



CITY OF WOOD DALE

COMMUNITY DEVELOPMENT COMMISSION **MEETING AGENDA**

Date & Time: October 17, 2022 at 7:00 PM
Location: Wood Dale City Call
404 N. Wood Dale Road, Wood Dale, IL 60191
Members: Jay Babowice, April Jaeger-Rudnicki, Jaime Ochoa, Richard Petersen, Tereasa Szatko, David Woods
Staff Liaison: Gosia Pociecha, AICP - Senior Planner

I. CALL TO ORDER

II. ROLL CALL

III. BUSINESS ITEMS

A. *Approval of Special Meeting Minutes from June 27, 2022*

IV. PUBLIC HEARINGS

A. CDC-2022-0005

The City of Wood Dale is proposing amendments to Chapter 17 of the Municipal Code, the Unified Development Ordinance (UDO), including amendments to Sec. 17.103 Rules and Definitions and Table 4-5: Permitted Use Table related to "Community Residence", Sec. 17.3010 related to fence regulations for front yard fences, Sec. 17.1004.D clarifying the primary exterior materials, and revisions of few scrivener's errors throughout the text.

B. CDC-2022-0006

An application has been submitted requesting a Special Use for a Multiple-Unit Dwelling building, a Planned Unit Development (combined Concept & Final Development Plan), and Site Plan Review to construct a multi-unit rental building on property previously occupied by SBT Bank, pursuant to Sections 17.205 and 17.206 of the Municipal Code of the City of Wood Dale and applicable zoning regulations. The subject property is located at 372 N Wood Dale Rd and is owned by the City of Wood Dale. The Lynmark Group is the applicant.

V. STAFF LIAISON REPORT

A. None

VI. ADJOURNMENT



COMMUNITY DEVELOPMENT COMMISSION MINUTES

Committee Date: June 27, 2022

Present: Jay Babowice, Jaime Ochoa, Richard Petersen, David Shimanek, Tereasa Szatko, David Woods

Absent: Jack Surma

Also Present: Gosia Pociacha, Hailey Nichols, Attorney Sean Conway
Alan Scimeca, Attorney Dan Shapiro, Ninety-One Attendees

Meeting Convened at: 7:00 p.m.

CALL TO ORDER

Chairman Ochoa called the meeting to order at 7:00 P.M. A roll call vote was taken and a quorum was present. Attorney Conway will act as the meeting facilitator.

APPROVAL OF THE MINUTES:

Mr. Shimanek made a motion, seconded by Mr. Woods, to approve the minutes of the Special Call meeting of April 25, 2022. Motion carried.

Mr. Petersen made a motion, seconded by Mr. Babowice, to approve the minutes of the May 16, 2022 meeting. Motion carried.

PUBLIC HEARINGS

CASE NO. CDC-2022-003

Note: This Public Hearing was postponed from May 16, 2022.

An application has been submitted requesting an amendment to Ordinance O-12-023 Planned Unit Development (PUD) Special Use to allow for the conversion of the fourth floor of The Radcliff facility from assisted living and memory care to a secured floor providing a residential, structured, educational, and fully supervised program housing no more than sixty (60) adolescents ages 14 to 21 years of age who are currently in the Illinois foster care system. The subject property is located at 258-276 E. Irving Park Road. Champion Catalyst Investments, LLC is the property owner and applicant.

DISCUSSION

Staff described the existing building's use: a six-story mixed use assisted living, memory care, and independent living facility for seniors. This use was approved and granted a Special Use for a PUD in 2012 and consists of support services on the first floor, units of

memory care on each of the second and third floors and units of assisted living on each of the fourth, fifth and sixth floors for a total of 172 units in the entire facility. Petitioner proposes amending the 2012 PUD to allow conversion of the fourth floor to provide housing for youth with structured programs including vocational training and inter-generational engagement with the facility's senior residents. There will be no physical changes to the building and the facility will continue to operate as it currently does.

Mr. Alan Scimeca, representing Champion Catalyst Investments, LLC, the property owner and applicant, described the theory and resultant benefits of such an inter-generational arrangement; specifically, benefits of interactions between youth and seniors. He pointed to the fact that this is a pilot program and is viewed as an innovation in senior care. The program as proposed has the support of the Stanford University Center on Longevity and, if approved, Stanford will continue its partnership for two years. Each individual's medical and psychological records will be reviewed when considering entrance. He explained the vetting system for determining who can participate in this arrangement and the requirements of each individual once accepted: no drugs, no crime, no alcohol, good grades must be maintained and they must seriously want to live there. He added that should any individual fail to comply with these requirements, and after discussing the issues with advisory committees, he would have the absolute authority to order the individual to leave. In response to a question, he stated that the fourth floor residents will not be allowed to have cars. He described the secure private entrance/exit and elevator design for the occupants of the fourth floor, safety measures such as sign in and sign out requirements and supervised visiting plans; additionally, there will be twenty-four hour staffing serving the fourth floor residents exclusively. Mr. Scimeca has presented this proposal to Fenton High School Board. Per Mr. Scimeca, there will be no tax burden to the community as 100% of those costs will be paid by the State. Compliance with all fire codes is assured. Vocational training will be offered and the youth will be paid if their work proves satisfactory. Radcliff has partnered with Le Penseur Youth & Family Services, Inc – a non for profit organization which provides services to foster youth and it was noted that required state licensure will be obtained by or in conjunction with Le Penseur agency.

Commissioners expressed concerns over the fact that since this is a pilot program and, as such, has no template for its success or failure, it would be prudent to allow the project to move forward for one year; at the end of the year, the program would be evaluated and a decision would be made to either continue or end the program. If it ends, the building will continue to function as a senior care residence. Responding to a question about reducing the number of residents, Mr. Scimeca stated that it is his intention to proceed with the project should one resident only be eligible for entrance. The census will increase as it grows but will not ever exceed sixty residents. Many family members of current senior residents at The Radcliff were in attendance and spoke enthusiastically and positively about the proposal as described, welcoming it and viewing it as beneficial to both the

seniors and the youth. Comments were also offered attesting to their satisfaction with the overall management practices and quality of life offered to residents of The Radcliff. Attendees with backgrounds and experience in various social services professions were in attendance and spoke to the positive effects and benefits of developing inter-generational connections such as would occur with this unique project. There were a total of seventeen public commentators, with twelve of them voicing their support for the petition and five voicing concerns or remaining neutral.

At the conclusion of all testimony by staff, petitioner, Commissioners and attendees, Mr. Woods made a motion, seconded by Ms. Szatko, to close the Public Hearing at 10:50 P.M. Motion carried.

RECOMMENDATION

At the conclusion of the Public Hearing, Ms. Szatko made a motion, seconded by Mr. Ochoa based on the submitted petition and the testimony presented, the proposed amendment to Special Use for Planned Unit Development for Radcliff Vocational Academy meets the standards of approval and is consistent with the UDO and Comprehensive Plan; and, therefore, I move that the Community Development Commission adopt the findings of fact included within the submitted Petition as the findings of the Community Development Commission, and recommend to the City Council approval of the amendment to Ordinance O-12-023 Planned Unit Development Special Use to allow for the conversion of floor 4 of the Radcliff Senior living facility from assisted living and memory care to a secured floor providing a residential, structured, educational, and fully supervised program housing no more than sixty (60) individuals ages 14 to 20 years who are currently in the Illinois foster care system at 258-276 E Irving Park Road in Case No. CDC-2022-0003 subject to the following conditions:

1. The Petitioner and/or its lessee must obtain and submit to the City all necessary State licenses for operation of the youth housing and vocational program.
2. The Petitioner and/or its lessee shall satisfy all of the program administration representations made by the Petitioner under oath at the Public Hearing.
3. The Petitioner will be required to appear before the City Council on an annual basis for a review of compliance with all of the conditions granted under the Special Use.

A roll call vote was taken with the following results:

Ayes: Woods, Petersen, Ochoa, Szatko

Nays: Babowice, Shimanek

Motion carried.

Note: All of the reports/correspondence, submittals, etc. associated with this Public Hearing are made a part of these minutes and will be retained with the file.

STAFF LIAISON REPORT

None

ADJOURNMENT

The meeting was adjourned at 11:15 P.M.

Minutes taken by Marilyn Chiappetta

CITY OF WOOD DALE

Community Development



MEMO

DATE: October 17, 2022

TO: Community Development Commission

FROM: Gosia Pociecha, AICP, Senior Planner

SUBJECT: Case No. CDC-2022-0005, Text Amendments to the Unified Development Ordinance

REQUEST

The City is proposing Text Amendments to the Unified Development Ordinance (UDO), including amendments related to:

- “Community Residence” definition and permitted/special uses,
- fence regulations for front yard fences,
- primary exterior materials, and
- revisions of few scribes’ errors throughout the text.

BACKGROUND

In May of 2022, the City Council approved a comprehensive re-write of the Unified Development Ordinance (UDO) along with the rezoning of certain properties. This was the result of an audit and subsequent rewrite of the entire UDO that took place over few years and was a combined effort between consultants hired by the City (Teska and Ancel & Glink), City Staff, the UDO Steering Committee, CDC and City Council.

The purpose of the UDO rewrite was to make it more user friendly while promoting high-quality development that is governed by clear and concise regulations. Certain regulations from the prior UDO have been kept, however, other elements were modified.

As it often happens with the re-write of an entire chapter of a Municipal Code, a few items have been discovered after adoption of the text that need to be clarified or corrected. Staff will bring forward other proposed UDO amendments in the coming months. The amendments proposed at this time are outlined below and requested as text amendments in this petition.

ANALYSIS

Sec.17.103 Rules and Definitions and Table 4-5

A text amendment is proposed clarifying the definition of “Community Residence” to eliminate reference to state licensure which is in conflict with the regulations outlined in Sec. 17. 309, as well as updating references to Community Residence in Table 4-5: Permitted Use Table to clarify that there are 2 different types of Community Residences. Currently the Table indicates that “Community Residences” are permitted in the various residential districts. The proposed text amendment would change the use chart to include two separate categories: “Community Residence, Licensed” and “Community Residence, Unlicensed”. The “Community Residence, Licensed” should be marked permitted and the “Community Residence, Unlicensed” should be marked Special Use.

*COMMUNITY RESIDENCE: A **state-licensed** single dwelling unit occupied on a relatively permanent basis in a communal living environment by **unrelated** persons with disabilities, **plus which may include** paid professional support staff provided by a sponsoring agency, either living with the residents on a continuous basis or present whenever residents with disabilities are present.*

4-5: PERMITTED USE TABLE

LAND USE TABLE	R-1	R-2	R-3	R-4	R-G	C-1	C-2	C-2a	C-3	TCB	I-1	TCC	TIO
<i>Community Residence, Licensed</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>									
<i>Community Residence, Unlicensed</i>	<i>S</i>	<i>S</i>	<i>S</i>	<i>S</i>									

Sec.17.3010 Fences

A typographical error was discovered in the fence regulations related to fence height permitted in the front yards. While a summary table indicated that the maximum permitted fence height in the front yard shall be three feet (3’), the body of the text listed four feet (4’) which was incorrect. The proposed text amendment below clarifies the discrepancy.

B. Permitted Fences.

1. *Categories: For the purpose of this Section, there shall be two (2) categories of permitted fences in Wood Dale: Decorative (Open) and Privacy (Solid). Said fences shall be constructed as directed by the standards of this Section, the Fence Placement Diagram (Figure 3-3) and the Fence Height Table (Table 3-2)*
2. *Requirements for All Fences:*
 - a. *All fences shall be located at or behind a line extending from the front building line of the principal structure (see Figure 3-3: Fence Placement Diagram), unless otherwise specified in this Chapter.*
 - b. *Decorative Fences up to **four three** feet (**43'**) in height above the ground level shall be allowed in any yard of any zoning district.*

Sec.17.1004 Design District: Commercial Districts

The design standards for commercial districts include specific guidelines for building design, including elevation materials. Sec. 17.1004.D.6 states that durable primary materials such as stone, steel, masonry, and textured concrete shall be used on all visible facades. Staff is proposing a text amendment clarifying the percentage of required materials. In keeping with the old code that governed exterior materials prior to adoption of the current UDO, openings for windows and doors shall be excluded. The proposed language more closely matches that in the Municipal Code that previously governed the percentage of building materials.

Sec. 17.1004.D.6. Use durable primary materials such as stone, steel, masonry, and textured concrete on visible facades. Durable primary materials shall constitute at least 50% of elevations excluding openings for windows and doors and associated trim.

Scriveners' errors

The following scrivener's errors have been discovered in the text and are hereby proposed to be amended as follows:

1. Sec. 17.103 Rules and Definitions: remove the duplicate word "Private" from the "SCHOOL, PRIVATE/NON-PROFIT/~~PRIVATE~~" definition.
2. Sec. 17.206.C.1.a: Add "TCB" district as follows: "Any development or redevelopment in the TCO - Thorndale Corridor Overlay District or TCB."
3. Sec.17.304.B.4.d: Revise to delete the letter "s" as follows: "May ~~occur~~s for a period not to exceed four (4) days and not occur more than three (3) times in a calendar year"
4. Sec. 17.3010.A.14: Revise as follows: "Fencing regulations are specified ~~in this Article~~ for Outdoor Storage ~~in~~ (Section 17.302.M.3) and/or Trash Enclosures ~~in~~ (Sec. 17.302.M.2).
5. Sec.17.401 - Table 4-1: Table of Bulk, Area and Yard Regulations for C-3 should be "Minimum Lot Area of 13,000 sq feet and the Minimum Lot Depth should be 130, to match the regulations listed for this District in Sec. 17.403.B.
6. 4-5: PERMITTED USE TABLE for C-3 has Membership Organization as "R". It should be "P".
7. Sec.17.8015.B.1.a. Replace "Village" with "City".

Comprehensive Plan

The proposed text amendments will help the City work towards the goals listed in the Comprehensive Plan such as to "build community capacity," "embrace small-town charm" and "keep Wood Dale diverse." The objectives include supporting improvements to existing housing stock, enhancing curb appeal and managing the development to create a balanced mix of land uses. The proposed regulations are intended to clarify the definitions and uses and aid the City in enforcement of the regulations.

Unified Development Ordinance

The proposed text amendments are in keeping with the purpose and intent of the UDO to implement the goals, objectives and policies of the Comprehensive Plan and to promote the public health, safety, morals, comfort and general welfare of the people. The purpose of the requested text amendments is to clarify definitions and uses so that they match the intent of the text and to correct scriveners' errors.

Neighborhood Comment

Notice was provided in accordance with Section 17.202.E of the UDO. A public hearing notice published in Daily Herald on September 30, 2022. Staff has not received any public comments related to this petition as of writing of this memo.

Findings of Fact

Although there is no requirement to adopt findings of fact, the proposed text amendment is consistent with the Comprehensive Plan and is in keeping with the purpose and intent of the UDO.

RECOMMENDATION

The Community Development Department finds that the request for the text amendments to the Unified Development Ordinance (UDO), Chapter 17 of the Municipal Cod meets the requirements in the Unified Development Ordinance and is consistent with the City's Comprehensive Plan. Based on the above considerations, staff recommends that the Community Development Commission make the following motion recommending approval of this petition:

Based on the submitted petition and the testimony presented, the proposed text amendments to the Unified Development Ordinance (UDO), Chapter 17 of the Municipal Code are consistent with the Comprehensive Plan and are in keeping with the purpose and intent of the UDO; and, therefore, I move that the Community Development Commission adopt the findings of fact included within the staff memo dated October 17, 2022 as the findings of the Community Development Commission, and recommend to the City Council approval of the text amendments to the Unified Development Ordinance (UDO), Chapter 17 including amendments to Sec. 17.103 Rules and Definitions and Table 4-5: Permitted Use Table related to "Community Residence", Sec. 17.3010 related to fence regulations for front yard fences, Sec. 17.1004.D clarifying the primary exterior materials, and revisions of few scriveners' errors throughout the text in Case No. CDC-2022-0005.

(Yes vote would be to approve; No vote would be to deny)

CITY OF WOOD DALE

Community Development



MEMO

DATE: October 17, 2022

TO: Community Development Commission

FROM: Gosia Pociecha, AICP, Senior Planner

SUBJECT: Case No. CDC-2022-0006, Special Use for a Multiple-Unit Dwelling building, Planned Unit Development (combined Concept & Final Development Plan), and Site Plan Review, 372 N Wood Dale Road

REQUEST

An application has been submitted by Brad Friedman representing the Lynmark Group for a Special Use for a Multiple-Unit Dwelling building, Planned Unit Development (combined Concept & Final Development Plan), and Site Plan Review to construct a new multi-unit rental building at 372 N Wood Dale Road, on property previously occupied by SBT Bank.

PROPERTY INFORMATION

Address: 372 N Wood Dale Road
PINs: 03-09-413-044 and 04-09-413-049
Property Size: 4.58 Acres (190,672 square feet)
Existing Land Use: Retail/Commercial
Future Land Use: Retail/Commercial
Existing Zoning: TCB (Town Center Business)

Surrounding Land Use & Zoning

North: Institutional / C-1 (Neighborhood Commercial)
South: Retail/Commercial / TCB (Town Center Business)
East: Retail/Commercial / TCB (Town Center Business)
West: Open Space/Recreation / C-1 (Neighborhood Commercial)

ANALYSIS

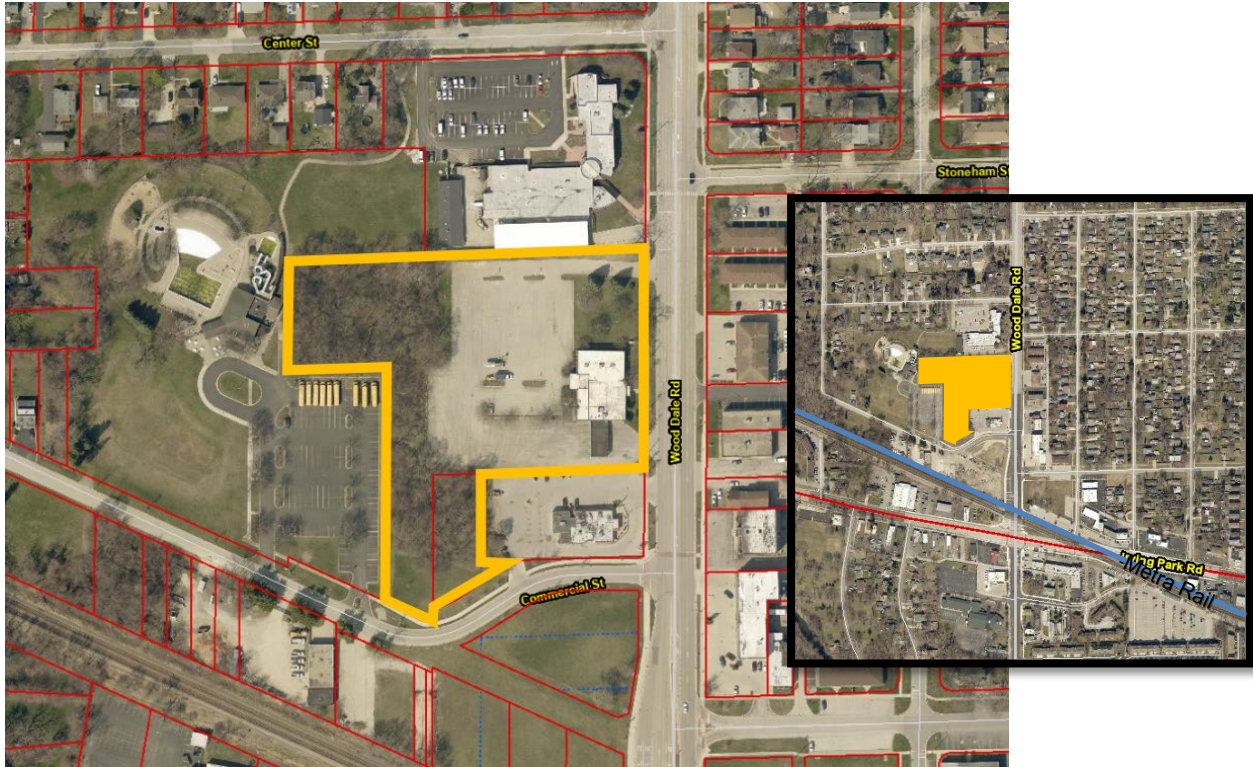
Submittals

The analysis and recommendation provided within this memo are based on the following documents, which are on file in the Community Development Department and attached as noted:

- Community Development Commission Application
- Petitioner Narrative (Exhibit A)
- Petitioner's Responses to Standards for Approval (Exhibit B)
- List of Deviations (Exhibit C)
- Plat of Survey (Exhibit D)
- Site Improvement Plans (Exhibit E)
 - Existing Conditions
 - Preliminary Geometric Plan
 - Preliminary Grading Plan
 - Preliminary Utility Plan
- Fire Truck Movement Plan (Exhibit F)
- Architectural Plans and Elevations (Exhibit G)
 - Final Development Plan
 - Pedestrian Circulation Plan
 - Floor Plans
 - Renderings & Elevations
- Landscape Plans (Exhibit H)
 - Tree Survey
 - Landscape Plan
- Preliminary Stormwater Management Report
- Plat of Subdivision (Consolidation)
- Traffic Impact Study
- Land Use Opinion Report (Kane/DuPage Soil and Water Conservation District)
- Illinois Department of Natural Resources' Endangered Species Consultation application
- Phase I Environmental Site Assessment

Project Location

The subject property is located at 372 N Wood Dale Road, near the intersection of Wood Dale Road and Irving Park Road, and about a 10-minute walk from the Metra Commuter Rail Station (see image below). The property, approximately 4.58 acres in size, is zoned TCB, Town Center Business, and consists of two lots which will be consolidated into one.



Currently the subject property is improved with a vacant one-story brick building and surface parking (see Plat of Survey under Exhibit D). The existing structure will be demolished to construct a new multi-unit rental building. The property is currently owned by City of Wood Dale but will be conveyed to the Developer per the Redevelopment Agreement.

Background

In 2020, a different developer submitted an application for Special Use for PUD for construction of four separate apartment buildings on the subject property. That application was considered by the Community Development Commission and ultimately approved with conditions by the City Council. Since that development did not proceed, a new concept plan was proposed by The Lynmark Group and was presented to the City Council along with approval of a Redevelopment Agreement earlier this year.

Project Description

The proposed apartment complex will consist of one 5-story luxury apartment building. The building elevations and floor plans and are provided in Exhibits G. There will be a total of 176 units in the complex with the following unit mix:

Unit	Number
Studios	31
1 Bedroom / 1 Bath	77
2 Bedroom / 2 Bath	68
Total:	176

The building will feature an outdoor private courtyard for the residents along with several indoor amenities including a fitness area, business center, open work space, club room, package room, dog washing station, and on-site management / leasing office.

The anticipated construction commencement is scheduled for the third quarter of 2023. Substantial completion of construction is anticipated for the first quarter of 2025.

Compliance with the Comprehensive Plan

The subject property is designated as Retail/Commercial in the Future Land Use Map of the Comprehensive Plan. While the proposed development will provide a residential use, the nature of the operation of a multiple-unit rental housing is consistent with the commercial land use category, as the rental units will produce income for the owner.

As such, the proposed development would support the following Goals and Objectives (with a brief description of how they are being met):

- **Goal 2:** Build Community Capacity:
 - *Objective 1: Seek opportunities for economic development.*
 - The Special Use and PUD process will support the redevelopment of the subject property which is within a TIF District and provides limited value to the City in its current state.
- **Goal 3:** Embrace Small-Town Charm:
 - *Objective 2: Enhance the appearance and “curb appeal” of commercial corridors and residential areas.*
 - With the use of attractive building design and extensive landscaping, the project will greatly enhance an underutilized site along Wood Dale Road.
- **Goal 4:** Keep Wood Dale Diverse:
 - *Objective 1: Ensure there is housing stock for current and future residents through development of new owner-occupied and rental housing.*
 - The Project proposes to add new, high end, rental development to the housing stock.
- **Goal 5:** Protect Land Values:
 - *Objective 3: Encourage investment through redevelopment and by attracting new visitors and residents.*
 - The Project is consistent with the City’s stated strategy to “Balance land use decisions to maintain strong tax base and minimize property tax burden on residents.”

Homes for a Changing Region

The *Homes for a Changing Region* study, led by the Chicago Metropolitan Agency for Planning (CMAP) in 2015, examined the population projection and housing supply to determine future housing and community development needs. One of the report’s recommendations was for the City to focus on housing developments near the Wood Dale Metra Station. In addition, the report noted a need for “new housing developments to be built in a way that they can and adapt to changing demographics over the long-term, and can

accommodate not only seniors in the short-term but also younger households in the next generation.”

With its location within a 10-minute walk to the Wood Dale Metra Station, the proposed multiple-unit housing development will help the City address the recommendations from *Homes for a Changing Region* report.

Compliance with the Unified Development Ordinance (UDO)

Allowable Uses

The subject property is zoned TCB, Town Center Business. Multiple-unit dwelling units are permitted as a Special Use within this zoning district per the Permitted Use Table in Sec. 17.404 of the Municipal Code.

Further, the petitioner is requesting a Planned Unit Development (PUD) with certain deviations as outlined in the Petitioner List of Deviations (Exhibit C). A PUD is allowed as a Special Use in the TCB zoning district. As such, the standards for Special Use, PUD and Site Plan Review have been evaluated and are provided for consideration in this report.

Lot Development Standards

The following table summarizes the lot development standards for the TCB zoning district and how the redevelopment meets those code requirements. Note that regulations in **bold and underlined** indicate where deviations will be required.

<i>Lot Development Standard</i>	<i>Required/Allowed</i>	<i>Proposed</i>
Minimum Lot Area (sq. ft.)	20,000 SF	4.37 ac + 0.38 ac 206,896 SF
Minimum Lot Width at front yard line (ft.)	100 ft	350 ft
Minimum Lot Depth	120 ft	573 ft
Minimum Front Yard Setback (ft.)	60 ft	88 ft - 10 in
Min. Front Yard Parking Setback (ft.)	8 ft	12 ft - 10 in
Minimum Side Yard Setback (ft.)	5 ft. + 15 ft (3 stories) = 20 ft	62 ft - 5 in
Minimum Corner Side Yard Setback (ft.)	5 ft. + 15 ft (3 stories) = 20 ft	N/A
Minimum Rear Yard Setback (ft.)	25 ft	85 ft - 10 in
Maximum Lot Coverage	80%	<u>82%</u>
Maximum Building Height (ft.)	65 ft (with PUD)	64 ft - 8 in

Subdivision

The subject property will be consolidated into one lot to accommodate construction of the proposed building. The proposed lot will exceed the minimum required lot development standards. The draft Plat of Consolidation is attached to this memo as a reference. It will be considered for approval by the City Council.

Parking and Traffic

Per the submitted plans, the proposed development will be served by 270 off-street parking spaces (263 standard and 7 accessible). There will be a total of 259 private residential parking spaces, 4 guest spaces and 7 public parking spaces. While the plans show the 7 public parking spaces at the south end of the site, the City has determined that those spaces would not likely be used for public parking and are not necessary. Per Sec. 17.503.F, Table 5-4: Off Street Parking Requirements, a total of 220 parking spaces are required (1.25 per dwelling unit); therefore, the parking requirements are met.

Access to the site will be provided via three full access driveways (two on Wood Dale Road and one on Commercial Street). Pedestrian traffic can traverse the site via proposed sidewalks all around the building and through connections to the parking lot and Wood Dale Road.

The parking regulations in Sec. 17.502.A.2.g, require parking lot driveways on opposite sides of an arterial or collector street to be either aligned with or offset by at least 150 ft between the centerlines of the opposing driveways. Per the submitted plans, a driveway offset separation of 80 ft is proposed for the access driveways along Wood Dale Rd and a deviation is being requested.

A Traffic Impact Study (TIS) was conducted to evaluate the potential impact on adjacent roadways and has been reviewed by the City Engineer. The findings of the traffic study included the following conclusions and recommendations:

1. The street network can accommodate the additional traffic from the proposed project and future traffic growth.
2. The location of the site and the availability of public transportation, walking and biking will minimize the volume of vehicular traffic generated by the site.
3. Access to the site from Wood Dale Road will have two driveways and one drive on Commercial Street (west) with one inbound and one outbound lane under stop sign control and they can handle the projected traffic volumes.
4. The proposed parking supply of 263 spaces (1.49 spaces per unit) will exceed the required and expected number of parked vehicles.

Landscaping

Tree removal and replacement requirements per Sec. 17.603 apply to this project. The petitioner submitted a Tree Survey and draft Landscape Plan (see Exhibit H). While the Landscape Plan indicates Code compliant foundation landscaping and perimeter screening, the Petitioner is seeking few deviations.

Currently the site contains a significant number of mature trees, especially in the wooded area along the west side of the lot. The Tree Survey identified a total of 225 trees, of which 198 were on site and the remaining 27 were located outside of the property lines. The 27 off-site trees are not subject to the tree replacement requirements. The plans indicate that 192 trees will be removed on site, however, 140 (or 73%) of those trees are considered a nuisance tree which is either prohibited, dead, or in poor condition. Typically, each nuisance

tree would require a one-to-one replacement, however, the applicant is seeking a deviation to allow exclusion of nuisance trees in the replacement trees calculations. Staff does not have any concerns with this deviation request. A similar deviation was granted for the prior development approved on the site in 2020.

Further, the applicant is requesting a 25% administrative variation to further reduce the number of required replacement trees, citing the limited green open space available on the parcel. The UDO allows the Community Development Director to allow the 25% reduction, and Director Springer has approved the request. With the administrative variation and the elimination of prohibited, poor, or dead trees, the total number of existing trees that must be replaced is 39. Based on 39 trees that must be replaced, Table 6-1 in Sec. 17.603.F, requires 195 replacement trees.

The proposed landscape plan indicates that 93 new trees will be planted on site, which includes 58 trees that qualify as replacements. The grand total of replacement trees that are required, but not able to be accommodated on site is 137. Municipal Code allows payment of fee-in-lieu of \$650 per tree, but the total would equate to \$89,050.

The development that was previously approved for the subject property, was not required to install any replacement trees in addition to those shown on the landscape plan due to lack of open green space needed to accommodate them. This proposed project also has limited area for landscaping. Since the prior development was approved in 2020, the UDO has been amended to double the number of required replacement trees. Lynmark is providing almost double the amount of trees on site as compared to the previously approved development and they have also agreed to plant some additional trees on publicly owned property to compensate for the trees that cannot be accommodated on site. A condition has been added that the City, at its discretion, will work with the developer to plant up to 20 off-site trees.

Per Sec. 17.604.B.1.a, parking lots that are larger than 40,000 sq ft are required to provide at least 8% of landscaping within the vehicular use area. The proposed plans show that only 4% of the parking lot is dedicated to landscaping, hence a deviation from this requirement is being requested.

Lastly, the Municipal Code requires landscape islands at the end of all parking rows to be at least 7 ft in width (Sec.17.604.B.1.c); such islands shall contain a shade tree and additional landscaping. There are 5 landscape islands that do not meet the 7 ft width requirement and vary in size between 4 to 6 ft. The Petitioner is requesting a deviation from this requirement.

Building

The initial building review of the building plans was conducted and did not indicate any items that needed to be addressed during zoning entitlement process. Since complete building plans are not available yet, the full building code compliance review will be conducted during the permitting process.

Design Standards

The design standards for commercial districts include specific guidelines for building design, including elevation materials. Sec. 17.1004.D.6 states that durable primary materials such as stone, steel, masonry, and textured concrete shall be used on all visible facades. Staff's interpretation is that the word primary indicates that a minimum of 50% of the exterior shall meet this requirement. Further, the term 'durable' implies a thicker and heavier material similar to stone, concrete, steel and masonry. The thin fiber cement board is not comparable to the example materials listed.

The applicant provided a table listing exterior material percentages for each elevation visible from the Wood Dale right-of-way (see Exhibits C and G) indicating that they are interpreting the glass/window areas as durable materials. Staff does not interpret glass as similar in durability to stone, concrete, steel or masonry. Additionally, in keeping with the old code that governed exterior materials prior to adoption of the current UDO, openings for windows and doors are to be excluded. Based on the above, below is a summary table for exterior materials prepared by staff, showing the percentage of durable materials. Deviation approval is would be necessary to reduce the proposed 50% requirement to 21%. Prior to the current UDO, the Municipal Code required 85% of the facades visible from the street to be stone, concrete, steel or masonry.

Elevation	North	East	South
Total Area	14,277 sf	12,670 sf	14,175 sf
Glass/Windows	4,524 sf	4,858 sf	5,189 sf
Total Area excluding Glass/windows	9,753 sf	7,812 sf	8,986 sf
Durable Materials (brick)	2,060 sf (21%)	1,703 sf (22%)	1,915 sf (21%)
Non-durable materials (fiber cement)	7,693 sf (79%)	6,109 sf (78%)	7,069 sf (79%)

Engineering

The applicant has submitted preliminary engineering site improvement plans and a preliminary stormwater management report. These documents were reviewed by City Engineers and review comments were issued to the applicant. At this point, the engineering plans are appropriate for Special Use and PUD approvals, and the few remaining comments can be addressed during the building permit process. City Engineers are comfortable with the level of submittal to date and did not raise any concerns. The approval of the PUD will be conditioned on the final engineering approval prior to the issuance of building permits for the site.

Stormwater Management

According to the Municipal Code, an increase of 10,000 sf or more of impervious area will require stormwater detention (Sec. 10.105), rather than an increase of 25,000 sf or more as required by the DuPage County Stormwater Ordinance. The proposed development indicates an impervious area of approximately 3.88 acres (169,012 sf) and therefore stormwater detention for the entire development area would be required per the Municipal Code. The required-on site stormwater detention will be provided via two underground vaults under proposed pavement.

Public Utilities

The development will be served by a water main that will be tapped off the existing water main on Wood Dale Road. The sanitary service will connect to the existing sanitary sewer main on Wood Dale Road. No deviations are being requested in regard to the sanitary and storm sewer service for the development. Upon acceptance of the public utilities and prior to issuance of a Certificate of Occupancy, a grant of easement shall be recorded over the applicable utilities subject to review and approval by the City Engineer.

Public Safety

The Wood Dale Fire Protection District has reviewed the plans for the proposed redevelopment. While the turn diagrams indicate that there should be sufficient access for emergency vehicles in and around the site, it was noted that special consideration should be used in winter as snow piles up in front of vehicles causing them to partially obstruct the clear space of drive aisles. The applicant submitted a snow storage exhibit to address this concern.

The Fire review also noted that the building must be fully sprinkled along with standpipes and will be required to have full fire alarm system. Further fire code compliance will be conducted as part of the permitting for the development.

PUD Process

The petitioner is requesting a combined preliminary and final development. The requested Special Use, PUD, and Site Plan Review is consistent with the UDO.

Requested Deviations

The applicant is requesting are several deviations through the PUD process and these are as follows:

1. Lot Coverage: Applicant is seeking to increase maximum permitted lot coverage from 80% to 82% to accommodate additional parking[Sec. 17.403.A.]
2. Driveway offset: Parking lot driveways on opposite sides of an arterial or collector street shall be either aligned with, or offset by at least 150 ft between, the centerlines of the opposing driveways. A separation of 80ft is proposed for the driveways along Wood Dale Rd [Sec. 17.502.A.2.g].
3. Materials: Use durable primary materials such as stone, steel, masonry and textured concrete on visible façade. Deviation requested to include glass as durable material and reduction of percentage of durable primary materials from the north, east and south elevations [Sec. 17.1004.D.6].
4. Parking island width: The parking lot landscape islands shall be a minimum of 7 ft measured from back of curb to back of curb. Five islands do not meet this requirement [Sec.17.604.B.1.c].
5. Replacement trees: Applicant is seeking a deviation to eliminate the requirement to replace nuisance/prohibited trees. The applicant is also seeking a deviation related

to the total of 137 required replacement trees not able to accommodate on site [Sec.17.603.F].

6. Parking lot interior landscaping: Per Sec. 17.604.B.1.a, parking lots that are larger than 40,000 sq ft are required to provide at least 8% of landscaping within the vehicular use area. The proposed plans show that only 4% of the parking lot is dedicated to landscaping, hence a deviation from this requirement is being requested.

Deviations are often requested and required with a larger PUD development such as this one. The use of the PUD application requires some public benefit to the City. In this case, the proposal includes a high-quality building architecture, extensive landscaping, and redevelopment of an underutilized site. This project is intended to have a positive economic effect on the surrounding neighborhood and the City.

Neighborhood Comment

Notice was provided to adjacent property owners in accordance with Section 17.202.E of the UDO. A public hearing sign was placed at the subject property and a public hearing notice published in Daily Herald on September 30, 2022. Staff has not received any public comments as of writing of this memo.

Findings of Fact

The Community Development Commission may recommend approval of a Special Use, Planned Unit Development and Major Site Plan Review if evidence is presented to establish that the application meets the standards. The standards are as follows (*staff comments italicized*):

Special Use Standards per Sec. 17.205.B.5.

1. Code and Plan Purposes. The proposed use and development will be in harmony with the general and specific purposes for which this UDO was enacted and for which the regulations of the district in question were established and with the general purpose and intent of The City of Wood Dale Comprehensive Land Use Plan.

***Response:** The proposed use and development are in harmony with the purpose and intent of the UDO, the Town Center Business (TCB) zoning district and the Comprehensive Plan. The proposed luxury apartment complex will enhance the aesthetic value by redeveloping a currently underutilized parcel within the TCB district. Given that this property is highly visible, the redevelopment will be beneficial to enhance the area and perhaps spur further redevelopment. The proposed multi-unit residential development will enhance the City's housing stock and is located near the City's Metra train station, creating an attractive and functional housing option. This standard is met.*

2. No Undue Adverse Impact. The proposed use, drainage and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area or the public health, safety and general welfare.

Response: *The proposed use is conforming to the zoning district and will not have a substantial or undue affect on adjacent property, the character of the area or public health, safety and general welfare. The development is being designed as a luxury apartment building with exterior and interior amenities and extensive landscaping throughout the entire site. Drainage for the site is being reviewed by City Engineers and any required stormwater detention will be provided via underground storage areas. This standard is met.*

3. No Interference with Surrounding Development. The proposed use and development will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations.

Response: *The surrounding properties can continue to be used in the same manner as they are today or in accordance with the applicable zoning regulations. The redevelopment of the subject property should serve to promote investment in the adjacent properties to further increase property values in the neighborhood. This standard is met.*

4. Adequate Public Facilities. The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.

Response: *The proposal calls for redevelopment of a parcel that was previously developed as a bank. While the use of the property will change to multi-unit residential, the property is served or has access to adequate existing public utilities and services. This standard is met.*

5. No Traffic Congestion. The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.

Response: *Per the Traffic Impact Study, the proposed development is not expected to cause have a negative effect on traffic congestion. The existing street network can accommodate the additional traffic from the proposed project and future traffic growth. The location of the site and the availability of public transportation, walking and biking will minimize the volume of vehicular traffic generated by the site. The proposed access drives to the site can handle the projected traffic volumes. This standard is met.*

6. No Destruction of Significant Features. The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic feature of significant importance.

Response: *As noted previously, the intent is to redevelop an underutilized vacant parcel previously occupied by a bank and surface parking. The existing bank building has been vacant for years. Further, while there is a significant number of*

mature trees on site, majority of them were found to be nuisance trees which are prohibited in the City or simply in very poor condition. There is no record of natural, scenic or historic features on the subject property. This standard is met.

7. Compliance with Standards. The proposed use and development complies with all additional standards imposed on it by the particular provision of this UDO authorizing such use.

Response: *The proposed development complies with the provisions of the UDO with the exception of the requested deviations listed above in this memo. Responses to the PUD Standards are evaluated below. This standard is met.*

8. Public Benefit. Whether, and to what extent, the proposed use and development at the particular location requested is necessary or desirable to provide a service or a facility that is in the interest of the public convenience or that will contribute to the general welfare of the neighborhood or community.

Response: *The vacant bank building has been largely vacant for multiple years. The proposed redevelopment seeks to bring a high-quality rental housing project to service the community. Given that this property is highly visible, the redevelopment will be beneficial to enhance the area and perhaps spur further development. In addition, the proposed development helps the city to meet the recommendation of the Homes for a Changing Region study. This standard is met.*

9. Mitigation of Adverse Impacts. Whether, and to what extent, all steps possible have been taken to minimize any adverse effects of the proposed use and development on the immediate vicinity through building design, site design, landscaping and screening.

Response: *The proposed building and site have been designed to minimize any adverse effects on immediate vicinity. Extensive landscaping is proposed to provide site perimeter and parking screening. Any mechanical equipment will be screened by the parapet roof and the trash collection will take place inside of the building. This standard is met.*

PUD Standards per Sec. 17.205.C.5.

No planned unit development shall be authorized by the City Council unless the Community Development Commission shall find evidence establishing the following general standards and criteria (*found in Chapter 17, Article II, Section 17.205.C.5 of the Municipal Code*):

1. Special Permit Standards. No special permit for a planned unit development will be recommended or granted pursuant to this Section unless the applicant will establish that the proposed development will meet each of the standards made applicable to special permit uses pursuant to Section 17.205.B.5 of Article 2.

Response: *The Special Use standards are addressed above. This standard is met.*

2. Additional Standards for All Planned Unit Developments. No special permit for a planned unit development will be recommended or granted unless the applicant will establish that the proposed development will meet each of the following additional standards:
3. Unified Ownership Required. The entire property proposed for planned unit development treatment will be in single ownership or under such unified control as to ensure that the entire property will be developed as a unified whole. All owners of the property will be included as joint applicants on all applications and all approvals will bind all owners. The violation of any owner as to any tract will be deemed a violation as to all owners and all tracts.

Response: *The subject property consists of two parcels that will be consolidated into one. Both are currently owned by the City of Wood Dale. Property ownership will be conveyed to the Applicant per the Redevelopment Agreement. This standard is met.*

4. Minimum Area. The district regulations of this UDO establishing standards for particular types of planned unit development specify the minimum area required for same planned unit development. In addition to meeting that specific standard, or where no specific standard is set, the applicant will have the burden of establishing that the subject property is of sufficient size and shape to be planned and developed as a unified whole capable of meeting the objectives for which planned unit developments may be established pursuant to this Section.

Response: *The subject property meets the lot development standards for the TCB zoning district, with the exception of lot coverage – for which a deviation is being requested. This standard is met.*

5. Covenants and Restrictions to be Enforceable by City. All covenants, deed restrictions, easements and similar restrictions to be recorded in connection with the planned unit development will provide that they may not be modified, removed or released without the express consent of the City Council and that they may be enforced by the City as well as by future landowners within the proposed development.

Response: *No covenants or deed restrictions are being proposed for the subject property. Any easements for public utilities will be reviewed and approved by City Engineer prior to recordation. This standard is met.*

6. Public Open Space and Contributions. Whenever The City of Wood Dale Comprehensive Land Use Plan or Official Map indicates that development of a planned unit development will create a need for land for public purposes of the City within the proposed planned unit development, the City Council may require that such area be designated and to the extent such need is specifically and uniquely attributable to the proposed development, dedicated to the City for such use. In addition, the City Council may require evidence that all requirements of City ordinances pertaining to the dedication of land or the contribution of cash in connection with subdivisions or

developments of land have been met as respects the proposed planned unit development.

Response: *No public open space is being requested for the proposed development. Since the City owns the public open space to the south of the subject property, the need for open space on site is diminished. All requirements of City ordinances pertaining to the contribution of land or cash in connection with the proposed development for the Park and School District shall be met. This standard is met.*

7. Common Open Space.

- a. Amount, Location and Use. The failure of a planned unit development to provide common open space will be considered to be an indication that it has not satisfied the objectives for which such developments may be approved pursuant to this UDO. When common open space is provided in a planned unit development, the amount and location of such open space will be consistent with its intended function as set forth in the application and planned unit development plans. No such open space will be used for the construction of any structure or improvement except such structures and improvements as may be approved in the Final Plan as appropriate to the intended leisure and recreational uses for which such open space is intended.

Response: *As noted above, no common open space is being proposed as part of this development. However, since the City owns the public open space to the south of the subject property, the need for open space on site is diminished. This standard is met.*

- b. Preservation. Adequate safeguards, including recorded covenants or dedication of development rights, will be provided to prevent the subsequent use of common open space for any use, structure, improvement or development other than that shown on the approved Final Plan. The restrictions must be permanent and not for a given period of years and must run with the land.

Response: *This standard is not applicable.*

- c. Ownership and Maintenance. The Final Plan will include such provisions for the ownership and maintenance of such open space and improvements as are reasonably necessary to ensure their continuity, care, conservation, maintenance and operation in accordance with predetermined standards and to ensure that remedial measures will be available to the City if such open space or improvements are permitted to deteriorate or are not maintained in a condition consistent with the best interests of the planned unit development or the City.

Response: *This standard is not applicable.*

- d. Property Owners' Association. When the requirements of the preceding Subparagraph are to be satisfied by the ownership or maintenance of such open

space or improvements by a property owners' association, such association will meet each of the following standards:

- i. The by-laws and rules of the association and all declarations, covenants and restrictions to be recorded must be approved as part of the Detailed Plan prior to becoming effective. Each such document will provide that it will not be amended in any manner that would result in it being in violation of the requirements of this Subparagraph.
- ii. The association must be established, and all covenants and restrictions recorded prior to the sale of any property within the area of the planned unit development designated to have the exclusive use of the proposed open space or improvements.
- iii. The association must be responsible for casualty and liability insurance, taxes, and the maintenance of the open space and improvements to be deeded to it.
- iv. Membership in the association must be mandatory for each property owner, and any successive owner, having a right to the use or enjoyment of such open space or improvements.
- v. Every property having a right to the use or enjoyment of such open space or improvements must pay its pro rata share of the cost of the association by means of an assessment to be levied by the association that meets the requirements for becoming a lien on the property in accordance with statutes of the State of Illinois.
- vi. The association must have the right to adjust the assessment to meet changed needs. The membership vote required to authorize such adjustment will not be fixed at more than 51% of the members voting on the issue.
- vii. The City must be given the right to enforce the covenants.
- viii. The City must be given the right, after ten days' written notice to the association, to perform any maintenance or repair work that the association has neglected to perform, to assess the membership for such work and to have a lien against the property of any member failing to pay such assessment. For this purpose alone, the City will have all the rights and powers of the association and its governing body under the agreements and declarations creating the association.

Response: *This standard is not applicable.*

8. Landscaping and Perimeter Treatment. Any area of a planned unit development not used for structures or circulation elements will be landscaped or otherwise improved. The perimeter of the planned unit development will be treated so as to ensure compatibility with surrounding uses by means such as provision of 76 compatible uses and structures; setbacks; screening; or natural or manmade buffers. Every planned unit development will provide a perimeter landscaped open space along each of its boundaries; each such open space will have a minimum depth equal to the minimum applicable yard required in the district in which it is located.

Response: *The proposed development includes extensive landscaping around the perimeter of the site, screening of the parking areas as well as foundation landscaping. The entirety of the site will be developed. This standard is met.*

9. Private Streets. Private streets will be permitted in a planned unit development provided that:
- Said streets will be treated as public streets and rights of way for purposes of all setbacks, yards and calculations under this UDO.
 - Said streets will be owned and maintained by a property owners' association meeting the requirements set forth in Section 17.205.C.5.g.iv above;
 - A covenant will be recorded against the subject property acknowledging that the City will at no time be under any obligation to provide maintenance for or accept dedication of said streets; and
 - Said streets shall be constructed in compliance with all city codes, rules, and policies governing the construction of public streets and rights of way.

Response: *This standard is not applicable.*

10. Utilities. All utility lines will be installed underground.

Response: *Per the Applicant, all utility lines will be installed underground. This standard is met.*

11. Additional Standards for Specific Planned Unit Developments. Where the district regulations authorizing any planned unit development use in a particular district impose standards to be met by such planned unit development in such district, a special permit for such development will not be recommended or granted unless the applicant will establish compliance with such special standards.

Response: *This standard is not applicable.*

12. Waiver of Additional Standards. The Community Development Commission may waive any additional standards where the applicant demonstrates to the satisfaction of the Community Development Commission that the information required is not relevant to or necessary for the determination of the application submitted.

Site Plan Review Standards per Sec.17.206.E.

1. Standards. The Development Administrator and the City Council will not disapprove a site plan submitted pursuant to this Section except on the basis of specific written findings directed to one or more of the following standards:

- a. The application is incomplete in specified particulars or contains or reveals violations of this UDO or other applicable regulations that the applicant has, after written request, failed or refused to supply or correct.

Response: *A complete application was submitted.*

- b. The application is submitted in connection with another application, the approval of which is a condition precedent to the necessity for site plan review, and the applicant has failed to secure approval of that application.

Response: *The Site Plan review approval will be considered by City Council concurrently with the request for a Special Use for Multiple-unit building, Planned Unit Development (Concept & Final Development Plan), and Lot Consolidation.*

- c. The site plan fails to adequately meet specified standards required by this UDO with respect to the proposed use or development, including special use standards where applicable.

Response: *The proposed development meets required standards.*

- d. The proposed site plan interferes with easements or rights-of-way.

Response: *Not Applicable.*

- e. The proposed site plan is unreasonably injurious or detrimental to the use and enjoyment of surrounding property.

Response: *Not Applicable.*

- f. The proposed site plan creates undue traffic congestion or hazards in the public streets, or the circulation elements of the proposed site plan unreasonably create hazards to safety on or off site or disjointed or inefficient pedestrian or vehicular circulation path on or off site.

Response: *Not Applicable.*

- g. The screening of the site does not provide adequate shielding from or for nearby uses.

Response: *Not Applicable.*

- h. The proposed site plan creates unreasonable drainage or erosion problems or fails to fully and satisfactory integrate the site into the overall existing and planned drainage system serving the City.

Response: *Not Applicable.*

- i. The proposed site plan places unwarranted or unreasonable burdens on specified utility systems serving the site or area or fails to fully and satisfactory integrate site utilities into the overall existing and planned utility systems serving the City.

Response: *Not Applicable.*

- j. The proposed site plan does not provide for required public uses designated on the Official Map.

Response: *Not Applicable.*

- k. The proposed site plan otherwise adversely affects the public health, safety or general welfare.

Response: *Not Applicable.*

RECOMMENDATION

The Community Development Department finds that the request for Special Use for Multiple-Unit Dwelling Units, Planned Unit Development (PUD) - Concept & Final Development Plan, and Site Plan Review to demolish the vacant bank building and construct a new multiple-unit rental building at 372 N Wood Dale Road is compatible with surrounding zoning and land use classifications and is consistent with the City's Comprehensive Plan. Based on the above considerations, staff recommends that the Community Development Commission make the following motion recommending approval of this petition:

Based on the submitted petition and the testimony presented, the proposed Three Seventy Two project meets the standards of approval and is consistent with the UDO and Comprehensive Plan; and, therefore, I move that the Community Development Commission adopt the findings of fact included within the staff memo dated October 17, 2022 as the findings of the Community Development Commission, and recommend to the City Council approval of the Special Use for Multiple-Unit Dwelling Units, Planned Unit Development (PUD) - Concept & Final Development Plan, and Site Plan Review for Three Seventy Two project at 372 N Wood Dale Road in Case No. CDC-2022-0006 subject to the following conditions:

1. The Special Use, Planned Unit Development, and Site Plan Review shall substantially conform to the staff memo dated October 17, 2022 and the attached exhibits, except as such plans may be modified to meet City code requirements. Where deviations to the codes have not been requested as part of this approval, the existing codes must be met, as applicable, at the time of permit application.
2. Final engineering approval.
3. If the rooftop units are visible from the streets, the developer will be required to provide screening.
4. At the discretion of the City, the Developer will provide up to 20 off-site trees on publicly owned property.
5. Developer has the ongoing obligation to maintain the landscaping on site in accordance with the approved landscape plan.

(Yes vote would be to approve; No vote would be to deny)

372 N Wood Dale Rd, Wood Dale, IL 60191

Lynmark PUD Submittal

Project Description

The Lynmark Group is proposing to develop the property located at 372 N Wood Dale Rd in Wood Dale, IL. The proposed development would include a 5-story luxury apartment building with 176 high-end rental units. The proposed development will include 263 open surface parking spaces. A traffic and parking study has been submitted for review, and is included in this PUD submittal.

The building will be constructed using light-gauge metal steel framing. The building will feature an outdoor private courtyard for the residences along with several indoor amenities including a fitness area, business center, open work space, club room, package room, dog washing station, and on-site management / leasing office.

The proposed Unit Mix will include:

- (31) Studios
- (77) 1 Bedroom / 1 Bath
- (68) 2 Bedroom / 2 Bath

Ownership

The City of Wood Dale owns the property, and has prepared a Re-Development Agreement (RDA) in cooperation with The Lynmark Group that sets forth the terms of the land conveyance. The RDA is ready to be executed with the exception of a few minor items that need to be completed.

Tax Impact Study / TIF Analysis

Lynmark has provided the underwriting documents for the purpose of a TIF analysis which has been reviewed and approved by SB Friedman, a 3rd party consultant representing the City of Wood Dale. The RDA incorporates the terms of the TIF that have been agreed to by both parties.

Sale & Leasing

The Lynmark Group will create a single purpose entity for financing, and they will maintain ownership of the property. GoldOller Management Services, a sister company owned by Lynmark family members, will be responsible for the day-to-day operations, management, and leasing of the facility. The property will be well-maintained with attention to landscaping, snow removal, and cleanliness.

Additional Requests Include:

- Special Use to allow a PUD and Multiple-Unit Dwellings
- PUD – Final Development Plan
- Final Plat of Subdivision to consolidate lots

Comprehensive Plan Objectives and Goals

The proposed development will provide enhanced residential housing which is consistent with the goals and objectives.

Goal 2: Build Community Capacity:

- ✓ The proposed development will increase the local density with a population that has disposable income to help foster the advance of the local economy, create jobs, and increase property taxes.
- ✓ The proposed development will create housing stock for current and future residents.

Goal 3: Objective 2: Enhance the appearance and “curb appeal”

- ✓ The proposed development will enhance the appearance and curb appeal of Wood Dale Rd. The project will have a significant impact on the overall street presence with a newly constructed building that is energy efficient and eye-catching.
- ✓ The proposed project will facilitate redevelopment of an obsolete commercial land parcel that is owned by the City.
- ✓ The proposed project will include thoughtful landscaping that will be properly maintained and fit in with the surrounding buildings.

Goal 4: Keep Wood Dale Diverse

- ✓ The proposed development will provide housing for a multi-cultural demographic of renters.

Objective 1: Ensure there is housing stock for current and future residents through development of new rental housing.

- ✓ The proposed development will create housing stock for current and future residents.

Goal 5: Protect Land Values

Objective 3: Encourage investment through redevelopment and by attracting new residents.

- ✓ The proposed development will provide a strong tax base and attract new residents to Wood Dale.

Development Schedule

2022 Q2	Finalize Re-Development Agreement
2022 Q3	Submit Plans for PUD Approval
2023 Q1	Submit Construction Drawings for Approval
2023 Q2	Obtain Construction Loan Commitment from Lender
2023 Q3	Construction Loan Closing & Ground Breaking
2025 Q1	Construction Completion/Certificate of Occupancy

Financial Aspects

The Lynmark Group will provide financial assurance for the public improvements. William A Randolph, the General Contractor for the project, will provide bonding in accordance with the terms set forth in the RDA.

Lynmark will obtain a loan that is backed and insured by the US Department of Housing of Urban Development under the 221(d)(4) loan program which is specifically designed for market-rate new construction projects. This project will not offer any affordable housing. Lynmark will provide the equity to fulfill the capital stack required to complete the project.

Company information, biographies, experience, and past projects have been provided to the City of Wood Dale as evidence to the financial wherewithal and expertise of the Lynmark Group.

Thank you for your time and consideration.

Sincerely,

Brad Friedman

The Lynmark Group

Responses to the Standards of Approval for Special Use stated in Sec. 17.205.B.5

1. Code and Plan Purposes. The proposed use and development will be in harmony with the general and specific purposes for which this UDO was enacted and for which the regulations of the district in question were established and with the general purpose and intent of The City of Wood Dale Comprehensive Land Use Plan.
The proposed use and development will be in harmony with the general and specific purposes for which the City's UDO was enacted and for which the regulations of the district in question were established and with the general purpose and intent of The City of Wood Dale Comprehensive Land Use Plan based on the perspective renderings that were submitted.
2. No Undue Adverse Impact. The proposed use, drainage and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area or the public health, safety and general welfare.
The proposed use, drainage and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area or the public health, safety and general welfare based on the plans submitted.
3. No Interference with Surrounding Development. The proposed use and development will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations.
The proposed use and development will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations as illustrated in the plans submitted.
4. Adequate Public Facilities. The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.
The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools based on the existing infrastructure and accessibility to these facilities.
5. No Traffic Congestion. The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.
The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets as identified in the parking study.

6. No Destruction of Significant Features. The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic feature of significant importance.
The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic feature of significant importance.
7. Compliance with Standards. The proposed use and development complies with all additional standards imposed on it by the particular provision of this UDO authorizing such use.
The proposed use and development will comply with a majority of the standards imposed on it by the particular provision of the City's UDO authorizing such use.
8. Public Benefit. Whether, and to what extent, the proposed use and development at the particular location requested is necessary or desirable to provide a service or a facility that is in the interest of the public convenience or that will contribute to the general welfare of the neighborhood or community.
The proposed use and development is desirable and will contribute to the general welfare of the neighborhood and community.
9. Mitigation of Adverse Impacts. Whether, and to what extent, all steps possible have been taken to minimize any adverse effects of the proposed use and development on the immediate vicinity through building design, site design, landscaping and screening.
The proposed development will minimize any adverse effects on the immediate vicinity through building design, site design, and landscaping.

Responses to the Standards of Approval for Planned Unit Development stated in Sec. 17. 205.C.5

1. Special Permit Standards. No special permit for a planned unit development will be recommended or granted pursuant to this Section unless the applicant will establish that the proposed development will meet each of the standards made applicable to special permit uses pursuant to Section 17.205.B.5 of Article 2.
[The proposed development will meet most of the standards made applicable to special permit uses pursuant to Section 17.205.B.5 of Article 2.](#)
2. Additional Standards for All Planned Unit Developments. No special permit for a planned unit development will be recommended or granted unless the applicant will establish that the proposed development will meet each of the following additional standards:
[The proposed development will meet each of the following additional standards:](#)
3. Unified Ownership Required. The entire property proposed for planned unit development treatment will be in single ownership or under such unified control as to ensure that the entire property will be developed as a unified whole. All owners of the property will be included as joint applicants on all applications and all approvals will bind all owners. The violation of any owner as to any tract will be deemed a violation as to all owners and all tracts.
[The entire property proposed for planned unit development treatment will be in single ownership and developed by the Lynmark Group.](#)
4. Minimum Area. The district regulations of this UDO establishing standards for particular types of planned unit development specify the minimum area required for same planned unit development. In addition to meeting that specific standard, or where no specific standard is set, the applicant will have the burden of establishing that the subject property is of sufficient size and shape to be planned and developed as a unified whole capable of meeting the objectives for which planned unit developments may be established pursuant to this Section.
[The subject property is of sufficient size and shape to be planned and developed as a unified whole capable of meeting the objectives for which planned unit developments may be established.](#)
5. Covenants and Restrictions to be Enforceable by City. All covenants, deed restrictions, easements and similar restrictions to be recorded in connection with the planned unit development will provide that they may not be modified, removed or released without the express consent of the City Council and that they may be enforced by the City as well as by future landowners within the proposed development.
[All covenants, deed restrictions, easements and similar restrictions to be recorded in connection with the planned unit development will provide that they may not be modified, removed or released without the express consent of the City Council and that they may be enforced by the City as well as by future landowners within the proposed development.](#)

6. Public Open Space and Contributions. Whenever The City of Wood Dale Comprehensive Land Use Plan or Official Map indicates that development of a planned unit development will create a need for land for public purposes of the City within the proposed planned unit development, the City Council may require that such area be designated and to the extent such need is specifically and uniquely attributable to the proposed development, dedicated to the City for such use. In addition, the City Council may require evidence that all requirements of City ordinances pertaining to the dedication of land or the contribution of cash in connection with subdivisions or developments of land have been met as respects the proposed planned unit development.
No common open space is being provided in the proposed development. All requirements of City ordinances pertaining to the contribution of cash in connection with the proposed development shall be met.

7. Common Open Space.

a. Amount, Location and Use. The failure of a planned unit development to provide common open space will be considered to be an indication that it has not satisfied the objectives for which such developments may be approved pursuant to this UDO. When common open space is provided in a planned unit development, the amount and location of such open space will be consistent with its intended function as set forth in the application and planned unit development plans. No such open space will be used for the construction of any structure or improvement except such structures and improvements as may be approved in the Final Plan as appropriate to the intended leisure and recreational uses for which such open space is intended.

No common open space is being provided in the proposed development.

b. Preservation. Adequate safeguards, including recorded covenants or dedication of development rights, will be provided to prevent the subsequent use of common open space for any use, structure, improvement or development other than that shown on the approved Final Plan. The restrictions must be permanent and not for a given period of years and must run with the land.

No common open space is being provided in the proposed development.

c. Ownership and Maintenance. The Final Plan will include such provisions for the ownership and maintenance of such open space and improvements as are reasonably necessary to ensure their continuity, care, conservation, maintenance and operation in accordance with predetermined standards and to ensure that remedial measures will be available to the City if such open space or improvements are permitted to deteriorate or are not maintained in a condition consistent with the best interests of the planned unit development or the City.

Ownership shall maintain the property in accordance with predetermined City standards and to ensure that remedial measures will be available to the City if the property is not properly maintained in a condition consistent with the best interests of the planned unit development or the City.

- d. Property Owners' Association. When the requirements of the preceding Subparagraph are to be satisfied by the ownership or maintenance of such open space or improvements by a property owners' association, such association will meet each of the following standards:
[There will not be an association created for the proposed development.](#)
- i. The by-laws and rules of the association and all declarations, covenants and restrictions to be recorded must be approved as part of the Detailed Plan prior to becoming effective. Each such document will provide that it will not be amended in any manner that would result in it being in violation of the requirements of this Subparagraph.
[There will not be an association created for the proposed development.](#)
 - ii. The association must be established, and all covenants and restrictions recorded prior to the sale of any property within the area of the planned unit development designated to have the exclusive use of the proposed open space or improvements.
[There will not be an association created for the proposed development.](#)
 - iii. The association must be responsible for casualty and liability insurance, taxes, and the maintenance of the open space and improvements to be deeded to it.
[There will not be an association created for the proposed development. However, ownership will be responsible for casualty and liability insurance, taxes, and the maintenance of the property.](#)
 - iv. Membership in the association must be mandatory for each property owner, and any successive owner, having a right to the use or enjoyment of such open space or improvements.
[There will not be an association created for the proposed development.](#)
 - v. Every property having a right to the use or enjoyment of such open space or improvements must pay its pro rata share of the cost of the association by means of an assessment to be levied by the association that meets the requirements for becoming a lien on the property in accordance with statutes of the State of Illinois.
[There will not be an association created for the proposed development. No common open space is being provided in the proposed development.](#)
 - vi. The association must have the right to adjust the assessment to meet changed needs. The membership vote required to authorize such adjustment will not be fixed at more than 51% of the members voting on the issue.
[There will not be an association created for the proposed development.](#)
 - vii. The City must be given the right to enforce the covenants.
[There will not be an association created for the proposed development.](#)

- viii. The City must be given the right, after ten days' written notice to the association, to perform any maintenance or repair work that the association has neglected to perform, to assess the membership for such work and to have a lien against the property of any member failing to pay such assessment. For this purpose alone, the City will have all the rights and powers of the association and its governing body under the agreements and declarations creating the association.

[There will not be an association created for the proposed development.](#)

8. Landscaping and Perimeter Treatment. Any area of a planned unit development not used for structures or circulation elements will be landscaped or otherwise improved. The perimeter of the planned unit development will be treated so as to ensure compatibility with surrounding uses by means such as provision of 76 compatible uses and structures; setbacks; screening; or natural or manmade buffers. Every planned unit development will provide a perimeter landscaped open space along each of its boundaries; each such open space will have a minimum depth equal to the minimum applicable yard required in the district in which it is located.

[The perimeter of the planned unit development will be landscaped per the submitted plans and properly maintained.](#)

9. Private Streets. Private streets will be permitted in a planned unit development provided that:

- a. Said streets will be treated as public streets and rights of way for purposes of all setbacks, yards and calculations under this UDO.

[There will not be any public streets created in the proposed development.](#)

- b. Said streets will be owned and maintained by a property owners' association meeting the requirements set forth in Section 17.205.C.5.g.iv above;

[There will not be any public streets created in the proposed development.](#)

- c. A covenant will be recorded against the subject property acknowledging that the City will at no time be under any obligation to provide maintenance for or accept dedication of said streets; and

[There will not be any public streets created in the proposed development.](#)

- d. Said streets shall be constructed in compliance with all city codes, rules, and policies governing the construction of public streets and rights of way.

[There will not be any public streets created in the proposed development.](#)

10. Utilities. All utility lines will be installed underground.

[All utility lines will be installed underground.](#)

11. Additional Standards for Specific Planned Unit Developments. Where the district regulations authorizing any planned unit development use in a particular district impose standards to be met by such planned unit development in such district, a special permit for such development will not be recommended or granted unless the applicant will establish compliance with such special standards.

Developer acknowledges that the district regulations authorizing any planned unit development use in a particular district impose standards to be met by such planned unit development in such district, a special permit for such development will not be recommended or granted unless the applicant will establish compliance with such special standards.

12. Waiver of Additional Standards. The Community Development Commission may waive any additional standards where the applicant demonstrates to the satisfaction of the Community Development Commission that the information required is not relevant to or necessary for the determination of the application submitted.

Developer acknowledges that the Community Development Commission may waive any additional standards where the applicant demonstrates to the satisfaction of the Community Development Commission that the information required is not relevant to or necessary for the determination of the application submitted.

Responses to the Standards of Approval for Site Plan Review stated in Sec. 17.206.E.1.

1. Standards. The Development Administrator and the City Council will not disapprove a site plan submitted pursuant to this Section except on the basis of specific written findings directed to one or more of the following standards:

The Developer acknowledges that the Development Administrator and the City Council have the right to disapprove a site plan submission if one or more of the standards identified in Section 17.206.E.1 are not met.

- a. The application is incomplete in specified particulars or contains or reveals violations of this UDO or other applicable regulations that the applicant has, after written request, failed or refused to supply or correct.

The Developer acknowledges that the Development Administrator and the City Council have the right to disapprove a site plan submission if the application is incomplete in specified particulars or contains or reveals violations of this UDO or other applicable regulations that the applicant has, after written request, failed or refused to supply or correct.

- b. The application is submitted in connection with another application, the approval of which is a condition precedent to the necessity for site plan review, and the applicant has failed to secure approval of that application.

The Developer acknowledges that the Development Administrator and the City Council have the right to disapprove a site plan submission if the application is submitted in connection with another application, the approval of which is a condition precedent to the necessity for site plan review, and the applicant has failed to secure approval of that application.

- c. The site plan fails to adequately meet specified standards required by this UDO with respect to the proposed use or development, including special use standards where applicable.

The Developer acknowledges that the Development Administrator and the City Council have the right to disapprove a site plan submission if the site plan fails to adequately meet specified standards required by this UDO with respect to the proposed use or development, including special use standards where applicable.

- d. The proposed site plan interferes with easements or rights-of-way.

The Developer acknowledges that the Development Administrator and the City Council have the right to disapprove a site plan submission if the proposed site plan interferes with easements or rights-of-way.

- e. The proposed site plan is unreasonably injurious or detrimental to the use and enjoyment of surrounding property.

The Developer acknowledges that the Development Administrator and the City Council have the right to disapprove a site plan submission if the proposed site plan is unreasonably injurious or detrimental to the use and enjoyment of surrounding property.

- f. The proposed site plan creates undue traffic congestion or hazards in the public streets, or the circulation elements of the proposed site plan unreasonably create hazards to safety on or off site or disjointed or inefficient pedestrian or vehicular circulation path on or off site.

The Developer acknowledges that the Development Administrator and the City Council have the right to disapprove a site plan submission if the proposed site plan creates undue traffic congestion or hazards in the public streets, or the circulation elements of the proposed site plan unreasonably create hazards to safety on or off site or disjointed or inefficient pedestrian or vehicular circulation path on or off site.

- g. The screening of the site does not provide adequate shielding from or for nearby uses.

The Developer acknowledges that the Development Administrator and the City Council have the right to disapprove a site plan submission if the screening of the site does not provide adequate shielding from or for nearby uses.

- h. The proposed site plan creates unreasonable drainage or erosion problems or fails to fully and satisfactorily integrate the site into the overall existing and planned drainage system serving the City.

The Developer acknowledges that the Development Administrator and the City Council have the right to disapprove a site plan submission if the proposed site plan creates unreasonable drainage or erosion problems or fails to fully and satisfactorily integrate the site into the overall existing and planned drainage system serving the City.

- i. The proposed site plan places unwarranted or unreasonable burdens on specified utility systems serving the site or area or fails to fully and satisfactorily integrate site utilities into the overall existing and planned utility systems serving the City.

The Developer acknowledges that the Development Administrator and the City Council have the right to disapprove a site plan submission if the proposed site plan places unwarranted or unreasonable burdens on specified utility systems serving the site or area or fails to fully and satisfactorily integrate site utilities into the overall existing and planned utility systems serving the City.

- j. The proposed site plan does not provide for required public uses designated on the Official Map. k.

The Developer acknowledges that the Development Administrator and the City Council have the right to disapprove a site plan submission if the proposed site plan does not provide for required public uses designated on the Official Map. k.

- k. The proposed site plan otherwise adversely affects the public health, safety or general welfare.

The Developer acknowledges that the Development Administrator and the City Council have the right to disapprove a site plan submission if the proposed site plan otherwise adversely affects the public health, safety or general welfare.

Alternative Approaches. In citing any of the foregoing standards, other than those of Article 2 Section 17.206.E.1.a and 17.206.E.1.b, as the basis for disapproving a site plan, the Development Administrator or the City Council may suggest alternative site plan approaches that could be developed to avoid the specified deficiency or may state the reasons why such deficiency cannot be avoided consistent with the applicant's objectives.

Developer also acknowledges that the Development Administrator or the City Council may suggest alternative site plan approaches that could be developed to avoid the specified deficiency or may state the reasons why such deficiency cannot be avoided consistent with the applicant's objectives.

September 21, 2022

Lynmark Group – Wood Dale

UDC – List of Deviation

The following is a review of the City of Wood Dale Unified Development Code based on the Concept Plans prepared by KTG dated July 11, 2022.

Lot Development Standards

17.403 Development Districts	<u>Code</u>	<u>Proposed</u>	<u>Compliance</u>
TCB District			
Min. Lot Area	20,000 sf	189,922 sf	Complies
Min Lot Width	100 ft	350.00'	Complies
Min Lot Depth	120 ft	573.13'	Complies
Min Front Yard Setback	60 ft ¹	88.83'	Complies
Min Corner Yard Setback	n/a		
Min Side yard Setback	5/20 ft ²	64.14'/ 62.43'	Complies
Max Lot Coverage	80%	82%	Complies
Max. Bldg Ht.	50 ft ³	64'-8"	Complies

1. Front Yard Parking Setback: Any part of a parking lot (including but not limited to drive areas or parking areas) shall be setback a minimum of 8 feet from the Front Lot Line.
2. Includes: an additional 5 feet Side Yard and Corner Side Yard setback shall be provided for each additional story over 2 stories in height.
3. Building Height. The maximum building height may be up to 65 feet if approved by the City Council as a Planned Unit Development.

Parking

17.502 Conditions of Use;

g.2.A) Parking lot driveways on opposite sides of an arterial or collector street shall be either aligned with or offset by at least one hundred fifty feet (150') between the centerlines of the opposing driveway.

<u>Code</u>	<u>Proposed</u>	<u>Compliance</u>
150 ft	80 ft	Departure

Design Guidelines

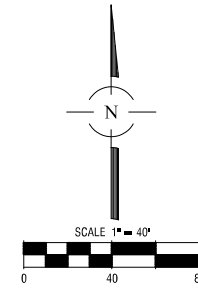
17.1004.D.6 Use durable primary materials such as stone, steel, masonry and textured concrete on visible facades**.

**KTGY interprets “visible facades” to be the North, East and South elevations of the proposed building.

<u>North Elevation</u>	<u>Proposed</u>	<u>Compliance</u>
Total area	14,277 sf / 100%	
Durable materials		
Glass/ Windows	4524 sf/ 32%	Deviation
Brick	2060 sf/14%	Deviation
Non-durable materials		
Fiber Cement	7693 sf/54%	Deviation
<u>East Elevation</u>	<u>Proposed</u>	<u>Compliance</u>
Total area	12670 sf / 100%	
Durable materials		
Glass/ Windows	4858 sf/ 38%	Deviation
Brick	1703 sf/13%	Deviation
Non-durable materials		
Fiber Cement	6109 sf/49%	Deviation
<u>South Elevation</u>	<u>Proposed</u>	<u>Compliance</u>
Total area	14,175 sf / 100%	
Durable materials		
Glass/ Windows	5189 sf/ 37%	Deviation
Brick	1915 sf/14%	Deviation
Non-durable materials		
Fiber Cement	7069 sf/49%	Deviation

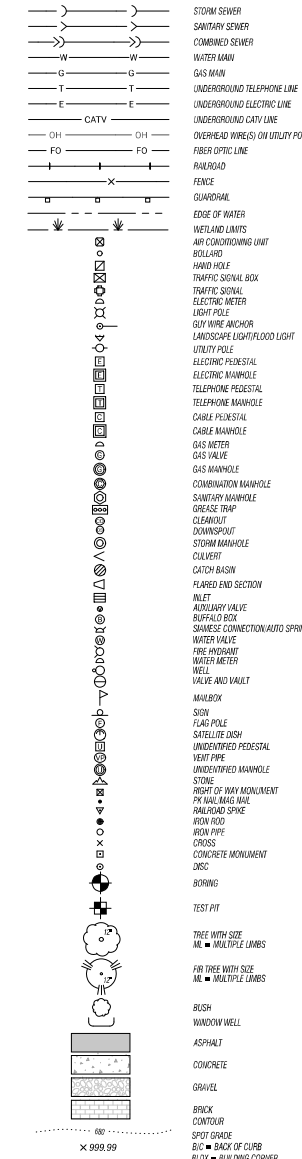
PLAT OF SURVEY

Exhibit D
CDC-2022-0006



IR = IRON ROD
IP = IRON PIPE
M = MEASURED
R = RECORD

LEGEND



PROPERTY DESCRIPTION:

LOT 1 IN FIRST SECURITY BANK OF WOOD DALE CONSOLIDATION PLAT, BEING A CONSOLIDATION OF PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 11, 1990 AS DOCUMENT NUMBER R90-119568 AND IN BOOK 148 PAGE 132, IN DUPAGE COUNTY, ILLINOIS.

ALSO

THAT PART OF LOTS 8, 9 AND 11 IN WOOD DALE ACRES, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 17, 1915 AS DOCUMENT NUMBER 123296, LYING SOUTH AND EAST OF LOT 1 IN FIRST SECURITY BANK OF WOOD DALE CONSOLIDATION PLAT, BEING A CONSOLIDATION OF PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 11, 1990 AS DOCUMENT NUMBER R90-119568 AND IN BOOK 148 PAGE 132, WEST AND SOUTH OF LOT 1 IN SCIANNA'S RESUBDIVISION OF ALL OF LOT 10 AND THE NORTH 52.5 FEET OF LOT 9 IN WOOD DALE ACRES, A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 9, 1996 AS DOCUMENT NUMBER R96-166609, AND NORTH OF THE NORTH LINE OF THE PLAT OF DEDICATION, CITY OF WOOD DALE, DUPAGE COUNTY, ILLINOIS, RECORDED APRIL 21, 2014 AS DOCUMENT NUMBER R201-4032517, ALL IN DUPAGE COUNTY, ILLINOIS.

NOTES:

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. IT IS POSSIBLE THAT ADDITIONAL EASEMENTS, RESTRICTIONS OR OTHER ENCUMBRANCES EXIST OVER THE PROPERTY THAT HAVE NOT BEEN SHOWN HEREON.

NO LEGAL DESCRIPTION WAS PROVIDED FOR THAT PART OF WOOD DALE ACRES, THE LEGAL DESCRIPTION HEREON WAS PREPARED BY THIS SURVEYOR. ANOTHER LEGAL DESCRIPTION MAY EXIST.

SURVEYED PROPERTY CONTAINS: 200,812 SQUARE FEET OR 4.610 ACRES, MORE OR LESS.

LAST DATE OF FIELD WORK: MAY 22, 2022

STATE OF ILLINOIS
) SS
COUNTY OF COOK)

WE, SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-001157, DO HEREBY DECLARE THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

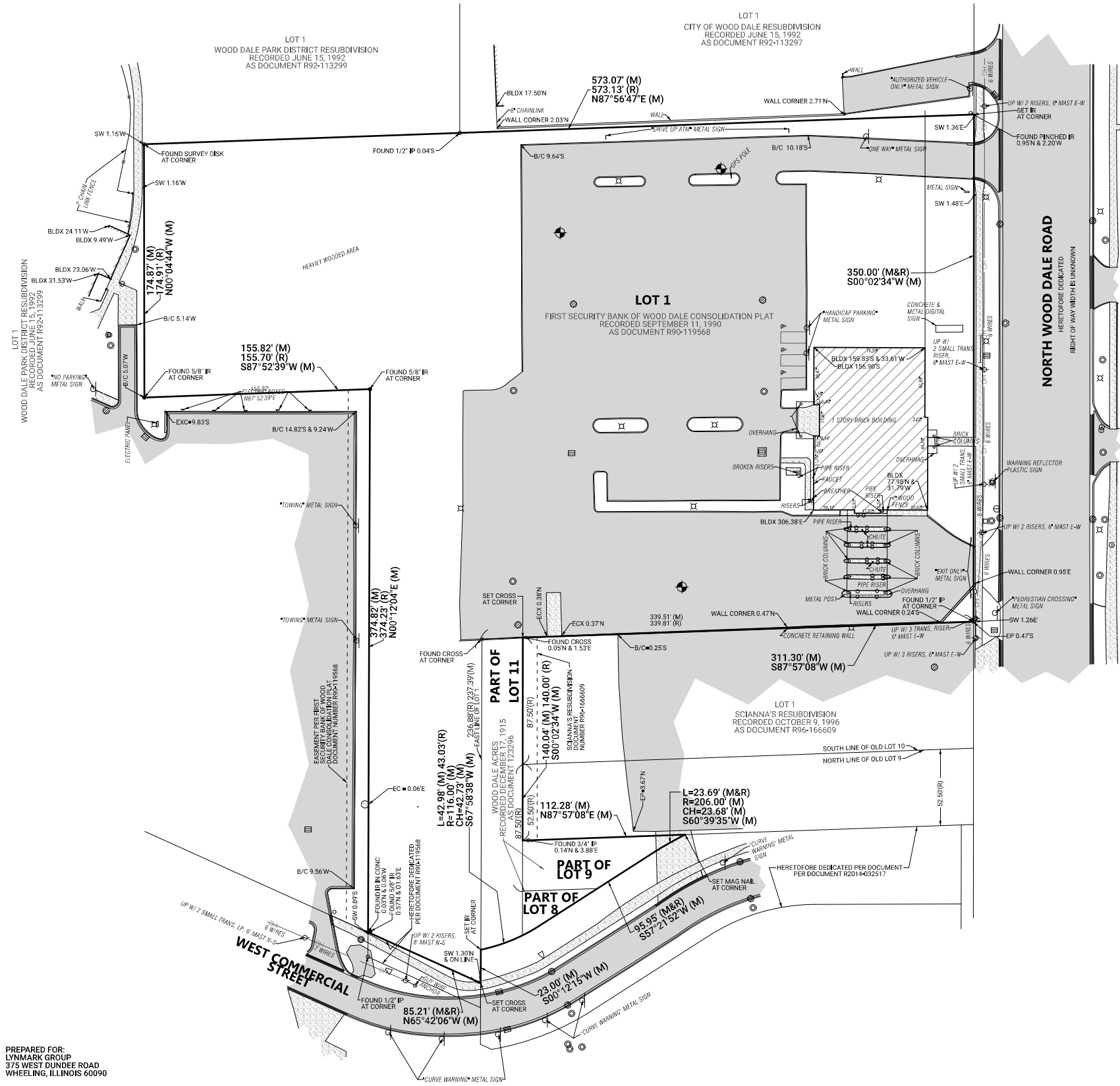
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

GIVEN UNDER OUR HAND AND SEAL THIS 10TH DAY OF JUNE, 2022, IN ROSEMONT, ILLINOIS.

C. Brian Lounsbury
C. BRIAN LOUNSBURY, I.P.L.S. No. 035-2841
LICENSE EXPIRES: 11-30-2022

(VALID ONLY IF EMBOSSED SEAL AFFIXED)

COMPARE ALL DIMENSIONS BEFORE BUILDING AND REPORT ANY DISCREPANCIES AT ONCE. REFER TO DEED OR TITLE POLICY FOR BUILDING LINES AND EASEMENTS.



PREPARED FOR:
LYNMARK GROUP
375 WEST DUNDEE ROAD
WHEELING, ILLINOIS 60090

REVISIONS:



CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 06/10/2022
JOB NO: 11874
FILE NAME: 11874CONV_SUR-01
SHEET 1 OF 1

PRELIMINARY SITE IMPROVEMENT PLANS for THREE SEVENTY TWO

WOOD DALE, ILLINOIS
PROJECT NO:11874

DEVELOPER

LYNMARK GROUP
375 W. DUNDEE ROAD
WHEELING, IL 60090
773-934-8954

ARCHITECT

KTGY ARCHITECTURE + PLANNING
217 N. JEFFERSON STREET
SUITE #400
CHICAGO, IL 60661
888-456-5849

**CALL J.U.L.I.E. 1-800-892-0123
WITH THE FOLLOWING:**

COUNTY DUPAGE
CITY, TOWNSHIP WOOD DALE
SEC. & ¼ SEC. NO. T40N R11E S9

**TWO BUSINESS DAYS BEFORE YOU DIG.
EXCLUDING SAT., SUN. & HOLIDAYS**

BENCHMARK INFORMATION

SEE SHEET ET1 FOR BENCHMARK INFORMATION

NOTE:

SPACECO, INC. IS TO BE NOTIFIED AT LEAST
THREE (3) DAYS PRIOR TO STARTING CONSTRUCTION
AND SHALL BE INCLUDED IN THE PRECONSTRUCTION MEETINGS

REVISIONS

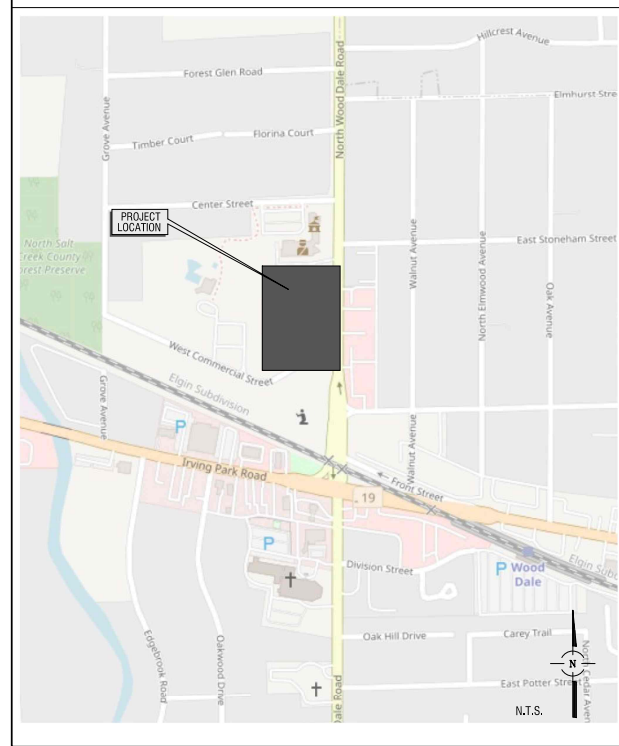
ORIGINAL PLAN DATE: MAY, 18 2022

#	SHEET #	REMARKS	DATE
		ISSUE FOR OWNER REVIEW	05/18/22
1	ALL	REVISED PER CITY COMMENTS	07/12/22
2	ALL	REVISED PER NEW SITE PLAN	07/22/22
3	ALL	REVISED PER CITY COMMENTS	09/21/22

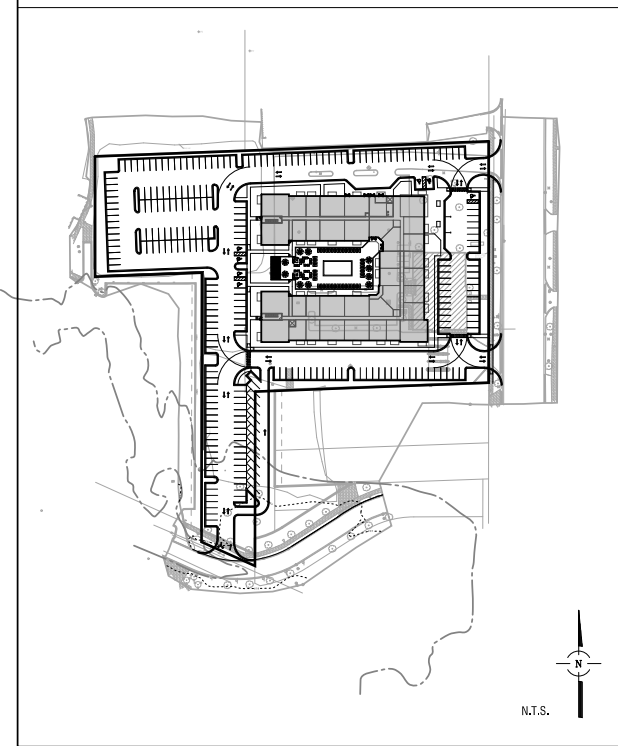
INDEX

SHEET #	SHEET I.D.	SHEET DESCRIPTION
1	C1	COVER SHEET
2-3	E1-2	EXISTING CONDITIONS PLAN
4	P-GM	PRELIMINARY GEOMETRIC PLAN
5	P-GR	PRELIMINARY GRADING PLAN
6	P-UT	PRELIMINARY UTILITY PLAN

LOCATION MAP



KEY MAP



W.B. Loftus
ENGINEER
WILLIAM B. LOFTUS, P.E.
ILLINOIS REGISTRATION NO.: 062-046926
EXPIRATION DATE: 11/30/2023
PROFESSIONAL DESIGN FIRM NO.: 184-001157
EXPIRATION DATE: 04/30/2023
DATE: 09/21/22

THESE PLANS OR ANY PART THEREOF SHALL BE CONSIDERED VOID WITHOUT THE SIGNATURE, SEAL, AND EXPIRATION DATE OF SEAL OF THE ENGINEER

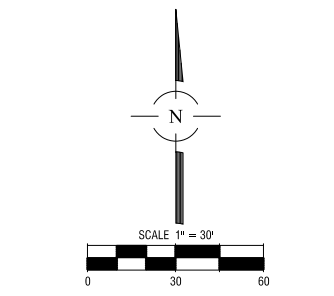
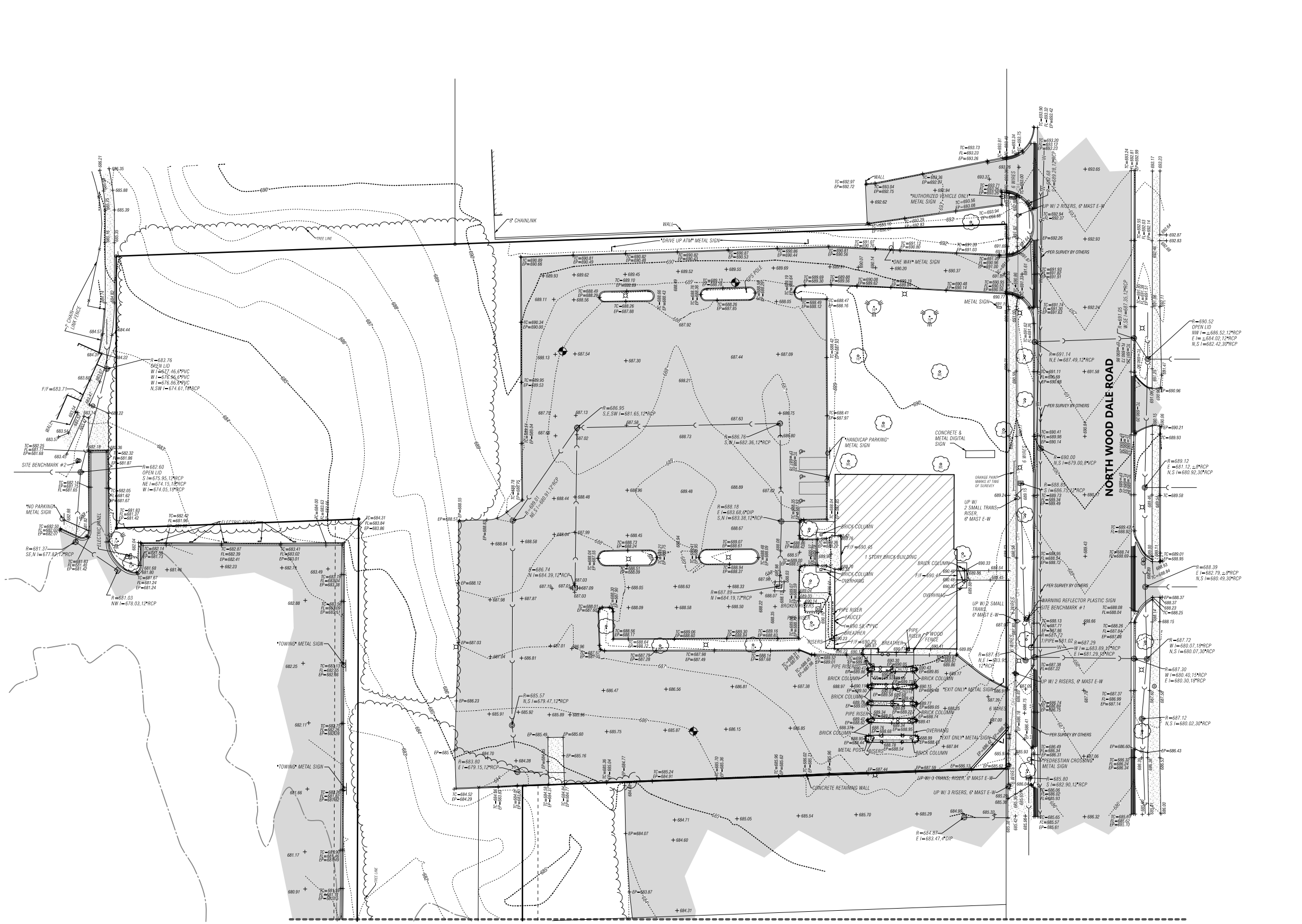
THREE SEVENTY TWO
WOOD DALE, ILLINOIS

9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS



FILENAME:
11874CONN-P-TITLE
DATE:
05/18/2022
JOB NO.
11874
SHEET
C1
1 OF 6



LEGEND	
	STORM SEWER
	COMBINED SEWER
	WATER MAIN
	GAS MAIN
	UNDERGROUND TELEPHONE LINE
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND CATV LINE
	OVERHEAD WIRE(S) ON UTILITY POLES
	FIBER OPTIC LINE
	RAILROAD
	FENCE
	GUARDRAIL
	EDGE OF WATER
	WETLAND LIMITS
	AIR CONDITIONING UNIT
	BOLLARD
	HAND HOLE
	TRAFFIC SIGNAL
	ELECTRIC METER
	LIGHT POLE
	GUY WIRE ANCHOR
	LANDSCAPE LIGHT/FLOOD LIGHT
	UTILITY POLE
	ELECTRIC PEDESTAL
	TELEPHONE PEDESTAL
	CABLE PEDESTAL
	GAS METER
	GAS MANHOLE
	COMBINATION MANHOLE
	SANITARY MANHOLE
	GREASE TRAP
	CLEANOUT
	DOWNSPOUT
	STORM MANHOLE
	CULVERT
	CATCH BASIN
	FLARED END SECTION
	INLET
	AUXILIARY VALVE
	FIRE HYDRANT
	WATER METER
	WELL
	VALVE AND VAULT
	MAILBOX
	SIGN
	FLAG POLE
	SATELLITE SIGN
	UNIDENTIFIED PEDESTAL
	VENT PIPE
	UNCOVERED MANHOLE
	STONE
	RIGHT OF WAY MONUMENT
	RR MAINLINE RAIL
	RAILROAD SPIKE
	IRON ROD
	IRON PIPE
	CROSS
	CONCRETE MONUMENT
	DISC
	BORING
	TEST PIT
	TREE WITH SIZE
	TREE WITH LIMBS
	TREE WITH SIZE AND LIMBS
	BUSH
	WINDOW WELL
	ASPHALT
	CONCRETE
	GRAVEL
	BRICK
	CONTOUR
	SPOT ELEVATION

NOTE:
 UNDERGROUND UTILITIES ARE SHOWN BY USING PHYSICAL EVIDENCE FOUND ON THE SURFACE AND/OR FROM UTILITY COMPANY FIELD STAKES AND, THEREFORE, THEIR LOCATIONS ARE APPROXIMATE AND SUSPECTED AND MAY NOT BE COMPLETELY ACCURATE. FOR MORE ACCURATE LOCATION, FIELD EXCAVATE.

PIPE FLOW DIRECTIONS, IF SHOWN, ARE BASED ON FIELD INVERT ELEVATIONS UNLESS EXISTING PLANS INDICATE OTHERWISE, IN WHICH CASE THE EXISTING PLAN FLOW DIRECTION IS SHOWN.

LAST DATE OF FIELD WORK: MAY 22, 2022

SOURCE BENCHMARK:
 NATIONAL GEODETIC SURVEY
 DESIGNATION: 0015
 PID: DK3309
 ELEVATION = 691.45 NAVD88

SITE BENCHMARK #1:
 NORTHWEST FLANGE BOLT ON FIRE HYDRANT NORTHEAST OF THE SOUTHWEST CORNER OF THE BUILDING, WEST SIDE OF NORTH WOOD DALE ROAD - JUST NORTH OF THE SOUTH EXIT ENTRANCE OF SITE.
 ELEVATION = 689.89

SITE BENCHMARK #2:
 SOUTHEAST FLANGE BOLT ON FIRE HYDRANT WEST SIDE OF THE SITE, BY THE COMMUNITY POOL.
 ELEVATION = 685.02

BENCHMARK:

NO.	DATE	REVISIONS	REMARKS
3	09/21/22	REVISED PER CITY COMMENTS	
2	07/22/22	REVISED PER NEW SITE PLAN	
1	07/12/22	REVISED PER CITY COMMENTS	

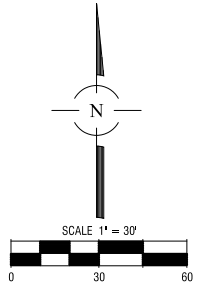
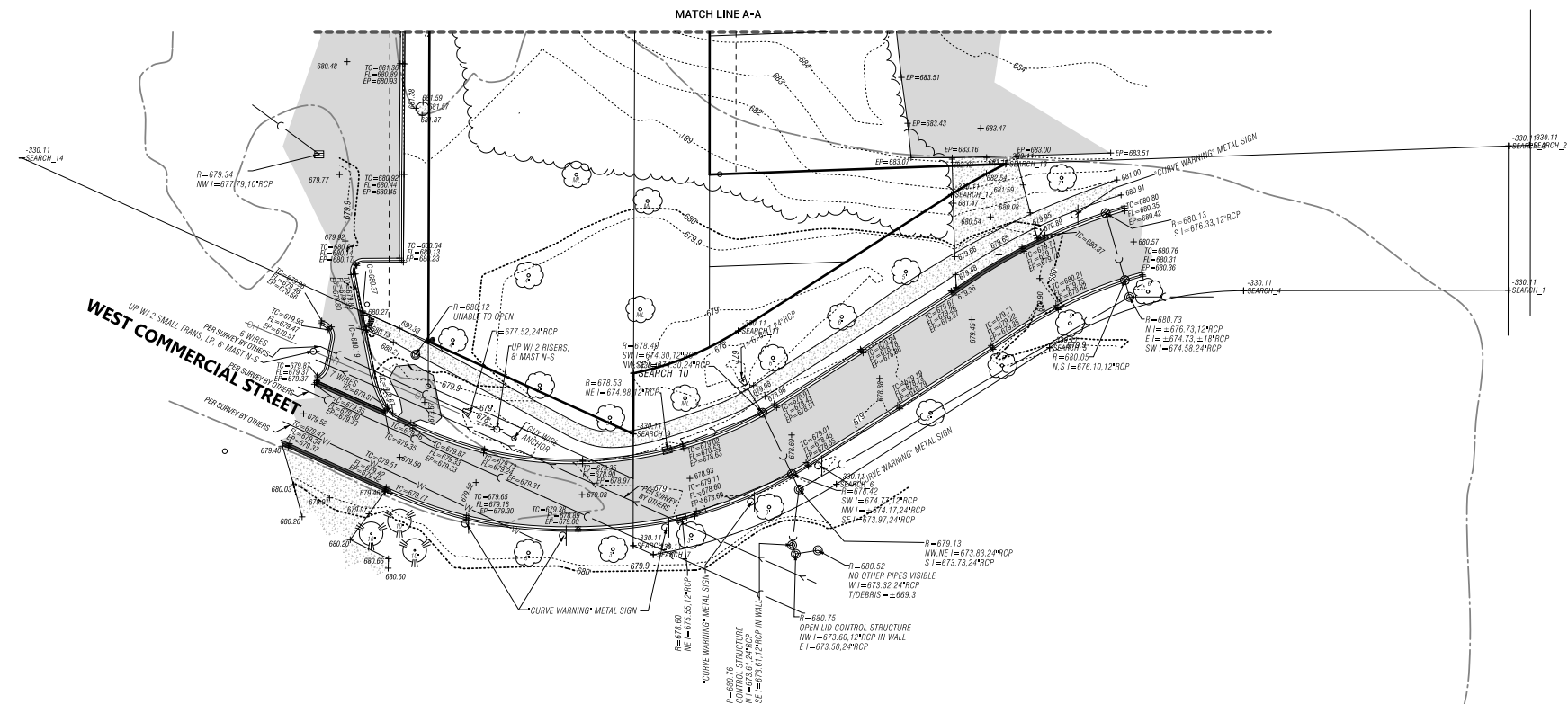
EXISTING CONDITIONS - 1
 THREE SEVENTY TWO
 WOOD DALE, ILLINOIS

CONSULTING ENGINEERS
 SITE DEVELOPMENT ENGINEERS
 LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
 Rosemont, Illinois 60018
 Phone: (647) 696-0660 Fax: (647) 696-4065



FILENAME:	11874CONN-E1
DATE:	05/18/22
JOB NO.:	11874
SHEET	E1
	2 OF 6



LEGEND

	STORM SEWER
	SANITARY SEWER
	COMBINED SEWER
	WATER MAIN
	GAS MAIN
	UNDERGROUND TELEPHONE LINE
	UNDERGROUND ELECTRIC LINE
	CATV
	OVERHEAD WIRES ON UTILITY POLES
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	CULVERT
	CATCH BASIN
	FLARED END SECTION
	INLET
	AUXILIARY VALVE
	BUFFALO BOX
	SWALES CONSTRUCTION/ROAD SPRINKLER
	WATER VALVE
	FIRE HYDRANT
	WATER METER
	WELL
	VALVE AND VAULT
	MANHOLE
	SIGN
	FLAG POLE
	SATELLITE DISH
	UNDERSIZED PEDESTAL
	VENT PIPE
	UNDERSIZED MANHOLE
	STONE
	RIGHT OF WAY MONUMENT
	PK NAIL/LONG NAIL
	RAILROAD SPIKE
	IRON ROD
	IRON PIPE
	CROWS
	CONCRETE MONUMENT
	DISC
	BORING
	TEST PIT
	TREE WITH SIZE
	AE = MULTIPLE LINES
	AE = MULTIPLE LINES
	BUSH
	WINDOW WELL
	ASPHALT
	CONCRETE
	GRAVEL
	BRICK
	CONTOUR
	SPOT ELEVATION

SEE E1 FOR NOTES

BENCHMARK:

NO.	DATE	REVISIONS	REMARKS
3	09/21/22	REVISED PER CITY COMMENTS	
2	07/22/22	REVISED PER NEW SITE PLAN	
1	07/12/22	REVISED PER CITY COMMENTS	

EXISTING CONDITIONS - 2

THREE SEVENTY TWO
WOOD DALE, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (647) 696-0660 Fax: (647) 696-4065

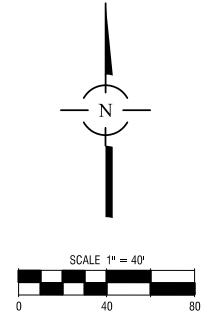
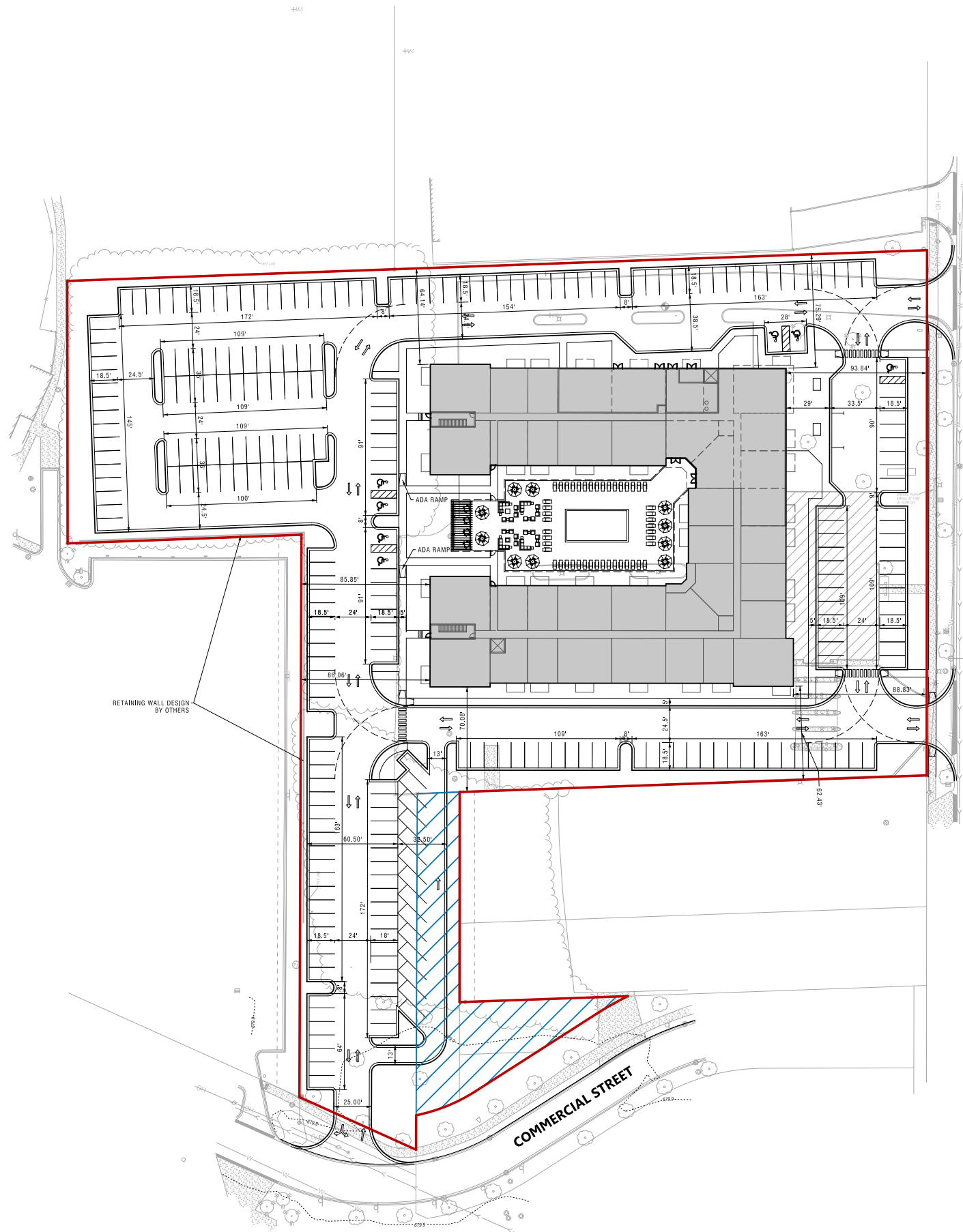


FILENAME:
11874CONN_E2

DATE:
05/18/22

JOB NO.
11874

SHEET
E2



SITE DATA TABLE

TOTAL ON-SITE AREA	= 4.36 AC
CITY PARCELS TO BE ACQUIRED	= ±0.22 AC
TOTAL PROJECT LIMITS	= ±4.58 AC

PARKING DATA TABLE

PRIVATE RESIDENTIAL STANDARD PARKING STALLS	= 259
GUEST PARKING STALLS	= 4
PUBLIC PARKING STALLS	= 7
TOTAL STANDARD PARKING STALLS	= 270
ADA STALLS	= 7

NO.	DATE	REMARKS

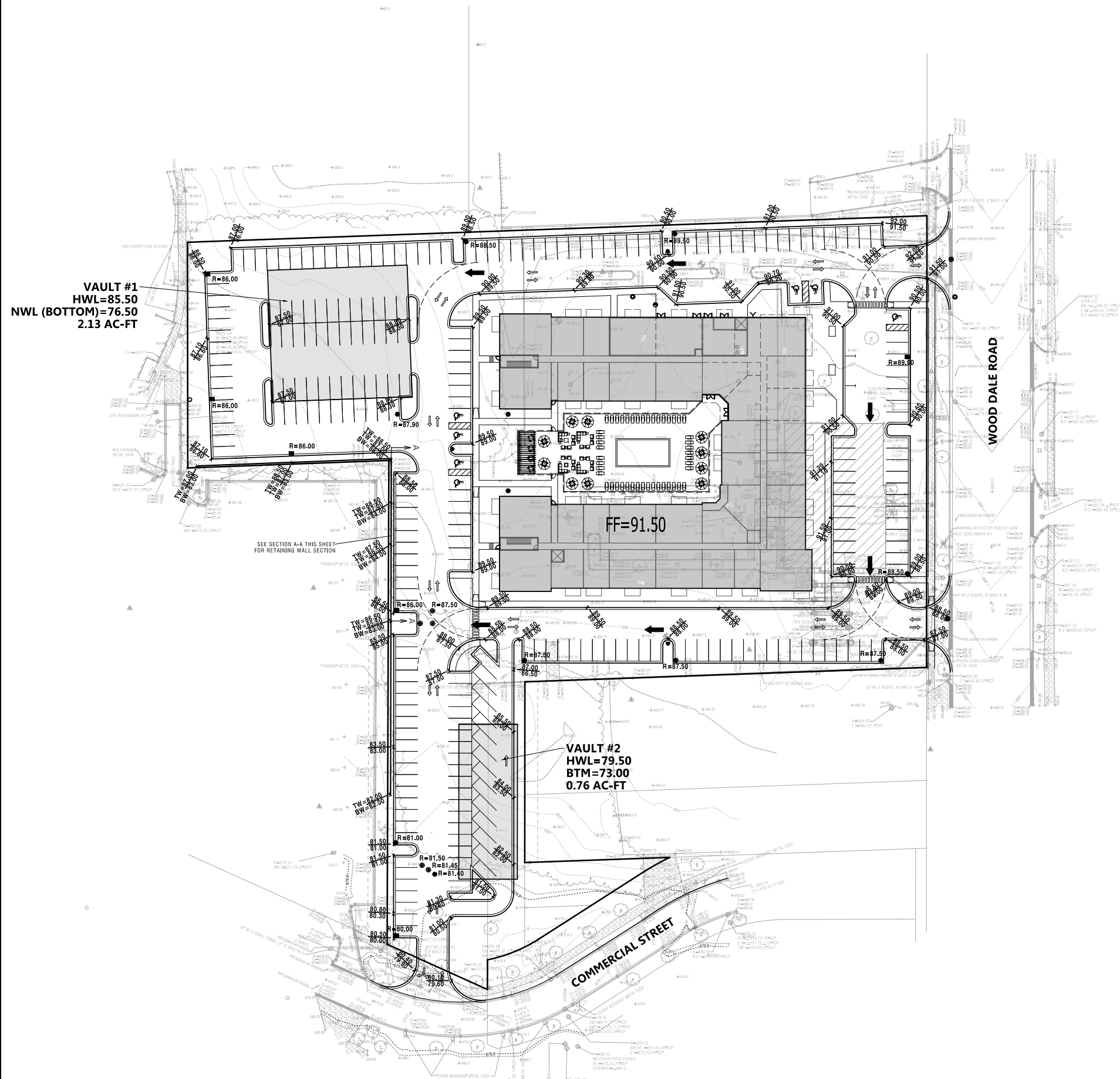
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2	07/22/22	REVISED PER NEW SITE PLAN
1	07/12/22	REVISED PER CITY COMMENTS

PRELIMINARY GEOMETRIC PLAN
THREE SEVENTY TWO
WOOD DALE, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
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Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

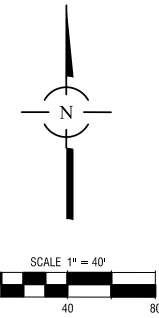


FILENAME: 11874CONN-P-GR
DATE: 05/18/22
JOB NO. 11874
SHEET P-GM 4 OF 6



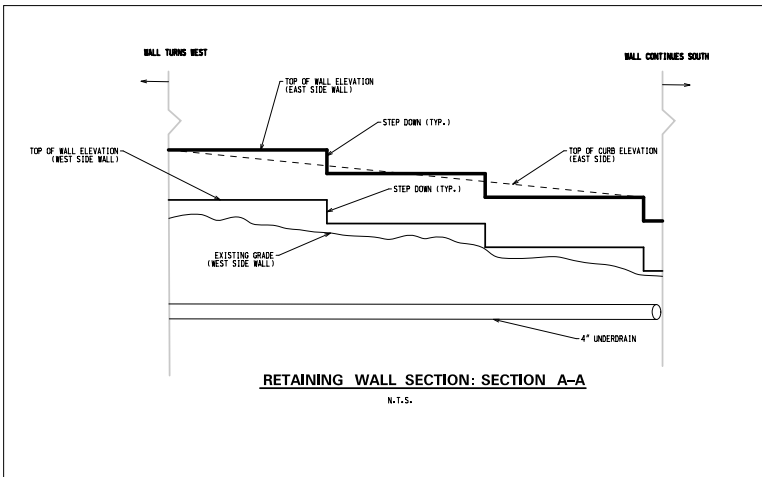
VAULT #1
 HWL=85.50
 NWL (BOTTOM)=76.50
 2.13 AC-FT

VAULT #2
 HWL=79.50
 BTM=73.00
 0.76 AC-FT



- LEGEND**
- F/F FINISHED FLOOR
 - LOCAL DRAINAGE
 - 100-YEAR OVERLAND FLOW ROUTE
 - LOCAL DRAINAGE DIVIDE
 - X=000.00 TOP OF CURB
EDGE OF PAVEMENT
 - TW=000.00 TOP OF WALL
BW=000.00 BOTTOM OF WALL

- NOTES:**
1. ADD 600 TO ALL ELEVATIONS SHOWN AS XX.XX.
 2. ALL SPOT GRADES ALONG CURB LINE ARE EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
 3. ALL CONTOURS DEPICTED ARE EXISTING.



NO.	DATE	REMARKS

NO.	DATE	REMARKS
3	09/21/22	REVISED PER CITY COMMENTS
2	07/22/22	REVISED PER NEW SITE PLAN
1	07/12/22	REVISED PER CITY COMMENTS

PRELIMINARY GRADING PLAN
THREE SEVENTY TWO
WOOD DALE, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

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FILENAME: 11874CONN-P-GR
DATE: 05/18/22
JOB NO. 11874
SHEET P-GR
5 OF 6

VAULT #1
HWL=85.50
NWL (BOTTOM)=76.50
2.13 AC-FT

VAULT #2
HWL=79.50
BTM=73.00
0.76 AC-FT

LEGEND

- PROPOSED DETENTION VAULT
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY SERVICE
- PROPOSED WATER SERVICE
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN

N

SCALE 1" = 40'

SAMPLE WATER QUALITY UNIT

ITEM	QTY	SIZE (in)	DESCRIPTION	
1	1	72	1800	PRECAST MANHOLE (BY HYDRO VIB PRECASTERS)
2	3	24	600	FRAME AND COVER
3	1	18	450	MAX INLET PIPE (BY OTHERS)
4	1	18	450	MAX OUTLET PIPE (BY OTHERS)
5	1	18	450	PIPE COUPLING (BY OTHERS)
6	1			INTERNAL COMPONENTS (PRE-INSTALLED)

SAMPLE STORMTRAP CROSS-SECTION (WITH INFILTRATION)

SAMPLE STORMTRAP PLAN VIEW (WITH INFILTRATION)

DETENTION SUMMARY

VAULT	NWL	HWL	DIMENSIONS	VOLUME PROVIDED (AC-FT)
1	76.50	85.50	108x102x8.0	2.13*
2	73.00	79.50	45x120x5.5	0.76*
TOTAL VOLUME PROVIDED = 2.89 AC-FT				
TOTAL VOLUME REQUIRED = 2.64 AC-FT				

*INCLUDES VCBMP STORAGE

- NOTES:**
- ALL WATER MAINS SHALL BE D.I.P.-CLASS 52 UNLESS NOTED OTHERWISE. MEGALUGS AND THRUST BLOCKS ARE REQUIRED FOR ALL WATERMAIN FITTINGS.
 - ALL RESTRAINED WATER MAIN JOINTS SHALL BE U.S. PIPE "FIELD LOK" GASKET OR APPROVED EQUAL.
 - ALL FITTINGS SHALL BE CAST-IRON, WITH MECHANICAL JOINTS AND "MEGALUG" RETAINER GLANDS, AND CEMENT LINED PER ANSI A21.4. COST OF FITTINGS SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE PIPE.
 - ALL DUCTILE IRON WATERMAIN AND FITTINGS SHALL BE WRAPPED IN 8-MIL POLYETHYLENE WRAP. ALL MECHANICAL JOINT FITTINGS SHALL USE STAINLESS STEEL NUTS AND BOLTS. PAYMENT SHALL BE MADE AT THE CONTRACT UNIT PRICE PER LINEAL FOOT OF WATERMAIN COMPLETE IN PLACE.

	NO. DATE REMARKS
	NO. DATE REMARKS
	NO. DATE REMARKS
	NO. DATE REMARKS

PRELIMINARY UTILITY PLAN

THREE SEVENTY TWO
WOOD DALE, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

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SPACECO INC.

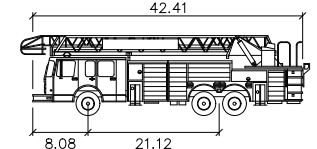
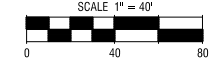
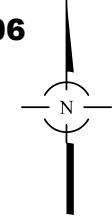
FILENAME:
11874CON-P-UT

DATE:
05/18/22

JOB NO.
11874

SHEET
P-UT
6 OF 6

**Exhibit F
CDC-2022-0006**

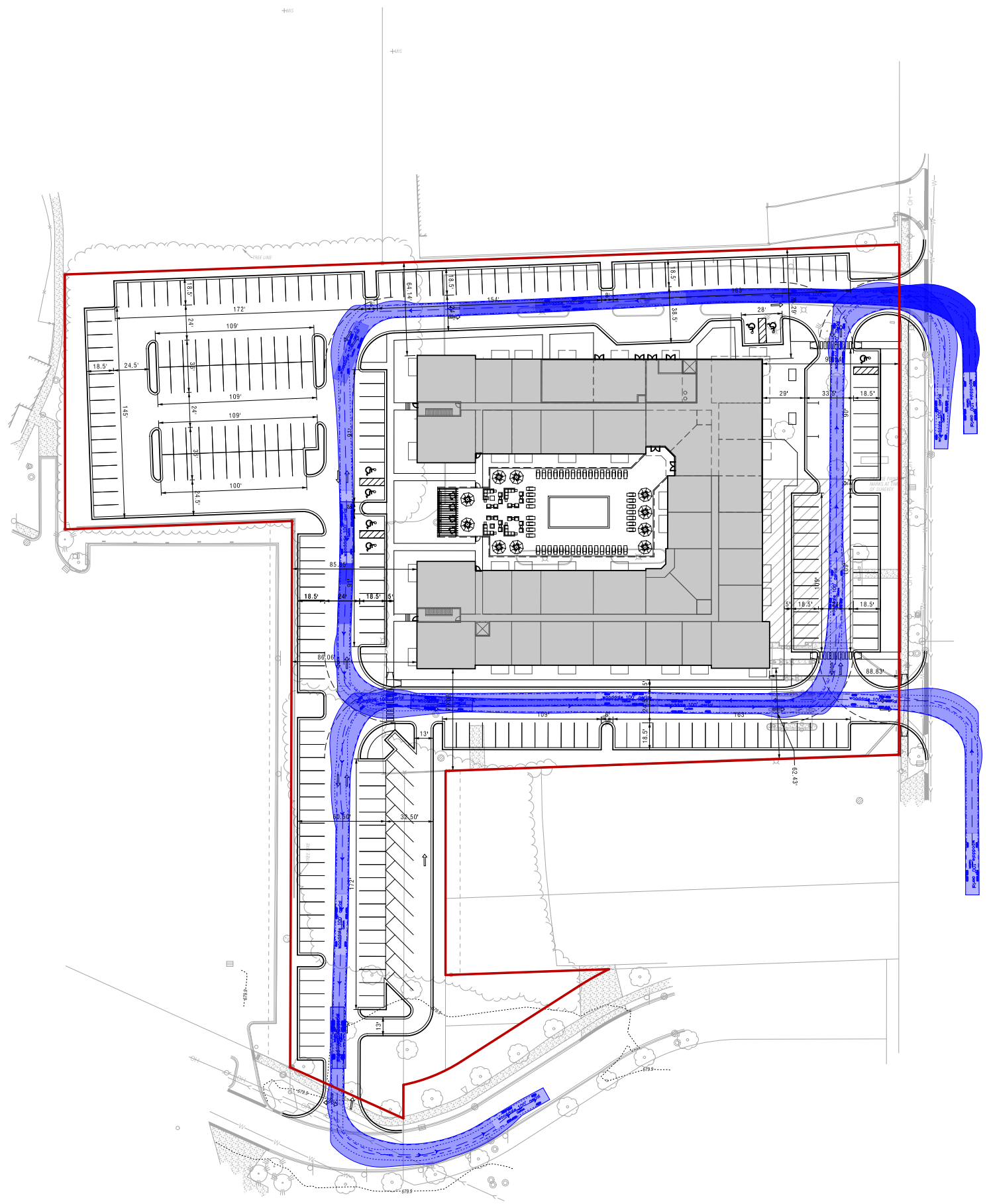


Wood Dale Fire Truck

	feet
Width	: 9.25
Track	: 8.41
Lock to Lock Time	: 6.0
Steering Angle	: 35.0

VEHICLE ENVELOPES

- FRONT TIRE PATH
- REAR TIRE PATH
- VEHICLE BODY ENVELOPE



FIRE TRUCK TURNING EXHIBIT

**372 WOOD DALE ROAD
WOOD DALE, IL**

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

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Rosemont, Illinois 60018
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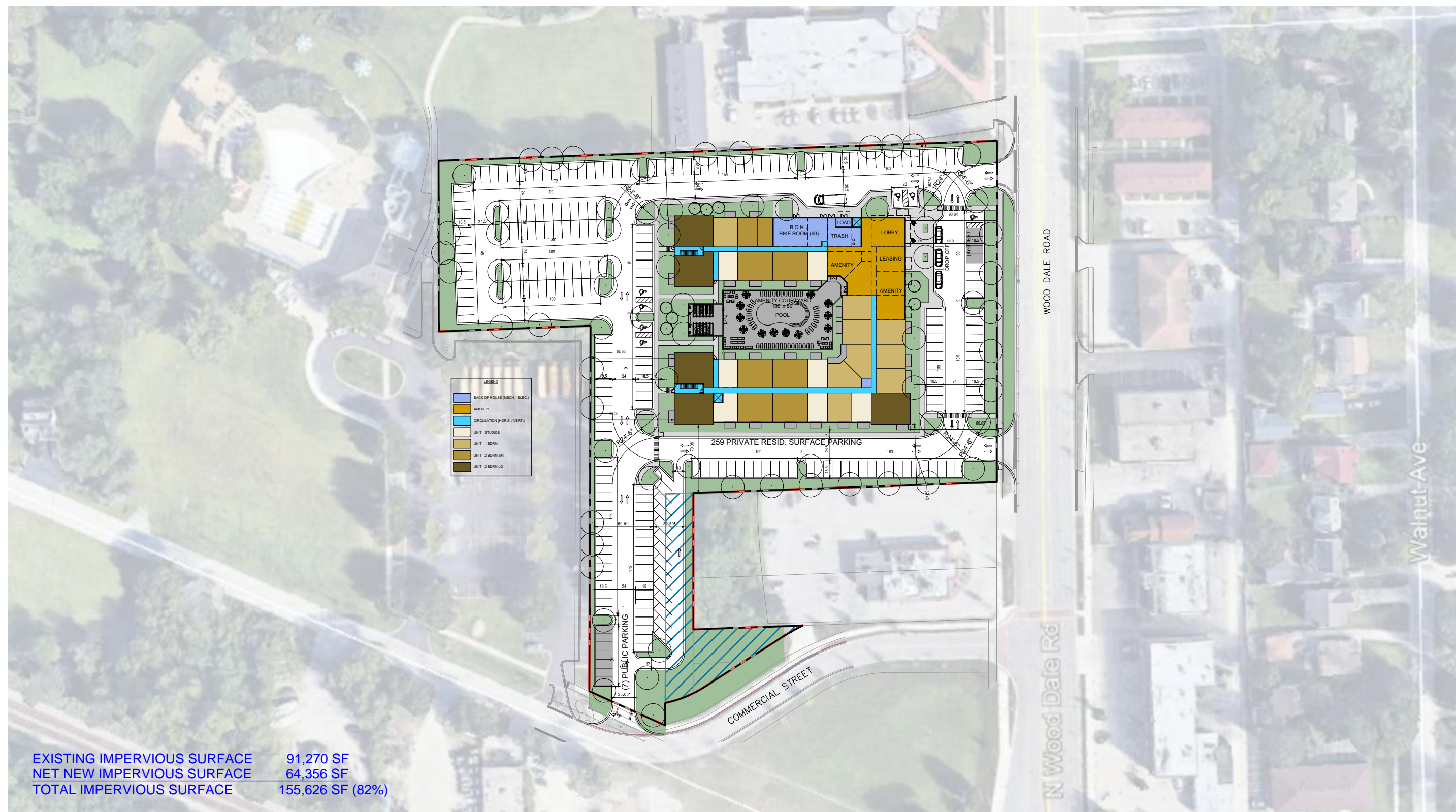
SPACECO INC.

FILENAME:
11874EXH-A-TURN-FIRE TRUCK

DATE:
09/19/22

JOB NO.
11874

SHEET
FIRE



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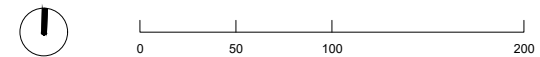
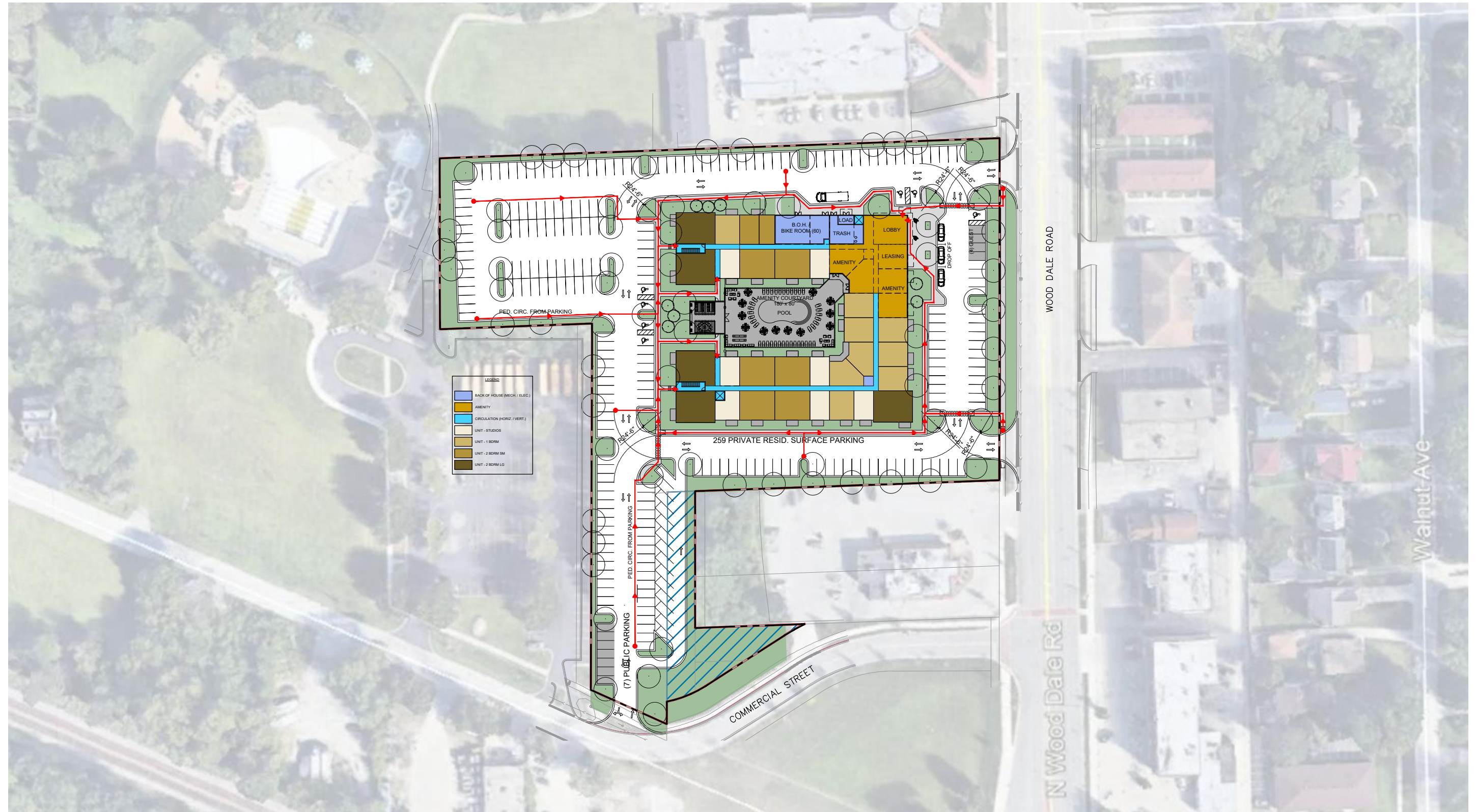


THREE SEVENTY TWO
WOOD DALE, IL # 2020-0852

PUD - FINAL DEVELOPMENT PLAN
SEPTEMBER 21, 2022

SITE PLAN

A1.0



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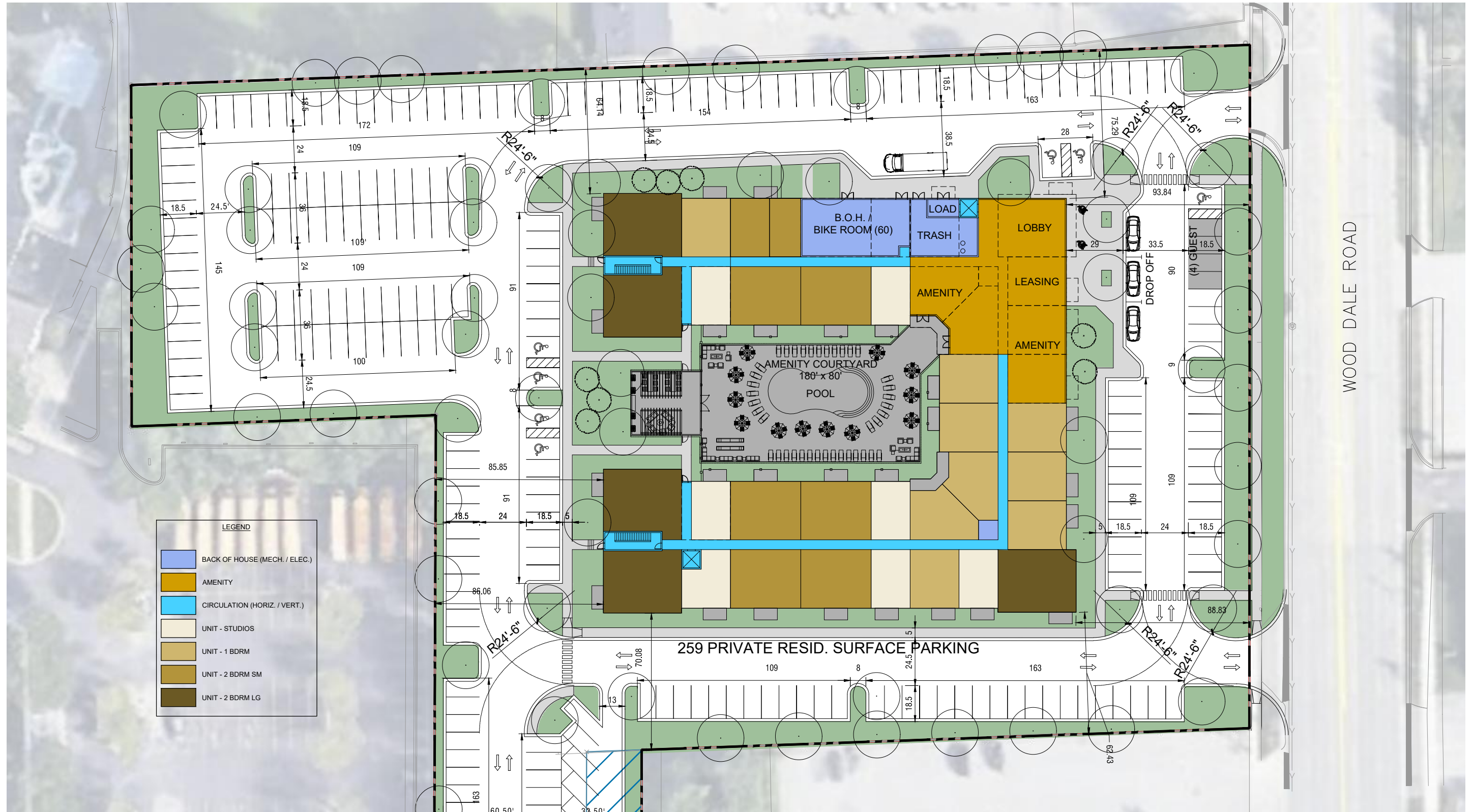


THREE SEVENTY TWO
 WOOD DALE, IL # 2020-0852

PUD - FINAL DEVELOPMENT PLAN
 SEPTEMBER 21, 2022

SITE PLAN - PEDESTRIAN CIRCULATION

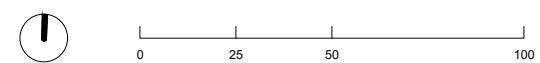
A1.0A



WOOD DALE ROAD

LEGEND

	BACK OF HOUSE (MECH. / ELEC.)
	AMENITY
	CIRCULATION (HORIZ. / VERT.)
	UNIT - STUDIOS
	UNIT - 1 BDRM
	UNIT - 2 BDRM SM
	UNIT - 2 BDRM LG



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THREE SEVENTY TWO
 WOOD DALE, IL # 2020-0852

PUD - FINAL DEVELOPMENT PLAN
 SEPTEMBER 21, 2022

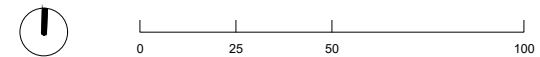
LEVEL 1 - FLOOR PLAN

A1.1



LEGEND

	BACK OF HOUSE (MECH. / ELEC.)
	AMENITY
	CIRCULATION (HORIZ. / VERT.)
	UNIT - STUDIOS
	UNIT - 1 BDRM
	UNIT - 2 BDRM SM
	UNIT - 2 BDRM LG



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THREE SEVENTY TWO
 WOOD DALE, IL # 2020-0852

PUD - FINAL DEVELOPMENT PLAN
 SEPTEMBER 21, 2022

LEVELS 2-5 - FLOOR PLAN

A1.2

WOOD DALE, IL	5 STORY - 'U'		
7/22/2022			
Site Area:	189,778 SF	4.36 Acres	



AREA MATRIX												
FLOOR	RESIDENTIAL/ RETAIL FTF	AMENITY (SF)	RESIDENTIAL GROSS (SF)	RESIDENTIAL RENTABLE (SF)	RESIDENTIAL (UNITS/ FLOOR)	PARKING (SF)	PARKING (SPACES/ SURFACE)	GROSS AREA (SF)	ST 608 avg	1 Bed 757 avg	2 Bed SM 1,080 avg	2 Bed LG 1,293 avg
LEVEL 5	11.00	0	36,879	32,909	37			36,879	6	17	8	6
LEVEL 4	11.00	0	36,879	32,909	37			36,879	6	17	8	6
LEVEL 3	11.00	0	36,879	32,909	37			36,879	6	17	8	6
LEVEL 2	11.00	0	36,879	32,909	37			36,879	6	17	8	6
LEVEL 1	12.00	5,733	36,649	25,091	28		259	36,649	7	9	7	5
TOTAL	56.0	5,733	184,165	156,727	176	0	259	184,165	31	77	39	29
Res. Parking Ratio:	1.47	7 PUBLIC SPACES			4 GUEST SPACES			% Mix	17.6%	43.8%	22.2%	16.5%
Overall Residential Efficiency:	85%											
Typical Residential Floor Efficiency:	89%	Total Standard Parking Spaces			263							
Typical Floor Average Unit Area:	889	SF	Total Handicapped Parking Spaces			7						



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THREE SEVENTY TWO
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PUD - FINAL DEVELOPMENT PLAN
SEPTEMBER 21, 2022

AREA MATRIX

A1.3



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THREE SEVENTY TWO
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PUD - FINAL DEVELOPMENT PLAN
SEPTEMBER 21, 2022

PERSPECTIVE

A2.0



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THREE SEVENTY TWO
WOOD DALE, IL # 2020-0852

PUD - FINAL DEVELOPMENT PLAN
SEPTEMBER 21, 2022

PERSPECTIVE

A2.1

- | | | | |
|-------------------------------------|------------------------------------------------|-------------------------------------------------|------------------------------------------------|
| 1 MODULAR BRICK | 5A FIBER CEMENT PANEL - COLOR 1 | 7 PRE-FINISHED METAL BALCONY FRAMING / SUPPORTS | 11 PRE-FINISHED METAL FRAME |
| 2 THINCUT STONE | 5B FIBER CEMENT PANEL - COLOR 2 | 8 PRE-FINISHED METAL BALCONY RAILINGS | 12 THERMALLY BROKEN ALUMINUM STOREFRONT |
| 3 FAUX WOOD FIBER CEMENT LAP SIDING | 6A EXTERIOR INSULATING FINISH SYSTEM - COLOR 1 | 9 PRE-FINISHED METAL COPING | 13 HIGH EFFICIENCY VINYL WINDOWS |
| 4 2 TONE FIBER CEMENT LAP SIDING | 6B EXTERIOR INSULATING FINISH SYSTEM - COLOR 2 | 10 PRE-FINISHED METAL CANOPY / SUPPORT | 14 ROOF-MOUNTED EQUIPMENT BEYOND LOCATIONS TBD |



TOTAL AREA	12670 SF / 100%
DURABLE MATERIALS	
GLASS/ WINDOWS	4858 SF/ 38%
BRICK	1703 SF/13%
NON-DURABLE MATERIALS	
FIBER CEMENT	6109 SF/49%

EAST ELEVATION SCALE: 1"=25' 2



TOTAL AREA	14,175 SF / 100%
DURABLE MATERIALS	
GLASS/ WINDOWS	5189 SF/ 37%
BRICK	1915 SF/14%
NON-DURABLE MATERIALS	
FIBER CEMENT	7069 SF/49%

SOUTH ELEVATION SCALE: 1"=25' 1



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THREE SEVENTY TWO
WOOD DALE, IL # 2020-0852

PUD - FINAL DEVELOPMENT PLAN
SEPTEMBER 21, 2022

ELEVATION

A3.0

- 1 MODULAR BRICK
- 2 THINCUT STONE
- 3 FAUX WOOD FIBER CEMENT LAP SIDING
- 4 2 TONE FIBER CEMENT LAP SIDING

- 5A FIBER CEMENT PANEL - COLOR 1
- 5B FIBER CEMENT PANEL - COLOR 2
- 6A EXTERIOR INSULATING FINISH SYSTEM - COLOR 1
- 6B EXTERIOR INSULATING FINISH SYSTEM - COLOR 2

- 7 PRE-FINISHED METAL BALCONY FRAMING / SUPPORTS
- 8 PRE-FINISHED METAL BALCONY RAILINGS
- 9 PRE-FINISHED METAL COPING
- 10 PRE-FINISHED METAL CANOPY / SUPPORT

- 11 PRE-FINISHED METAL FRAME
- 12 THERMALLY BROKEN ALUMINUM STOREFRONT
- 13 HIGH EFFICIENCY VINYL WINDOWS
- 14 ROOF-MOUNTED EQUIPMENT BEYOND LOCATIONS TBD



TOTAL AREA	14,277 SF / 100%
DURABLE MATERIALS	
GLASS/ WINDOWS	4524 SF/ 32%
BRICK	2060 SF/14%
NON-DURABLE MATERIALS	
FIBER CEMENT	7693 SF/54%



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THREE SEVENTY TWO
WOOD DALE, IL # 2020-0852

PUD - FINAL DEVELOPMENT PLAN
SEPTEMBER 21, 2022

ELEVATION

A3.1

- | | | | |
|-------------------------------------|------------------------------------------------|-------------------------------------------------|------------------------------------------------|
| 1 MODULAR BRICK | 5A FIBER CEMENT PANEL - COLOR 1 | 7 PRE-FINISHED METAL BALCONY FRAMING / SUPPORTS | 11 PRE-FINISHED METAL FRAME |
| 2 THINCUT STONE | 5B FIBER CEMENT PANEL - COLOR 2 | 8 PRE-FINISHED METAL BALCONY RAILINGS | 12 THERMALLY BROKEN ALUMINUM STOREFRONT |
| 3 FAUX WOOD FIBER CEMENT LAP SIDING | 6A EXTERIOR INSULATING FINISH SYSTEM - COLOR 1 | 9 PRE-FINISHED METAL COPING | 13 HIGH EFFICIENCY VINYL WINDOWS |
| 4 2 TONE FIBER CEMENT LAP SIDING | 6B EXTERIOR INSULATING FINISH SYSTEM - COLOR 2 | 10 PRE-FINISHED METAL CANOPY / SUPPORT | 14 ROOF-MOUNTED EQUIPMENT BEYOND LOCATIONS TBD |



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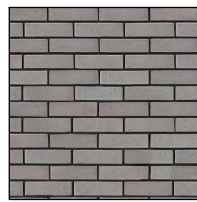


THREE SEVENTY TWO
 WOOD DALE, IL # 2020-0852

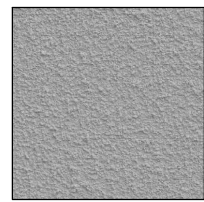
PUD - FINAL DEVELOPMENT PLAN
 SEPTEMBER 21, 2022

ELEVATION

A3.2



1 MODULAR BRICK



6B EXTERIOR INSULATING FINISH SYSTEM - COLOR 2



13 HIGH EFFICIENCY VINYL WINDOWS



2 THINCUT STONE



7 PRE-FINISHED METAL BALCONY FRAMING / SUPPORTS



3 FAUX WOOD FIBER CEMENT LAP SIDING



8 PRE-FINISHED METAL BALCONY RAILINGS



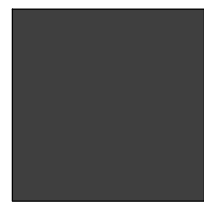
4 2 TONE FIBER CEMENT LAP SIDING



9 PRE-FINISHED METAL COPING



5A FIBER CEMENT PANEL - COLOR 1



10 PRE-FINISHED METAL CANOPY / SUPPORT



5B FIBER CEMENT PANEL - COLOR 2



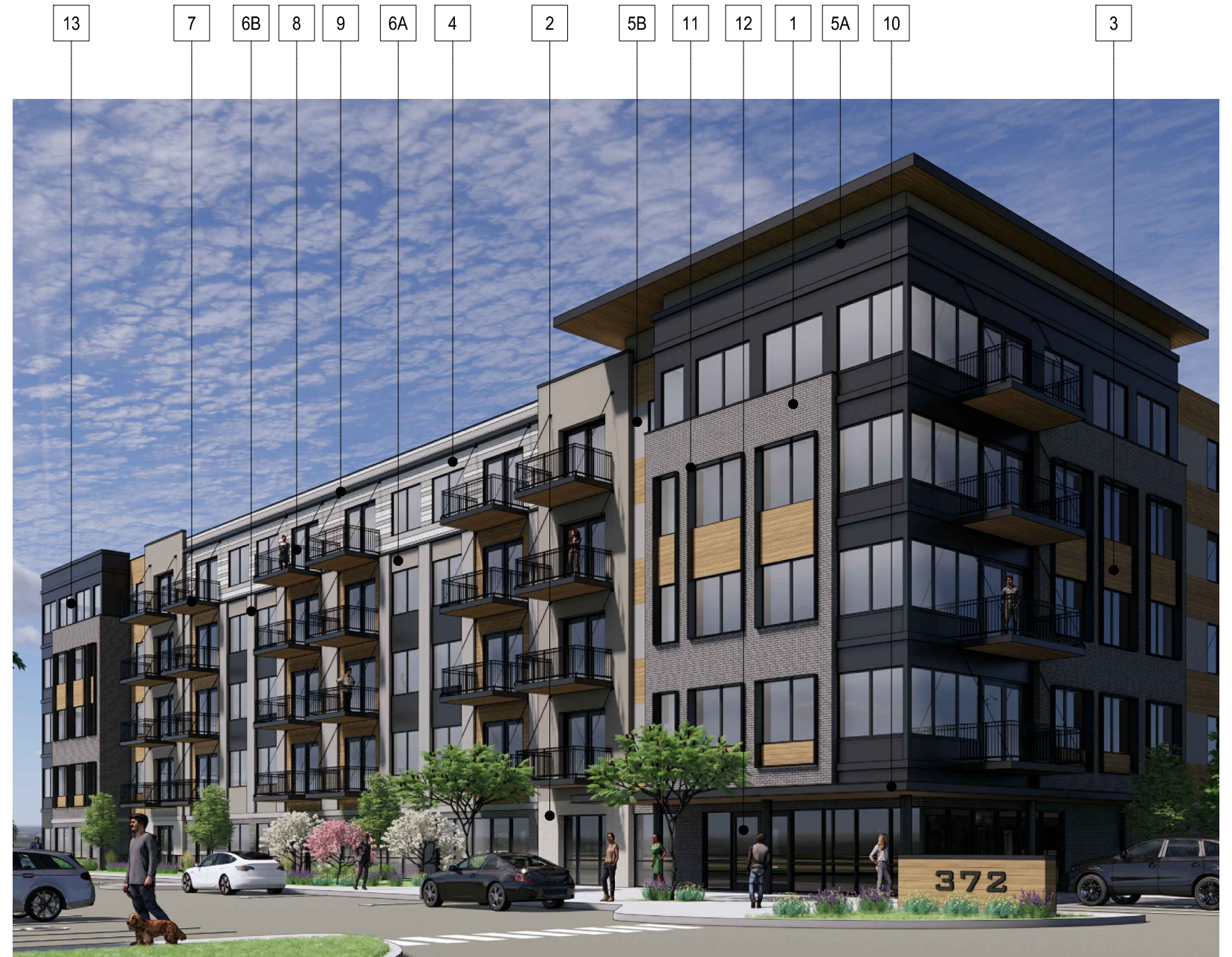
11 PRE-FINISHED METAL FRAME



6A EXTERIOR INSULATING FINISH SYSTEM - COLOR 1



12 THERMALLY BROKEN ALUMINUM STOREFRONT



EXTERIOR PERSPECTIVE VIEW SCALE: 1"=25' 1



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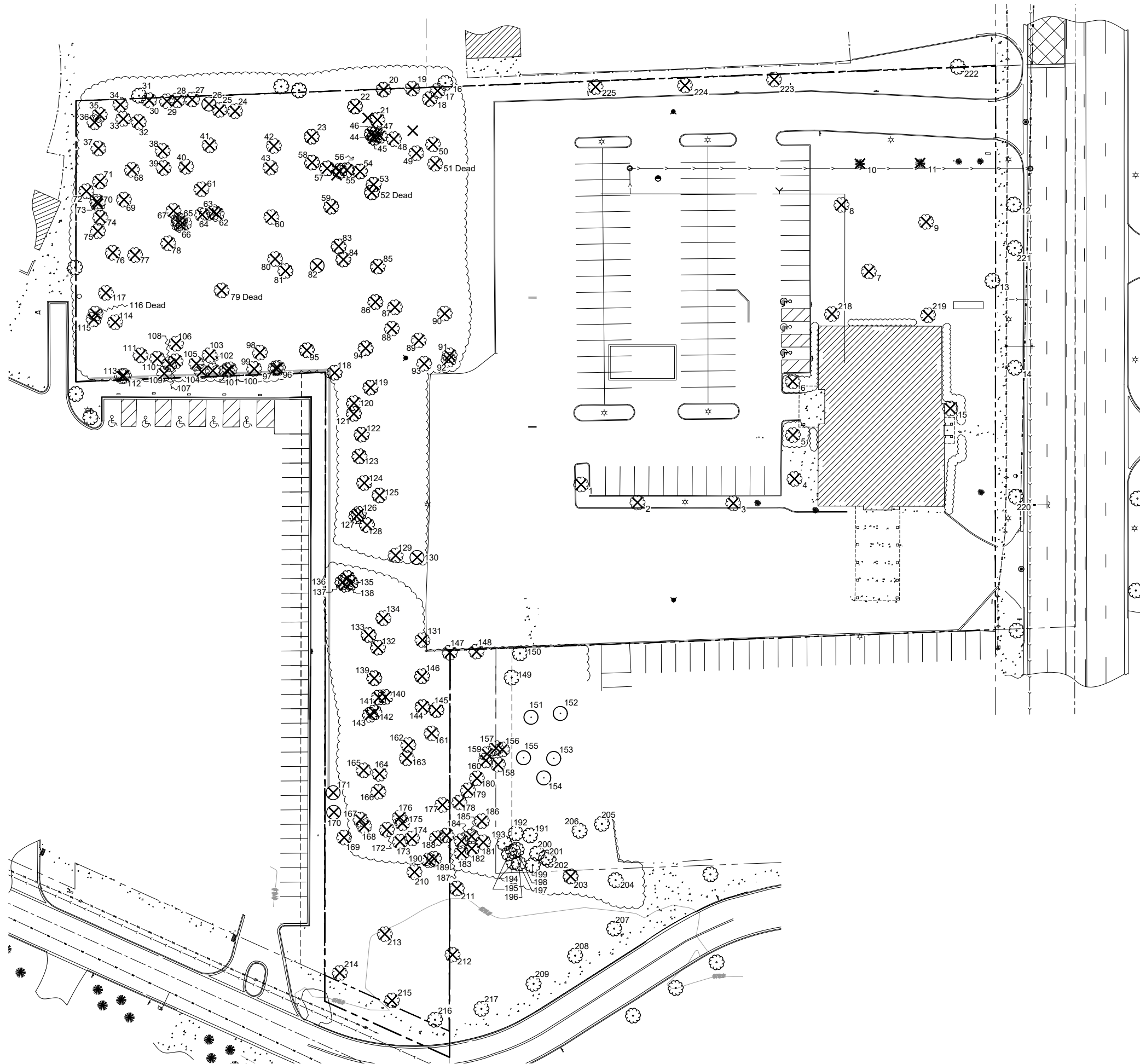


THREE SEVENTY TWO
WOOD DALE, IL # 2020-0852

PUD - FINAL DEVELOPMENT PLAN
OCTOBER 12, 2022

MATERIAL BOARD

A4.0



TREE RATING NOTES:

- Tree Survey and Rating Assignment Limitations/Definitions:
1. Unless otherwise stated all trees are surveyed from ground level using non-invasive visual observation. The disclosure of hidden crown and stem defects, in particular where they may be above a reachable height or covered in ivy or in areas of ground vegetation, or deep snow cannot therefore be expected. The absence of foliage due to fall/winter weather or storm damage may limit the available information.
 2. Where trees are located wholly or partially on neighboring private land then said land is not accessed and our inspection is therefore restricted to what can reasonably be seen from within the site. Stem diameters of trees located on such land are estimated.
 3. Where poison ivy is attached to the tree trunk, stem diameters will be estimated.
 4. Diameter measurements are made at 4.5 feet above the ground (DBH) unless local ordinance requirements dictate different procedures.

- Explanation of Tree Ratings:
- Good (G) The tree is typical of the species and may have 1 or 2 minor problems that are not imminently lethal to the tree, and no significant decay or structural problems. The tree may need care in order to minimize the impact of future stress and to ensure continued health. Invasive species will not be graded Good, regardless of their current health or structure
 - Fair (F) The tree is not typical of the species and/or is an invasive species and/or has significant problems such as ≥ 20 percent deadwood in the crown, serious decay or structural defect, insects, disease or other problems that can be imminently lethal to the tree or create a hazardous tree if not corrected in a short period of time or if the tree is subjected to additional stress.
 - Poor (P) The tree is not typical of the species and/or has over 50 percent deadwood in the crown, major decay or structural problems, is hazardous or is severely involved with insects, disease, or other problems that even if aggressively corrected would not result in the long term survival.
 - Dead (D) The tree is 90 percent or more dead. A scratch test of under bark areas might be performed where branches can be reached. Stumps with live sprouts up to 3" diameter are graded Dead or not included on the mapping.

GENERAL NOTES: TREE PROTECTION

1. Tree protection fencing shall be installed prior to any construction on the site. Tree protection fencing shall be installed in all areas effected by construction.
2. Tree protection fencing shall consist of brightly colored (orange) plastic mesh fencing a minimum of 48" in height and securely attached to metal fence posts that are driven into the ground and spaced no more than eight feet (8') apart.
3. No encroachment, grading, trenching, filling, compaction, waste dumping, concrete washout, change in soil chemistry, or storage of materials, equipment or vehicles shall occur within the protected fenced areas.
4. Where root two inches (2") in diameter and greater must be severed, the ends shall be cut cleanly with supervision or direction of an arborist certified by the International Society of Arboriculture to prevent the onset of decay. If roots are accidentally broken or crushed, the root shall be saw cut above the ragged end. In all cases, the cut roots shall be immediately buried, mulched, or otherwise kept moist to preserve vitality.
5. Tree protection fencing shall remain in place and be maintained by contractor until the completion of construction.

TREE REPLACEMENT REQUIREMENTS

1. Tree Replacement Required: Any tree intended to be removed or unintentionally removed or damaged during construction on the lot shall be replaced in the manner herein prescribed.
2. Trees Designated for Removal: In the event that a tree is designated for removal during the construction process, such tree shall be replaced with new trees in accordance with the following schedule:

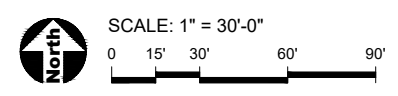
Size of Tree to be Removed	Number of Replacement Trees
30 inches or greater	10
13-29 inches	8
8-12 inches	6
6-7 inches	4

3. When a tree designated for removal is one of the species on the list of prohibited trees (Box Elder, Elm, Poplar, Mulberry, Silver Maple, Tree of Heaven) as maintained by the City in accordance with subsection 6.503B of this Code or when a tree is declared a nuisance tree each such tree will not require replacement as directed by the City.



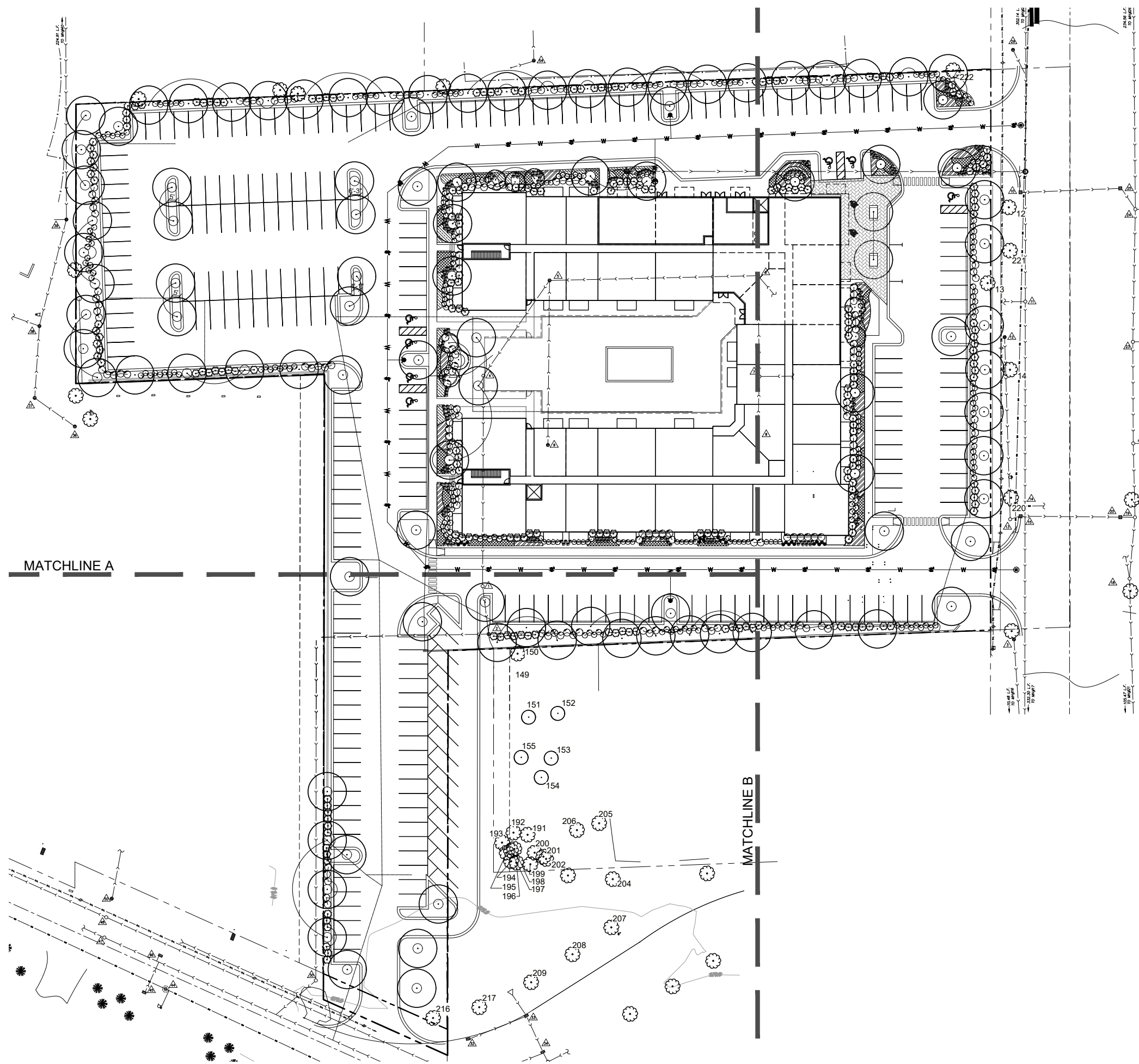
DRAW / REVISION

MK/DW	PUD Submittal	13JUL2022
MK/DW	PUD Submittal	26JUL2022
MK/DW	PUD Submittal	15AUG2022
MK/DW	PUD Resubmittal	03OCT2022
MK/DW	PUD Resubmittal	11OCT2022



Common Name	Scientific Name	Rating	Size	Number	To be Removed "X"	Number of Replacements Needed
Thornless Honeylocust	<i>Gleditsia triacanthos inermis</i>	Good	11.3	1	X	6
Thornless Honeylocust	<i>Gleditsia triacanthos inermis</i>	Good	11.7	2	X	6
Thornless Honeylocust	<i>Gleditsia triacanthos inermis</i>	Good	13.8	3	X	8
Thornless Honeylocust	<i>Gleditsia triacanthos inermis</i>	Good	17.9	4	X	8
Crabapple	<i>Malus spp.</i>	Fair	9.4	5	X	Prohibited
Crabapple	<i>Malus spp.</i>	Fair	10.3	6	X	Prohibited
Crabapple	<i>Malus spp.</i>	Fair	7.7,7.6,7.11,1.7,4	7	X	Prohibited
Sugar Maple	<i>Acer saccharum</i>	Good	17.1	8	X	8
Crabapple	<i>Malus spp.</i>	Fair	8.6,6.8,12.3	9	X	Prohibited
Colorado Blue Spruce	<i>Picea pungens</i>	Good	24.2	10	X	8
Colorado Blue Spruce	<i>Picea pungens</i>	Good	23.9	11	X	8
Callery Pear	<i>Pyrus calleryana</i>	Good	8.4	12		STREET TREE
Elm	<i>Ulmus spp.</i>	Good	35.7	13		
Callery Pear	<i>Pyrus calleryana</i>	Good	6.5	14		STREET TREE
Black Walnut	<i>Juglans nigra</i>	Good	14.9	15	X	8
Mulberry	<i>Morus spp.</i>	Fair	6.2	16		
Silver Maple	<i>Acer saccharinum</i>	Good	8.9,11.8	17	X	Prohibited
Box Elder	<i>Acer negundo</i>	Fair	10.3,10.2,13.6,8,16.1	18	X	Prohibited
Mulberry	<i>Morus spp.</i>	Fair	14.2,8.6	19	X	Prohibited
Cottonwood	<i>Populus spp.</i>	Fair	15.2	20	X	Prohibited
Black Cherry	<i>Prunus serotina</i>	Fair	15	21	X	8
Mulberry	<i>Morus spp.</i>	Fair	7.5	22	X	Prohibited
Cottonwood	<i>Acer negundo</i>	Fair	12	23	X	Prohibited
Mulberry	<i>Morus spp.</i>	Fair	11.9,	24	X	Prohibited
Silver Maple	<i>Acer saccharinum</i>	Fair	9.0, 8.8,8.6	25	X	Prohibited
Mulberry	<i>Morus spp.</i>	Fair	13.1	26	X	Prohibited
Mulberry	<i>Morus spp.</i>	Fair	8.9	27	X	Prohibited
Siberian Elm	<i>Ulmus pumila</i>	Fair	8.9, 9.4, 10.0	28	X	Prohibited
Silver Maple	<i>Acer saccharinum</i>	Fair	16.1,12.1, 8.7	29	X	Prohibited
Black Cherry	<i>Prunus serotina</i>	Fair	8.6	30	X	6
Mulberry	<i>Morus spp.</i>	Fair	12.1, 14.5, 14.5	31		Off Property
Common Buckthorn	<i>Rhamnus cathartica</i>	Fair	7.6	32	X	Prohibited
Common Buckthorn	<i>Rhamnus cathartica</i>	Fair	7.4	33	X	Prohibited
Mulberry	<i>Morus spp.</i>	Fair	10.3	34	X	Prohibited
Silver Maple	<i>Acer saccharinum</i>	Fair	38.1	35	X	Prohibited
Mulberry	<i>Morus spp.</i>	Fair	11.7	36	X	Prohibited
Silver Maple	<i>Acer saccharinum</i>	Fair	21.4	37	X	Prohibited
Elm	<i>Ulmus spp.</i>	Good	6.8	38	X	Prohibited
Black Walnut	<i>Juglans nigra</i>	Good	14.4	39	X	8
Silver Maple	<i>Acer saccharinum</i>	Fair	7	40	X	Prohibited
Common Buckthorn	<i>Rhamnus cathartica</i>	Fair	8.6,7.5	41	X	Prohibited
Silver Maple	<i>Acer saccharinum</i>	Fair	10.3,12.3, 15.5, 9.0, 11.2	42	X	Prohibited
Mulberry	<i>Morus spp.</i>	Fair	6.2	43	X	Prohibited
Black Walnut	<i>Juglans nigra</i>	Good	6	44	X	4
Cottonwood	<i>Populus spp.</i>	Fair	9.2	45	X	Prohibited
Cottonwood	<i>Populus spp.</i>	Fair	15.6	46	X	Prohibited
Cottonwood	<i>Populus spp.</i>	Fair	12	47	X	Prohibited
Cottonwood	<i>Populus spp.</i>	Fair	11.5	48	X	Prohibited
Black Walnut	<i>Juglans nigra</i>	Good	8.3	49	X	6
Silver Maple	<i>Acer saccharinum</i>	Fair	17.4	50	X	Prohibited
Dead	N/A	Dead	Dead	51	X	Dead
Dead	N/A	Dead	Dead	52	X	Dead
Mulberry	<i>Morus spp.</i>	Fair	17.8	53	X	Prohibited
Elm	<i>Ulmus spp.</i>	Good	6.3	54	X	Prohibited
Silver Maple	<i>Acer saccharinum</i>	Fair	7.2	55	X	Prohibited
Silver Maple	<i>Acer saccharinum</i>	Fair	7.2	56	X	Prohibited
Silver Maple	<i>Acer saccharinum</i>	Fair	7.7	57	X	Prohibited
Silver Maple	<i>Acer saccharinum</i>	Fair	7	58	X	Prohibited
Black Cherry	<i>Prunus serotina</i>	Good	6.3	59	X	4
Mulberry	<i>Morus spp.</i>	Fair	9.2,16.2,13.3	60	X	Prohibited
Silver Maple	<i>Acer saccharinum</i>	Fair	10.1	61	X	Prohibited
Silver Maple	<i>Acer saccharinum</i>	Fair	7.1	62	X	Prohibited
Silver Maple	<i>Acer saccharinum</i>	Fair	7.6,9.8	63	X	Prohibited
Silver Maple	<i>Acer saccharinum</i>	Fair	8.9	64	X	Prohibited
Silver Maple	<i>Acer saccharinum</i>	Fair	8.2	65	X	Prohibited
Silver Maple	<i>Acer saccharinum</i>	Fair	6.3	66	X	Prohibited
Silver Maple	<i>Acer saccharinum</i>	Fair	10.6	67	X	Prohibited
Common Buckthorn	<i>Rhamnus cathartica</i>	Fair	7.3	68	X	Prohibited
Common Buckthorn	<i>Rhamnus cathartica</i>	Fair	8.7	69	X	Prohibited
Mulberry	<i>Morus spp.</i>	Fair	8.3	70	X	Prohibited
Mulberry	<i>Morus spp.</i>	Fair	7.8	71	X	Prohibited
Mulberry	<i>Morus spp.</i>	Fair	13.7	72	X	Prohibited
Mulberry	<i>Morus spp.</i>	Fair	14.9	73	X	Prohibited
Common Buckthorn	<i>Rhamnus cathartica</i>	Fair	6.2	74	X	Prohibited
Silver Maple	<i>Acer saccharinum</i>	Fair	17.6,22.6	75	X	Prohibited
Black Cherry	<i>Prunus serotina</i>	Fair	6.7	76	X	4
Mulberry	<i>Morus spp.</i>	Poor	19.3,10.7,8.8,12.3	77	X	Prohibited
Elm	<i>Ulmus spp.</i>	Good	6.9	78	X	Prohibited
Dead	Dead	Dead	Dead	79	X	Dead
Black Walnut	<i>Juglans nigra</i>	Good	14	80	X	8
Black Walnut	<i>Juglans nigra</i>	Good	18.7	81	X	8
Black Cherry	<i>Prunus serotina</i>	Fair	11.6	82	X	6
Mulberry	<i>Morus spp.</i>	Fair	20.4	83	X	Prohibited
Mulberry	<i>Morus spp.</i>	Fair	20.1	84	X	Prohibited
Mulberry	<i>Morus spp.</i>	Fair	32.8	85	X	Prohibited
Black Cherry	<i>Prunus serotina</i>	Fair	8.7	86	X	6
Mulberry	<i>Morus spp.</i>	Fair	13.2	87	X	Prohibited
Mulberry	<i>Morus spp.</i>	Fair	6.6	88	X	Prohibited
Mulberry	<i>Morus spp.</i>	Fair	6.2	89	X	Prohibited
Silver Maple	<i>Acer saccharinum</i>	Fair	35.6	90	X	Prohibited
Siberian Elm	<i>Ulmus pumila</i>	Fair	13.5	91	X	Prohibited
Siberian Elm	<i>Ulmus pumila</i>	Fair	10.2	92	X	Prohibited
Mulberry	<i>Morus spp.</i>	Fair	11.2	93	X	Prohibited
Silver Maple	<i>Acer saccharinum</i>	Fair	15.8	94	X	Prohibited
Silver Maple	<i>Acer saccharinum</i>	Fair	31.4	95	X	Prohibited
Elm	<i>Ulmus spp.</i>	Fair	10.2	96	X	Prohibited
Mulberry	<i>Morus spp.</i>	Fair	7.3	97	X	Prohibited
Silver Maple	<i>Acer saccharinum</i>	Fair	23	98	X	Prohibited
Black Cherry	<i>Prunus serotina</i>	Good	9.4	99	X	6
Mulberry	<i>Morus spp.</i>	Fair	14.4	100	X	Prohibited
Mulberry	<i>Morus spp.</i>	Fair	8.1	101	X	Prohibited
Hackberry	<i>Celtis occidentalis</i>	Fair	8.9	102	X	6
Silver Maple	<i>Acer saccharinum</i>	Fair	36.5	103	X	Prohibited
Black Cherry	<i>Prunus serotina</i>	Fair	6	104	X	4

Common Name	Scientific Name	Rating	Size	Number	To be Removed "X"	Number of Replacements Needed
Black Cherry	<i>Prunus serotina</i>	Fair	8.7	105	X	6
Black Cherry	<i>Prunus serotina</i>	Good	9.1	106	X	6
Black Cherry	<i>Prunus serotina</i>	Fair	8.6	107	X	6
Mulberry	<i>Morus spp.</i>	Fair	13	108	X	Prohibited
Silver Maple	<i>Acer saccharinum</i>	Fair	37.8	109	X	Prohibited
Mulberry	<i>Morus spp.</i>	Fair	6.1	110	X	Prohibited
Mulberry	<i>Morus spp.</i>	Fair	11.3	111	X	Prohibited
Mulberry	<i>Morus spp.</i>	Fair	11.6	112	X	Prohibited
Silver Maple	<i>Acer saccharinum</i>	Fair	22.4	113	X	Prohibited
Elm	<i>Ulmus spp.</i>	Fair	12.7	114	X	Prohibited
Mulberry	<i>Morus spp.</i>	Fair	9.2	115	X	Prohibited
Mulberry	<i>Dead</i>	Dead	Dead	116	X	Dead
Mulberry	<i>Morus spp.</i>	Fair	10.6,13.1	117	X	Prohibited
Silver Maple	<i>poison ivy estimate</i>	Fair	10.9	118	X	Prohibited
Elm	<i>Ulmus spp.</i>	Fair	11.4	119	X	Prohibited
Mulberry	<i>Morus spp.</i>	Fair	6	120	X	Prohibited
Elm	<i>Ulmus spp.</i>	Good	6.3	121	X	Prohibited
Silver Maple	<i>Acer saccharinum</i>	Fair	22.1,19.6	122	X	Prohibited
Mulberry	<i>Morus spp.</i>	Fair	6.3	123	X	Prohibited
Silver Maple	<i>Acer saccharinum</i>	Fair	23.4,14.7	124	X	Prohibited
Mulberry	<i>Morus spp.</i>	Fair	10.2,7.6	125	X	Prohibited
Black Cherry	<i>Prunus serotina</i>	Fair	8	126	X	6
Common Buckthorn	<i>Rhamnus cathartica</i>	Fair	6.1	127	X	Prohibited
Silver Maple	<i>Acer saccharinum</i>	Fair	13.1,14.5	128	X	Prohibited
Black Walnut	<i>Juglans nigra</i>	Fair	9.7	129	X	6
Black Walnut	<i>Juglans nigra</i>	Fair	13.6	130	X	8
Siberian Elm	<i>Ulmus pumila</i>	Poor	15.2,8,17.2	131	X	Prohibited
Black Cherry	<i>Prunus serotina</i>	Good	13.6	132	X	8
Silver Maple	<i>Acer saccharinum</i>	Fair	12.4	133	X	8
Silver Maple	<i>Acer saccharinum</i>	Fair	15.3	134	X	Prohibited
Mulberry	<i>Morus spp.</i>	Fair	10.3	135	X	Prohibited
Mulberry	<i>Morus spp.</i>	Fair	10.5	136	X	Prohibited
Mulberry	<i>Morus spp.</i>	Fair	8.7	137	X	Prohibited
Black Cherry	<i>Prunus serotina</i>	Poor	22.1	138	X	Poor Quality
Black Cherry	<i>Prunus serotina</i>	Fair	10.4	139	X	6
Common Buckthorn	<i>Rhamnus cathartica</i>	Fair	7	140	X	Prohibited
Common Buckthorn	<i>Rhamnus cathartica</i>	Fair	6.1	141	X	Prohibited
Black Cherry	<i>Prunus serotina</i>	Good	14.5	142	X	8
Elm	<i>Ulmus spp.</i>	Good	12.9	143	X	Prohibited
Mulberry	<i>Morus spp.</i>	Fair	23.9	144	X	Prohibited
Black Cherry	<i>Prunus serotina</i>	Poor	16.8	145	X	Poor Quality
Black Walnut	<i>Juglans nigra</i>	Good	14.3	146	X	8
Box Elder	<i>Acer negundo</i>	Fair	6.2	147	X	Prohibited
Box Elder	<i>Acer negundo poison ivy estimate</i>	Fair	11.5	148	X	Prohibited
Silver Maple	<i>Acer saccharinum</i>	Fair	15.1	149		Off Property
Black Cherry	<i>Prunus serotina</i>	Fair	8.7	150		Off Property
Elm	<i>Ulmus spp.</i>	Good	11	151		Off Property
Siberian Elm	<i>Ulmus pumila</i>	Fair	13.7	152		Off Property
Elm	<i>Ulmus spp.</i>	Fair	7.5	153		Off Property
Tree of Heaven	<i>Alanthus altissima</i>	Fair	10.2	154		Off Property
Box Elder	<i>Acer negundo</i>	Fair	7.8	155		Off Property
Tree of Heaven	<i>Alanthus altissima</i>	Fair	13.7	156	X	Prohibited
Tree of Heaven	<i>Alanthus altissima</i>	Fair	10.8	157	X	Prohibited
Tree of Heaven	<i>Alanthus altissima</i>	Fair	19.6	158	X	Prohibited
Tree of Heaven	<i>Alanthus altissima poison ivy estimate</i>	Fair	15.2	159	X	Prohibited
Tree of Heaven	<i>Alanthus altissima</i>	Fair	8.7	160	X	Prohibited
Thornless Honeylocust	<i>Gleditsia triacanthos inermis</i>	Good	17.3	161	X	8
Elm	<i>Ulmus spp.</i>	Good	16.4	162	X	Prohibited
Elm	<i>Ulmus spp.</i>	Fair	8.4	163	X	Prohibited
Crabapple	<i>Malus spp.</i>	Good	6.1,6.2	164	X	Prohibited
Mulberry	<i>Morus spp.</i>	Fair	13,13.3	165	X	Prohibited
Siberian Elm	<i>Ulmus pumila</i>	Fair	14.2	166	X	Prohibited
Black Walnut	<i>Juglans nigra</i>	Fair	11.9	167	X	6
Black Cherry	<i>Prunus serotina</i>	Fair	7.5	168	X	6
Black Walnut	<i>Juglans nigrapoison ivy estimate</i>	Fair	7.2	169	X	6
Black Walnut	<i>Juglans nigrapoison ivy estimate</i>	Good	13.8	170	X	8
Box Elder	<i>Acer negundo</i>	Fair	8.2	171	X	Prohibited
Tree of Heaven	<i>Alanthus altissima</i>	Fair	8	172	X	Prohibited
Black Cherry	<i>Prunus serotina</i>	Fair	12.8	173	X	8
Tree of Heaven	<i>Alanthus altissima</i>	Fair	9.1	174	X	Prohibited
Common Buckthorn	<i>Rhamnus cathartica</i>	Fair	7.1	175	X	Prohibited
Common Buckthorn	<i>Rhamnus cathartica</i>	Fair	6.8	176	X	Prohibited
Box Elder	<i>Acer negundo</i>	Fair	6.6	177	X	Prohibited
Tree of Heaven	<i>Alanthus altissima</i>	Fair	15.7	178	X	Prohibited
Tree of Heaven	<i>Alanthus altissima</i>	Fair	17.8	179	X	Prohibited
Tree of Heaven	<i>Alanthus altissima</i>	Fair	26.8	180	X	Prohibited
Tree of Heaven	<i>Alanthus altissima</i>	Fair	10.5	181	X	Prohibited
Tree of Heaven	<i>Alanthus altissima</i>	Fair	11.8	182	X	Prohibited
Tree of Heaven	<i>Alanthus altissima</i>	Fair	8.7	183	X	Prohibited
Tree of Heaven	<i>Alanthus altissima</i>	Fair	12.4	184	X	Prohibited
Tree of Heaven	<i>Alanthus altissima</i>	Fair	13.2	185	X	Prohibited
Tree of Heaven	<i>Alanthus altissima</i>	Fair	11.8	186	X	Prohibited
Tree of Heaven	<i>Alanthus altissima</i>	Fair	6.4	187	X	Prohibited
Tree of Heaven	<i>Alanthus altissima</i>	Fair	8.5,8.7	188	X	Prohibited
Tree of Heaven	<i>Alanthus altissima</i>	Fair	9.9	189	X	Prohibited
Tree of Heaven	<i>Alanthus altissima</i>	Fair	8.4	190	X	Prohibited
Black Walnut	<i>Juglans nigra</i>	Good	14	191		Off Property
Tree of Heaven	<i>Alanthus altissima</i>	Fair	7.5	192		Off Property
Tree of Heaven	<i>Alanthus altissima</i>	Fair	8.1	193		Off Property
Tree of Heaven	<i>Alanthus altissima</i>	Fair	9.6	194		Off Property
Tree of Heaven	<i>Alanthus altissima</i>	Fair	7.9	195		Off Property
Tree of Heaven	<i>Alanthus altissima</i>	Fair	8.6	196		Off Property
Tree of Heaven	<i>Alanthus altissima</i>	Fair	8.3	197		Off Property
Tree of Heaven	<i>Alanthus altissima</i>	Fair	7.8,9.4,	198		Off Property
Tree of Heaven	<i>Alanthus altissima</i>	Fair	9.4	199		Off Property
Tree of Heaven	<i>Alanthus altissima</i>	Fair	8.2	200		Off Property
Tree of Heaven	<i>Alanthus altissima</i>	Fair	7.9	201		Off Property
Tree of Heaven	<i>Alanthus altissima</i>	Fair	7.7	202		Off Property
Black Walnut	<i>Juglans nigra</i>	Fair	8.9	203	X	6
Mulberry	<i>Morus spp.</i>	Fair	22.6	204		Off Property
Siberian Elm	<i>Ulmus pumila</i>	Fair	18.8	205		Off Property
Box Elder	<i>Acer negundo</i>	Fair	13.4	206		Off Property
Bigtooth Maple	<i>Acer grandidentatum</i>					



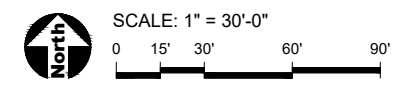
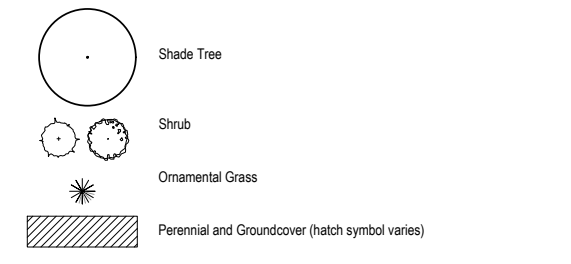
GENERAL NOTES: LANDSCAPE

1. Notes indicated on grading plans shall pertain to landscape plans. Final grade of planting beds shall be as per grading plan.
2. The landscape contractor shall be responsible for making themselves familiar with all underground utilities and structures.
3. All existing plant material and trees shall be saved and protected unless otherwise noted. Contractor to protect new and existing trees and landscaping from damage and shall restore all areas disturbed as a result of construction.
4. Plant material shall be supplied from Northern Illinois nursery stock, shall be dug the planting season it is installed, and shall conform to the American Association of Nurseryman's standards.
5. Plant material shall be size and type specified. Substitution of plant material shall be on a case by case basis and approved in writing by the Owner's Representative. In no case shall plant material be smaller than indicated in the plans.
6. Do not willfully proceed with plantings as designed when it is obvious that obstructions and/or grade differences exist that may not have been known during the design process. Such conditions shall be immediately brought to the attention of the Owner's Representative.
7. All plant material shall be inspected and approved by the Owner's Representative prior to the installation of any and all plant material.
8. Plant locations shall be flagged in field with Owner's Rep. Final location of all plant material shall be subject to approval of the Owner's Representative prior to digging any holes. The landscape contractor is responsible for providing Owner's Representative with 48 hour minimum advance notice prior to planting.
9. Plants shall be watered on the day they are planted and maintained with watering until final acceptance of the project.
10. Apply a pre-emergent as per manufacturer's specification prior to installing mulch.
11. Beds and tree rings (6" diameter) shall have 3" of hardwood shredded mulch applied and a 4" deep spade edge at lawn. Trees that are not located in beds, shall have a tree ring.
12. Landscape plant material shall be guaranteed for 12 months from final acceptance. Any plant 1/3 dead or more shall be replaced under the guarantee.
13. Contractor to prepare landscape beds by roto-tilling 2" of Mushroom Compost into new beds. Do not add compost nor roto-fill within drip line of existing trees.
14. Lawn Seeding shall be under favorable weather conditions, and shall follow dates in specification.
15. Turf mixes shall be installed and lawn established at all disturbed areas.
16. Do not overseed into mulch beds and paving.
17. Contractor shall restore all areas disturbed as a result of construction.

25% Administrative Reduction Reason

The 25% variation of requested replacement trees is required due to the development of the site. There is not adequate space to put back all of the required replacement trees.

LEGEND



PROJECT
**Wood Dale
 Planned Unit
 Development**
 Wood Dale, IL 60191

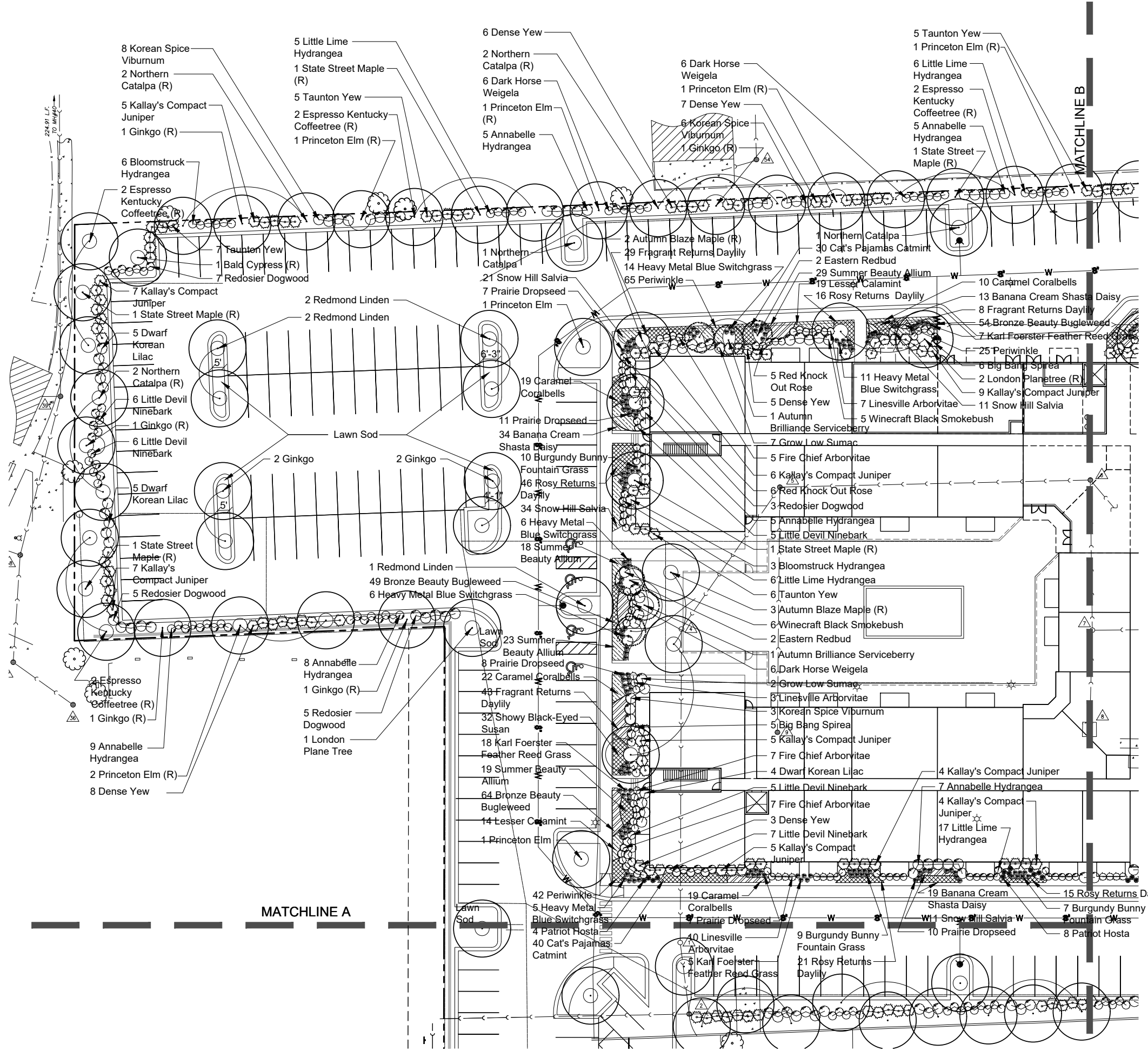


SHEET TITLE
**Overall
 Landscape
 Plan**

SHEET NUMBER **L1.0**

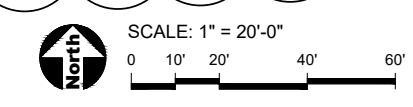
DRAW / REVISION

NO.	DESCRIPTION	DATE
MK/DW	PUD Submittal	13JUL2022
MK/DW	PUD Submittal	26JUL2022
MK/DW	PUD Submittal	15AUG2022
MK/DW	PUD Resubmittal	03OCT2022
MK/DW	PUD Resubmittal	11OCT2022



LEGEND

- Shade Tree
- Shrub
- Ornamental Grass
- Perennial and Groundcover (hatch symbol varies)



PROJECT
**Wood Dale
 Planned Unit
 Development**
 Wood Dale, IL 60191

uplandDesign Itc
 Park Planning and Landscape Architecture
 24042 Lockport St, Plainfield, Illinois 60544
 815-254-0091 www.uplanddesign.com

SHEET TITLE
**Landscape
 Plan**

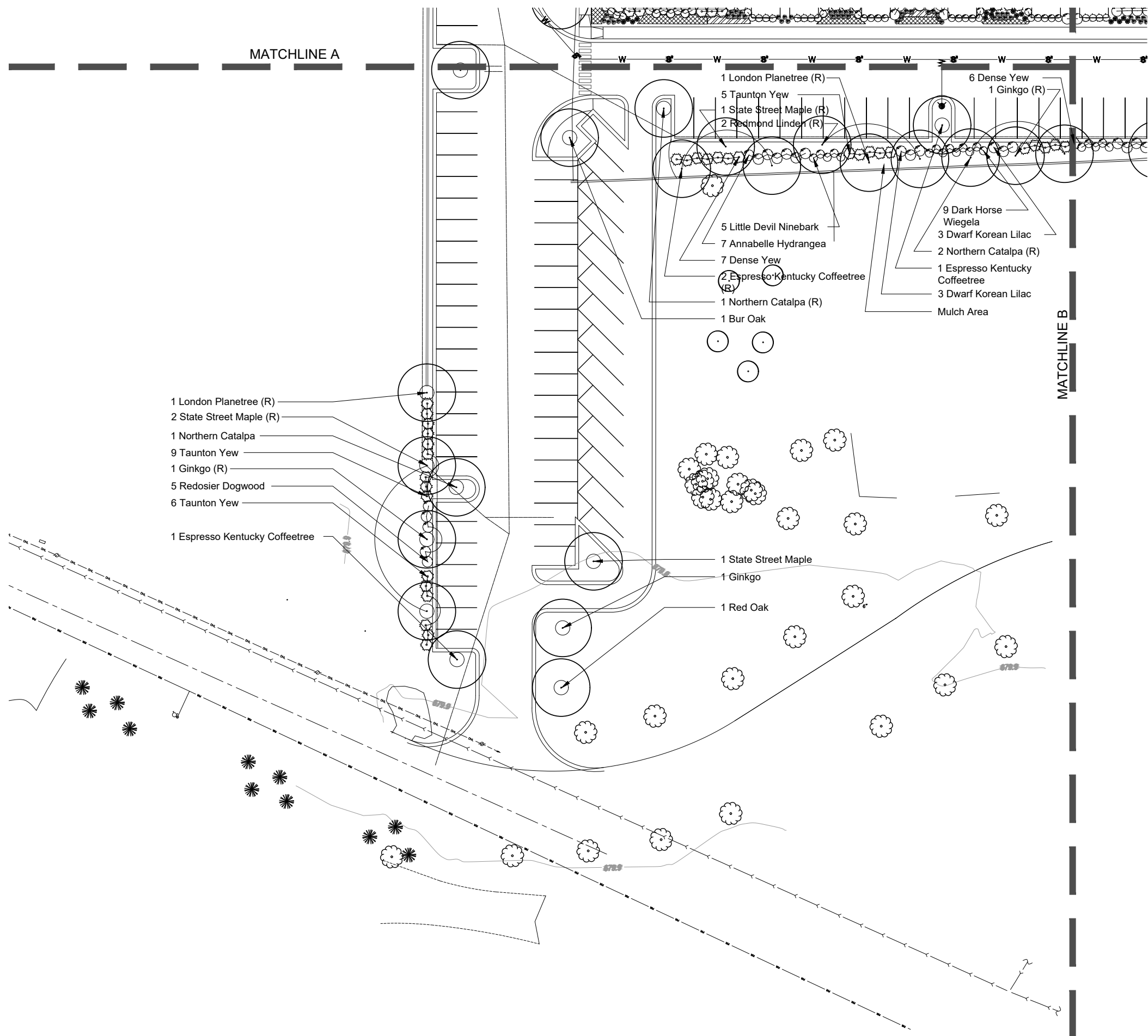
SHEET NUMBER **L1.1**

DRAW / REVISION

NO.	DESCRIPTION	DATE
MK/DW	PUD Submittal	13JUL2022
MK/DW	PUD Submittal	26JUL2022
MK/DW	PUD Submittal	15AUG2022
MK/DW	PUD Resubmittal	03OCT2022
MK/DW	PUD Resubmittal	11OCT2022

Project Number 1058
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 W11058-Wood Dale PUD-KTYG20-Concepts
 PLOT UPLAND 2021

MATCHLINE A



- 1 London Planetree (R)
- 5 Taunton Yew
- 1 State Street Maple (R)
- 2 Redmond Linden (R)
- 6 Dense Yew
- 1 Ginkgo (R)





- 5 Little Devil Ninebark
- 7 Annabelle Hydrangea
- 7 Dense Yew
- 2 Espresso Kentucky Coffeetree (R)
- 1 Northern Catalpa (R)
- 1 Bur Oak
- 9 Dark Horse Wiegela
- 3 Dwarf Korean Lilac
- 2 Northern Catalpa (R)
- 1 Espresso Kentucky Coffeetree
- 3 Dwarf Korean Lilac
- Mulch Area

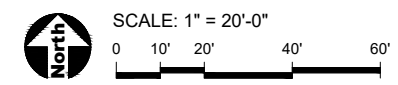
- 1 London Planetree (R)
- 2 State Street Maple (R)
- 1 Northern Catalpa
- 9 Taunton Yew
- 1 Ginkgo (R)
- 5 Redosier Dogwood
- 6 Taunton Yew
- 1 Espresso Kentucky Coffeetree

- 1 State Street Maple
- 1 Ginkgo
- 1 Red Oak

MATCHLINE B

LEGEND

-  Shade Tree
-  Shrub
-  Ornamental Grass
-  Perennial and Groundcover (hatch symbol varies)



PROJECT
**Wood Dale
 Planned Unit
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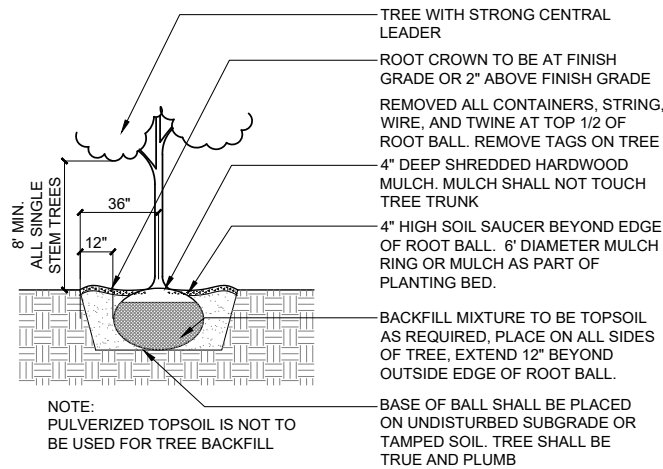


SHEET TITLE
**Landscape
 Plan**

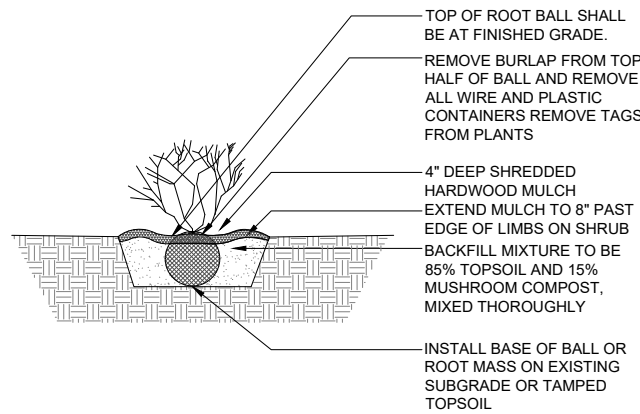
SHEET NUMBER **L1.3**

DRAW / REVISION		
MK/DW	PUD Submittal	13JUL2022
MK/DW	PUD Submittal	26JUL2022
MK/DW	PUD Submittal	15AUG2022
MK/DW	PUD Resubmittal	03OCT2022
MK/DW	PUD Resubmittal	11OCT2022

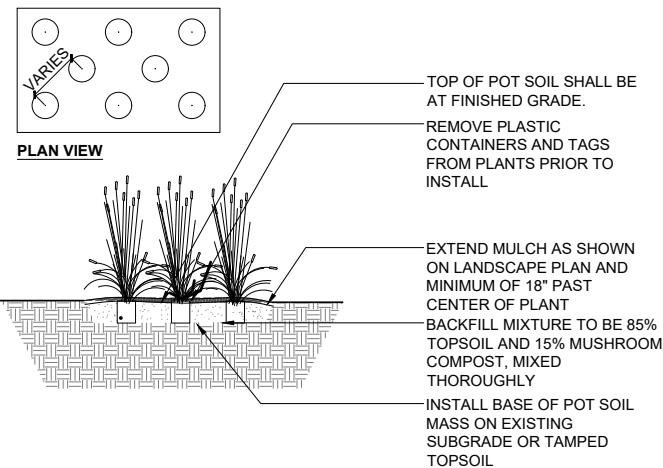
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 PLOT: UPLAND 2021



Tree Installation
 SCALE: N.T.S. d-plant-tree_12



Shrub Installation
 SCALE: N.T.S. d-plant-shrub_12



Perennial & Ornamental Grass Installation
 SCALE: 1" = 1'-0" d-perennials

REQUIREMENT CHART:

Sec 17.604 B.1.c. (1) Parking Aisle Landscape Islands				
Location/Distance	Requirement	Calculations	Proposed Trees	
Parking Aisle Islands	2 Shade trees per island, with appropriate number of shrubs, flowers, groundcovers or sod	4 Parking Aisle Islands 4 x 2 = 8 Shade Trees	8	Deviation Requested for parking lot island size

Sec 17.604 B.1.c. (1) Parking Aisle Landscape Islands				
Location/Distance	Requirement	Calculations	Proposed Landscape Area	
Interior Parking Lot Landscape Area: 96,983 square feet	40,000 square feet or greater 8% landscaped	96,983 x 0.08 = 7,758.64 square feet	4,211 sqft 4%	Deviation Requested

Sec 17.604 B.1.c. (1) Parking Aisle Landscape Islands				
Location/Distance	Requirement	Calculations	Proposed Trees	
Parking Space Island	1 Shade trees per island, with appropriate number of shrubs, flowers, groundcovers or sod	20 Parking Space Islands 20 x 1 = 20 Shade Trees	20	

Sec 17.604 B.2.a Parking Lot Perimeter Landscaping, Front and Corner Side Yards				
Location/Distance	Requirement	Calculations	Proposed Trees	Proposed Shrubs
East Property Line	Landscaping across 60% of the parking lot frontage, shall be a combination of berms, shade, ornamental, evergreen trees, shrubs, hedges and other plant material. Plantings to be in clusters containing no less than 7 evergreens and/or shrubs per cluster spaced 35'; OR a continuous row of shrubs or hedges along the entire parking lot frontage			55

Sec 17.604 B.2.b Parking Lot Perimeter Landscaping, Rear and Corner Side Yards				
Location/Distance	Requirement	Calculations	Proposed Trees	Proposed Shrubs
North Property Line	Landscaping across 50% of the parking lot frontage, shall be a combination of berms, shade, ornamental, evergreen trees, shrubs, hedges and other plant material. Plantings to be in clusters containing no less than 7 evergreens and/or shrubs per cluster spaced 35'			127
South Property Line				119
West Property Line				119

Sec 17.604.C.1 Additional Foundation Landscaping Requirements				
Location/Distance	Requirement	Calculations	Proposed Trees	
	10' landscaping area around perimeter of building			

Sec 17.604.D.1 Nonresidential Property Abutting Nonresidential Property				
Location/Distance	Requirement	Calculations	Proposed Trees	
North Property Line: 573.12'	1 shade tree for every 75' of abutting property line, trees spaced 40' on center	573.12/75 = 7.64 ShadeTrees	8	
East Property Line: 351.07'	1 shade tree for every 75' of abutting property line, trees spaced 40' on center	351.07/75 = 4.68 ShadeTrees	5	
South Property Line: 339.92'+85.19'+155.70' = 580.81'	1 shade tree for every 75' of abutting property line, trees spaced 40' on center	580.81/75 = 7.74 ShadeTrees	8	
West Property Line: 391.82'+ 174.94' = 566.76'	1 shade tree for every 75' of abutting property line, trees spaced 40' on center	566.76/75 = 7.56 ShadeTrees	8	

PLANT LIST:

Shade Trees - Balled and Burlap				
Qty.	Size	Botanical Name	Common Name	
9	3" Caliper	<i>Acer x freemanii 'Autumn Blaze'</i>	Autumn Blaze Maple	
10	3" Caliper	<i>Acer miyabei 'Morton'</i>	State Street Maple	
15	3" Caliper	<i>Catalpa speciosa</i>	Northern Catalpa	
16	3" Caliper	<i>Ginkgo biloba</i>	Ginkgo	
16	3" Caliper	<i>Gymnocladus dioica 'Espresso'</i>	Espresso Kentucky Coffeetree	
1	3" Caliper	<i>Quercus bicolor</i>	Swamp White Oak	
4	3" Caliper	<i>Quercus macrocarpa</i>	Bur Oak	
2	3" Caliper	<i>Quercus rubra</i>	Red Oak	
3	3" Caliper	<i>Taxodium distichum</i>	Bald Cypress	
7	3" Caliper	<i>Tilia americana 'Redmond'</i>	Redmond Linden	
9	3" Caliper	<i>Ulmus 'Princeton'</i>	Princeton Elm	
92	Total			

Ornamental Trees - Balled and Burlap				
Qty.	Size	Botanical Name	Common Name	
6	6' ht. Multi-Stem	<i>Cercis canadensis</i>	Eastern Redbud	
2	6' ht. Multi-Stem	<i>Amelanchier x grandiflora</i>	Autumn Brilliance Serviceberry	
8	Total			

Evergreen Shrubs - Balled and Burlap or Pot				
Qty.	Size	Botanical Name	Common Name	
76	36" Ht. x 24" Spr.	<i>Juniperus chinensis 'Kallay's Compact'</i>	Kallay's Compact Juniper	
65	36" Ht. x 24" Spr.	<i>Taxus x media 'Densiformis'</i>	Dense Yew	
41	36" Ht. x 24" Spr.	<i>Taxus x media 'Tauntonii'</i>	Taunton Yew	
23	30" Ht. x 18" Spr.	<i>Thuja occidentalis 'Fire Chief'</i>	Fire Chief Arborvitae	
25	30" Ht. x 18" Spr.	<i>Thuja occidentalis 'Linesville'</i>	Linesville Arborvitae	
230	Total			

Deciduous Shrubs - Balled and Burlap or Pot				
Qty.	Size	Botanical Name	Common Name	
33	36" Ht. x 24" Spr.	<i>Cornus sericea 'Isanti'</i>	Redosier Dogwood	
17	36" Ht. x 24" Spr.	<i>Cotinus coggygia 'NCC01'</i>	Winecraft Black Smokebush	
46	36" Ht. x 24" Spr.	<i>Hydrangea arborescens 'Annabelle'</i>	Annabelle Hydrangea	
25	36" Ht. x 24" Spr.	<i>Hydrangea macrophylla 'PiliH-II'</i>	Bloomstruck Hydrangea	
47	30" Ht. x 18" Spr.	<i>Hydrangea paniculata 'Jane'</i>	Little Lime Hydrangea	
53	30" Ht. x 18" Spr.	<i>Physocarpus opulifolius 'Little Devil'</i>	Little Devil Ninebark	
31	30" Ht. x 18" Spr.	<i>Rosa 'Radtko'</i>	Red Knock Out Rose	
33	30" Ht. x 18" Spr.	<i>Spiraea japonica 'Tracy'</i>	Big Bang Spirea	
33	36" Ht. x 24" Spr.	<i>Syringa meyeri 'Palibin'</i>	Dwarf Korean Lilac	
25	36" Ht. x 24" Spr.	<i>Viburnum carlesii</i>	Korean Spice Viburnum	
20	30" Ht. x 18" Spr.	<i>Weigela x 'Dark Horse'</i>	Dark Horse Weigela	
363	Total			

Perennials, Ornamental Grasses, and Groundcovers				
Qty.	Size	Botanical Name	Common Name	
256	#1cont.	<i>Ajuga reptans 'Bronze Beauty'</i>	Bronze Beauty Bugleweed	
194	#1cont.	<i>Allium 'Summer Beauty'</i>	Summer Beauty Allium	
30	#1cont.	<i>Calamagrostis acutiflora 'Karl Foerster'</i>	Karl Foerster Feather Reed Grass	
85	#1cont.	<i>Calamintha nepeta ssp. nepeta</i>	Lesser Calamint	
123	#1cont.	<i>Hemerocallis 'Fragrant Returns'</i>	Fragrant Returns Daylily	
98	#1cont.	<i>Hemerocallis 'Rosy Returns'</i>	Rosy Returns Daylily	
135	#1cont.	<i>Heuchera 'Caramel'</i>	Caramel Coralbells	
22	#1cont.	<i>Hosta</i>	Patriot Hosta	
132	#1cont.	<i>Leucanthemum superbum 'Banana Cream'</i>	Banana Cream Shasta Daisy	
206	#1cont.	<i>Nepeta racemosa 'Cat's Pajamas'</i>	Cat's Pajamas Catmint	
50	#1cont.	<i>Panicum virgatum 'Heavy Metal'</i>	Heavy Metal Blue Switchgrass	
26	#1cont.	<i>Pennisetum alopecuroides 'Burgundy Bunny'</i>	Burgundy Bunny Fountain Grass	
62	#1cont.	<i>Rudbeckia fulgida var. fulgida</i>	Showy Black-Eyed Susan	
125	#1cont.	<i>Salvia nemorosa 'Snow Hill'</i>	Snow Hill Salvia	
120	#1cont.	<i>Sporobolus heterolepis</i>	Prairie Dropseed	
132	#1cont.	<i>Vinca Minor</i>	Periwinkle	
1796	Total			

PROJECT
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 Wood Dale, IL 60191



SHEET TITLE

**Landscape
 Plan**

SHEET NUMBER **L1.4**

DRAW / REVISION

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