

VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION
For Inclusion on Board Agenda

Resolution or Ordinance (Blue) X Waiver of First Requested
Recommendations of Boards, Commissions & Committees (Green)
Other Business (Pink)

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: David A. Hulseberg, AICP, Village Manager

DATE: May 27, 2008 (BOT) Date: June 5, 2008

TITLE: PC 08-10: 905 N. Ridge Ave., Suite 8

SUBMITTED BY: Department of Community Development **WMD**

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation relative to the above-mentioned petition. This petition requests conditional use approval to allow for Food Manufacturing, Packaging, and Processing in the I Limited Industrial District. (DISTRICT #1) The Plan Commission recommended approval of this petition with conditions.

Staff is requesting waiver of first reading.

Please place this item on the June 5, 2008 Board of Trustees agenda.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X _____
Finance Director X _____
Village Manager X *David A. Hulseberg* _____
Date _____
Date *5/29/08* _____

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the Agenda Distribution.

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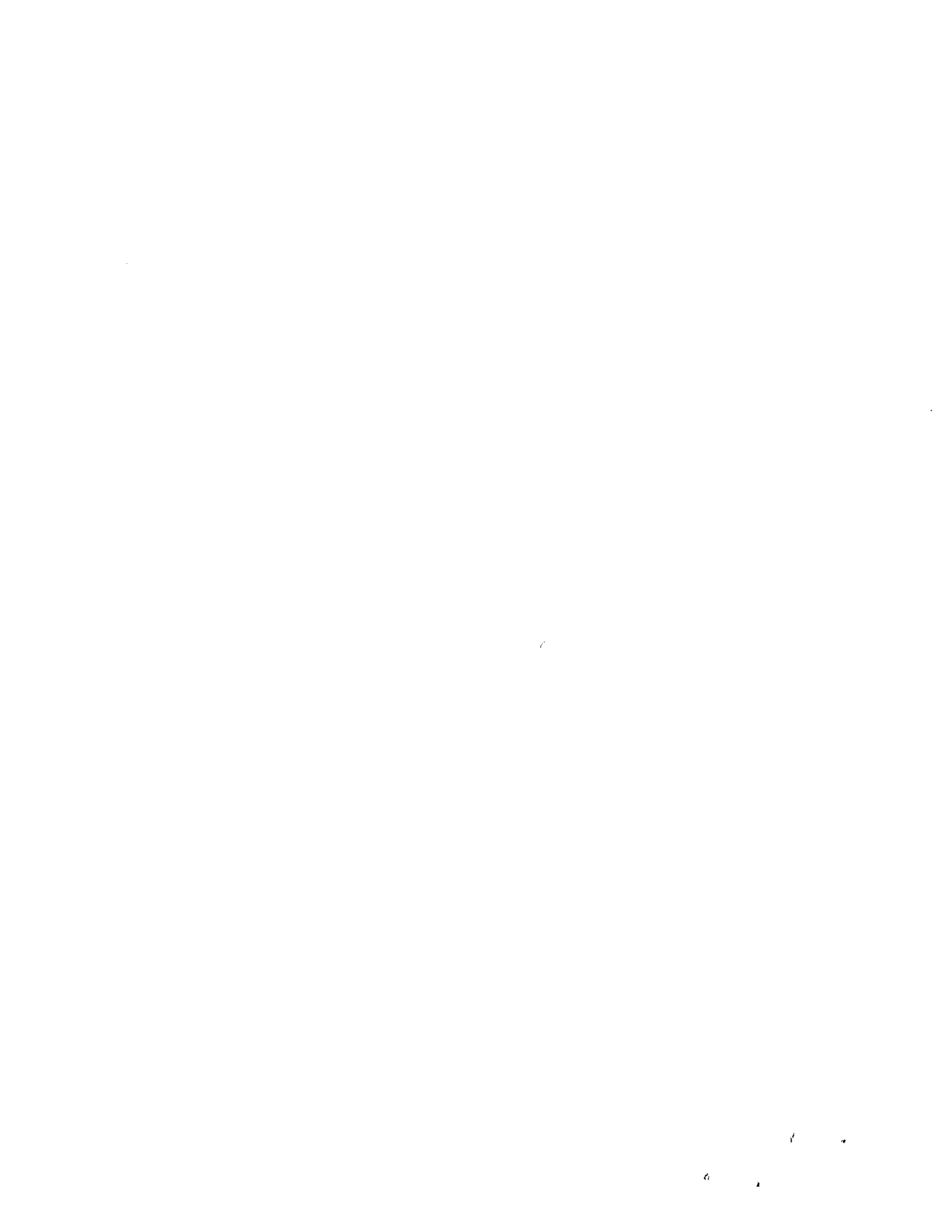
Please place this item on the June 5, 2008 Board of Trustees agenda.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X	_____	Date	_____
Finance Director X	_____	Date	_____
Village Manager X	<i>David A. Hulseberg</i>	Date	5/29/08

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the Agenda Distribution.





MEMORANDUM

TO: David A. Hulseberg, AICP, Village Manager

FROM: William Heniff, AICP, Acting Director of Community Development *WH*

DATE: June 5, 2008

SUBJECT: PC 08-10: 905 N. Ridge Ave., Suite 8

Attached please find the following items for Village Board consideration as part of the June 5, 2008 Village Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 08-10;
3. An Ordinance granting approval of a conditional use for Food Manufacturing, Packaging, and Processing; and
4. Plans associated with the petition.

The Plan Commission recommended approval of the zoning actions associated with the petition.

Staff is recommending waiver of first reading which will allow the petitioner to get their Certificate of Occupancy in a timely manner.

H:\CD\WORD\USERS\PC\CASSES\2008\PC 08-10\WTL referral memo.doc



VILLAGE OF LOMBARD

255 E. Wilson Avenue
Lombard, IL 60148-3931
(630) 620-5700 FAX: (630) 620-8222
TDD: (630) 620-5811
www.villageoflombard.org

June 5, 2008

Mr. William J. Mueller,

Village President, and

Board of Trustees

Village of Lombard

Subject: PC 08-10; 905 N. Ridge Ave., Suite 8

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests conditional use approval to allow for Food Manufacturing, Packaging, and Processing in the I Limited Industrial District.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on May 19, 2008.

Ryan Howard, 905 N. Ridge Ave., Suite 8, Lombard, of Chicago Soydairy presented the petition. Mr. Howard stated that Chicago Soydairy operates from a multi-unit building on Ridge Avenue. In 2005, the business obtained a lease. He and his partners were searching for a clean building in which to manufacture non-dairy ice cream. In 2006, Chicago Soydairy received an award from the state of Illinois for being the most innovative small business in its category. When Chicago Soydairy began operating, Mr. Howard stated that he was unaware that obtaining a Certificate of Occupancy was necessary. Therefore, he is petitioning to obtain a Certificate of Occupancy for Suite 8.

Chairperson Ryan then opened the meeting for public comment. No one spoke in favor or in opposition to the petition.

Chairperson Ryan then requested the staff report.

Stuart Moynihan, Associate Planner, presented the staff report. Staff has prepared a report and is submitting it to the public record in its entirety. The subject property, addressed as 901-905 North Ridge Avenue, consists of a single multiple tenant industrial building. Since August 2005, the petitioner has been operating at the above address as Chicago Soydairy, a non-dairy ice cream manufacturer.

Village President
William J. Mueller

Village Clerk
Bridgette O'Brien

Trustees

Greg Alan Gron, Dist. 1
Richard J. Tross, Dist. 2
John "Jack" T. O'Brien, Dist. 3
Dana L. Moreau, Dist. 4
Laura A. Fitzpatrick, Dist. 5
Rick Soderstrom, Dist. 6

Village Manager
William T. Lichter

"Our shared *Vision* for Lombard is a community of excellence exemplified by its government working together with residents and business to create a distinctive sense of spirit and an outstanding quality of life."

"The *Mission* of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."

As part of our review of the business establishment, it was discovered that Chicago Soydairy had not been issued a Certificate of Occupancy (CO). The petitioner is requesting conditional use approval to continue this operation. As Food Manufacturing in the I Limited Industrial District is a conditional use, Village Board approval is required.

As part of the conditional use review process, staff has reviewed the current conditions on the property as they relate to parking and landscaping requirements. The subject property may be non-conforming with respect to parking. However, there are sixty (60) parking spaces and crowding is not an issue on the property.

The subject property does not currently comply with the landscaping requirements of the Zoning Ordinance. However, it should be noted that there is insufficient space on the property to construct additional landscaping without the loss of parking spaces or interfering with drive aisles.

Chicago Soydairy currently shares a dumpster with the tenants of Suite 9. The petitioner states that the business has a commitment to sustainability. Therefore, they transport most of their waste to the DuPage County recycling facilities and create only one bag of trash per month.

Food manufacturing, packaging, and processing is listed as a conditional use in the I Limited Industrial District due in part to the potential for a wide range of usage intensities associated with this use. While large scale and/or noxious food manufacturing operations would likely raise concerns about noise, odor, and waste products, staff does not believe Chicago Soydairy to be an operation of that variety.

The approval of the requested conditional use would not have significant effects on the subject property outside of the interior tenant space. With the exception of loading operations done from a garage door, all business activities are conducted within the tenant space.

The Comprehensive Plan recommends Light Industrial uses at this location. The proposed use complies with the recommendation of the Comprehensive Plan.

Chicago Soydairy has been in operation since August 2005 without any known complaints from adjacent businesses or other individuals. The subject business is industrial in nature and is surrounded exclusively by other industrial uses. Chicago Soydairy's operations, as described by the petitioner, are not intensive enough to be a nuisance, safety concern, or health concern for the surrounding land uses.

Staff has reviewed the petition and finds that petition does meet the Standards for Conditional Uses set forth in the Zoning Ordinance. Staff is recommending approval subject to the two conditions in the staff report.

Chairperson Ryan then opened the meeting for comment among the Commissioners.

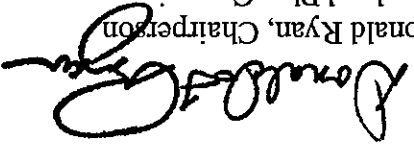
Commissioner Sweetser motioned to approve PC 08-10 subject to the two (2) conditions outlined in the staff report. The motion was seconded by Commissioner Burke.

After due consideration of the petition and the testimony presented, the Plan Commission found that the proposal **complies** with the standards required by the Lombard Zoning Ordinance; and, therefore, moved that the Plan Commission find that the findings included as part of the Inter-departmental Review Report be the findings of the Plan Commission and therefore, recommends to the Corporate Authorities **approval** of the zoning actions associated with PC 08-10 for the subject property, subject to the following conditions:

1. All equipment associated with the subject business being stored outside the tenant space shall be moved inside with the exception of the ice trailer.
2. In the event that the subject business obtains a dumpster or other outside waste container(s), the container(s) shall be screened per the provisions of Section 155.710 of the Zoning Ordinance. The petitioner shall apply for a permit for the fence and screening improvements.

Respectfully,

VILLAGE OF LOMBARD



Donald Ryan, Chairperson
Lombard Plan Commission

c. Petitioner
Lombard Plan Commission

**VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT**

TO: Lombard Plan Commission

FROM: Department of Community Development
PREPARED BY: Stuart Moynihan
Associate Planner

HEARING DATE: May 19, 2008

TITLE

PC 08-10; 905 N. Ridge Ave., Suite 8: The petitioner requests conditional use approval to allow for Food Manufacturing, Packaging, and Processing in the I Limited Industrial District.

GENERAL INFORMATION

Petitioner:

Ryan Howard
We Love Soy, Inc.
311 Wood St.
Wheaton, IL 60187

Status of Petitioner:

Tenant

Property Owner:

Alex Munoz
Cristie Enterprises, LLC.
P.O. Box 120
Bloomington, IL 60108

PROPERTY INFORMATION

Existing Land Use:

Multi-tenant Industrial Center

Size of Property:

Approximately 1.5 acres

Comprehensive Plan:

Light Industrial

Existing Zoning:

I – Limited Industrial District

Surrounding Zoning and Land Use:

North: I – Limited Industrial District; developed as a light manufacturing operation.

South: I – Limited Industrial District; developed as light machinery production and warehousing.

East: I – Limited Industrial District; developed as light machinery production, printing, and warehousing.

West: I – Limited Industrial District; developed as offices, light machinery production, printing, and warehousing.

ANALYSIS

SUBMITTALS

This report is based on the following documents filed with the Department of Community Development on April 17, 2008:

1. Petition for Public Hearing with a response to Standards for Conditional Uses.
2. Plat of Survey, prepared by Frank J. Duda, Jr., Illinois Professional Land Surveyor, dated February 15, 1996.
3. Interior Production Plan, submitted by Ryan Howard, undated.

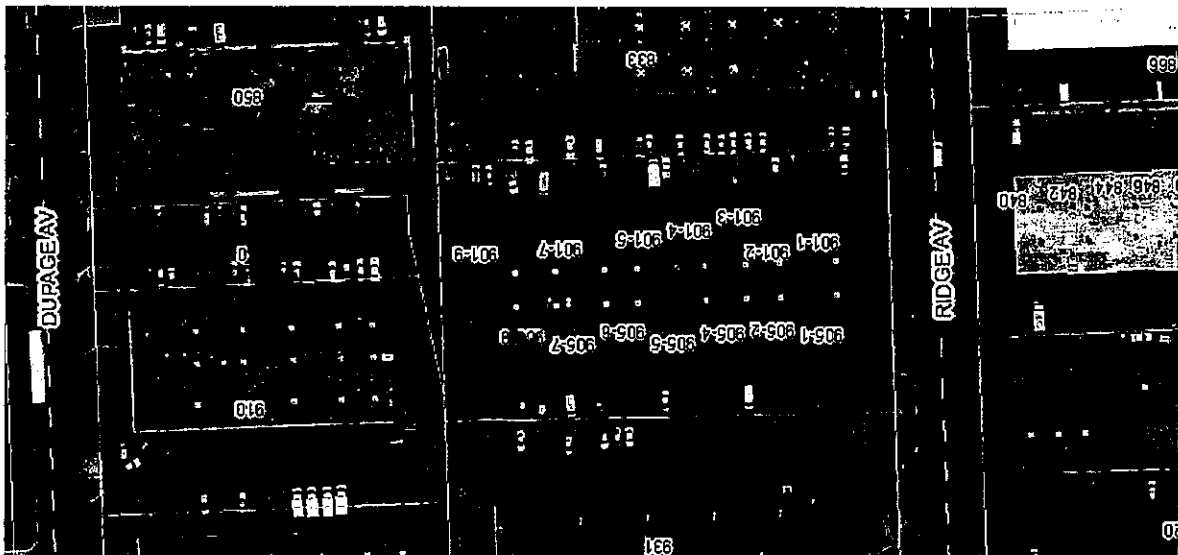
DESCRIPTION

The subject property is located within the North Avenue Industrial Park, which contains a mix of warehousing, office, light manufacturing and light industrial uses. The subject property, addressed as 901-905 North Ridge Avenue, consists of a single multiple tenant industrial building. Since August 2005, the petitioner has been operating at the above address as Chicago Soydairy, a non-dairy ice cream manufacturer.

As part of our review of the business establishment, it was discovered that Chicago Soydairy had not been issued a Certificate of Occupancy (CO). The petitioner is requesting conditional use approval to continue this operation. As Food Manufacturing in the I Limited Industrial District is a conditional use, Village Board approval is required. No exterior physical improvements or interior modification to the business is proposed as part of this petition.

Chicago Soydairy is an approved food manufacturer by the Illinois Department of Public Health and a Federal Food and Drug Administration Registered Food Facility. The company has received a number of awards for their product which are detailed in their petition.

905 N. Ridge Ave., Suite 8



INTER-DEPARTMENTAL REVIEW COMMENTS

PUBLIC WORKS

Public Works has no comments at this time.

PRIVATE ENGINEERING

The Private Engineering Division of Community Development offers the following comments on this petition:

1. Water meter shall be tested by Village.
2. Backflow prevention devices shall be tested and certified by a licensed plumber. Results shall be provided to Village no later than 30 days after approval.
3. If there is a fire suppression system, the single check valve shall be upgraded to a double check valve.

FIRE AND BUILDING

The Fire Department has no comments on the petition.

PLANNING

Compliance with the Zoning Ordinance

Food manufacturing and processing establishments are listed as conditional uses within the Limited Industrial District. As part of the conditional use review process, staff has reviewed the current conditions on the property as they relate to parking and landscaping requirements.

The Zoning Ordinance requires one (1) parking space per one and a half (1.5) employees in the I Limited Industrial District. The Chicago Soydairy currently has three (3) employees and plans to add another two (2) in the near future. The number of employees of the other businesses in the multi-tenant building has not been provided by the petitioner and is unknown. Therefore, a determination of the exact number of parking spaces required on the property is not possible. There are currently sixty (60) parking spaces on the property. This number would be acceptable if there are ninety (90) or fewer employees at the property. It has become evident to staff from several site visits that vehicle overcrowding is not an issue on this property. It should also be noted that there is very little to no space available on the property to build additional parking.

Parking Area Adjacent to Suite 8



The subject property does not currently comply with the landscaping requirements of the Zoning Ordinance. The ordinance requires that not less than five (5) percent of the interior of a parking lot shall be landscaping. The subject property does not contain interior landscaping. The property is also lacking the required five (5) foot parking lot perimeter landscaping at the southern property line. However, it should be noted that there is insufficient space on the property to construct additional perimeter or internal landscaping without the loss of parking spaces or interfering with drive aisles.

Chicago Soydairy currently shares a dumpster with the tenants of Suite 9. The petitioner states that the business has a commitment to sustainability. Therefore, they transport most of their waste to the DuPage County recycling facilities and create only one bag of trash per month. Chicago Soydairy also offsets one hundred (100) percent of its energy consumption with solar and wind energy credits.

Food manufacturing, packaging, and processing is listed as a conditional use in the I Limited Industrial District due in part to the potential for a wide range of usage intensities associated with this use. While large scale and/or noxious food manufacturing operations would likely raise concerns about noise, odor, and waste products, staff does not believe Chicago Soydairy to be an

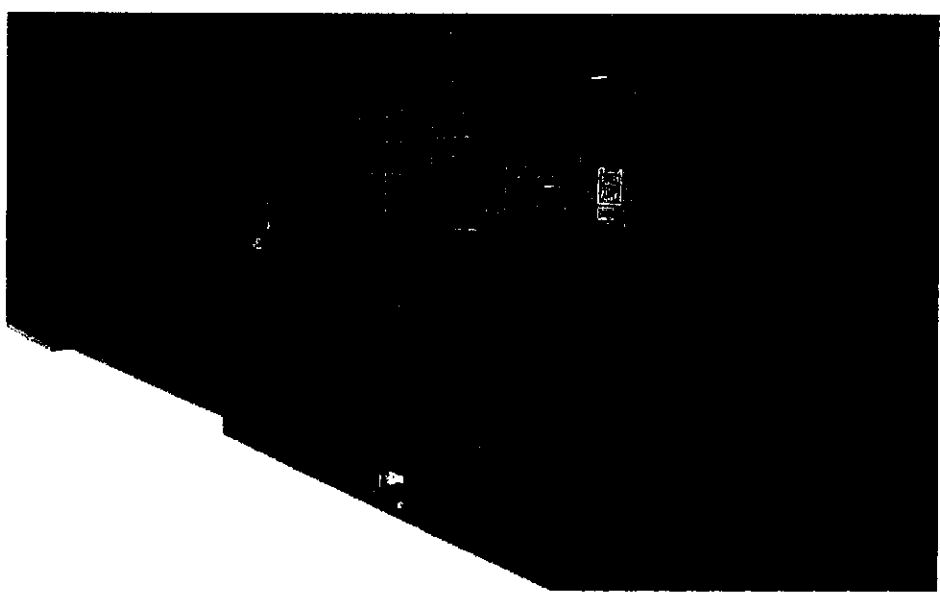
operation of that variety. With the exception of one piece of ice cream machinery which was occupying a parking space during one site visit, the property is clean and well-maintained. The machinery has since been removed.



Ice Trailer and Equipment Outside of Suite 8

The approval of the requested conditional use would not have significant effects on the subject property outside of the interior tenant space. With the exception of loading operations done from a garage door, all business activities are conducted within the tenant space. The petitioner states that tractor-trailers arrive for loading approximately six (6) times per month. Each loading or unloading visit lasts approximately twenty (20) minutes. The petitioner further states that there is sufficient space for vehicles to pass by the truck while it is parked in the parking lot.

Subject Tenant Space and Garage Door



Compatibility with the Comprehensive Plan
The Comprehensive Plan recommends Light Industrial uses at this location. The proposed use

complies with the recommendation of the Comprehensive Plan.

Compatibility with Surrounding Land Uses

Chicago Soydairy has been in operation since August 2005 without any known complaints from adjacent businesses or other individuals. The subject business is industrial in nature and is surrounded exclusively by other industrial uses. Chicago Soydairy's operations, as described by the petitioner, are not intensive enough to be a nuisance, safety concern, or health concern for the surrounding land uses. The petitioner has stated that the business does not produce any "noxious fumes, aromas, loud noises, excessive traffic, or the like...."

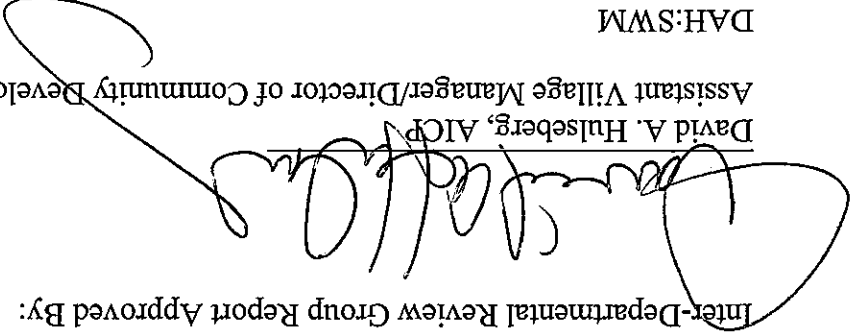
FINDINGS AND RECOMMENDATIONS

Staff has reviewed the petition and finds that petition does meet the Standards for Conditional Uses set forth in the Zoning Ordinance. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion to **approve** PC 08-10:

Based on the above findings, the Inter-Departmental Review Committee recommends that the petition as presented does meet the standards set forth in the Zoning Ordinance and recommends that Plan Commission accept the findings of the Inter-departmental Review Report as the findings of the Plan Commission and therefore the Plan Commission and recommend to the Corporate Authorities **approval** of PC 08-10, subject to the following conditions:

1. All equipment associated with the subject business being stored outside the tenant space shall be moved inside with the exception of the ice trailer.
2. In the event that the subject business obtains a dumpster or other outside waste container(s), the container(s) shall be screened per the provisions of Section 155.710 of the Zoning Ordinance. The petitioner shall apply for a permit for the fence and screening improvements.

Inter-Departmental Review Group Report Approved By:


David A. Hulseberg, AICP
Assistant Village Manager/Director of Community Development
DAH:SWM

Standards for Conditional Uses

1. *That the establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare;*

We Love Soy, Inc. is an existing food manufacturer at 905 N. Ridge Ave Suite 8 where *no food or food product is consumed or sold*. This is not a retail foodservice establishment. They have been in operation since August of 2005 in this location. We Love Soy, Inc. operates under the jurisdiction of 410 ILCS 620, is IDPH (Food, Drug & Dairies) approved and a FDA Federally Registered Food Facility (#15235524998) with no history of food borne illness or recalls. The facility has no open flames, excessive traffic, loud noises, aromatic exhaust or discharges. The building has wet fire suppression and multiple fire extinguishers within 30' of any location inside the building. The continued operation of the We Love Soy, Inc. as a food manufacturer, we believe, will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.
2. *That the conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair property values within the neighborhood in which it is to be located;*

We Love Soy, Inc. has been in operation in the industrial corridor since August 2005 with no complaints. The company is very friendly and helpful to other tenants. Because there is no emission of noxious fumes, aromas, loud noises, excessive traffic, or the like, the continued operation of the We Love Soy, Inc. is, we believe, not injurious to the surrounding properties and would not substantially diminish property values to the industrial corridor.
3. *That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;*

We Love Soy, Inc. is in an established industrial corridor in a multi-tenant building that they do not own. The company is small and brings minimal traffic and no construction potential. Thus, we believe We Love Soy, Inc. would not impede normal and orderly development and improvement of the surrounding properties.
4. *That the adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided;*

We Love Soy, Inc. has been in operation since August of 2005 with no incidents relating to this standard. Because the company leases space in the multi-unit building, public utilities, access roads, and drainage are already provided. Continued operation at this location will never require more utility, access roads, or drainage.

5. *That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;*

Adequate measures have been taken to provide safe ingress and egress to the building. We Love Soy, Inc. has approximately 6 tractor-trailer trucks per month to load or unload, usually less than 4 pallets, using a forklift into our warehouse area via the garage door. Trucks arrive on Ridge Ave. They easily back down the north side of the building, out of the flow of traffic on Ridge. Each appointment lasts approximately 20 minutes. During this time, adequate space is given for both cars and trucks to pass on the north side of the parked truck. We have never had a complaint about trucks idling or congesting the parking lot. Ridge Ave is a wide street and truck traffic is common due to the industrial nature of the area. A drive along the opposite (South) side of the building allows traffic to circulate around the property.

6. *That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village of Lombard; and,*

We Love Soy, Inc. is a small health food manufacturer that provides non-dairy options to people with common food allergies or dietary restrictions. The company has been brought great recognition to the Village of Lombard through several awards and recognitions:

- Village of Lombard: nominee for the Major Milestone Award (to be awarded April 16th, 2008),
- DuPage County: Resolution of Congratulations from the DuPage County Board Chicago Community Ventures: \$10,000 challenge grant in 2007,
- Illinois Department of Commerce and Economic Opportunity (Jack Lavin): 2006 Innovate Illinois Award for Most Innovative Manufacturer
- DuPage County: Winner of 2005 \$60,000 Economic Development Loan
- Petaz: 2007 Best Non-Dairy Ice Cream Award

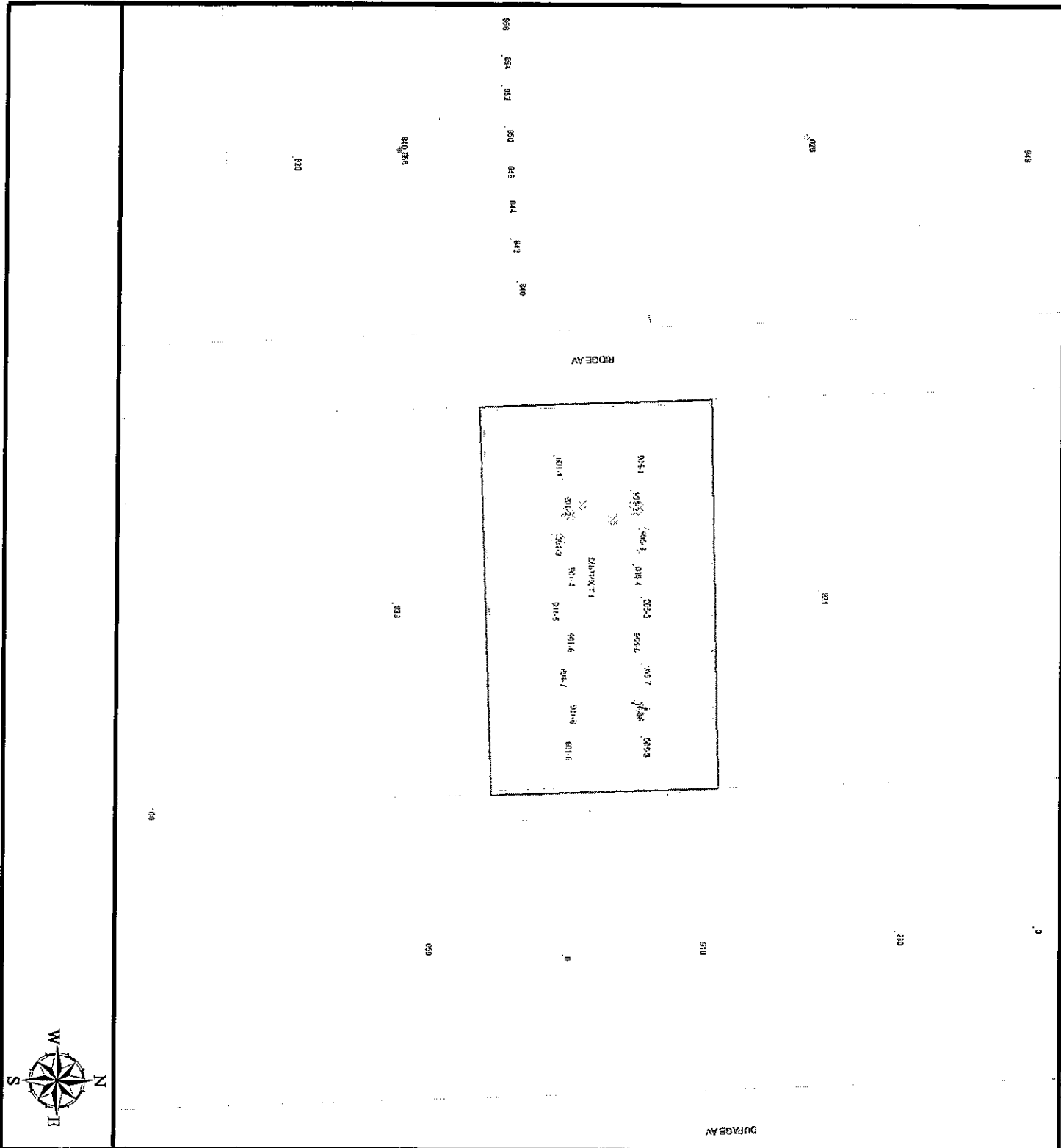
The company has also brought attention to Lombard through its use of renewable energy. 100% of the energy used at their Lombard location is offset with wind and solar credits.

Currently, 4 people are employed at the We Love Soy, Inc. We Love Soy, Inc. is, we believe, in accordance with the Comprehensive Plan.

7. *That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission.*

The building is owned by Alex Munoz and conforms to all applicable regulations in the industrial district. No changes on behalf of We Love Soy, Inc. will be proposed at this location.

905 N. Ridge Ave.



Active Cases

Address Points

Centerline

JURIS

RIVER

RXR

TOLLWAY

TRAIL

Boundary Agreement

Parcels

Trustee Boundaries

715 ft





ECONOMIC DEVELOPMENT ♦ WORKFORCE DEVELOPMENT ♦ BUILDING & ZONING ♦ STORMWATER PERMITTING
WETLANDS PROTECTION ♦ TRANSPORTATION PLANNING ♦ TRANSIT PLANNING ♦ LAND USE ♦ TRAILS
421 N. County Farm Road
Wheaton, IL 60187
(630) 407-6700 Phone
(630) 407-6702 Fax
www.dupagebiz.org

April 9, 2008

Mr. William Heniff, AICP
Director of Community Development
Village of Lombard
255 East Wilson
Lombard, IL 60148
Dear Mr. Heniff:

I am writing his letter on behalf of Ryan Howard owner and president of the Chicago Soy Dairy located at 905 N. Ridge Ave. Suite 8 Lombard, Illinois. I was recently contacted by Mr. Howard who expressed concern over a notice he received by the Village of Lombard indicating his business is in violation of Lombard's zoning ordinance. I am confident Mr. Howard will dutifully abide by the village's procedures to rectify this matter.

I have known Ryan since 2005 and know him to be an upstanding member of the Lombard business community. Mr. Howard is a true entrepreneur who has worked diligently to share his passion for animal rights, environmental stewardship, and eco-friendly manufacturing practices with his customers and others. In fact, the Chicago Soy Dairy was named the most innovative manufacturing company in the State of Illinois by the Illinois Department of Commerce and Economic Opportunity in 2006. It is my understanding that Ryan will need to appear before the Zoning Board of Appeals to request a conditional use waiver in order that this business may continue to be located at its existing location. In that no food or food product is consumed or sold at this facility, it is my hope that this matter can be easily remediated with the issuance of a conditional use permit, and/or any other action that could mitigate this inadvertent and unintended violation.

Thank you in advance for your consideration of my request.

Sincerely,

Joshua Grodzin
Assistant Administrator Economic Development

FURLS Home > FFRM Home



FFRM Food Facility Registration Module

[Get Help ?](#)

[Back to search results](#) >> [Print Registration](#)

Please review the registration.

Date: 04/02/2008 0:06:19

Created Date: 11/12/2003 18:26:29

Last Updated: 04/02/2008 00:05:12

Last Modified by: Ryan Howard

Last Modified by Company: We Love Soy, Inc.

SECTION 1

DOMESTIC REGISTRATION

FOREIGN REGISTRATION

1b. FACILITY REGISTRATION NUMBER: 15235524998

1c. Previous owner's name:

1a. Previous owner's registration number:

SECTION 2

FACILITY NAME: We Love Soy, Inc.

FACILITY STREET ADDRESS, Line 1: 905 N. RIDGE AVE

FACILITY STREET ADDRESS, Line 2: SUITE 8

CITY: Lombard

STATE / PROVINCE / TERRITORY: ILLINOIS

ZIP CODE (POSTAL CODE): 60148

COUNTRY: UNITED STATES

PHONE NUMBER (Include Area/Country Code): 630 6299667

FAX NUMBER (OPTIONAL; Include Area/Country Code): 630 3075970

E-MAIL ADDRESS (OPTIONAL): ryan@welovesoy.com

SECTION 3

Complete this section only if different from Section 2, Facility Name/Address Information. (OPTIONAL)

NAME: We Love Soy, Inc.

ADDRESS, Line 1: P.O. Box 666

ADDRESS, Line 2:

CITY: Glen Ellyn

STATE / PROVINCE / TERRITORY: ILLINOIS

ZIP CODE (POSTAL CODE): 60138

COUNTRY: UNITED STATES

PHONE NUMBER (Include Area/Country Code): 630 6299667

FAX NUMBER (Include Area/Country Code): 630 3075970

E-MAIL ADDRESS: ryan@welovesoy.com

Time In 3:30 Time Out 4:00

Date 6-11-07

By [Signature] (Inspector)
Follow Up (Signature of owner or representative)

Report Received: [Signature]

If Samples Collected, Give Sample Numbers

Sanitizer or Caustic Solution [Signature]

Temperature Checks: [Signature]

Refrigerated Storage 34°

Frozen Storage -18°

ITEM	OBSERVATIONS	CORRECT BY

TO WHOM IT MAY CONCERN: BASED ON AN INSPECTION THIS DAY, THE ITEMS MARKED BELOW IDENTIFY OBSERVATIONS MADE AT THE ABOVE LOCATION CONDUCTED UNDER AUTHORITY OF THE ILLINOIS FOOD, DRUG AND COSMETIC ACT (410 ILCS 620/1 et seq.). THE SANITARY INSPECTION LAW (410 ILCS 650/1.1 et seq.) AND RULES PROMULGATED UNDER THESE ACTS. FAILURE TO CORRECT THE DEFICIENCIES WITHIN THE TIME SPECIFIED MAY RESULT IN PROSECUTION UNDER THE ENFORCEMENT PROVISIONS OF THESE ACTS.

Related Firms: Chicago Soy Dairy

Establishment Status: No Change Change of Ownership Out of Business Not Applicable (Reason) _____

New Firm Change of Address Name Change (Old Establishment Name) _____

LEGAL NAME OF ESTABLISHMENT: Mr Love Soy Inc

STREET ADDRESS: 905N Ridge Ave

CITY: Lombard ILLINOIS ZIP CODE +4: 60148

OWNER / OPERATOR: Ryan Howard

PERSON INTERVIEWED: Ryan Howard

MAIN PRODUCTS: Soy milk & non-dairy ingredients

CONTAINER

- TYPE OF ESTABLISHMENT
- 2 FOOD WAREHOUSE - 15
 - 2 CANDY & SWEET ITEMS - 16
 - 2 BAKERY & GRAINS PROCESSOR - 17
 - 2 BEVERAGE PROCESSOR - 18
 - 2 AMISC. FOOD PROCESSOR - 19
 - 3 FRUITS & VEG. PROCESSOR - 20
 - 1 SALVAGE - 26
 - 2 FISHERY PRODUCTS - 29
- SIZE CATEGORY:

ILLINOIS DEPARTMENT OF PUBLIC HEALTH
 OFFICE OF HEALTH PROTECTION
 DIVISION OF FOOD, DRUGS AND DAIRIES
 525 WEST JEFFERSON STREET, SPRINGFIELD, IL 62761
 PHONE: 217/785-2439
 TTY: 800/547-0466

SANITARY INSPECTION REPORT
 FOOD PROCESSING ESTABLISHMENT

STATE # _____
 FEDERAL # _____
 COUNTY DuPage
 Routine Inspection
 Recheck Inspection
 Other

% INTERSTATE SALES _____

RESOLUTION

CONGRATULATIONS
TO
WE LOVE SOY COMPANY

WHEREAS, We Love Soy is a growing company located in Lombard, Illinois that manufactures a soy based, non-dairy frozen dessert called Temptations; and

WHEREAS, We Love Soy, in April of 2005, was the recipient of a small business loan from the County for \$60,000 enabling them to purchase additional manufacturing equipment; and

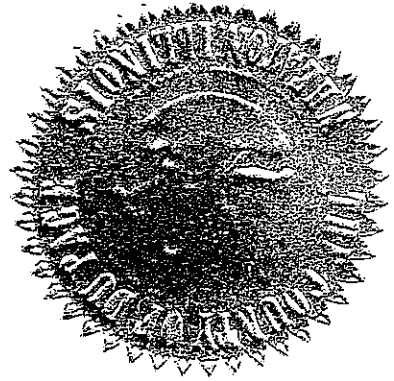
WHEREAS, this purchase of equipment enabled We Love Soy to significantly increase their production to meet the needs of new clients including national distribution in Whole Foods Market; and

WHEREAS, We Love Soy, through its ongoing relationship with DuPage County, entered a State of Illinois business contest entitled "Innovate Illinois"; and

WHEREAS, We Love Soy won the manufacturing category, winning out over 100 companies, and were awarded \$25,000 in cash and prizes; and

WHEREAS, We Love Soy's combination of an innovative product and business plan were key determinants in their statewide victory.

NOW, THEREFORE, BE IT RESOLVED that I, Robert J. Schillerstrom, Chairman of the DuPage County Board and Members of the County Board do hereby congratulate We Love Soy on their accomplishments in developing a truly innovative product, and we wish them continued success with their commitment to the spirit of entrepreneurship and small business manufacturing, all here in DuPage County; a great place to work and live.
Enacted this 8th day of August, 2006, in Wheaton, Illinois.



ATTEST:

Gary A. King, County Clerk

A handwritten signature in cursive script, appearing to read "Gary A. King", is written over a horizontal line.

Robert J. Schillerstrom, Chairman
DuPage County Board

A large, stylized handwritten signature in cursive script, appearing to read "Robert J. Schillerstrom", is written over a horizontal line.



Opportunity 2006
 Creating new jobs for Illinois in tomorrow
 COMMUNITY DEVELOPMENT

IRMS

FOR IMMEDIATE RELEASE

June 16, 2006

Cheryle Jackson 312/814.3158
 Abby Ottenhoff 312/814.3158
 Rebecca Rausch 217/782.7355
 Gerardo Cardenas 312/814.3158
 Andrew Ross 312/814.8193 (DCEO)
 Susan Alnaqib 773/822 0313 (INNOVATE)

GOV. BLAGOJEVICH ANNOUNCES WINNERS OF INNOVATE ILLINOIS 2006

Emerging Entrepreneurs Collect \$175,000 in Cash and In-Kind Awards

CHICAGO - Gov. Rod R. Blagojevich, and his Illinois Entrepreneurship Network, announced last night the winners of **INNOVATE Illinois 2006**. **INNOVATE Illinois** is funded by Gov. Blagojevich's Opportunity Returns economic development program. The Chicago West Side Entrepreneurship Center, a partnership between Chicago Community Ventures and the University of Illinois at Chicago, served as both the Northern and Statewide host of the contest. These winners were selected from the more than 100 companies who originally submitted applications and business plans from the northern, central and southern regions of the state - tripling the number submitted for last year's competition.

"Great ideas lead to great companies. But launching a business takes a tremendous amount of work, which is why we must provide our emerging entrepreneurs with the tools they need to turn an interesting idea into a marketplace success. That is what **INNOVATE Illinois** is all about. We have created a business climate in Illinois that encourages innovation and investment and is putting more people to work. All of these winners, and everyone who has participated, is proving we have the talent, ideas and ingenuity to create even more successful companies and more new jobs," Gov. Blagojevich said.

The **INNOVATE Illinois 2006** winners are:

Company Name	Industry	Location	Company Summary
Professional Swine Management	Agriculture	Carthage	Professional Swine Management, LLC provides management on all phases of production, including breeding, gestation, farrowing, nursing, finishing, and project development to swine producers.
Midwest Medical Practice Management	Business and Health Services	Carbondale	Midwest Medical Practice Management, Inc. offers billing and practice management solutions to established physicians and physicians moving into a new geographic area.
Greenmaker Supply Company	Environmental	Chicago	Greenmaker provides a one-stop shop for energy intelligent and environmentally sensitive building materials and interiors.
We Love Soy, Inc.	Manufacturing	Lombard	We Love Soy, Inc offers "Temptation" non-dairy frozen soy dessert, the only all-natural soy ice cream

Chicago Rabbinical Council

2701 West Howard Street
Chicago, IL 60645
(773) 465-3900 Fax: (773) 465-6929
<http://www.crcweb.org>

Rabbi Sholem Fishbane
Kashruth Administrator




Total # of Products on Certificate: 15

March 12, 2008

KASHRUTH CERTIFICATION

This is to certify that the following products, produced by:

Chicago Soydairy, Lombard, IL

are under the Kashruth certification of the CRC (Chicago Rabbinical Council) and certified Kosher when bearing the  symbol on the label.

Frozen Dessert Base Pareve UKD# CC2051726

Organic Soy Milk Pareve UKD# CC2051734

Frozen Desserts

Temptation Chocolate Chip Cookie Dough Fr. Des. Pareve UKD# CC2051730

Temptation Chocolate Frozen Dessert Pareve UKD# CC2051728

Temptation Coffee Frozen Dessert Pareve UKD# CC2051732

Temptation Dreamicle Frozen Dessert Pareve UKD# CC2124018

Temptation French Vanilla Frozen Dessert Pareve UKD# CC2051729

Temptation Green Tea Frozen Dessert Pareve UKD# CC2051731

Temptation Mint Chocolate Chip Frozen Dessert Pareve UKD# CC2051725

Temptation Peach Cobbler Frozen Dessert Pareve UKD# CC2051727

Temptation Pineapple Frozen Dessert Pareve UKD# CC2125910

Temptation Strawberry Frozen Dessert Pareve UKD# CC2051733

Temptation Vegan Cheese (Non-Dairy) Frozen Dessert Pareve UKD# CC2129668

Soft Serve

Temptation Soft Serve Dry Mix Chocolate Pareve UKD# CC2118599

Temptation Soft Serve Dry Mix Plain Pareve UKD# CC2118598

For up-to-date certification information please visit www.crcweb.org

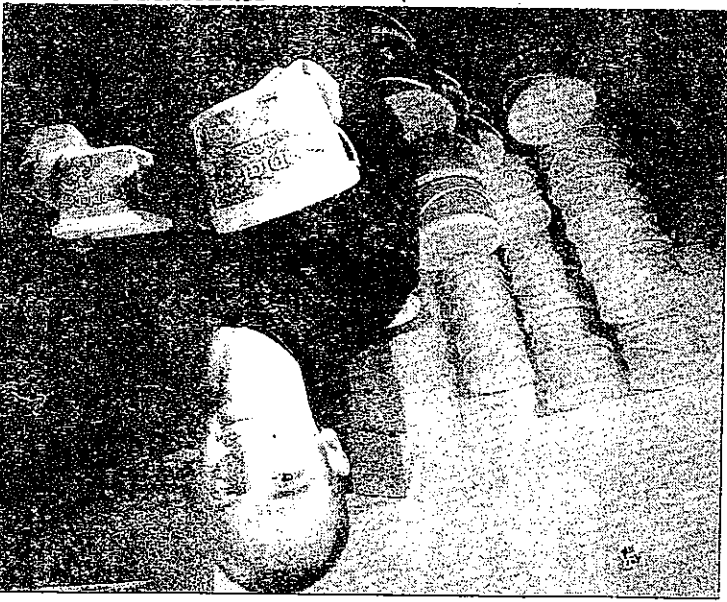
Note: The UKD is an identification number assigned by the CRC for global tracking.

Rabbi Sholem Fishbane
Kashruth Administrator

Expiration Date: 12/31/2008.
CRC ID: #209

Lombard soy business wins \$60,000 county loan

BY KATHRYN GRONDIN
Daily Herald Staff Writer



RYAN HOWARD/DAILY HERALD
Ryan Howard, who runs We Love Soy's Chicago Soydaily, displays some of the ice cream the Lombard business produces. DuPage County gave the company a \$60,000 loan to buy more equipment and hire more people.

Ryan Howard has discovered that his recipe for transforming soybeans into ice cream can also produce greenbacks — 60,000 of them just this week. Howard's We Love Soy company is the first recipient of DuPage County's recently revived small business loan program. Chicago Computers of Naperville received an award for \$20,000.

The Lombard-based business, which manufactures soy milk and soy ice cream, won a \$60,000 low-interest loan to buy new equipment and add employees.

"The health food market is huge right now," Howard said. "We've been hanging on by our shoestrings the last few months. Luckily, so we'll be able to meet the demands."

The idea for the business grew from Howard's vegetarian lifestyle, which began when he was just 15 in Indiana.

Now 28, Howard's interest only grew over the years and took shape after he earned a chemical engineering degree from Purdue University. He worked for General Mills for two years to earn some money, then recruited longtime friend Dan Zeigler to help formulate the business.

"The idea was ... why should we buy soy milk from Colorado or California when soy beans are grown here?" Howard said. "Why not give people a local option, a local soy dairy?"

The pair amassed equipment

In Howard's Wheaton basement and experimented with soy milk recipes. We Love Soy and the Chicago Soydaily division was born. They added Temptation soy ice cream to their offerings after a customer inquiry. Last year, the pair outgrew the basement and moved the operation to a warehouse on Lombard's north side.

Their milk is served at restaurants and cafes in Chicago, including Chicago Diner, Atomix Cafe and Karyn's Cooked, while their ice cream is stocked at Whole Foods stores in the Midwest. Their distributor's plans to go nationwide, possibly later this year, fueled the need for the loan, Howard said.

As for Chicago Computers, the county aid will help in all three aspects of the business — computer repairs, networking and sales — but mostly the sales member Grant Eckhoff of Wheaton. "It's not only the big corporations like McDonald's ... To learn more about the program or for an application, call Josh Grodzin at (630)407-6670.

"The chairman wants to help small and large businesses alike succeed in DuPage County. That's the goal of the whole county board," said board member Grant Eckhoff of Wheaton. "It's not only the big corporations like McDonald's ... To learn more about the program or for an application, call Josh Grodzin at (630)407-6670.

Schillerstrom recently made the County Board Chairman Robert Jason Gerwig said. DuPage mid-1980s, county spokesman bursed such loans in the not new, the county last dis-

Though the federal funding is for loans that create jobs. Block Grant, which allows up to 10 percent of funds to be used for loans that create jobs.

2008

**Business Recognition
N O M I N E E**

Major Milestone Award

awarded to

Chicago Soy Dairy

for demonstrating technology

development, new products or growth.

Presented this 16th day of April, 2008.



William J. Mueller
Village President

A handwritten signature in black ink, appearing to read "William J. Mueller", is written over a horizontal line.

**AN ORDINANCE GRANTING A CONDITIONAL USE
PURSUANT TO TITLE 15, CHAPTER 155, SECTION 155.420 (C)
OF THE LOMBARD ZONING ORDINANCE**

(PC 08-10; 905 N. Ridge Ave., Suite 8)

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois; and,

WHEREAS, the Subject Property as defined below is zoned I Limited Industrial District; and,

WHEREAS, an application has been filed requesting approval of a conditional use pursuant to Title 15, Chapter 155, Section 420 (C) of the Lombard Village Code to provide for Food Manufacturing, Packaging, and Processing; and

WHEREAS, a public hearings on the foregoing application were conducted by the Village of Lombard Plan Commission on May 19, 2008 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the conditional use described herein, subject to conditions; and,

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendations of the Plan Commission and incorporate such findings and recommendations herein by reference as if they were fully set forth herein;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

SECTION 1: That a conditional use is hereby granted for the Subject Property, as described in Section 4 below, pursuant to Title 15, Chapter 155, Section 420 (C) of the Lombard Village Code to provide for Food Manufacturing, Packaging, and Processing, subject to the conditions set forth in Section 3 below.

SECTION 2: That this Ordinance is limited and restricted to the property located at 905 N. Ridge Ave., Suite 8, Lombard, Illinois and legally described as follows:

THE NORTH 191.0 FEET OF THE SOUTH 350.0 FEET OF LOT 5 OF LOMBARD BUSINESS CENTER FIRST RESUBDIVISION OF LOT 1 IN LOMBARD BUSINESS CENTER UNIT 4, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED DECEMBER 22, 1977, AS DOCUMENTA77-118164, IN DUPAGE COUNTY, ILLINOIS.

Parcel Number: 03-31-403-020; (the "Subject Property").

SECTION 3: The conditional use, as provided for in Sections 1 of this Ordinance shall be granted subject to compliance with the following conditions:

1. All equipment associated with the subject business being stored outside the tenant space shall be moved inside with the exception of the ice trailer.

2. In the event that the subject business obtains a dumpster or other outside waste container(s), the container(s) shall be screened per the provisions of Section 155.710 of the Zoning Ordinance. The petitioner shall apply for a permit for the fence and screening improvements.

SECTION 4: This Ordinance, upon approval, shall be recorded by the Village with the Office of County Recorder.

SECTION 5: This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Passed on first reading this _____ day of _____, 2008.

First reading waived by action of the Board of Trustees this _____ day of _____, 2008.

Passed on second reading this _____ day of _____, 2008, pursuant to a roll call vote as follows:

Ayes: _____

Nays: _____

Absent: _____

Approved by me this _____ day of _____, 2008.

William J. Mueller, Village President

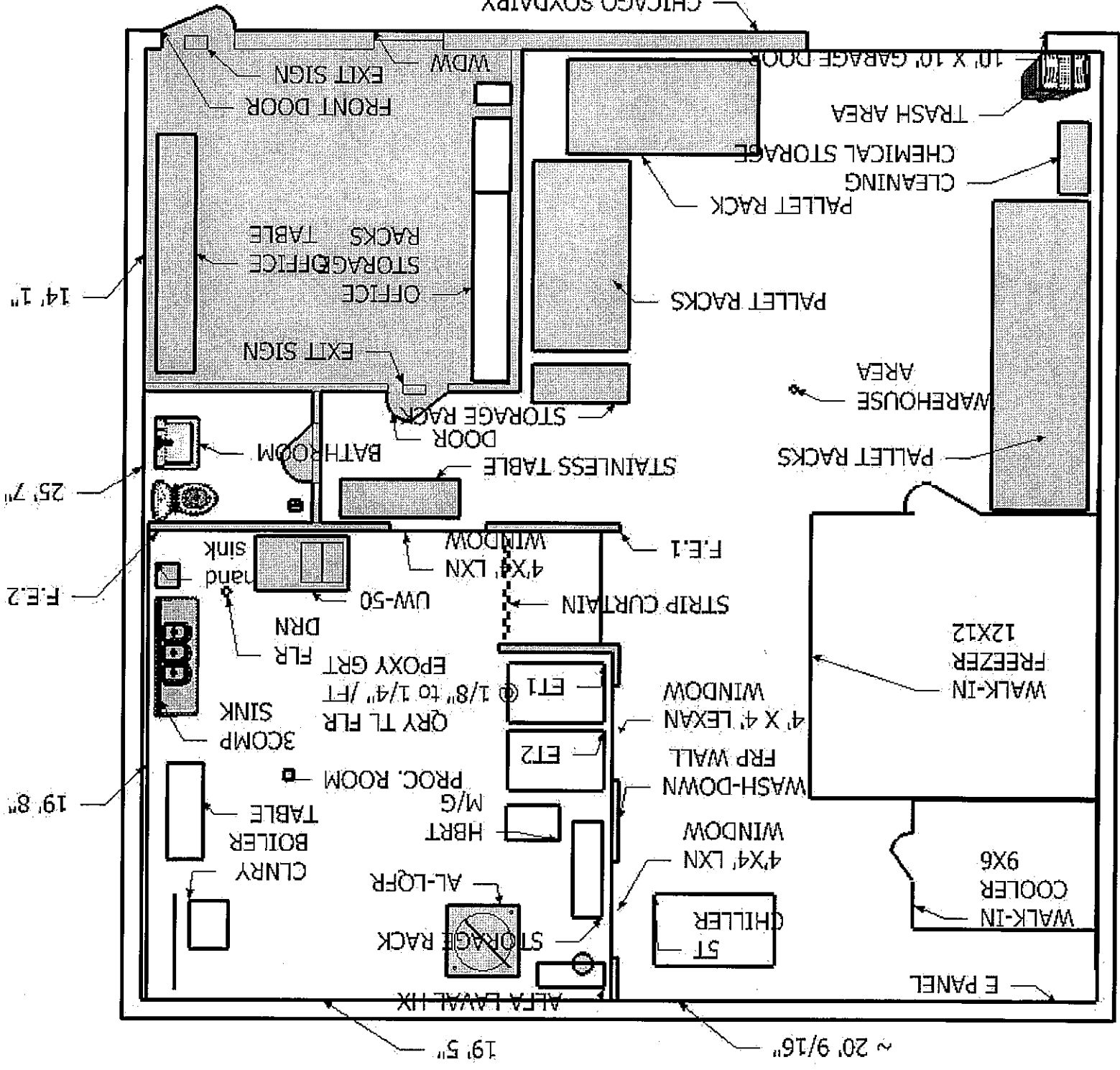
ATTEST:

Brigitte O'Brien, Village Clerk

Published in pamphlet from this _____ day of _____, 2008.

Brigitte O'Brien, Village Clerk

CHICAGO SOYDAIRY
 905 N. RIDGE AVE SUITE 8
 MULTI-UNIT BUILDING
 TEL. 630-629-9667



ALTA ACSM LAND TITLE SURVEY

ORDERED BY: HEIDE BAUER
FOR: HABCO PARTNERS INC.
ORDER NO. 13925

BY
DUDA SURVEYING
327 VILLAGE DRIVE
CAROL STREAM, ILLINOIS 60188
(708) 685-0001
OF

THE NORTH 191.0 FEET OF THE SOUTH 350.0 FEET OF LOT 5 OF LOMBARD BUSINESS CENTER FIRST RESUBDIVISION OF LOT 1 IN LOMBARD BUSINESS CENTER UNIT 4, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED DECEMBER 22, 1977, AS DOCUMENT 877-118164, IN DU PAGE COUNTY, ILLINOIS.

ALTA/ACSM LAND TITLE SURVEY CLASS "A"

STATE OF ILLINOIS)
) S.S.
COUNTY OF DU PAGE)

TO: CHICAGO TITLE INSURANCE COMPANY;
ALEX MARZ; AND
ITASCA BANK AND TRUST CO.:

I, FRANK J. DUDA JR., A PROFESSIONAL ILLINOIS LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED HEREON, AND THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (I) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1992, AND INCLUDES ITEMS 1, 3, 4, 7a, 6, 9, 10, AND 11 OF TABLE "A" THEREOF, AND (II) PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION OF SURVEY.

THE FOLLOWING TITLE COMMITMENT, PREPARED BY CHICAGO TITLE INSURANCE COMPANY WAS USED IN THE PREPARATION OF THIS SURVEY: ORDER NO. 1410 009601116 UL, EFFECTIVE DATE JANUARY 9, 1966.

THE TWENTY-FIVE (25) FOOT STRIP SHOWN ON THE PLAT AS RESERVED FOR RAILROAD PURPOSES, WAS MENTIONED IN DOCUMENTS 874-56530, 876-18633 AND 877-118164 AND IS THE SAME IN EACH.

THE PROPERTY INCLUDED IN THE ATTACHED SURVEY LIES WITHIN ZONE "C", AREA OF MINIMAL FLOODING, AS SHOWN ON A FLOOD INSURANCE RATE MAP (FIRM) PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND KNOWN AS COMMUNITY-PANEL NUMBER 170212 0005 B, EFFECTIVE OCTOBER 17, 1978. THE PROPERTY DOES NOT FALL WITHIN A FLOOD ZONE OR FLOOD HAZARD AREA.

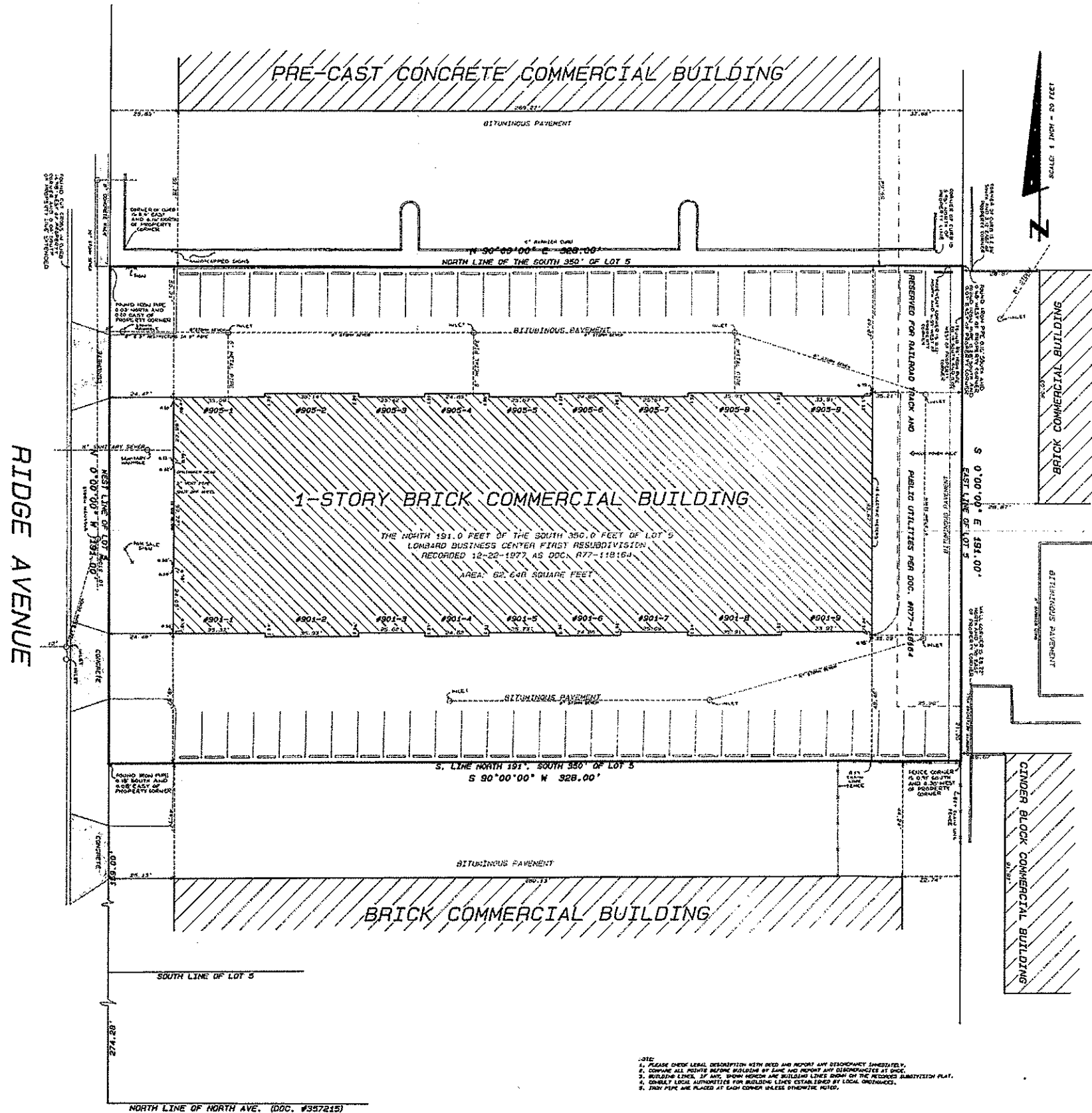
ADDRESSES ARE SHOWN FOR EACH UNIT IN THE BUILDING AS #901-1, ETC.

THE TOTAL NUMBER OF "MARKED" PARKING SPACES ON THE PROPERTY IS SIXTY (60). THERE ARE NONE DESIGNATED AS FOR HAND-CAPPED USE.

THE PERMANENT INDEX NUMBER IS 03-S1-403-020.

THE TOTAL AREA OF THE SURVEYED LAND IS 1.4382 ACRES. SIGNED AT CAROL STREAM, ILLINOIS, THIS 15 TH. DAY OF FEBRUARY, A.D. 1996, BASED ON A FIELD SURVEY COMPLETED FEBRUARY 6, 1996.

Frank J. Duda Jr.
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 0204



-NOT-
1. PLEASE CHECK LEGAL DESCRIPTION WITH DEED AND REPORT ANY DISCREPANCY IMMEDIATELY.
2. CORRECT ALL RIGHTS BEFORE RECORDING OF THIS AND REPORT ANY DISCREPANCIES AT ONCE.
3. BUILDING LINES, IF ANY, SHOW HEREON ARE BUILDING LINES SHOWN ON THE RECORDED SUBDIVISION PLAT.
4. CONSULT LOCAL AUTHORITIES FOR BUILDING LINES ESTABLISHED BY LOCAL ORDINANCES.
5. THIS PLAT IS PLACED AT EACH CORNER UNLESS OTHERWISE NOTED.

NORTH LINE OF NORTH AVE. (DOC. #357215)