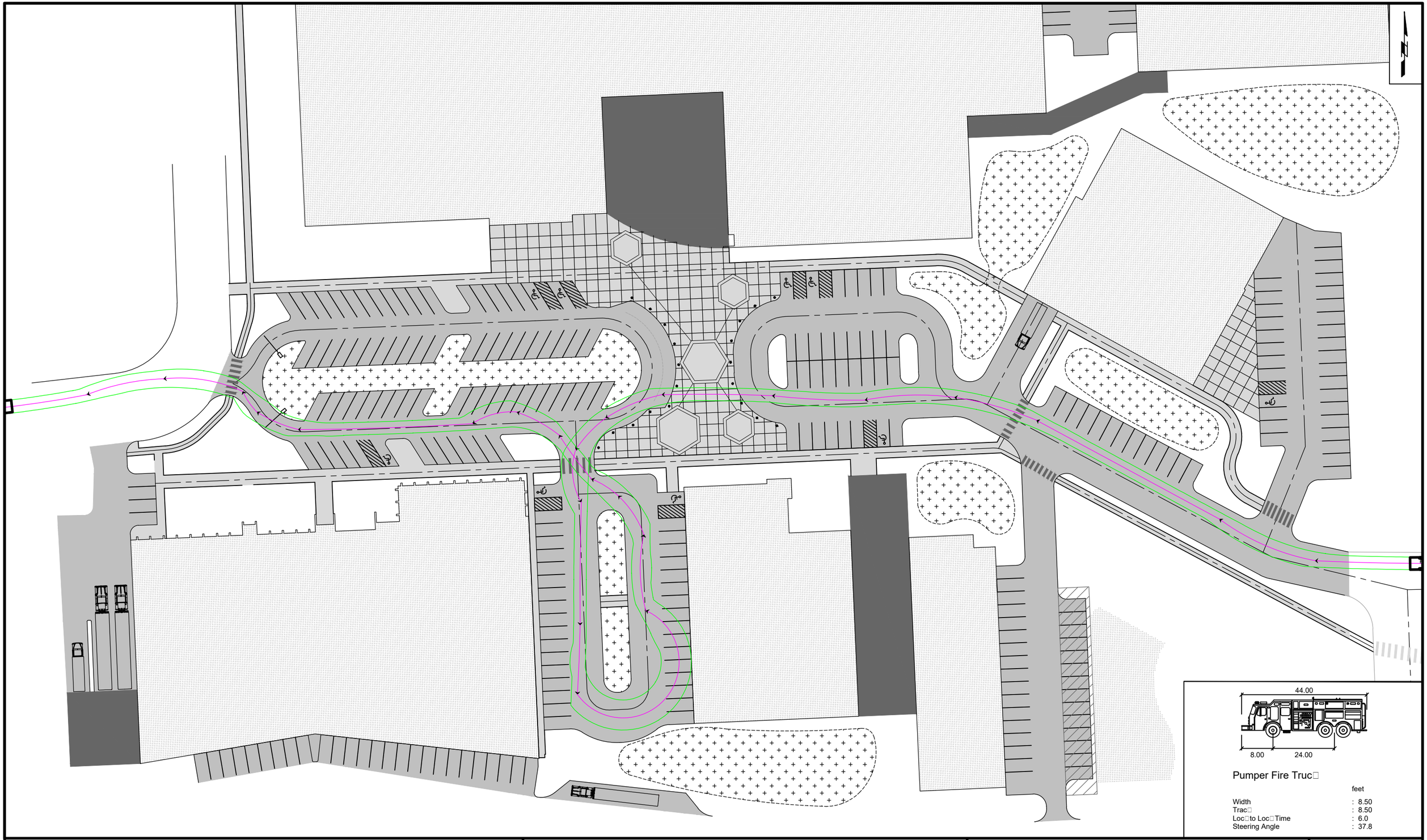
SHIVEHATTERY
ARCHITECTURE + ENGINEERING

FLAVORCHEM
DOWNERS GROVE, ILLINOIS
11-22-2016

TURNING MOVEMENTS - SEMITRAILER

SCALE
0 30 60
SCALE IN FEET

EXHIBIT: 1



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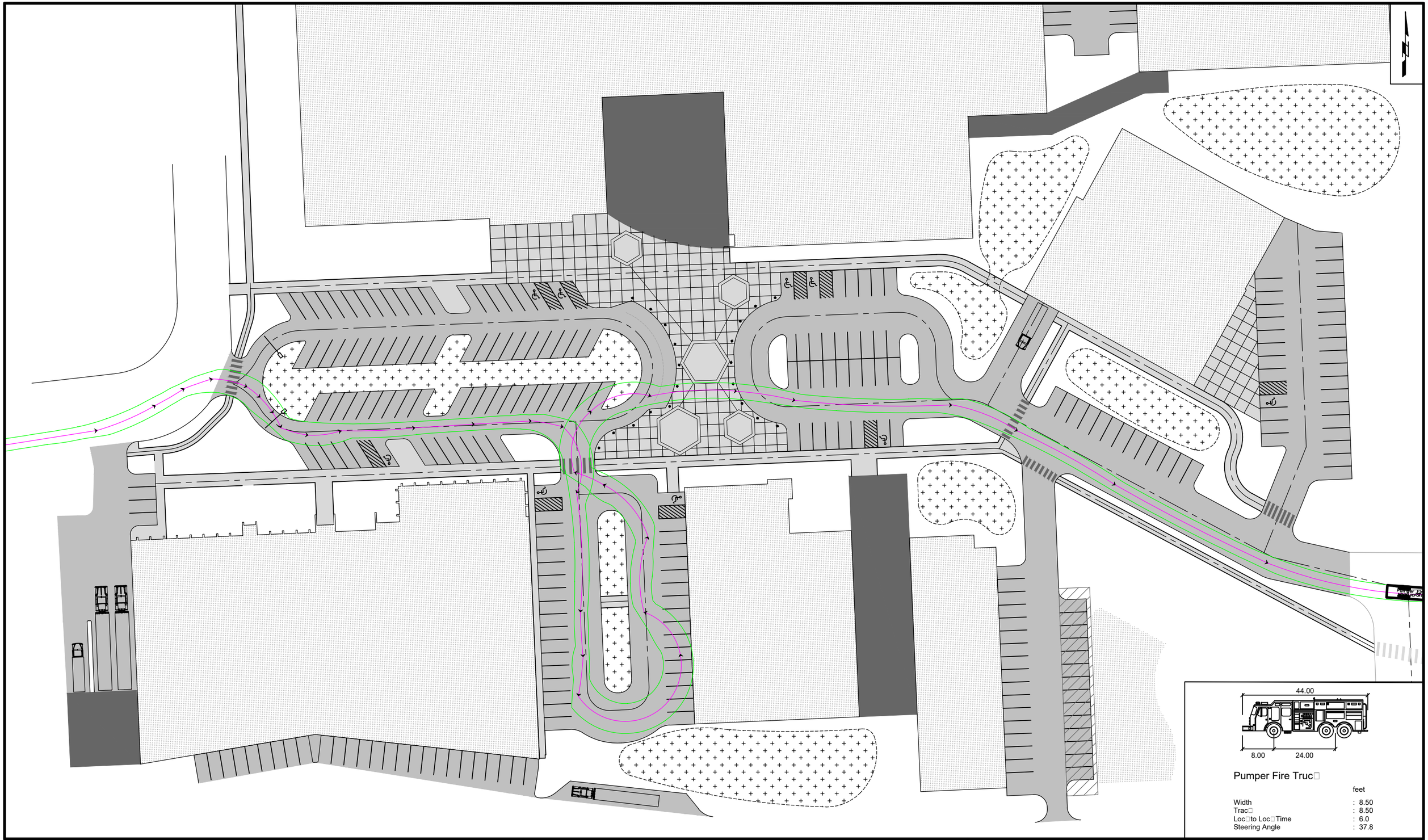
ARCHITECTURE + ENGINEERING

FLAVORCHEM
DOWNERS GROVE, ILLINOIS
11-22-2016

TURNING MOVEMENTS - FIRE TRUCK
WESTBOUND

SCALE
0 30 60
SCALE IN FEET

EXHIBIT: 2



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ARCHITECTURE + ENGINEERING

FLAVORCHEM
DOWNERS GROVE, ILLINOIS
11-22-2016

TURNING MOVEMENTS - FIRE TRUCK
EASTBOUND

SCALE
0 30 60
SCALE IN FEET

EXHIBIT: 3

Traffic Impact Study: Flavorchem Expansion

Downers Grove, Illinois

October 2016

Prepared for: Flavorchem Company

Prepared by:

SHIVEHATTERY
ARCHITECTURE + ENGINEERING
316 Second Street SE, Suite 500
Cedar Rapids, IA 52406
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Appendix

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Executive Summary

The Flavorchem Company in Downers Grove, Illinois, initiated this traffic study to identify potential traffic impacts on the adjacent roadway network and provide traffic mitigation measures, if necessary, due to a planned expansion of their campus.

In coordination with the Flavorchem Company, the following seven study intersections within the study area were identified for analysis:

1. Finley Road and Brook Drive
2. Finley Road and Finley Square Mall Entrance
3. Finley Road and Butterfield Road
4. Centre Circle and Brook Drive
5. Downers Drive and Brook Drive
6. Downers Drive and Finley Square Mall Entrance
7. Downers Drive and Butterfield Road

The above list assigns study intersections with a number that is used throughout the report. (e.g. #1 = Finley Road and Brook Drive).

Flavorchem's planned expansion involves vacating Brook Drive between Centre Circle and Downers Drive (between study intersections #4 and #5), which will allow the construction of new buildings and the expansion of existing buildings. The expansion is expected to result in 100 new employees. The 100 new employees are expected to be equally dispersed across three shifts, with one shift occurring in the AM peak hour, another shift occurring in the PM peak hour, and the last shift occurring during the off-peak hours. Thus, only 33 additional employees are expected to work during the AM peak hour. Similarly, only 33 additional employees are expected to work during the PM peak hour. Traffic volumes within the AM or PM peak hours will typically represent the highest hourly daily traffic volume, which is of greatest interest for design and operational analysis usage.

Morning (AM) and evening (PM) peak hour intersection turning movement counts were collected between the hours of 7:00 AM to 9:00 AM and between 4:00 PM to 6:00 PM, respectively. The peak hours of the study intersections were determined based on the highest consecutive 15-minute turning movement counts. AM and PM peak hour intersection turning movement counts for the study intersections were collected over a two-day period beginning on Tuesday, September 13 and ending on Wednesday, September 14, 2016. The raw and refined peak hour turning movement data for the study intersections are provided in Appendix 1 of this report.

Two future scenarios are analyzed; a No-Build and a Build. The No-Build scenario analyzes projected future conditions without the proposed Flavorchem expansion. The Build scenario analyzes projected future conditions with the proposed Flavorchem expansion.

Traffic analysis will typically apply an annual growth rate to study intersections' existing turning movement volumes prior to adding project development trips (i.e. study area trips), to account for traffic volume growth passing through study intersections, which is unrelated to the specific development (i.e. Flavorchem campus expansion) being analyzed. This traffic volume growth is often referred to as background traffic growth. A review of traffic volumes at the intersection of Downers Drive and Finley Square Mall Entrance indicated a negative growth rate between 2011 and 2016. However, in order to provide a conservative analysis, a 0.5% annual growth rate was applied to existing 2016 turning movement volumes to reflect projected future background traffic volume growth, which can be expected through a sustained constant area growth without the expansion of the Flavorchem campus. This "No-Build" scenario is analyzed for the construction year of 2017 and the design year of 2037. It should be noted, over time growth rates generally do not exhibit a straight line growth, but rather tends to level off as the surrounding area continues to develop. As such, the

use of a straight line growth rate for the prediction of future events can be thought of as conservative and should be considered as such when reviewing the output of this analysis.

Project trip generation is based on nationally accepted trip generation rates contained in the Institute of Transportation Engineers (ITE) Trip Generation, 9th Edition, 2012. Trips were generated for the expected type of project, and correspond to the AM and PM peak hour of the adjacent roadway network.

For the purposes of this report the Flavorchem expansion is assumed to be completely built by the end of 2017. The expansion is expected to result in 100 new employees. However, as stated earlier only 33 additional employees are expected to work during the AM and PM peak hours. The type of land use used to represent Flavorchem's campus expansion is General Light Industrial (ITE Code 110).

Trip distribution percentages for the expansion are based upon existing traffic patterns as reflected in the peak hour turning movement counts collected at the study intersections. Approximately 60 percent of all the additional trips are expected to travel to/from the campus via Finley Road. Similarly, approximately 40 percent of all the additional trips are expected to travel to/from the campus via Downers Drive. In addition, the peak hour counts indicate some motorists are choosing to use Brook Drive instead of Butterfield Road to travel between Finley Road and Downers Drive. These trips were rerouted to Butterfield Road, as it is unlikely motorists will choose to travel around the Brook Drive/Centre Circle loop extending around the Flavorchem campus, once Brook Drive is vacated between Centre Circle and Downers Drive.

Vehicular operational analysis for this study was performed using the methodology of the 2010 Highway Capacity Manual through Synchro 8 traffic analysis software. Operational analysis is generally categorized in terms of Level of Service (LOS). LOS describes the quality of traffic operations and is graded from A to F; with LOS A representing free-flow conditions and LOS F representing congested conditions.

Procedures outlined in Chapter 18 of the HCM 2010 were used to analyze intersection performance at signalized intersections. The primary measure used to quantify LOS at signalized intersections is control delay. Control delay is the delay experienced by vehicles slowing down as they are approaching the intersection, the wait time at the intersection and the time for vehicles to speed up through the intersection and enter into the traffic stream. The average intersection control delay is a volume weighted average of delay experienced by all motorists entering the intersection on all intersection approaches.

Procedures outlined in Chapter 19 of the HCM 2010 were used to analyze intersection performance at unsignalized intersections. While LOS for signalized intersections is primarily based on the average delay per vehicle traveling through the intersection (control delay), LOS for unsignalized intersections is based primarily on the stop-controlled approaches and the left-turn movements on the free-flow approaches with the longest delay.

LOS D or better is generally identified as acceptable in urban conditions. The analysis of projected No-Build and Build AM and PM peak hour conditions indicates the intersection of Finley Road and Butterfield Road is likely to operate at an unacceptable LOS E and LOS F in 2017 and 2037, respectively.

Under the No-Build scenario the intersection of Downers Drive and Butterfield Road is projected to operate at an unacceptable LOS E by 2037, but at an acceptable LOS D under the projected 2037 Build scenario. The higher LOS is a result of changes in travel patterns due to the vacating of Brook Drive between Centre Circle and Downers Drive.

All other study intersections are projected to operate at an acceptable LOS under the projected Build and No-Build AM and PM peak hour conditions.

Considering the Flavorchem campus expansion project site-generated traffic is not expected to cause the study intersections to fall below the acceptable LOS threshold of D; no changes/improvements to the study intersections lane configuration and control are considered necessary.

Introduction

The Flavorchem Company in Downers Grove, Illinois, initiated this traffic study to identify potential traffic impacts on the adjacent roadway network and provide traffic mitigation measures, if necessary, due to a planned expansion of their campus. As a part of the study, a crash analysis is performed at the study intersections.

In coordination with the Flavorchem Company, the following seven study intersections within the study area were identified for analysis:

1. Finley Road and Brook Drive
2. Finley Road and Finley Square Mall Entrance
3. Finley Road and Butterfield Road
4. Centre Circle and Brook Drive
5. Downers Drive and Brook Drive
6. Downers Drive and Finley Square Mall Entrance
7. Downers Drive and Butterfield Road

The above list assigns study intersections with a number that is used throughout the report. (e.g. #1 = Finley Road and Brook Drive). Area immediately surrounding the study intersections generally incorporate commercial, manufacturing, office, and residential land uses. A study area map depicting the location of the study intersections relative to the Downers Grove area transportation network is depicted in Figure 1.

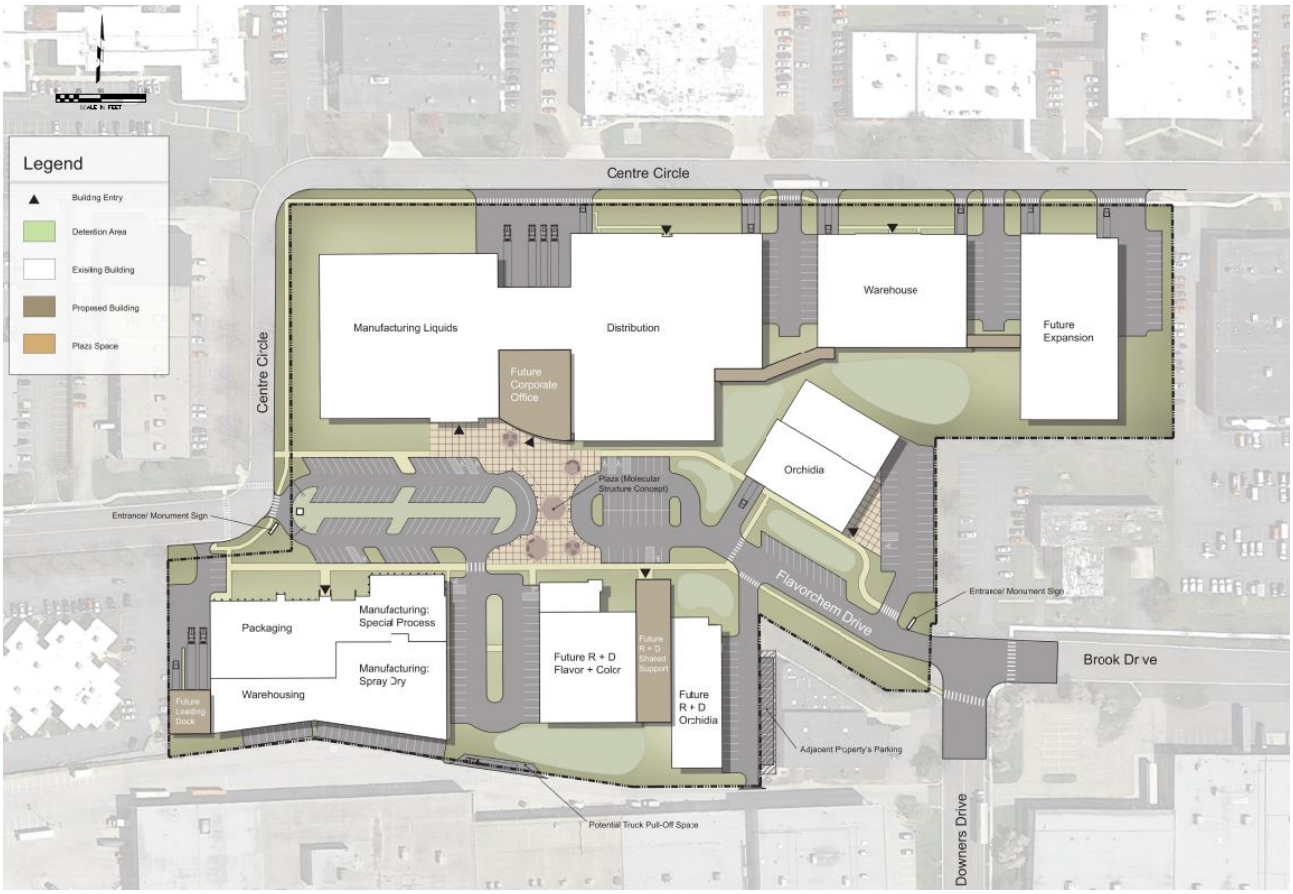
Figure 1 Study Area Map



Flavorchem's planned expansion involves vacating Brook Drive between Centre Circle and Downers Drive (between study intersections #4 and #5), which will allow the construction of new buildings and the expansion of existing buildings. The expansion is expected to result in 100 new employees. The 100 new employees are expected to be equally dispersed across three shifts, with one shift occurring in the AM peak hour, another shift occurring in the PM peak hour, and the last shift occurring during the off-peak hours. Thus, only 33 additional employees are expected to work during the AM peak hour. Similarly, only 33 additional employees are expected to work during the PM peak hour. Traffic volumes within the AM or PM peak hours will typically represent the highest hourly daily traffic volume, which is of greatest interest for design and operational analysis usage.

Flavorchem's planned expansion is depicted in Figure 2.

Figure 2 Flavorchem's Planned Expansion



Existing Conditions

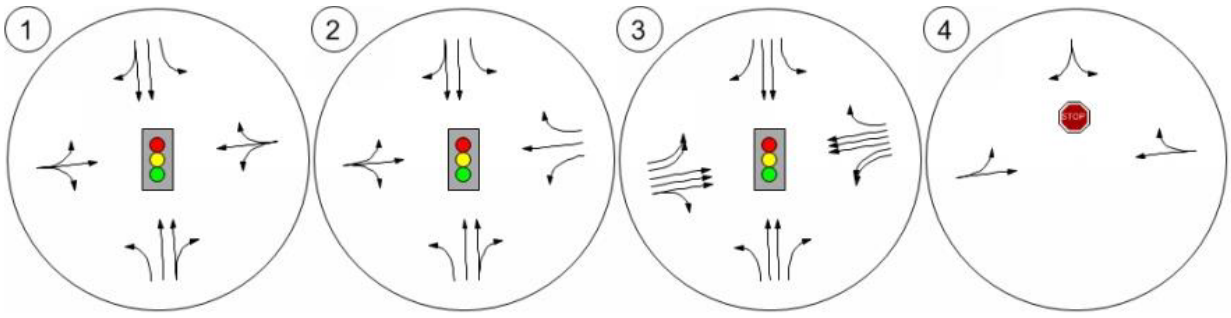
Area Roadway and Site Access

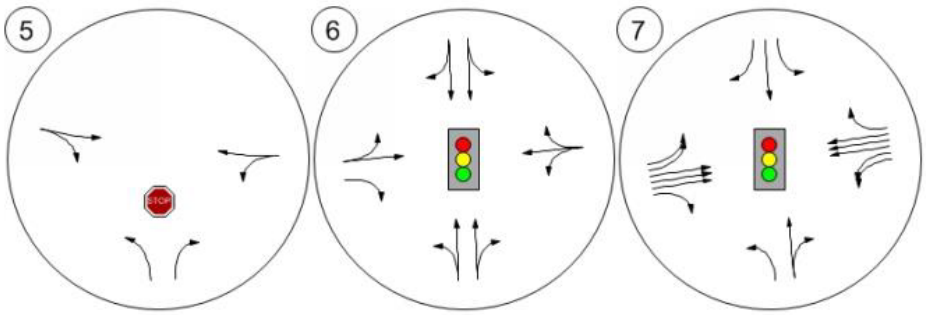
Regional access to Flavorchem's campus is provided by Finley Road, Downers Drive, and Butterfield Road. Direct access to the campus will continue to be provided by Brook Drive and Centre Circle after the proposed expansion.

The study intersections existing lane configuration and control are presented in Figure 3.

Figure 3 Study Intersections - Existing (2016) Lane Configuration and Control







Safety Analysis

The Village of Downers Grove, Illinois, provided crash data for the study intersections for the five-year period from January 1, 2011, to December 31, 2015. During the analysis period, a total of 816 crashes occurred at these intersections. A total of 164 injuries occurred as a result of these crashes.

Table 1 presents crash statistics at each intersection organized by crash type.

Table 1 Crash Type by Intersection (1/1/11 – 12/31/15)

Crash Type	Study Intersections						
	Finley Rd & Brook Dr	Finley Rd & Finley Square Mall Entrance	Finley Rd & Butterfield Rd	Centre Cr & Brook Dr	Downers Dr & Brook Dr	Downers Dr & Finley Square Mall Entrance	Downers Dr & Butterfield Rd
Rear End	16	0	330	1	1	0	182
Turning	1	1	109	0	2	0	36
Sideswipe Same Direction	3	0	28	2	2	1	45
Angle (Not Specific)	3	0	15	0	1	0	3
Object	0	0	7	3	0	0	7
Parked Vehicle	0	0	2	0	1	0	5
Pedestrian/ Cyclist	0	0	2	0	0	0	2
Head On	0	0	1	0	0	0	1
Sideswipe Opposite Direction	0	0	1	0	0	0	0
Non-Collision	0	0	1	0	0	0	0
Overturned	0	0	1	0	0	0	0
Total	**23**	**1**	**497**	**6**	**7**	**1**	**281**

Finley Road and Butterfield Road, and Downers Drive and Butterfield Road experienced the highest frequency of crashes during the analysis period at 60.9% (497 out of 816) and 34.4% (281 out of 816) of all crashes, respectively. The higher frequency of crashes at these intersections is not unexpected due to the relatively higher number of entering vehicles as compared to other study intersections. Rear-end type crashes made up 66.4% and 64.8% of all crash types at Finley and Butterfield Road, and Downers Dr. and Butterfield Road, respectively. Rear-end crashes commonly occur due to drivers not paying attention to downstream vehicles slowing to stop at intersections.

Intersection crash rates are expressed in crashes per million entering vehicles (crashes/MEV) and can be calculated with the following equation:

$$\text{Crash Rate} = \frac{1{,}000{,}000 \times \text{Total Crashes}}{\text{AADT}_{\text{Entering vpd}} \times 365 \times \#\text{ of Years in Study Period}}$$

Table 2 summarizes crash rates at the study intersections and compares it to the statewide critical rate. The critical rate is provided by the Illinois Department of Transportation, Division of Traffic Safety Statewide Crash Statistics District 1. For the purposes of this analysis, the PM peak hour entering traffic volume at the study intersections was assumed to be about 10% of the daily entering volume, which is standard for urban intersections.

Table 2 Intersection Crash Rate Summary

Study Intersection	Total Crashes	Daily Entering Volume	Crash Rate (crashes/MEV)	Statewide Critical Rate [1]	Comparison to Statewide Critical Rate
Finley Rd & Brook Dr	23	22,570	0.56	1.330	lower
Finley Rd & Finley Square Mall Entrance	1	21,740	0.03	1.330	lower
Finley Rd & Butterfield Rd	497	62,900	4.33	1.330	3.3 times higher
Centre Cr & Brook Dr	6	5,590	0.59	1.330	lower
Downers Dr & Brook Dr	7	5,570	0.69	1.330	lower
Downers Dr & Finley Square Mall Entrance	1	12,530	0.04	1.330	lower
Downers Dr & Butterfield Rd	281	60,230	2.56	1.330	1.9 times higher

[1] Source: IDOT Division of Traffic Safety Statewide Crash Statistics District 1 2001-2003.

The intersections of Finley Road and Butterfield Road and Downers Drive and Butterfield Road had the highest crash rates, which were 3.3 and 1.9 times higher than the statewide critical rate, respectively. The higher crash rates at these intersections indicate a relatively higher frequency of crashes. All other intersections are experiencing crash rates below the statewide critical rate.

Table 3 presents crash injury statistics at each intersection organized by crash type.

Table 3 Crash Injuries at each Intersection by Crash Type (1/1/11 – 12/31/15)

Crash Type	Study Intersections						
	Finley Rd & Brook Dr	Finley Rd & Finley Square Mall Entrance	Finley Rd & Butterfield Rd	Centre Cr & Brook Dr	Downers Dr & Brook Dr	Downers Dr & Finley Square Mall Entrance	Downers Dr & Butterfield Rd
Rear End	5	0	41	0	0	0	32
Turning	1	1	49	0	0	0	12
Sideswipe Same Direction	0	0	2	0	0	0	8
Angle (Not Specific)	1	0	7	0	0	0	0
Fixed Object	0	0	0	0	0	0	0
Parked Vehicle	0	0	0	0	0	0	0
Pedestrian/ Cyclist	0	0	0	0	0	0	2
Head On	0	0	2	0	0	0	1
Sideswipe Opposite Direction	0	0	0	0	0	0	0
Non-Collision	0	0	0	0	0	0	0
Overturned	0	0	0	0	0	0	0
Total Injuries	**7**	**1**	**101**	**0**	**0**	**0**	**55**
Total crashes per Intersection	23	1	497	6	7	1	281
Percent of Total per Intersection	**30.4%**	**100.0%**	**20.3%**	**0.0%**	**0.0%**	**0.0%**	**19.6%**

Finley Road and Brooke Road, Finley Road and Butterfield Road, and Downers Drive and Butterfield Road intersections experienced the highest frequency of injury crashes during the analysis period at 30.4% (7 out of 23), 20.36% (101 out of 497) and 19.6% (55 out of 281) of injury crashes, respectively. Table 3 indicates rear-end and turning type crashes are the most frequent injury crash types at all intersections.

The contributing factors identified for crashes resulting in injuries indicate the vast majority, 111 out of 113 injury crashes at all intersections or 98.2%, were a result of poor driving. Poor driving factors included disregarding traffic signals, distracted driving, driving on the wrong side of the road, alcohol/drugs, speeding, failure to yield, following too closely, improper turning/backing/lane usage. The contributing factors for the 2 other crash injury incidents were identified as weather.

Traffic Projections

Background Traffic Data

Morning (AM) and evening (PM) peak hour intersection turning movement counts were collected between the hours of 7:00 AM to 9:00 AM and between 4:00 PM to 6:00 PM, respectively. The peak hours of the study intersections were determined based on the highest consecutive 15-minute turning movement counts. AM and PM peak hour intersection turning movement counts for the study intersections were collected over a two-day period beginning on Tuesday, September 13 and ending on Wednesday, September 14, 2016. The raw and refined peak hour turning movement data for the study intersections are provided in Appendix 1 of this report.

No-Build Scenario

The No-Build scenario analyzes projected future volumes without the proposed Flavorchem expansion.

Traffic analysis will typically apply an annual growth rate to study intersections' existing turning movement volumes prior to adding project development trips (i.e. study area trips), to account for traffic volume growth passing through study intersections, which is unrelated to the specific development (i.e. Flavorchem campus expansion) being analyzed. This traffic volume growth is often referred to as background traffic growth. A review of traffic volumes at the intersection of Downers Drive and Finley Square Mall Entrance indicated a negative growth rate between 2011 and 2016. However, in order to provide a conservative analysis, a 0.5% annual growth rate was applied to existing 2016 turning movement volumes to reflect projected future background traffic volume growth, which can be expected through a sustained constant area growth without the expansion of the Flavorchem campus. This "No-Build" scenario is analyzed for the construction year of 2017 and the design year of 2037. It should be noted, over time growth rates generally do not exhibit a straight line growth, but rather tends to level off as the surrounding area continues to develop. As such, the use of a straight line growth rate for the prediction of future events can be thought of as conservative and should be considered as such when reviewing the output of this analysis. AM and PM peak hour projected 2017 and 2037 background turning movement volumes are presented in Figure 4 through Figure 7.

Figure 4 Study Intersections - Background 2017 AM Peak Hour (No Build)



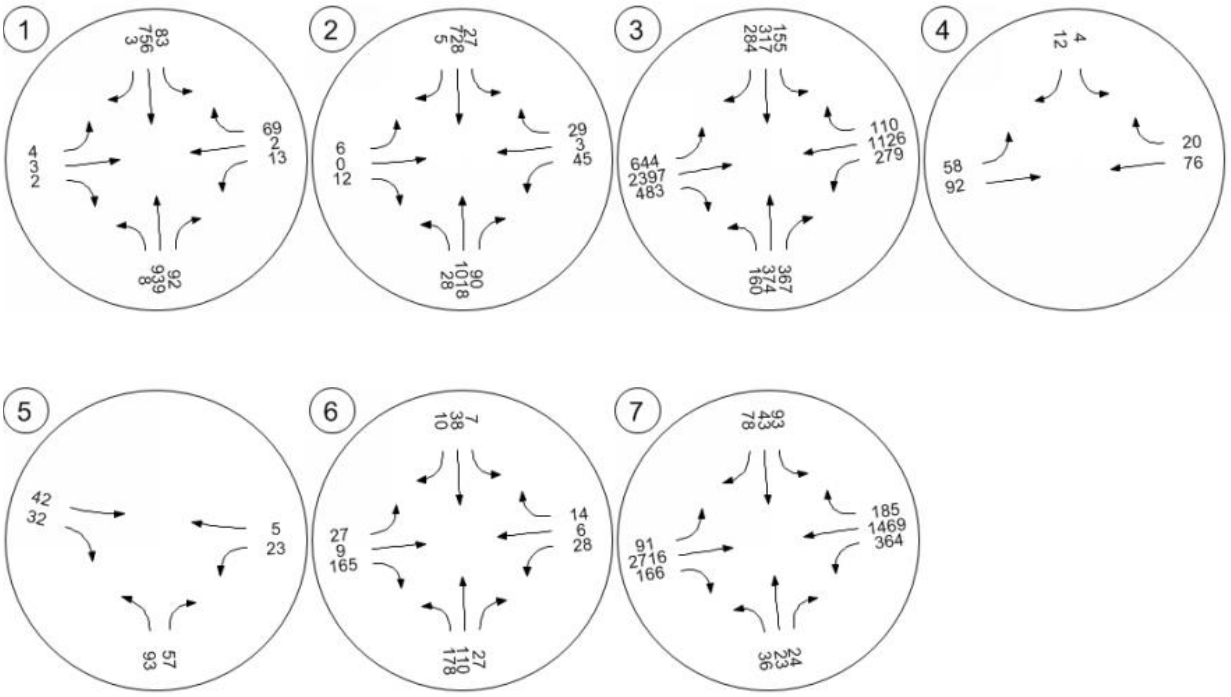


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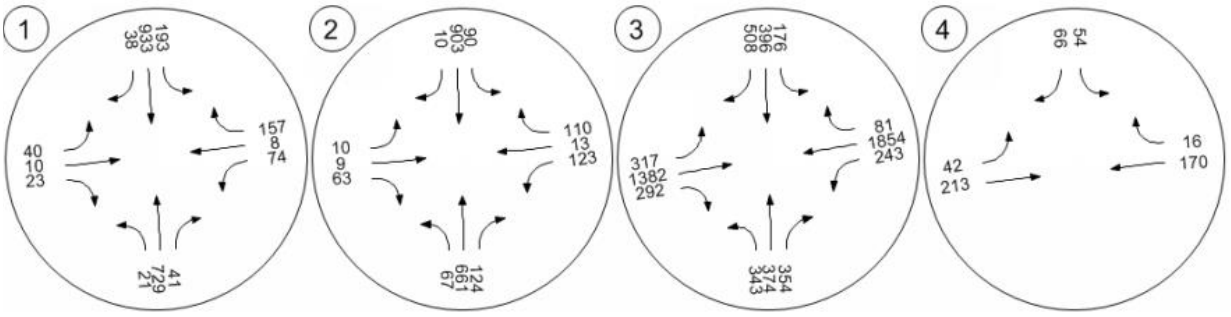
Figure 5 Study Intersections - Background 2017 PM Peak Hour (No Build)





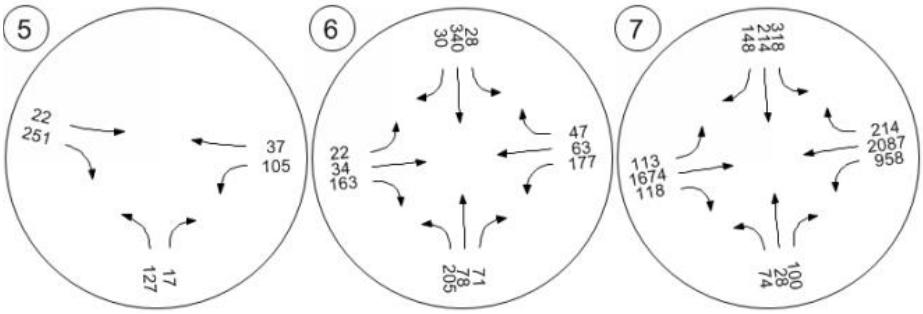
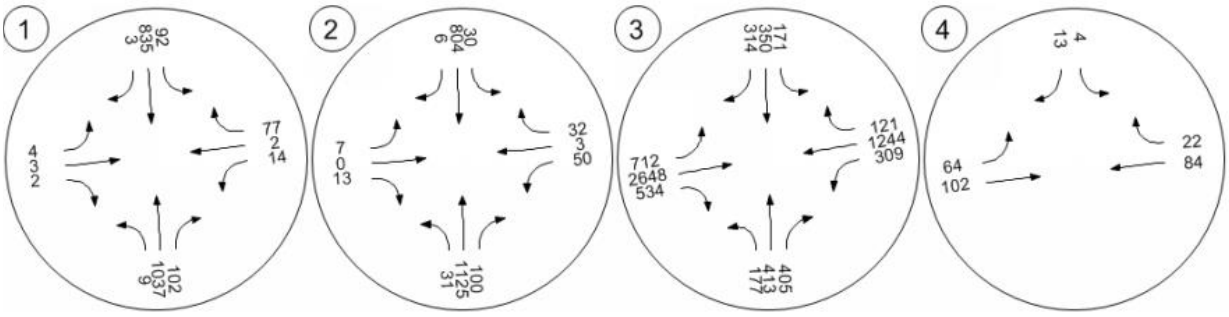


Figure 6 Study Intersections - Background 2037 AM Peak Hour (No Build)





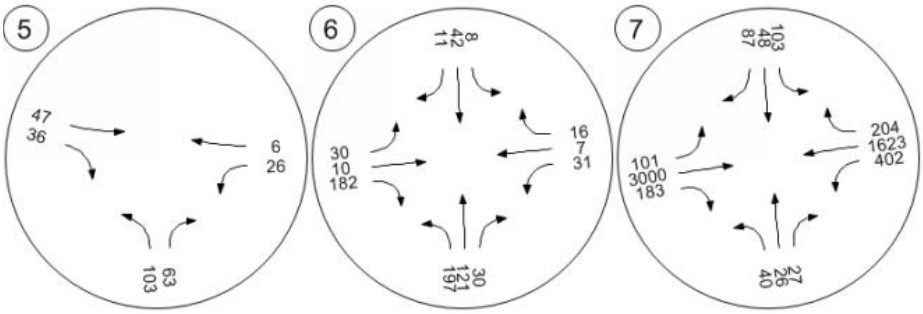


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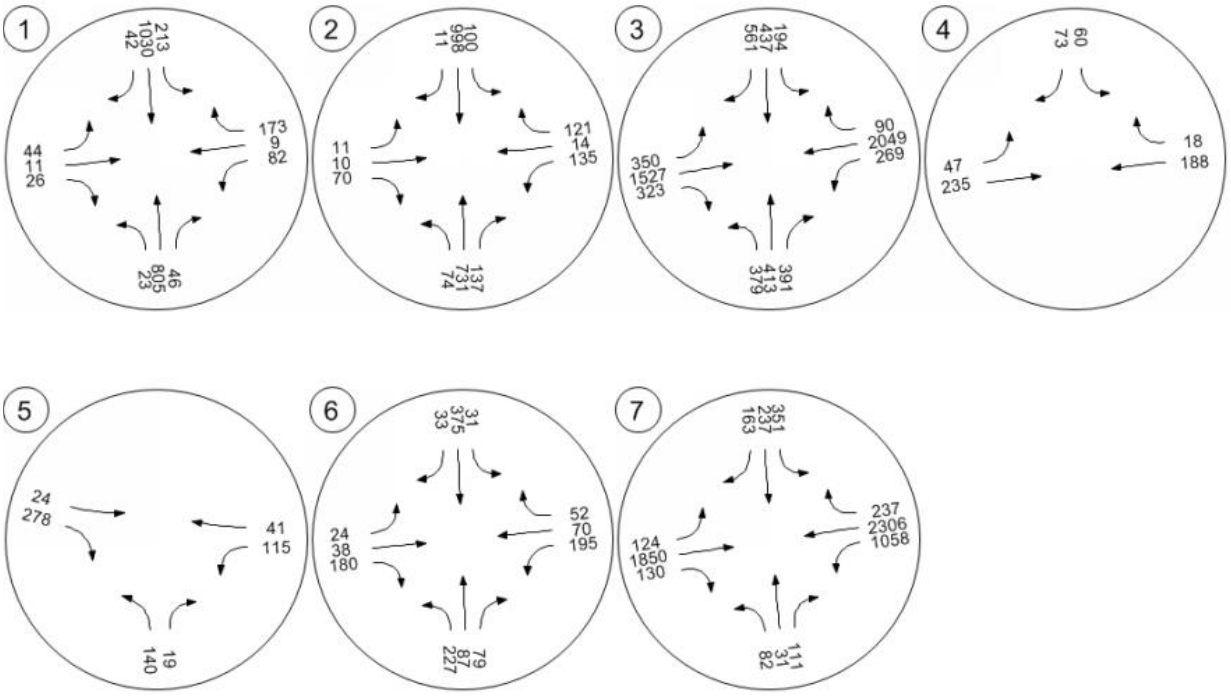
Figure 7 Study Intersections - Background 2037 PM Peak Hour (No Build)





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Build Scenario

The Build scenario analyzes projected future conditions with the proposed Flavorchem expansion.

Trip Generation

Project trip generation is based on nationally accepted trip generation rates contained in the Institute of Transportation Engineers (ITE) Trip Generation, 9th Edition, 2012. Trips were generated for the expected type of project, and correspond to the AM and PM peak hour of the adjacent roadway network.

For the purposes of this report, the Flavorchem expansion is assumed to be completely built by the end of 2017. The expansion is expected to result in 100 new employees. However, as stated earlier, only 33 additional employees are expected to work during the AM and PM peak hours. The type of land use used to represent Flavorchem's campus expansion is General Light Industrial (ITE Code 110).

Table 4 Trip Generation presents trip generation estimates for the Flavorchem campus expansion.

Table 4 Trip Generation

Land Use	ITE Code [1]	Quantity	AM Peak Hour					PM Peak Hour				
			Trips	% In	% Out	Trips In	Trips Out	Trips	% In	% Out	Trips In	Trips Out
General Light Industrial	110	33 Employees	79	83%	17%	66	13	68	21%	79%	14	54
Total Trips			79			66	13	68			14	54

[1] Institue of Transportation Engineers Trip Generation Handbook, 9th Edition, 2012

Trip Distribution

Trip distribution percentages for the expansion are based upon existing traffic patterns as reflected in the peak hour turning movement counts collected at the study intersections. Approximately 60 percent of all the additional trips are expected to travel to/from the campus via Finley Road. Similarly, approximately 40 percent of all the additional trips are expected to travel to/from the campus via Downers Drive. In addition, the peak hour counts indicate some motorists are choosing to use Brook Drive instead of Butterfield Road to travel between Finley Road and Downers Drive. These trips were rerouted to Butterfield Road, as it is unlikely motorists will choose to travel around the Brook Drive/Centre Circle loop extending around the Flavorchem campus, once Brook Drive is vacated between Centre Circle and Downers Drive. Trip distribution percentages used to develop projected 2017 and 2037 AM and PM peak hour turning movement volumes at the study intersections upon buildout of the expansion are presented in Figure 8. The study intersections lane configuration and control upon buildout of the Flavorchem campus expansion are presented tin Figure 9. Projected 2017 and 2037 AM and PM peak hour turning movement volumes upon expansion of the Flavorchem campus are presented in Figure 10 through Figure 13.

Figure 8 Trip Distribution



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Figure 9 Study Intersections - Lane Configuration and Control with Expansion (Build)



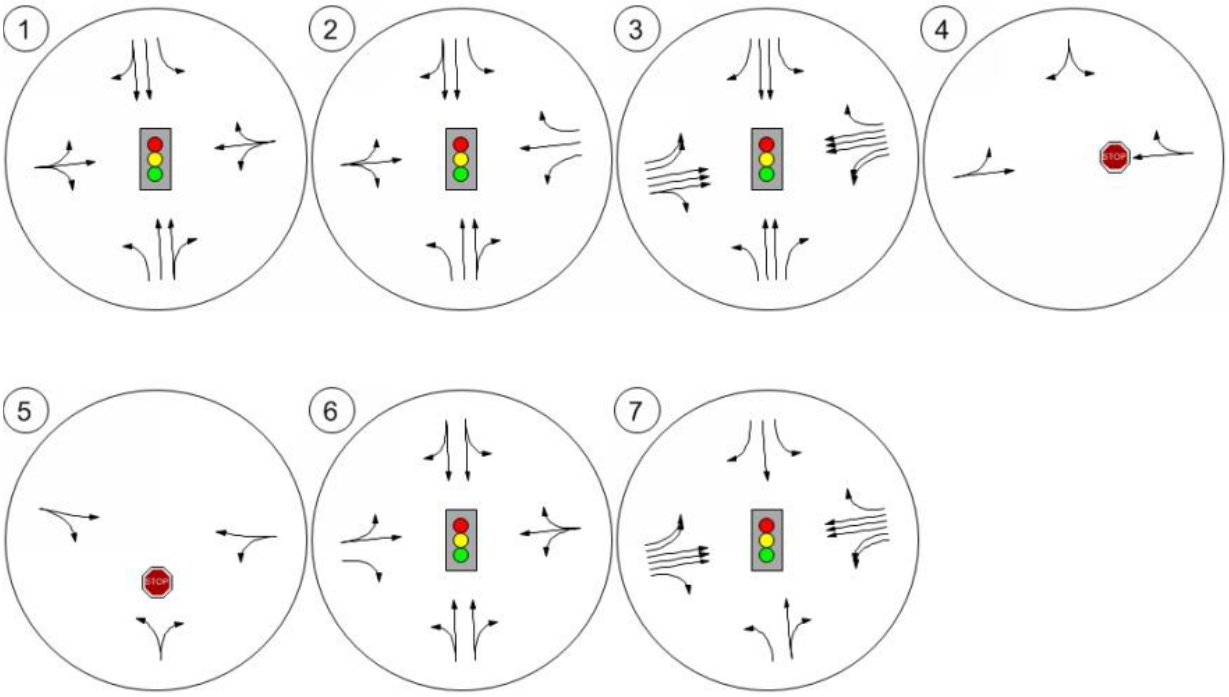
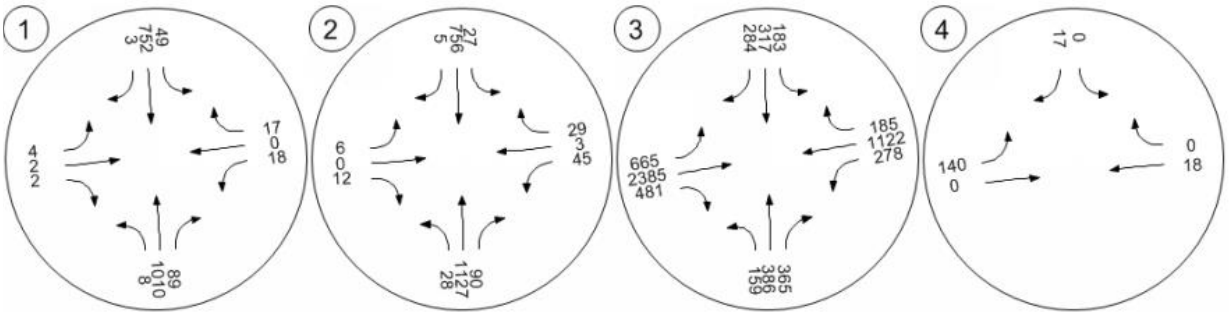


Figure 10 Study Intersections – Projected 2017 AM Peak Hour with Expansion (Build)




1
49
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2

Figure 11 Study Intersections – Projected 2017 PM Peak Hour with Expansion (Build)



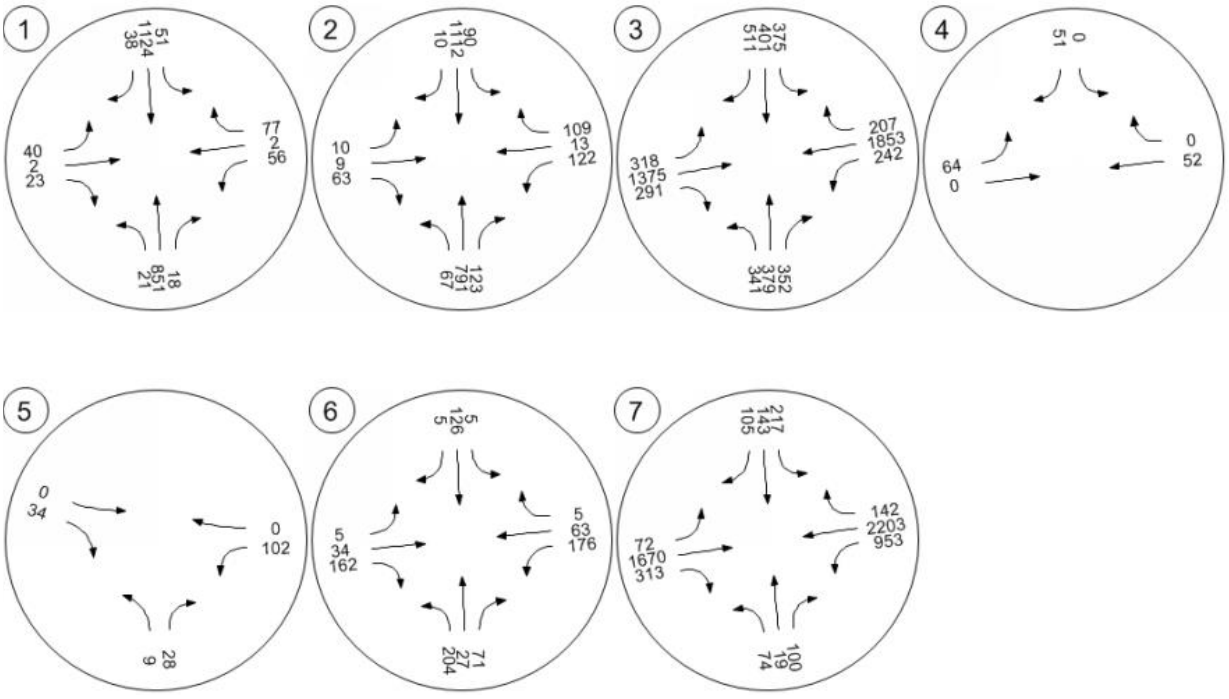

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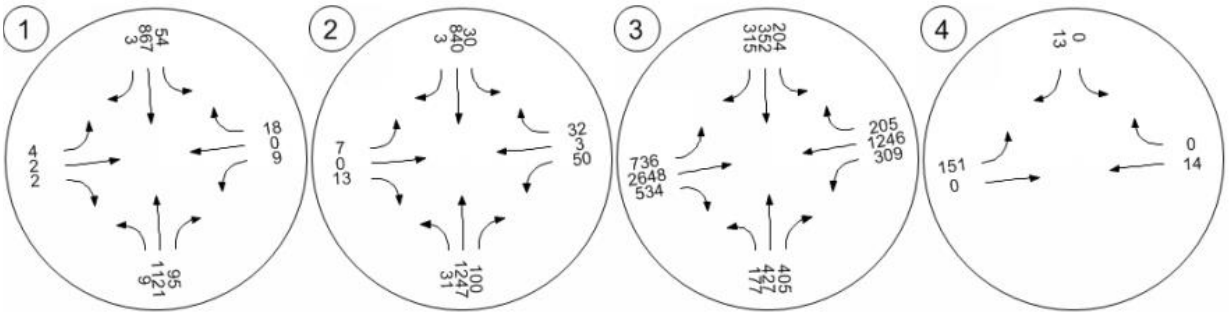
Figure 12 Study Intersections – Projected 2037 AM Peak Hour with Expansion (Build)





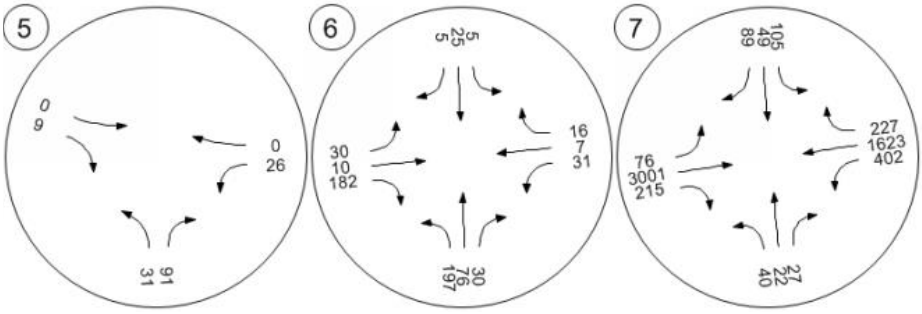
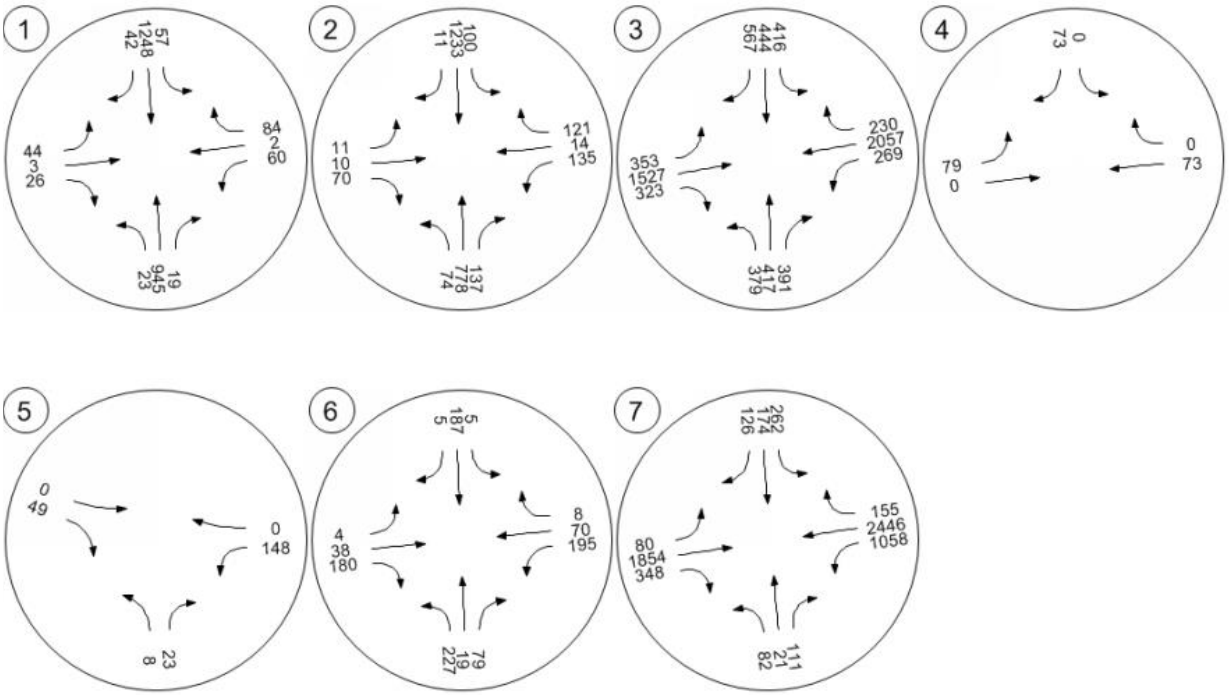


Figure 13 Study Intersections – Projected 2037 PM Peak Hour with Expansion (Build)





Operational Analysis

Vehicular operational analysis for this study was performed using the methodology of the 2010 Highway Capacity Manual through Synchro 8 traffic analysis software. Operational analysis is generally categorized in terms of Level of Service (LOS). LOS describes the quality of traffic operations and is graded from A to F; with LOS A representing free-flow conditions and LOS F representing congested conditions.

Procedures outlined in Chapter 18 of the HCM 2010 were used to analyze intersection performance at signalized intersections. The primary measure used to quantify LOS at signalized intersections is control delay. Control delay is the delay experienced by vehicles slowing down as they are approaching the intersection, the wait time at the intersection and the time for vehicles to speed up through the intersection and enter into the traffic stream. The average intersection control delay is a volume weighted average of delay experienced by all motorists entering the intersection on all intersection approaches.

Procedures outlined in Chapter 19 of the HCM 2010 were used to analyze intersection performance at unsignalized intersections. While LOS for signalized intersections is primarily based on the average delay per vehicle traveling through the intersection (control delay), LOS for unsignalized intersections is based primarily on the stop-controlled approaches and the left-turn movements on the free-flow approaches with the longest delay.

Table 5 presents the range of traffic delays associated for signalized and unsignalized intersections.

Table 5 LOS Criteria for Signalized and Unsignalized Intersections

LOS	Signalized Intersection Average Delay (sec/veh)	Unsignalized Intersection Delay (sec/veh)
A	≤ 10	≤ 10
B	> 10 to 20	> 10 to 15
C	> 20 to 35	> 15 to 25
D	> 35 to 55	> 25 to 35
E	> 55 to 80	> 35 to 50
F	> 80	> 50

Source: HCM 2010, Exhibit 18-4 LOS Criteria for Signalized Intersections and HCM 2010, Exhibit 19-1 LOS Criteria for Unsignalized Intersections.
sec/veh = seconds per vehicle

LOS D or better is generally identified as acceptable in urban conditions. The intersection of Finley Road and Butterfield Road is projected to operate at LOS E during the 2017 AM and PM peak hour Build and No-Build scenarios. By 2037 Finley Road and Butterfield Road is projected to operate at LOS F under all scenarios, except during the PM peak hour No-Build scenario, which is projected to operate at LOS E.

Under the 2037 PM peak hour No-Build scenario the intersection of Downers Drive and Butterfield Road is projected to operate at LOS E. Under all other scenarios the intersection of Downers Drive and Butterfield Road is projected to operate at LOS D or better.

All other study intersections are projected to operate at an acceptable LOS under the projected Build and No-Build AM and PM peak hour conditions.

Table 6 presents projected No-Build (without the expansion) and Build (with the expansion) 2017 and 2037 AM and PM peak hour operations at the study intersections. Operational analysis worksheets are contained in Appendix 2.

Table 6 Study Intersections LOS - Projected Operations

Intersection		Analysis Year	AM Peak Hour					PM Peak Hour				
			Unsignalized			Signalized		Unsignalized			Signalized	
			Worst Approach Movement			Intersection		Worst Approach Movement			Intersection	
			MVT	Delay (sec)	LOS	Delay (sec)	LOS	MVT	Delay (sec)	LOS	Delay (sec)	LOS
1	Finley Road & Brook Drive	2017 No Build				7.1	A				12.0	B
		2017 Build				5.8	A				8.9	A
		2037 No Build				7.5	A				13.2	B
		2037 Build				5.6	A				9.6	A
2	Finley Road & Finley Square Mall Entrance	2017 No Build				10.8	B				13.6	B
		2017 Build				10.3	B				15.9	B
		2037 No Build				10.7	B				15.1	B
		2037 Build				10.6	B				15.8	B
3	Finley Road & Butterfield Road	2017 No Build				62.0	E				57.0	E
		2017 Build				60.2	E				56.0	E
		2037 No Build				84.5	F				79.4	E
		2037 Build				87.0	F				87.0	F
4	Centre Circle & Brook Drive	2017 No Build	SB	9.7	A			SB	12.0	B		
		2017 Build	SB	0.0	A			SB	0.0	A		
		2037 No Build	SB	9.9	A			SB	12.7	B		
		2037 Build	SB	0.0	A			SB	0.0	A		
5	Downers Drive & Brook Drive	2017 No Build	NB	9.5	A			NB	13.5	B		
		2017 Build	-	-	-			-	-	-		
		2037 No Build	NB	9.7	A			NB	14.6	B		
		2037 Build	-	-	-			-	-	-		
6	Downers Drive & Finley Square Mall Entrance	2017 No Build				7.2	A				8.7	A
		2017 Build				7.5	A				8.3	A
		2037 No Build				7.4	A				9.4	A
		2037 Build				7.7	A				8.7	A
7	Downers Drive & Butterfield Road	2017 No Build				9.4	A				40.6	D
		2017 Build				9.4	A				27.7	C
		2037 No Build				17.8	B				57.1	E
		2037 Build				17.8	B				43.1	D

Conclusion

The analysis presented herein indicates the proposed Flavorchem expansion will not cause the study intersections to fall below the acceptable LOS threshold of D. The intersection of Finley Road and Butterfield Road is projected to fall below an acceptable LOS without the proposed expansion. The intersection of Downers Drive and Butterfield Road is actually projected to operate at an unacceptable LOS E by 2037 without the expansion and at an acceptable LOS D with the expansion. The improvement in LOS at Downers Drive and Butterfield Road under the Build scenario is a result of changes in travel patterns due to the vacating of Brook Drive between Centre Circle and Downers Drive. All other study intersections are expected to operate at an acceptable LOS B or better. Considering the Flavorchem campus expansion project site-generated traffic is not expected to cause the study intersections to fall below the acceptable LOS threshold of D; no changes/improvements to the study intersections lane configuration and control are considered necessary.

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FLAVORCHEM NEIGHBORHOOD MEETING SUMMARY

Date: Tuesday January 10, 2017
Time: 4:30pm
Place: 1525 Brook Dr.

At this Open House format meeting we displayed multiple images and renderings representing the proposed project. (see attachment A)

There were approximately 12-15 neighboring property owners who attended the meeting (see attachment B), asking questions that are generalized in the following list;

- Questions and concerns regarding the closure of Brook Dr. and continued access and traffic movements.
- Questions and concerns regarding stormwater management.
- Questions and concerns related to continued utility service and capacities.
- Questions and concerns related to building and business related expansions.
- Questions and concerns regarding truck routes and access to existing businesses.
- Questions and concerns related to cut-through traffic and traffic speeds.

Overall the questions and concerns raised were broader in nature and were not in direct opposition to the proposed project, but more inquires and questions regarding the proposed changes. None of the meeting attendees expressed opposition to the proposal, but rather an inquisitive interest about changes being proposed in their neighborhood and how those changes may directly impact their day to day operations and business.

Information about the time and place for the upcoming public hearings was provided both at the meeting and as a part of the meeting notice mailed to the surrounding property owners. (see attachment C)

Our team unanimously believes this meeting was positive and successful in that it provided assurance to neighboring business owners that a thorough vetting process was being completed and the proposed changes, namely closure of Brook Drive, would not negatively impact their business activities and/or investments they have made in their properties. On the flip side, several of the attendees saw the advantage to the closure of Brook Dr. to help curtail cut-through traffic.

Please feel free to contact me with any questions or clarifications you may have.

Keith J. Billick, PLA, ASLA
Landscape Architect
Shive-Hattery
316 2nd Street SE | Suite 500 | P.O. Box 1803 | Cedar Rapids, IA 52401
319.364.0227 ext. 2304 | 319.826.6975 | 800.798.0227

SHIVEHATTERY
ARCHITECTURE + ENGINEERING

: Attachments

Attachment

Project #216331-0

Attachment B

Visitors' Register

DATE	NAME	FIRM	ADDRESS	TO SEE
1/10/17	Raymond Klouda	ELITE ELECTRONIC	STREET 1516 Centre Circle CITY Downers Grove STATE IL	TIME IN 4:30pm TIME OUT 5:00pm
1/10/17	Tanzil Fitzpatrick	Laser Quest	STREET 1525-C Butterfield CITY Downers Grove STATE IL	TIME IN 4:25 TIME OUT 4:??
1/10/17	CINDY JACKOWIAK	The Chalkboard	STREET 1524 B Butterfield CITY DC STATE IL	4:25 TIME IN TIME OUT 4:35
1/10/17	ERIC GIESLER	GH OAK GROVE	STREET 1503 BROOK DR. CITY D.G. STATE IL	TIME IN 4:27 TIME OUT 5:17
	STEVE GIESLER	"	STREET " CITY STATE	TIME IN 4:30 TIME OUT 5:17
	Mike O'Connor	US Brass & Copper	STREET 1401 Brook Dr. CITY STATE	TIME IN 4:30 TIME OUT 5:25
	Lauren Kavanaugh	US Brass + Copper	STREET 1401 Brook Dr. CITY STATE	TIME IN 4:30 TIME OUT 5:25
	Thomas Beda	Fairborn Equip.	STREET 331 Eisenhower Ln S. CITY Lombard STATE IL	TIME IN 4:30 TIME OUT 5:00
	DJ KAVANAUGH	US BRASS AND COPPER	STREET 1401 BROOK CITY DG STATE	TIME IN 4:30 TIME OUT 5:25
	DAVID KAVANAUGH	"	STREET 1418 CITY CENTER CIR STATE	TIME IN 4:30 TIME OUT 5:25
	Kevin Collins	Reliable Label	STREET 1427 Center CITY STATE	TIME IN 4:30 TIME OUT 5:00
	Justin B.	Ken Builders	STREET 2907 Finley CITY Downers Grove STATE IL	TIME IN 4:30 TIME OUT 5:00
			STREET CITY STATE	TIME IN TIME OUT
			STREET CITY STATE	TIME IN TIME OUT
			STREET CITY STATE	TIME IN TIME OUT

P R O P E R T Y V A L U A T I O N S E R V I C E S

7250 N. CICERO AVENUE
SUITE 106
LINCOLNWOOD, ILLINOIS 60712
(773) 777-4600

SUMMARY APPRAISAL REPORT

OF

THE PROPOSED VACATED STREET:
BROOK DRIVE FROM DOWNERS DRIVE TO CENTRE CIRCLE
DOWNERS GROVE, ILLINOIS

AS OF

OCTOBER 10, 2016

FOR

MR. JORDAN D. DREYER, PMP
PROJECT MANAGER
SHIVE-HATTERY
316 2ND STREET SE
SUITE 500
P.O BOX 1803
CEDAR RAPIDS, IA 52401

PROPERTY VALUATION SERVICES

tel: 773.777.4600 fax: 773.777.5977
www.pvsllc.com

October 14, 2016

Mr. Jordan D. Dreyer, PMP
Project Manager
Shive-Hattery
316 2nd Street Se
Suite 500
P.O Box 1803
Cedar Rapids, IA 52401

RE: Proposed Vacated Street
Brook Drive from Downers Drive to
Centre Circle
Downers Grove, Illinois

Dear Mr. Pittner:

Pursuant to your request, we have completed the attached summary appraisal report of the property at the above referenced location.

The subject consists of the proposed vacation of Brook Drive from Downers Drive on the east to Centre Circle Drive on the west. The street contains approximately 66,000± square feet and is approximately 825± feet in length. When combined with the other parcels associated with the proposed Flavorchem Corporation campus, the total site area will be 589,930± square feet. The site will be zoned PUD, Planned Unit Development with a base zoning or O-R-M, Office-Research-Manufacturing District in Downers Grove, Illinois.

Market Value is defined as the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated.

2. Both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest;

3. A reasonable time is allowed for exposure in the open market;

(Continued on next page)

4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and

5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Source: *The Appraisal of Real Estate*. 14th. Chicago: Appraisal Institute, 2013. Print.

The subject property has been inspected and we have made an investigation and analysis in order to arrive at a sound opinion of its market value for purposes as described herein.

One approach to value has been utilized in the following appraisal report (the Sales Comparison approach). The depth of discussion contained in this report is specific to the needs of the client and for their sole intended use in assisting their client with the possible acquisition of the property (street right-of-way). The appraiser is not responsible for unauthorized use of this report.

The accompanying report describes in detail the method of appraisal and contains data gathered in our investigation.

This summary appraisal report has been presented in conformance with the Uniform Standards of Professional Appraisal Practice, but is not intended for federally related financing purposes.

In our opinion, the Market Value of the subject property, expressly subject to all Assumptions and Limiting Conditions contained in this report, as of October 6, 2016, is:

THREE HUNDRED EIGHTY THOUSAND DOLLARS
($380,000)

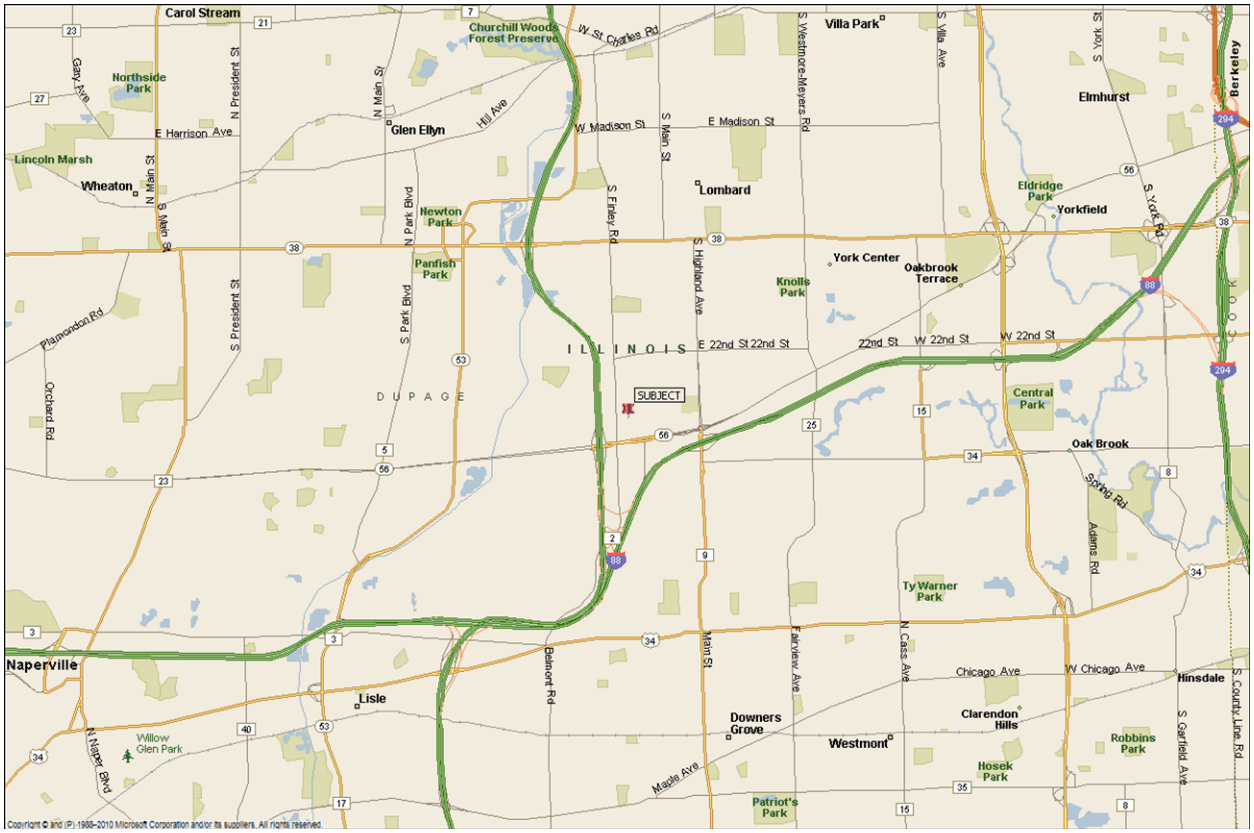
Respectfully submitted,

Harry M. Fishman
Certified General Real Estate Appraiser,
#553.000255, Expiration Date 09/17

CONSULTING/
SUPERVISORY APPRAISER:

Mitchell J. Perlow, MAI
Certified General Real Estate Appraiser,
#553.000338, Expiration Date 09/17

PROPOSED VACATED STREET:
BROOK DRIVE FROM DOWNERS DRIVE TO CENTRE CIRCLE
DOWNERS GROVE, ILLINOIS







BROOK DRIVE LOOKING EAST AT CENTRE CIRCLE



BROOK DRIVE LOOKING WEST AT DOWNERS DRIVE



EAST ON BROOK DRIVE AT DOWNERS DRIVE

WEST ON BROOK DRIVE AT CENTRE CIRCLE



NORTH ON CENTRE CIRCLE



SOUTH ON DOWNERS DRIVE



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SUMMARY OF SALIENT FACTS

ASSIGNMENT:	To estimate the fee simple market value of the property as described herein as of the date below.
LOCATION:	Proposed vacated street: Brook Drive from Downers Drive to Centre Circle Downers Grove, Illinois
PROPERTY RIGHTS APPRAISED:	Fee Simple Estate
PERMANENT INDEX NUMBER:	None for the street
LAND AREA:	66,000± square feet; when combined with the adjacent sites, total site area will be 589,930± square feet.
LAND-TO-BUILDING RATIO:	Not applicable
ZONING:	PUD, Planned Unit Development with a base zoning of O-R-M, Office-Research Manufacturing District
HIGHEST AND BEST USE:	As vacant: Improve the entire site with an industrial development.
VALUE INDICATORS:	Cost Approach: Not applicable Income Capitalization Approach: Not applicable Sales Comparison Approach: $ 380,000
FINAL OPINION OF VALUE:	$380,000
DATE OF VALUATION:	October 10, 2016
DATE OF INSPECTION:	October 10, 2016
DATE OF REPORT:	The date of the report is consistent with the date found on the transmittal letter preceding this appraisal report.

HYPOTHETICAL CONDITIONS

The Uniform Standards of Professional Appraisal Practice defines hypothetical conditions as those which are contrary to what exists but is supposed for the purpose of analysis.

In preparation of this report, the following hypothetical conditions were utilized:

1. The subject is vacant and available for development.

EXTRAORDINARY ASSUMPTIONS

The Uniform Standards of Professional Appraisal Practice defines an extraordinary assumption as "an assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions."

In preparation of this report, the following extraordinary assumptions were utilized in completing the assignment:

1. While requested, no Plat of Survey was provided. The site sizes were taken from a site plan provided by the client and are subject to verification by a current Spotted Plat of Survey.

CLIENT

The client for this appraisal assignment is:

Mr. Jordan D. Dreyer, PMP
Project Manager
Shive-Hattery
316 2nd Street SE
Suite 500
P.O Box 1803
Cedar Rapids, IA 52401

PURPOSE OF THE APPRAISAL
INTENDED USE/USER

The purpose of this appraisal is to develop an opinion of the Market Value of the subject property (land only) described in this report as defined herein. This opinion is to be used solely by the client, Shive-Hattery, to assist their client in the possible acquisition of the property (street right-of-way). There are no other authorized uses or users of this report. Acceptance of, and/or use of this appraisal report constitutes acceptance of the Assumptions and Limiting Conditions contained in the addenda section of this report.

DEFINITION OF MARKET VALUE

Market Value is defined as the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated.

DEFINITION OF MARKET VALUE - Continued

2. Both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest;

3. A reasonable time is allowed for exposure in the open market;

4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and

5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Sources: *The Appraisal of Real Estate*. 14th. Chicago: Appraisal Institute, 2013. Print.; *The Dictionary of Real Estate Appraisal*. 5th. Chicago: Appraisal Institute, 2010. Print.; "Code of Federal Regulations." *Title 12 Banks and Banking, Chapter I, Comptroller of the Currency, Department of the Treasury, Part 34, Real Estate Lending and Appraisals, 34.42, Definitions, (g) and Title 12 Banks and Banking, Chapter V, Office of Thrift Supervision, Department of the Treasury, Part 564, Appraisals, 564.2, Definitions, (g)*. 01 JAN 2004. National Archives and Records Administration. 16 Apr 2009 <http://www.access.gpo.gov/cgi-bin/cfrassemble.cgi?title=200412>. This definition is compatible with the RTC, FDIC, FRS and NCUA definitions of market value as well as the definition referenced in the *Uniform Standards of Professional Appraisal Practice (USPAP)*.

PROPERTY RIGHTS APPRAISED

The property rights considered in this appraisal make up the fee simple estate, "the absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."[1]

SCOPE OF WORK

The Uniform Standards of Professional Appraisal Practice, 2016-2017 Edition, page 4 defines scope of work as "the type and extent of research and analyses in an appraisal or appraisal review assignment."

The following steps were followed in arriving at the final opinion of value included in the appraisal report of the subject property.

1. After receiving the assignment, a preliminary search of all available resources was made to determine market trends, influences and other significant factors pertinent to the subject property.

2. A physical inspection of the site was performed. Although care was exercised while at the subject, the appraiser is not an expert in such matters as pest control, structural engineering, hazardous waste, etc., and no warranty is given to these elements. As needed, inspections by various professionals within these fields might be recommended with the final estimate of value subject to their findings.

[1] The Dictionary of Real Estate Appraisal, 5th Edition, page 78, Published 2010 by the Appraisal Institute.

SCOPE OF WORK- Continued

3. A second review of the data was then performed with the most relevant factors extracted and considered. The sales were examined and transfer information involved in the transactions was analyzed. Market factors were weighed and their influence on the subject property was determined.

4. The appraisal report was then completed in accordance with standards dictated by THE APPRAISAL FOUNDATION. The report included sufficient data and information needed to lead a reader to a similar value conclusion. The Sales Comparison Approach was utilized as it is recognized as the most applicable approach for estimating the value of vacant land. The Cost Approach and Income Capitalization Approach are not applicable. The subject of this appraisal is a street right-of-way which is 80 feet wide and approximately 825± feet long. This right of way could not be independently developed. The right-of-way will become part of a larger corporate campus containing 589,938± square feet. We will value this larger site area and utilize the same unit price to estimate the value of the right-of-way.

5. The appraisal report was then delivered to the client, Shive-Hattery, which constituted the completion of the assignment.

DATE OF INSPECTION

October 10, 2016

DATE OF THE REPORT

The date of the report is consistent with the date found on the transmittal letter preceding this appraisal report.

INTENT OF REPORT

The intent of this report is to comply with the 2016-2017 Uniform Standards of Professional Appraisal Practice, as adopted by the Appraisal Standards Board of the Appraisal Foundation.

COMPETENCY OF THE APPRAISERS

The appraisers have the appropriate knowledge and experience to complete this assignment competently. See attached qualifications of the appraisers in the addendum of this report.

PROHIBITED INFLUENCES

The appraisal assignment was not based upon a requested minimum valuation, specific valuation or approval of a loan. Employment of the appraiser was not conditioned upon the appraiser producing a specific value or value within a given range. Neither employment nor compensation is based upon approval of any related loan application.

PERSONAL PROPERTY

Any personal property involved in the transaction has been excluded from the valuation of the real property. Should a transaction which includes personal property of sufficient value to affect the market value of the real property be evident, a separate assessment of the real property only, excluding any F, F & E or intangible items will be included with the report as a separate valuation. No personal property is included in this report.

LEGAL DESCRIPTION

No legal description was provided. The subject's permanent index numbers were used for identification purposes. We recommend verification with a proper legal description before any use whatsoever.

HISTORY OF THE PROPERTY

The subject is a public right-of-way. There have been no sales on the property in the past three years. It is not currently available for sale.

MARKETING PERIOD AND EXPOSURE TIME

The Definition of Market Value requires that a reasonable time be allowed for exposure in the open market. This exposure time is presumed to have occurred prior to the date of the appraisal, while the estimated marketing period occurs after the date of appraisal.

Exposure time and marketing period could be the same, given a stable market environment with no change anticipated in market conditions. However, in many instances this is not the case. If the market is improving, the marketing period would most likely be less than the exposure period. If the market conditions were anticipated to worsen, however, the opposite may be true.

Only two sales used in this report had marketing times reported:

Sale 5: 560 days
Sale 6: 821 days

In this case, for the subject a period of nine to fifteen months for both exposure and marketing time has been estimated, assuming professional brokerage and proper pricing.

REGIONAL MAP



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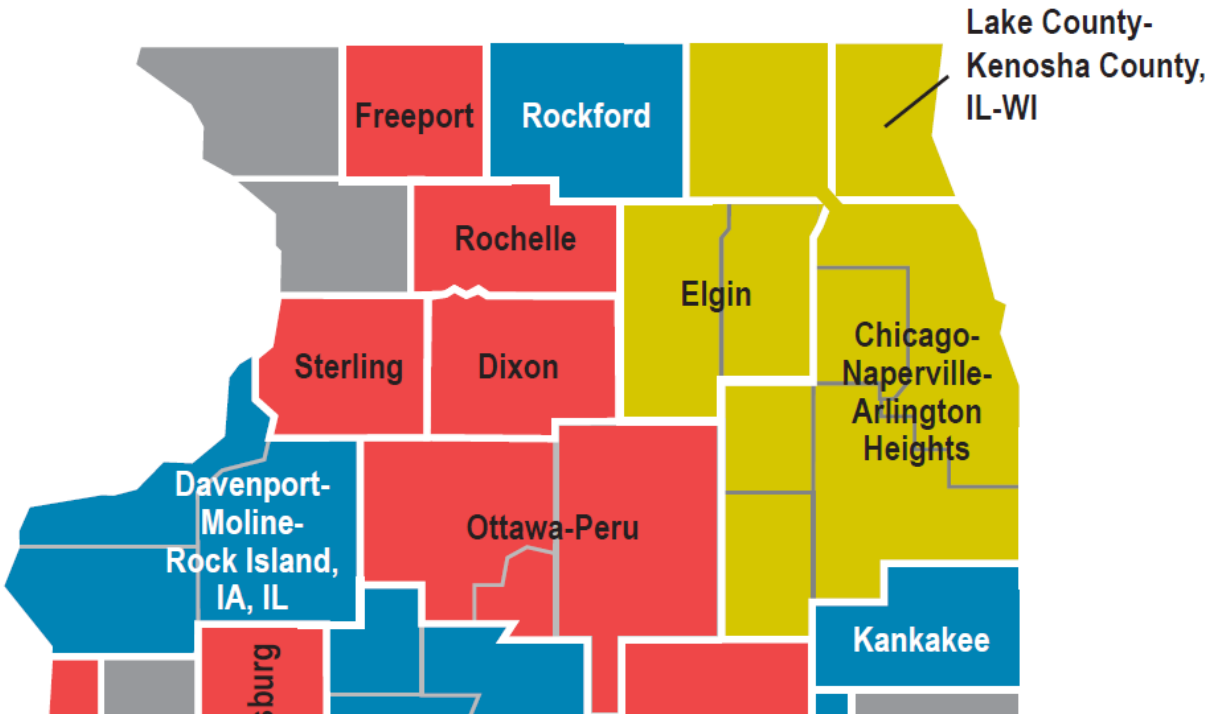
CHICAGOLAND REGIONAL INFORMATION



CHICAGO-NAPERVILLE-ELGIN IL-IN-WI MSA:

Cook County, IL
Dekalb County, IL
DuPage County, IL
Grundy County, IL
Jasper County, IN
Kane County, IL
Kendall County, IL
Kenosha County, WI
Lake County, IL
Lake County, IN
McHenry County, IL
Newton County, IN
Porter County, IN
Will County, IL



CHICAGOLAND REGIONAL INFORMATION- Continued

Population Statistics

POPULATION GROWTH			
	Chicago MSA	**Illinois**	**United States**
2015 Population Estimate:	9,551,031	12,859,995	321,418,820
Population-2010:	9,461,105	12,831,549	308,758,105
% Growth 2010-2015:	0.9%	0.2%	4.1%

Source: US Census Bureau website

POPULATION GROWTH		
County	**2015 Population Estimate**	**% Change April, 2010 to July, 2015**
Cook	5,238,216	0.8%
DeKalb	104,352	-0.8%
DuPage	933,736	1.8%
Grundy	50,541	1.0%
Kane	530,847	3.0%
Kendall	123,355	7.5%
McHenry	307,343	-0.5%
Will	687,263	1.4%

Source: US Census Bureau website

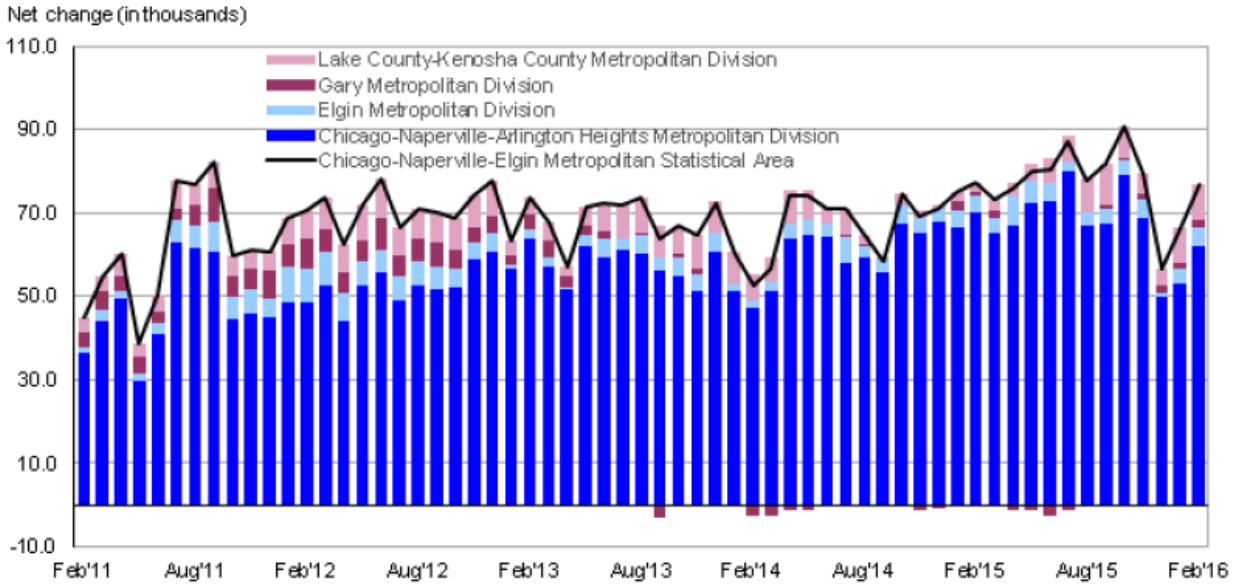
CHICAGOLAND REGIONAL INFORMATION- Continued

Chicago Area Employment – February, 2016

Employment Growth Below National Average

Total nonfarm employment for the Chicago-Naperville-Elgin, Ill.-Ind.-Wis. Metropolitan Statistical Area stood at 4,542,000 in February 2016, up 77,000, or 1.7 percent, over the year, the U.S. Bureau of Labor Statistics reported today. During the same period, the national job count increased 1.9 percent. Assistant Commissioner for Regional Operations Charlene Peiffer noted that the Chicago metropolitan area has had over-the-year employment increases each month since October 2010.

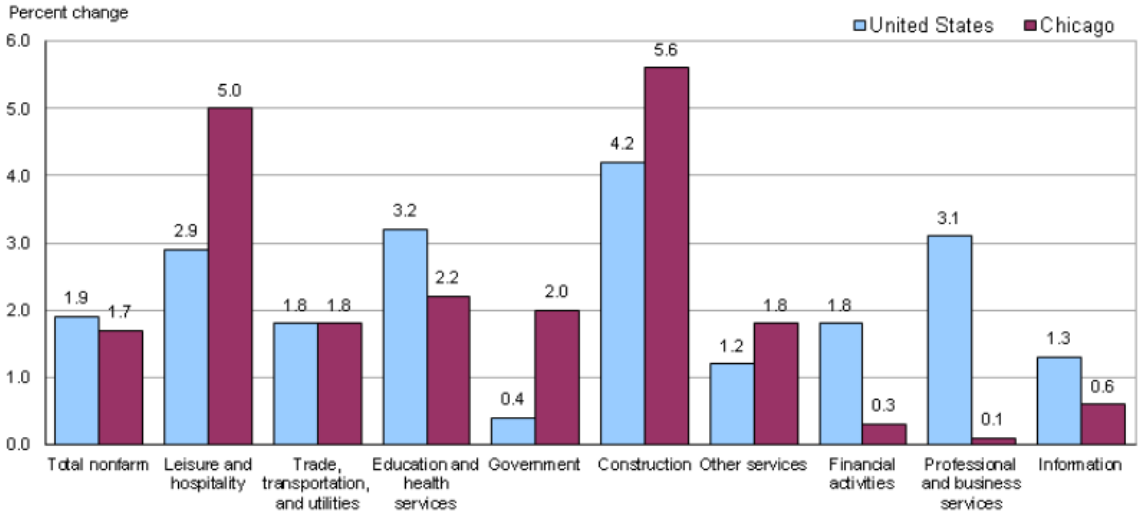
Chart 1. Total nonfarm employment, over-the-year net change in the Chicago metropolitan area and its divisions, February 2011–February 2016



Source: U.S. Bureau of Labor Statistics.

The Chicago metropolitan area is made up of four metropolitan divisions—separately identifiable employment centers within the larger metropolitan area. The Chicago-Naperville-Arlington Heights Metropolitan Division, which accounted for 80 percent of the area's workforce, added 62,100 jobs from February a year ago. Employment in the Lake County-Kenosha County, Ill.-Wis. Metropolitan Division increased by 8,800, while employment in the Elgin Metropolitan Division and the Gary, Ind. Metropolitan Divisions grew by 4,500 and 1,600, respectively, over the year.

Chart 2. Total nonfarm and selected industry supersector employment, over-the-year percent change, United States and the Chicago metropolitan area, February 2016



Source: U.S. Bureau of Labor Statistics.

CHICAGOLAND REGIONAL INFORMATION- Continued

Industry employment

The largest over-the-year employment increase in the Chicago metropolitan area in February 2016 was in the leisure and hospitality industry, up 21,100, or 5.0 percent. The Chicago metropolitan area has had over-the year employment increases each month since August 2010 in the leisure and hospitality industry. Local area employment growth was concentrated in the Chicago division which added 18,200 jobs. Nationwide, employment in leisure and hospitality rose 2.9 percent from the previous February.

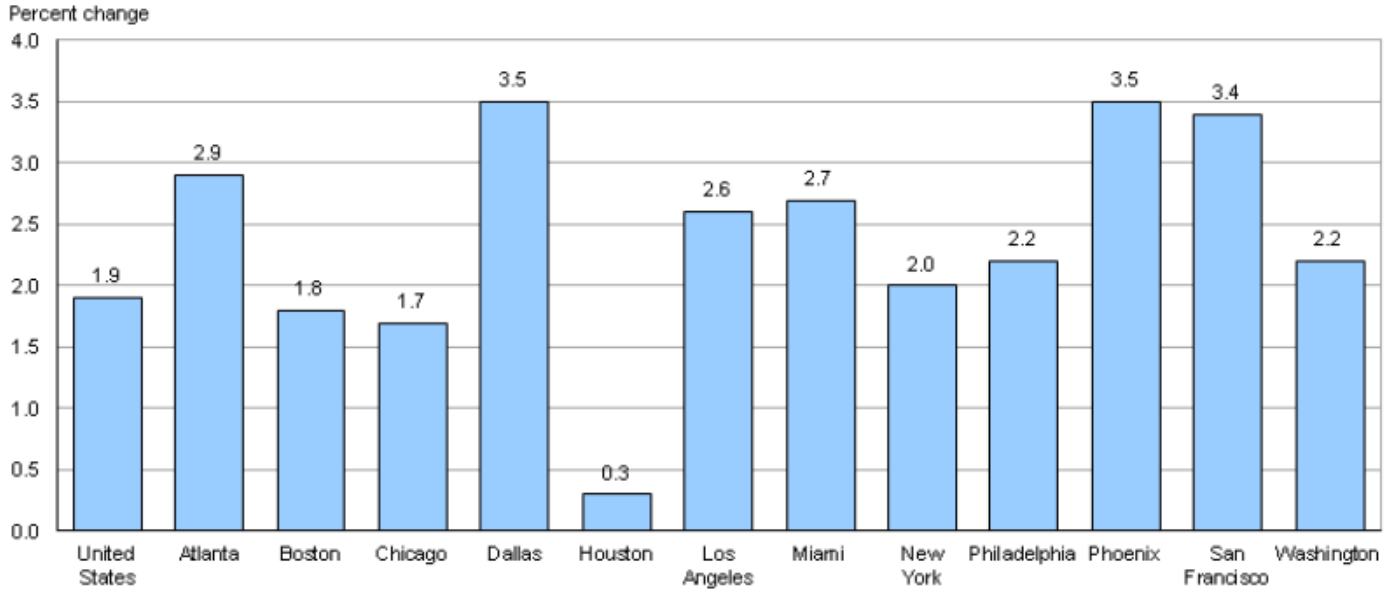
Trade, transportation, and utilities, the largest supersector in the Chicago area, added 16,200 jobs, a 1.8-percent gain from February a year ago. This supersector has had over-the-year employment increases each month since October 2010. In the recent annual period, the Chicago division added 8,300 jobs and the Lake division added 5,500 jobs. Nationally, employment in the trade, transportation, and utilities supersector increased 1.8 percent from February 2015. Local growth in this supersector was strong in retail trade which gained 10,300 jobs since last February. The Chicago division added 6,600 jobs and the Gary division gained 2,000 jobs over-the-year. Nationally, employment in retail trade increased 2.3 percent from the previous February.

Locally, education and health services employment increased by 15,400, a 2.2-percent gain from February 2015 to February 2016. This supersector has experienced over-the-year increases of greater than 1,000 each month since December 1999. In the recent 12-month period, employment in the Chicago division was up by 14,400 or 2.5 percent. Nationwide, employment in this supersector rose 3.2 percent from February a year ago.

Employment in the 12 largest metropolitan areas

Chicago was 1 of the nation's 12 largest metropolitan statistical areas in February 2016. All 12 areas experienced over-the-year job growth during the period, with 9 exceeding the national average of 1.9 percent. All 12 areas experienced over-the-year job growth during the period, with 9 exceeding the national average of 1.9 percent. The Dallas-FortWorth-Arlington and Phoenix-Mesa-Scottsdale areas had the fastest rates of job growth, up 3.5 percent each, followed by San Francisco-Oakland-Hayward at 3.4 percent. The Houston-TheWoodlands-Sugar Land area had the slowest rate of job growth, up 0.3 percent.

Chart 3. Total nonfarm employment, over-the-year percent change, United States and 12 largest metropolitan areas, February 2016



Source: U.S. Bureau of Labor Statistics.

**Source: bls.gov*

CHICAGOLAND REGIONAL INFORMATION- Continued

Midwest Economy - Labor Force Statistics

Civilian labor force in the Midwest, seasonally adjusted (in thousands)*

Area	May 2015	March 2016	April 2016	May 2016	May, 2015 to May, 2016	
					Net Change	Percent Change
United States	157,367	159,286	158,924	158,466	1,099	0.7
Midwest	34,488.4	35,055.9	35,153.9	35,144.2	655.8	1.9
Illinois	6,500.4	6,644.6	6,669.5	(P)6,660.4	(P)160.0	(P)2.5
Indiana	3258.0	3,340.9	3,362.0	(P)3,369.7	(P)111.8	(P)3.4
Iowa	1,698.6	1,714.9	1,713.6	(P)1,711.4	(P)12.8	(P)0.8
Kansas	1,494.1	1,512.5	1509.3	(P)1,504.2	(P)10.2	(P)0.7
Michigan	4736.0	4,857.1	4,874.6	(P)4,869.1	(P)133.1	(P)2.8
Minnesota	3,007.0	3,067.8	3,069.6	(P)3,062.5	(P)55.6	(P)1.8
Missouri	3,108.9	3,164.2	3,168.4	(P)3,162.7	(P)53.8	(P)1.7
Nebraska	1,010.8	1,019.1	1,019.9	(P)1,020.4	(P)9.6	(P)0.9
North Dakota	414.4	417.5	417.9	(P)418.5	(P)4.1	(P)1.0
Ohio	5,700.9	5,789.4	5,816.7	(P)5,826.0	(P)125.0	(P)2.2
South Dakota	452.3	4454.5	454.5	(P)454.7	(P)2.3	(P)0.5
Wisconsin	3,086.1	3,143.2	3,144.1	(P)3,140.8	(P)54.6	(P)1.8
Footnotes						
(P) Preliminary						

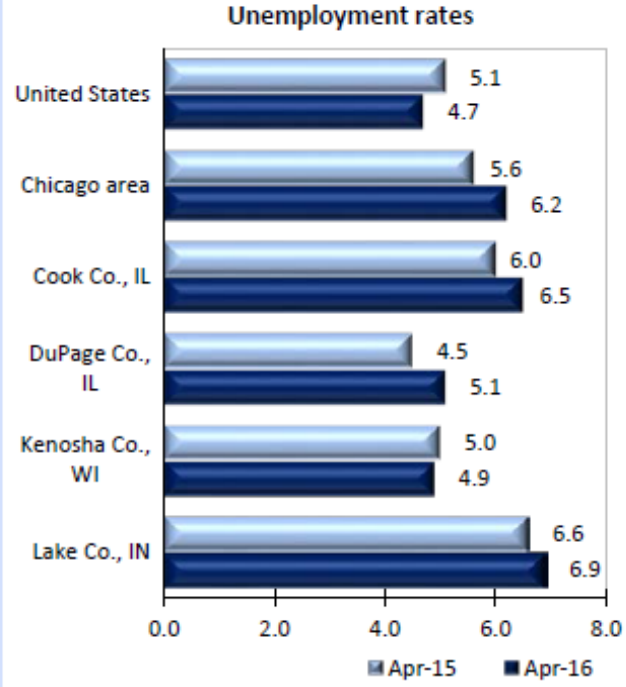
Unemployment rates in the Midwest, seasonally adjusted (in percent)*

Area	May 2015	March 2016	April 2016	May 2016	Net change May, 2015 to May, 2016
United States	5.5	5.0	5.0	4.7	-0.8
Midwest	4.9	4.8	4.9	4.8	-0.1
Illinois	5.9	6.5	6.6	(P)6.4	(P)0.5
Indiana	4.8	5.0	5.2	(P)5.0	(P)0.2
Iowa	3.6	3.8	3.9	(P)3.9	(P)0.3
Kansas	4.2	3.9	3.8	(P)3.7	(P)-0.5
Michigan	5.5	4.8	4.8	(P)4.7	(P)-0.8
Minnesota	3.6	3.8	3.8	(P)3.8	(P)0.2
Missouri	5.1	4.2	4.3	(P)4.3	(P)-0.8
Nebraska	2.9	3.0	3.0	(P)3.0	(P)0.1
North Dakota	2.8	3.1	3.2	(P)3.2	(P)0.4
Ohio	4.9	5.1	5.2	(P)5.1	(P)0.2
South Dakota	3.2	2.5	2.5	(P)2.5	(P)-0.7
Wisconsin	4.6	4.5	4.4	(P)4.2	(P)-0.4
Footnotes					
(P) Preliminary					

**Source: bls.gov*

CHICAGOLAND REGIONAL INFORMATION- Continued

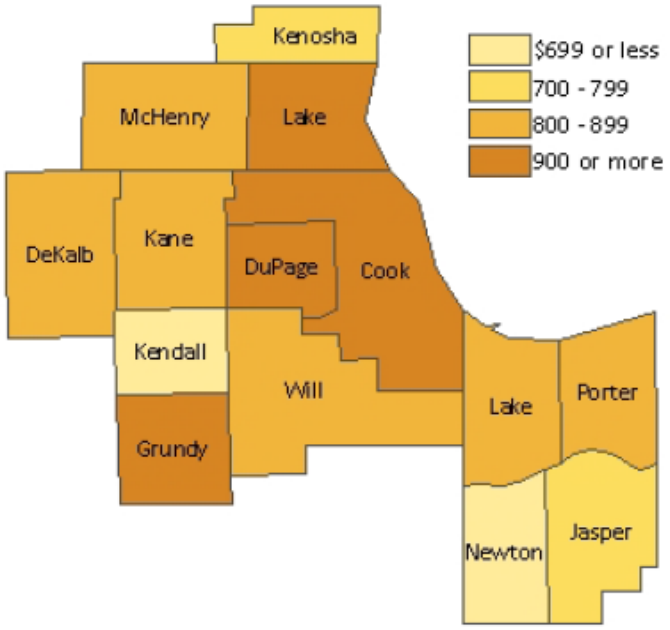
Unemployment rates for the Chicago area, selected area counties, and the nation



Source: U.S. BLS, Local Area Unemployment Statistics.

Average weekly wages for all industries by county

Chicago area, 3rd quarter 2015
(U.S. = $974; Area = $1,066)



Source: U.S. BLS, Quarterly Census of Employment and Wages.

CHICAGOLAND REGIONAL INFORMATION- Continued

CHICAGO AREA INFORMATION*

Chicago has one of the world's largest and most diversified economies, with more than four million employees and generating an annual gross regional product (GRP) of over $575 billion. The city is an efficient economic powerhouse, home to more than 400 major corporate headquarters, including 31 in the Fortune 500. Among the most diverse economies in the nation, Chicago is a key player in every sector from risk management innovation to manufacturing to information technology to health services

- The heart of a 14-county metropolitan area
- Home to 9.5 million residents, a population that has grown by 4% (+360,000 people) since 2000
- 2.4+ million working-age adults are within a 50-minute commute of downtown Chicago

Centrally located, Chicago provides direct and nonstop service to more than 200 cities worldwide, has the second largest public transportation system in the US, is among the five largest container ports in the world, and serves as a hub for all six major North American railroads and six major U.S. Interstates.

Trading Post
The most distinctive aspect of Chicago's financial services community is also among its oldest. The city's derivatives exchange community, which started with commodity futures trading at the Chicago Board of Trade in 1848, established the city as a global financial center. To this day, even though the trading of derivatives is conducted on an ever-expanding international scale, Chicago arguably remains the geographic center of global derivatives trading – in terms of markets, scale and talent.

- Chicago accounts for nearly one quarter (22%) of the world's global derivatives trading market; 2X New York (11%) and more than all of the exchanges in Europe combined (20%)
- Chicago-based exchanges generated 4.7 billion in annual global derivatives trading volume with a notional value of more than one quadrillion in 2014
- Chicago-based Options Clearing Corporation clears all US options contracts – 4.6 billion in 2014 (the second highest volume on record)
- Chicago futures and options exchanges collectively dominate exchange-based derivatives trading, with more than half of exchange-based derivatives trading in North America

A Global City
Home to over 1,800 foreign-based companies and more than $100 billion in foreign direct investment, Chicago has long been a hub of international business activity. International business resources include:

- 80+ Consulates/Consuls General
- 100+ international Chambers of Commerce and international trade-based organizations
- 28 international sister cities

International Trade
Total trade in Illinois has increased from $159.0 billion in 2010 to $207.9 billion in 2014. Global exports, led by vehicles, electric machinery, and mineral fuels/oil, totaled $68.2 billion, while imports totaled $139.7 billion.

Major trade partners include:
- Canada – $67.1 billion in total trade (2014)
- China (Mainland) – $34.2 billion
- Mexico – $21.2 billion
- Japan – $10.2 billion
- Germany – $8.2 billion

**Source: www.worldbusinesschicago.com*

CHICAGOLAND REGIONAL INFORMATION- Continued

Key Industries

Chicago's economy thrives on a combination of mature (manufacturing and transportation/distribution) and emerging (info-tech, research & development, and green energy) industries.

The region ranks in the Top 5 in output among U.S. metro areas in a number of key and emerging industries including:

- **Business & Financial Services** – Chicago offers one of the largest, most diverse pools of business and financial service expertise, with over 1 million employees in those industries. Specializations include:
  - Accounting, tax preparation, bookkeeping & payroll services
  - Advertising
  - Recruiting
  - Legal services
  - Management services
  - R&D
  - Specialized design

- **Manufacturing** – Chicago has consistently been a leader in manufacturing, with over 407,000 employed across various manufacturing specialties. The Chicago region's manufacturing base continues to change with the economy, recently adding jobs in green building material and hi-tech products.

- **Transportation & Distribution** – Chicago has dominated the North American transportation and distribution scene since the 1850s. In the past 20 years, it has become the major crossroads of America's global trade. Consequently, Chicago offers the most competitive and cost-effective transportation center in the Americas.
  - Central location with air, rail, and water distribution capacity
  - Hub of six of seven Class I U.S. railroads
  - Top 5 Container Port in the World, handling over 15 million TEU's
  - Convergence of six major highways
  - Chicago's airport system ships and receives 1.6 million tons of freight, mail, and goods annually
  - Non-stop global gateway to more than 50 international and 150 domestic business centers
  - Two ports capable of handling ocean-going ships and barges
  - Linked to the Atlantic via St. Lawrence Seaway and to the Gulf of Mexico via the Mississippi River

- **Biotech** – Chicago and its greater metropolitan area provide life science and biotech entrepreneurs with a tremendous balance of capital, community and global fluency. Area companies are at the forefront of developments in diagnostics, therapeutics, medical equipment, and food and environmental biotechnologies, as well as enabling technologies such as bioinformatics, genomics and proteomics.

- **InfoTech** – Established and emerging companies, alongside the city's prominent universities and entrepreneurship facilities, its vibrant tech culture and initiatives, and its incubators and early-stage growth accelerators, are all coming together to make the city a dominating player in the global technology scene. Additionally, consistent with its history of being a center for applied technologies, Chicago's technology expertise is based on a concentration of information intensive industries.

- **Health** –
  - 527,000+ employed in the health services industry.
  - 89 hospitals
  - 6 medical schools

CHICAGOLAND REGIONAL INFORMATION- Continued

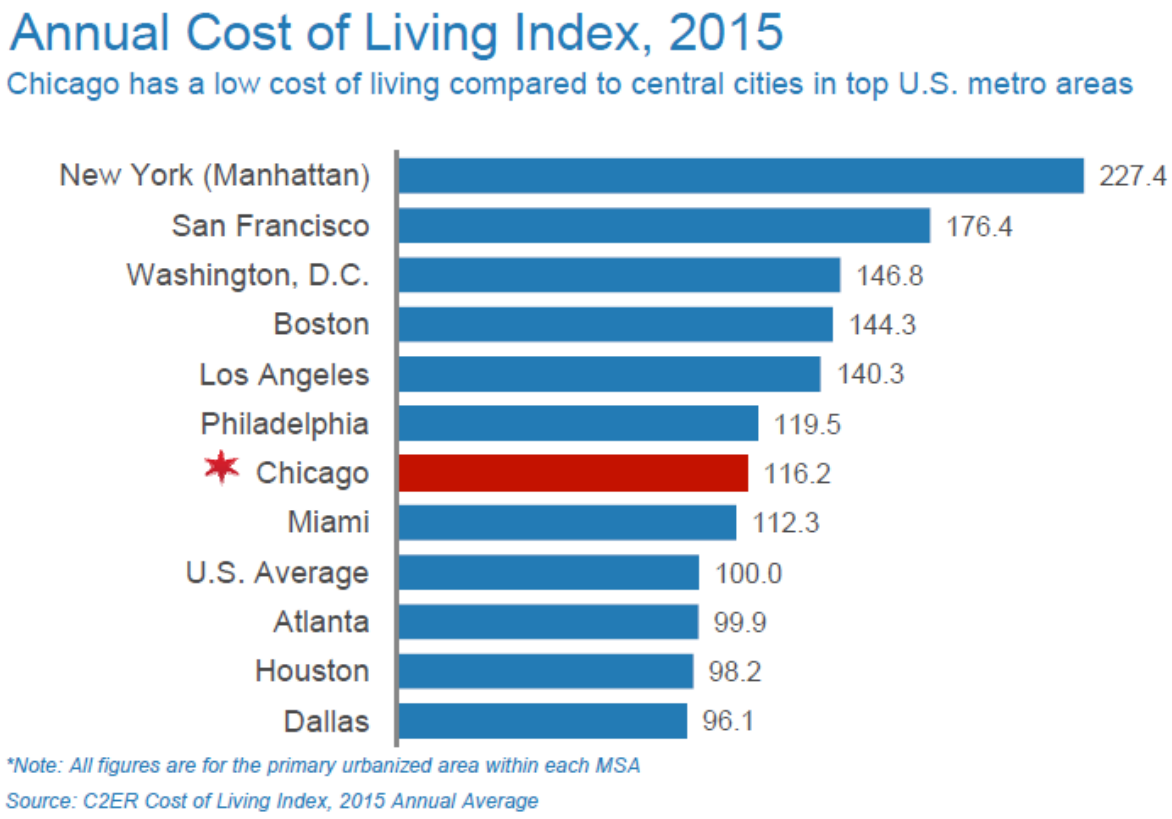
A Talented Workforce

Numerous studies point to a skilled workforce as a significant indicator of economic prosperity. Education is one of the key drivers behind a highly skilled and diversified workforce, and Chicago is not only concentrated in terms of educational institutions, but offers leading programs to prepare today's students for tomorrow's global opportunities.

- Two of the top business schools in the world
- 250+ corporate research and development facilities
- 94 Nobel Prize winners
- 160,000+ students downtown
- #2 Best City to Get a College Degree among 60 global cities
- 145,000+ doctoral degrees awarded annually by more than 150 public and private post-secondary educational institutions

Quality of Life

According to worldbusinesschicago.com, Chicago is a smart, dynamic city that offers a quality of life unparalleled by any other major metropolis, providing a true community with world class amenities for businesses and people. Described as an "urban value," Chicago's cost of living is lower than leading cities including New York, Los Angeles, Washington, D.C., Boston, and Philadelphia. Chicago's wide variety of places to live — from downtown high-rise condos, to traditional bungalows, to row homes, to rural farm houses — are conveniently linked to business opportunities by a 3,700-square mile public transit system serving over 660 million passengers annually. The city's unique character can be attributed to its people, its location/infrastructure, its collaborative business and government community, and an unprecedented array of arts and cultural resources, activities and destinations. There are 40+ museums, more than 200+ theater companies, dozens of destination retailers, more than 400+ neighborhood festivals that showcase ethnic customs, music and food, and some of the top-ranked restaurants and hotels in the world. Chicago's low cost of living and doing business ensures you can enjoy more of what the city has to offer.



CHICAGOLAND REGIONAL INFORMATION- Continued

Chicago Industrial Market
(CoStar 1st Quarter, 2016 Report)

According to Costar.com, the Chicago Industrial market ended the first quarter 2016 with a vacancy rate of 7.0%. The vacancy rate was down over the previous quarter, with net absorption totaling positive 3,425,531 square feet in the first quarter. Vacant sublease space increased in the quarter, ending the quarter at 1,951,158 square feet. Rental rates ended the first quarter at $5.69, an increase over the previous quarter. A total of 12 buildings delivered to the market in the quarter totaling 3,294,040 square feet, with 14,036,591 square feet still under construction at the end of the quarter.

Rental Rates

The average quoted asking rental rate for available Industrial space was $5.69 per square foot per year at the end of the first quarter 2016 in the Chicago market area. This represented a 2.0% increase in quoted rental rates from the end of the fourth quarter 2015, when rents were reported at $5.58 per square foot.
The average quoted rate within the Flex sector was $10.82 per square foot at the end of the first quarter 2016, while Warehouse rates stood at $5.35. At the end of the fourth quarter 2015, Flex rates were $10.83 per square foot, and Warehouse rates were $5.24.

Sales Activity

Tallying industrial building sales of 15,000 square feet or larger, Chicago industrial sales figures rose during the fourth quarter 2015 in terms of dollar volume compared to the third quarter of 2015.

In the fourth quarter, 141 industrial transactions closed with a total volume of $936,833,585. The 141 buildings totaled 16,492,873 square feet and the average price per square foot equated to $56.80 per square foot. That compares to 105 transactions totaling $430,196,224 in the third quarter. The total square footage was 9,978,093 for an average price per square foot of $43.11.

Total year-to-date industrial building sales activity in 2015 is down compared to the previous year. In the twelve months of 2015, the market saw 484 industrial sales transactions with a total volume of $2,126,255,974. The price per square foot has averaged $48.65 this year. In the twelve months of 2014, the market posted 474 transactions with a total volume of $2,528,138,208. The price per square foot averaged $48.49.

Cap rates have been lower in 2015, averaging 7.75%, compared to the twelve months of last year when they averaged 7.83%.

One of the largest transactions that has occurred within the last four quarters in the Chicago market is the sale of White Oak Center II in Aurora. This 428,000-square-foot industrial building sold on 3/31/2016 for $130,000,000, or $303.74 per square foot. This transaction was the result of a sale leaseback with GFX Corporation executing a 15-year lease with CyrusOne.

Source: www.costar.com

CHICAGOLAND REGIONAL INFORMATION- Continued

Chicago Retail Market
(CoStar 1st Quarter, 2016 Report)

According to Costar.com, the Chicago retail market did not experience much change in market conditions in the first quarter 2016. The vacancy rate went from 7.8% in the previous quarter to 7.7% in the current quarter. Net absorption was positive 956,615 square feet, and vacant sublease space decreased by (175,214) square feet. Quoted rental rates increased from fourth quarter 2015 levels, ending at $15.62 per square foot per year. A total of 30 retail buildings with 351,569 square feet of retail space were delivered to the market in the quarter, with 2,597,727 square feet still under construction at the end of the quarter.

Rental Rates

Average quoted asking rental rates in the Chicago retail market are up over previous quarter levels, and down from their levels four quarters ago. Quoted rents ended the first quarter 2016 at $15.62 per square foot per year. That compares to $15.61 per square foot in the fourth quarter 2015, and $15.95 per square foot at the end of the second quarter 2015. This represents a 0.1% increase in rental rates in the current quarter, and a 2.11% decrease from four quarters ago.

Sales Activity

Tallying retail building sales of 15,000 square feet or larger, Chicago retail sales figures fell during the fourth quarter 2015 in terms of dollar volume compared to the third quarter of 2015.

In the fourth quarter, 64 retail transactions closed with a total volume of $435,926,687. The 64 buildings totaled 2,932,061 square feet and the average price equated to $149 per square foot. That compares to 67 transactions totaling $778,754,263 in the third quarter 2015. The total square footage in the third quarter was 3,481,560 square feet for an average price per square foot of $224.

Total retail center sales activity in 2015 was up compared to 2014. In the twelve months of 2015, the market saw 246 retail sales transactions with a total volume of $2,356,061,519. The price per square foot averaged $178. In the same twelve months of 2014, the market posted 243 transactions with a total volume of $1,507,904,536. The price per square foot averaged $132.

Cap rates have been lower in 2015, averaging 7.32% compared to the same period in 2014 when they averaged 8.19%.

One of the largest transactions that has occurred within the last four quarters in the Chicago market is the sale of 669 Mag Mile in Chicago. The three-property portfolio totaling 148,245 square foot retail center sold for $295,000,000 or $1,989.95 per square foot on 9/23/2015.

Source: www.costar.com

CHICAGOLAND REGIONAL INFORMATION- Continued

Chicago Office Market
(CoStar 1st Quarter, 2016 Report)

According to Costar.com, the Chicago Office market ended the first quarter 2016 with a vacancy rate of 13.2%. The vacancy rate was up over the previous quarter, with net absorption totaling negative (519,523) square feet in the first quarter. Vacant sublease space increased in the quarter, ending the quarter at 3,539,624 square feet. Rental rates ended the first quarter at $23.41, an increase over the previous quarter. A total of seven buildings delivered to the market in the quarter totaling 527,997 square feet, with 7,245,865 square feet still under construction at the end of the quarter.

Rental Rates

The average quoted asking rental rate for available office space, all classes, was $23.41 per square foot per year at the end of the first quarter 2016 in the Chicago market area. This represented a 0.5% increase in quoted rental rates from the end of the fourth quarter 2015, when rents were reported at $23.30 per square foot.

The average quoted rate within the Class-A sector was $26.61 at the end of the first quarter 2016, while Class-B rates stood at $21.03, and Class-C rates at $18.68. At the end of the fourth quarter 2015, Class-A rates were $26.55 per square foot, Class-B rates were $21.04, and Class-C rates were $17.67.

The average quoted asking rental rate in Chicago's CBD was $31.84 at the end of the first quarter 2016, and $19.51 in the suburban markets. In the fourth quarter 2015, quoted rates were $31.69 in the CBD and $19.36 in the suburbs.

Sales Activity

Tallying office building sales of 15,000 square feet or larger, Chicago office sales figures rose during the fourth quarter 2015 in terms of dollar volume compared to the third quarter of 2015.

In the fourth quarter, 52 office transactions closed with a total volume of $2,218,773,647. The 52 buildings totaled 10,542,735 square feet and the average price per square foot equated to $210.46 per square foot. That compares to 51 transactions totaling $1,011,554,500 in the third quarter 2015. The total square footage in the third quarter was 6,109,963 square feet for an average price per square foot of $165.56.

Total office building sales activity in 2015 was up compared to 2014. In the twelve months of 2015, the market saw 199 office sales transactions with a total volume of $7,712,030,694. The price per square foot averaged $221.27. In the same twelve months of 2014, the market posted 189 transactions with a total volume of $5,743,624,682. The price per square foot averaged $195.83.

Cap rates have been lower in 2015, averaging 7.30% compared to the same period in 2014 when they averaged 7.68%.

One of the largest transactions that has occurred within the last four quarters in the Chicago market is the sale of Willis Tower located in the West Loop submarket. This 3,859,845-square-foot office building sold for $1,300,000,000, or $336.80 per square foot. The property sold on 6/2/2015, at a 6.60% cap rate.

Source: www.costar.com

CHICAGOLAND REGIONAL INFORMATION- Continued

Apartment Market

Apartment deliveries to reach highest level since 2000; peaks expected in both the city and suburbs. Metrowide during 2016, 8,000 rentals will be completed, roughly 5,000 units in the city and 3,000 in suburban submarkets. Many of these projects, especially in downtown Chicago, began marketing efforts at the same time, generating competition for available tenants, which will likely slow the lease-up and expand concessions in some buildings. Steady job creation, led by tech sector hiring in the city, will provide demand for many of the new luxury units being added this year. Companies continue to move to and add employees in the metro. Beam-Suntory recently announced that it is moving its headquarters from Deerfield to downtown. Allstate is opening a downtown office to help attract and retain young professionals and GE announced that two of its divisions will be adding tech jobs and it is moving its healthcare division headquarters to the area.

Outside investors are seeking safety and cash flows in Chicago's apartment assets. The surge in construction, especially towers in the city, is providing investment opportunities for institutions and life companies at cap rates that are typically in the 4 to 5 percent range. In many areas of the metro, buyer demand outpaces available supply. This is especially so for vintage properties in portions of the city that are designated for transit-oriented development (TOD). These zones allow for higher densities and less parking and encourage walkable neighborhoods that are desired by many young professionals and downsizing baby boomers. Older buildings that can be easily renovated and have rents brought up to market rate will trade quickly at initial yields starting below 5 percent. Higher tax rates in Cook County are motivating more investors to look farther from the core. Rising suburban rents have the potential to provide investors with higher cash flows. Some buyers are headed to Kenosha County in Wisconsin where property taxes and entry costs are lower. Here, last year's addition of thousands of jobs at Amazon is driving the need for rentals and drawing investors to apartment assets nearby.

2016 Annual Apartment Forecast

- **Employment:** Employment growth will climb 1.3 percent in 2016 as roughly 60,000 jobs are generated. This is down from a 1.4 percent gain last year when 65,400 positions were added and slightly below the metro's five year average.
- **Construction:** Completions will rise to the highest level since 2000 as developers bring 8,000 apartments into service this year, a 1.1 percent increase in inventory. Of the total, 5,000 rentals will be delivered in the city, while 3,000 units are finalized in the suburbs.
- **Vacancy:** Marketwide, vacancy will decline 20 basis points to 3.6 percent, after a 40-basis-point drop last year. A surge of completions will push vacancy in the city up 50 basis points to 4.2 percent, while more affordable rents will tighten vacancy 20 basis points to 3.4 percent in the suburbs.
- **Rents:** After a 5.1 percent jump in the average effective rent was registered during 2015, rent growth will ease this year as competition for renters in the most desirable neighborhoods expands concessions. The average asking rent will rise 3.9% this year to $1,360 per month.

CHICAGOLAND REGIONAL INFORMATION- Continued

Vacancy and Rents

City

- During the final quarter of 2015, deliveries overtook tenant demand, producing a 20-basis-point increase in the vacancy rate to 3.7 percent. Vacancy, however, is down 60 basis points on a year-over-year basis.

- Strong demand for amenity-laden apartments in the city contributed to the average effective rent jumping 5.6 percent over the past four quarters to $1,631 per month at year end. One year earlier, rents rose 2.9 percent.

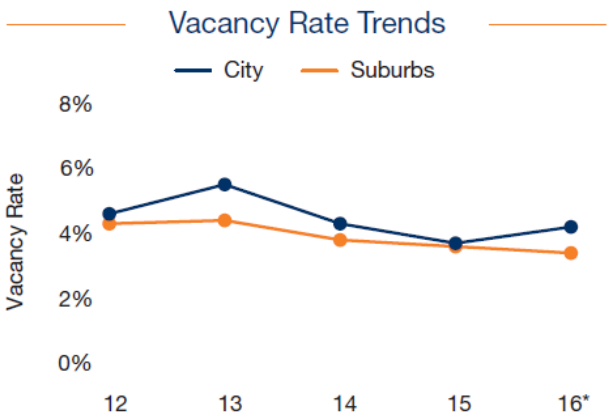
Outlook: The surge in deliveries will outpace tenant demand during 2016, resulting in vacancy ending the year at 4.2 percent, a 50-basis-point hike. Expanded concessions and competition among new units leasing up will restrict rent growth to 1.0 percent this year at $1,648 per month.

Suburban

- Inventory additions resulted in vacancy rising 30 basis points to 3.6 percent in the fourth quarter, although the rate is down 20 basis points year over year. The Central Cook County submarket registered the lowest year-end rate at 2.7 per-cent. Nearly 600 units due in the submarket in 2016 should nudge vacancy up.

- Vacancy below the typical replacement level is improving rent growth. During 2015, the average effective rent rose 4.5 percent to $1,112 per month, up from a 1.4 percent gain in the previous 12-month period.

Outlook: Demand for more affordable rents will tighten suburban vacancy 20 basis points in 2016 to 3.4 percent. As a result, the average asking rent will move up 4.9 percent to $1,167 per month.





CHICAGOLAND REGIONAL INFORMATION- Continued

Sales Trends

City

- Deal flow jumped 16 percent during 2015, on top of an 18 percent hike one year earlier. Investors were most heavily focused in the North Lakefront area where transaction activity climbed 13 percent during the period.

- Prices vary widely by class. Upper-tier assets sold in the last four quarters averaged more than $460,800 per unit, while Class C properties traded at an average of $186,900 per unit.

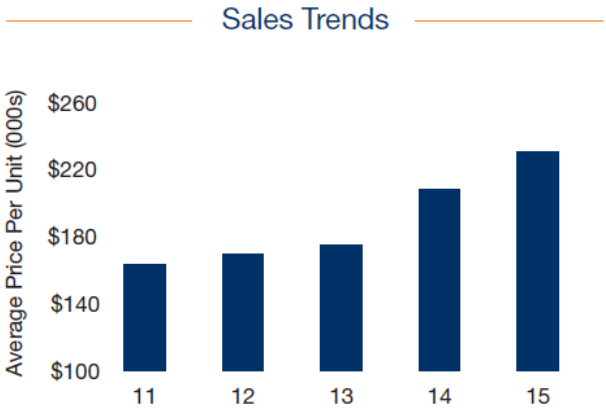
Outlook: Owners in redeveloping areas may benefit from rising valuations but need to keep abreast of nearby competition and changes in market-rate rents. Owners with strong occupancy may want to list while buyer demand is piqued.

Suburban

- Improving operations and higher yields have more investors willing to consider suburban assets. As a result, transaction activity jumped 12 percent during the past four quarters, up from a 3 percent gain one year earlier tory additions resulted in vacancy rising 30 basis points to 3.6 percent in the fourth quarter, although the rate is down 20 basis points year over year. The Central Cook County submarket registered the lowest year-end rate at 2.7 per-cent. Nearly 600 units due in the submarket in 2016 should nudge vacancy up.

- Increased investor demand contributed to prices rising 16 percent over the year, to an average of $130,000 per unit. Assets sold in Kenosha County and North-east Lake County in 2015 averaged less than $50,000 per door.

Outlook: Higher taxes in Cook County will likely motivate more local buyers to look outside the county for apartment assets. Properties with convenient transit access and near amenities such as retail and restaurants will be desired.



CHICAGOLAND REGIONAL INFORMATION- Continued

Capital Markets

- Following the first interest rate increase since 2008, the Federal Reserve has promised a measured, patient approach to future rate hikes. Recently, the mixed picture of U.S. economic data has given several members of the bank's monetary policy committee reason to pause. Robust labor market indicators present positive evidence of continued expansion, while manufacturing and inflation expectations have weakened due to the stronger dollar. As a result, the central bank will likely weigh the balance of data over the coming months before enacting additional rate hikes.

- Multifamily housing trends have continued to accelerate over the past year, with the national vacancy rate falling 40 basis points to 4.1 percent. Meanwhile, development remains considerable, although generally limited to primary markets; deliveries in 2015 exceeded 230,000 units for the second straight year, the highest annual total since 2000. However, despite the incredible pace of construction, net absorption surpassed supply growth, supporting a 5.6 percent climb in average effective rental rates.

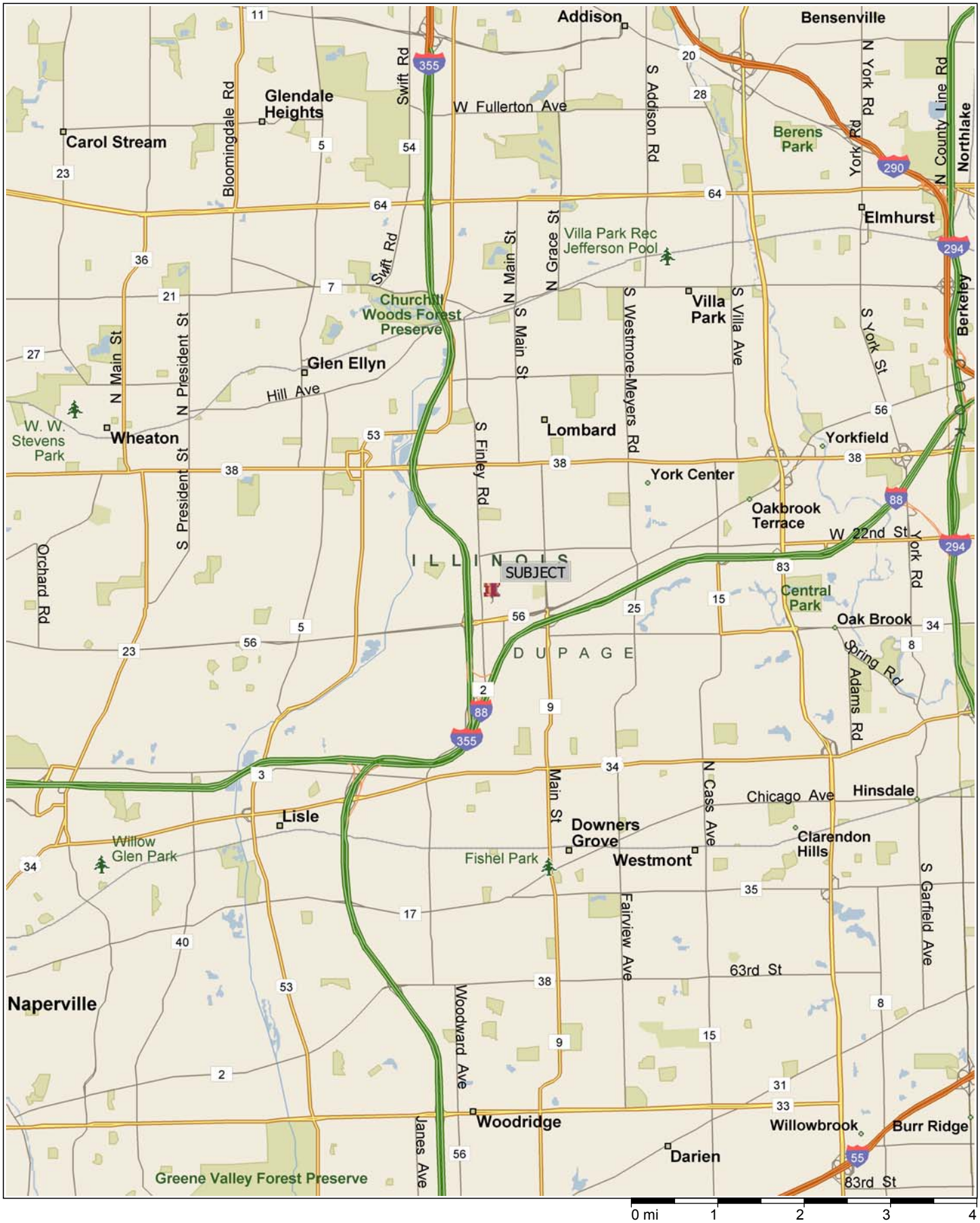
- Fannie Mae and Freddie Mac are underwriting five-, seven- and 10-year commercial property loans with maximum leverage of 80 percent. Interest rates for these loans will range from 3.7 percent to 4.2 percent, depending on loan structure and maturity, for loans above $3 million. Portfolio lenders, including commercial banks and life insurance companies, offer debt at 65 to 75 percent loan to value on 10-year terms at 3.60 to 4.25 percent. Floating-rate terms typically carry a maximum LTV of 65 percent for stabilized properties, while pricing at a 250- to 425-basis-point spread above Libor. CMBS issuance topped $100 billion last year, but wider spreads have curtailed activity thus far in 2016.

Source: Marcus and Millichap 1st Quarter, 2016 Report

Conclusion

In general, the national as well as the local economy continues to improve after the severe recession. In addition, financing is readily available at historically low interest rates. Considering all factors affecting the real estate market, real estate values should generally remain stable and in a number of market segments, continue to increase in the near future.

LOCATION MAP



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AREA INFORMATION - DOWNERS GROVE*

Located 19 miles from the Loop, Downers Grove was founded in 1832 by Pierce Downer and is home to more than 50,000 residents, eleven elementary schools, two middle schools, two high schools and one university. But beyond the statistics, Downers Grove offers a rich array of experiences for residents and visitors. In fact, when residents of Downers Grove choose the Village, they come to stay. The average resident lives in the Village 18 years.

Education

Downers Grove is home to eleven public elementary schools, several private schools and two middle schools. In Fall 2007, Pierce Downer School was honored as an outstanding learning environment when it was declared a Blue Ribbon School by the U.S. Department of Education. The school was nominated for the prestigious award due to its continuous improvement over the preceding five years and students' top-notch scores on the Illinois Standards Achievement Test. The accolades don't stop there for District 58 schools. Pierce Downer, along with Belle Aire and Hillcrest schools, earned a 2007 Excellence Award from Northern Illinois University and the Illinois Department of Education for Exemplary Academic Performance on the Illinois learning standards.

One of the Village's best kept secrets is Midwestern University. Founded in 1900 as the American College of Osteopathic Medicine and Surgery, MWU relocated to Downers Grove in 1986 to a 105 acre campus including classrooms, laboratories, a new state-of-the-art library and auditorium building, and student housing.

Healthcare

One of the many reasons people flock to Downers Grove is state-of-the-art Advocate Good Samaritan Hospital. During the past 30 years, Advocate Good Samaritan Hospital has grown rapidly from its small, community origins to become one of the leading hospitals in Illinois. On October 11, 1976 the hospital opened its doors, welcoming the first patient. Today Good Samaritan is the only Level I Trauma Center in DuPage County. Just recently, Good Samaritan completed a $45 million state-of-the-art surgical pavilion featuring 50,000 square feet of technology and design innovation-all geared at enhancing an exceptional patient experience.

Business

Downtown Downers Grove is the heart of our Village but business thrives from north to south. Other corridors include:

Butterfield and Finley

The Butterfield/Finley Business District offers superior accessibility due to its location adjacent to interstates I-88 and I- 355. It is one of the most energetic and diverse districts in Downers Grove and includes five retail shopping centers, two office complexes, one industrial park and six hotels, representing more than five million square feet.

** Source: Downersgrove.org and updated with data from the Multiple Listing Service website.*

AREA INFORMATION- Continued

31st and Highland

The 31st Street and Highland Business District are located within a few miles of I-355 and I-294 and are immediately adjacent to I-88. This excellent location enables businesses to attract qualified employees from miles around. The district is comprised primarily of office space and is home to the Highland Landmark 42-acre office campus, which includes five buildings totaling more than 1,000,000 square feet.

Ogden Avenue Corridor

The Downers Grove Ogden Avenue Corridor is a 4-mile major east/west thoroughfare that begins at Williams Street and extends to I-355. This corridor is home to 300 businesses, which generate approximately $4 million in annual sales tax revenue. The corridor's high traffic count (35,000 vehicles per day) has attracted a vast variety of businesses. In 1999, an Ogden Master Plan was created. In 2000, a TIF District was established to foster redevelopment. In 2003, the Village introduced the Old Plank Road Vision to position Ogden as a high quality retail corridor offering extended hours, a green, people friendly environment; unifying design elements and historical streetscape designs.

Ellsworth Industrial Park (Maple and I-355)

The 300-acre Ellsworth Industrial Park is located at the west end of Downers Grove, adjacent to both interstate I-355 and the Belmont Train Station. The Ellsworth Industrial Park was built in the late 1950's and is home to more than 135 diverse businesses, including Tricon Industries, Arrow Gear, Magnetrol, and the growing MacNeil Automotives.

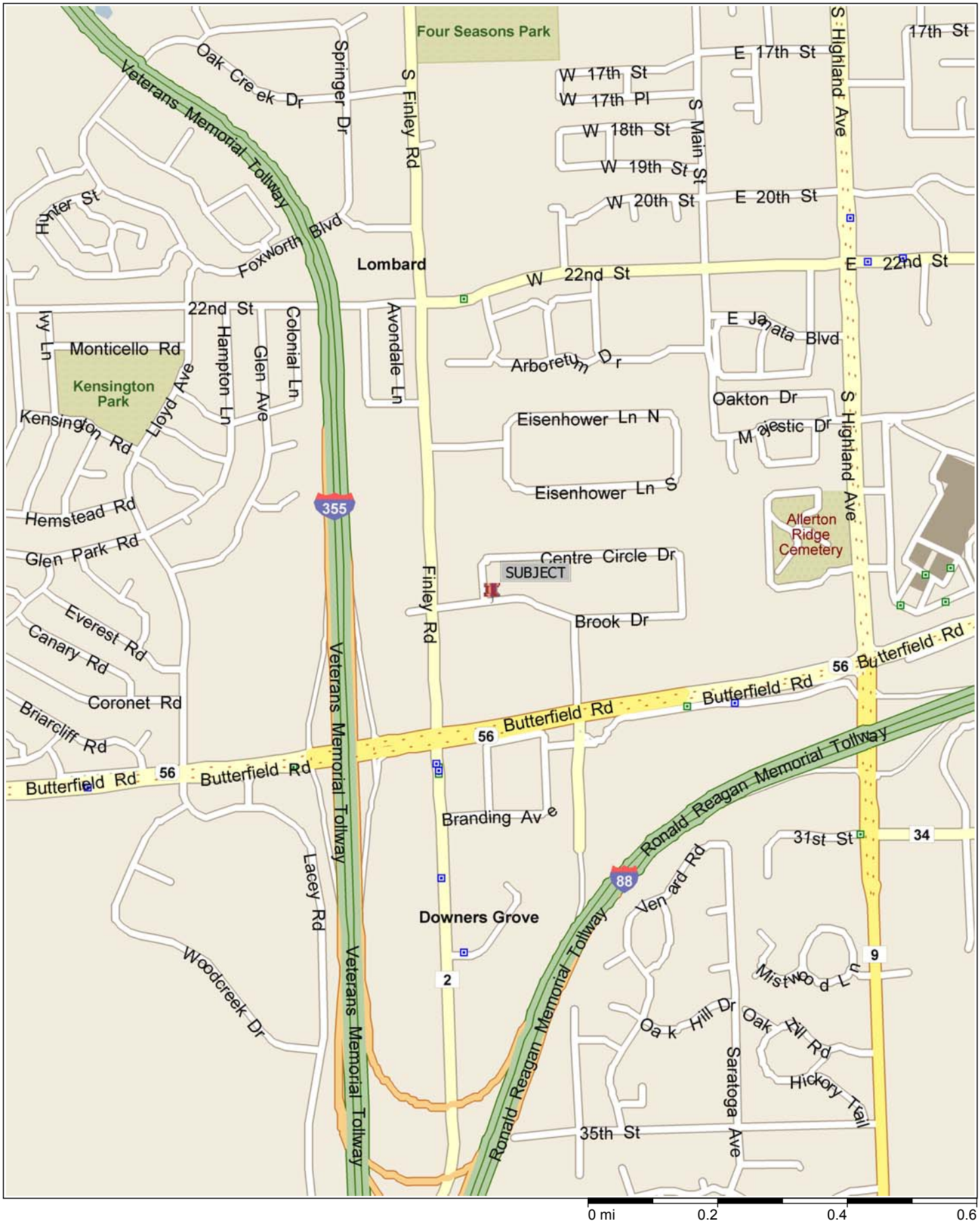
75th Street

The 75th Street shopping meca spans from Fairview to just east of I-355 with 75th and Lemont Rd. serving as the center stage. The diverse retail center serves not only Downers Grove but three other surrounding communities.

Housing. The average 2015 sale price was $411,214 for single family homes. The average sale price for attached housing in 2015 was $159,334.

Transportation. The East-West Tollway (I-88) bisects the north end of the village; the Stevenson Expressway (I-55) is one mile to the south. The North-South Tollway (I-355) is also accessible to commuters. Drive time to the Loop is 45 minutes. It is a 25-minute trip to O'Hare and 30 minutes to Midway. Metra express trains from Downers Grove reach the Loop in 28 minutes, and locals take 43 minutes.

NEIGHBORHOOD MAP



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NEIGHBORHOOD DESCRIPTION

Neighborhood is defined by the Dictionary of Real Estate Appraisal, 5th Edition, pg. 133, as "A group of complementary land uses; a congruous grouping of inhabitants, buildings, or business enterprises."

The subject is located in Downers Grove, Illinois. Downers Grove is 19 miles west of downtown Chicago and is generally surrounded by Lombard to the north, Oak Brook and Westmont to the east, Darien to the south and Lisle and Woodridge to the west.

Specifically, the subject is located at Brook Drive and Centre Circle Drive, just east of Finley Road and just north of Butterfield Road. This is the southwest corner of a small industrial park with commercial properties along Butterfield Road and Finley Road. Finley Road also has a senior living center and single family homes. The Yorktown Mall is one-quarter mile east.

Access to the highway system is excellent. I-355 is just west beyond Finley Road with a full interchange at Butterfield Road. I-88 is one-half mile southeast.

Market Conditions

The real estate market has recovered from an extended down cycle. Industrial vacancies have been declining and are at their lowest level in years. Prices have been stable to slightly increasing.

Trend Analysis

Neighborhoods generally experience four stages:

(1) growth - a period which the neighborhood gains public favor and acceptance,
(2) stability - a period of equilibrium without market gains or losses,
(3) decline - a period of diminishing demand,
(4) revitalization - a period of renewal, modernization, and increasing demand.

The real estate market has been gradually improving over the past few years. Industrial vacancies are very low and prices are stable to slightly increasing. Based upon these analyses, we feel that the area is in a stage of equilibrium. Real estate values should remain stable to increase slightly in the near future.

SITE DESCRIPTION
(ENTIRE PROPOSED CAMPUS)

LOCATION:	The subject property will be located at the end of Brook Drive on the south and east sides of Centre Circle in Downers Grove, Illinois.
SHAPE*:	Irregular.
TOPOGRAPHY:	Generally level with grade.
FRONTAGE*:	328.43± feet on the east side of Centre Circle and 1,040± feet on the south side of Centre Circle.
AREA*:	589,930± square feet. The right-of-way is 80± feet wide and approximately 825 feet in length (66,000± square feet).
UTILITIES:	All utilities are in to the property including sewer, water, gas, electric and telephone.
STREETS/ACCESS:	Centre Circle is predominately east/west, asphalt-paved two-lane secondary street in average condition. Brook Drive is an east/west asphalt paved secondary street.
ALLEY:	None.
FLOOD HAZARD:	Pursuant to the Flood Insurance Rate Map, Community Parcel Number 170204-17043C0607H, dated December 16, 2014, the subject is not located in a designated flood hazard area.
ENVIRONMENTAL HAZARD:	This appraisal is subject to the lack of any environmentally hazardous materials contaminating the subject property.
SOIL/SUBSOIL:	No soil tests have been provided, nor have we been provided with information pertaining to the quality of the soil. This appraisal is subject to tests indicating positive conditions for development.
EASEMENTS, ENCROACHMENTS, RESTRICTIONS, ETC.:	There were no apparent adverse easements, encroachments, restrictions or the like, observed or reported to us. Typical utility easements are assumed. This appraisal is subject to there being no adverse conditions from any such factors impacting the subject.

* All dimensions, sizes, etc., are taken from the attached Sidwell Map and Site Plan and are subject to verification by a current Plat of Survey.

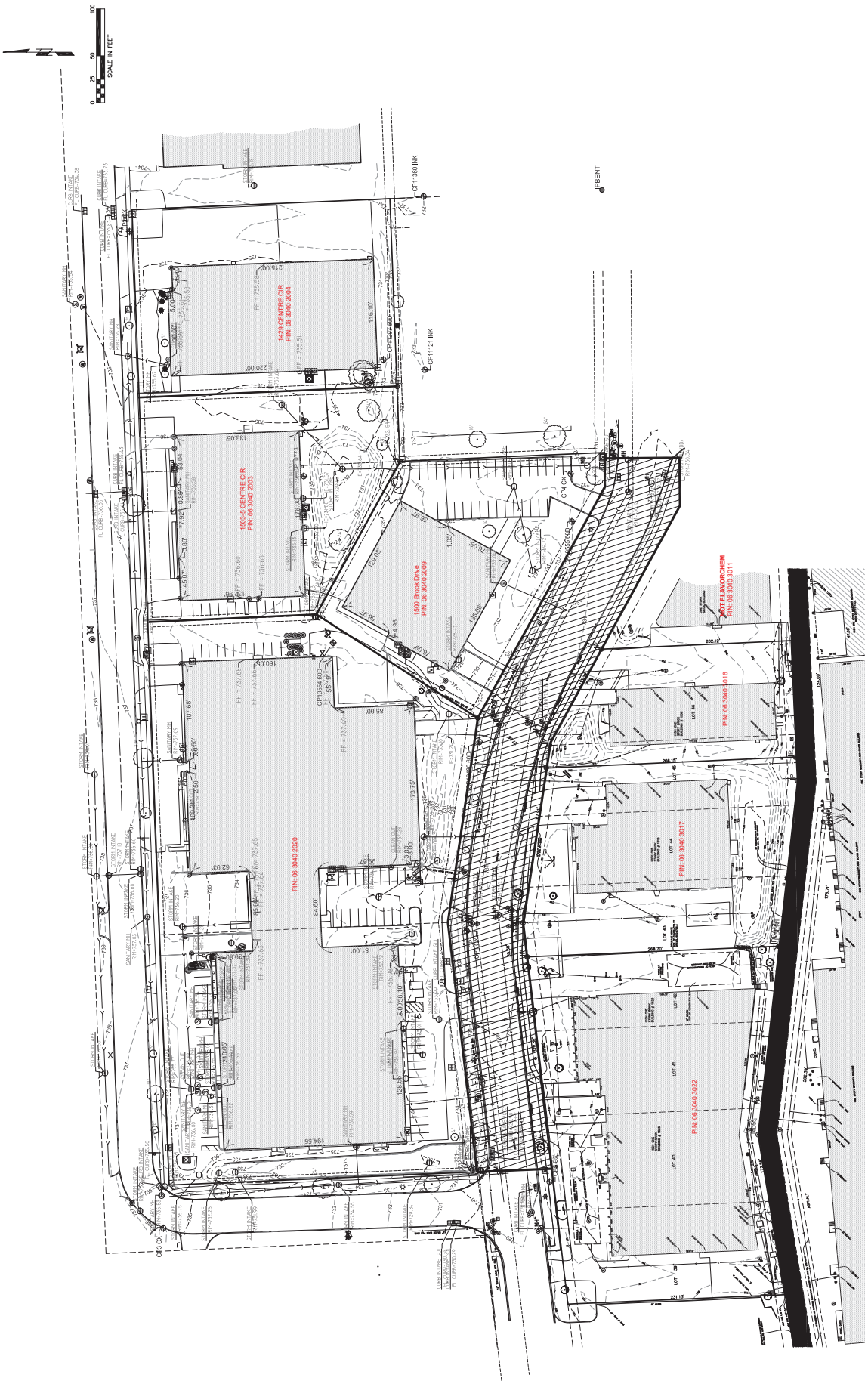
ZONING ANALYSIS

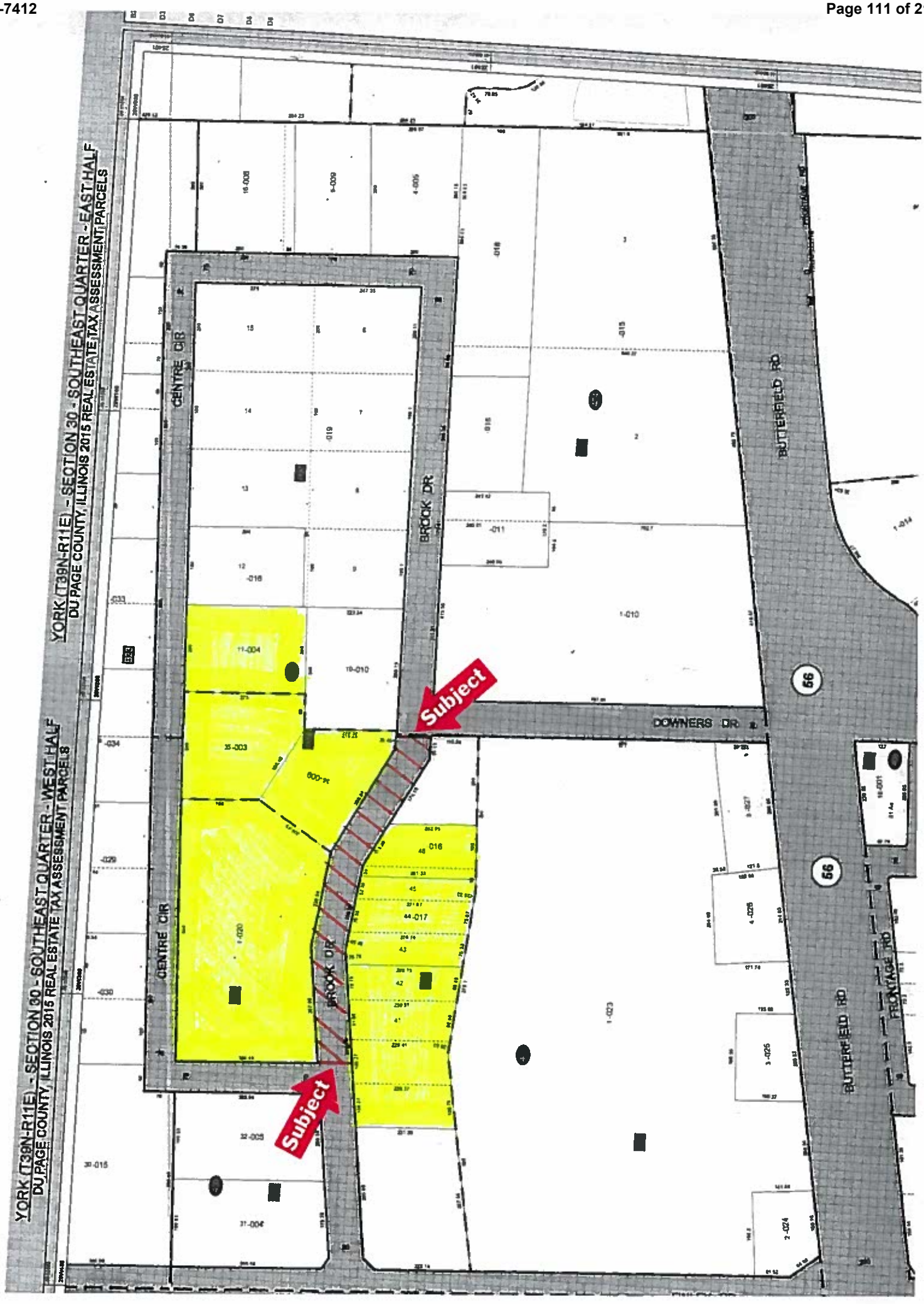
Zoning:

> *"Public regulation of the use of private land through application of police power; accomplished by establishing districts or areas with uniform requirements relating to lot coverage, setbacks, type of improvement, permitted activities, signage, structure height, minimum lot area, density, landscaping, and other aspects of land use and development. Zoning regulations are established by enactment of a local (city, town, or county) zoning ordinance."*[2]

According to the following Village of Downers Grove Zoning Map this property will be zoned PUD, Planned Unit Development with a base zoning of O-R-M, Office-Research-Manufacturing District. This zoning would allow for a variety of office and light industrial uses.

[2] Source: The Dictionary of Real Estate Appraisal, 5th Edition, page 212.


SCALE IN FEET
0
25
50
100
1429 CENTRE CIR
PIN: 06 3040 2004
1503-5 CENTRE CIR
PIN: 06 3040 2005
1500 Brook Drive
PIN: 06 3040 2009
PIN: 06 3040 2020
DOT FLAVORCHEM
PIN: 06 3040 3011
PIN: 06 3040 3016
PIN: 06 3040 3017
PIN: 06 3040 3022
CP11380 INK
CP11121 INK
CP4 CX
CP3 CX
JPRENT


YORK (T39N-R11E) - SECTION 30 - SOUTHEAST QUARTER - EAST HALF
DU PAGE COUNTY, ILLINOIS 2015 REAL ESTATE TAX ASSESSMENT PARCELS
YORK (T39N-R11E) - SECTION 30 - SOUTHEAST QUARTER - WEST HALF
DU PAGE COUNTY, ILLINOIS 2015 REAL ESTATE TAX ASSESSMENT PARCELS
CENTRE CIR
BROOK DR
BUTTERFIELD RD
DOWNERS DR
FRONTAGE RD
Subject
Subject
56
56

Flood Map Report

For Property Located At

CoreLogic RealQuest Professional

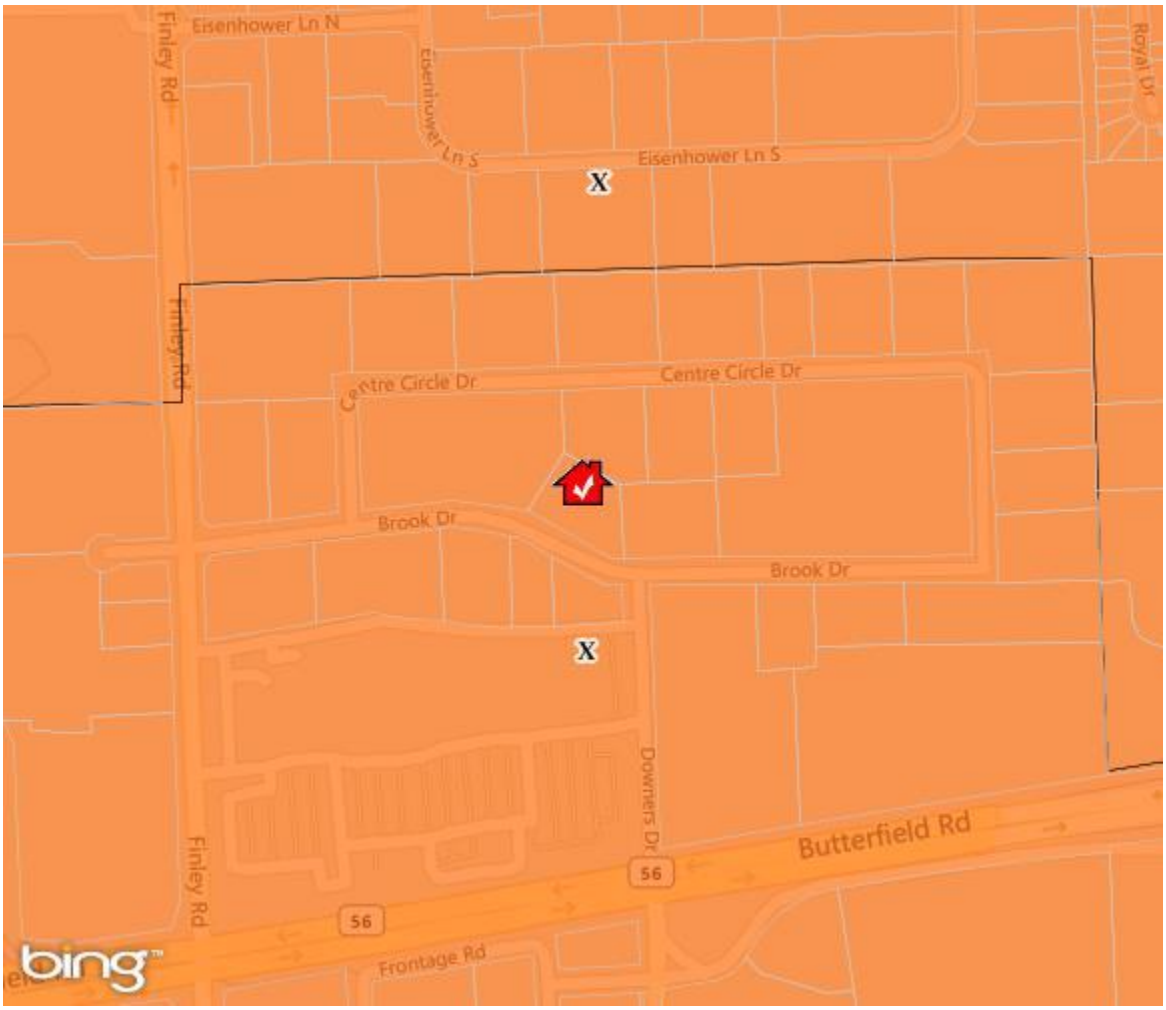
1500 BROOK DR, DOWNERS GROVE, IL 60515-1023

Report Date: **09/26/2016** County: **DU PAGE, IL**

Flood Zone Code	Flood Zone Panel	Panel Date
X	170204 - 17043C0607H	12/16/2004
Special Flood Hazard Area (SFHA)	**Within 250 ft. of multiple flood zones?**	**Community Name**
Out	No	DOWNERS GROVE

Flood Zone Description:

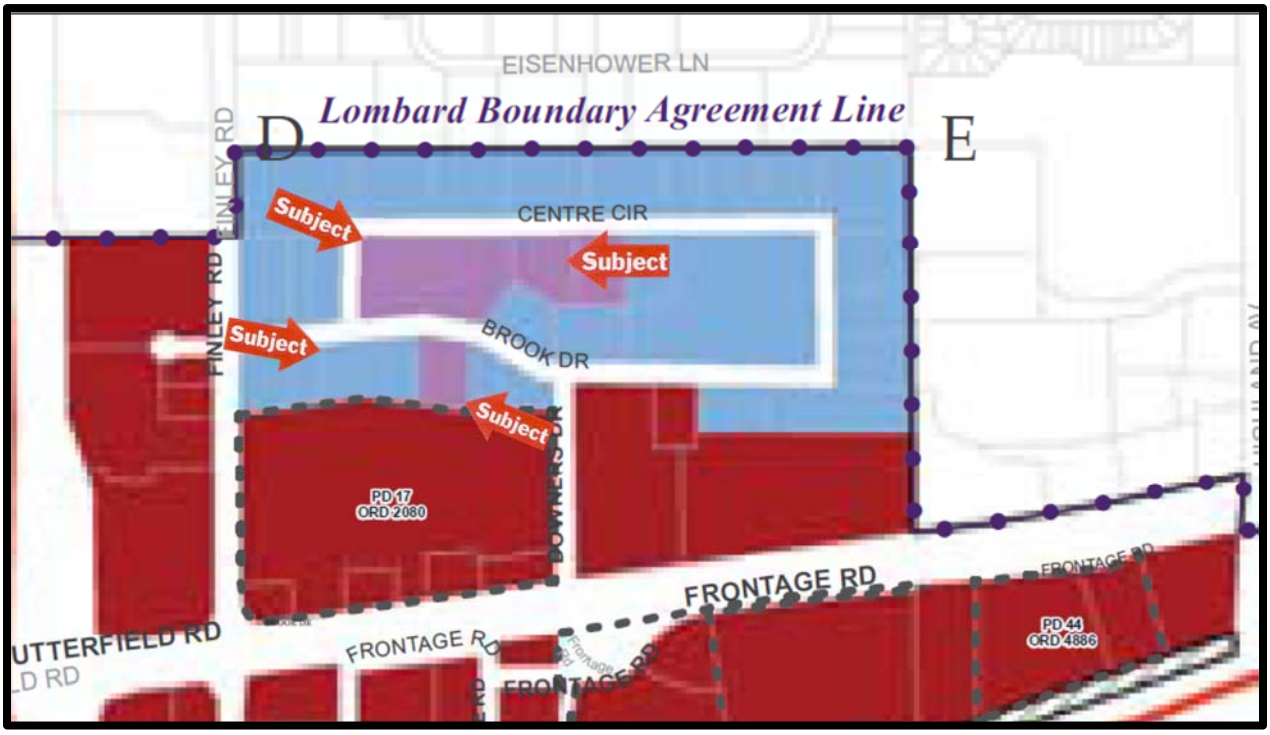
Zone X-An area that is determined to be outside the 100- and 500-year floodplains.



Flood Zones

- Coastal 100-year Floodway
- Coastal 100-year Floodplain
- 100-year Floodway
- 100-year Floodplain
- Undetermined
- Unknown or Area Not Included
- 500-year Floodplain incl. levee protected area
- Out of Special Flood Hazard Area

ZONING MAP



- R-1, Residential Detached House 1
- R-2, Residential Detached House 2
- R-3, Residential Detached House 3
- R-4, Residential Detached House 4
- R-5, Residential Attached House 5
- R-5A, Residential Attached House 5A
- R-6, Residential Apartment / Condo 6
- B-1, Limited Retail Business
- B-2, General Retail Business
- B-3, General Services and Highway Business
- O-R, Office-Research
- O-R-M, Office-Research-Manufacturing
- M-1, Light Manufacturing
- M-2, Restricted Manufacturing
- DB, Downtown Business
- DT, Downtown Transition
- INP-1, Neighborhood-Scale Institutional and Public District
- INP-2, Campus-Scale Institutional and Public District

REAL ESTATE TAX ASSESSMENT INFORMATION

The subject's property taxes are levied by the DuPage County Assessor's Office, and are re-assessed every four years, being on a quadrennial cycle. The current taxes are based upon an assessment rate of 33 1/3% of market value, which yields what is referred to as the assessed value. Applied to the assessed value are two additional rates; the state equalization factor, and the individual district rate; Or,

DuPage County Formula for Calculating Real Estate Taxes

	County Estimate of Market Value
x	Level of Assessment (33 1/3% for commercial property)
=	Assessed Value
x	State Equalization Factor
=	Equalized Assessed Value
÷	Divide by 100
x	Tax District's Tax Rate
=	Amount of Real Estate Taxes

Generally the real estate taxes remain fairly constant between reassessments, unless there is a sale that takes place where there is a significant difference between the sale price and the county's estimate of market value, a change is made to the property physically, such as an addition, build-out, or conversely if a property is demolished or has had extensive damage, a dramatic change in an income producing property's income stream, and many other potential factors that significantly alter the value of a property. In addition, a change in any of the previously identified rates would have an impact on what taxes would be.

Taxes are billed in two installments annually (usually around February/March and August/September), and are billed and paid in arrears. In other words, the 2014 taxes are due in two installments in 2015, and the 2015 taxes will be billed and due in 2016, and so on. When there is a change in taxes it is usually reflected in the second installment. The first installment tends to be half of the previous year's taxes.

REAL ESTATE TAX ANALYSIS - Continued

The subject's county identification of real estate taxes of the adjacent parcels is as follows:

County:	DuPage
Township:	York
Permanent Index Number(s):	06-30-402-003 06-30-402-004 06-30-402-009 06-30-402-020 06-30-403-016 06-30-403-017 06-30-403-022
2015 Real Estate Taxes (payable in 2016):	$333,428.26*

*Includes improvements

HIGHEST AND BEST USE ANALYSIS

Highest and best use analysis is an economic study of market forces focused on the subject property. An understanding of market behavior is critical to the concept of the highest and best use. It is defined as follows[3]

> "The reasonably probable and legal use of vacant land or an improved property, that is physically possible, appropriately supported, financially feasible and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity. Alternatively, the probable use of land or improved property – specific with respect to the user and timing of the use – that is adequately supported and results in the highest present value."

Another source defines Highest and Best Use as[4]:

> "The reasonably probable use of property that results in the highest value."

Implied in these definitions is that the determination of highest and best use takes into account the contribution of a specific use to the community or community development goals as well as the benefits of that use to individual property owners. Hence, in certain situations the highest and best use of land may be for parks, greenbelts, preservation, conservation, wildlife habitats, and the like.

There are four criteria property must meet to be the highest and best use. These are applicable to both vacant land and improved property. The highest and best use must be:

1. Legally Permissible

   What land use can be restricted by zoning regulations or deed restrictions?

2. Physically Possible

   What type of improvements could the site physically support based on its lot size, soil conditions, flood plain and other physical factors?

3. Financially Feasible

   What improvements on the site would yield adequate financial returns to the owner?

4. Maximally Productive

   What use would create the highest overall present worth of the site?

---

[3] The Dictionary of Real Estate Appraisal, 5th Edition, page 93, Published 2010 by the Appraisal Institute.
[4] The Appraisal of Real Estate, 14th Edition, page 332, Published 2013 by the Appraisal Institute.

HIGHEST AND BEST USE ANALYSIS - Continued

When evaluating a property to determine its highest and best use, two separate concepts must be explored:

1. The highest and best use of the land as vacant, and
2. The highest and best use of the site as improved.

It is possible that the highest and best use of the site as vacant would be different from the highest and best use as improved. If this was the case, a judgment would then need to be made whether the current improvements maximize the value of the site or if it would be financially feasible to replace or modify the improvements with another use.

The basis for concluding the highest and best use of the land lies within market analysis and the economic concept of supply and demand. Generally, it is that use which at any given time anticipates the greatest land value which can be created consistent with restrictions imposed by its environment and the community in which it is located.

An analysis of this type must look into the future and risk the hazards involved in forecasting. It is not possible to arrive at a precise determination as to supply and demand, but by investigating as many known factors as possible, conclusions may be drawn as to the optimum land utilization and its marketability under that concept.

HIGHEST AND BEST USE OF THE SUBJECT AS VACANT

1. Legally Permissible

   It must be determined what uses are legally permissible. Private restrictions, zoning, building codes and other regulations must be investigated to establish that no restrictions will preclude the highest and best use. The subject site is zoned PUD, Planned Unit Development with a base zoning of O-R-M, Office-Research-Manufacturing District. This zoning classification would permit the construction of many types of office and industrial buildings.

2. Physically Possible

   The subject site will contain a total of 589,930± square feet, is generally level and functional in shape. Based upon the size, configuration, and topography of the site, it could be improved with many types of buildings which would be allowed by zoning.

3. Financially Feasible

   The subject property is located in a good area built-up with a mixture of commercial/business and industrial improvements. There has been recent industrial development in the general area with good demand. It appears that it would be financially feasible to develop the site.

HIGHEST AND BEST USE – Continued

4. Maximally Productive

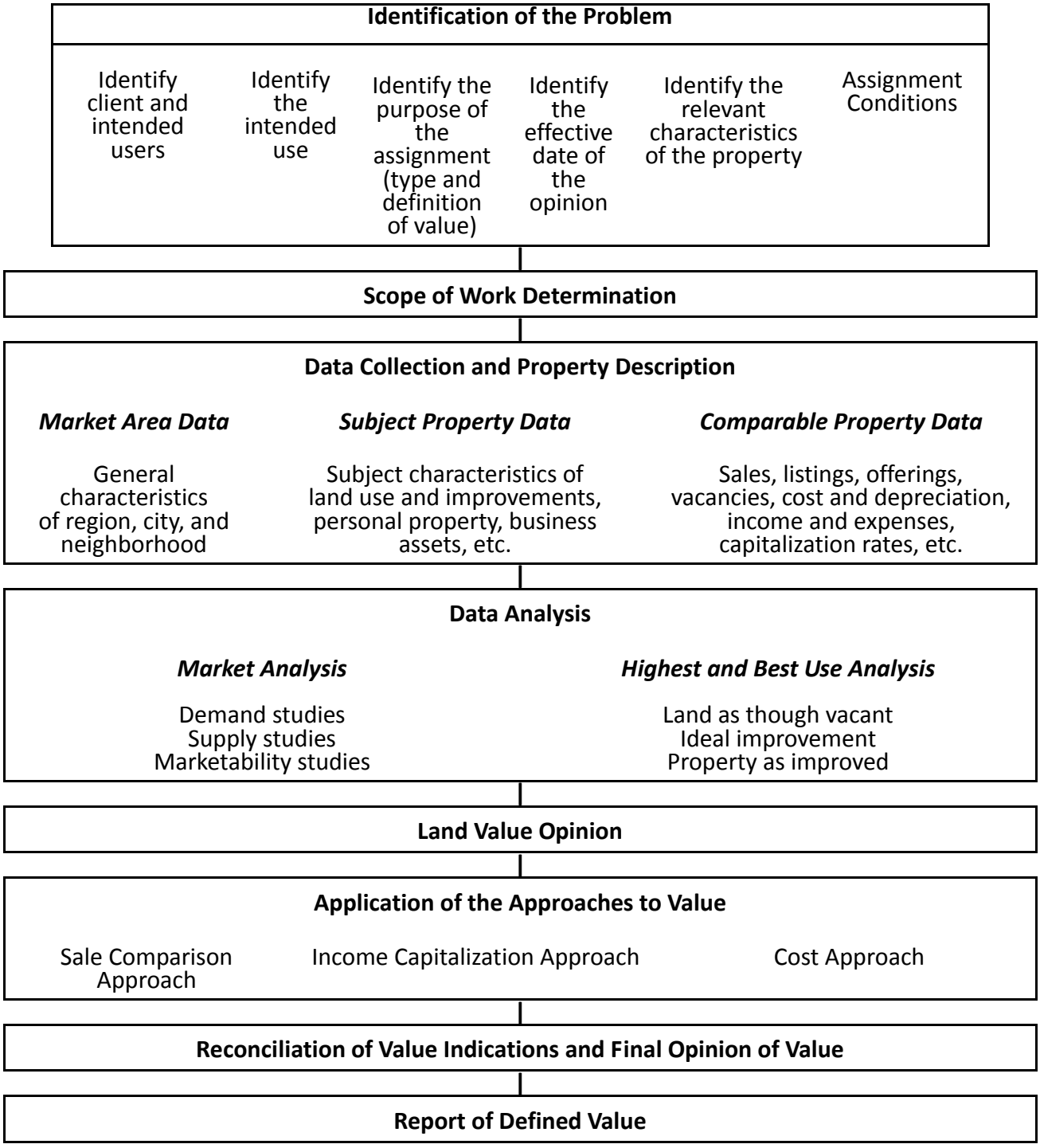
The use that creates the highest land value would be the highest and best use of the site as though vacant. Since development of the site is legally permissible, physically possible, and financially feasible, it follows that the maximally productive use of the site would be to improve it.

Conclusion

The highest and best use of the site, as vacant, is to develop the site with an industrial building. The right-of-way would not have an independent highest and best use. The highest and best use of the right-of-way would be as an assemblage with the other properties.

THE VALUATION PROCESS

The valuation process is "a systematic set of procedures an appraiser follows to provide answers to a client's questions about real property value."[5] The following chart[6] summarizes the procedure.



[5] Source: The Appraisal of Real Estate, 14th Edition, page 35, Published 2013 by the Appraisal Institute.
[6] Source: The Appraisal of Real Estate, 14th Edition, page 37, Published 2013 by the Appraisal Institute.

APPROACHES TO VALUE

The valuation of real estate is determined principally through the use of one of three basic approaches to value: The Cost Approach, the Income Capitalization Approach and the Sales Comparison Approach. From the indicated values resulting from these analyses and the weight accorded to each, an opinion of value is reached, based upon expert judgment within the framework of the appraisal process.

The Cost Approach tends to set an upper limit of value in cases of new properties, since it is based upon the premise that a property cannot have a value higher than its reproduction cost new. Most properties require a deduction for accrued depreciation that has resulted from deterioration and functional and economic obsolescence. Since only land value is being developed, this approach has not been used.

The Income Capitalization Approach involves an analysis of a property in terms of its ability to provide a net annual income in dollars. It is concerned with estimating the present worth of future benefits that can be derived through ownership of a piece of property. In utilizing this approach, the net income is capitalized at a rate commensurate with what is demanded by investors to arrive at an estimate of value. While land can be leased, it is typically not purchased for its income producing abilities and the Income Capitalization Approach is not applicable.

The Sales Comparison Approach is based upon the assumption that a prudent buyer would not pay more to buy a property than it would cost him to buy a comparable substitute property. Since no two properties are ever identical, the necessary adjustments for differences in quality, location, size, and market appeal are a function of appraisal experience and judgment. The problem with this approach is that the motives of various purchasers and sellers vary, depending upon their need for cash, their tax position, their personal likes and dislikes, available financing, and a host of other factors which must be taken into consideration.

We have employed the Sales Comparison Approach in our analysis as it is recognized as the most applicable approach for estimating the value of vacant land.

SALES COMPARISON APPROACH TO VALUE

The Sales Comparison Approach is based upon the principle of substitution. It presumes that a competent buyer would not pay more for one property that he would for another similar type property. The Dictionary of Real Estate Appraisal, 5th Edition, page 175, Appraisal Institute, defines Sales Comparison Approach as follows:

> "The process of deriving a value indication for the subject property by comparing market information for similar properties with the property being appraised, identifying appropriate units of comparison, and making qualitative comparisons with or quantitative adjustments to the sale prices (or unit prices, as appropriate) of the comparable properties based on relevant, market-derived elements of comparison."

LAND VALUE

The best method of site valuation is the market data or comparative method. This technique calls for comparison, weighing, and relating sales data to the land being appraised. Greatest weight is placed on actual sales of similar lands made at times of relatively comparable conditions. Whenever pertinent, consideration was given to prices asked by owners and offers made by prospective purchasers willing to buy.

It is difficult to compare a site of commercially zoned land as a whole with sales and offerings of other similarly zoned land as a whole. Therefore, the sales price of each comparable property considered must be broken down into a basic unit of comparison and applied to the subject after adjusting for differences between the sale properties so analyzed and the subject of this appraisal. In the case of the subject property, the typical basic unit of comparison is the price per square foot. Adjustments are necessary to compensate for the differences in the time, size, location, use, topography, corner factors, highway exposure, vehicular traffic and other items.

We have observed the following:

LAND SALE NUMBER 1

LOCATION:	7879 Lemont Road Darien, Illinois
PERMANENT INDEX NUMBER(S):	09-29-302-051 09-29-302-061
LOT SIZE:	507,910± square feet
ZONING:	OR and I
SALE DATE:	July 12, 2016
DOCUMENT NUMBER:	R2016-077585
GRANTOR:	Chicago Title Land Trust Co Tr 1471
GRANTEE:	7879 Lemont Road LLC
SALE PRICE:	$3,100,000.00
PRICE PER SQUARE FOOT:	$6.10
COMMENTS:	This is a smaller site in a similar general area.

LAND SALE NUMBER 2

LOCATION:	Schiferl Road, west of Munger Road Bartlett, Illinois
PERMANENT INDEX NUMBER(S):	01-05-402-003 (prior to subdivision)
LOT SIZE:	619,937± square feet or 14.23 acres
ZONING:	I-2 EDA
SALE DATE:	January 19, 2016
DOCUMENT NUMBER:	R2016-008881
GRANTOR:	Elmhurst-Chicago Stone Company
GRANTEE:	DRI/Ridge Brewster Creek LLC
SALE PRICE:	$2,573,000.00
PRICE PER SQUARE FOOT:	$4.15
COMMENTS:	This is a similar sized site in an inferior general area.

LAND SALE NUMBER 3

LOCATION:	Schiferl Road, west of Munger Road Bartlett, Illinois
PERMANENT INDEX NUMBER(S):	01-05-402-003 (prior to subdivision)
LOT SIZE:	381,437± square feet or 8.76 acres
ZONING:	I-2 EDA
SALE DATE:	October 28, 2015
DOCUMENT NUMBER:	R2015-121386
GRANTOR:	Elmhurst-Chicago Stone Company
GRANTEE:	Muirfield West LLC
SALE PRICE:	$1,582,964.00
PRICE PER SQUARE FOOT:	$4.15
COMMENTS:	This is a smaller site located next to Sale 2 in an inferior general area.

LAND SALE NUMBER 4

LOCATION:	Madsen Drive, north of Army Trail Road Bloomingdale, Illinois
PERMANENT INDEX NUMBER(S):	02-19-203-004 02-19-203-005 02-19-203-006
LOT SIZE:	233,090± square feet (5.351 Acres)
ZONING:	BP
SALE DATE:	May 22, 2015
GRANTOR:	LPI Partners, LLC
GRANTEE:	IDI Services Group, LLC
SALE PRICE:	$1,748,500.00
PRICE PER SQUARE FOOT:	$7.50
COMMENTS:	This is a smaller site in a similar general location.

LAND SALE NUMBER 5

LOCATION:	951 Frontage Road Darien, Illinois
PERMANENT INDEX NUMBER(S):	09-34-302-019
LOT SIZE:	147,412± square feet or 3.38 acres
ZONING:	OR and I
SALE DATE:	September 15, 2015
DOCUMENT NUMBER:	R2015-104159
GRANTORS:	Endlichhofer Trust and John Zavislak
GRANTEE:	HP WS-II Darien LLC
SALE PRICE:	$1,025,000.00
PRICE PER SQUARE FOOT:	$6.95
COMMENTS:	This is a smaller site in a similar general location, but with exposure on I-55.

LAND SALE NUMBER 6

LOCATION:	720 E. Green Street Bensenville, Illinois
PERMANENT INDEX NUMBER(S):	03-24-200-063
LOT SIZE:	353,033± square feet or 8.1 acres
ZONING:	I-3
SALE DATE:	October 28, 2014
DOCUMENT NUMBER:	R2014-113901
GRANTOR:	720 E Green Street LLC
GRANTEE:	Valinvest Holding LLC
SALE PRICE:	$2,050,000.00
PRICE PER SQUARE FOOT:	$5.81
COMMENTS:	This is a smaller site in a superior location. This site is long and narrow and has inferior development potential.

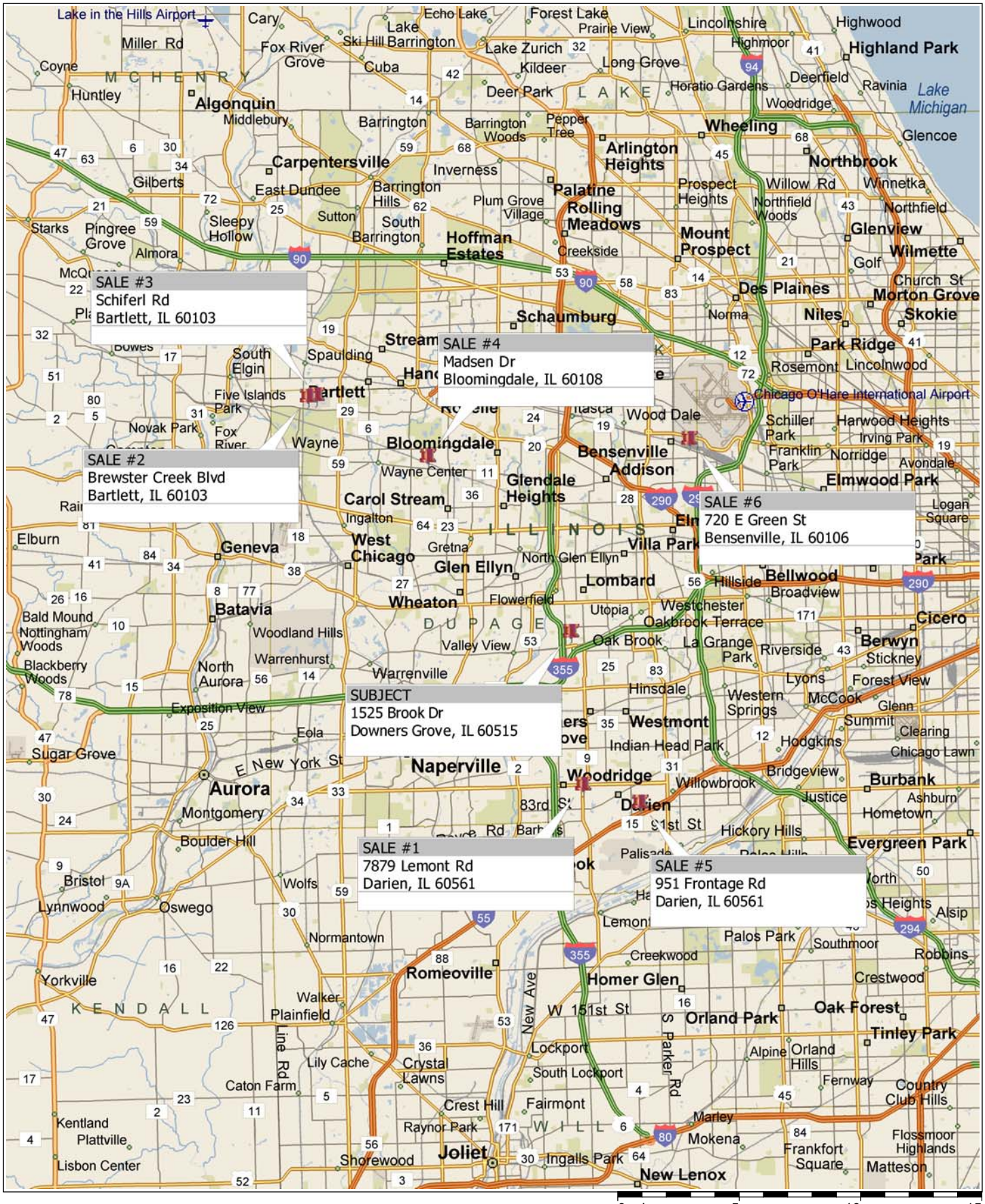
SALES COMPARISON APPROACH - Continued

SUMMARY OF SALES DATA

Sale	Location	Zoning	Area (Sq. Ft.)	Date of Sale	Unadjusted Sale Price Per Square Foot
1	7879 Lemont Road Darien, Illinois	OR and I	507,910	07/16	$6.10
2	Schiferl Road, west of Munger Road Bartlett, Illinois	I-2 EDA	619,937	01/16	$4.15
3	Schiferl Road, west of Munger Road Bartlett, Illinois	I-2 EDA	381,437	10/15	$4.15
4	Madsen Drive, north of Army Trail Road Bloomingdale, Illinois	BP	239,090	05/15	$7.50
5	951 Frontage Road Darien, Illinois	OR and I	147,412	09/15	$6.95
6	720 E. Green Street Bensenville, Illinois	I-3	353,033	10/14	$5.81
Subj.	Brooks Drive and Centre Circle Downers Grove, Illinois	PUD/ O-R-M	589,900*	N/A	N/A

*Entire site, including right-of-way

COMPARABLE LAND SALES MAP



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SALES COMPARISON APPROACH - Continued

ANALYSIS OF LAND SALES

The aforementioned land sales indicate a range of value from $4.15 per square foot to $7.50 per square foot, prior to applying the necessary adjustment indicated by the market for differences between the comparable sales and the subject site. Analysis is made for the following factors:

- Property Rights Conveyed
- Financing Terms
- Conditions of Sale
- Market Conditions
- Location
- Physical and Economic Characteristics

Property Rights Conveyed
The subject site is being valued on a fee simple basis. All of the sales reportedly sold on a fee simple basis. Therefore, no adjustments are indicated for this factor.

Financing Terms
Above market and below market (or atypical) financing terms can sometimes impact the sale price of a property. In many cases, an owner who provides financing can negotiate to a greater purchase price than what would be considered market level. In other cases, when a seller provides financing, a higher than market level interest rate may be charged to the seller. In cases such as these the sale price may actually be somewhat below market. No such terms were reported to most of the sales. As such, no adjustments are required.

Conditions of Sale
There are various factors that can alter the sale price of a property that would require adjustments to such a sale to make it reflective of a purely market level transaction. Such an example would be if a property sold based upon a lease option that is exercised, but with the sale price negotiated at an earlier time, perhaps when market conditions were not the same as at the time of the sale. This could then indicate a current purchase of a property, but with the value being indicative of a different market. Adjustment would be necessary. No such conditions were reported for any of these sales.

Market Conditions
There are numerous factors that can influence the value of a property. Changes in economic conditions are one such factor. The subject is being valued as of October 6, 2016. The submitted land sales have sold between October, 2014 and July, 2016. Whereas changes in market conditions may have occurred from the dates of sale to the date of valuation, adjustments may be required. Land prices had been increasing recently. All of the sales, except Sale 1, are adjusted upward slightly.

Location
Variations in locational attributes could indicate differential in value to parcels of real estate. These variations can include being in different marketing areas, street locations, access, exposure, proximity to expressways and transportation, etc. In this case, the land sales utilized in this analysis are all located within the same general area as the subject. Sales 2 and 3 are rated inferior and are adjusted upward while Sale 6 is rated superior and is adjusted downward. In addition, Sale 5 has exposure on I-55 and is adjusted downward.

SALES COMPARISON APPROACH - Continued

Size

The marketplace indicates that as properties increase in size they tend to sell for lower unit prices than smaller properties, all other factors being equal, and vice-versa. The subject is 589,938± square feet. All the sales, except Sale 2, are smaller and they are adjusted downward.

Shape

Sale 6 is long and narrow and has inferior development potential and is adjusted upward.

Zoning

All the sales are zoned for industrial use as is the subject property. No major adjustment was applied.

ADJUSTMENT GRID

	Sale 1	Sale 2	Sale 3	Sale 4	Sale 5	Sale 6
Unadj. Sale Price Per Sq. Ft. of Potential Building	$6.10	$4.15	$4.15	$7.50	$6.95	$5.81
Adjustments						
Property Rights Conveyed	=	=	=	=	=	=
Financing Terms	=	=	=	=	=	=
Conditions of Sale	=	=	=	=	=	=
Changes in Market Conditions	=	Up	Up	Up	Up	Up
Location	=	Up	Up	=	Down	Down
Size	Down	=	Down	Down	Down	Down
Shape	=	=	=	=	=	Up
Zoning	=	=	=	=	=	=
OVERALL ADJUSTMENT*	**Down**	**Up**	**Up**	**Down**	**Down**	**Equal**

* The appropriate weight was applied to each adjustment.

SALES COMPARISON APPROACH - Continued

CONCLUSION

The aforementioned sales and listing range from $4.15 to $7.50 per square foot prior to applying the required adjustments. Based upon the aforementioned, we are of the opinion the entire campus site if vacant and available for development has a value of $5.50 to $6.00 per square foot.

As such, its total value can be calculated as follows:

$5.75 per square foot x 589,938± square feet = $3,392,144

INDICATED TOTAL LAND VALUE OF ENTIRE CAMPUS SITE (rnd)..... $ 3,390,000

The right-of-way is 66,000± square feet. Based upon the previously developed unit value for the entire site, the right-of-way, if vacant and available for development would have a contributory value as follows:

$5.75 per square foot x 66,000± square feet = $379,500

INDICATED LAND VALUE OF THE RIGHT-OF-WAY (rnd) ..... $ 380,000

RECONCILIATION

Reconciliation is defined in The Dictionary of Real Estate Appraisal, 5th Edition, page 79, as follows:

> "Final Reconciliation: The last phase in the development of a value opinion in which two or more value indications derived from market data are resolved into a final value opinion, which may be either a final range of value or a single point estimate."

The conclusions reached in our analysis are as follows:

Value Indicators

Cost Approach	Not Applicable
Income Capitalization Approach	Not Applicable
Sales Comparison Approach	$380,000

Reconciliation Analysis

In the Cost Approach to Value, construction costs were estimated based on cost manuals and the developer's estimates. Depreciation estimates were then applied based on an analysis of physical, functional and external depreciation factors. Since only land value is being valued, this approach was not used.

The Income Capitalization Approach is generally most applicable when appraising a property that is purchased based upon its income production. Since land is seldom leased and purchased for its income producing ability this approach was not utilized.

In the Sales Comparison Approach, the value is directly estimated from sales in the market, adjusted for the many differences between the sale properties and subject. This approach reflects the actions and reactions of the marketplace and requires sufficient comparable data in order to establish trends.

Conclusion

The Sales Comparison Approach was only used as it is the most appropriate method in estimating land value.

We have used the Sales Comparison Approach in our opinion of land value which as of October 6, 2016, is:

THREE HUNDRED EIGHTY THOUSAND DOLLARS
($380,000)

ADDENDA

ZONING EXCERPT

Article 3 | Business and Employment Districts

Sec. 3.010 The Districts 3-1
Sec. 3.020 Allowed Uses 3-2
Sec. 3.030 Lot and Building Regulations 3-2
Sec. 3.040 Special Street Setback Requirements 3-3
Sec. 3.050 Outdoor Display and Storage 3-4
Sec. 3.060 Generally Applicable Regulations 3-4

Sec. 3.010 The Districts

A. List

The village's business and employment zoning districts are listed in Table 3-1. When this zoning ordinance refers to "business and employment" zoning districts or to "B," "O" or "M" districts, respectively, it is referring to the districts in Table 3-1.

Table 3-1: Business and Employment Zoning Districts

Map Symbol	District Name
B-1	Limited Retail Business
B-2	General Retail Business
B-3	General Services and Highway Business
O-R	Office-Research
O-R-M	Office-Research-Manufacturing
M-1	Light Manufacturing
M-2	Restricted Manufacturing

B. Description

Downers Grove's business and employment zoning districts are generally intended to accommodate and promote retail, service, business and employment uses.

1. B-1, Limited Retail Business District

The B-1 district is primarily intended to accommodate small-scale retail and service businesses that serve residents of abutting neighborhoods. It is generally intended to be applied to sites with frontage on a collector or higher-level street and in locations that can be safely accessed via motorized and nonmotorized transportation.

2. B-2, General Retail Business District

The B-2 district is primarily intended to accommodate retail and service businesses that serve a village-wide or larger trade area. It is generally intended to be applied to sites with frontage on at least one arterial street.

3. B-3, General Services and Highway Business District

The B-3 district is primarily intended to accommodate very large retail and service establishments, business establishments that generate large volumes of automobile traffic, high-impact commercial and limited manufacturing activities.

4. O-R, Office-Research District

The O-R district is primarily intended to accommodate office, research & development activities in office-like settings.

5. O-R-M, Office Research and Manufacturing District

The O-R-M district is primarily intended to accommodate office, research & development and limited manufacturing, processing and assembly activities.

6. M-1, Light Manufacturing District

The M-1 district is primarily intended to accommodate office, research and employment uses, including very low-impact industrial activities.

7. M-2, Restricted Manufacturing District

The M-2 district is primarily intended to accommodate office, research and employment uses, including low-impact industrial activities.

Sec. 3.020 Allowed Uses

Principal uses are allowed in business and employment districts in accordance with Table 5-1.

Sec. 3.030 Lot and Building Regulations

The lot and building regulations of Table 3-2 apply to all principal uses and structures in B, O and M districts, except as otherwise expressly stated in this zoning ordinance. General exceptions to lot and building regulations and rules for measuring compliance can be found in Article 14. Additional regulations governing accessory uses and structures can be found in Sec. 6.010. See also Figure 2-1.

Table 3-2: B, O and M District Lot and Building Regulations

	Regulations	B-1	B-2	B-3	O-R	O-R-M	M-1	M-2
	Minimum District Area (acres)	2	4	4	10	5[1]	6	6
L1	**Minimum Lot Area** (square feet)	–	–	–	–	20,000	20,000	20,000
	Minimum Lot Area Per Dwelling Unit (square feet)	Same as R6		–	–	–	–	–
	Maximum Floor Area Ratio (FAR)	0.40	0.75	0.75	0.75[2]	0.80/1.00[3]	1.00	1.00
	Maximum Building Coverage (% of lot)	–	–	–	–	–	60	60
	Building Setbacks (feet)							
S1	Street (see also Sec. 3.040)	25	25	25	75[6]	35[7]	35[7]	35[7]
S2	Side (interior)	–[4]	–[4]	–[4]	30[6]	10[8]	10[8]	20[7][9]
S3	Rear (residential floors)	30	30	30	–	–	–	–
S3	Rear (nonresidential floors)	–[5]	–[5]	–[5]	50[6]	10[8]	10[8]	20[7][9]
	Min. Landscaped Open Space (% of lot)[10]	10	10	10	20	15	10[11]	10
	Maximum Building Height (feet)	35	35	60	112	126/140[3]	37.5	37.5

Notes to Table 3-2

[1] No minimum district area required north of Ronald Reagan Memorial Tollway or to property zoned M-1 or M-2 on 10-25-1982.

[2] Buildings with a floor area ratio (FAR) in excess of 0.50 are subject to the following: (1) required parking for floor area in excess of 0.50 FAR must be located underground or in parking garage and (2) landscaped open space must be provided on at least 20% of the lot.

[3] South of Ronald Reagan Memorial Tollway/North of Ronald Reagan Memorial Tollway.

[4] On lots abutting R districts, minimum side setback of abutting R district must be provided, plus one foot of additional setback for each foot of building height above 20 feet. See Figure 3-1.

[5] On lots abutting rear lot line of property in R district, a minimum 20-foot rear setback is required, plus one foot of setback per foot of building height above 20 feet. On lots abutting side lot line of property in R district, minimum side setback of abutting R district must be provided, plus one foot of additional setback per foot of building height above 20 feet.

[6] Plus one foot of additional setback for foot of building height above 50 feet.

[7] Plus one foot of additional setback for each 2 feet of building height above 35 feet.

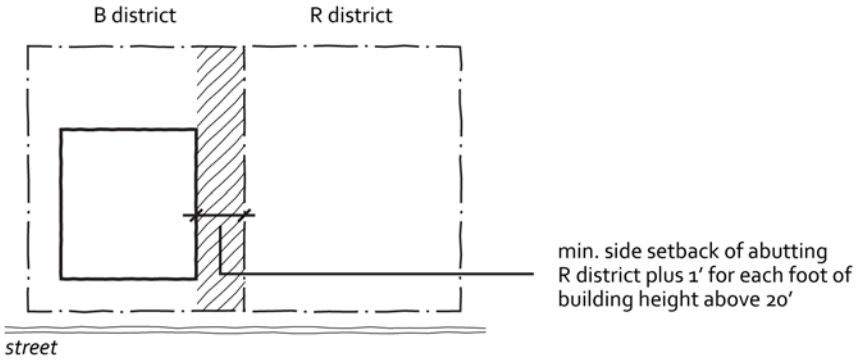
[8] On lots abutting property in R district, a minimum 30-foot setback is required, plus one foot of additional setback for each 2 feet of building height above 20 feet. Parking must be set back at least 15 feet from abutting R district.

[9] Minimum 75-foot setback required abutting R district.

[10] At least 50% of required landscaped open space must be located in the street yard.

[11] No minimum street yard landscaping required for properties abutting I-355 and frontage along west side of Thatcher Road.

Figure 3-1: Side Setbacks Abutting R Districts



Sec. 3.040 Special Street Setback Requirements

Special street setback requirements are established to reflect existing neighborhood conditions, historical building patterns and other unique context issues. The special street setback requirements of Table 3-3 govern in the case of conflict with the lot and building regulations in Table 3-2.

Table 3-3: Special Street Setback Requirements in B, O and M District

Street Frontage or Area[1]	**B-1**	**B-2**	**B-3**	**O-R**	**O-R-M**	**M-1**	**M-2**
Douglas Road (between Rogers Street and Maple Ave.)	–	–	–	–	–	10	–
Fairview Concentrated Business District	8	8	8	–	–	–	–
Inverness Road, North Side (between Belmont Road and Janes Ave.)	–	–	–	–	–	25	–
Maple Avenue, South Side	–	–	–	–	10	10	–
Ogden Avenue (from ROW centerline)							
Principal and accessory buildings	75	75	75	–	75	75[4]	–
Canopy	50[2]	50[2]	50[2]	–	–		–
Other (e.g., parking, fences, light poles)	50	50	50[3]	–	50	50[4]	–
Rogers Street, South Side (between Prospect Ave. and Fairview Ave.)	–	–	–	–	–	10[5]	–
Second Street, North Side (between Fairview Ave. and Wilcox Ave.)	50	–	–	–	–	–	–
Second Street (between Wilcox Ave. and Cumnor Road)	–	–	–	–	–	60	–
Warren Avenue, South Side (between Lee Street and Saratoga Ave.)	–	–	–	–	–	10[5]	–

Notes to Table 3-3

[1] All setbacks measured in feet from lot line unless otherwise expressly indicated.

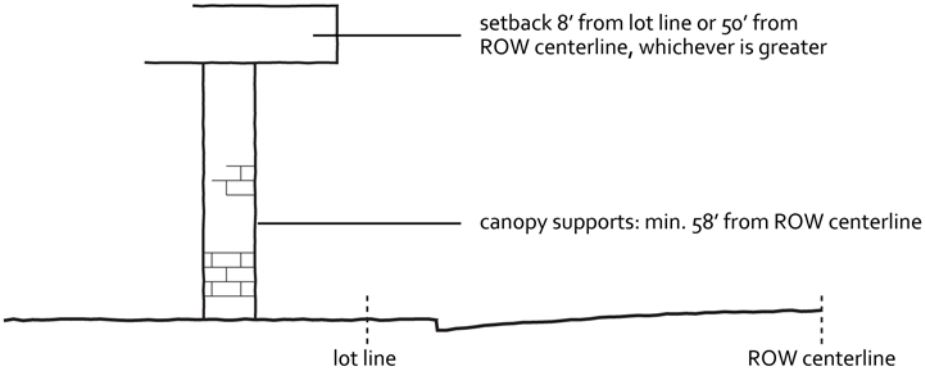
[2] Or 8 feet from lot line, whichever provides the greater setback. Vertical canopy supports subject to 58-foot minimum setback from ROW centerline. See Figure 3-2.

[3] Setback for parking and vehicle display reduced to 8 feet along non-Ogden (corner) street frontage.

[4] Setback reduced to 8 feet along non-Ogden (corner) street frontage.

[5] Applies only to lots that were classified for manufacturing uses as of January 1, 1950.

Figure 3-2: Canopy Setbacks



Sec. 3.050 Outdoor Display and Storage

A. Except as otherwise expressly provided in this zoning ordinance, and except for temporary uses authorized in Chapter 4 of the municipal code, all allowed uses must be conducted within completely enclosed buildings.

B. Outdoor storage is allowed only in the O-R-M, M-1 and M-2 districts.

1. In O-R-M and M-1 districts, outdoor storage areas must be set back at least 150 feet from all R districts and enclosed by a solid fence or wall 8 feet in height, including solid doors or gates.
2. In M-2 districts, outdoor storage areas must be set back at least 500 feet from all R districts and enclosed by a solid fence or wall 8 feet in height, including solid doors or gates.

Sec. 3.060 Generally Applicable Regulations

Uses and development in business and employment zoning districts may be subject to other regulations and standards, including the following.

A. Nonconformities

See Article 11.

B. Accessory Uses and Structures

See Sec. 6.010.

C. Parking

See Article 7.

D. Fences

See Sec. 10.010.

E. Signs

See Article 9.

F. Landscaping and Screening

See Article 8.

G. Outdoor Lighting

See Sec. 10.030.

QUALIFICATION OF THE APPRAISERS

MITCHELL J. PERLOW, MAI

Real Estate Appraiser	1982 - Present
Real Estate Property Manager	1982 - 1986
Licensed Real Estate Salesman/State of Illinois (currently inactive status)	INACTIVE
State Certified General Real Estate Appraiser License No. 553.000338 (Illinois)	1992 - Present
State Certified General Real Estate Appraiser License No. CG40500175 (Indiana)	2005 - Present
State Certified General Real Estate Appraiser License No. 31699 (Arizona)	2009 - Present
Temporary licensing in Colorado, Florida and Wisconsin	

AFFILIATIONS

Member: Appraisal Foundation
Member: Illinois Coalition of Appraisal Professionals*
Member: Chicago Association of Realtors
Member: National Association of Realtors
Member: Appraisal Institute/MAI Designation

*Published: "License to Learn?" Illinois Coalition of Appraisal Professionals, April, 2010.

TYPES OF PROPERTIES APPRAISED

- Apartment Buildings
- Apartment Complexes
- Auto Dealerships
- Bowling Alleys
- Office Buildings
- Theaters
- Industrial Buildings
- Manufacturing Facilities
- Golf Courses
- Health Clubs
- Houses of Worship
- Hotels/Motels
- Gas Stations
- Truck Terminals
- Vacant Land
- Nursing homes
- Regional Shopping Centers
- Retail Properties
- Car Washes

OTHER SPECIFIC SERVICES OFFERED

- Condemnations
- Divorce Matters
- Estate Planning
- Feasibility Analysis
- Partial or Full Takings by Governmental Agencies
- Value in Use
- Gift/Tax Matters
- Litigation Matters
- Partial Interests
- Replacement Cost
- Investment Value

QUALIFIED EXPERT WITNESS

- Federal Court
- Illinois Property Tax Appeal Board
- Illinois Dept. of Transportation
- Lake County Board of Review
- DuPage County Board of Review
- Circuit Court of Cook County

QUALIFICATIONS OF HARRY M. FISHMAN

ILLINOIS CERTIFIED GENERAL REAL ESTATE APPRAISER LICENSE NO. 553.000255

APPRAISAL EXPERIENCE

SINGLE FAMILY HOMES AND 2-4 UNIT BUILDINGS	FROM 1985 TO PRESENT
APARTMENT BUILDINGS, COMMERCIAL AND INDUSTRIAL BUILDINGS	FROM 1987 TO PRESENT
CHIEF RESIDENTIAL REVIEW APPRAISER FOR PROPERTY VALUATION SERVICES	FROM 1991 TO PRESENT

QUALIFIED EXPERT WITNESS IN	FEDERAL BANKRUPTCY COURT
	CIRCUIT COURT OF COOK COUNTY
	CIRCUIT COURT OF MCHENRY COUNTY
EXPERT WITNESS TESTIMONY PROVIDED AT	PROPERTY TAX APPEAL BOARD
	BOARD OF REVIEW DUPAGE COUNTY
	BOARD OF REVIEW CHAMPAIGN COUNTY

RELATED REAL ESTATE EXPERIENCE

- LICENSED REAL ESTATE SALESPERSON (CURRENTLY INACTIVE)
- MANAGED INVESTMENT PORTFOLIO OF OVER 1,000 RESIDENTIAL UNITS
- PROJECT MANAGER FOR CONSTRUCTION/RENOVATION COMPANY

TYPES OF PROPERTY APPRAISED

- APARTMENT BUILDINGS
- APARTMENT COMPLEXES
- AUTO DEALERSHIPS
- BOWLING ALLEYS
- CONDOMINIUM CONVERSIONS & DEVELOPMENTS
- GAS STATIONS
- GOLF COURSES
- HEALTH CLUBS
- HOTELS/MOTELS
- HOUSES OF WORSHIP
- INDUSTRIAL BUILDINGS
- LOFT DEVELOPMENTS (RESIDENTIAL AND COMMERCIAL)
- MANUFACTURING FACILITIES
- OFFICE BUILDINGS
- REGIONAL SHOPPING CENTERS
- RETAIL PROPERTIES
- THEATERS
- TRUCK TERMINALS
- VACANT LAND

OTHER SPECIFIC SERVICES OFFERED

- CONDEMNATIONS
- DIVORCE MATTERS
- ESTATE PLANNING
- FEASIBILITY ANALYSIS
- GIFT/TAX MATTERS
- INVESTMENT VALUE
- LITIGATION MATTERS
- PARTIAL INTERESTS
- PARTIAL OR FULL TAKINGS BY GOVERNMENTAL AGENCIES
- RENTAL SURVEYS FOR SUBSIDIZED HOUSING DEVELOPMENT
- REPLACEMENT COST
- VALUE IN USE

ASSUMPTIONS AND LIMITING CONDITIONS

ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal is subject to the following assumptions and limiting conditions:

1. This report is to be used in whole and not in part. No part of this opinion is to be used in connection with any other opinion, sales media, public relations media, or any other public means of communication without the prior written consent of the undersigned.

2. The subject property is free and clear of all liens and encumbrances except as described herein.

3. Management and ownership are assumed to be competent and responsible.

4. We assume no responsibility for matters of a legal nature affecting the analysis or the title thereto, nor do we render any opinion as to the title, which is assumed to be good and merchantable. We urge legal counsel and qualified accounting specialists to confirm financial representations.

5. No survey of the subject property was undertaken. Sketches herein are not exact and are intended only to aid in visualizing the property and its location.

6. The appraiser has no personal interest in or bias with respect to the subject matter of the report or the parties involved.

7. The appraiser assumes that there is full compliance with all applicable federal, state, local and building environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report.

8. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined, and considered in the appraisal report.

9. It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.

10. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.

11. In stating his conclusions, the writer takes no responsibility for legal matters, questions of survey, or opinion of title. It is understood that in rendering this opinion, the appraisers are not required to give testimony or appear in court without additional compensation and that we are not required to give testimony or appear in court solely on the grounds of having made this opinion.

12. The appraiser has no present or contemplated future interest in the property and compensation for rendering this opinion is in no manner contingent upon the value reported.

ASSUMPTIONS AND LIMITING CONDITIONS - Continued

13. The appraiser assumes there are no hidden or unapparent conditions of the property, subsoil, or structures which would render it more or less valuable. He assumes no responsibility for engineering which might be required to discover such factors.

14. To the best of the appraiser's knowledge and belief, the statements and facts contained in this report upon which the analysis, opinions, and conclusions expressed herein are based, are true and correct. However, no responsibility for accuracy of such items furnished us can be assumed by us, including the business statements, personal property, furnishings/fixtures lists, etc.

15. This appraisal sets forth all of the limiting conditions (imposed by the terms of the assignment) affecting the analysis, opinions and conclusions contained in this report.

16. The client (and/or his heirs and assigns) also agrees to take no legal action and to hold the appraiser harmless for any liability arising out of this document.

17. The appraiser makes no representation that this report of which these limiting conditions are a part, qualifies for or that the subject is entitled to preferential tax treatment and recommends that the client also seek competent legal and accounting opinions in that regard.

18. This appraisal has been made in accordance with the rules of professional ethics of the Appraisal Institute. No one other than the undersigned (except as stipulated), prepared the analysis, conclusions, and opinions concerning real estate that are set forth in this appraisal report.

19. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

20. The Americans with Disabilities Act ("ADA") became effective January 26, 1992. We have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this factor could have a negative effect upon the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible non-compliance with the requirements of ADA in estimating the value of the property.

21. Any or all of the following sources of information may have been utilized to facilitate completion of this appraisal: CoStar Group, Midwest Real Estate Data, LLC, Flood Insights, Loopnet, Ordinance.com, FEMA Flood Insurance Rate Maps, Living in Greater Chicago (published by Gary S. Meyers), Chicago Zoning Ordinance (Published by Index), First American Real Estate Solutions publications including Realty Atlas, Property and Building Atlas and Property Data Microfiche. Additional sources listed elsewhere may have been used and this report is subject to the accuracy of all such data.

ASSUMPTIONS AND LIMITING CONDITIONS - Continued

22. The appraiser is not an insurer of property value. The fees collected by the appraiser are based solely on the value of the service performed, and are unrelated to the value of the property. The appraiser makes no guaranty or warranty that sale or exchange of the property will result in receipt of the value expressed in the appraisal. In the event that the appraiser is found liable for losses on account of any act or omission done in making the appraisal, the appraiser's liability shall be limited to the fee collected as liquidated damages, and this liability shall be exclusive. If this report is placed in the hands of anyone other than the client, the client shall make such party aware of all limiting conditions and assumptions of the assignment and related discussions. The appraiser assumes no responsibility for any costs incurred to discover or correct any deficiencies present in the property.

23. The contract for appraisal, consultation or analytical service, is fulfilled and the total fee payable upon completion of the report. The Appraiser(s) or those assisting in preparation of the report will not be asked or required to give testimony in court or hearing because of having made the appraisal, in full or in part, nor engage in post appraisal consultation with client or third parties, except under separate and special arrangement and at additional fee. If testimony or deposition is required because of any subpoena, the client shall be responsible for any additional time, fees and charges regardless of issuing party.

24. Unless otherwise noted herein, the review appraiser has reviewed the report only as to general appropriateness of technique and format, and has not necessarily inspected the subject or market comparable properties. The appraiser and/or officers of the appraisal firm reserve the right to alter statements, analysis, conclusions or any value estimate in the appraisal if there becomes known to us facts pertinent to the appraisal process which were unknown to us when the report was completed.

25. In the event the appraisal report is accepted by the lender, the appraiser will not be held liable by either the client or the lender for losses during the term of the loan. If updates are required by the lender, the lender and/or client will compensate the appraiser for any or all updates.

26. Acceptance of, and/or use of this appraisal report constitutes acceptance of the above conditions.

CERTIFICATION

CERTIFICATION

I certify that, to the best of my knowledge and belief.....

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- A personal inspection of the property that is the subject of this report has been made.
- No one provided significant professional assistance to the person signing this report.
- A previous service regarding the subject property has not been provided within the three years prior to this assignment.
- As of the date of this report, I, Mitchell J. Perlow, MAI, have completed the requirements under the continuing education program of the Appraisal Institute.

In our opinion, the Market Value of the subject property, expressly subject to all Assumptions and Limiting Conditions contained in this report, as of October 6, 2016, is $380,000.

Respectfully submitted,

	INSPECTED YES	NO
Harry M. Fishman Certified General Real Estate Appraiser, #553.000255, Expiration Date 09/17	X	
Mitchell J. Perlow, MAI Certified General Real Estate Appraiser, #553.000338, Expiration Date 09/17		X

G-H Oak Grove Centre Venture

1503 Brook Drive
Downers Grove, IL 60515

February 20, 2017

Mr. Stan Popovich
Director of Community Development
Village of Downers Grove
801 Burlington Avenue
Downers Grove. IL 60515

Re: File 16-PLC-0054
Vacation of Brook Drive Right-of-Way

Dear Stan:

First of all, we have no ill will towards Flavorchem. Our construction company, Giesler & Houdek, built their original building as well as two others on Brook Drive that they currently own. We share snow removal and parking lot maintenance expenses with them with respect to the parking lot between our 1503 Brook Drive building and their 1509 Brook Drive building. They have always been good neighbors.

Having said that, we, as owners of the building on the southwest corner of Brook Drive and Downers Drive, have serious concerns regarding the plan to vacate Brook Drive in front of and to the west of our building with respect to traffic issues, access to our west parking lot and loading areas, marketability of rental spaces in our building and an overall decrease in value of our property.

- **Traffic Issues**
  - The Traffic Impact Study prepared by Shive Hattery was performed over a two day period in mid-September of 2016. Those two days may or may not be representative of typical traffic patterns.
  - We are particularly concerned about traffic on Downers Drive. The two controlled intersections with Finley Square Mall and Butterfield Road are very congested around lunchtime and between 4 PM and 6 PM.
  - We are speaking empirically, of course, but continuously occupying our building since 1977 has provided ample opportunity to experience actual traffic conditions. Exiting to Butterfield Road on Downers Drive can be frustrating at times, even more so between Thanksgiving and the Christmas holidays.

- Denying traffic from the office/industrial park and shopping centers destined for northbound travel on Finley Road convenient access on westbound Brook Drive would only seem to make the intersections on Downers Drive even more difficult to maneuver through.

- **West Parking Lot Access**
  - Initially, Henry Pittner from Flavorchem's design team indicated that they could find no record of an easement allowing access to our west parking and loading areas from their property at 1509 Brook Drive. This seemed very strange to us since our building was built first, and we built the 1509 Brook Drive building. In any event, we easily found the recorded permanent easement document on the DuPage County website.
  - Although not shown on any drawings we have seen, Flavorchem's design team representatives have indicated that an easement would be provided in the existing Brook Drive right-of-way to maintain access to our west parking lot.
  - With an easement, we have concerns about pavement maintenance and snow removal. Our taxes currently cover those costs. If the road is privatized, would we suddenly become responsible in part for those additional costs?
  - We feel confident that Flavorchem would act responsibly with respect to maintenance and snow removal, but if their business or eastern properties were sold, new owners might not be so amenable to good practices. At least now, the Village can always be counted on to the maintain the access. We would prefer it remain a public street.
- **Leasing Marketability**
  - The building is currently designed for three tenant spaces.
  - Past and present tenants have all utilized Brook Drive west of the building to get to Finley Road, and from there, points north, south and west. Being able to fairly easily get to I-355 & I-88 via several routes is a significant marketing advantage.
  - Potentially heavier traffic volume on Downers Drive and Butterfield Road would have a detrimental effect on leasing.
  - Although the building is situated on a corner, we consider the north elevation to be the primary elevation as the bulk of the office space is located there, and a sense of the size of the building and west side parking/loading are more easily discerned from that viewpoint.
  - When trying to lease the tenant spaces, the north view is readily available to a potential tenant as he/she drives past on Brook Drive. This makes for a much more marketability friendly situation that would disappear with the loss of Brook Drive.
  - The proposed Flavorchem monument sign and renaming of Brook Drive to Flavorchem Drive with its lined parking stalls would give most people the impression that our building is part of the Flavorchem campus. That could be undesirable for some potential tenants.

February 20, 2017
Mr. Stan Popovich

- **Decreased Property Value**
  - None of the improvements depicted in the Flavorchem development scheme would seem to have a positive effect on our property value. In fact, it's our contention, due in large part to the items cited above, that our property value would likely decrease. Several real estate professionals and appraisers confirmed that opinion as well.
  - Our building was one of the first to be built on Brook Drive. The corner lot was selected because it was at the entrance to a growing office/industrial park centrally located in the western suburbs with easy access to main thoroughfares. When purchasing and developing the property, we certainly had the expectation that our building would remain on a corner lot with good visibility and access. That would be greatly diminished in the proposed scenario.

We plan on attending the Planning Commission meeting at 7:00 PM on Monday the 27th. We would appreciate your passing on our concerns to the members of the commission. If any other information is required, please let us know.

Regards,

Stephen E. Giesler

Stephen E. Giesler, Partner
G-H Oak Grove Centre Venture
1503 Brook Drive
Downers Grove, IL 60515
630-629-7905 (O)
630-629-5016 (F)
630-417-1268 (C)

COMPLETE EMC/ENVIRONMENTAL TESTING AND CONSULTING

Attention: Village Of Downers Grove – Plan Commission

This letter contains a list of concerns regarding the Plan Commission, public hearing on February 27, 2017, to consider File 16-PLC-0054.

The proposal by Flavorchem includes closing a portion of Brook Drive.
The closing of Brook Drive raises several concerns. The commission has considered the traffic impact on Finley Rd and Downers Drive as minimal. However, traffic on Centre Circle will be impacted negatively. Our concerns are as follows:

1. More truck traffic - The present situation has the Flavorchem loading docks directly across the street from Elite's and Dance Academy driveways. Throughout the day, traffic on Centre Circle is blocked from trucks backing in to load and unload. Also blocked are Elite's and the Dance Academy's driveways to the parking lots. Closing Brook Drive eliminates the ability for our employees and customers as well as emergency vehicles to go around the blocked road.
2. More car traffic - If Brook Drive is closed all traffic must use Centre Circle. This will lead to unsafe conditions with cars speeding during off hours and congestion during rush hours.
3. Negative affect on the property values - Beautification of Flavorchem's property will be to the new front of their buildings along the closed area of Brook Drive. The buildings along Centre Circle will become the back of the buildings. Centre Circle effectively becomes the alley way. Similar to how it is now only worse.
4. Negative impact of additional docks at 1525 Brook Drive – The trucks entering the docks at this location will have to back in, blocking the turn on to Centre Circle similar to the way they currently block the front of our building.

We are opposed to the closing of a public road that provides access to our business and request that you address our concerns in evaluating Flavorchem's petition.

Sincerely,

Thomas E. Klouda

Thomas E. Klouda
Building/ Business Owner of Elite Electronic Engineering 1516 Centre Circle,
Building Owner of 1500 Centre Circle and
Building Owner of 1430 Centre Circle

DEPARTMENT OF COMMUNITY DEVELOPMENT
MEMO

To: Plan Commission
From: Rebecca Leitschuh, AICP
Senior Planner
Date: May 30, 2017
Re: 16-PLC-0054 (Planned Unit Development, Zoning Map Amendment, and a Right-of-Way Vacation)
Address: 1500, 1509, 1515, 1516, 1525, and 1528 Brook Drive, and 1429, 1503, 1505 and 1515 Centre Circle, Downers Grove, IL

At the February 27, 2017 Plan Commission meeting, the public hearing was continued to provide the applicant with the opportunity to prepare a response to some of the commissioner concerns and suggestions, with subsequent continuation requests approved on April 3rd and May 1st.

In the attached revised plans and supporting documentation, the petitioner addressed the following items identified at the February 27th public hearing as described below:

Public Hearing Comment	Response
Revise the loading dock on the southwest end to meet the required zoning setback	○ The loading dock has been reduced from three bays to two bays, providing a minimum 10-foot setback from the side interior property line as required by the Zoning Ordinance ○ The petitioner is agreeable to further screening the loading dock by installing a privacy fence
Revise the driveway approach at 1501/1503 Brook Drive to facilitate the ease of use for trucks to enter/exit	○ The radius of the driveway approach is widened to further accommodate right-hand turns and trucks exiting the parking lot at 1501/1503 Brook Drive
Revise the landscaping and signage plan adjacent to 1501/1503 Brook Drive to separate the business identity from the Flavorchem campus and maintain visibility	○ Landscaping and signage are reduced along the right-of-way immediately abutting 1501/1503 Brook Drive so as to visually identify it as a separate business ○ The existing southern curb line and sidewalk will remain in place, resulting in that portion of the vacated Brook Drive to retain the appearance of a public street, retaining corner lot visibility
Request to pursue other development scenarios absent the closure of a portion of Brook Drive	○ Prior to the zoning entitlement process, the petitioner went through various scenarios (see attached project narrative) and determined that the only feasible option to maintain the corporate headquarters in Downers Grove while continuing to invest in a growing business is to close Brook Drive ○ Petitioner will provide more details of the process at public hearing
Request to further evaluate existing and projected traffic impacts on surrounding properties	○ The petitioner is further mitigating existing and potential traffic impacts by adding two onsite truck pull-off areas to remove the truck traffic from the public right-of-way and avoid interrupting traffic (one at 1528 Centre Circle and one at 1525 Brook Drive) ○ Additional traffic counts were provided and staff concurs with findings (see traffic assessment below)

Traffic Assessment

The petitioner has revised their submittal to address concerns of the Plan Commission as well as additional staff concerns. A traffic impact study for the proposed expansion of the Flavorchem campus and vacation of Brook Drive Right of Way was completed by the petitioner. The study looked holistically at the existing roadway network within proximity of the site location. Traffic conditions were analyzed for both existing and proposed conditions. The petitioner has revised the study to include autoturn movements and existing truck volume counts.

The study found that the proposed campus expansion will generate additional traffic from the anticipated expansion to 100 additional employees. No other traffic is expected to be generated by the redevelopment at this site. There will be some reallocation of existing traffic since the right of way for Brook Drive is to be vacated. The traffic will be diverted to Illinois Route 56 (Butterfield Road) and Finley Road. The overall levels of service at the intersections in the study area experience an incremental increase in delay. Some existing traffic using Brook Drive will be rerouted using Centre Circle, and the petitioner has addressed this via a truck pull-off area at 1528 Centre Circle to allow trucks to maneuver within their campus and not impede any traffic that has been rerouted. Staff would also note that their truck counts identify the majority of deliveries between the hours of 9am to 4pm, which falls outside of the peak hours of traffic in the area.

Recommendations

The proposed Planned Unit Development, Zoning Map Amendment, and Right-of-Way Vacation to develop a campus master plan for Flavorchem Corporation at 1500, 1509, 1515, 1516, 1525 and 1528 Brook Drive and 1429, 1503, 1505, and 1515 Centre Circle is consistent with the current and draft updated Comprehensive Plan, the Zoning Ordinance, and surrounding zoning and land use classifications. Based on the findings listed above, staff recommends the Plan Commission recommend the Village Council **approve** the requested Planned Unit Development, Zoning Map Amendment, and Right-of-Way Vacation as requested in case 16-PLC-0054 subject to the following conditions:

1. The Planned Unit Development, Zoning Map Amendment, and Right-of-Way Vacation shall substantially conform to the staff report; engineering, architectural and landscape drawings prepared by Shive Hattery, dated October 21, 2016, and last revised on May 27, 2017, except as such plans may be modified to conform to the Village codes and ordinances.
2. The buildings shall be equipped with an automatic suppression system and an automatic and manual fire alarm system.
3. A 20-foot wide drivable path shall always be maintained to provide the Fire Department with East-to-West access through the vacated street and across the plaza.
4. All fire department connections shall be located within 100 feet of fire hydrants and shall require approval of the locations at every project phase.
5. Stormwater easements shall be granted over all stormwater facilities, existing and proposed, that are not currently in easements.
6. The water main and service vaults within Brook Drive will be replaced by the Village. Connections to the new Village installed water main will be the responsibility of the petitioner. Flavorchem will coordinate with the Village in order to connect the existing water services to the new water main within 30 days of IEPA approval.
7. Any necessary restoration after construction of the water main shall be completed by the petitioner.
8. A cross-access agreement will be required for the parking on the west side of the building at the southwest corner of Brook Drive and Downers Drive (1503 Brook, 1501 Brook, and 2900 Downers).
9. A cross-access agreement will be required for the parking on the south side of 1525 Brook Drive and the proposed truck pull-off on the south side of 1515 Brook Drive.

10. A separate traffic plan shall be required for each phase prior to approval of building permit.
11. The Village street lighting system within the vacated portion of Brook Drive shall be removed by the applicant, and the light poles shall be delivered to Public Works. The applicant will be responsible to install the necessary equipment to insure a complete and operable lighting system, including the installation of new conduit, controllers, and handholds.
12. A sidewalk shall be installed by the petitioner along the north side of the complete length of the vacated portion of Brook Drive.
13. A master sign plan shall be submitted to Plan Commission as a PUD Amendment.
14. The applicant shall administratively consolidate all lots into two lots of record prior to issuing a building permit as shown on the Subdivision Plat dated November 23, 2016.
15. The truck pull-off areas (1528 Centre Circle and 1525 Brook Drive) shall be striped and signage shall be installed identifying that no parking or loading shall be permitted.
16. The petitioner shall revise the pavement markings in the adjusted right-of-way as needed to help facilitate the smooth transition and future operations.

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FLAVORCHEM CORPORATE CAMPUS EXPANSION

PROJECT RESUBMITTAL NARRATIVE

During our neighborhood meetings on January 10, 2017 and May 15, 2017, as well as at the February 27, 2017 Plan Commission meeting we heard the following concerns and comments:

1. The proposed closure of a portion of Brook Drive. The primary concern expressed by both property owners and commissioners centered around a perceived inconvenience to the surrounding businesses who would no longer have an alternate route to circumvent possible delays caused by truck and car traffic interactions.
2. A changing of the volume and movement patterns for peak hour (cut-through) traffic.
3. Adjustment of the western most three-bay loading dock to two bays in order to provide a minimum 10-foot setback limit, screening is not required but is being considered for the 2901 Finely Dr. parking lot.
4. Enlarge the radius of the exit drive so trucks providing deliveries to the west side of 1501/1503 Brook Drive can easily make a right-hand turn onto Brook Drive.
5. Reducing/adjusting landscape improvements and signage along the southern side of the existing Brook Drive to make it look more like a public ROW adjacent to 1501/1503.
6. Discuss the design alternatives studied during the discovery phase of this project. Focusing on how and why they support the partial Brook Dr. closure.

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SITE PLAN ADJUSTMENTS

Our team has been proactive in understanding and addressing surrounding business owners input and concerns through a series of open house neighborhood and one-on-one meetings. Items 3, 4 & 5 above are fully addressed in the attached revised Preliminary Development Plan.

The site plan changes include the following:

- Reducing the western most loading dock to 2 bays to provide a minimum 10 foot setback from the property line.
- Brook Dr. and Centre Circle intersection has been widened to allow delivery vehicles to access the western most loading dock without blocking or interrupting traffic.
- A on-site pull off has been provided for the 1528 loading docks, allowing delivery vehicles to pull off Centre Circle when maneuvering to the docks.
- The private drive that replaces Brook Dr. at the intersection of Downers Dr. has been adjusted to maintain the southern curb line. The existing sidewalk remains in place and all proposed landscape enhancements and signage are proposed only for the north side of the driveway.

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DESIGN ALTERNATIVE PROCESS

Comment / concerns # 1 & 6 above are interdependent. The need to vacate Brook Dr. was not a off the cuff suggestion, but instead, the proposal was arrived at through a well-documented and exhaustive process. At the start of this collaborative project the team identified three (3) options for Flavorchem to meet their business growth needs.

GROWTH OPTIONS		
Maximize the existing site and improvements	Identify a new site with room to grow	Keep some products on-site and move others to a new location

Collectively the team decided the best option was to utilize the existing site and improvements if possible. The following Discovery Phase table outlines a consolidated progressive evaluation of the 11 concept site plans generated during the month's long discovery and programing phase. Listed in the left column are the elements Flavorchem identified as critical to grow in place. As each concept site plan was developed, it was measured against these priority elements, with site and building design refinements being made with each step.

DISCOVERY PHASE					
CONCEPTS / PRIORITIES	#1	#2	#3	#4	#5
Food Defense / Safety			X	X	X
Meets Space Needs	X				
Products off-site		X	X	X	X
Meets Parking Needs	X	X	X	X	X
Employee / Visitor Safety			X	X	X
Corporate Branding			X	X	X
Maintain Brook Dr.	X	X			
Vacate Brook Dr.			X	X	X
Operational Efficiencies	X			X	X

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Meet Stormwater Req.				X	X
Financial Viability					X
Comments	Pedestrian bridge; Parking garage; Manufacturing on north; Corporate on south; 100% lot coverage	Office bridge; Parking garage, Manufacturing on north; R+D on south; Orchidia off site	Surface parking; Liquids, Orchidia & Warehouse on north; Corporate & Powder on south; R+D off site	Surface parking; Liquids, Orchidia & Warehouse on north; Corporate & R+D on south; Powders off site	Surface parking; Liquids, Orchidia, Warehouse, Corporate on north: Spray Dry & R+D on south; Powders off site

Ultimately, after several months of back and forth design, it was determined that for Flavorchem to meet their growth goals at their existing facilities, Brook Drive would need to be vacated. The traffic data which follows, shows that a partial closure of Brook Dr. may improve access and safety for customers and employees of the area businesses by significantly reducing the volume of cars using this business park as a route to shave a few minutes off their commute time.

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TRAFFIC PATTERNS AND DATA

The Traffic Impact Study (TIS) completed as a part of this process demonstrates the partial closure of Brook Drive will change, but not disrupt, the traffic patterns in the area. As a part of a circular street network, the portion of Brook Drive proposed to be closed actually improves the traffic patterns and volumes in Oak Grove business park. The future scenario (2037) documented in the full TIS clearly shows a reroute of a majority of the cut-through traffic, putting traffic back onto roadways that are designed and intended to handle this volume of traffic.

The refined TIS data contained in the following table for the 3 most impacted intersections was broken down into vehicle types, hourly peak volumes , existing conditions and projected full buildout scenario. This exercise helped us better understand vehicle movement patterns, and supports the findings from the Flavorchem Vehicle Counts table. Notably, that large vehicles like tractor trailers are on Centre Circle, Brook Dr. and Downers Dr. during off-peak hours. Meaning the potential conflicts and delays the area business owners expressed concern over may be unfounded.

TIS REFINED DATA				
At the intersection of Brook Dr. and		**Finley Road**	**Centre Circle**	**Downers Drive**
2016 AM Peak	Tractor trailers	12	13	5
	Passenger vehicles	247	249	247
2037 AM Peak	Tractor trailers	7	20	5
	Passenger vehicles	169	158	152
2016 PM Peak	Tractor trailers	8	14	9
	Passenger vehicles	463	545	547
2037 PM Peak	Tractor trailers	5	17	8
	Passenger vehicles	217	208	220

We understand that there are still trucks moving during peak hours, but in a timing study, we found that a truck driver blocks traffic on Centre Circle for an average of 39.6 seconds (24-50 secs.) to maneuver into even the tightest of loading docks. Again supporting our assertion that the partial closure of Brook Dr. will not impact deliveries, customers or employees trying to get to area businesses.

As mentioned above, we tracked tractor trailer vehicles over a week's timeframe. Counting the number of trucks arriving to and leaving from Flavorchem's various buildings. As shown in the table below, a majority of the tractor trailer traffic is avoiding the AM Peak (7-9am) and PM Peak (4-6pm) hours , reducing and minimizing perceived conflicts and delays caused by truck maneuvering patterns.

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FLAVORCHEM TRUCK COUNTS																
Dates	5/15/2017			5/16/2017			5/17/2017			5/18/2017			5/19/2017			
Address Brook Dr.	1528	1525	1515	1528	1525	1515	1528	1525	1515	1528	1525	1515	1528	1525	1515	HOURLY TOTALS
6am – 7 am	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**
7am – 8am	0	0	0	2	1	0	0	0	0	0	1	0	0	0	0	**4**
8am – 9am	0	2	0	1	1	0	0	0	0	1	0	0	1	0	0	**6**
9am – 10am	0	1	0	2	1	0	0	4	0	1	1	0	2	3	1	**10**
10am – 11am	0	0	0	4	0	0	2	1	0	1	2	0	0	1	0	**20**
11am – 12pm	0	0	0	4	1	0	0	0	0	2	0	0	0	0	0	**7**
12pm – 1pm	0	0	0	3	0	0	1	1	0	1	0	0	0	1	0	**7**
1pm – 2pm	2	0	0	2	0	0	3	0	0	3	2	0	3	2	0	**17**
2pm – 3pm	2	1	0	3	0	1	3	2	0	1	1	0	4	1	0	**19**
3pm – 4pm	2	0	0	0	0	0	5	0	1	2	0	0	3	1	0	**14**
4pm – 5pm	2	0	0	3	0	0	1	0	0	1	0	0	1	0	0	**8**
5pm – 6pm	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**
6pm – 7pm	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**
Daily Max.	12			29			24			20			24			
Hourly Avg.	0.9			2.2			1.8			1.5			1.8			

Thank you and please don't hesitate to contact me with any additional questions or comments.

Keith J. Billick, PLA, ASLA
Landscape Architect
Shive-Hattery
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Legend

- Building Entry
- Detention Area
- Exisiting Building
- Proposed Building
- Plaza Space

Centre Circle

Centre Circle

Manufacturing Liquids

Distribution

Future Corporate Office

Warehouse

Future Expansion

Orchidia

Plaza (Molecular Structure Concept)

Entrance/ Monument Sign

Brook Drive

Packaging

Manufacturing: Special Process

Manufacturing: Spray Dry

Warehousing

Future Loading Dock

Future R + D Flavor + Color

Future R + D Shared Support

Future R + D Orchidia

Flavorchem Drive

Entrance/ Monument Sign

Brook Drive

Adjacent Property's Parking

Potential Truck Pull-Off Space

Downers Drive

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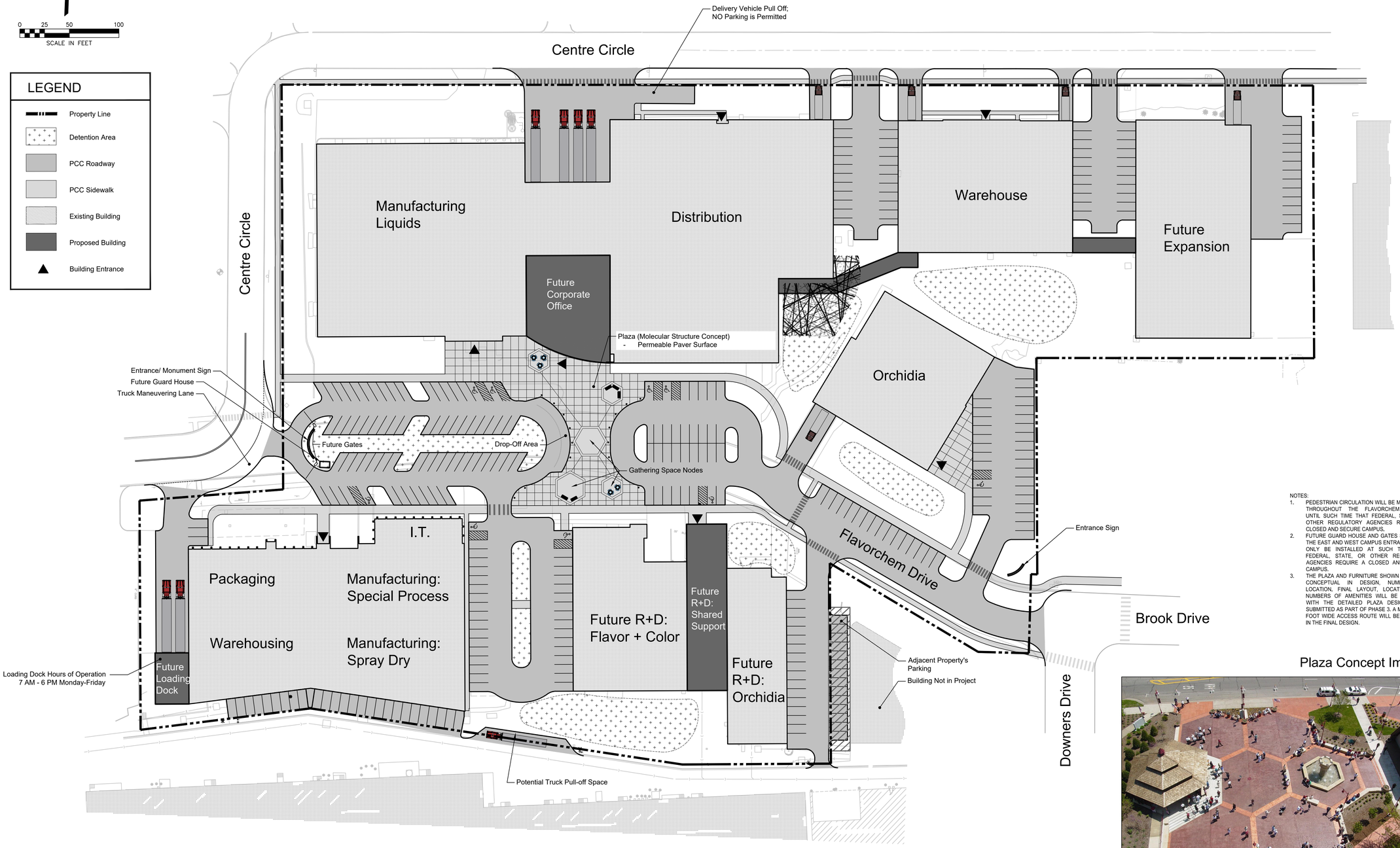
flavorchem®

5/25/2017



NOTES:

1. PEDESTRIAN CIRCULATION WILL BE MAINTAINED THROUGHOUT THE FLAVORCHEM CAMPUS UNTIL SUCH TIME THAT FEDERAL, STATE, OR OTHER REGULATORY AGENCIES REQUIRE A CLOSED AND SECURE CAMPUS.
2. FUTURE GUARD HOUSE AND GATES SHOWN AT THE EAST AND WEST CAMPUS ENTRANCES WILL ONLY BE INSTALLED AT SUCH TIME THAT FEDERAL, STATE, OR OTHER REGULATORY AGENCIES REQUIRE A CLOSED AND SECURE CAMPUS.
3. THE PLAZA AND FURNITURE SHOWN ARE ONLY CONCEPTUAL IN DESIGN, NUMBER AND LOCATION. FINAL LAYOUT, LOCATIONS AND NUMBERS OF AMENITIES WILL BE PROVIDED WITH THE DETAILED PLAZA DESIGN PLANS SUBMITTED AS PART OF PHASE 3. A MINIMUM 30 FOOT WIDE ACCESS ROUTE WILL BE INCLUDED IN THE FINAL DESIGN.

Plaza Concept Image



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Illinois Firm Number: 184-000214

flavorchem

FLAVORCHEM

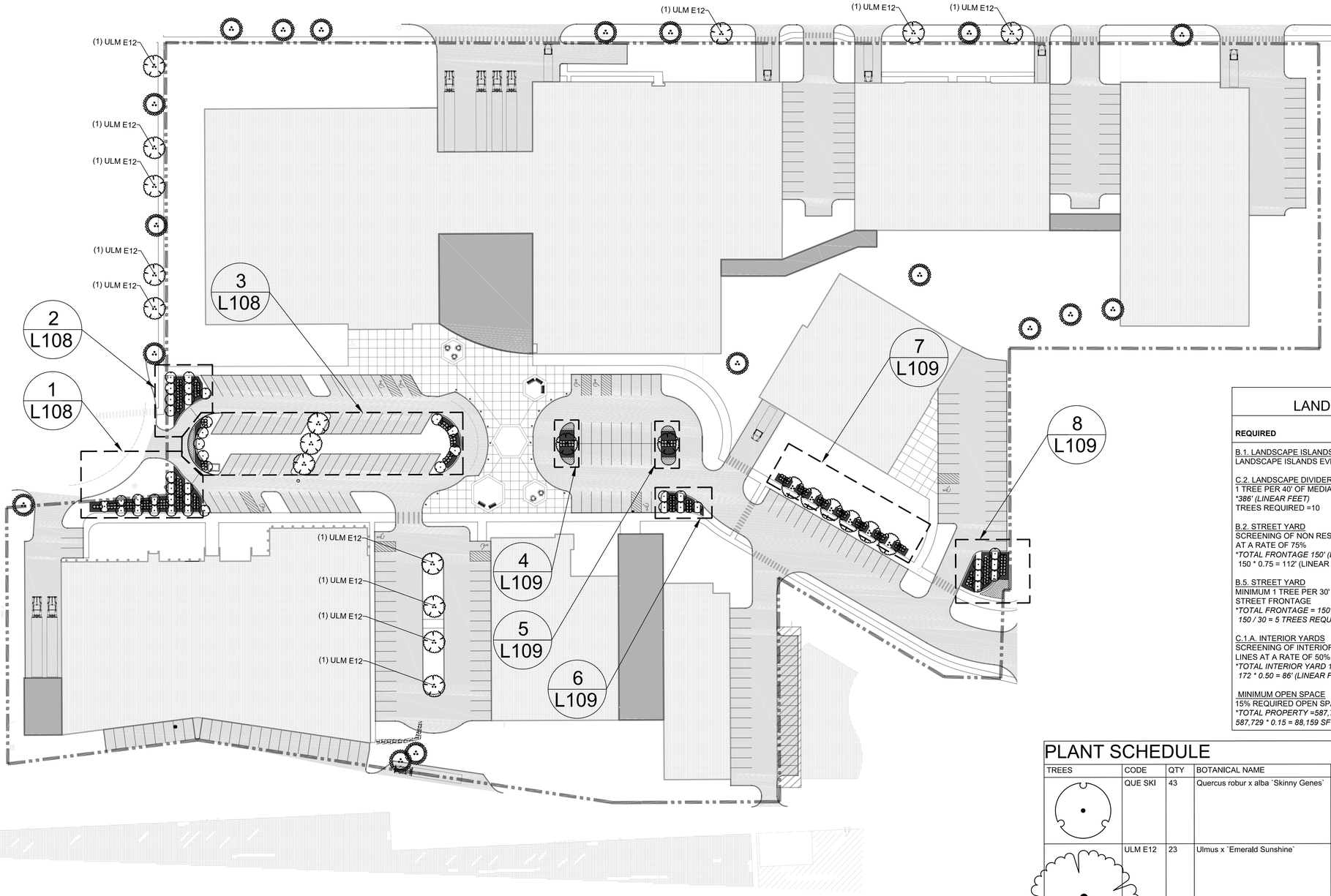
FLAVORCHEM
1525 BROOK DR, DOWNERS GROVE, IL 60515

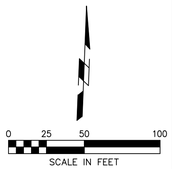
PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN: ---
APPROVED: ---
ISSUED FOR: PUD RESUBMITTAL
DATE: 5/27/2017
PROJECT NO: 2163310
FIELD BOOK: ---
CLIENT NO: ---

PRELIMINARY SITE PLAN

L104





LEGEND

- EXISTING TREES
- PROPOSED OVERSTORY TREES
- PROPOSED ORNAMENTAL TREES
- PROPOSED SHRUBS
- PROPOSED GROUNDCOVER

NOTE: All areas within the subject property boundaries shall be turf grass unless noted or indicated otherwise within this PUD submittal.

LANDSCAPE REQUIREMENTS

REQUIRED	PROPOSED *MODIFIED REQUIREMENT PER P.U.D.
B.1. LANDSCAPE ISLANDS LANDSCAPE ISLANDS EVERY 20 SPACES	B.1. LANDSCAPE ISLANDS YES
C.2. LANDSCAPE DIVIDER MEDIANS 1 TREE PER 40' OF MEDIAN LENGTH **386' (LINEAR FEET)* TREES REQUIRED =10	C.2. LANDSCAPE DIVIDER MEDIANS TREES REQUIRED =10 PROVIDED TREES =13
B.2. STREET YARD SCREENING OF NON RESIDENTIAL ZONING AT A RATE OF 75% **TOTAL FRONTAGE 150' (LINEAR FEET)* 150 * 0.75 = 112' (LINEAR FEET) REQUIRED	B.2. STREET YARD N/A
B.5. STREET YARD MINIMUM 1 TREE PER 30' LINEAR FEET OF STREET FRONTAGE **TOTAL FRONTAGE = 150' (LINEAR FEET)* *150 / 30 = 5 TREES REQUIRED*	B.5. STREET YARD N/A
C.1.A. INTERIOR YARDS SCREENING OF INTERIOR AND SIDE LOT LINES AT A RATE OF 50% **TOTAL INTERIOR YARD 172' (LINEAR FEET)* *172 * 0.50 = 86' (LINEAR FEET) REQUIRED*	C.1.A. INTERIOR YARDS N/A
MINIMUM OPEN SPACE 15% REQUIRED OPEN SPACE **TOTAL PROPERTY =587,729 SF* *587,729 * 0.15 = 88,159 SF*	MINIMUM OPEN SPACE TOTAL OPEN SPACE = 161,643 *161,643 / 587,729 = 27.5 % OPEN SPACE PROVIDED*

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE		REMARKS
	QUE SKI	43	Quercus robur x alba `Skinny Genes`	Skinny Genes Oak	B & B	2"Cal		
	ULM E12	23	Ulmus x `Emerald Sunshine`	Elm	B & B	2"Cal		
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE		REMARKS
	BUX NOR	273	Buxus x `Northern Charm` TM	Wilson Boxwood	1 gal			
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE		SPACING	REMARKS
	LIR BIG	3,499	Liriope muscari `Big Blue`	Big Blue Lilyturf	4" PLUGS		12" o.c.	
	VIN MER	234	Vinca minor `Merlot`	Pink Periwinkle	4" PLUGS		18" o.c.	

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LANDSCAPE PLAN

L107

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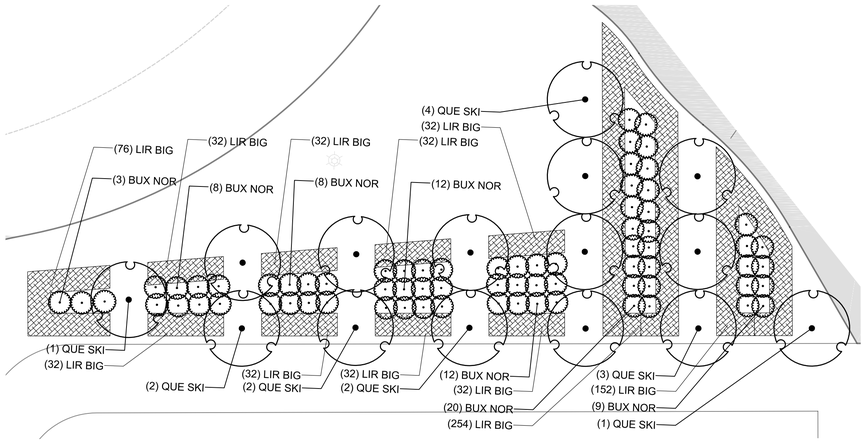
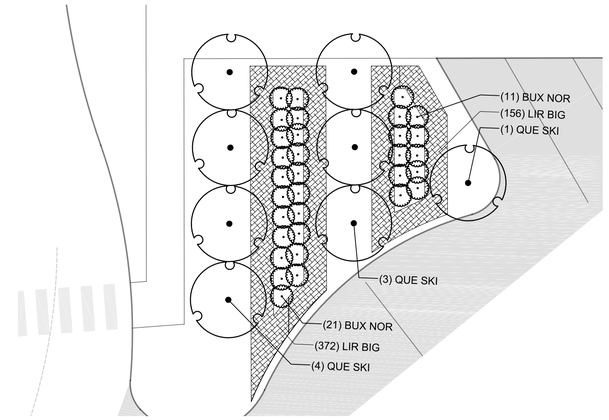
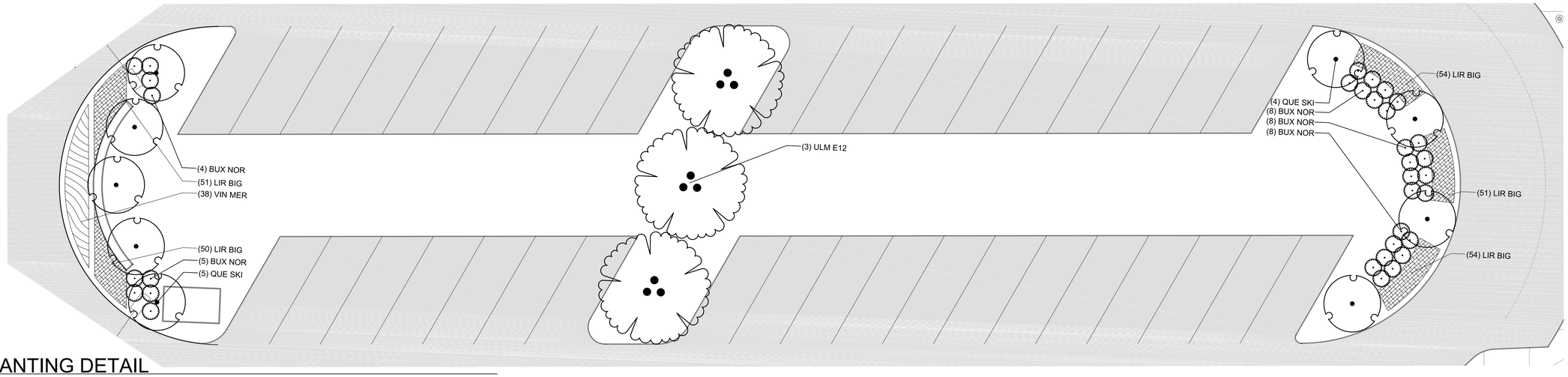


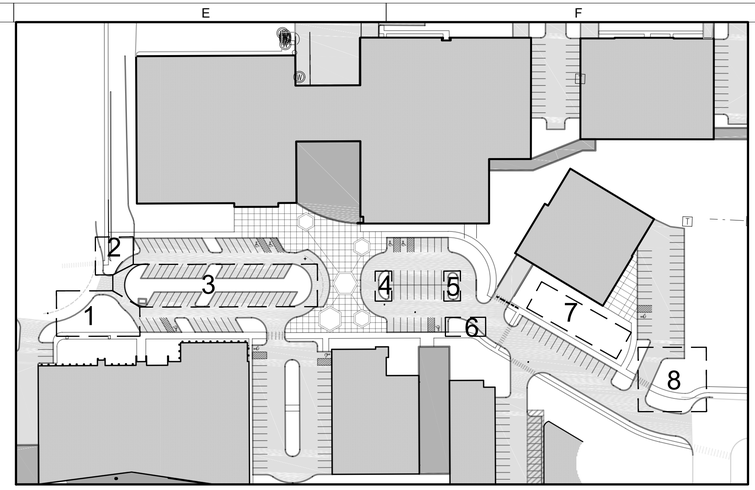
1 PLANTING DETAIL
1" = 10'



2 PLANTING DETAIL
1" = 10'



3 PLANTING DETAIL
1" = 10'



KEY MAP
1" = 100'

TREES	CODE	BOTANICAL NAME	COMMON NAME	ROOT	SIZE		REMARKS
	QUE SKI	Quercus robur x alba `Skinny Genes`	Skinny Genes Oak	B & B	2"Cal		
	ULM E12	Ulmus x `Emerald Sunshine`	Elm	B & B	2"Cal		
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	ROOT	SIZE		REMARKS
	BUX NOR	Buxus x `Northern Charm` TM	Wilson Boxwood	1 gal			
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE		SPACING	REMARKS
	LIR BIG	Liriope muscari `Big Blue`	Big Blue Lilyturf	4" PLUGS		12" o.c.	
	VIN MER	Vinca minor `Merlot`	Pink Periwinkle	4" PLUGS		18" o.c.	

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LANDSCAPE PLAN

L108

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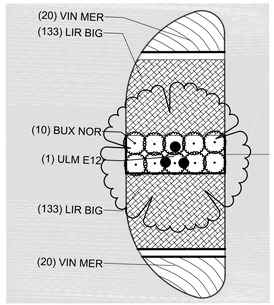
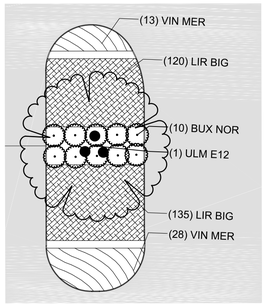


4 PLANTING DETAIL
1" = 10'



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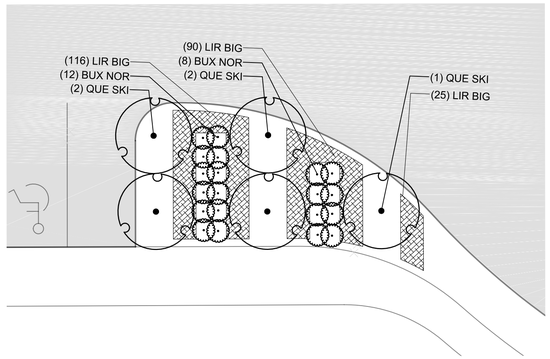
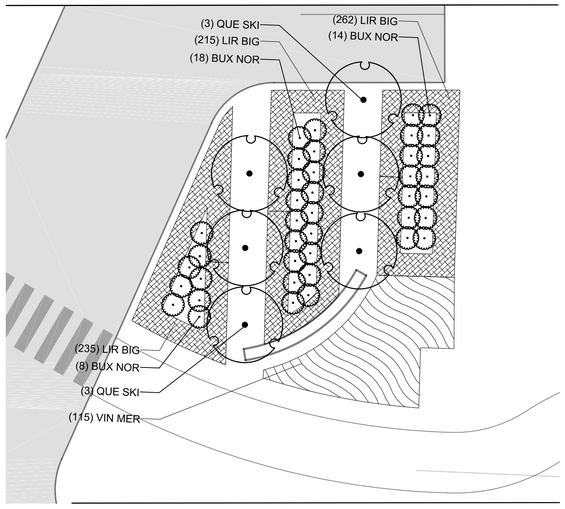
1" = 10'



6 PLANTING DETAIL
1" = 10'



8 PLANTING DETAIL
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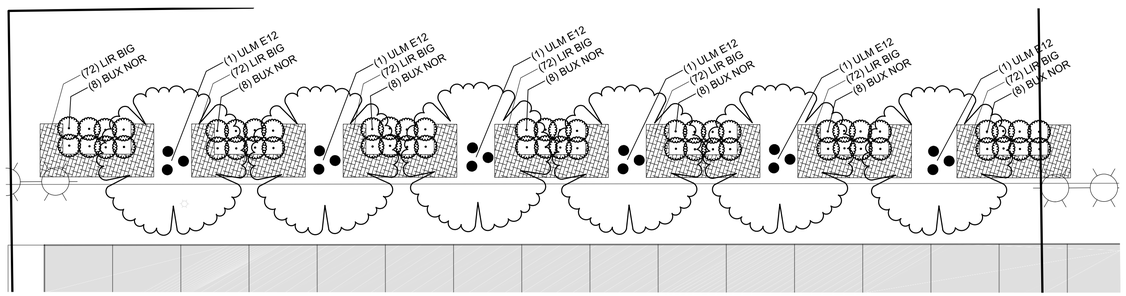
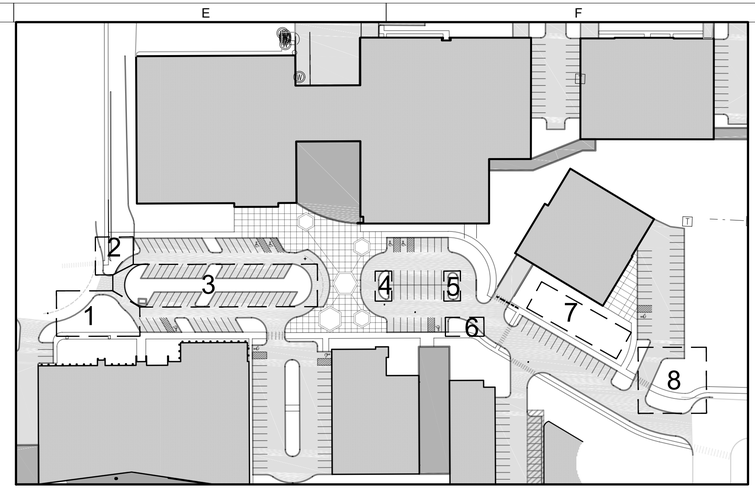


7 PLANTING DETAIL
1" = 10'



KEY MAP
1" = 100'

TREES	CODE	BOTANICAL NAME	COMMON NAME	ROOT	SIZE		REMARKS
	QUE SKI	Quercus robur x alba `Skinny Genes`	Skinny Genes Oak	B & B	2"Cal		
	ULM E12	Ulmus x `Emerald Sunshine`	Elm	B & B	2"Cal		
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	ROOT	SIZE		REMARKS
	BUX NOR	Buxus x `Northern Charm` TM	Wilson Boxwood	1 gal			
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE		SPACING	REMARKS
	LIR BIG	Liriope muscari `Big Blue`	Big Blue Lilyturf	4" PLUGS		12" o.c.	
	VIN MER	Vinca minor `Merlot`	Pink Periwinkle	4" PLUGS		18" o.c.	

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Iowa | Illinois | Indiana
Illinois Firm Number: 184-000214

Flavorchem

FLAVORCHEM
FLAVORCHEM
1525 BROOK DR, DOWNERS GROVE, IL 60515

PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN: MFB
APPROVED: KJB
ISSUED FOR: PUD RESUBMITTAL
DATE: 05/25/2017
PROJECT NO: 2163310
FIELD BOOK: --
CLIENT NO: --

LANDSCAPE PLAN

L109

Aerial Fire Truck

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 33.3

0 10 20 40
SCALE IN FEET

CENTRE CIRCLE

Aerial Fire Truck
NCHRP REPORT 659 (US)

Aerial Fire Truck
NCHRP REPORT 659 (US)

6" CURB

231.13'

LOT 40

LOT 41

LOT 42

LOT

LOT 44

75.38'

SIGN

WV

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DATE: 01/26/2017
PROJECT NO: 2163310
FIELD BOOK: ---
CLIENT NO: ---

AUTO TURN EXHIBIT
B

EX B

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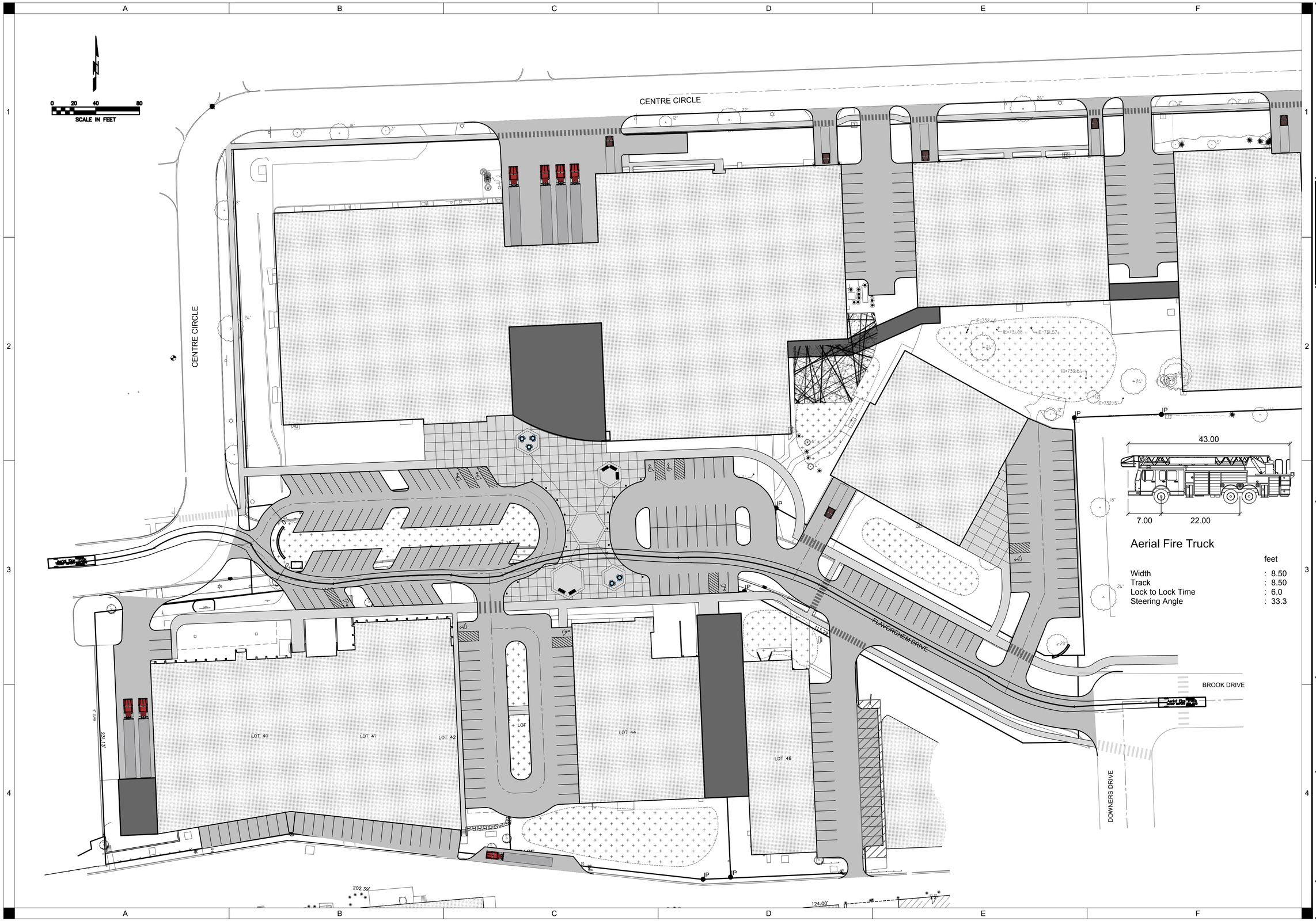

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DATE: 01/26/2017
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FIELD BOOK: ---
CLIENT NO: ---

AUTO TURN EXHIBIT
C

EX C

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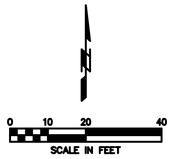

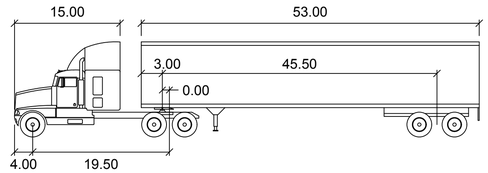

WB-67 feet

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Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		

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APPROVED:	KJB
ISSUED FOR:	PUD RESUBMITTAL
DATE:	01/26/2017
PROJECT NO:	2163310
FIELD BOOK:	---
CLIENT NO:	---

AUTO TURN EXHIBIT D

EX D

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ISSUED FOR: PUD RESUBMITTAL
DATE: 01/26/2017
PROJECT NO: 2163310
FIELD BOOK: ---
CLIENT NO: ---

AUTO TURN EXHIBIT
E

EX E

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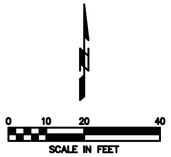

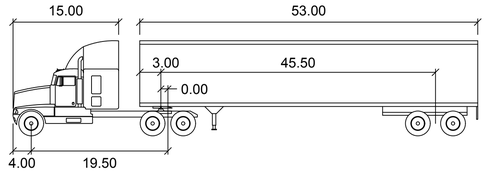

WB-67 feet

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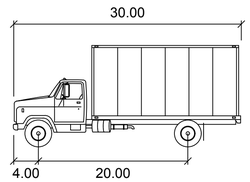

SU-30 feet

Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8

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DRAWN:	MFB
APPROVED:	KJB
ISSUED FOR:	PUD RESUBMITTAL
DATE:	01/26/2017
PROJECT NO.:	2163310
FIELD BOOK:	---
CLIENT NO:	---

AUTO TURN EXHIBIT F

EX F

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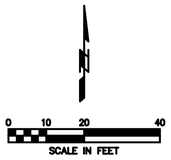

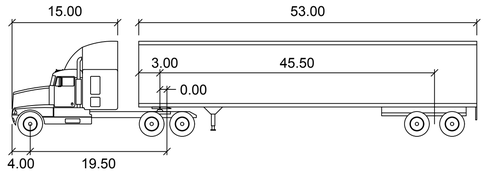

WB-67

feet

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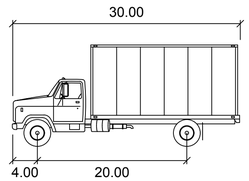

SU-30

feet

Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8

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ISSUED FOR:	PUD RESUBMITTAL
DATE:	01/26/2017
PROJECT NO:	2163310
FIELD BOOK:	---
CLIENT NO:	---

AUTO TURN EXHIBIT
G

EX G

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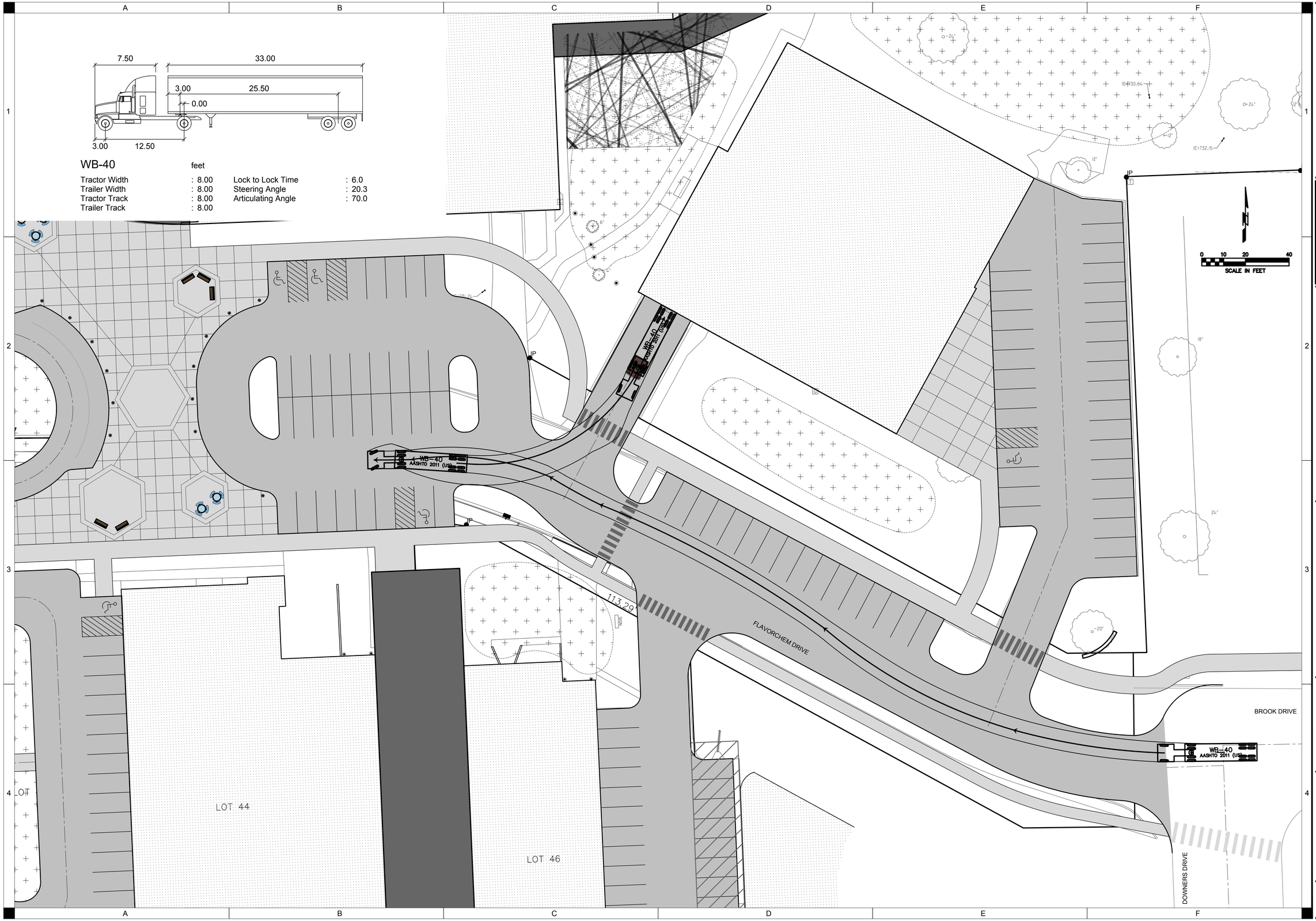

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DATE: 01/26/2017
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FIELD BOOK: ---
CLIENT NO: ---

AUTO TURN EXHIBIT
H

EX H

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VILLAGE OF DOWNERS GROVE

Rebecca Leitschuh <rleitschuh@downers.us>

Fwd: Flavorchem - Neighborhood meeting follow-up

Stanley Popovich <spopovich@downers.us> Wed, May 31, 2017 at 11:25 AM
To: rleitschuh <rleitschuh@downers.us>

Please attach to the back of the staff memo.

Stan.
---------- Forwarded message ----------
From: **Steve Giesler** <steve@gieslerhoudek.com>
Date: Wed, May 31, 2017 at 11:14 AM
Subject: Flavorchem - Neighborhood meeting follow-up
To: Stanley Popovich <spopovich@downers.us>
Cc: George Houdek <houdekinc@aol.com>, Eric Giesler <erjogi@msn.com>, "kgiesler3@verizon.net" <kgiesler3@verizon.net>, "karlgiesler@yahoo.com" <karlgiesler@yahoo.com>

Hi Stan,

Last week, we received the email below along with an updated L104 (05/23/17) drawing from Ken Malinowski regarding the Flavorchem proposal to create a corporate campus. For some reason we did not receive a notification of the 05/15/17 neighborhood meeting. We would have attended since, as we have noted several times, the proposed development has a negative impact on our property due primarily to the closing of Brook Drive. Frankly. we're puzzled why the vacation of Brook Drive is still an issue when the Plan Commission made very clear that they did not want to see Brook Drive closed.

With respect to the revisions, we appreciate the attempt to address some of the concerns we expressed at the Plan Commission meeting. The right turn out of our west parking lot is still around 120 degrees rather than 90 degrees. Widening the turn radius will certainly help, but we would be interested in knowing what the maximum size is for any truck wanting to negotiate that right turn without impinging on the north side parking stalls.

Not screening our building with additional landscaping or signage does not give us the same visibility as we have today. Vehicles drive by our front (Brook Drive) elevation all day long. With the street closed, that stops. We and our tenants count on that visibility as well as easy access to Finley Road. Heading east on what would remain of Brook Drive and following Centre Circle Drive around is not an intuitively obvious way to get to Finley Road from our building.

Even with the revised plan, access to our west parking would be through additionally acquired Flavorchem property. Under terms of the existing easement agreement, we share the costs for maintenance and snow removal for the existing easement with the 1509 Brook Drive property owner (Flavorchem). A similar agreement for the new, longer easement would significantly increase our operating expenses and thus costs to ourselves and our tenants. This, of course, is detrimental to leasing space or selling the building. From a practical standpoint, we would much

rather the village continue to remove the snow and maintain the roadway up to our west parking lot.

As stated by us and several other property owners in the area, closing Brook Drive is our main concern. We disagree with the assessment that local traffic will be minimally impacted. We have witnessed over a 40 year period what happens during the holiday seasons and wintery weather.

Please share our concerns with the Plan Commissioners. I would have sent this earlier, but I was out of town and just got back yesterday evening.

Thank you,

Steve Giesler

G-H Oak Grove Centre Venture

1501 Brook Drive

Downers Grove, IL 60515

630-629-7905 (O)

630-629-5016 (F)

630-417-1268 (C)

From: Ken Malinowski [mailto:ken.malinowski@flavorchem.com]
Sent: Tuesday, May 23, 2017 9:41 AM
To: Steve Giesler <steve@gieslerhoudek.com>
Cc: Keith J. Billick <kbillick@shive-hattery.com>
Subject: Neighborhood meeting follow-up

Hello Steve,

On May 15th, Flavorchem held a second neighborhood meeting to review site plan changes addressing concerns stemming from the February Planning Commission meeting.

The changes, as described below, aim to address your concerns as brought before the Planning Commission. I have also include the revised site plan.

The changes include:

- The south curb line of existing Brook Dr. becomes the south curb line for the new Flavorchem entrance drive. (Previously we held the north curb line)
- The existing sidewalk remains in place.
- No landscaping or signage will be installed on the south side of the new entrance.
- Visibility and identity for the 1501/1503 building will be fully maintained.
- The drive radius for the back parking spaces has been widened to accommodate right turning movements for delivery vehicles.

If you would like to discuss any of the changes or need additional clarification, please let me know.

Thank you.

Best regards,

Ken

Kenneth Malinowski President
Flavorchem Corporation 1525 Brook Drive, Downers Grove, IL 60515
direct (630) 627-4188 | **p** (630) 932-8100 ext. 188 | **f** (630) 932-4626
ken.malinowski@flavorchem.com
www.flavorchem.com



Join us to leave a green fingerprint for a sustainable future. Please only print this e-mail if you really need it on paper.

--

Stan Popovich, AICP
Director of Community Development
Village of Downers Grove
p. 630-434-6893
f. 630-434-6873

FILE 16-PLC-0054: A petition seeking approval of a Planned Unit Development, Zoning Map Amendment, and a Right-of-Way Vacation. The property is zoned M-2, Restricted Manufacturing and O-R-M, Office Research and Manufacturing. The property is located at Brook Drive between Centre Circle and Downers Drive, commonly known as 1500, 1509, 1515, 1516, 1525, and 1528 Brook Drive, and 1429, 1503, 1505 and 1515 Centre Circle, Downers Grove, IL (PINS 06-30-402-003, -004, -009, -020, and 06-30-403-016, -017, -022). Flavorchem Corporation, Petitioner and Owner.

Senior Planner, Rebecca Leitschuh summarized this case was a petition seeking approval of a planned unit development, zoning map amendment, and a right-of-way vacation for the following properties: 1500, 1509, 1515, 1516, 1525, and 1528 Brook Drive, and 1429, 1503, 1505 and 1515 Centre Circle, in Downers Grove. She clarified that in the public notice as well as the agenda, inserted was a lot consolidation because sometimes they do come in simultaneously but this case met the requirement of an administrative lot consolidation and was reviewed prior. Ms. Leitschuh reported the request involves 7 separate buildings on 13 different lots which will result in some consolidation of the lots. The property, located at 1525 Brook, was currently going through a sale but would become consolidated with the other lots. The properties would be under the same PUD, owned by the same individuals, and on the same campus.

Proposed is the vacation of Brook Drive in order to create a campus master plan for the entire facility, which will include updating the buildings, adding on to buildings, and/or relocating some uses of buildings to other buildings, creating a plaza, connections between buildings, etc. A conceptual rendering was placed on the overhead, with Ms. Leitschuh explaining the overall campus and its connections for employees/customers. Existing conditions, reflecting the separate parcels and lot lines, were depicted on the overhead, noting the proposal was for one unified campus. Should the vacation of Brook Drive proceed, parking on both sides of the street, along with stormwater catch areas and enriched landscaping areas, would take place. Ms. Leitschuh walked through the proposed campus mentioning its buildings and the fact that many of the uses were already on-site and some of them were being centralized to one area for efficiency purposes.

Continuing, Ms. Leitschuh defined what a PUD allows and also explained that the onsite zoning currently consisted half as ORM (Office, Research, Manufacturing) and half as M-2 (Manufacturing) and the bulk requirements were almost identical between the two districts. The loading dock was the only newly proposed area in the required setback. Ms. Leitschuh walked through the turning radius for trucks and emergency vehicles, the landscape plan, lighting plan (met requirements), utilities, the phasing plan for the development, plat of vacation, and the lot consolidation. Furthermore, she stated the owner was granting a 30-foot cross access easement to ensure there was access to shared parking off of Brook Drive so that buildings 1501 and 1503 could maintain access (a condition for approval). Other points of interest noted by staff included the connection that went around Centre Circle and reconnected to Brook Drive, which deterred cut-through traffic but worked to service the commercial properties. She stated that staff concurred with the findings in the traffic impact study.

A review of the zoning and bulk standards followed for the ORM district with Ms. Leitschuh

pointing out the side interior setbacks for the small loading dock to the southwest corner. The setbacks will be reduced from 10 feet to the neighboring property line, to 1 foot. Accordingly to the applicant, this was the only area where the loading dock could be located. Open space, height and parking space requirements were reviewed.

Per staff, the proposed PUD met the current and the updated draft Comprehensive Plan's goals for the types of uses and the reinvestment in existing businesses. It was compatible with the surrounding uses and it met the PUD criteria. The proposal also met compliance with the PUD Overlay District provisions. Per Ms. Leitschuh, under *Appropriate Restrictions, Terms and Conditions*, multiple easements were listed and required by staff in order to protect the village, the public, and adjacent properties.

A review of the zoning map followed with Ms. Leitschuh reminding the commissioners that the request was for M-2 Manufacturing for certain properties, to ORM Office Research Manufacturing, and to become a PUD. Existing use and zoning of nearby properties were referenced with Leitschuh describing how a PUD with an underlying zoning district of ORM. Staff found that it protected the character and integrity of adjacent properties by requiring subsequent approval for major changes. Examples followed. Ms. Leitschuh reviewed the criteria needed to be met for the village's vacation policy (Resolution No. 2003-58).

In summary, staff recommended the Plan Commission forward a positive recommendation to village council. Ms. Leitschuh said she failed to mention that an easement requirement will be needed for an adjacent property to the south for and an additional loading space. Parking and pedestrian safety were discussed briefly. Ms. Leitschuh pointed out that once Brook Drive and Centre Circle were vacated they would be maintained by Flavorchem.

Mr. Kulovany asked if there was anything in state law or in the village's ordinances that prevented cut-through traffic to the area, wherein Traffic Manager Will Lorton said he was not aware of any. Asked what the cost was for the village to put in an 85' foot roadway by 825 feet in length, staff did not know.

Addressing the landscaping, Ms. Hogstrom voiced concern about the amount of trees on the plan and only having two species. Furthermore, she believed more variety of plantings were necessary besides one species of shrub. Mr. Maurer, in reviewing the various phases to the property, asked if such relocations or improvements could be done or could not be done without the vacation of the street or a PUD, wherein Ms. Leitschuh explained that from a zoning perspective, the buildings could not be connected and a PUD would be required in order to unify the campus. She believed the petitioner could respond but the goal was to have an overall, unified campus feel to the development.

Regarding the traffic study and whether there were any concerns about diverting industrial traffic onto Downers Drive through the shopping center and out to Butterfield, Traffic Mgr. Lorton stated that all traffic was reallocated in the area based on existing traffic counts for two days. Level of service was impacted.

Chairman Rickard invited the petitioner to speak.

Mr. Keith Billick with Shive Hattery Architects, provided a summary of Flavorchem, stating the company had been in the village for 30 years and this site was their international corporate headquarters. The company was not a food production company; instead it made the flavors and scents for foods or colognes. Part of what drove the company was whether it wanted to continue to invest in the Downers Grove site, which was why the company came to Shive Hattery. The company intended to create an image for itself, create a centralized campus and create a safe employee environment because it currently had none. Details followed.

The buildings' locations and the surrounding character of the area was pointed out as well as the reason for vacating Brook Drive, i.e., creating the centralized campus which would provide a safe pedestrian connection between the future corporate headquarters and the future research and development area, along with other components. Regarding the new loading dock to the southwest corner, Mr. Billick said it would be a stand-alone dock without moving to multiple buildings or multiple spaces. To bring a unified look to the campus, the buildings would be updated either with new materials, paint or colors. Addressing the landscaping plan, Mr. Billick said it was a preliminary plan currently but there would be a diversity of plants. However, there would also be strict landscaping requirements due to the type of business Flavorchem is. Many of the trees around the perimeter of the campus will remain with some of them supplemented. The central pedestrian plaza will be a permeable paver area which will reduce the overall impervious area of the site. Bioswales and biocells will be incorporated into the site. A conceptual view of the campus followed with Mr. Billick stating it was a best guess due to the project being multi-phased.

Mr. Billick summarized the discussion that took place at the neighborhood meeting held in December 2016, stating that traffic and the closure of Brook Drive were the major concerns for the neighbors. As a result, a traffic study was done and Mr. Billick proceeded to discuss the details of that study, noting the only area where the PM level of service dropped by one level was at the intersection of Finley and Butterfield Road; otherwise the other intersections remained the same or better. He also stated that through the study it was clear that during the PM peak times, drivers were using Brook Drive as a cut-through.

Mr. Billick explained that Flavorchem currently has about 200 workers at its the current location with about 1200 customers that come to the Downers Grove area and stay either a night or multiple nights. Those same customers are entertained to win their business. Flavorchem wants to grow their employee-based business. Other financial factors about the company followed. Regarding the 297 parking spaces, Mr. Billick explained the number of parking spaces met the company's needs for a three-shift workforce as well as for customers and visitors. Again, the setback for the loading dock in the southwest corner would be placed within one foot from the property line. To the west of that location was a parking lot for an adjacent building and the loading dock would not negatively impact that adjacent property, per Mr. Billick.

Questions for the petitioner included whether the traffic study included the number of individuals that would be prevented from taking the cut-through to which Mr. Lorton indicated that in the PM peak about 200 vehicles were removed to go to Finley and Butterfield rather than

Brook Drive, from the north. Mr. Lorton further responded that drivers were cutting through to skip the signal at that intersection. Mr. Billick, recalling his discussions with the consulting traffic engineer, said drivers did perceive the same intersection as being difficult and most drivers would avoid it.

Per questions, Mr. Billick explained how much diverted traffic was for deliveries to Flavorchem, what to expect when pedestrians walked the campus, and how the owners of 1501 and 1503 were not to be excluded but to have the company come in and understand where the Flavorchem campus was. He hoped the improvements to Flavorchem would benefit the owners of 1501 and 1503. Signage would be addressed in the future and Mr. Billick understood that Flavorchem was not trying to exclude them. Asked whether an elevated walkway across Brook Drive was considered, Mr. Billick explained there was consideration but due to accessibility to the utilities and other maintenance requirements of the street, the connection height to ensure trucks and other vehicles could get underneath did not make sense from an architectural and engineering perspective.

Regarding a property located at the southwest corner of Brook Drive and Downers, Chairman Rickard asked whether an adjacent neighbor was losing parking wherein Mr. Billick stated it was a staff requirement that Flavorchem maintain an existing parking cross-access easement and so the easement was extended to come up onto Flavorchem Drive. The parking as well as the access to it were maintained by Flavorchem. Asked what other concerns Mr. Billick heard at the neighborhood meeting with regard to losing Brook Drive, Mr. Billick said it was the flow of traffic and accessibility, but Centre Circle provided that access. Emergency vehicle access was another concern raised but Mr. Billick explained that access for emergency vehicles would continue to be accessible. Mr. Billick pointed out the emergency route on the overhead, noting a mountable curb would be constructed to allow emergency vehicles to travel up and over the curb but the curb would look like a regular curb to drivers. Asked if a gazebo was planned, Mr. Billick confirmed there was no gazebo planned. Per a question, Mr. Billick estimated that about 100 employees crossed Brook Drive per day.

As a last comment, Ms. Leitschuh stated staff received four inquires, three phone calls and three formal letters with the major concern being access to the property and the overall impact of the proposal.

Chairman Rickard opened up the meeting to public comment.

Mr. Michael Cassa, President of the Downers Grove Economic Development Corporation (DGEDC), spoke of his organization's mission which is the retention and attraction of business in the village and the proposal was an example of both. Mr. Cassa praised Flavorchem as one of the village's leading manufacturing firms, a good corporate citizen, a past winner of the DGEDC's Cornerstone Award, and a recent award for business excellence from the Chamber of Commerce. He shared positives about the company and talked of how businesses in the Oak Grove Center wanted to reduce the cut-through traffic and the proposal provided a solution. Mr. Cassa closed by stating the DGEDC supported the proposal as requested, reiterating the company was one of the economic engines of the village and he wanted to give them the opportunity to grow.

Mr. Mark Bratkiv, with Finley Quartz Associates, 2901 Finley Road, mentioned that Flavorchem may be a good corporate citizen but they were not a good neighbor. He pointed out his property which was adjacent to the newly proposed trucking dock, stating he objected to the proposal because he was constantly kicking out Flavorchem employees from his parking lot because the company had a serious parking issue. Mr. Bratkiv stated that Flavorchem already admitted that they were under their parking requirement and the applicant was asking the commission to give them permission to under park without seeing the plans.

He further objected to the loading dock being located one foot from his property and, as for the public benefit, he asked what the benefit was for giving a public road to a private company for no cost. He stated the village ripped up Brook Drive, repaved it, installed curbs and gutters and should know exactly what was spent per foot to replace it. He further called attention that within the commissioners' packets the village acknowledged the valuation of the road being worth at least $380,000 plus the cost of the road and for the village to just give the road to Flavorchem was not fair to the village residents and their money should be returned. As a business owner himself, could appreciate Flavorchem wanting to expand their business but not at the expense of the taxpayers' money or a public road.

Mr. Mike O'Connor, attorney representing United States Brass and Copper, 1401 Brook Drive, and 1418 Centre Circle, stated Brook Drive was critical to all of the businesses within the industrial park and it was critical to have the businesses access the nearby intersections and expressway. Brook Drive was a "critical relief valve" for the retail center because drivers did not want to wait 3 to 4 signal cycles at the intersection. Mr. O'Connor did not trust the applicant's traffic study because it was done in September when the traffic and weather was good and not during a holiday season. He believed the intersection of Downers Drive and Butterfield was already a dangerous intersection, citing the many traffic accidents that occurred there between 2011 and 2015, and now the proposal was driving more traffic to that intersection with more accidents to be expected. Other negatives of the proposal followed. Mr. O'Connor reported that U.S. Brass and Copper had over 100 trucks a week accessing its two properties, along with other companies accessing their docks off of Centre Drive, where more truck and vehicular traffic were being diverted to. While he had no objections to what was being proposed, the vacation of Brook Drive and the construction of the loading dock at the west end of the property were going to reduce the traffic flow significantly in the area. He did not believe it would strengthen jobs, except for Flavorchem, and if that was the case, the village was expanding the Flavorchem project at the expense of other businesses in the area. Lastly, he noted that Flavorchem's tax base was being stabilized but at the expense of the other property owners which could result in those businesses looking for other locations where business is easier to conduct.

Mr. O'Connor did not see the purpose of vacating Brooke Drive other than having a cohesive campus. He stated that other than the future research and development buildings on the south side of Brook Drive, all of the other facilities were located on the north side of Brook Drive as were the majority of the employees. He further commented that adding a pedestrian crossing could address the applicant's concerns about pedestrian safety. He reminded the commissioners that the proposal was a permanent decision. He asked the commissioners to deny the request to

vacate Brook Drive and to deny the request to install the three loading docks at the west end of the 1501 building, citing the challenges of trucks maneuvering into those loading docks.

Mr. Dave Cavanaugh, President and owner of U.S. Brass and Copper, provided a history of the purchase of his land and construction of his buildings at 1418 Centre Circle and 1401 Brook Drive which provided a good area for his business until now. He discussed the truck challenges he sees making deliveries and the car drivers from the malls that are impatient and do not want to wait at the long light located at Brook Drive and Downers. He believed vacating Brook Drive would force drivers and his employees into one lane of traffic which was unreasonable. He summarized that any design changes the applicant made benefited the applicant and not the other property owners. It placed an unreasonable burden on them, was unfair, caused hardships, and the vacation was not reversible. Mr. Cavanaugh remarked about the heavy mall traffic overall and Brook Drive being its relief. Lastly, he asked the commissioners to not support the vacation.

Per a question, Mr. Cavanaugh stated his building was located east of Downers Drive on Brook Drive at the southeast corner where it turned into Centre Circle and he had another building at 1418 Center Circle.

Mr. Cavanaugh explained that trucks that come into the docks 1401 Brook Drive can only approach from the west and not from Centre Circle. On Centre Circle, trucks must also come from the west to approach. In general, he stated the trucks needed more room to turn around if they come from the east otherwise they ended up going on the lawn.

Mr. Thomas Klouda, owner of Elite Electronics Engineering, 1516 Centre Circle and the owner of the two buildings to the east, described the surrounding businesses and the fact that a dance studio was nearby with many children. He discussed the challenges of trucks maneuvering and the fact that his business blocked the street on the east due to unloading/testing tractors. Beautifying Flavorchem only made his business and Centre Street look like an alley. He referenced his letter he sent to the village.

Mr. Steve Giesler, 1214 Maple, Downers Grove, owner of the 1501 and 1503 buildings, stated he was opposed to the vacation of Brook Drive because it would have a negative financial impact on his property referring to his letter in the packet. The proposal would impact his business as follows: affect traffic, affect access to/from the west parking lot, diminish marketability of his building for leasing, and decrease property value. He stated Mr. O'Connor's and Mr. Cavanaugh's comments regarding traffic were true. Regarding his west parking lot access, for over 40 years he was able to turn left and trucks were able to turn left. To lose that option was unfair. Examples followed. Regarding the west parking lot, even though he would be given access through an easement on the old Brook Drive right-of-way, it became private property and he asked who would maintain it and pay the taxes? Mr. Giesler discussed the high visibility his property had on the corner and anything that reduced the visibility was detrimental to the property value. He voiced concern about the applicant's proposal for landscape screening which would reduce visibility to his property and, coupled with the traffic congestion and a less useful west parking lot, would affect his building negatively. He asked that the commissioners deny the petition.

Mr. Scott Richards, 1130 Warren Ave., Downers Grove, supported the campus but after tonight's comments he asked if there was consideration for adding a tunnel under the street, given what the costs were being spent to create the campus.

Hearing no further comments, the chairman invited Mr. Billick to return and answer some of the questions.

Mr. Billick appreciated the comments but clarified Flavorchem was not removing access. He noted a street was being taken but there were no dead-ends being provided nor closed streets. The businesses along Brook Drive and along Centre Circle would still have full access to their businesses but it would make the drive a bit longer. Mr. Billick clarified Flavorchem was not putting in any additional loading docks on Centre Circle. On the west side of the 1525 building where the proposed loading dock was to be created, Mr. Billick said the area was currently being used as loading and as Mr. Giesler stated above, it was at grade in that location with large trucks arriving. Flavorchem used forklifts now but the loading docks would make loading/unloading easier.

Regarding the 1501 and 1503 buildings, Mr. Billick stated there were no plans to have access changes made there. As far as the easement and its maintenance, as mentioned by Mr. Giesler above, Mr. Billick explained there was an easement that did access private property currently and to get to the parking spaces, he did have to come across Flavorchem's property. There appeared to be no prior issues as to snow removal or maintenance in the past but Flavorchem would continue to maintain that level of service and maintain the infrastructure in that location even though it was a private street that went into a parking lot.

Per Mr. Billick, the landscape plan was still conceptual and he was willing to work with the property owner and village staff to ensure that no screening was provided and the property owner's building had visibility.

Addressing Mr. O'Connor's idea about pedestrian access functioning independently to where the buildings on the north would function separately from the buildings to the south, Mr. Billick explained that in the concept campus plan it was partly true but there would be connectivity because there would be employees functioning at both locations, along with guests and visitors. And part of the efficiency was to begin to consolidate the different uses. Mr. Billick elaborated again on how the campus affect would provide efficiencies.

Regarding the idea of an underground walkway, Mr. Billick stated that due to the utilities it would require Flavorchem to dig very deep to get under the utilities and it would not be feasible.

Mr. Billick closed by stating that although the commissioners heard comments that the proposal was self-serving, he did not believe that. Instead, by allowing the company to grow and expand in place, it benefited the village and the neighborhood.

Commissioner comments were as follows:

Mr. Maurer pointed out that Flavorchem's proposed plan did not include docks at 1509 and 1515 Brook Drive and asked where they would be located. Wherein, Mr. Billick proceeded to explain. Mr. Maurer further inquired if Flavorchem could install a turning point in front of 1525 Brook Drive and remove the turn-around off the street, since Flavorchem was consolidating all of its loading docks, wherein Mr. Billick stated "possibly" since the plan was still conceptual but now hearing this concern, he was willing to work with the owner and village staff to review it. Mr. Maurer believed it was a good opportunity to consider.

Ms. Rollins asked that the property adjacent to 1501 and 1503 be taken into consideration for right turns since the road narrowed to one lane. Mr. Billick indicated he would review it.

Chairman Rickard expressed concern that this was the last review the commissioners would see of the proposal; staff confirmed it was and explained how recommendations could be made. Mr. Billick also confirmed that the proposal before them was strictly zoning and any specifics would go through a detailed site plan review process and building permit process.

However, after discussion of staff's perspective of the proposal being the final PUD versus Mr. Billick's perspective of the PUD being conceptual, the chairman pointed out and understood that there were various processes but part of the Plan Commission's process when it reviewed PUDs was that the commission was reviewing a list of requirements on the site plan that were considered final and he was not sure if the commission was quite there yet. Ms. Leitschuh said she thought the applicant was using the terms "conceptual" and "preliminary" to convey the holistic view of the project, and explained that the commission was reviewing a final site plan, although some of the items would be addressed in the far future at permit time. Staff found the applicant's plan complete at this point to move forward with PUD review and approval.

Asked if the work under Phase I and II was finalized, Mr. Billick stated he still had to work with staff to determine what would the closure of Brook Drive look like and he was willing to work with the commission and staff to address any concerns with conditions. Further details followed. Regarding the topic of security, Mr. Billick confirmed with the chairman that security started at the buildings, since there was no fence around the properties and open access existed to the parking areas. Flavorchem did not want to fence off the site.

Per Mr. Maurer's question to staff whether there was precedence that existed in the village where a vacation of a public right-of-way occurred, transferring ownership of land without cost. Staff did not know but clarified it was council's decision on that. Mr. Maurer stated that the commission owed village council a recommendation and the concern was about giving away $380,000 worth of land for nothing. In response, staff responded that typically the commission does not make a recommendation regarding the finances of a vacation. Ms. Hogstrom also agreed with Mr. Maurer's comments. She pointed out that the park district paid the village $4,000 for a vacation of an alley some time back.

Asked what other plans Flavorchem had should this proposal not move forward, Mr. Billick indicated that discussion of that had not taken place yet. He thanked the commission and the

public for their input and would closely work with staff regarding the concerns raised.

Hearing no other comments, the public comment and the public hearing was closed by the chairman.

Commissioners proceeded to discuss their concerns about the project: the chairman had issues with the docks located at the southwest corner of the property, specifically being within one foot of the neighbor's property line, given how much noise comes from truck loading and unloading. The maneuvering to the same dock was a concern and to compound it by backing up to a dock area that already had a bent approach was another concern. The neighbors' comments were another concern. Closing off the street also appeared to be the main purpose of vacating the street to allow safe pedestrian access but other options could be considered, such as a grade level pedestrian crossing, traffic calming device, or a second floor link across the road, etc. Lastly, the chairman voiced that the property owner who owned the parcel on the southeast corner now had to access the rear of his property and parking through a private driveway which he did not control.

Other comments included: that with a vacation, one usually wants the owners on both sides of the right-of-way to support it but it appeared the owner of the southeast corner would not support it and so why was the village giving a portion of Brook Drive adjacent to their property to the applicant; the chair concurred. Additional comments were weighing the benefits to Flavorchem against the inconvenience to the other businesses and community as a whole. Ms. Gassen found it was fine to inconvenience those who used the street as a cut-through but not to those businesses located in the circle. Her main concern was the fact that the businesses at 1501 and 1503 had to access their building by driving into Flavorchem's campus and the two businesses were losing their street frontage. Pedestrian safety could be addressed in another way.

Mr. Kulovany stated the village should be working with other units of government to address cut-through traffic at the site but for this site specifically, he suggested adding a second right turn lane as drivers head west on Butterfield over to Finley or at least a longer access path to do that. As for the project meeting the review and approval criteria for Section 28.12.040.C.6, Mr. Kulovany believed all of the criteria was met except for *Criteria e*: protecting the surrounding property owners, citing that it would greatly inconvenience the other owners, especially buildings 1501 and 1503, citing it was almost a "taking."

As to meeting the requirements of Section 12.030.I. Zoning Map Amendment Review and Approval Criteria, Mr. Kulovany believed No. 1 was met as to the existing use and he spoke about the campus positives. Regarding No. 2, the proposal and its affect on property values, Mr. Kulovany asked whether a world headquarters campus would improve the property values of 1501 and 1503 or would it detract it due to the access and looking like part of someone else's property. Regarding No. 3, public health, safety, and welfare, Mr. Kulovany commented the welfare should be directed to the other property owners. Regarding No. 5 and the value to the community, he stated the value would come from determining if there was a significant increase in the tax base and he was not sure that could happen. However, his largest issue was that the village paid significantly for the street to be installed two years ago and it was going to be given

to a private owner. He supported the campus design and the company being a good corporate citizen, but he was not sure the village would benefit appropriately nor was he pleased that the village had not worked with other governmental entities to resolve the traffic congestion that caused the cut-through issue.

Ms. Rollins agreed with many of the above comments and also believed having the applicant's corporate headquarters did add value to the village but she did not agree with having no Plan B because the applicant could not show it was "the best way to get there." Also, many open-ended questions existed with the property owners.

Chairman Rickard agreed there were too many open ends and believed it would be better to continue the case to see if the applicant could make some revisions and then return at a future date. Some of the items he preferred to see re-addressed included the loading dock at the west end and positioning it within a reasonable setback, better shielding of the dock activity to the adjacent neighbor, and finding a way to keep Brook Drive open, with some restrictions, to keep it safer but also realize there are other campuses that are bisected and still have a campus feel to them, short of closing Brook Drive completely. The three key items he wanted to see readdressed included 1) the dock on the west end; 2) leaving Brook Drive open; and 3) leaving public frontage to the north of the 1501 building and allowing them public access to their parking.

Dialog followed on how to proceed if the case was continued or if no motion was made.

A motion was entertained by the chairman.

WITH RESPECT TO FILE 16-PLC-0054, MR. MAURER MADE A MOTION TO APPROVE THE PUD PROVIDING THAT ANY NEW OR RECONFIGURED TRUCK DOCKS ARE CONTAINED, INCLUDING THE TURN-AROUND, WITHIN THE APPLICANT'S PROPERTY AND WHERE THE APPLICANT ABUTTS A PROPERTY LINE, APPROPRIATE SOLID, FULL HEIGHT SCREENING IS PROVIDED AT NEIGHBORING PROPERTIES, BUT EXCLUDING THE REQUEST FOR THE VACATION OF BROOK DRIVE WITHOUT COMPENSATION, SUBJECT TO STAFF'S 14 CONDITIONS LISTED IN THE STAFF REPORT.

Mr. Maurer stated he wanted to move the process along, and supported the idea of a nice world class campus because the company was a great asset to the community. He did not want to tie up the applicant on the vacation of a valuable piece of property, not just in terms of the monetary value to the village but the circulation value to the community.

Ms. Leitschuh interjected, explaining that if that was what was being established in the motion she recommended a motion to continue the case because it would result in elimination of parking for the proposal and it would have to return to this commission for another review. Mr. Kulovany believed there was too many variables within the motion, the petitioner was acting in good faith, and now the petitioner had a sense of what the commission was looking for and could work with staff to address the issues raised.

There being no second voiced, the motion died. Chairman Rickard entertained another motion.

WITH RESPECT TO FILE 16-PLC-0054, MS. GASSEN MADE A MOTION THAT THE PLAN COMMISSION CONTINUE THE HEARING TO A DATE CERTAIN, THAT DATE BEING APRIL 3, 2017 AND THAT THE PETITIONER BE REQUIRED TO PRESENT A PLAN THAT DEPICTS A REVISED LOADING DOCK ON THE WEST END. BROOK DRIVE IS NOT TO BE VACATED.

SECONDED BY MR. KULOVANY. ROLL CALL:

AYE: MS. GASSEN, MR. KULOVANY, MS. HOGSTROM, MR. MAURER, MS. ROLLINS, CHAIRPERSON RICKARD
NAY: NONE

MOTION PASSED. VOTE: 6-0

Approved 6/5/17

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Ms. Rollins joined the Plan Commission body.

FILE 16-PLC-0054: (Continued from 2-27-17, 4-3-17, and 5-1-17)
A petition seeking approval of a Planned Unit Development, Zoning Map Amendment, and a Right-of-Way Vacation. The property is zoned M-2, Restricted Manufacturing and O-R-M, Office Research and Manufacturing. The property is located at Brook Drive between Centre Circle and Downers Drive, commonly known as 1500, 1509, 1515, 1516, 1525, and 1528 Brook Drive, and 1429, 1503, 1505 and 1515 Centre Circle, Downers Grove, IL (PINs 06-30-402-003, -004, -009, -020, and 06-30-403-016, -017, -022). Flavorchem Corporation, Petitioner and Owner.

Sr. Planner Rebecca Leitschuh said this application originally came before the Plan Commission in February of 2017, and was continued until this date. She focused on the information that has changed since the last public hearing, provided an update of Staff's memorandum, as well as minutes and the original Staff report in the Plan Commission's packet. She then reviewed the changes made.

Ms. Leitschuh said that the petitioner determined it would not be possible to move forward with their development without vacating Brook Drive. She provided three different solutions provided by the developer in response to the Plan Commission's questions from the February public hearing. In regard to the radius of the driveway approach at the intersection of Brook Drive and Centre Circle, it has been widened to further accommodate trucks accessing the loading docks at 1525 Brook Drive. At the upper portion of Centre Circle they are providing a "hammerhead" that allows the trucks to pull in and back into the site without delaying other traffic in the public right-of-way. There have been two conditions added to the Staff report whereby 1) the applicant will be responsible for working with Public Works to make sure the Centre Circle ROW area is appropriately striped so as not to confuse other traffic from the widening of the adjacent approach, and 2) the applicant will clearly identify the hammerhead areas as no business parking or loading.

The second change proposed by the developer addresses comments from the Plan Commission concerning the property to the southeast corner regarding access and visibility (1501/1503 Brook Drive). There is a shared drive at the parking lot, and there was a concern about avoiding reducing the visibility of the corner lot commercial building, making it distinct from the Flavorchem corporate campus. The applicant has removed the landscaping and signage along the right-of-way to identify it as a separate business. The existing southern curb line and sidewalk will remain in place to maintain a ROW frontage effect.

In further response to the Plan Commission's concerns, the developer has reduced the loading docks at the SW corner of the property (1525 Brook Drive) from three bays to two bays with a minimum 10-foot setback as required by the Zoning Ordinance, and the petitioner is agreeable to further screening the loading dock by installing a privacy fence.

Approved 6/5/17

Ms. Leitschuh explained that the petition is for a Planned Unit Development, which is a tool whereby they attempt to meet all design requirements, while maintaining some flexibility to allow the design to fit within the boundaries of the PUD. The revised version of the PUD meets all of the zoning requirements, with the exception of the parking setback, landscaping configuration, and the number of parking spaces. However, Staff concurs with the developer's detailed plan for the corporate campus and the anticipated number of parking spaces needed for the PUD.

Regarding the Comprehensive Plan and the proposed updated Comprehensive Plan, there are no changes since the last review. There are various goals including strengthening the economy by increasing jobs in the industrial area. This proposal assists in further investment in the area, stabilizing the area and expanding the tax base.

The Commission has three items before it for consideration: 1) Planned Unit Development; 2) Zoning Map Amendment; and 3) Right-of-way Vacation. Ms. Leitschuh briefly reviewed each of the items clarifying that Staff believes the developer has met the criteria required by the Village, and therefore Staff recommends as follows:

> The proposed Planned Unit Development, Zoning Map Amendment, and Right-of-Way Vacation to develop a campus master plan for Flavorchem Corporation at 1500, 1509, 1515, 1516, 1525 and 1528 Brook Drive and 1429, 1503, 1505, and 1515 Centre Circle is consistent with the current and draft updated Comprehensive Plan, the Zoning Ordinance, and surrounding zoning and land use classifications. Based on the findings listed above, Staff recommends the Plan Commission submit a positive recommendation to the Village Council to approve the requested Planned Unit Development, Zoning Map Amendment, and Right-of-Way Vacation as requested in case 16-PLC-0054 subject to conditions 1 through 16 as stated in Senior Planner Leitschuh's Memo dated May 30, 2017.

Ms. Leitschuh clarified that the final determination for this requested petition lies with the Village Council to either approve or deny.

Ms. Leitschuh replied to Ms. Gassen that Flavorchem is responsible for maintenance of the area north of the 1501-1503 building. She further responded that there are 16 conditions specified in Staff's Memo to be included in the Commission's recommendation.

A commissioner asked about the February recommendations that included requiring the applicant to pay the amount of $380,000, which is not in the newer list of conditions. Ms. Leitschuh replied that Staff still recommends waiving the payment, but it is part of what is being set up in the internal policy for the Council. That condition would be included in Staff's final memo to Council as part of the recommendation.

Approved 6/5/17

Chairman Rickard expressed confusion about that as well, thinking that the original recommendation of Staff was that the fee would be waived, while the newest recommendation would be to require payment of that fee.

Ms. Gassen said she also had that impression, saying that in the February 27th report Staff recommended waiving the fee.

Ms. Leitschuh replied in the February 27th report Staff recommended waiving that fee, and Staff still recommends waiving the fee. She noted that the final decision on that is solely up to the Village Council.

A commissioner asked if there were any other changes that were made since the first proposal was presented. Ms. Leitschuh responded there was nothing else that was of a major nature that was changed. Public Works, the Stormwater Engineers, and all other departments reviewed the proposed changes.

Mr. Kulovany had two question regarding the cost of 85' of roadway, and whether the Village reached out to the Department of Transportation in the County for potential improvements to the intersection of Butterfield and Finley. In response Village Traffic Engineer Will Lorton said that the full cost of the project in 2014 for Brook Drive was $3.5 million dollars including pavement, grading and landscaping. As to coordination between Staff, IDOT and DuPage County, it is an on-going process where Staff notifies the State, but it is a slow process as to what can actually be done. One of the biggest constraints with Butterfield Road is that it is a strategic regional arterial in an east/west direction that has right-of-way constraints preventing additional north/south lanes. Ms. Leitschuh added that many of the public improvements included in the capital project will remain and benefit the public in general (upgrading existing water mains and sewer lines, other underground utilities) and that a public utility easement will be retained over the ROW.

Mr. Kulovany asked what the cost of repaving that area would be and Mr. Lorton did not have that information at this time.

Mr. Maurer asked about the PUD expansion for the future and whether the developer would have to come before the Plan Commission again when it is time to build. Ms. Leitschuh said it depends upon what comes up at permit time. The PUD includes a site plan, and if it is reviewed and approved, the applicant can apply for a building permit. If changes are made that are substantial, they would have to come back for a major amendment to the PUD. The PUD allows them to do multiple things that are specific to the PUD, such as not being required to come for a variance in parking spaces. The PUD allows for multiple primary commercial buildings on one lot, landscaping specific to the site, etc.

Petitioner's Presentation

Approved 6/5/17

Ken Malinowski, President of Flavorchem Corporation, provided background information on the company that began in Belleville, Illinois in 1971. He said developing a long-range facilities and operations plan is critical to the success of their business. They identified several critical requirements for their proposed expansion all of which are dependent upon the vacation of Brook Drive. Without vacating Brook Drive the site will not be able to meet their requirements. Mr. Malinowski specified their needs as: 1) expansion of their footprint to accommodate additional capacity and improve internal efficiencies, as well as accommodate employee and visitor parking as the business grows. 2) meeting the requirement to be registered with the FDAs' Bioterrorism and Preparedness Act of 2002. The FDA has implemented a Food Safety Modernization Plan to perfect the food supply in this country. It is expected that food ingredient manufacturers control their site and facility access. 3) Improving employee and guest safety. Mr. Malinowski reiterated that without the vacation of Brook Drive their goals cannot be reached on the site.

Ms. Hogstrom asked how much employee circulation takes place between the different buildings in a workday. Mr. Malinowski replied they have about 250 employees. One building houses their Corporate Training Facility, and on any given day there would be about 50-75 employees traveling between buildings.

Mr. Kulovany asked if there is a way to make the drive in front of 1501 Brook Drive look like a street and not like a parking lot. Mr. Kulovany said his question is strictly from an appearance standpoint to make it look like a street with perpendicular parking. Keith Billick with Shive-Hattery responded that they were now retaining the existing curb line with a full vertical curb to create the feeling of a street, but that they could look at other options like a depressed, ribbon curb.

Mr. Kulovany questioned whether a semi could back into 1501 Brook. Mr. Kulovany then said it looks as though it could from the schematic. Mr. Billick said they were directed by Plan Commission to look at a box truck, but thought a semi could also make the turn.

Ms. Rollins said at the last meeting they discussed other available properties in the area, and whether the developer considered expanding in ways other than to request vacation of roads. Mr. Malinowski said they are always looking at options as they continue to expand. This property is contiguous. Some other sites were not contiguous properties and presented other challenges. This allows for greater control on the campus. The manufacturing facilities would have to stay as close together as possible, while perhaps administration, research and development could go somewhere else. But this is the best financial investment for them.

Mr. Kulovany asked for a synopsis of the FDA's Bioterrorism and Preparedness Act of 2002. Mr. Malinowski said that Act was the result of September 11, 2001. The Act requires food manufacturers to ensure that all incoming materials and outgoing finished goods were safe, not tampered with and contain nothing that could cause harm. The latest Food Safety Modernization Act looks at how risks are controlled, and is less about

catching risks and more about prevention of risks. That begins with the site, how people can access the site to do things that could cause harm to others. It begins with site security and goes all the way to how goods are shipped from the facilities. He said it's a good thing for our country.

There being no further questions from the Commission at this time, Chairman Rickard called for anyone from the public who wished to make a statement.

1. Mr. Mark Bratkiv of REM Management of 2901 Finley Road asked what is meant by the statement "written consent of abutting owners," and Ms. Leitschuh explained they have to have written consent of at least two property owners adjacent to the properties. Mr. Bratkiv said he was one of the abutting owners and never gave his written consent. Ms. Leitschuh said it has to be from two properties under ownership adjacent to the right-of-way. She said there are currently eight lots, the majority of which are owned by Flavorchem. Mr. Bratkiv asked then if Flavorchem considers itself an abutting owner, and Ms. Leitschuh said that the Village considers them abutting owner, and that is how it has been decided historically for other vacations.

Mr. Maurer said he has a similar question as Mr. Bratkiv in that the page in question from Staff's report regarding conditions or requirements says "met, met, met," but it also says that the Village Council shall determine whether that is met. He said that as of this meeting, the conditions have not been met, or are met in the opinion of Staff.

Ms. Leitschuh replied that Staff finds the conditions as "met," but the Village Council has has additional policies under which they operate.

Mr. Bratkiv said he does not agree with that, doesn't think it is right or fair. He referred to another issue at a previous Plan Commission meeting in February where the Commission clearly told Flavorchem to come back to the Commission with something that is not taking the road; yet, they have not done that. They've ignored that directive and that is the #1 issue here. He raised the issue of the road again, saying it was built and maintained with taxpayer money, and the crux of the issue according to Mr. Bratkiv is that the Village is going to take a public road and give it to one private company, at no cost and for their sole benefit. Mr. Bratkiv said he didn't think that was right, as it affects other people in the surrounding area, and all of them spoke last February to that point. He then asked for a specific slide to be brought up, and used that slide to give a hypothetical situation of another party wanting to come to the Village asking for another private road to be vacated. He asked what justification the Village can give for setting a precedent of giving public land away for free for the benefit of one private company. He doesn't understand how that can even be considered. He is there to say that they are not in favor of this and think that the Plan Commission should vote this down, and they'll tell the same to the Village Council if it gets that far. Mr. Bratkiv said to invoke terrorism as a reason for this project is shameful. This is being requested because they don't have enough parking.

Approved 6/5/17

2. David Cavanaugh, President and Owner of United States Brass and Copper gave background information on his company, which deals with customers in all 50 states. When he purchased the property in 1976 the design, marketing and sales of the property were all developed on the concept of the streets that are there for the mall and the commercial properties behind the mall. For the Village to consider vacating the road in the face of what is going on in the western suburbs with companies attempting to build everywhere, expand and utilize every piece of available land, he thinks is opposed to serving the public interest. The public interest is not just his company, but other companies in that park as well. It's the people who travel through those streets—the public. Mr. Cavanaugh said he has an employee of 28 years who resides in Glen Ellyn which was about 10 minutes away; however, now she has to drive around numerous side streets in an effort to get to Butterfield Road and go around a back way to get to Glen Ellyn because of the congestion at Finley and Roosevelt Road. He thinks allowing Flavorchem to come back with the same story the Commission voted down previously makes no sense given the small amount of changes submitted by Flavorchem. Mr. Cavanaugh said on behalf of his employees and the public interest he thinks this should be voted down.

3. Michael O'Connor, attorney representing U.S. Brass and Copper, said that Flavorchem is not a bad company and they are not bad people. They have had many meetings with them to try and arrive at an alternative solution. During those meetings they discussed temporarily closing Brook Drive and coming up with another traffic study to determine what closing Brook Drive would do to traffic. They found that Staff did not believe temporarily closing Brook Drive was feasible. Mr. O'Connor said that they were surprised that the suggestion for a temporary closing of Brook Drive was turned down. He said that Brook Drive is a critical relief valve for traffic in the commercial and industrial park. The intersection of Butterfield and Downers Drive is dangerous with 281 accidents at that location in a four-year period, and more than 50 of those involving personal injuries. He asked what would happen to that intersection with even more traffic being forced through. People will lose patience waiting for more than three or four lights. At the meeting they talked about loading dock products as well as how this decision is permanent. The Plan Commission can't undo what it decides at this meeting. Mr. O'Connor said that vacating Brook Drive is not going to increase the food safety of their campus. It will merely provide the parking area that they need. They are creating their product in seven or eight different buildings. They may realize at some time that they need to consolidate into a single building, will look for another property somewhere else, and the Village will then have an abandoned site with buildings that will not be useful. He asked whether Flavorchem would then come to the Village to reverse the closing of Brook Drive.

Mr. O'Connor then discussed the criteria for creating a map amendment. The value of industrial property is related to access. In the Village's long-term-plan it recognizes the importance of access to the major highways for the Village. By vacating the roadway it will create a downward spiral decreasing high quality manufacturing facilities in the Village. Another criteria is to balance the decrease of property values with public safety. He believes accidents at the intersection of Downers Drive and Butterfield will increase.

Approved 6/5/17

Mr. O'Connor commented that the properties are already vibrant. Flavorchem has thrived at this location for decades and will continue to thrive whether Brook Drive is vacated or not. That is the reality.

Mr. O'Connor said he does not blame Flavorchem for wanting to create a corporate campus; however, it does not benefit anyone except them and creates a huge burden for others in that industrial park. He does not believe the plan complies with the Village's Comprehensive Plan because it constricts access and travel within the Village. He said there are several other aspects of the Comprehensive Plan that he doesn't think have been met. This action will not create jobs or enhance the Village economy. It will negatively impact other businesses in the industrial park. It will also not stabilize the tax base, but will jeopardize the tax base of the surrounding properties. He thinks in reality it is about creating a nice corporate campus and additional parking.

Mr. O'Connor then asked how the Village can justify spending $3.5 million on this section of Brook Drive just three years ago and now throw away the bulk of that $3 million. That money will be lost, and then the Village will also give a private company a $380,000 gift, which is irresponsible. Mr. O'Connor referred to Mr. Malinowski's comment that vacating Brook Drive will enhance their growth, and Mr. O'Connor said he cannot see this as being critical to Flavorchem's growth. It is however detrimental to the growth of the other businesses in the area. He believes at some point Flavorchem will leave to find another site and will leave the industrial park. Mr. O'Connor asked that the Commission deny the request.

Chairman Rickard asked if there were minutes of the meetings with Flavorchem, and Mr. O'Connor said there were no minutes taken, as it was a fairly informal meeting. Mr. O'Connor said he had photos of cars parked in the area, as well as trucks on Centre Circle blocking oncoming traffic. There will be a turnaround problem and more traffic on Centre Circle, with trucks blocking traffic for 39 seconds for every truck in that location.

Mr. Kulovany asked if Mr. O'Connor practiced real estate law. Mr. O'Connor said he did and responded to Mr. Kulovany's question as to what would happen if the eight buildings would vacate over one weekend. Mr. O'Connor said there is an overnight impact on sales tax revenue as they would contact their tax lawyer immediately to get the real estate taxes decreased to the land value only based on having only vacant buildings. With vacant buildings not maintained it will impact the remainder of the businesses in the industrial park.

4. Steve Giesler of 1214 Maple Avenue in Downers Grove is an owner at 1501 Brook Drive. When the buildings were being purchased on the north side of Brook Drive he wondered where the strategic planning came in. He asked the Commission if they owned the building he owns, what affect do they think this would have on their business.

5. Ray Klouda of Elite Electronics said they own 1516 Centre Circle as well as two other properties in that location. They object to the vacation of Brook Drive as it limits

access to their property. He said they were disappointed with Flavorchem's response to the February meeting by not coming up with a different plan and continuing to want Brook Drive closed. That is unfair to the neighboring properties. Many of his customers use that street, and there is a safety concern because of traffic taking Centre Circle and speeding down that road. He is against closing the Drive.

There being no further questions from the public, Chairman Rickard called upon the Petitioner to respond to comments.

Mr. Malinowski said he appreciated the comments made by their neighbors. He said they tried to address the concerns raised at the February meeting to the best of their ability. They could not agree to leave Brook Drive open. Protecting their food supply is an unfortunate reality in his industry. They agree that the amount of traffic on Brook Drive presents a problem for them, and the cut-through traffic on Centre Circle would bring problems to other businesses. It is an emotional topic for many of the business owners who have owned property in the industrial park for a long time. That is also true for Flavorchem, and they attempted to present a long-term solution to their plan to create a corporate campus. He said he hopes that the Plan Commission understands that Flavorchem is committed to Downers Grove, and the closing of Brook Drive while important to them for parking is not their only priority.

Keith Billick of Shive-Hattery said that they did not ignore the Plan Commission's initial comments regarding Brook Drive. They tried to gather information to support the closing of Brook Drive. He explained they have worked over nine months to explore all options including moving off site, what options were available on site, and what was the best scenario of the studies they conducted. He clarified with Will Lorton that the $3.5 million was for the entire project and not just Brook Drive. Mr. Billick said that some of that investment included significant underground improvements that will stay in place. He addressed the topic of traffic and access, saying they are not restricting access but should improve it by taking traffic from Downers Drive. There will be a transition period that will hopefully eventually make it safer in the area. As for the food safety, a benefit of the PUD is that it allows multiple buildings on the same site. Mr. Billick said he has more information on traffic, or can answer any questions.

In reply to Ms. Rollins question about the discovery phase, Mr. Billick said they originally had scenarios A-J, but some were similar so they narrowed things down to five points or priorities. He referred to the five primary options which included looking at Brook Drive, and other buildings all within the boundaries of the property. In further response they looked at property they have today, property completely off site, and other properties if some of their manufacturing had to go off site. They wanted to do everything on site without having to buy additional property if they didn't need to; however, that is still an option.

Mr. Maurer then asked about the five options they evaluated, noting that the only one that meets their space needs maintains Brook Drive. Mr. Billick said that was literally

property line to property line with no setbacks and with maxing out the parking area. He said it didn't make sense and the Village wouldn't support it.

Ms. Gassen said there has been a lot of public comment about how vacating Brook Drive only benefits Flavorchem. She asked how the vacation benefits the surrounding neighbors. Mr. Billick responded that it would ultimately make the neighborhood safer and a way for businesses with specific needs and specific access. Vacating Brook Drive preserves and enhances that. The question is whether Flavorchem will have to look elsewhere which will affect the Village as well as it will result in eight vacant buildings. They see the vacation as benefitting. Ms. Gassen said she thinks it will enhance the appearance of the industrial park, but wants to figure out the direct benefits to others in the industrial park. Mr. Billick said that based on their traffic engineer's reports and studies it appears they will be decreasing the amount of traffic in the industrial park.

Mr. Boyle referred to page 5 of 6 of their report, which gives peak passenger counts. He is trying to determine how that data works and asked how someone would come from Finley Road. Mr. Billick asked his traffic engineer to provide that information. David Storel of Shive-Hattery said that part of the cut-through traffic would continue east of Centre Circle and right onto Downers Drive to avoid one of the two larger signalized intersections. He said when they collect traffic counts at the intersections they record turning traffic. They do not know where they're coming from or going, but only the vehicles that are passing through the intersection that they are studying. In further response to the projected 2037 vehicular traffic peaks number, Mr. Storel said that if Brook Drive is vacated, people will become discouraged in going that way and the traffic will decrease. He said they did not consider speed bumps on Centre Circle.

Mr. Maurer asked for an explanation of the 2037 projected numbers versus in a few years. Mr. Storel explained that the 2037 projection included industry accepted growth rates, but that they actually determined there would be a negative growth rate for that period.

Mr. Kulovany asked whether as the alternative to vacating Brook Drive they looked at traffic calming devices, narrowing of the roadway, sidewalks, etc., for employee safety. Mr. Billick replied that they did consider other options such as calming devices but truck traffic doesn't like those.

Mr. Malinowski said discussion was held when the road was put in about narrowing the road, but they opposed it because of the difficulty of trucks backing into the docks.

Mr. Kulovany asked what the probability would be that Flavorchem would leave Downers Grove in the next two years if the Village Council were to vote against closing Brook Drive. Mr. Malinowski said there is a high probability that some of the operation would leave within two years. It would not be practical for their operation. They would look off site in other communities.

Approved 6/5/17

Chairman Rickard asked if he is saying that their entire operations depends upon whether or not they close Brook Drive. Mr. Malinowski replied that parking is critical, as are safety issues. They are also showing efficiency improvements. They are trying to take an approach that is less disruptive to their neighbors. Chairman Rickard asked if there is consideration for an elevated walkway over Brook Drive, and Mr. Malinowski said that was considered as were other options as a short term fix or band aid approach. Because they've made such significant investments in the business, they need to take another approach.

Mr. Boyle asked if all buildings owned by Flavorchem were currently in use by Flavorchem. Mr. Malinowski said there are several future uses planned in buildings that are not being used today.

There being no further questions or comments, Chairman Rickard asked the Petitioner if they wished to make a closing statement.

Mr. Malinowski said they appreciate the opportunity to come before the Plan Commission. They've worked about a year and a half putting their plans together to determine what is the best plan for the continued operation of their company long term. It involves employee safety, and creating an attractive work environment. Being able to vacate Brook Drive allows them to accomplish their long-term objectives, improve the parking situation, enable access for employees to cross the street, improve aesthetics as well as the internal efficiency of their company. He hoped that the Plan Commission would recommend for approval.

DISCUSSION

Chairman Rickard said they have three requests including the PUD, Zoning Map Amendment, and Right-of-Way Vacation. Each of these has specific requirements for approval, which Chairman Rickard listed. He recommended beginning with the standards for the PUD.

Mr. Kulovany said that this obviously belongs as a PUD.

Chairman Rickard said he personally struggles with the right-of-way vacation. He understands their request. He said that two routes in and out of anywhere is better than one, particularly given the amount of truck traffic and truck maneuvers on Centre Circle. Having a second way out of there is a necessary way out of the Circle.

Ms. Gassen commented about the requirement for the consent of two property owners for the vacation, noting that if a neighbor of hers requested a street vacation that would affect her she would not be too happy with that. Ms. Leitschuh stated that is how the policy is consistently implemented.

Chairman Rickard said when they reviewed the plan in February, in his mind the issue was the vacation of Brook Drive. He didn't understand waiving the $380,000 when the

Village was trying to find a way to find added revenue. As for the truck maneuvers, he was concerned about the southwest corner of the property where the pavement was widened. Doing truck maneuvers on a 90-degree bend could be problematic. He had hoped they would have given consideration to deal with that differently. He also had concerns about 1501-1503 and hoped that the Drive would be pulled back further so it would not appear to be visually part of another development. They also don't have access rights on Flavorchem Drive. He also said there are other creative ways to get people back and forth between buildings without taking the street. He would have a difficult time supporting this.

Ms. Gassen said she likes the idea of a corporate campus, but thinks by and large what they are proposing benefits Flavorchem only. She also has a difficult time supporting something as major and significant as this without seeing some benefits to the surrounding businesses.

Ms. Hogstrom was also disappointed that they did not come back with an option other than vacating Brook Drive. She thinks they could have had more creative solutions for keeping Brook Drive and improving circulation. She also has difficulty with waiving the $380,000 fee for the vacation, as it could set a precedent.

Mr. Kulovany noted a difference on page 53 of the packet, item 14, which states that at the discretion of the Village Council the applicant shall pay the Village $380,000 prior to the execution of the right-of-way vacation. However, elsewhere #14 and #15 are different. Ms. Gassen said she asked about that earlier and it has to do with it being an earlier staff report submitted to the Plan Commission, and that Staff still recommends waiving the payment.

Mr. Kulovany said they are being asked to rule in conjunction with the Comprehensive Plan, as well as zoning requirement. His understanding of the Comprehensive Plan is that it's intended to encourage businesses to come to Downers Grove, retain those that are already here and encourage business expansion. He originally thought there was an attempt to handle some of the traffic issues by the semi-trucks with the extra turning lane. He noted that when you enter any kind of industrial park with any kind of a vehicle you will pretty much be stopped by semis one way or another. So he was not as concerned about that. There are two types of people who access Brook Drive—those who work there or those who are trying to get to work somewhere else by a cut-through. He noted that it's unfortunate that a major traffic problem exists at Butterfield and Finley that is not being addressed. There are certain things citizens can do on their own, but one thing they can't do is improve roadways on their own and solve these really awful traffic problems. He thinks one of the biggest frustrations of living in the Chicago area is the terrible traffic issue. When he first thought about this he thought it would be great if the loading docks were consolidated on the north side of Centre Circle to keep all the congestion in one area. He is still not convinced that 1501 and 1503 are being handled properly. This is a tough call in balancing the needs and desires of a long-time Village business to stay in town and create an elegant campus. He's fearful that there will be eight vacant buildings in the future and a new catalyst site in the Comprehensive Plan.

Approved 6/5/17

He is disappointed that more wasn't done around traffic calming. The $380,000 sticks in his craw.

Mr. Maurer said looking at the map he sees Flavorchem's eight buildings, which represent 1/3 of the buildings in the industrial park. It doesn't seem fair to inconvenience the majority for the minority. He is considering all of the traffic counts mentioned and the number of truck traffic as well. The trucks are not easy vehicles to manipulate and are only being allowed one direction to turn in or out of the docks. There is a dance academy and a gymnastics academy in the area and they should not complicate the traffic or public safety. He supports the rezoning and the PUD, but the vacation is hard to swallow.

Mr. Boyle said he thinks it would be a detour and a new way for people to travel through the area at a time when amenities within corporate campuses are being expanded to what a building site can offer. Flavorchem is a major manufacturing company with needs to expand and they want to stay within Downers as their twenty-year plan indicates. He thinks the surrounding properties would learn to adapt. The cost of the vacation still sticks with him as well. He would want the $380,000 to remain under consideration.

Ms. Rollins said she was underwhelmed by the changes submitted since the meeting in February, and that they didn't even attempt to accommodate lessening of the truck traffic by pulling off all truck traffic onto Flavorchem's property. She doesn't agree with the vacation of the roadway.

Chairman Rickard suggested making three separate motions. Ms. Leitschuh said they cannot separate out the PUD and the vacation and would have to do that as one motion because the vacation was integral to the PUD site plan. Or they could do all three in one motion.

Ms. Gassen moved that in case 16-PLC-0054 the Plan Commission submit a positive recommendation to the Village Council for approval of the PUD, Zoning Map Amendment, and Right-of-Way vacation, subject to the conditions listed in Staff's Memo dated May 30, 2017. Seconded by Mr. Boyle.

Mr. Boyle asked to amend the Motion to recommend payment of the $380,000 ROW fee, and Ms. Gassen agreed with the amendment. The amended motion is as follows:

Ms. Gassen moved that in case 16-PLC-0054 the Plan Commission submit a positive recommendation to the Village Council for approval of the PUD, Zoning Map Amendment, and Right-of-Way vacation, subject to the conditions listed in Staff's Memo dated May 30, 2017, and at the discretion of the Village Council the applicant shall pay the Village Council $380,000 prior to the execution of the right-of-way vacation. Mr. Boyle seconded the Motion.

AYES: Mr. Boyle

Approved 6/5/17

NAYS: Ms. Gassen, Ms. Hogstrom, Mr. Kulovany, Mr. Maurer, Ms. Rollins, Chairman Rickard

The Motion failed 6:1.

Mr. Boyle said he thought the applicant went through a long discovery phase with proper due diligence, had multiple meetings with neighbors and two public hearings to make this work, and he applauds them for all of those efforts. He thanked those businesses that came forward for their contribution to the Village and for participating in the review process.

Downers Grove Economic Development Corporation
5159 Mochel • Downers Grove, IL 60515
630.729.0380 • www.dgedc.com

Date: June 5, 2017

To: Village of Downers Grove Plan Commission
Rebecca Leitschuh

From: Michael Cassa

Re: Flavorchem

On behalf of the Downers Grove Economic Development Corporation (DGEDC), I am writing to express our support for the petition submitted by Flavorchem.

Flavorchem is one of the leading businesses in Downers Grove. The company specializes in creating and manufacturing solutions for food and beverage applications. Flavorchem was founded in 1971 and moved its corporate headquarters to Downers Grove in 1982. The company does business throughout the world. With eight buildings, Flavorchem is by far the largest business in the Oak Grove Business Park.

Flavorchem is an important economic generator for our local economy. Not only is the company a large employer, but Flavorchem also welcomes business associates and other visitors to Downers Grove, creating customers for our hotels and restaurants. Flavorchem is also active in the community, and has been recognized with several local awards.

The company is proposing to redevelop its existing headquarters along both sides of Brook Drive, creating a campus master plan. The plan encompasses the eight buildings and 220,000 square feet of office space, laboratories and manufacturing. Important components of the master plan include the construction of a new 25,000 sq. ft. corporate headquarters facility, and the vacation of Brook Drive, between Centre Circle and Downers Drive. The vacation would enable Flavorchem to create a secure and integrated campus, which the company has determined is a critical component to achieving its future strategic goals.

The mission of the DGEDC is not only the attraction of new business investment, but the retention and expansion of existing businesses. It is most important that we not only retain Flavorchem, but enable them to expand their headquarters and other operations in our community.

The Downers Grove Economic Development Corporation strongly supports the petition by Flavorchem for the proposed Planned Unit Development, Zoning Map Amendment, and Right-Of-Way vacation, subject to the conditions listed in the staff report.

VILLAGE OF DOWNERS GROVE

Rebecca Leitschuh <rleitschuh@downers.us>

Fwd: Flavorchem - Neighborhood meeting follow-up

2 messages

Stanley Popovich <spopovich@downers.us> Wed, May 31, 2017 at 11:25 AM
To: rleitschuh <rleitschuh@downers.us>

Please attach to the back of the staff memo.

Stan.
---------- Forwarded message ----------
From: **Steve Giesler** <steve@gieslerhoudek.com>
Date: Wed, May 31, 2017 at 11:14 AM
Subject: Flavorchem - Neighborhood meeting follow-up
To: Stanley Popovich <spopovich@downers.us>
Cc: George Houdek <houdekinc@aol.com>, Eric Giesler <erjogi@msn.com>, "kgiesler3@verizon.net" <kgiesler3@verizon.net>, "karlgiesler@yahoo.com" <karlgiesler@yahoo.com>

Hi Stan,

Last week, we received the email below along with an updated L104 (05/23/17) drawing from Ken Malinowski regarding the Flavorchem proposal to create a corporate campus. For some reason we did not receive a notification of the 05/15/17 neighborhood meeting. We would have attended since, as we have noted several times, the proposed development has a negative impact on our property due primarily to the closing of Brook Drive. Frankly. we're puzzled why the vacation of Brook Drive is still an issue when the Plan Commission made very clear that they did not want to see Brook Drive closed.

With respect to the revisions, we appreciate the attempt to address some of the concerns we expressed at the Plan Commission meeting. The right turn out of our west parking lot is still around 120 degrees rather than 90 degrees. Widening the turn radius will certainly help, but we would be interested in knowing what the maximum size is for any truck wanting to negotiate that right turn without impinging on the north side parking stalls.

Not screening our building with additional landscaping or signage does not give us the same visibility as we have today. Vehicles drive by our front (Brook Drive) elevation all day long. With the street closed, that stops. We and our tenants count on that visibility as well as easy access to Finley Road. Heading east on what would remain of Brook Drive and following Centre Circle Drive around is not an intuitively obvious way to get to Finley Road from our building.

Even with the revised plan, access to our west parking would be through additionally acquired Flavorchem property. Under terms of the existing easement agreement, we share the costs for maintenance and snow removal for the existing easement with the 1509 Brook Drive property owner (Flavorchem). A similar agreement for the new, longer easement would significantly increase our operating expenses and thus costs to ourselves and our tenants. This, of course, is detrimental to leasing space or selling the building. From a practical standpoint, we would much

rather the village continue to remove the snow and maintain the roadway up to our west parking lot.

As stated by us and several other property owners in the area, closing Brook Drive is our main concern. We disagree with the assessment that local traffic will be minimally impacted. We have witnessed over a 40 year period what happens during the holiday seasons and wintery weather.

Please share our concerns with the Plan Commissioners. I would have sent this earlier, but I was out of town and just got back yesterday evening.

Thank you,

Steve Giesler

G-H Oak Grove Centre Venture

1501 Brook Drive

Downers Grove, IL 60515

630-629-7905 (O)

630-629-5016 (F)

630-417-1268 (C)

From: Ken Malinowski [mailto:ken.malinowski@flavorchem.com]
Sent: Tuesday, May 23, 2017 9:41 AM
To: Steve Giesler <steve@gieslerhoudek.com>
Cc: Keith J. Billick <kbillick@shive-hattery.com>
Subject: Neighborhood meeting follow-up

Hello Steve,

On May 15th, Flavorchem held a second neighborhood meeting to review site plan changes addressing concerns stemming from the February Planning Commission meeting.

The changes, as described below, aim to address your concerns as brought before the Planning Commission. I have also include the revised site plan.

The changes include:

- The south curb line of existing Brook Dr. becomes the south curb line for the new Flavorchem entrance drive. (Previously we held the north curb line)
- The existing sidewalk remains in place.
- No landscaping or signage will be installed on the south side of the new entrance.
- Visibility and identity for the 1501/1503 building will be fully maintained.
- The drive radius for the back parking spaces has been widened to accommodate right turning movements for delivery vehicles.

If you would like to discuss any of the changes or need additional clarification, please let me know.

Thank you.

Best regards,

Ken

Kenneth Malinowski President
Flavorchem Corporation 1525 Brook Drive, Downers Grove, IL 60515
direct (630) 627-4188 | **p** (630) 932-8100 ext. 188 | **f** (630) 932-4626
ken.malinowski@flavorchem.com
www.flavorchem.com



Join us to leave a green fingerprint for a sustainable future. Please only print this e-mail if you really need it on paper.

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Stan Popovich, AICP
Director of Community Development
Village of Downers Grove
p. 630-434-6893
f. 630-434-6873

Rebecca Leitschuh <rleitschuh@downers.us> Wed, May 31, 2017 at 12:37 PM
To: Stanley Popovich <spopovich@downers.us>

Will do
[Quoted text hidden]
--
Rebecca Leitschuh, AICP

Senior Planner
Community Development
Village of Downers Grove
630.434.5520

G-H Oak Grove Centre Venture

1503 Brook Drive
Downers Grove, IL 60515

February 20, 2017

Mr. Stan Popovich
Director of Community Development
Village of Downers Grove
801 Burlington Avenue
Downers Grove. IL 60515

Re: File 16-PLC-0054
Vacation of Brook Drive Right-of-Way

Dear Stan:

First of all, we have no ill will towards Flavorchem. Our construction company, Giesler & Houdek, built their original building as well as two others on Brook Drive that they currently own. We share snow removal and parking lot maintenance expenses with them with respect to the parking lot between our 1503 Brook Drive building and their 1509 Brook Drive building. They have always been good neighbors.

Having said that, we, as owners of the building on the southwest corner of Brook Drive and Downers Drive, have serious concerns regarding the plan to vacate Brook Drive in front of and to the west of our building with respect to traffic issues, access to our west parking lot and loading areas, marketability of rental spaces in our building and an overall decrease in value of our property.

- **Traffic Issues**
  - The Traffic Impact Study prepared by Shive Hattery was performed over a two day period in mid-September of 2016. Those two days may or may not be representative of typical traffic patterns.
  - We are particularly concerned about traffic on Downers Drive. The two controlled intersections with Finley Square Mall and Butterfield Road are very congested around lunchtime and between 4 PM and 6 PM.
  - We are speaking empirically, of course, but continuously occupying our building since 1977 has provided ample opportunity to experience actual traffic conditions. Exiting to Butterfield Road on Downers Drive can be frustrating at times, even more so between Thanksgiving and the Christmas holidays.

- Denying traffic from the office/industrial park and shopping centers destined for northbound travel on Finley Road convenient access on westbound Brook Drive would only seem to make the intersections on Downers Drive even more difficult to maneuver through.

- **West Parking Lot Access**
  - Initially, Henry Pittner from Flavorchem's design team indicated that they could find no record of an easement allowing access to our west parking and loading areas from their property at 1509 Brook Drive. This seemed very strange to us since our building was built first, and we built the 1509 Brook Drive building. In any event, we easily found the recorded permanent easement document on the DuPage County website.
  - Although not shown on any drawings we have seen, Flavorchem's design team representatives have indicated that an easement would be provided in the existing Brook Drive right-of-way to maintain access to our west parking lot.
  - With an easement, we have concerns about pavement maintenance and snow removal. Our taxes currently cover those costs. If the road is privatized, would we suddenly become responsible in part for those additional costs?
  - We feel confident that Flavorchem would act responsibly with respect to maintenance and snow removal, but if their business or eastern properties were sold, new owners might not be so amenable to good practices. At least now, the Village can always be counted on to the maintain the access. We would prefer it remain a public street.
- **Leasing Marketability**
  - The building is currently designed for three tenant spaces.
  - Past and present tenants have all utilized Brook Drive west of the building to get to Finley Road, and from there, points north, south and west. Being able to fairly easily get to I-355 & I-88 via several routes is a significant marketing advantage.
  - Potentially heavier traffic volume on Downers Drive and Butterfield Road would have a detrimental effect on leasing.
  - Although the building is situated on a corner, we consider the north elevation to be the primary elevation as the bulk of the office space is located there, and a sense of the size of the building and west side parking/loading are more easily discerned from that viewpoint.
  - When trying to lease the tenant spaces, the north view is readily available to a potential tenant as he/she drives past on Brook Drive. This makes for a much more marketability friendly situation that would disappear with the loss of Brook Drive.
  - The proposed Flavorchem monument sign and renaming of Brook Drive to Flavorchem Drive with its lined parking stalls would give most people the impression that our building is part of the Flavorchem campus. That could be undesirable for some potential tenants.

February 20, 2017
Mr. Stan Popovich

- **Decreased Property Value**
  - None of the improvements depicted in the Flavorchem development scheme would seem to have a positive effect on our property value. In fact, it's our contention, due in large part to the items cited above, that our property value would likely decrease. Several real estate professionals and appraisers confirmed that opinion as well.
  - Our building was one of the first to be built on Brook Drive. The corner lot was selected because it was at the entrance to a growing office/industrial park centrally located in the western suburbs with easy access to main thoroughfares. When purchasing and developing the property, we certainly had the expectation that our building would remain on a corner lot with good visibility and access. That would be greatly diminished in the proposed scenario.

We plan on attending the Planning Commission meeting at 7:00 PM on Monday the 27th. We would appreciate your passing on our concerns to the members of the commission. If any other information is required, please let us know.

Regards,

Stephen E. Giesler

Stephen E. Giesler, Partner
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COMPLETE EMC/ENVIRONMENTAL TESTING AND CONSULTING

Attention: Village Of Downers Grove – Plan Commission

This letter contains a list of concerns regarding the Plan Commission, public hearing on February 27, 2017, to consider File 16-PLC-0054.

The proposal by Flavorchem includes closing a portion of Brook Drive.
The closing of Brook Drive raises several concerns. The commission has considered the traffic impact on Finley Rd and Downers Drive as minimal. However, traffic on Centre Circle will be impacted negatively. Our concerns are as follows:

1. More truck traffic - The present situation has the Flavorchem loading docks directly across the street from Elite's and Dance Academy driveways. Throughout the day, traffic on Centre Circle is blocked from trucks backing in to load and unload. Also blocked are Elite's and the Dance Academy's driveways to the parking lots. Closing Brook Drive eliminates the ability for our employees and customers as well as emergency vehicles to go around the blocked road.
2. More car traffic - If Brook Drive is closed all traffic must use Centre Circle. This will lead to unsafe conditions with cars speeding during off hours and congestion during rush hours.
3. Negative affect on the property values - Beautification of Flavorchem's property will be to the new front of their buildings along the closed area of Brook Drive. The buildings along Centre Circle will become the back of the buildings. Centre Circle effectively becomes the alley way. Similar to how it is now only worse.
4. Negative impact of additional docks at 1525 Brook Drive – The trucks entering the docks at this location will have to back in, blocking the turn on to Centre Circle similar to the way they currently block the front of our building.

We are opposed to the closing of a public road that provides access to our business and request that you address our concerns in evaluating Flavorchem's petition.

Sincerely,

Thomas E. Klouda

Thomas E. Klouda
Building/ Business Owner of Elite Electronic Engineering 1516 Centre Circle,
Building Owner of 1500 Centre Circle and
Building Owner of 1430 Centre Circle

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February 22, 2017

VIA REGULAR MAIL &
E-MAIL TO *spopovich@downers.us*

Downers Grove Planning Commission
801 Burlington Avenue
Downers Grove, Illinois 60515

Re: Right-of-Way Vacation
16 - PLC - 0054

Ladies and Gentlemen:

Note that this firm represents United States Brass and Copper ("USBC") in its efforts to oppose the vacation of Brook Drive west of Downers Drive. USBC owns two properties located at 1401 Brook Drive and 1418 Center Circle and relies on a free flow of traffic to allow employees and material deliveries to access the USBC locations. If access to the USBC facilities is impaired, USBC may have to consider another location where employees and material deliveries can be made without risk of accident or significant delay. Brook Drive is instrumental to the safe and free flow of traffic in the area and vacating Brook Drive would be detrimental to all of the property owners in the area by creating significant personal safety and traffic hazards. Specifically, USBC objections are:

1. **Increased Traffic on Center Circle due to the Loss of the Brook Drive "Relief Valve"**. Brook Drive serves as a "relief valve" for traffic in the industrial park and the retail center. Currently, traffic in the area flows west on Brook Drive to Finley Road. Once at Finley, traffic can proceed (i) south to Butterfield and west to 355; or (ii) north on Finley. If Brook Drive is vacated, traffic will be forced onto Downers Drive south to Butterfield Road thereby exacerbating existing problems on Butterfield Road. Alternatively, traffic will be forced north onto Center Circle then Brook Drive out to Finley. Doing so adds time and expense to accessing the USBC and other business in the area.

2. **Dangerous Conditions Will Be Created on Center Circle**. USBC and several other businesses on Center Circle include loading docks that are accessed directly from Center Circle. Thus, 80' tractor trailers will be attempting to back into loading docks and halting traffic on Center Circle while those trucks maneuver 8-10 times to square up to the loading docks. Exiting those loading docks will also become more difficult with the substantial traffic volume and increasing the likelihood of accidents between exiting trucks and Center Circle traffic. Currently, there are only a couple

of locations in the area to turn around an 80' tractor trailer and vacating Brook Drive will only make that process more difficult.

3. **Flavorchem Objected in 2014 to the Narrowing of Brook Drive and Center Circle**. In 2014 Downers Grove engineer Scott Vasko announced the narrowing of Brook Drive and Center Circle as part of a project to improve public improvements in the area. Flavorchem objected to the narrowing of Brook Drive and Center Circle, correctly pointing out that doing so would adversely impact truck and passenger vehicle traffic in the area. Certainly, reducing access to Finley would have an even more adverse impact on the truck and passenger vehicle service in the area.

4. **An Already Dangerous Intersection Will be Made More Dangerous**. According to the Traffic Impact Study: Flavorchem Expansion prepared by ShiveShattery dated October, 2016 ("Traffic Study"), the intersection of Downers Drive and Butterfield is a dangerous intersection accounting for 281 accidents between 2011 and 215, 55 of which resulted in personal injuries. Removing the "relief valve" that is Brook Drive would force traffic south on Downers Drive to Butterfield since traffic won't travel all the way around Center Circle to return to Brook Drive to exit onto Finley Road. The Traffic Study predicts that the intersection of Downers Drive and Butterfield will operate at a barely acceptable D level of service by 2037 if the Flavorchem plans are approved.

5. **Holiday Traffic Wasn't Measured and Would Reduce the Level of Service to an Unacceptable Level**. The Traffic Study collected data for the various intersections impacted by the Flavorchem plans on 2 days in September, 2016, presumably when weather didn't impact traffic flow. Directly to the south of Brook Drive is a major, big-box retail center generating far more traffic during November and December than any other time of the year. Customers of that retail center can use the "relief valve" by proceeding north on Downers Drive then west on Brook Drive to Finley to alleviate traffic at the intersection of Downers Drive and Butterfield. Thus, while the counts taken during September indicate that the intersections would still operate at a barely acceptable level, it's safe to assume that for 2 months every year there will be dramatically increased traffic, not to mention inclement weather, that will reduce the level of service at the impacted intersections to unacceptable levels and generate even more accidents and personal injury. The result is an increased drain on the fire, police and public safety resources. The intersection of Downers Drive and Butterfield may even require a police presence during peak times in November and December to reduce accidents.

6. **Access to the Retail Development will be Impaired**. There are a number of high volume tenants in the retail areas such as Starbucks, Portillos, Panera Bread and Best Buy who rely on the pressure relief valve that is Brook Drive to permit their customers to access their stores. The light at Downers Drive and Butterfield frequently malfunctions leading to traffic sitting at that intersection for 3-4 or more cycles. Closing Brook Drive will make it more difficult for those customers to exit onto Downers Drive since the only viable route out of the retail centers will be south on Downers Drive to Butterfield. A traffic cop will probably need to be stationed at the exits from the retail centers to Downers Drive at peak times to facilitate retail customers exiting the retail center.

Based on the above, USBC strongly objects to the Flavorchem request to vacate Brook Drive. While USBC doesn't object to Flavorchem's other requests to expand their facility, vacating Brook Drive would materially and adversely impact access to the USBC facilities as well as all other facilities in the area. Once access is impaired, businesses will look for other locations where access is preserved. Once that process begins, declining property values aren't far behind. Thus, USBC requests that Flavorchem's request to vacate Brook Drive be denied so that public safety and the ability to conduct business in the area is preserved.

This decision is irrevocable and the consequences of a hasty, poorly thought out decision are potentially devastating. Increased traffic, accidents and drains on public services leading to decreased business income, property values and tax revenue.

Very truly yours,

FUCHS & ROSELLI, LTD.



Michael T. O'Connor

MOC/kl

cc. United States Brass and Copper