

VILLAGE OF DOWNERS GROVE
Report for the Village
4/3/2018

SUBJECT:	SUBMITTED BY:
2200 Warrenville Road – Rezoning and Plat of Subdivision	Stan Popovich, AICP Director of Community Development

SYNOPSIS

The petitioner is requesting approval of a rezoning for a portion of their property from M-1, Light Manufacturing to O-R-M, Office, Research and Manufacturing. The petitioner is also requesting approval of a final plat of subdivision to consolidate three lots into a single lot at 2200 Warrenville Road.

STRATEGIC PLAN ALIGNMENT

The goals for 2017-2019 include *Strong and Diverse Local Economy*.

FISCAL IMPACT

N/A

RECOMMENDATION

Approval on the April 17, 2018 active agenda per the Plan Commission's unanimous 7:0 positive recommendation. The Plan Commission found that the proposal is compatible with the Comprehensive Plan, meets the standards for a rezoning in Section 28.12.030.I and complies with the Subdivision lot dimensions in Section 20.301.

BACKGROUND

Property Information & Zoning Request

Currently, the 8.2 acre site consists of three lots of record, two lots where the former Perkin Elmer Life Sciences buildings and parking lots were located and a single lot adjacent to the tollway that was owned by Nicor. The Nicor parcel has been used in conjunction with the two southern lots to provide a parking lot and drive aisles for the previous tenants.

The petitioner is requesting approval to rezone the Nicor outlot from M-1, Light Manufacturing to O-R-M, Office-Research-Manufacturing to match the existing zoning classification of the subject property, and a Final Plat of Subdivision to combine the two existing lots and the Nicor lot into one lot of record.

The construction of the warehouse and distribution facility is a by-right development. However, in order to construct the building as designed, it is necessary to consolidate all three parcels into a single lot of record and to have a single zoning classification for the single lot of record.

Compliance with the Comprehensive Plan

The Future Land Use Map identifies the main subject property as Office/Corporate Campus. The Nicor outlot is identified as Utilities. The Comprehensive Plan states large-scale buildings and office parks play an important role in the local economy, and the Village should continue to support this type of development along the tollway corridors. Utilities will not be interrupted by the proposed building and the rear outlot was utilized by the previous use as a drive-aisle and parking area.

The Comprehensive Plan states that negative impacts on residential areas should be mitigated. There are no nearby residential uses. The proposed development is complementary to and consistent with the uses on the north side of Warrenville Road. The industrial area goals of utilizing appropriate setbacks, screening, and buffering are achieved. Improved stormwater management is also being addressed in a comprehensive manner.

Compliance with the Zoning Ordinance

The office, warehousing and distribution uses are listed as an allowable use in the O-R-M zoning district. As currently proposed, the development will be required to comply with the bulk regulations of the O-R-M zoning district.

Compliance with the Subdivision Ordinance

The applicant is proposing to re-subdivide into one developable lot. This proposal will meet all requirements of the Subdivision Ordinance. There are no school and park donations required with this application. The proposed development, resulting lots and proposed improvements comply with the Subdivision Ordinance.

Engineering/Public Improvements

The existing utilities servicing the development are sufficient for the proposed building. There is an existing sidewalk on the east side of the property and a new public sidewalk is proposed along Warrenville Road. Downers Grove Sanitary District has provided conceptual approval of the proposed building. Additionally, new water service will be provided for the proposed building to accommodate fire and domestic water service. The site will comply with all provisions of the Stormwater Ordinance.

Public Comment

No member of the public spoke about this petition.

ATTACHMENTS

Ordinance

Resolution

Aerial Map

Staff Report with attachments dated March 5, 2018

Draft Minutes of the Plan Commission Hearing dated March 5, 2018

2200 Warrenville
Final Plat of Subdivision
18-PLC-0003

RESOLUTION _____

**A RESOLUTION APPROVING THE
FINAL PLAT OF SUBDIVISION
FOR 2200 WARRENVILLE ROAD**

WHEREAS, application has been made pursuant to the provisions of Chapter 20 of the Downers Grove Municipal Code for a revised Final Plat of Subdivision dated March 5, 2018 to resubdivide three lots into one lot for the property located at the northwest corner of Finley and Warrenville Roads, commonly known as 2200 Warrenville Road, Downers Grove, Illinois, legally described as follows:

Lot 1 (except that part taken in Condemnation Case 94E-2 recorded as Document No. R2006-225593) and Lot 2 of Smith Realty Co. Resubdivision, recorded September 8, 1960 as Document No. 978786 and part of Lot 13-2 in Northern Illinois Gas Company Assessment Plat No. 1, recorded August 4, 1964 as Document No. R64-28040, being a part of the Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 and part of the Northwest 1/4 and Northeast 1/4 of the Southeast 1/4 of Section 1, Township 38 North, Range 10 East of the Third Principal Meridian, in DuPage County, Illinois being more particularly described as follows:

Beginning at the Southwest corner of said Lot 2; thence North 02°-01'-36" West along the West line of said Lot 2 and its Northerly extension, a distance of 650.45 feet to the North line of said Lot 13-2, said point being on the South line of the East-West Tollway; thence South 87°-10'-47" East along said North line, a distance of 525.37 feet; thence Southeasterly 148.18 feet along said North line on a curve to the left having a radius of 2,722.09 feet, the chord of said curve bears South 88°-33'-22" East, a chord distance of 148.16 feet to the Westerly right-of-way line of Finley Road; thence South 12°-55'-35" West along said Westerly right-of-way line, a distance of 247.96 feet to the Westerly right-of-way line of Finley Road per said Condemnation Case 94E-2; thence South 34°-05'-30" West along said Westerly right-of-way line, a distance of 55.16 feet; thence Southwesterly 238.88 feet along said Westerly right-of-way line on a curve to the left having a radius of 860.25 feet, the chord of said curve bears South 26°-08'-31" West, a chord distance of 238.11 feet; thence Southwesterly 81.61 feet along said Westerly right-of-way line on a curve to the left having a radius of 925.95 feet, the chord of said curve bears South 15°-42'-01" West, a chord distance of 81.58 feet; thence Southwesterly 47.19 feet along said Westerly right-of-way line on a curve to right having a radius of 166.10 feet, the chord of said curve bears South 21°-22'-26" West, a chord distance of 47.03 feet; thence Southwesterly 21.38 feet along said Westerly right-of-way line on a curve to the right having a radius of 78.89 feet, the chord of said curve bears South 37°-09'-40" West, a chord distance of 21.31 feet to the Northerly right-of-way line of Warrenville Road; thence North 87°-11'-17" West along said Northerly right-of-way line, a distance of 406.95 feet to the point of beginning and containing 8.202 acres (357,277 sq. ft.) of land more or less.

Commonly known as a portion of 2200 Warrenville Road, Downers Grove, IL 60515
(PINs 08-01-400-004; -006 & 08-01-201-006)

WHEREAS, notice has been given and a public hearing held on March 5, 2018 regarding this final plat application pursuant to the requirements of the Downers Grove Municipal Code; and,

WHEREAS, the Plan Commission has recommended approval of the Final Plat of Subdivision of

Smith Realty Co. Resubdivision, located at 2200 Warrenville Road, Downers Grove, Illinois, as requested, subject to certain conditions.

NOW, THEREFORE, BE IT RESOLVED by the Village Council of the Village of Downers Grove that the Final Plat of Subdivision Smith Realty Co. Resubdivision, located at 2200 Warrenville Road, Downers Grove, Illinois, is hereby approved subject to the following conditions:

1. The proposed Zoning Map Amendment (Rezoning) and Final Plat of Subdivision shall substantially conform to the attached proposed Green Bay Packaging engineering drawings prepared by Excel Engineering, Inc. dated January 8, 2018, last revised February 26, 2018, and the Smith Realty Co. Resubdivision, prepared by Excel Engineering, Inc. dated February 1, 2018, last revised February 20, 2018, except as such plans may be modified to conform to Village codes, ordinances, and policies.
2. All signs must meet the requirements of the Sign Ordinance.
3. The building shall be equipped with an automatic fire suppression system and an automatic and manual fire alarm system.
4. Obtain final approval from the DuPage County Highway Department and prohibit outbound truck traffic from turning left when exiting the subject property per county correspondence dated January 30, 2018.

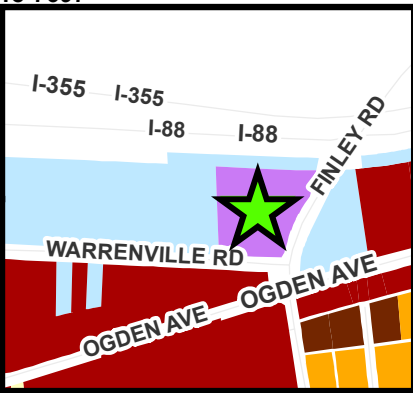
BE IT FURTHER RESOLVED, that the Mayor and Village Clerk are authorized to sign the final plat.

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

Mayor

Passed:

Attest: _____
Village Clerk



0 75 150 Feet

2200 Warrenville Road - Location Map





**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
MARCH 5, 2018 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
18-PLC-0003 2200 Warrenville Road	Zoning Map Amendment and Plat of Subdivision	Scott Williams, AICP Senior Planner

REQUEST

The petitioner is requesting approval of a Zoning Map Amendment to rezone a portion of the rear Nicor outlot from M-1, Light Manufacturing to O-R-M, Office-Research-Manufacturing, and a Final Plat of Subdivision to resubdivide three lots into one.

NOTICE

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

GENERAL INFORMATION

OWNER: Arbor Vista, LLC
1300 West Higgins Road #104
Park Ridge, IL 60068

APPLICANT: Green Bay Packaging
3601 North Runge Avenue
Franklin Park, IL 60131

PROPERTY INFORMATION

EXISTING ZONING: M-1, Light Manufacturing
O-R-M, Office-Research-Manufacturing

EXISTING LAND USE: Vacant (formerly industrial)

PROPERTY SIZE: 357,302 square feet (8.20 acres)

PINS: 08-01-400-004, 08-01-400-006, and 08-01-201-006

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
NORTH:	Illinois Tollway	N/A
SOUTH:	B-3, General Services and Highway Business	Corridor Commercial
EAST:	M-1, Light Manufacturing	Corridor Commercial
WEST:	M-1, Light Manufacturing	Office/Corporate Campus

ANALYSIS**SUBMITTALS**

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

1. Application/Petition for Public Hearing
2. Project Summary
3. ALTA/ACSM Land Title Survey
4. Final Plat of Subdivision
5. Zoning Exhibits
6. Engineering Plans

PROJECT DESCRIPTION

The petitioner is proposing to construct an approximately 166,319-square-foot warehouse and distribution facility for Green Bay Packaging on the 8.20 acre site located at the northwest corner of Warrenville Road and Finley Road, commonly known as 2200 Warrenville Road. To facilitate this redevelopment, the petitioner is requesting approval of the following items:

1. Rezone a portion of the Nicor outlot from M-1, Light Manufacturing to O-R-M, Office-Research-Manufacturing to match the existing zoning classification of the subject property, and;
2. Final Plat of Subdivision to resubdivide the two existing lots and combine with a portion of the Nicor outlot into one developable lot.

The property consists of three lots of record, two lots where the former Perkin Elmer Life Sciences buildings and parking lots were located and a single lot adjacent to the tollway that was owned by Nicor. The Nicor lot is zoned M-1, Light Manufacturing while the other two parcels are zoned O-R-M, Office-Research-Manufacturing. The Nicor parcel has been used in conjunction with the two southern lots to provide a parking lot and drive aisles for the previous tenants. The Nicor outlot was recently purchased by the current owner of 2200 Warrenville.

The construction of the warehouse and distribution facility is a by-right development. However, in order to construct the building as designed, it is necessary to consolidate all three parcels into a single lot of record and to have a single zoning classification for the single lot of record.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The Future Land Use Map identifies the main subject property as Office/Corporate Campus. The Nicor outlot is identified as Utilities. The Comprehensive Plan states large-scale buildings and office parks play an important role in the local economy, and the village should continue to support this type of development along the tollway corridors. The proposed building will be of high quality in a prominent area along major regional roadways; the proximity of which makes the subject property a desirable location. Utilities will not be interrupted by the proposed building and the rear outlot was utilized by the previous use as a drive-aisle and parking area.

The Comprehensive Plan states that negative impacts on residential areas should be mitigated. There are no nearby residential uses. The north side of Warrenville Road consists of similar combinations of office and light industrial uses. The proposed development is complementary to these existing uses. The industrial area goals of utilizing appropriate setbacks, screening, and buffering are achieved. Improved stormwater management is also being addressed in a comprehensive manner. The proposed rezoning and subdivision is consistent with the Comprehensive Plan.

The proposed use and the proposed plan is consistent with the Comprehensive Plan.

COMPLIANCE WITH THE ZONING ORDINANCE

The office, warehousing and distribution uses are listed as an allowable use in the O-R-M zoning district.

As currently proposed, the development will be required to comply with the bulk regulations of the O-R-M zoning district. Compliance will be reviewed during the permit application phase of the project.

COMPLIANCE WITH THE SUBDIVISION ORDINANCE

The one industrial lot will meet the minimum lot dimension requirements per Section 20.301 of the Subdivision Ordinance. The lot dimensions are specified in the table below:

Green Bay Packaging	Lot Width (req. 100 ft.)	Lot Depth (req. 140 ft.)	Lot Area (req. 20,000 sq. ft.)
Industrial Building Lot	428 ft.	650.5 ft.	357,302 sq. ft.

The petitioner has not requested any exceptions from the Subdivision Ordinance. The petitioner is providing the required five-foot wide public utility and drainage easement along the side lot line, as applicable. There are no school and park donations required with this application.

TRAFFIC AND CIRCULATION

The proposed use is a complementary use that is not anticipated to have any negative impact on the existing traffic patterns in the area. The applicant has indicated truck activity occurs throughout the day and is not concentrated during the AM and PM rush hours when office uses generate peak traffic demand.

The adjacent roadway and nearby intersections are under DuPage County jurisdiction. After their review of the proposal, DuPage County's Department of Transportation has granted preliminary approval and found that no roadway improvements or traffic control modifications will be necessary for the public intersections. DuPage County did request that truck traffic be restricted from turning left from the property towards Finley Road. The county did not require a traffic study for the proposal. A truck turning exhibit has also been submitted for a fire truck and a tractor trailer which demonstrates that the drive aisles and turning radii are sufficient for the proposed use.

ENGINEERING/PUBLIC IMPROVEMENTS

The existing utilities servicing the development are sufficient for the proposed building. There is an existing sidewalk on Finley Road located on the bridge above the tollway leading to the intersection of Finley Road and Warrenville Road. A new public sidewalk is proposed along Warrenville Road. A pedestrian connection leading from the building will connect to the proposed sidewalk. Downers Grove Sanitary District has provided conceptual approval of the proposed building. Additionally, new water service will be provided for the proposed building to accommodate fire and domestic water service.

The proposal slightly reduces the amount of impervious area compared to the existing conditions. With the use of permeable paving materials for passenger vehicle parking, no additional on-site stormwater detention is required, and the site will comply with all provisions of the Stormwater Ordinance. The applicant is providing a total 66,652 square feet of open space.

PUBLIC SAFETY REQUIREMENTS

The Fire Prevention Division has reviewed the proposed plans and has adequate access to the proposed building. The proposed building will be fully sprinkled and equipped with a manual and automatic fire alarm system.

NEIGHBORHOOD COMMENT

Notice was provided to all property owners 250 feet or less from the property line in addition to posting the public hearing sign and publishing a legal notice in *Downers Grove Suburban Life*. Staff received no inquiries regarding the proposal at this time.

FINDINGS OF FACT

The petitioner is requesting a Zoning Map Amendment (Rezoning) and a Final Plat of Subdivision. Staff finds that the proposal meets the standards as outlined below:

Zoning Map Amendment – Rezoning

Section 28.12.030.I. Review and Approval Criteria – Zoning Map Amendments (Rezoning)

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 uses and zoning of nearby property.*

The rear outlot is currently zoned M-1, Light Manufacturing and contains a drive aisle and a portion of the parking lot. The surrounding properties are a diverse mix of zoning and uses. The adjacent property to the west as well as the rest of the properties north of Warrenville road are a complementary mix of office and light industrial uses. To the south is a gas station, and across Finley Road to the east is a car dealership. This criteria is met.

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

The proposed improvements and rezoning will have no negative impact on surrounding property values. It may have a positive impact because it facilitates the redevelopment of a vacant site. This criteria is 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 negatively impact property values or the public health, safety and welfare of the community. This criteria is met.

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

If the outlot remained M-1, it would not match with the subject property's zoning designation. The proposed use includes an office component, and it is more appropriate for the entire site to be rezoned to O-R-M. This criteria is 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 site has not had an active use in approximately 3.5 years. This proposal is similar to the existing light industrial buildings located to the west that contain a mixture of industrial and offices uses. To the south and east, the Ogden corridor has experienced recent commercial redevelopment. This criteria is met.

(6) *The value to the community of the proposed use.*

A modern, quality industrial building is of high-value to the community and will redevelop a vacant industrial site that no longer has a building at a prominently featured locations with high visibility. It demonstrates the community's suitability to serve as the location for business locating to leverage Downers Grove proximity to the interstate system. This criteria is met.

(7) *The Comprehensive Plan.*

The proposal is consistent with the Comprehensive Plan and the goal of providing commercial services to the larger region. Appropriate setbacks, screening and landscaping improve upon the existing condition and meet or exceed code requirements. This criteria is met.

Final Plat of Subdivision

The proposed Final Plat of Subdivision to resubdivide the subject property into one lot meets and exceeds

18-PLC-0003, Green Bay Packaging (2200 Warrenville Road)
March 5, 2018

Page 5

the minimum lot dimension standards of Section and 20.301(c) of the Subdivision Ordinance. The proposal is consistent with surrounding uses and lot sizes. The request is consistent with the Comprehensive Plan and meets the requirements of the Subdivision Ordinance of the Village.

RECOMMENDATIONS

The proposal to rezone a portion of the Nicor outlot from M-1, Light Manufacturing to O-R-M, Office-Research-Manufacturing to match the existing zoning classification of the subject property, and a Final Plat of Subdivision to resubdivide the two existing lots and combine with a portion of the Nicor outlot into one developable lot is compatible with surrounding zoning and land use classifications, meets the criteria for Rezoning and is consistent with the Comprehensive Plan.

Based on the findings listed above, staff recommends that the Plan Commission make a positive recommendation to the Village Council regarding 18-PLC-0003 subject to the following conditions:

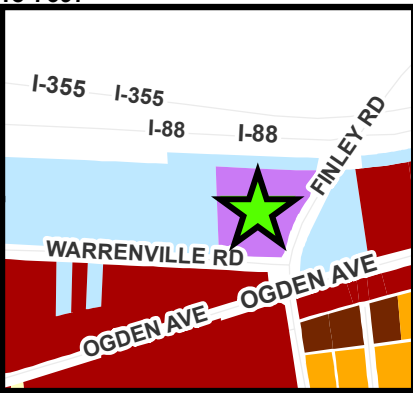
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2. All signs must meet the requirements of the Sign Ordinance.
3. The building shall be equipped with an automatic suppression and an automatic and manual fire alarm system.
4. Obtain final approval from the DuPage County Highway Department and prohibit outbound truck traffic from turning left when exiting the subject property per county correspondence dated January 30, 2018.

Staff Report Approved By:



Stanley J. Popovich, AICP
Director of Community Development

SP; sw
-att



0 75 150 Feet

2200 Warrenville Road - Location Map





Zoning District

- R1, Residential Detached House 1
- R2, Residential Detached House 2
- R3, Residential Detached House 3
- R4, Residential Detached House 4
- R5, Residential Attached House 5
- R5A, Residential Attached House 5A
- R6, Residential Apartment / Condo 6
- B1, Limited Retail Business
- B2, General Retail Business
- B3, General Services and Highway Business
- OR, Office Research
- ORM, Office Research Manufacturing
- M1, Light Manufacturing
- M2, Restricted Manufacturing
- DB, Downtown Business
- DT, Downtown Transition
- INP1, Neighborhood Institutional / Public
- INP2, Campus Institutional / Public

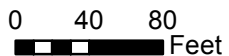
Nicor Outlot

2200 Warrenville Lot 2

2200 Warrenville Lot 1

WARRENVILLE RD

FINLEY RD



2200 Warrenville Road - Existing Zoning

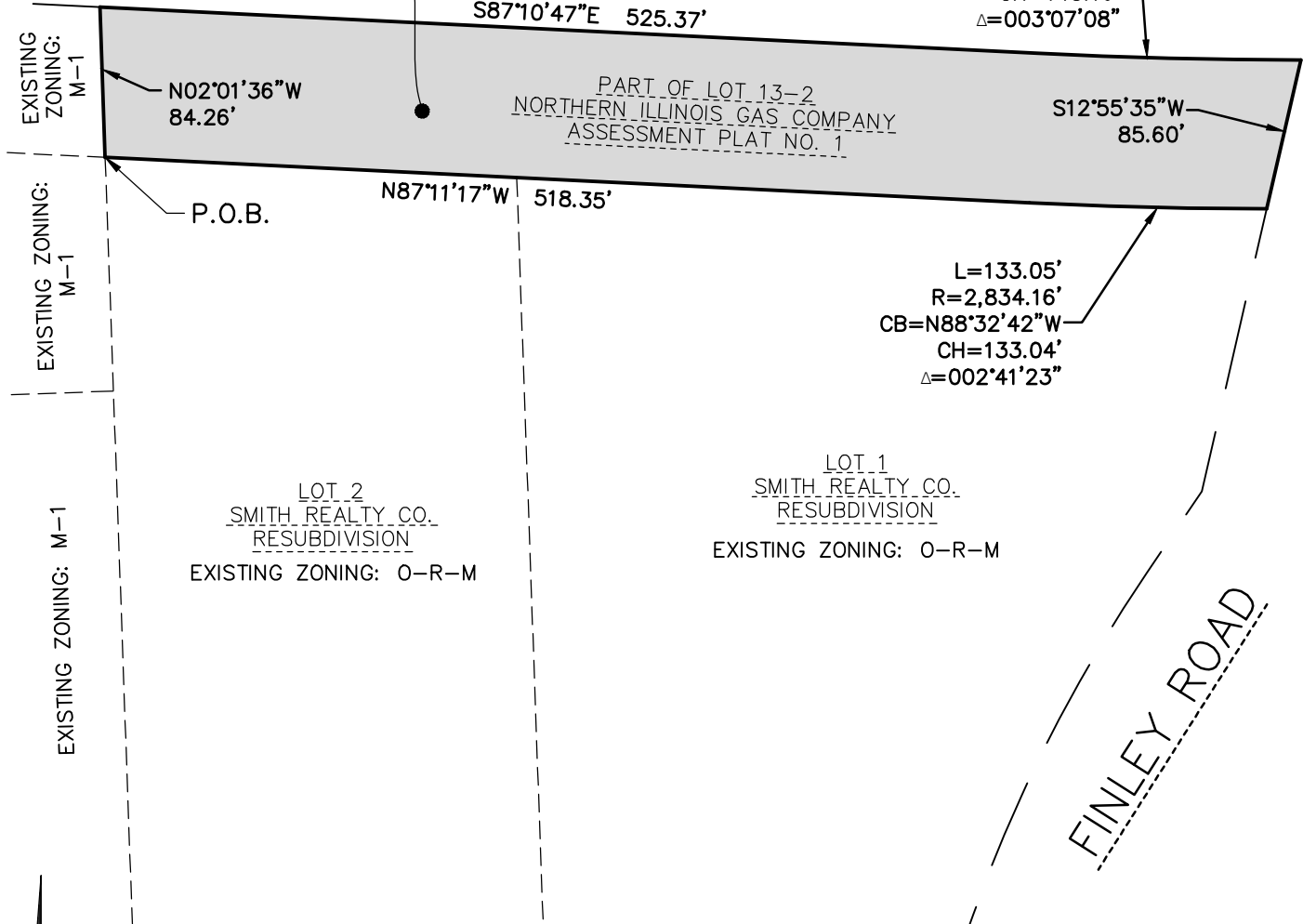


ZONING EXHIBIT

INTERSTATE "88" (EAST-WEST TOLLWAY)

EXISTING ZONING: M-1
PROPOSED ZONING: O-R-M

L=148.18'
R=2,722.09'
CB=S88°33'22"E
CH=148.16'
Δ=003°07'08"



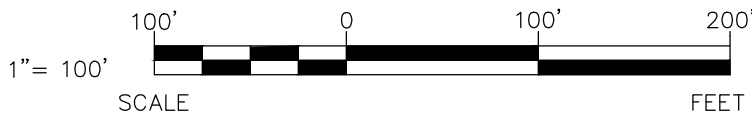
L=133.05'
R=2,834.16'
CB=N88°32'42"W
CH=133.04'
Δ=002°41'23"

LOT 1
SMITH REALTY CO.
RESUBDIVISION

EXISTING ZONING: O-R-M

ZONING KEY

M-1 - LIGHT MANUFACTURING
O-R-M - OFFICE-RESEARCH-MANUFACTURING



EXCEL
ENGINEERING Inc.
SURVEYING GROUP
PROJECT NO. 1752940

Always a Better Plan

100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
FAX: (920) 926-9801



February 20, 2018

Project Narrative – Rezone and Subdivision Plat

Project: Green Bay Packaging Warehouse and Distribution Facility
2200 Warrenville Road
Downers Grove IL 60515

This is a redevelopment project located at 2200 Warrenville Road in the Village of Downers Grove. The “main” parcels located at the aforementioned address (parcel id #0801400004 and 0801400006) are currently zoned Office, Research, and Manufacturing (ORM) and are owned by Arbor Vista LLC. There is a parcel to the north (parcel #0801201006), owned by NICOR Gas that is zoned Light Manufacturing (M-1). The request includes rezoning part of the NICOR parcel from M-1 to ORM and then completing a subdivision plat to combine the two (2) Arbor Vista LLC parcels and part of the NICOR parcel (see attached).

The proposed project includes a new 166,319 square foot warehouse and distribution facility for Green Bay Packaging at 2200 Warrenville Road, Downers Grove, IL. The existing site is completely developed and includes recently demolished buildings, site drives, parking areas, and a sidewalk/patio network. The proposed project includes site access drives, parking stalls, truck maneuvering areas, 20 loading docks, and on-site trailer parking. The passenger traffic and parking areas will be paved with pervious concrete to reduce runoff on site. Additionally, the proposed sidewalks on site will be pervious pavers to promote infiltration and reduce post development runoff. The proposed development has been strategically designed to maintain existing runoff patterns not to exceed the pre development runoff rates.

The exterior of the proposed building consists of two major elements; the office area and the warehouse. The office will be two stories. A majority of the exterior of the office will utilize glass with faux wood panels as accents and insulated precast concrete walls panels. A majority of the warehouse exterior will utilize insulated precast concrete wall panels; the southeast corner of the building will include glass and faux wood panels to mimic the exterior design elements of the office area.

The proposed Downers Grove operation will be similar in nature and function to the current Green Bay Packaging facility located in Franklin Park, Illinois; a warehouse and distribution center. Only finished product (corrugated boxes) will be warehoused at this location. Manufacture of the product occurs at various Green Bay Packaging facilities in multiple states; upon receipt of requests for delivery from clients, will be shipped out. In addition to warehouse and distribution activities, the office will consist of customer service, sales, accounting, shipping/receiving, and design departments.

Typical hours of operation will be Monday through Friday from 5 AM until 5 or 6 PM depending upon shipping and receiving schedules. There will be approximately 35 employees consisting of 26 office staff and 9 warehouse staff. Estimated daily truck trips during hours of operation include: 12 to 20 trucks departing from the warehouse and 12 to 18 trucks transporting loads into the warehouse. The highest frequency time is approximately 5 AM to 8 AM and then steady for the remainder of the day.

RESUBDIVISION OF SMITH REALTY CO. RESUBDIVISION

BEING A RESUBDIVISION OF LOT 1 & LOT 2 IN SMITH REALTY CO. RESUBDIVISION & PART OF LOT 13-2 IN NORTHERN ILLINOIS GAS COMPANY ASSESSMENT PLAT NO. 1, BEING PART OF THE SOUTHWEST 1/4 & SOUTHEAST 1/4 OF THE NORTHEAST 1/4 & PART OF THE NORTHWEST 1/4 & NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

DECLARATION OF RESTRICTIVE COVENANTS

The undersigned owner hereby declares that the real property described in and depicted on this plat of subdivision shall be held, transferred, sold, conveyed and occupied subject to the following covenants and restrictions:

(a) All public utility structures and facilities, whether located on public or private property, shall be constructed wholly underground, except for transformers, transformer pads, light poles, regulators, valves, markers and similar structures approved by the Village Engineer of the Village of Downers Grove prior to recording of this plat of subdivision.

(b) An easement for serving the subdivision, and other property with storm drainage, sanitary sewer, street lighting, potable water service and other public utility services, is hereby reserved for and granted to the Village of Downers Grove and Downers Grove Sanitary District, their respective successors and assigns, jointly and separately, to install, operate and maintain and remove, from time to time, facilities and equipment used in connection with the public water supply, transmission lines, sanitary sewers, storm drainage system, street lighting system, or other public utility service, and their appurtenances, either on, over, across, below or through the ground shown within the dotted lines on the plat marked "Public Utility and/or Drainage Easement", or similar language designating a stormwater or sewer easement, and the property designated on the plat for streets and alleys, together with the right to cut, trim or remove trees, bushes and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over grantees' facilities or in, upon or over, the property within the stormwater or sewer easement without the prior written consent of grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

Dated this ____ day of _____, 20__.

Owner _____

Notary Public _____ (Commission Expires) _____

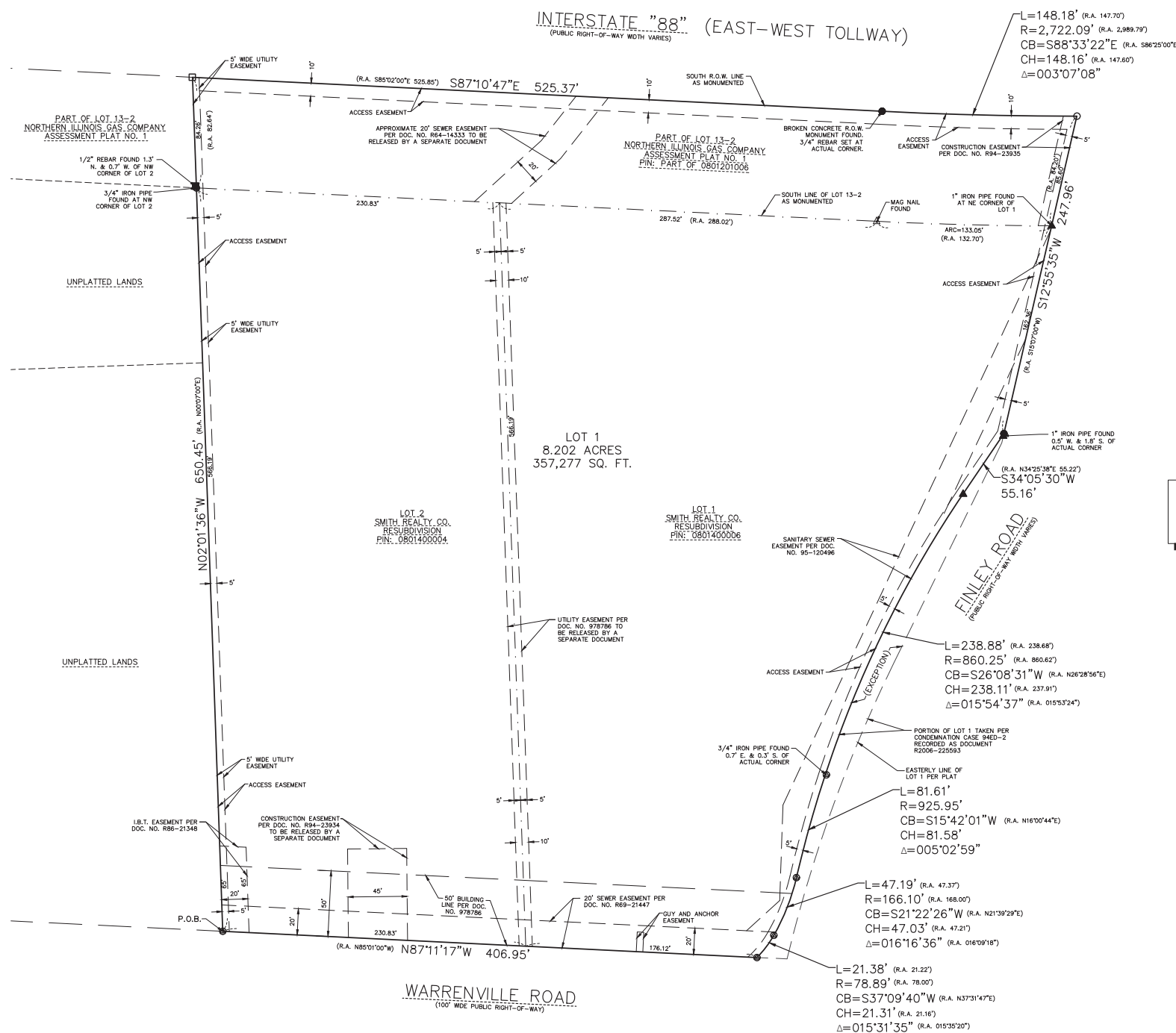
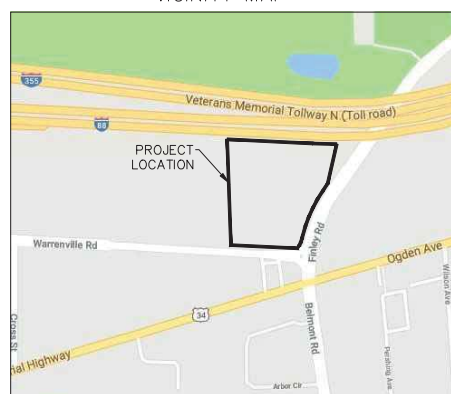
EASEMENT PROVISIONS

An easement for serving the subdivision and other property with electric and communication service is hereby reserved for and granted to Commonwealth Edison Company and AT&T Teleholdings Incorporated, Illinois a.k.a. Illinois Bell Telephone Company, Grantees, their respective licensees, successors and assigns jointly and severally, to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles, guys, anchors, wires, cables, conduits, manholes, transformers, pedestals, equipment cabinets or other facilities used in connection with overhead and underground transmission and distribution of electricity, communications, sounds and signals in, over, under, across, along and upon the surface of the property shown within the dashed or dotted lines on the plat and marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E.", the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat as "common area or areas", and the property designated on the plat for streets and alleys, whether public or private, together with the rights to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes, roots and saplings and to clear obstructions from the surface and subsurface as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over Grantees' facilities or in, upon or over the property within the dashed or dotted lines marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

Dated this ____ day of _____, 20__.

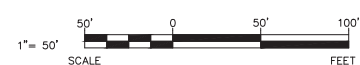
Owner _____

VICINITY MAP



TOTAL AREA
8.202 ACRES
357,277 SQ. FT.

- LEGEND:
- 3/4" REBAR SET
 - 1/2" REBAR FOUND
 - 4" IRON PIPE FOUND
 - 3/4" REBAR FOUND
 - ⊙ 3/4" IRON PIPE FOUND
 - ▲ 1" IRON PIPE FOUND
 - (R.A.) RECORDED AS
 - PROPERTY LINE
 - - - ADJACENT PROPERTY LINE
 - · - · - INTERNAL LOT LINE
 - · - · - RIGHT-OF-WAY LINE



NOTE: BEARINGS ARE REFERENCED TO THE NORTHERLY RIGHT-OF-WAY LINE OF WARRENVILLE ROAD ASSUMED TO BEAR NORTH 87°-11'-17" WEST.

NOTE: RECORD BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON SMITH REALTY CO. RESUBDIVISION PLAT RECORDED SEPTEMBER 8, 1960 AS DOCUMENT NO. 978786 AND CONDEMNATION CASE 94ED-2 RECORDED AS DOCUMENT NO. R2006-225593.

NOTE: THE PURPOSE OF THIS RESUBDIVISION IS TO COMBINE EXISTING PARCELS TO REMOVE INTERNAL LOT LINES.

OWNER:
GREEN BAY PACKAGING INC.
1700 N. WEBSTER COURT
GREEN BAY, WI 54302



RESUBDIVISION OF SMITH REALTY CO. RESUBDIVISION

BEING A RESUBDIVISION OF LOT 1 & LOT 2 IN SMITH REALTY CO. RESUBDIVISION & PART OF LOT 13-2 IN NORTHERN ILLINOIS GAS COMPANY ASSESSMENT PLAT NO. 1, BEING PART OF THE SOUTHWEST 1/4 & SOUTHEAST 1/4 OF THE NORTHEAST 1/4 & PART OF THE NORTHWEST 1/4 & NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
)SS
COUNTY OF FOND DU LAC)

Lot 1 (except that part taken in Condemnation Case 94E-2 recorded as Document No. R2006-225593) and Lot 2 of Smith Realty Co. Resubdivision, recorded September 8, 1960 as Document No. 978786 and part of Lot 13-2 in Northern Illinois Gas Company Assessment Plat No. 1, recorded August 4, 1964 as Document No. R64-28040, being a part of the Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 and part of the Northwest 1/4 and Northeast 1/4 of the Southeast 1/4 of Section 1, Township 38 North, Range 10 East of the Third Principal Meridian, in DuPage County, Illinois being more particularly described as follows:

Beginning at the Southwest corner of said Lot 2; thence North 02°-01'-36" West along the West line of said Lot 2 and it's Northerly extension, a distance of 650.45 feet to the North line of said Lot 13-2, said point being on the South line of the East-West Tollway; thence South 87°-10'-47" East along said North line, a distance of 525.37 feet; thence Southeastly 148.18 feet along said North line on a curve to the left having a radius of 2,722.09 feet, the chord of said curve bears South 88°-33'-22" East, a chord distance of 148.16 feet to the Westerly right-of-way line of Finley Road; thence South 12°-55'-35" West along said Westerly right-of-way line, a distance of 247.96 feet to the Westerly right-of-way line of Finley Road per said Condemnation Case 94E-2; thence South 34°-05'-30" West along said Westerly right-of-way line, a distance of 55.16 feet; thence Southwesterly 238.88 feet along said Westerly right-of-way line on a curve to the left having a radius of 860.25 feet, the chord of said curve bears South 26°-08'-31" West, a chord distance of 238.11 feet; thence Southwesterly 81.61 feet along said Westerly right-of-way line on a curve to the left having a radius of 925.95 feet, the chord of said curve bears South 15°-42'-01" West, a chord distance of 81.58 feet; thence Southwesterly 47.19 feet along said Westerly right-of-way line on a curve to the right having a radius of 166.10 feet, the chord of said curve bears South 21°-22'-26" West, a chord distance of 47.03 feet; thence Southwesterly 21.38 feet along said Westerly right-of-way line on a curve to the right having a radius of 78.89 feet, the chord of said curve bears South 37°-09'-40" West, a chord distance of 21.31 feet to the Northerly right-of-way line of Warrenville Road; thence North 87°-11'-17" West along said Northerly right-of-way line, a distance of 406.95 feet to the point of beginning.

This is to certify that I, Ryan Wilgreen, Illinois Professional Land Surveyor Number 3601, have surveyed and subdivided the above described property as shown by this plat, which is a correct representation of said survey and subdivision; all dimensions are in feet or decimals thereof.

I further certify that according to the Federal Emergency Management Agency Flood Insurance Rate Map community panel 17043C0803H with an effective date of December 16, 2004, Lot 1 falls within Zone "X" (Unshaded-areas determined to be outside the 500-yr floodplain),

I also hereby certify that all monuments for exterior subdivision corners have been set, and all interior monuments shall be set, as described on this Final Plat, in accordance with the Plat Act and Minimum Standards of Practice (Illinois Compiled Statutes Chapter 765, Section 205/1 and Chapter 225, Section 330/1270.56/7d), and that the property herein described is located within the corporate limits of the Village of Downers Grove.

Containing 8.202 acres (357,277 sq. ft.) of land more or less.

This professional service conforms to the current Illinois Minimum Standards for a Boundary Survey.

Given under my hand and seal this _____ day of _____ in the Year _____.

Illinois Professional Land Surveyor No. 3601
License Expires: 11/30/2018

OWNER'S CERTIFICATE

STATE OF _____)
)SS
COUNTY OF _____)

Green Bay Packaging Inc., hereby certify that they are the owners of the above described property and they have caused the same to be surveyed and subdivided as shown on the plat hereon drawn.

Dated this _____ day of _____, 20____.

Kevin Shields, Owner

NOTARY CERTIFICATE

STATE OF _____)
)SS
COUNTY OF _____)

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that _____, whose name is signed to the foregoing instrument, have acknowledged the same before me in the aforesaid jurisdiction as duly authorized.

Given under my hand and seal this _____ day of _____, 20____.

Notary Public (Commission Expires)

SANITARY DISTRICT COLLECTOR CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

I, _____, Collector of the Downers Grove Sanitary District, do hereby certify that there are no delinquent or unpaid current or forfeited special assessments or any deferred installments thereof that have not been apportioned against the tract of land included in this plat.

Dated this _____ day of _____, 20____.

Collector

SCHOOL DISTRICT CERTIFICATE

STATE OF _____)
)SS
COUNTY OF _____)

The undersigned do hereby certify that, as owners of the property described in the surveyor's certificate, and known as _____ to the best of their knowledge, is located within the boundaries of the North High School District, and Henry Puffer Elementary School District in DuPage County, Illinois.

Dated at _____ this _____ day of _____, A.D., 20____.

By: _____

NOTARY CERTIFICATE

STATE OF _____)
)SS
COUNTY OF _____)

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that _____, whose name is signed to the foregoing instrument, have acknowledged the same before me in the aforesaid jurisdiction as duly authorized.

Given under my hand and seal this _____ day of _____, 20____.

Notary Public (Commission Expires)

DRAINAGE CERTIFICATE

I, Jason Daye, a Registered Professional Engineer in Illinois and Green Bay Packaging Inc., the owner of the land depicted hereon or his duly authorized attorney, do hereby state, that to the best of our knowledge and belief, reasonable provision has been made for collection and diversion of such surface waters and public areas, or drains which the subdivider has a right to use, and that such surface waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to the adjoining property because of the construction of the subdivision. Further, as engineer, I hereby certify that the property which is the subject of this subdivision or any part thereof is not located within a special flood hazard area as identified by the Federal Emergency Management Agency.

Dated this _____ day of _____, 20____.

Kevin Shields, Owner

Jason Daye, Engineer

NOTARY CERTIFICATE

STATE OF _____)
)SS
COUNTY OF _____)

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that _____, whose name is signed to the foregoing instrument, have acknowledged the same before me in the aforesaid jurisdiction as duly authorized.

Given under my hand and seal this _____ day of _____, 20____.

Notary Public (Commission Expires)

VILLAGE COUNCIL CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

Approved by the Mayor and Village Council of the Village of Downers Grove, Illinois this _____ day of _____ A.D., 20____.

Mayor

Village Clerk

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

Approved by the Plan Commission of the Village of Downers Grove this _____ day of _____ A.D. 20____.

Chairman

VILLAGE COLLECTOR CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

I, _____, Collector for the Village of Downers Grove, do hereby certify that there are no delinquent or unpaid current or forfeited special assessments or any deferred installments thereof that have not been apportioned against the tract of land, included in this plat.

Dated this _____ day of _____, 20____.

Village Collector

TAX MAPPING AND PLATTING CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

I, _____, Director of the Tax Mapping and Platting Office do hereby certify that I have checked the property description on this plat against available county records and find said description to be true and correct. The property herein described is located on Tax Map Page # _____ and identified as permanent real estate tax index number _____.

Dated this _____ day of _____, 20____.

Director

DUPAGE COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

I, _____, County Clerk of DuPage County, Illinois, do hereby certify that there are no delinquent general taxes, no unpaid forfeited taxes and no redeemable tax sales against any of the land included in this plat. I further certify that I have received all statutory fees in connection with this plat. Given under my hand and seal of the County Clerk of DuPage County, Illinois, this _____ day of _____ A.D. 20____.

DuPage County Clerk

DUPAGE COUNTY RECORDER CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

This plat was filed for record in the Recorder's Office of DuPage County, Illinois, on the _____ day of _____ A.D. 20____, at _____ o'clock _____ M. as document number _____.

DuPage County Recorder

THIS PLAT PRESENTED BY:
NAME: _____
ADDRESS: _____

OWNER:
GREEN BAY PACKAGING INC.
1700 N. WEBSTER COURT
GREEN BAY, WI 54302





PROJECT INFORMATION
PROJECT NUMBER 1752540

2200 WARRENVILLE ROAD PLAT OF SURVEY

DOWNERS GROVE, IL

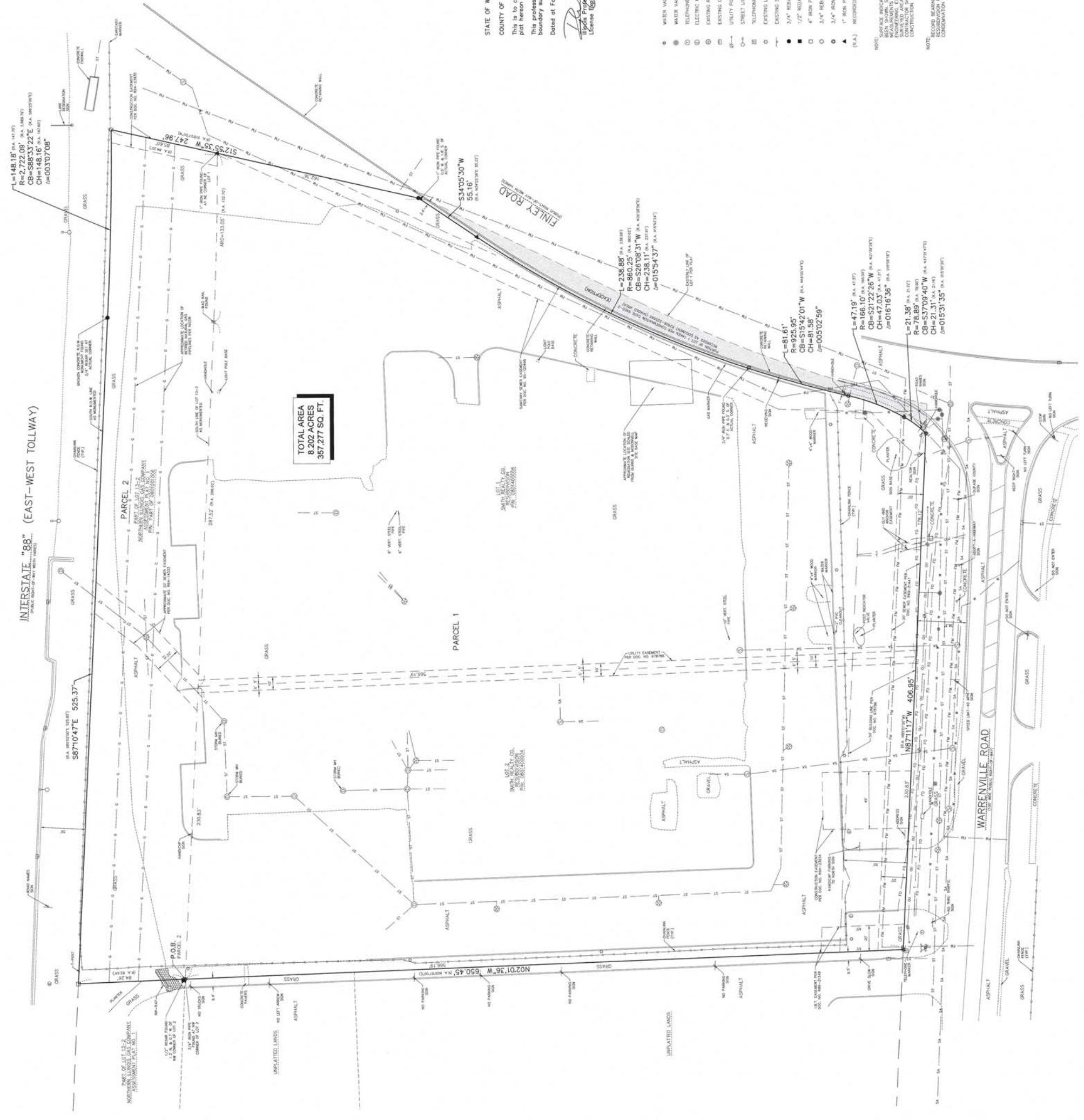
SHEET DATES
DATE SHEET FEB 01, 2018
BY: [Signature]

SHEET INFORMATION
PLAT OF SURVEY
SHEET NUMBER PS

PLAT OF SURVEY

PARCEL 1:
LOT 1 (EXCEPT THAT PART TAKEN IN CONDEMNATION CASE 94ED-2) AND ALL OF LOT 2 IN SMITH REALTY CO. RESUBDIVISION BEING A RESUBDIVISION IN SECTION 1, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 8, 1960 AS DOCUMENT 978786 IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:
ALL THAT PART OF LOT NO. 13-2 IN NORTHERN ILLINOIS GAS COMPANY ASSESSMENT PLAT NO. 1 AS RECORDED AUGUST 4, 1964 BY DOCUMENT NUMBER 64-28040 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF LOT 2 OF SMITH REALTY CO. DIVISION BEING A RESUBDIVISION BEING A RESUBDIVISION IN SECTION 1, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 8, 1960 AS DOCUMENT 978786 IN DUPAGE COUNTY, ILLINOIS; THENCE NORTH 07°-01'-36" WEST ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 2, A DISTANCE OF 84.28 FEET TO THE NORTH LINE OF SAID LOT 2, A LOT 13-2, SAID POINT BEING ON THE SOUTH LINE OF THE EAST-WEST TOLLWAY; THENCE SOUTH 87°-10'-47" EAST ALONG SAID NORTH LINE, A DISTANCE OF 525.37 FEET; THENCE SOUTHEASTERLY ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 148.16 FEET ALONG THE WEST LINE OF SAID LOT 2, A CHORD BEARS SOUTH 88°-33'-22" EAST, A CHORD DISTANCE OF 148.16 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF FINLEY ROAD; THENCE SOUTH 12°-55'-35" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 85.60 FEET TO THE NORTH LINE OF LOT 1 OF SAID SMITH REALTY CO. RESUBDIVISION; THENCE NORTHWESTERLY 133.05 FEET ALONG SAID NORTH LINE OF LOT 1 OF SAID SMITH REALTY CO. RESUBDIVISION TO THE POINT OF BEGINNING BEARS NORTH 88°-32'-42" WEST, A CHORD DISTANCE OF 133.04 FEET; THENCE NORTH 87°-11'-17" WEST ALONG THE NORTH LINE OF SAID LOT 1 AND LOT 2, A DISTANCE OF 518.35 FEET TO THE POINT OF BEGINNING.



STATE OF WISCONSIN }
COUNTY OF FOND DU LAC }
This is to certify that we have surveyed the premises above described, and that the plat thereon is a representation of the said survey.
This professional service conforms to the current Illinois minimum standards for a boundary survey.

Dated at Fond du Lac, Fond du Lac County, Wisconsin, 21 day of Feb, A.D. 2018



Brian R. Glick
Professional Land Surveyor No. 3801
License Expires: 11/30/2018

- LEGEND:
- WATER VALVE IN BOX
 - WATER VALVE IN MANHOLE
 - TELEPHONE MANHOLE
 - ELECTRIC MANHOLE
 - EXISTING ROUND CATCH BASIN
 - EXISTING CURB INLET
 - UTILITY POLE WITH OUT WIRE
 - STREET LIGHT
 - TELEPHONE FEDESTAL
 - EXISTING LIGHT POLE
 - EXISTING SIGN
 - 3/4" REBAR SET
 - 1/2" REBAR FOUND
 - 4" IRON PIPE FOUND
 - 3/4" REBAR FOUND
 - 3/4" IRON PIPE FOUND
 - 1" IRON PIPE FOUND
 - (R.A.) RECORDED AS
- EXISTING STORM SEWER AND MANHOLE
EXISTING SANITARY SEWER AND MANHOLE
EXISTING SANITARY FORCE MAIN
EXISTING WATER LINE AND HYDRANT
EXISTING OVERHEAD UTILITY LINE
EXISTING UNDERGROUND FIBER OPTIC LINE
EXISTING UNDERGROUND TELEPHONE CABLE
EXISTING UNDERGROUND GAS LINE
EXISTING CURB AND GUTTER
PROPERTY LINE
INTERNAL LOT LINE
RIGHT-OF-WAY LINE
EXISTING CHAINLINK FENCE
- SCALE: 1" = 20' FEET
- NOTE: BEARINGS ARE REFERENCED TO THE NORTHERLY RIGHT-OF-WAY LINE UNLESS OTHERWISE NOTED. BEARINGS ASSIGNED TO BEAR NORTH 87°-11'-17" WEST.
- NOTE: SURFACE INDICATIONS OF UTILITIES ALONG WITH JULIE MARKINGS ON THE SURVEYED PARCEL HAVE BEEN OBTAINED FROM THE RECORDS OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION AND THE ILLINOIS DEPARTMENT OF ENERGY AND NATURAL RESOURCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES CRITICAL TO CONSTRUCTION.
- NOTE: RECORD BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON DATA FROM REAL PROPERTY RECORDS. THE RECORDS OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION AND THE ILLINOIS DEPARTMENT OF ENERGY AND NATURAL RESOURCES ARE RECORDED AS DOCUMENT NO. 82006-22593.



PROJECT INFORMATION
PROJECT NUMBER 1752940

PROPOSED BUILDING FOR: GREEN BAY PACKAGING

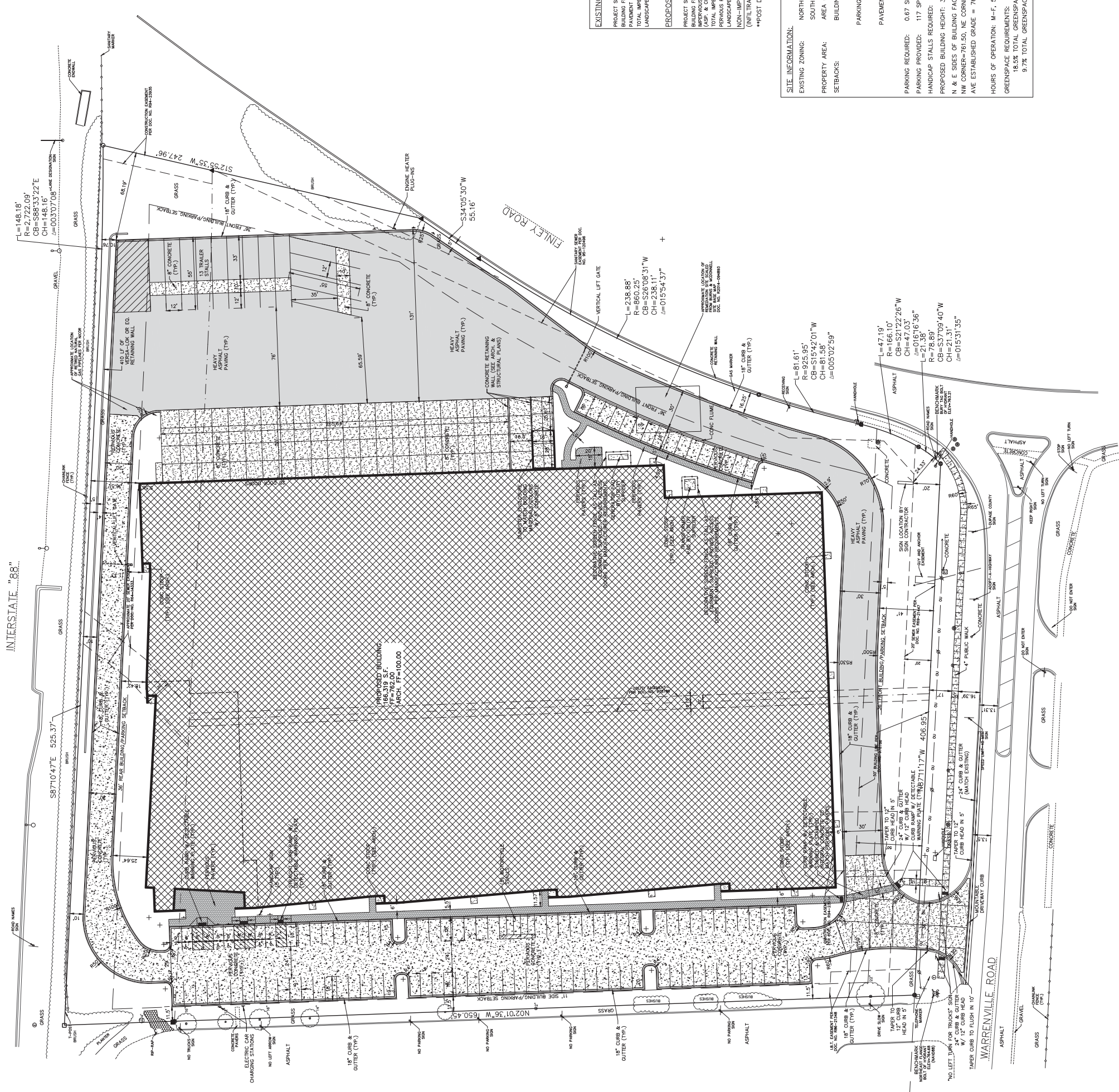
WARRENVILLE RD • DOWNERS GROVE, IL 60515

PROFESSIONAL SEAL

NOT FOR CONSTRUCTION

PRELIMINARY DATES
JAN. 8, 2018
JAN. 11, 2018
JAN. 17, 2018
JAN. 24, 2018
JAN. 26, 2018
FEB. 1, 2018
FEB. 20, 2018

SHEET INFORMATION
SITE PLAN
SHEET NUMBER
C1.2

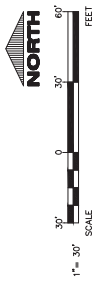


EXISTING SITE DATA		
PROJECT SITE	AREA (AC)	RATIO
BUILDING FLOOR AREA	357,302	24.4%
PAVEMENT (ASP. & CONC.)	87,051	44.8%
TOTAL IMPERVIOUS	159,473	69.0%
LANDSCAPE/ OPEN SPACE	246,524	31.0%
NON-IMPERVIOUS AREA:	110,778	31.1%
(INFILTRATION AREAS)		

PROPOSED SITE DATA		
PROJECT SITE	AREA (AC)	RATIO
BUILDING FLOOR AREA	8.20	46.5%
IMPERVIOUS PAVEMENT (ASP. & CONC.)	3.62	22.3%
TOTAL IMPERVIOUS	1.83	68.9%
LANDSCAPE/ OPEN SPACE	5.65	18.5%
NON-IMPERVIOUS AREA:	1.03	18.5%
(INFILTRATION AREAS)	2.55 AC	31.1%

**POST DEVELOPMENT REDUCES IMPERVIOUS SURFACE ON SITE

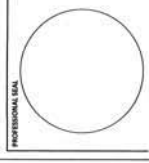
SITE INFORMATION:
 NORTH PROPERTY: M-1 (LIGHT INDUSTRIAL)
 SOUTH PROPERTY: ORM (OFFICE, RESEARCH, & MANUFACTURING)
 AREA = 357,302 S.F. (8.20 ACRES).
 PROPERTY AREA
 SETBACKS:
 BUILDING: STREET = 35' (36' PROVIDED FOR 37' BLDG HEIGHT)
 REAR = 10'
 PARKING: STREET = 35' (36' PROVIDED FOR 37' BLDG HEIGHT)
 SIDE = 10'
 PAVEMENT: SIDEWALK = 10'
 SIDE = 1'
 REAR = 1'
 PARKING REQUIRED: 0.67 SPACES PER 1,000 S.F. (117 SPACES REQ.)
 HANDICAP STALLS REQUIRED: 5, HANDICAP STALLS PROVIDED: 5
 PROPOSED BUILDING HEIGHT: 37'-9" FROM AVE. GRADE
 N & E SIDES OF BUILDING FACE A STREET SIDE & CREATE THE LOWEST AVERAGE GRADE:
 NW CORNER=761.50, NE CORNER=769, SE CORNER=761.50, (761.50+759/2 = 760.25)
 AVE ESTABLISHED GRADE = 760.25, PROPOSED BUILDING HEIGHT=798
 (37'-9" FROM AVE. GRADE)
 HOURS OF OPERATION: M-F, 5AM-6PM
 GREENSPACE REQUIREMENTS: 15% GREENSPACE REQUIRED, HALF (7.5%) IN STREET YARDS
 18.5% TOTAL GREENSPACE PROVIDED
 9.7% TOTAL GREENSPACE IN STREET YARD SETBACK AREA (34,500 S.F.)





PROJECT INFORMATION
 PROJECT NUMBER: 1752940
HELLER & ASSOCIATES, LLC
 LANDSCAPE ARCHITECTS
 P.O. Box 528
 Lake Grove, Wisconsin 53147-0528
 www.hellerandassociates.com

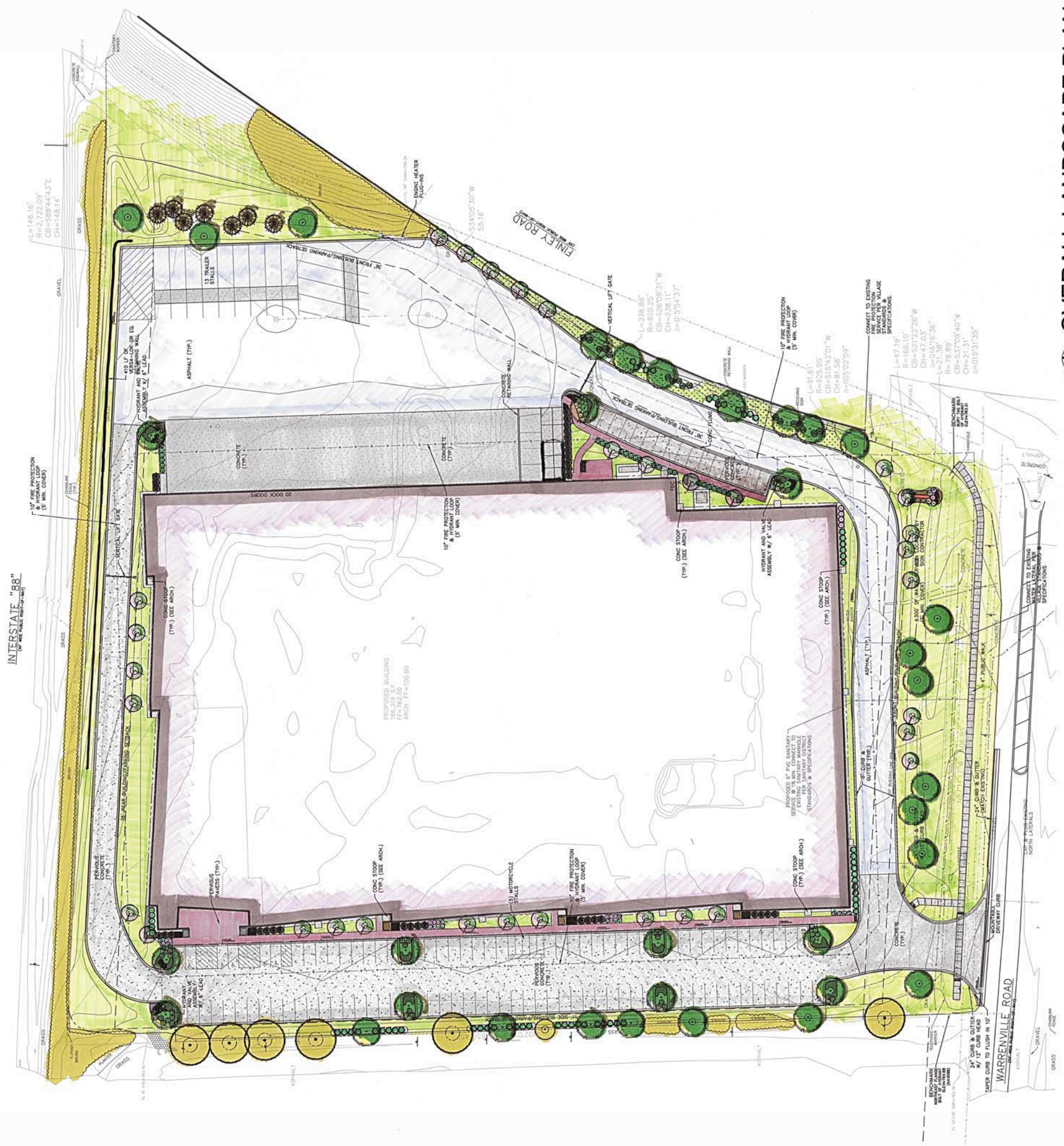
**PROPOSED BUILDING FOR:
 GREEN BAY PACKAGING**
 WARRENVILLE RD • DOWNERS GROVE, IL 60515



ISSUED: _____ DATE: _____
 FOR APPROVAL: _____
 FOR PERMIT: _____
 FOR BID: _____
 FOR CONST: _____

OVERALL LANDSCAPE PLAN

SHEET INFORMATION
 SHEET NO. 18-010
 DATE 02.20.2018
 SHEET NUMBER
L1.0



OVERALL LANDSCAPE PLAN
 Scale: 1" = 300'
 NORTH
 0 1" = 30'

Joint Utility Locating Information for Excavators
 Call 48 hours before you dig
 (Excluding Sat., Sun. & Holidays)



PROJECT INFORMATION
 PROJECT NUMBER: 1752940
HELLER & ASSOCIATES, LLC
 LANDSCAPE ARCHITECTS
 210 BIRCH STREET
 LAKE COOKS, ILLINOIS 60060-1111
 TEL: 847.233.1111
 FAX: 847.233.1112
 WWW.HELLERANDASSOCIATES.COM

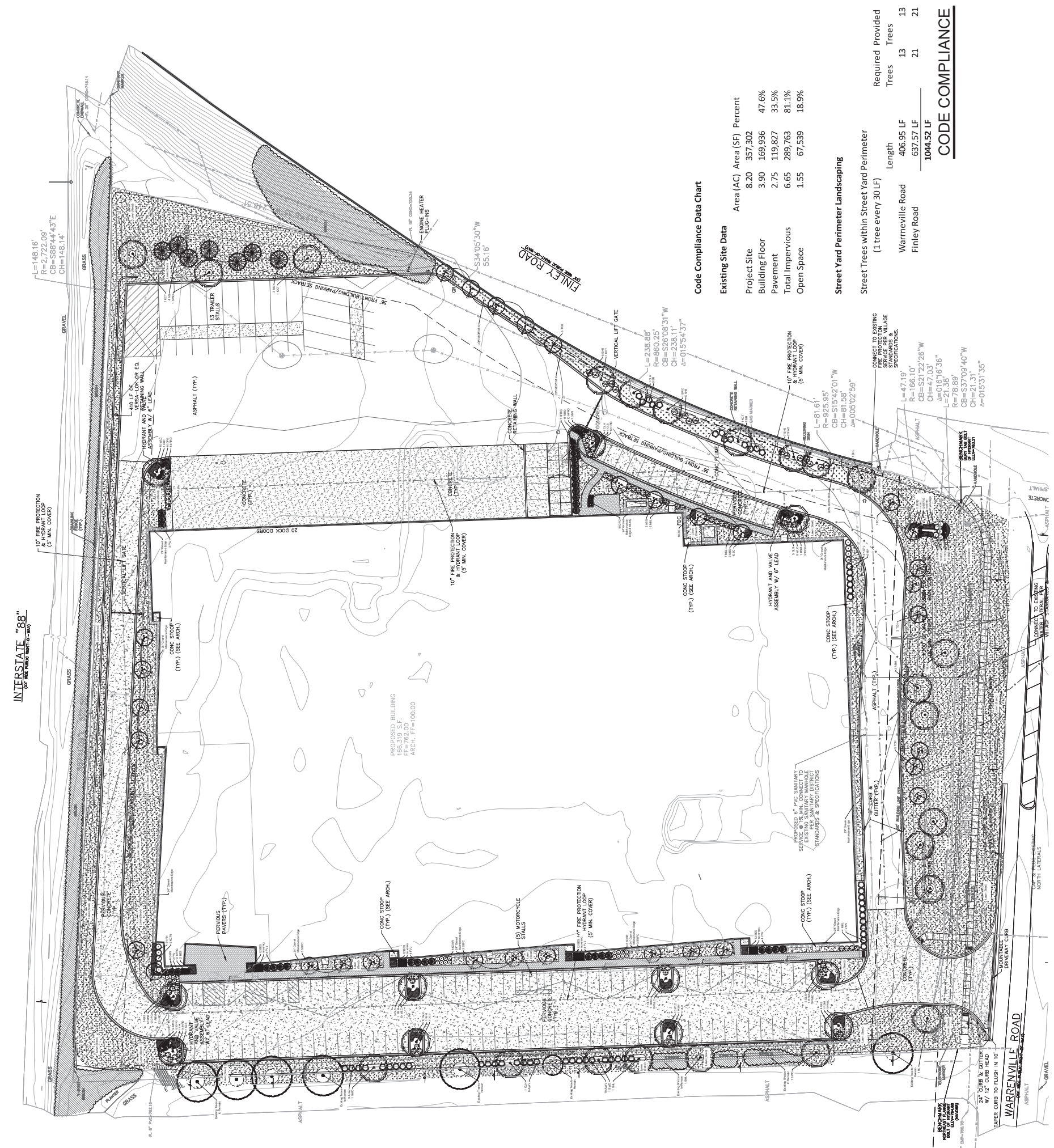
**PROPOSED BUILDING FOR:
 GREEN BAY PACKAGING**
 WARRENVILLE RD • DOWNERS GROVE, IL 60515



ISSUED: _____ DATE: _____
 FOR APPROVAL: _____
 FOR PERMIT: _____
 FOR BID: _____
 FOR CONST.: _____

OVERALL LANDSCAPE PLAN

SHEET INFORMATION
 SHEET NO. 18-010
 DATE 02.20.2018
 SHEET NUMBER
L1.0



Code Compliance Data Chart

Existing Site Data	Area (AC)	Area (SF)	Percent
Project Site	8.20	357,302	
Building Footprint	3.90	169,936	47.6%
Pavement	2.75	119,827	33.5%
Total Impervious	6.65	289,763	81.1%
Open Space	1.55	67,539	18.9%

Street Yard Perimeter Landscaping

Street Trees within Street Yard Perimeter (1 tree every 30 LF)	Length	Required Trees	Provided Trees
Warrenville Road	406.95 LF	13	13
Finley Road	637.57 LF	21	21
Total	1044.52 LF		

CODE COMPLIANCE

- SHADE TREES (DECIDUOUS)**
 ABM Autumn Blaze Maple
 RSM Red Sunset Red Maple
 CLH Chicago Land Hackberry
 SHL Skyline Honeylocust
 KCT Kentucky Coffee Tree
 SWO Swamp White Oak
 L Northern Linden
 GSL Greenspire Linden

- ORNAMENTAL TREES (DECIDUOUS)**
 ABS Autumn Brilliance Serviceberry
 TCH Thornless Cockspur Hawthorn
 RJFC Red Jewel Flowering Crabapple
 SFFC Spring Snow Flowering Crabapple

- EVERGREEN TREES**
 FVI Fir New England Juniper (upright)
 NS Norway Spruce

- EVERGREEN SHRUBS**
 KCPJ Kallay Compact Pfitzer Juniper

- DECIDUOUS SHRUBS**
 RB Burning Bush
 ELS Elegant Sumac
 SLS Shagbark Sycamore
 KOSR Knock Out Strub Rose
 GMS Goldmound Spirea
 MML Miss Kim Dwarf Lilac
 AJAV Autumn Jaz Arrowwood Viburnum
 MV Mexican Viburnum

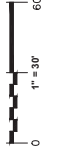
- ORNAMENTAL GRASSES**
 KFG Kai Feenster Feather Reed Grass
 DFG Dwarf Fountain Grass

- HERBACEOUS PERENNIALS**
 ZC Zagreb Coreopsis
 HRD Happy Returns Daylily
 RRD Rosy Returns Daylily
 FH France Hosta
 BEL Black-eyed Susan
 MMS May Night Salvia

PLANT ABBREVIATIONS

Joint Utility Locating Information for Excavators
 Call 48 hours before you dig (Excluding Sat., Sun. & Holidays)
 CALL TOLL FREE 1-800-892-5252

OVERALL LANDSCAPE PLAN
 Scale: 1" = 300'





PROJECT INFORMATION
 PROJECT NUMBER: 1752940
HELLER & ASSOCIATES, LLC
 LANDSCAPE ARCHITECTS
 700 East 150th
 18th Street, Westmont, WI 53191
 www.hellerandassociates.com

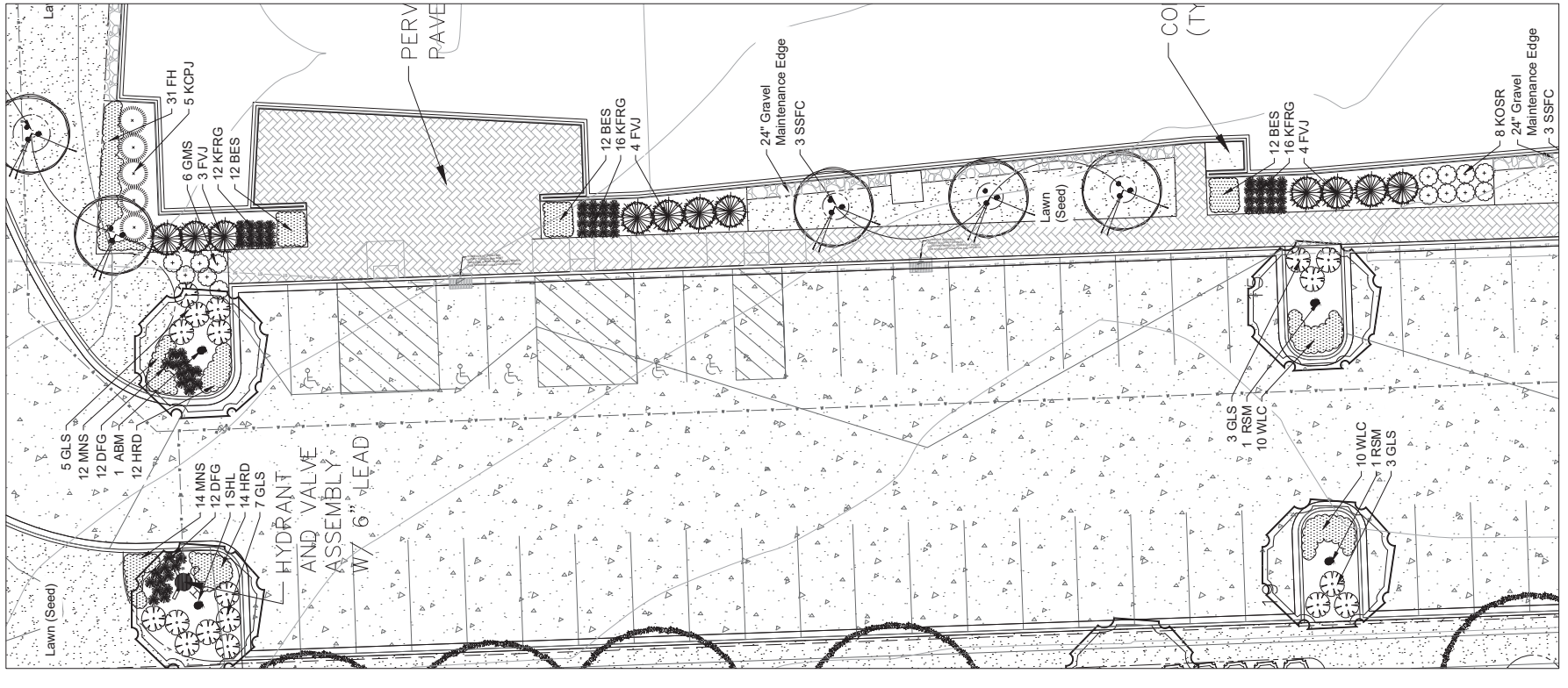
PROPOSED BUILDING FOR:
GREEN BAY PACKAGING
 WARRENVILLE RD • DOWNERS GROVE, IL 60515



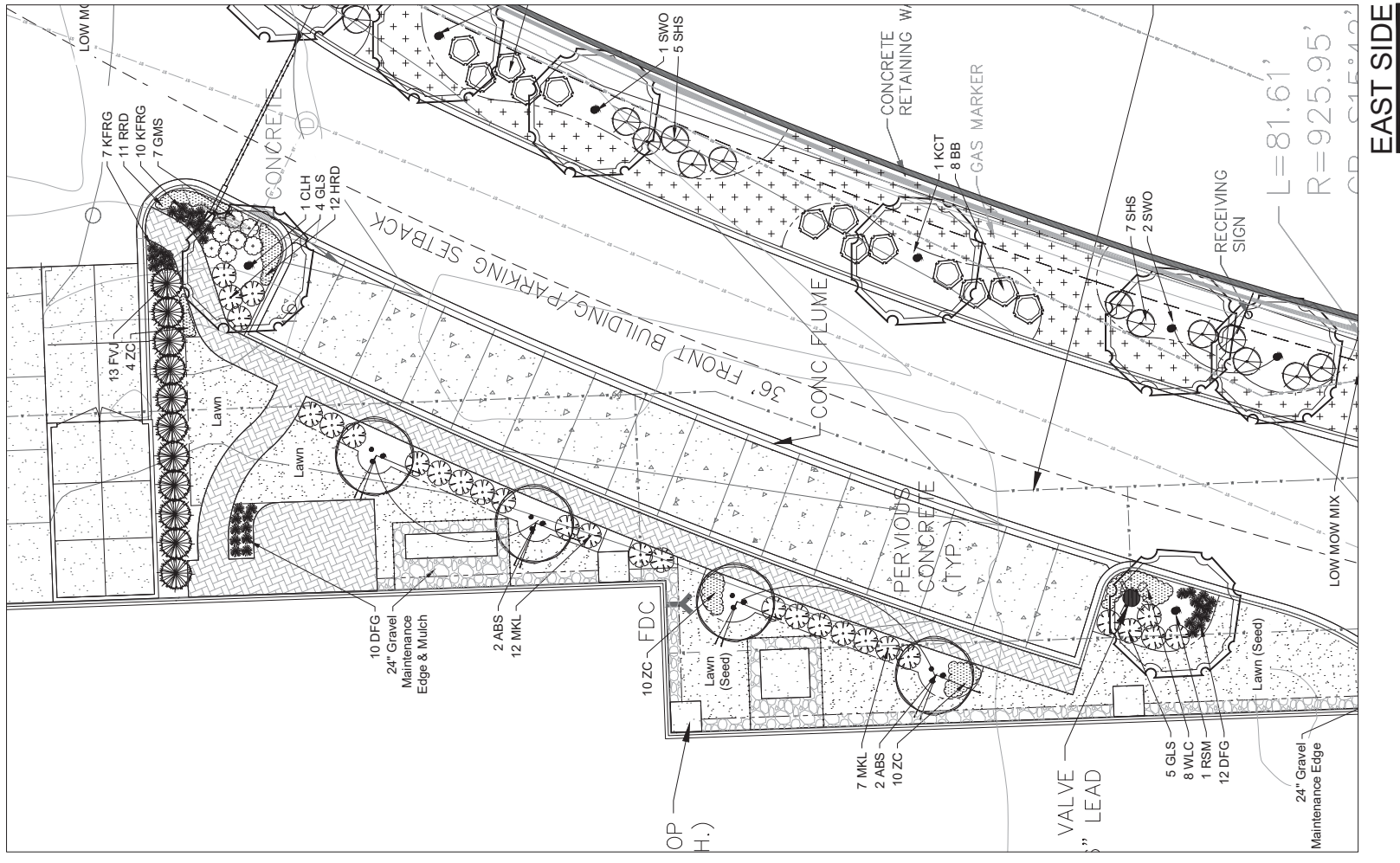
ISSUED: DATE: _____
 FOR APPROVAL: _____
 FOR PERMIT: _____
 FOR BID: _____
 FOR CONST: _____

ENLARGED LANDSCAPE PLAN VIEWS

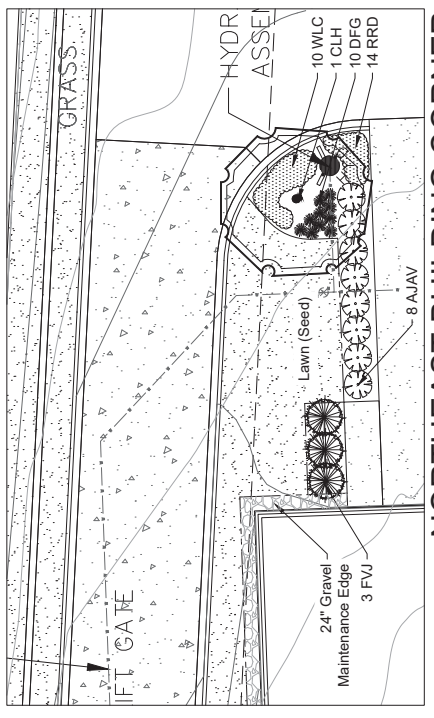
SHEET INFORMATION
 SHEET NO. 18-010
 JOB NO. 02.20.18
 SHEET NUMBER
L1.1



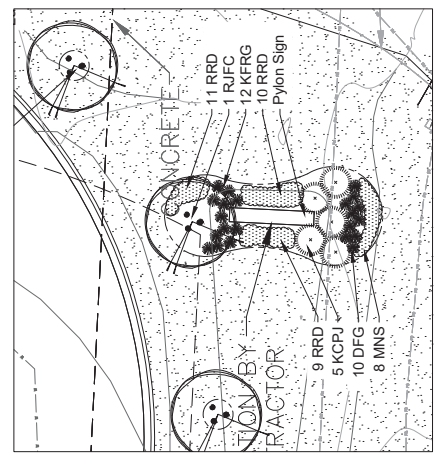
NORTHWEST CORNER & WEST SIDE



EAST SIDE



NORTHEAST BUILDING CORNER



MONUMENT SIGN

- SHADE TREES (DECIDUOUS)**
 ABM Autumn Blaze Maple
 RSM Red Sunset Red Maple
 CLH Chicago Land Hackberry
 SHL Skyline Honeylocust
 KCT Kentucky Coffee Tree
 SWD Swamp White Oak
 RL Redmond Linden
 GSL Greenspire Linden
- ORNAMENTAL TREES (DECIDUOUS)**
 ABS Autumn Brilliance Serviceberry
 TCH Thornless Cockspur Hawthorn
 RJFC Red Jewel Flowering Crabapple
 SSFC Spring Snow Flowering Crabapple
- EVERGREEN TREES**
 NS Norway Spruce
- EVERGREEN SHRUBS**
 KCPJ Kallay Compact Pfizer Juniper
- DECIDUOUS SHRUBS**
 BS Bluming Bush
 SLS Shiro Low Fragrant Sumac
 SKS Knock Out Shrub Rose
 GMS Goldmound Spirea
 MML Miss Kim Dwarf Lilac
 AJAV Autumn Jazz Arrowwood Viburnum
 MV Mohican Viburnum
- ORNAMENTAL GRASSES**
 KFRG Kai Fountains Feather Reed Grass
 DFG Dwarf Fountain Grass
- HERBACEOUS PERENNIALS**
 ZC Zagreb Coreopsis
 HRD Happy Returns Daylily
 RRD Rosy Returns Daylily
 FH Franze Hosta
 BES Black-eyed Susan
 MNS May Night Salvia

PLANT ABBREVIATIONS

Joint Utility Locating Informators for Excavators
 Call 48 hours before you dig
 (Excluding Sat., Sun. & Holidays)

ENLARGED LANDSCAPE PLAN VIEWS
 Scale: 1" = 300'
 0 1" = 10' 20'



NORTH



PROJECT INFORMATION
PROJECT NUMBER 1752940

PROPOSED BUILDING FOR:
GREEN BAY PACKAGING
WARRENVILLE RD • DOWNERS GROVE, IL 60515

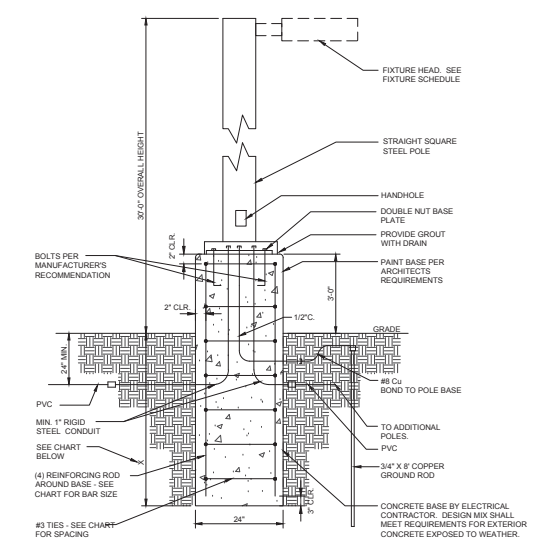
PROFESSIONAL SEAL

PRELIMINARY DATES
JAN. 26, 2018
FEB. 20, 2018

SHEET INFORMATION
SITE PLAN - PHOTOMETRIC

SHEET NUMBER
PXP1

NOT FOR CONSTRUCTION

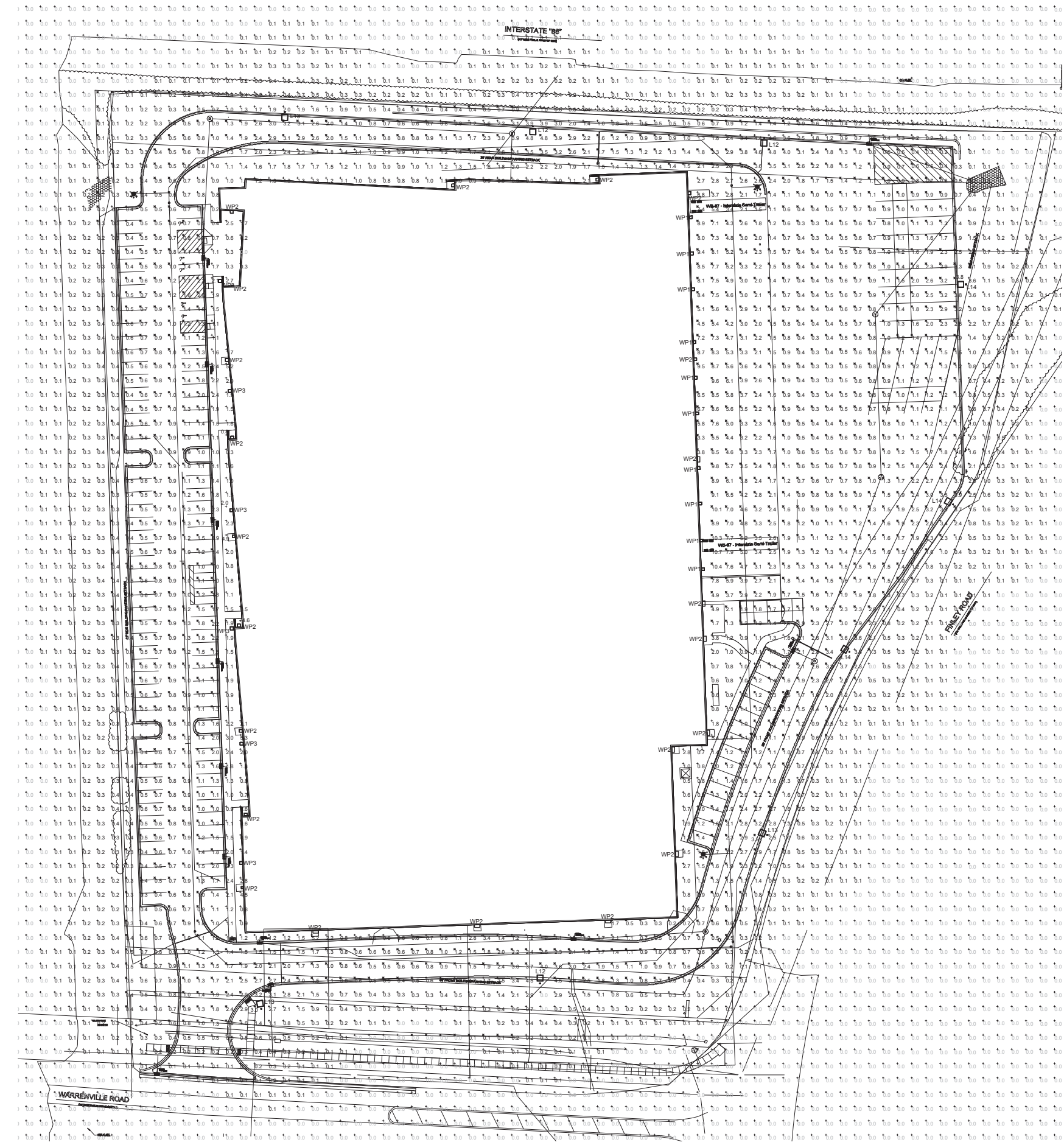


NOTES:
1. DRILLED 2" DIA. HOLE SHALL BE USED AS THE FORM FOR THE CONCRETE BASE IN UNDISTURBED EARTH, EXCLUDING FILL MATERIAL.
2. BACKFILL AROUND CONCRETE BASE WITH COMPACTED GRANULAR BACKFILL A MIN. OF 2'-0" IN ALL DIRECTIONS IN EXCAVATED AREAS OR IN EXISTING SOIL CONTAINING FILL OF OBJECTIONABLE MATERIAL.
3. DESIGN BASED ON IBC-2009: 100 MPH WIND SPEED, EXPOSURE C, 150 PSF FT LATERAL SOIL PRESSURE, OCCUPANCY CATEGORY II, IMPORTANCE FACTOR 1.0.

POLE HEIGHT	X	REBAR SIZE	#3 TIE SPACING
10'-0" - 20'-0"	73" (INCHES)	#5	10"
21'-0" - 30'-0"	103" (INCHES)	#5	10"
30'-0" - 45'-0"	120" (INCHES)	#5	12"
45'-0" - 50'-0"	130" (INCHES)	#5	12"

Symbol	Label	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
☐	L13	3	ECF-L-80L-900-NW-G2-3	ECoform Area LED ECF - Large, 80 LEDs, 4000K CCT, TYPE 3 OPTIC, No Shield	(6) LEDIGNE SLD LIGHT ARRAY(S) DRIVEN AT 900mA	1	26667	0.91	224.8768
☐	L14	3	ECF-L-80L-900-NW-G2-4	ECoform Area LED ECF - Large, 80 LEDs, 4000K CCT, TYPE 4 OPTIC, No Shield	(6) LEDIGNE SLD LIGHT ARRAY(S) DRIVEN AT 900mA	1	27176	0.91	224.8768
☐	L12	3	ECF-L-80L-900-NW-G2-2	ECoform Area LED ECF - Large, 80 LEDs, 4000K CCT, TYPE 2 OPTIC, No Shield	(6) LEDIGNE SLD LIGHT ARRAY(S) DRIVEN AT 900mA	1	27153	0.91	224.8768
☐	WP1	10	191-46L-600-NW-G2-4	191 LED Sconce, 48 LEDs, T4 OPTICS, 4000K	(1) HD LIGHT ARRAY OF 48 LEDs (XFOZ) DRIVEN AT 900mA	1	10245	0.91	91
☐	WP2	22	MSL12-10W-4000K	Luminaires LED Architectural Express Luminaires, Cat No MSL12-10W-4000K. Painted extruded aluminum body with endcaps and a horizontal frosted etched glass diffuser 2.9" x 10.4". Two-piece aluminum asymmetric reflector with single 1 x 28 array of LEDs spaced at 0.38" LED strip screws to black extruded heat sink. Luminaires extends - 5.12 x 2.1 x 3.12". One integral Thomas Research Products LED12W-16-C2700 100-277V 50/60Hz driver. Tested and meets position at 120V.	(1) HD LIGHT ARRAY OF 48 LEDs (XFOZ) DRIVEN AT 900mA	28	26	0.91	10.8
☐	WP3	6	191-46L-600-NW-G2-4	191 LED Sconce, 48 LEDs, T4 OPTICS, 4000K	(1) HD LIGHT ARRAY OF 48 LEDs (XFOZ) DRIVEN AT 900mA	1	10245	0.91	91

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.4%	10.7%	0.0%	N/A	N/A
East Property Line	X	2.1%	10.7%	0.2%	53.81	10.61
North Drive	X	0.8%	3.7%	0.0%	N/A	N/A
North Property Line	X	1.8%	4.8%	0.4%	12.61	4.61
South Drive	X	0.6%	1.4%	0.0%	N/A	N/A
South Property Line	X	1.5%	5.1%	0.4%	12.81	3.61
West Property Line	X	0.3%	1.3%	0.0%	N/A	N/A
West Parking	X	0.9%	2.2%	0.4%	6.51	2.31
West Property Line	X	0.3%	0.8%	0.0%	N/A	N/A



SITE PLAN - PHOTOMETRIC
SCALE: 1" = 30'
NORTH



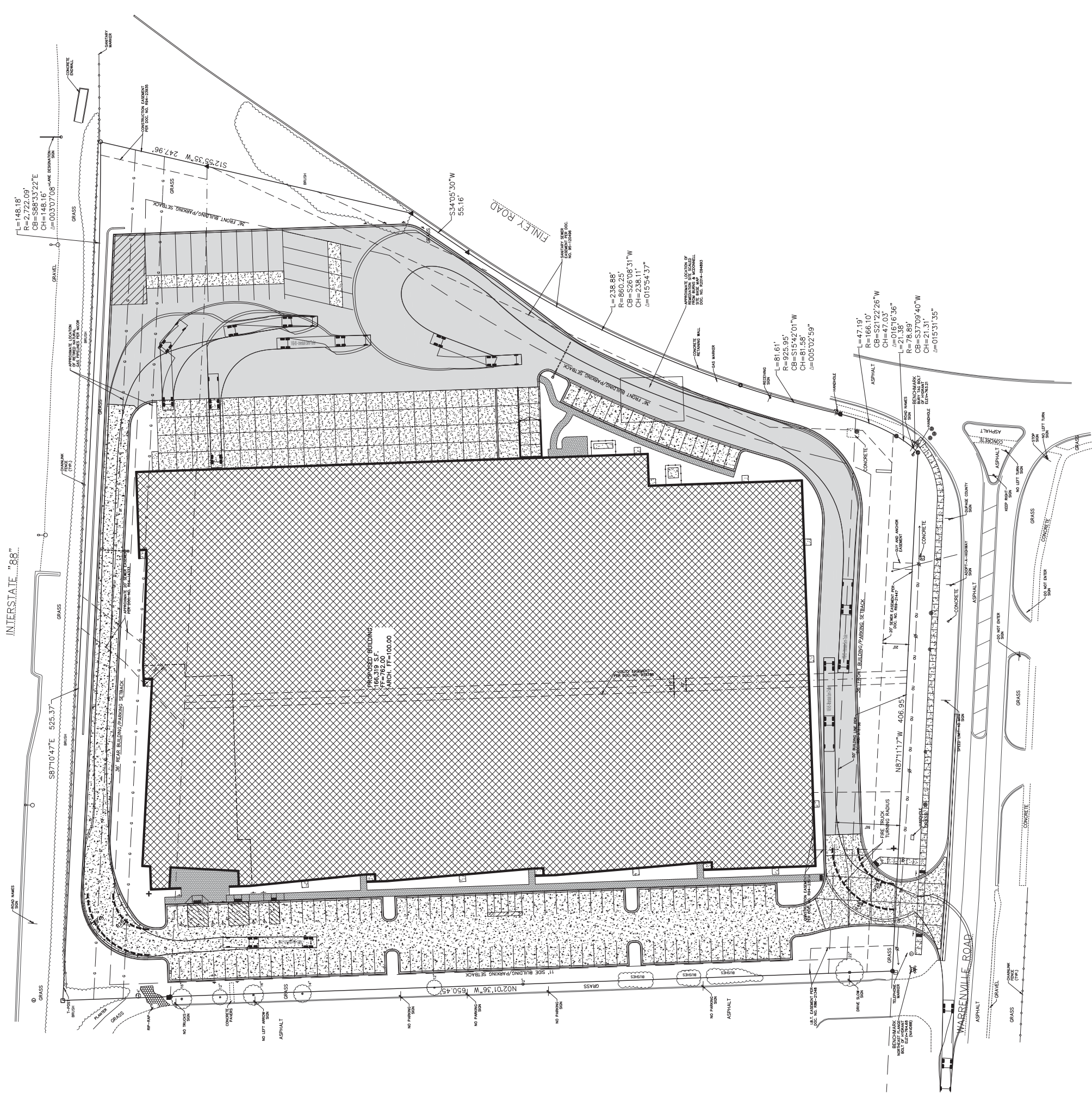
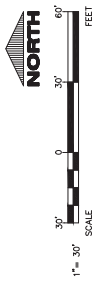
PROJECT INFORMATION
PROJECT NUMBER: 1752940

PROPOSED BUILDING FOR:
GREEN BAY PACKAGING
WARRENVILLE RD • DOWNERS GROVE, IL 60515

PROFESSIONAL SEAL

PRELIMINARY DATES	
FEB. 20, 2018	

SHEET INFORMATION
TRUCK TURN SITE PLAN
SHEET NUMBER: **TR**



DRAFT MINUTES

**VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING**

18-PLC-0003: A petition seeking approval of a Zoning Map Amendment to rezone a portion of the property from M-1, Light Manufacturing to O-R-M, Office-Research-Manufacturing and a Final Plat of Subdivision. The property is zoned O-R-M, Office-Research-Manufacturing and M-1, Light Manufacturing. The property is located at the northwest corner of Warrenville Road and Finley Road, commonly known as 2200 Warrenville Road, Downers Grove, IL (PINs 08-01-400-004, 08-01-400-006 and 08-01-201-006). Green Bay Packaging, Petitioner and Arbor Vista, LLC, Owner.

Mr. Scott Williams, Senior Planner for the Village, said the subject property is located at the northwest corner of Finley Road and Warrenville Road, which are both County roads. He said the property is vacant and prior to August of 2016 was zoned M-1 Light Manufacturing. It is presently zoned O-R-M, Office-Research-Manufacturing. The petition is proposing the construction of an approximately 166,319 square-foot warehouse and distribution facility for Green Bay Packaging. He showed a slide of the subject property, and proposed layout. The office area will be located in the northwest corner of the building so passenger vehicle parking will be located on the western side of the building, with truck parking on the east side. He noted that there were two types of paving material for the property for parking and pedestrian walkways.

Mr. Williams displayed the landscaping plan, which shows landscaping on all four sides of the site, with a total of 170 trees that meet or exceed the landscaping and screening requirements. The applicant has also submitted a Fire Department truck and semi-trailer turning radius to show that both types of vehicles can navigate the site. The petition has been granted preliminary approval from the DuPage County Department of Transportation.

The Village's Comprehensive Plan states that negative impacts on residential areas should be mitigated; however, there are no nearby residential uses. The north side of Warrenville Road has similar combinations of office and light industrial uses and large scale uses should be located in the tollway corridor. The proposed use and the proposed plan is consistent with the Comprehensive Plan.

Mr. Williams stated that Staff recommends a positive recommendation to the Village Council subject to the four conditions on page 5 of Staff's report dated March 5, 2018.

Ch. Rickard asked for clarification that the only things being recommended are the zoning reclassification and the lot consolidation. Mr. Williams said that was correct.

Mr. Kulovany asked if Staff knew what the congestion rating was for that intersection and Ogden Avenue, and Mr. Williams said he did not have information as to the level of service for that intersection.

Mr. Boyle said it appears to be a similar use to what was previously on that site.

DRAFT MINUTES

Ch. Rickard called upon the petition to make its presentation.

Kevin Shields of 3601 N. Runge, Franklin Park, IL made a brief presentation about Green Bay Packaging. They are family –owned third generation and began their company in 1926. They are a fully integrated company and are one of the largest timberland owners in the country. He resides in Downers Grove and is happy that they have such a good location in the Village. Their total sales are \$1.7 billion with 3500 employees. There will be 32 employees at the Downers Grove location. Mr. Shields said they are primarily a Midwest company. They hope to make the Downers Grove location their showroom location, and have their graphics staff present at that location. This location in Downers Grove provides great exposure along the highways as well. They have been looking for a new location for a few years, and Downers Grove suits their needs.

Ms. Johnson said their report said they expect about a total of 35 employees and asked about future growth opportunities. Mr. Shields said they intend to expand the number of employees a little bit by including their graphics and design staff here as well. Mr. Kulovaney asked about shift hours. Mr. Shields said their shift hours are usually 5 AM to 5 or 6 PM.

Ms. Rollins inquired into the difference between the anticipated number of employees and the required number of parking spaces. As for the parking, they have more than is necessary for the 32 employees. Mr. Williams clarified that the amount of parking is required based upon the square footage of the building. Ms. Rollins expressed concern with the stormwater implications. Mr. Williams stated the passenger vehicle parking will paved with permeable material. Ms. Leitschuh clarified that it allows for accommodating a long-term future user.

Mr. Kulovany asked if they are installing permeable pavers or permeable concrete.

Mr. Jason Day of Excel Engineering, Jason Day, 100 Camelot Drive, Fond du Lac, Wisconsin, said they are still working with the contractor to make the final decision as to the pavement. The sidewalks would be pavers. He thinks they are leaning toward permeable concrete with required sub-base drain tiles for the employee parking.

Ms. Leitschuh said that their Civil Engineer would be working with the Village's Public Works Staff to make sure that they provide the best surface for the site.

Ch. Rickard pointed out that the recommendation from the Plan Commission is for zoning reclassification and lot consolidation.

Mr. Boyle asked if the Nicor parcel is also part of the acquisition. He was told that it is. Ch. Rickard called upon the public for any comments or questions regarding this petition. There were none. The petitioner had no additional statements.

Ch. Rickard closed the public portion of the hearing.

DRAFT MINUTES

Ms. Johnson said she saw no problem with the rezoning or resubdivision. This petition should not have a significant impact on traffic based on the use and the turning restriction emplaced by the county. She expressed support for the petition.

There being no further comments from the Commission, Ch. Rickard called for a Motion.

Mr. Kulovany moved with respect to 18-PLC-0003 that the Plan Commission forward a positive recommendation to the Village Council for approval of the Zoning Map Amendment from M-1 Light Manufacturing to O-R-M Office-Research-Manufacturing, and resubdivision from three lots into one lot. Ms. Johnson seconded the Motion.

**AYES: Mr. Kulovany, Ms. Johnson, Mr. Boyle, Ms. Gassen,
Ms. Majauskas, Ms. Rollins, Ch. Rickard**

NAYS: None

Motion carried unanimously.

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