



CITY OF WOOD DALE

PUBLIC NOTICE

IN ACCORDANCE WITH THE STATUTES OF THE STATE OF ILLINOIS AND THE ORDINANCES OF THE CITY OF WOOD DALE, NOTICE IS HEREBY GIVEN THAT THE CITY COUNCIL WILL CONTINUE ITS REGULAR STANDING COMMITTEE MEETINGS AT 7:30 P.M. ON THURSDAY, DECEMBER 8, 2022 IN THE COUNCIL CHAMBERS OF THE CITY HALL, 404 NORTH WOOD DALE ROAD, WOOD DALE, ILLINOIS, FOR THE PURPOSES SET FORTH IN THE FOLLOWING AGENDAS:

STANDING COMMITTEES OF THE CITY OF WOOD DALE, ILLINOIS DECEMBER 8, 2022

I. PLANNING, ZONING & BUILDING COMMITTEE

- A. Call to Order
- B. Roll Call
- C. Approval of Minutes of Meeting
 - i. October 27, 2022 Planning, Zoning & Building Committee Minutes
 - ii. November 10, 2022 Planning, Zoning & Building Committee Minutes
- D. Report and Recommendation
 - i. Review and Approval of Amendment to allow “Food Preparation” as permitted use in the C-2a District
 - ii. Rezoning Upon Annexation from R-1 to R-3 and Zoning Variations for 150 Pine Ln, 154 Pine Ln, and 470 Arbor Ln
- E. Items to be Considered at Future Meetings
 - i. Marino’s Relocation – Winter 2023
 - ii. Data Center Route 83 – January
 - iii. Building Code Amendments – TBD
- F. Adjournment

II. PUBLIC HEALTH, SAFETY, JUDICIARY & ETHICS COMMITTEE

- A. Call to Order
- B. Roll Call

- C. Approval of Minutes of Meeting
 - i. November 10, 2022 Public Health, Safety, Judiciary & Ethics Committee Minutes
- D. Report and Recommendation
 - i. Approval of an agreement with FGM Architects for architectural services for the Wood Dale Police Station Interior Renovations
- E. Items to be Considered at Future Meetings
 - i. None
- F. Adjournment

III. PUBLIC WORKS COMMITTEE

- A. Call to Order
- B. Roll Call
- C. Approval of Minutes of Meeting
 - i. November 10, 2022 Public Works Committee Minutes
- D. Report and Recommendation
 - i. Approval of a Proposal for Professional Engineering Services from RJN Group for the Addison Road Water Main Phase 3 Preliminary Study in an Amount Not to Exceed \$19,400
- E. Items to be Considered at Future Meetings
 - i. IGA with Forest Preserve District of DuPage County for Elizabeth Drive – January
 - ii. RJN I & I Agreement – Spring 2023
- F. Adjournment

IV. FINANCE & ADMINISTRATION COMMITTEE

- A. Call to Order
- B. Roll Call
- C. Approval of Minutes of Meeting
 - i. November 10, 2022 Finance & Administration Committee Minutes
- D. Report and Recommendation
 - i. Property, Casualty, Cyber, and Workers Compensation Insurance Renewal for the 2023-2024 calendar year
- E. Items to be Considered at Future Meetings
 - i. CIP – January 12
 - ii. Audit Report – January 26

iii. FY 2024 Budget – February 23

F. Adjournment

POSTED IN CITY HALL ON DECEMBER 2, 2022 AT 4:00 PM

LYNN CURIALE, CITY CLERK

BY: MAURA MONTALVO, DEPUTY CITY CLERK



PLANNING, ZONING & BUILDING COMMITTEE
COMMITTEE MINUTES

Committee Date: October 27, 2022
Present: Alderman Ames, Alderman Catalano, Alderman Curiale,
Alderman Jakab, Alderman Messina, Alderman Woods.
Absent: Alderman Susmarski
Also Present: Deputy Chief Zito, Director Springer, City Manager Mermuys,
Gosia Pociecha, Pat Bond, City Clerk Curiale, and Treasurer
Sandra Porch
Meeting Convened at: 07:30 p.m.

APPROVAL OF MINUTES:

Ald. Catalano, made a motion, seconded by Ald. Ames, to approve the minutes of the October 13, 2022 meeting as presented. A voice vote was taken, with all members voting aye.

REPORT & RECOMMENDATION

372 N WOOD DALE ROAD – SPECIAL USE FOR A MULTIPLE-UNIT DWELLING BUILDING, PLANNED UNIT DEVELOPMENT (COMBINED CONCEPT & FINAL DEVELOPMENT PLAN) SITE PLAN REVIEW, AND LOT CONSOLIDATION

DISCUSSION:

Director Springer began by stating that this evening they would be combining the staff and the Lynmark group presentation with Brad Friedman. Brad Friedman gave an overview of the project to introduce it to anyone who had not been there for the last presentation. We are here this evening to gain CDU approval of a residential unit complex at the property at 372 N. Wood Dale Rd. The Lynmark group has been around for over 65 years, and they have developed and constructed more than \$1.3 billion in real estate projects in 19 states, and internationally. We have developed multi-family complex's, hospitality facilities, retail and office space.

We are here tonight to talk about the property at 372 N Wood Dale Rd., the property is right next door to City Hall and is backed up to the Park District Pool. It will be a 176 unit residential complex, that will be on 4.6 acres, five stories, courtyard with pool, and 263 parking spaces. The building will be a mix of materials and colors, protruding balconies so every unit will have a balcony, or a ground floor outdoor patio space. The site plan has the main entrance off of Wood Dale Rd., there is enough circulation for emergency unit

responses, a Uber drop off area, additional entry gained off of Commercial Ave, and access points to gain entry from the parking lot on all sides of the building. The main entrance will lead into the lobby area, leasing office, open workspace's, a yoga studio, and a community area. That will then lead into the courtyard area where there is a pool, lounge seating, grill stations, some fire pit features, and a dog washing area. As far as the project we would like to solidify all designs and plans within 6 months, another 6 months to obtain financing, and actual construction to begin at the end of 2023. If on schedule we see construction completion and certificate of occupancy in early 2025.

Staci Springer started her part of the presentation with a quick review of the staff report. Some of the highlights from the meeting on October 17th, and the vote was 5 no votes and 1 yes vote, which led to a negative recommendation of the project. The committee had several concerns with traffic and the number of trees that will have to be removed, and then replaced. Other than these items, they are in favor of going forward with this project. The plans have been approved after 2 inspections by the Fire District, the traffic study company, City Engineering Company, Community Development, and the Public Works Department. She then went through the requested deviations requested by the PUD, and they were; lot coverage of proposed 81%, driveway offset of 80 feet back, proposed durable exterior materials, parking islands some that are less than 7 feet wide, adjustment of number of replacement tree's, and the dedication of landscaping to 4 % of the parking lot.

Mayor Pulice inquired if they went over the landscaping plans this evening? Or is it included in the packet? She then brought up the design rendering on the screen. She pointed out that they had planted as many trees as possible, given the room in order for the plantings to be viable. Alderman Jakab inquired if all the trees on the north side of the building if they are going to line up against the new wall at the Police department? Dan Wilson from Upland Design stated there is 20 feet of room from the wall, so they should have plenty of space, and can be trimmed up in the future. Alderman Jakab then inquired if there will be any green space on the roof? There will be no green space, but they will be installing solar panels on the roof. The Mayor inquired how many islands will be in the lot? There will 10 or 12 islands, and some will be less than 7 feet. Alderman Woods stated that some of the islands will coincide with the placement of the underground vaults to retain water to relieve possible flooding in the surrounding area.

Alderman Catalano asked how much will this project cost? And how much money will the city be making off the taxes? The project will cost \$60,000,000.00, and the taxes to be collected will be \$750,000. The Mayor added that the City only gets 7% of that.

VOTE:

Ald. Woods made a motion, seconded by Alderman Jakab, I move to recommend approval for a special use for a multiple-tenant dwelling building planned unit development consistent with the September 21, 2022 concept and final development plan, site plan, and lot consolidation for the property located at 372 N Wood Dale Rd, Wood Dale Illinois, conditioned on:

1. Final engineering approval
2. Developer providing screening of the rooftop units
3. Developer providing 40 off-site trees on the publicly owned property
4. Developer maintaining the landscaping on site in accordance with the approved landscape plan

A roll call vote was taken, with the following results:

Ayes: Alderman Ames, Alderman Catalano, Alderman Curiale, Alderman Jakab,
Alderman Messina, Alderman Woods
Nays: None
Abstained: None
Motion: Carried

ITEMS TO BE CONSIDERED AT FUTURE MEETINGS:

- UDO Amendments – November 10
- Building Code Amendments – November 10
- Data Center Route 83 – January
- Marino's Redevelopment – Winter 2023

ADJOURNMENT:

Ald. Woods made a motion, seconded by Ald. Ames, to adjourn the meeting at 8:18 p.m. Upon a voice vote, the motion carried unanimously.

Minutes taken by Julie Szabo



PLANNING, ZONING & BUILDING COMMITTEE
COMMITTEE MINUTES

Committee Date: November 10, 2022

Present: Ald. Ames, Catalano, Curiale, Jakab, Messina, Susmarski and Woods

Absent:

Also Present: Mayor Pulice, Treasurer Porch, City Manager Mermuys, Police Chief Zito, Public Works Director Lange, Finance Director Wilson, Community Development Director Springer

Meeting Convened at: 7:31 p.m.

APPROVAL OF MINUTES:

Ald. Woods made a motion, seconded by Ald. Ames, to approve the minutes of the October 27, 2022 meeting as presented.

Ald. Woods presented the following regarding the minutes. He said that the minutes were a little light and that there were a lot of good questions asked by Ald. Jakab, Ald. Ames and himself that did not make it into the minutes. Ald. Woods requested that the tape be reviewed and some of those questions which had to do with the flooding and how that was going to be taken care of to the minutes.

Ald. Susmarski made a motion, seconded by Ald. Ames, to table the minutes of the October 27, 2022 meeting.

A voice vote was taken, with all members voting yes.

REPORT & RECOMMENDATION

REVIEW AND APPROVAL OF AMENDMENTS TO THE UNIFIED DEVELOPMENT ORDINANCE (UDO) IN CASE CDC-2022-0005

DISCUSSION:

Community Development Director Springer introduced a presentation to go over some amendments to the UDO. The new UDO was adopted in May 2022 and since then some items that need clarifying have been found such as Scrivner's errors, clarifying the definition of community residence, fence regulation heights and primary exterior materials.

Ald. Jakab arrived at the meeting at 7:33 p.m.

Director Springer explained the definition of Community Residence stating that not all are required to be state-licensed. This amendments makes the licensed community residences permitted uses and the unlicensed residences special uses. This code amendment also changes the fence height from four feet to the intended three feet in height.

Director Springer explained that in terms of Primary Materials, 'primary' implies more than 50% and window/door openings are to be excluded.

Director Springer proceeded to explain which scrivener's errors were being corrected. This can be seen in the presentation provided by Director Springer.

Ald. Woods asked if 'licensed or unlicensed' should be added definition of community residence. Director Springer responded stating that the use table clarifies this distinction.

Ald. Jakab arrived at the meeting at 7:33 p.m.

VOTE:

Ald. Woods made a motion, seconded by Ald. Ames, to Approve the Amendments to the Unified Development Ordinance (UDO) in Case CDC-2022-0005.

A roll call vote was taken, with the following results:

Ayes:	Ald. Ames, Catalano, Curiale, Jakab, Susmarski and Woods
Nays:	None
Abstained:	None
Motion:	Carried

ITEMS TO BE CONSIDERED AT FUTURE MEETINGS:

- Building Code Amendments – December 8
- Marino's Relocation – Winter 2023
- Data Center Route 83 – January

ADJOURNMENT:

Ald. Woods made a motion, seconded by Ald. Ames, to adjourn the meeting at 7:40 p.m. Upon a voice vote, the motion carried unanimously.

Minutes taken by Mary Kate Guy



REQUEST FOR COMMITTEE ACTION

Referred to Committee: December 8, 2022
Subject: Food Preparation Text Amendment (Chapter 17)
Staff Contact: Staci Springer, Community Development Director
Department: Community Development Department

TITLE: Review and Approval of Amendment to allow “Food Preparation” as permitted use in the C-2a District

RECOMMENDATION:

Staff recommends approval of the proposed amendment to Table 4-5: Permitted Use Table in Chapter 17 of the Municipal Code, the Unified Development Ordinance (UDO), to add “Food Preparation” as a permitted use in the C-2a Southeast Irving Park Corridor Commercial District.

The Community Development Commission (CDC) conducted a public hearing for the project on November 21, 2022. The CDC voted on the motion to recommend approval of the proposed UDO text amendment by a vote of 6 “yes” to 0 “no” and the motion passed.

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. At that time a new zoning district was created for the properties on the south side of Irving Park Road in the far east side of the City - District C-2a (Southwest Irving Park Corridor Commercial).

Prior to rezoning, this area was zoned C-3 Automotive Services, intended to provide a variety of auto oriented and service businesses. Since several existing properties in the subject zoning district currently operate heavier commercial or industrial uses, the “Limited Manufacturing” use was allowed in this zoning district as a permitted use.

ANALYSIS:

The petitioner wishes to establish a “Food Preparation” use in one of the currently vacant buildings in the C-2a zoning district. While the more intensive “Limited Manufacturing” use is permitted, the “Food Preparation” operation is not. “Food Preparation” use is currently permitted in the C-2, C-3, and I-1 zoning districts. An application was submitted to add “Food Preparation” as a permitted use in the C-2a district to facilitate the repurposing of an existing vacant commercial building along Irving Park Road.

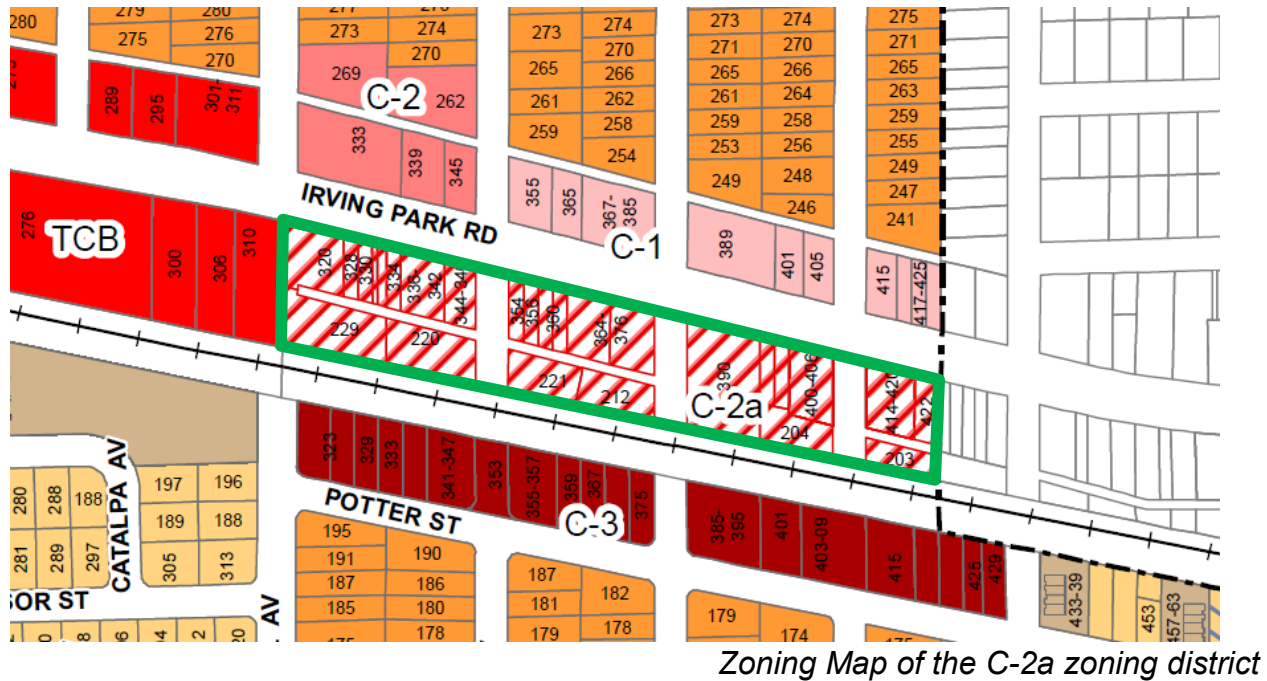


Table 4-5

The proposed text amendment would add “Food Preparation” as a permitted use in the C-2a district:

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>Food Preparation</i>							<i>P</i>	<i>P</i>	<i>P</i>		<i>P</i>		

No public comments were received during the public hearing process.

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.

DOCUMENTS ATTACHED

- ✓ CDC Staff Memo and Exhibits – CDC-2022-0009
- ✓ CDC Draft Meeting Minutes – November 21, 2022

CITY OF WOOD DALE

Community Development



MEMO

DATE: November 21, 2022

TO: Community Development Commission

FROM: Gosia Pociecha, AICP, Senior Planner

SUBJECT: Case No. CDC-2022-0009, Text Amendments to Permitted Use Table (Food Preparation in C-2a)

REQUEST

An application has been submitted by Diego De Astis representing Direct Food Service, requesting an amendment to Table 4-5: Permitted Use Table in Chapter 17 of the Municipal Code, the Unified Development Ordinance (UDO), to add “Food Preparation” as a permitted use in the C-2a Southeast Irving Park Corridor Commercial District.

BACKGROUND

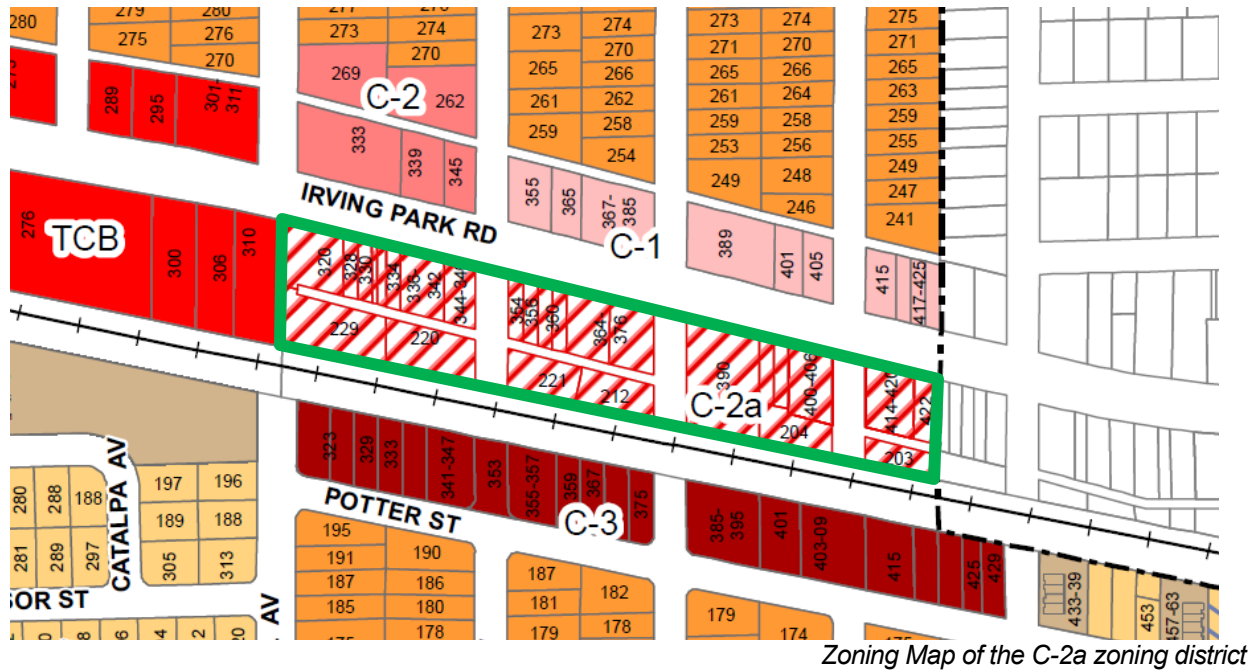
In May of 2022, the City Council approved a comprehensive re-write of the Unified Development Ordinance (UDO) along with the rezoning of certain properties. At that time a new zoning district was created for the properties on the south side of Irving Park Road in the far east side of the City - District C-2a (Southwest Irving Park Corridor Commercial). This district is a subset of the C-2 General Commercial district intended to provide a wide range of retail, dining, and service businesses. The C-2a regulations were adopted to guide potential future redevelopment of the area.

Prior to rezoning, this area was zoned C-3 Automotive Services, intended to provide a variety of auto oriented and service businesses. Since several existing properties in the subject zoning district currently operate heavier commercial or industrial uses, the “Limited Manufacturing” use was allowed in this zoning district as a permitted use.

ANALYSIS

The petitioner wishes to establish a “Food Preparation” use in one of the currently vacant buildings in the C-2a zoning district. While the more intensive “Limited Manufacturing” use is permitted, the “Food Preparation” operation is not. “Food Preparation” use is currently permitted in the C-2, C-3, and I-1 zoning districts. An application was submitted to add

“Food Preparation” as a permitted use in the C-2a district to facilitate the repurposing of an existing vacant commercial building along Irving Park Road.



For reference, here are the definitions of the “Food Preparation” and “Limited Manufacturing” uses from Sec. 17.103 of the UDO:

Food Preparation: *Catering establishment, where food is prepared on the premises for consumption elsewhere.*

Manufacturing, Limited: *The manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment and packaging of such products, and incidental storage, sales, and distribution of such products. This does not involve the assembly of large equipment and machinery and has very limited external impacts in terms of noise, vibration, odor, hours of operation and commercial motor vehicle traffic.*

Table 4-5

The proposed text amendment would add “Food Preparation” as a permitted use in the C-2a district:

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
Food Preparation							P	P	P		P		

Comprehensive Plan

The proposed text amendment will help the City work towards the goals listed in the Comprehensive Plan such as to “embrace small-town charm” and “keep Wood Dale diverse.” The objectives include enhancing curb appeal and managing the development to create a balanced mix of land uses. The proposed text amendment will facilitate establishment of a new commercial activity in a currently vacant building.

Unified Development Ordinance

The proposed text amendment is 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 amendment is to facilitate repurposing of existing vacant property in a commercial district. Further, the proposed “Food Preparation” use is permitted in other surrounding commercial districts and is less intensive than the limited manufacturing use allowed in C-2a.

Neighborhood Comment

Notice was provided in accordance with Section 17.202.E of the UDO. A public hearing notice published in Daily Herald on November 4, 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 amendment 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 amendment to the Unified Development Ordinance (UDO), Chapter 17 of the Municipal Code is consistent with the Comprehensive Plan and is 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 November 21, 2022 as the findings of the Community Development Commission, and recommend to the City Council approval of the text amendment to the Unified Development Ordinance (UDO), Chapter 17 Table 4-5 to add “Food Preparation” as a permitted use in the C-2a Southeast Irving Park Corridor Commercial District in Case No. CDC-2022-0009.

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



COMMUNITY DEVELOPMENT COMMISSION MINUTES

Committee Date: November 21, 2022

Present: Jamie Ochoa, James Parenti, David Woods, Jay Babowice, Richard Petersen, April Jaeger-Rudnicki

Absent: Terry Szatko

Also Present: Gosia Pociеча, Staci Springer, Attorney Mary Dickson, Nicole Giudice, Diego DeAstis, Natalie Kruger

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 Dickson acted as the meeting facilitator.

APPROVAL OF THE MINUTES:

The minutes of the CDC Meeting held on October 17, 2022 were approved as presented.

PUBLIC HEARINGS

CASE NO. CDC-2022-0007

As described by Ms. Pociеча, an application has been filed for annexation of three properties, zoning map amendment (rezoning) and variation of lot standards for vacant residential properties located on Pine Lane and Arbor Lane. Currently the properties are classified R-3 Single Family, according to DuPage County Unincorporated Zoning. Upon annexation, the properties would be zoned R-1, Estate Residential. The request is to rezone the subject properties upon annexation from R-1 Estate Residential, to R-3 Single Family Residential, and a variation is requested for the lot width and the lot size for the two lots on Pine Lane. Elmhurst Builders and Developers and Nicole Giudice are the applicants. The properties would be assigned addresses of 154 and 150 Pine Lane and 470 Arbor Lane.

Discussion

The applicant has petitioned for voluntary annexation in order to construct new single-family residences on the currently vacant lots. Staff explained that the properties are facing or are surrounded by the R-3 zoning district and R-3 would, therefore, be consistent with the surrounding districts. They will be hooked up to City water and sewer service and petitioner will be responsible for construction of public sidewalks along the site.

The request is in compliance with both the Unified Development Ordinance (UDO) and the Comprehensive Plan.

Recommendation

Mr. Petersen made a motion, seconded by Mr. Woods that based on the submitted petition and the testimony presented, the proposed map amendment (rezoning) and variation request is consistent with the Unified Development Ordinance and Comprehensive Plan; and, therefore, I move that the Community Development Commission adopt the findings of fact included within the staff memo dated November 21, 2022 as the findings of the Community Development Commission and recommend to the City Council approval of map amendment (rezoning) and zoning variations for Lots - 017 and -018 on Pine Lane (to be known as 154 and 150 Pine Lane and lot -011 on Arbor Lane (to be known as 470 Arbor Lane) in Case No. CDC-2022-0007. A roll call vote was taken with the following results

Ayes: Ochoa, Petersen, Babowicz, Rudnicki, Woods, Parenti

Nays: None

Motion carried.

The Public Hearing was concluded via voice vote at 7:15 P.M.

CASE NO. CDC-2022-0009

An application has been submitted by Mr. Diego De Astis representing Direct Food Service requesting an amendment to Table 4-5 Permitted Use Table in Chapter 17 of the Municipal Code, the Unified Development Ordinance (UDO) to add "Food Preparation" as a permitted use in the C-2a Southeast Irving Park Corridor Commercial District.

Discussion

Ms. Pociеча briefly reviewed the newly created zoning district, District C-2a (Southwest Irving Park Corridor Commercial) created for the properties on the south side of Irving Park Road in the far east side of the City. This was done in May of 2022 when a comprehensive re-write of the UDO was completed and approved. The application seeks to add "Food Preparation" as a permitted use in this district to facilitate the re-purposing of an existing and long vacant commercial building along Irving Park Road. Mr. De Astis briefly described the types of activities associated with food preparation and commented on his desire as a long time resident of Wood Dale, to bring this use to the City.

Recommendation

In conclusion, Mr. Woods made a motion, seconded by Mr. Babowice, that based on the submitted petition and the testimony presented, the proposed text amendment to the Unified Development Ordinance (UDO) Chapter 17 of the Municipal Code is consistent with the Comprehensive Plan and is 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 November 21, 2022 as the findings of the Community Development Commission, and recommend to the City Council approval of the text amendment to the Unified Development Ordinance (UDO), Chapter 17 Table 4-5 to add "Food Preparation" as a permitted use in the C-2a Southeast Irving Park Corridor Commercial District in Case No. CDC-2022-0009.

A roll call vote was taken with the following results:

Ayes: Ochoa, Petersen, Woods, Parenti, Rudnicki, Babowicz

Nays: None

Motion carried.

The Public Hearing was concluded with a voice vote at 7:30 P.M.

STAFF LIAISON REPORT

Ms. Pociecha stated that more information will be sent to Commissioners regarding the possibility of conducting a meeting in December.

OTHER BUSINESS

Mr. Babowice brought up several issues/comments he has; specifically, he requested that the packets be distributed earlier in order to allow sufficient time for Commissioners to review all of the information relating to matters which will be brought before them at their monthly meetings. In addition, he asks that staff provide more information relative to the matters and questioned how and when staff interacts with City Council and/or City Manager when projects of significance are being reviewed and discussed. City Attorney Dickson clarified the fact that legal input is always a part of discussions with staff when those types of projects are under review.

ADJOURNMENT

The meeting was adjourned at 7:50 P.M.

Minutes taken by Marilyn Chiappetta



REQUEST FOR COMMITTEE ACTION

Referred to Committee: December 8, 2022
Subject: 150 Pine Ln, 154 Pine Ln and 470 Arbor Ln
Rezoning Upon Annexation from R-1 to R-3 and
Zoning Variations
Staff Contact: Staci Springer, Community Development Director
Department: Community Development Department

TITLE: Rezoning Upon Annexation from R-1 to R-3 and Zoning Variations for 150 Pine Ln, 154 Pine Ln, and 470 Arbor Ln

RECOMMENDATION:

Staff concurs with the Community Development Commission's unanimous recommendation (6 to 0) to approve the requested rezoning upon annexation from R-1 to R-3 Single-Family District and zoning variations.

BACKGROUND:

At the November 21, 2022 Community Development Commission (CDC) meeting, a public hearing was conducted for the requested rezoning upon annexation from R1 to R3 and zoning variations. Testimony was provided and the CDC recommended approval of the request.

ANALYSIS:

The subject properties, commonly to be known as 150 Pine Lane, 154 Pine Lane and 470 Arbor Lane are located in Unincorporated DuPage County. Currently, the properties are classified R-4, Single Family, according to DuPage County Unincorporated Zoning. All the properties are vacant.

The applicant has petitioned for voluntary annexation in order to construct new single-family residences on the subject properties. Upon annexation, they are requesting rezoning from R-1, Estate Residential - which is the default zoning designation for all annexed properties - to R-3, Single Family with variation requests for lot standards for the two properties on Pine.

The subject properties do not meet the minimum R-3 lot standards set forth in the UDO. However, since the properties are facing or are surrounded by the R-3 zoning district, this is the most appropriate designation.

Sec.17.704.A.1 of the Municipal Code allows for continuation of substandard lots which do not meet lot standards, however, since the two adjoining lots on Pine Ln are under common ownership, this exception does not apply. Hence, the applicant is requesting a zoning variation for relief from lot development standards for the lot width and lot size.



The CDC found that the proposed rezoning to R-3, Single Family and zoning variations are consistent with the Unified Development Ordinance and the Comprehensive Plan. As such, the CDC recommended approval by a vote of 6 to 0.

DOCUMENTS ATTACHED

- ✓ CDC Staff Memo and Exhibits – CDC-2022-0007
- ✓ CDC Draft Meeting Minutes – November 21, 2022

CITY OF WOOD DALE

Community Development



MEMO

DATE: November 21, 2022

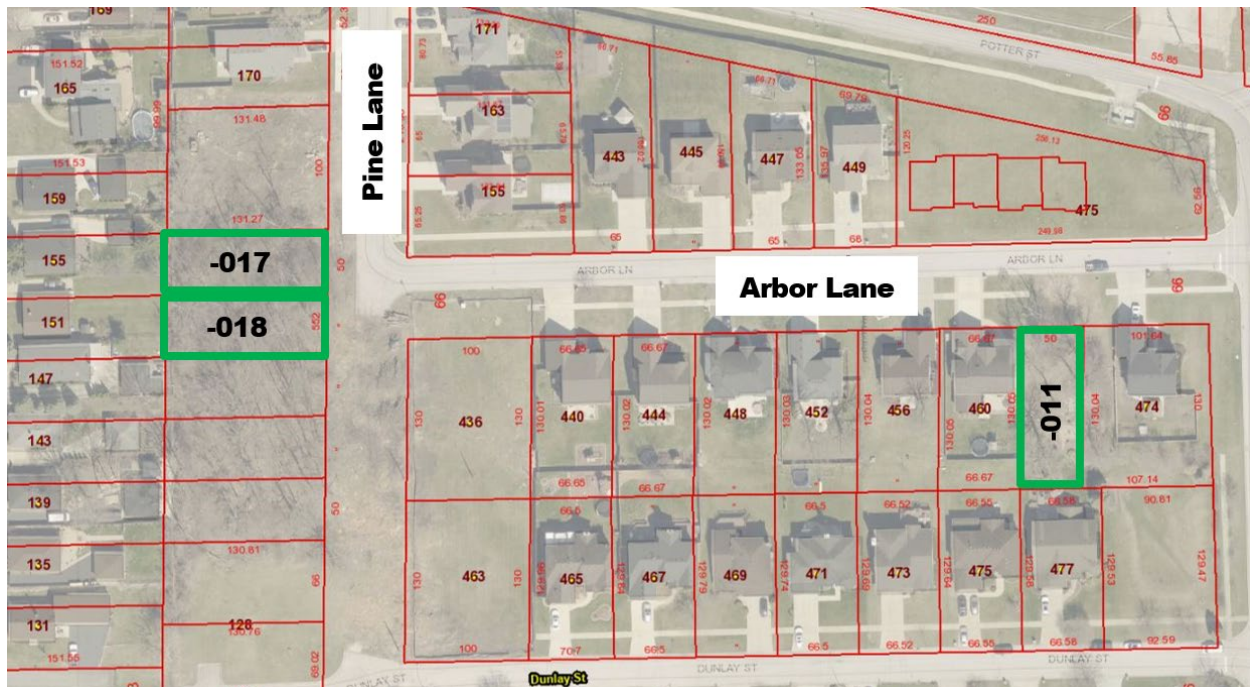
TO: Community Development Commission

FROM: Gosia Pociecha, AICP, Senior Planner

SUBJECT: Case No. CDC-2022-0007, Annexation and Rezoning from R-1 to R-3 and Zoning Variations for properties on Pine Lane (PIN 03-15-217-017 & 03-15-217-018) and Arbor Ln (PIN 03-15-226-011) (to be known as 154 Pine Ln, 150 Pine Ln, & 470 Arbor Ln)

REQUEST

An application has been filed by Elmhurst Builders & Developers LLC and Nicole Giudice for annexation, zoning map amendment (rezoning) and variations of vacant residential properties located on Pine Lane (to be known as 154 & 150 Pine Ln) and Arbor Ln (to be known as 470 Arbor Ln). Currently, the properties are unincorporated. Upon annexation, the properties would automatically be zoned the most restrictive zoning classification, which is R-1, Estate Residential. The request is to rezone the subject properties upon annexation from R-1, Estate Residential, to R-3, Single-Family with variations for lot standards for the two lots on Pine Ln.



PROPERTY INFORMATION

Site Addresses: Lots -017 & -018 on Pine Lane (to be known as 154 & 150 Pine Lane) & Lot -011 on Arbor (to be known as 470 Arbor Ln)
 PINs: 03-15-217-017, 03-15-217-018, & 03-15-226-011
 Property Size: Each lot is approx. 0.15 acres (6,545sf)
 Existing Land Use: Vacant Lots
 Future Land Use: Single Family Residential
 Existing Zoning: R-4 (Single Family) DuPage County Unincorporated

Surrounding Zoning / Land Use

Lot -017 (Pine Ln)

North: R-4 (Medium Density Single Family) / Single Family Residential
 South: Unincorporated / Vacant
 East: R-3 (Medium Density Single Family) / Single Family Residential
 West: R-4 (Single Family) / Single Family Residential

Lot -018 (Pine Ln)

North: Unincorporated/Vacant
 South: Unincorporated / Vacant
 East: R-3 (Medium Density Single Family) / Single Family Residential
 West: R-4 (Single Family) / Single Family Residential

Lot -011 (Arbor Ln)

North: R-G (General Residential) / Multi-Family Residential
 South: R-3 (Single Family) / Single Family Residential
 East: R-3 (Single Family) / Single Family Residential
 West: R-3 (Single Family) / Single Family Residential

ANALYSIS

Submittals

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

- Public Hearing Applications
- Proof of Ownership
- Plat of Survey (Exhibit A)
- Petitioner Narrative (Exhibit B)
- Petition for Voluntary Annexation (Exhibit C)
- Plat of Annexation (Exhibit D)

Project Description

Two of the subject properties are located adjacent to one another on Pine Ln at PIN 03-15-217-017 and 03-15-217-018 (referred to as lots -017 & -018), near the intersection of Pine Ln and Arbor Ln in Unincorporated DuPage County. The third property is located on Arbor Ln (PIN 03-15-226-011) in Unincorporated DuPage County. Upon annexation, the addresses for the properties will be changed to 154 Pine Ln (lot -017), 150 Pine Ln (lot -018), and 470 Arbor Ln (lot -011). Currently, the properties are classified R-4, Single Family,

according to DuPage County Unincorporated Zoning. All the properties are vacant. Elmhurst Builders & Developers LLC is the owner of the properties on Pine Ln and Nicole Giudice is the owner of the lot on Arbor Ln.

The applicant has petitioned for voluntary annexation in order to construct new single-family residences on the subject properties. Upon annexation, they are requesting rezoning from R-1, Estate Residential - which is the default zoning designation for all annexed properties - to R-3, Single Family with variation requests for lot standards for the two properties on Pine. The annexation petition is included with this request as the rezoning is contingent upon the annexation (Exhibits C and D). Please note that the CDC does not review or evaluate the annexation request. The City Council is the body that considers annexations.

Compliance with the Comprehensive Plan

The properties are designated as Single Family Residential in the Future Land Use Map of the Comprehensive Plan. The Single-Family Residential land use category for properties located in the southeast area of the City is intended to preserve the primarily single-family homes with some townhomes near the Metra station. It has less of a grid street network and more parks and green spaces throughout.

The proposed developments will help the City in achieving Goal 2, Objective 6: Pursue annexation of locations that can add value to the City by incorporating desired business, residential sites, or recreational function by supporting voluntary annexation of residential property.

The requested rezoning to R-3 Single Family will support the use of the properties as single-family homes and is consistent with the Comprehensive Plan.

Compliance with the Unified Development Ordinance (UDO)

Lot Development Standards & Variation

Upon annexation, the subject properties will be designated as R-1, Estate Residential, by default. The petitioner has requested rezoning from the default R-1 to R-3, Single Family to be consistent with the surrounding zoning districts.

The subject properties do not meet the minimum R-3 lot standards set forth in the UDO (per table below; standards in bold do not meet minimums). However, since the properties are facing or are surrounded by the R-3 zoning district, this is the most appropriate designation.

Sec.17.704.A.1 of the Municipal Code allows for continuation of substandard lots which do not meet lot standards, however, since the two adjoining lots on Pine Ln are under common ownership, this exception does not apply. Hence, the applicant is also requesting a zoning variation for relief from lot development standards for the lot width and lot size.

	R-1 Lot Standards	R-3 Lot Standards	Lot -017 Pine Ln (to be 154 Pine Ln)	Lot -018 Pine Ln (to be 150 Pine Ln)	Lot -011 (to be 470 Arbor Ln)
Lot Width (min.)	100 Ft.	65 Ft.	50 Ft.	50 Ft.	50.19 Ft.
Lot Depth (min.)	150 Ft.	130 Ft.	130.9 Ft.	130.9 Ft.	130.18ft
Lot Size (min.)	15,000 Ft. ²	8,625 Ft. ²	6,545 Ft.²	6,545 Ft.²	6,545 Ft.²
Lot Coverage (max.)	40%	40%	Vacant	Vacant	Vacant
Front Built-to-Line	25 Ft.	25 Ft.	20 Ft.	20 Ft.	Vacant
Side Setback	10 Ft. or 10% (whichever is less)	10 Ft. or 10% (whichever is less)	Vacant	Vacant	Vacant
Rear Setback (min.)	30 Ft.	30 Ft.	Vacant	Vacant	Vacant
Building Coverage (max.)	30%	30%	Vacant	Vacant	Vacant
Height (max.)	30 Ft.	30 Ft.	Vacant	Vacant	Vacant



Zoning Map of the surrounding area

Neighborhood Comment

Notice was provided to adjacent property owners in accordance with Section 17.401.D of the UDO. A public hearing sign was placed at the subject property and a public hearing notice published in Daily Herald on November 4th, 2022. Staff did not receive any inquiries regarding the petition as of writing of this memo.

Findings of Fact

Rezoning

The Community Development Commission may recommend approval of a map amendment upon compliance with the Comprehensive Plan and Unified Development Ordinance. As stated previously, the requested rezoning of subject properties from R-1, Estate Residential, upon annexation to R-3, Single Family, is consistent with both the Comprehensive Plan and the Unified Development Ordinance.

Variation Standards for the two lots in Pine Lane

No variation 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 IV, Section 17.204.C.6 of the Municipal Code. The standards are as follows (*staff comments italicized*):

1. General Standard. No variation will be granted pursuant to this Section 17.204.C.6 unless the applicant will establish that carrying out the strict letter of the provisions of this UDO would create a particular hardship or a practical difficulty. Such a showing will require proof that the variation being sought satisfies each of the standards set forth in this Subsection.
Response: See responses to standards below.

2. Unique Physical Condition. The subject property is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject property that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot.
Response: The subject lots on Pine are currently vacant and in unincorporated DuPage County. There do not appear to be any unique physical conditions or exceptions. However, the lots adjacent to the subject property have similar lot width, length and size implying that the original subdivision was intended to have smaller lots with smaller single-family residences. This standard is met.

3. Not Self-Created. The aforesaid unique physical condition is not the result of any action or inaction of the owner or his predecessors in title and existed at the time of the enactment of the provisions from which a variation is sought or was created by natural

forces or was the result of governmental action, other than the adoption of this UDO, for which no compensation was paid.

Response: The physical condition of the subject lots has not been created by the current owners. Per the DuPage County GIS Parcel information, there were at least eight (8) similarly sized lots along Pine Lane in the same subdivision. This standard is met.

4. Denied Substantial Rights. The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the subject property of substantial rights commonly enjoyed by owners of other lots subject to the same provision.

Response: The applicant recently acquired the two vacant lots with intent to construct two single family residences. Per the applicant, consolidation of the two lots to construct one single-family residence was considered but proved to be unfeasible financially. This standard is met.

5. Not Merely Special Privilege. The alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the sale of the subject property; provided, however, that where the standards herein set out exist, the existence of an economic hardship will not be a prerequisite to the grant of an authorized variation.

Response: The requested variation could be applicable to other properties if they were originally subdivided under similar standards as the subject properties. The petitioners are not requesting a special privilege or additional right. This standard is met.

6. Code and Plan Purposes. The variation would not result in a use or development of the subject property that would not be in harmony with the general and specific purposes for which this UDO and the provision from which a variation is sought were enacted or the general purpose and intent of The City of Wood Dale Comprehensive Land Use Plan.

Response: The variation request is consistent with the general purpose and intent of the UDO and the Comprehensive Plan. The properties are to be rezoned to R-3, Single Family which is the most appropriate designation, since the properties are facing an existing subdivision zoned R-3. The request also supports goals and objectives of the Comprehensive Plan including supporting voluntary annexation of residential properties. This standard is met.

7. Essential Character of the Area. The variation would not result in a use or development on the subject property that:

- a. Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development value of property or improvements permitted in the vicinity;
- b. Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity;

- c. Would substantially increase congestion in the public streets due to traffic or parking;
- d. Would unduly increase the danger of flood or fire;
- e. Would unduly tax public utilities and facilities in the area; or
- f. Would endanger the public health and safety.

Response: The variation is not expected to result in a use or development that would affect any of the items listed above. The intent of the property owners is to construct single-family residences which would be compatible with the surrounding area. The new residences will be required to meet building code, fire code, zoning, engineering and stormwater requirements. This standard is met.

8. No Other Remedy. There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject property.

Response: As is noted above, the property owners acquired the two existing lots with intent to construct two single family residences. The zoning variation relief of the lot standards is required to enable development of the two lots. The properties will be used for single-family land use which is consistent with the surrounding area. This standard is met.

RECOMMENDATION

The Community Development Department finds that the request for map amendment (rezoning) for residential properties located on Pine Lane (to be known as 154 & 150 Pine Ln) and on Arbor Lane (to be known as 470 Arbor Ln) from a default R-1, Estate Residential, upon annexation to R-3, Single-Family, and zoning variations is compatible with surrounding zoning and land use classifications, 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 map amendment (rezoning) and variation request is consistent with the Unified Development Ordinance and Comprehensive Plan; and, therefore, I move that the Community Development Commission adopt the findings of fact included within the staff memo dated November 21, 2022 as the findings of the Community Development Commission, and recommend to the City Council approval of map amendment (rezoning) and zoning variations for lots -017 & -018 on Pine Lane (to be known as 154 & 150 Pine Ln) and lot -011 on Arbor Ln (to be known as 470 Arbor Ln) in Case No. CDC-2022-0007.

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

NORTH

Exhibit A
CDC-2022-0007

PLAT OF SURVEY MARCHESE SURVEYING, INC. RESIDENTIAL - COMMERCIAL SURVEYS

714 Fairview Lane
Bartlett, Illinois 60103

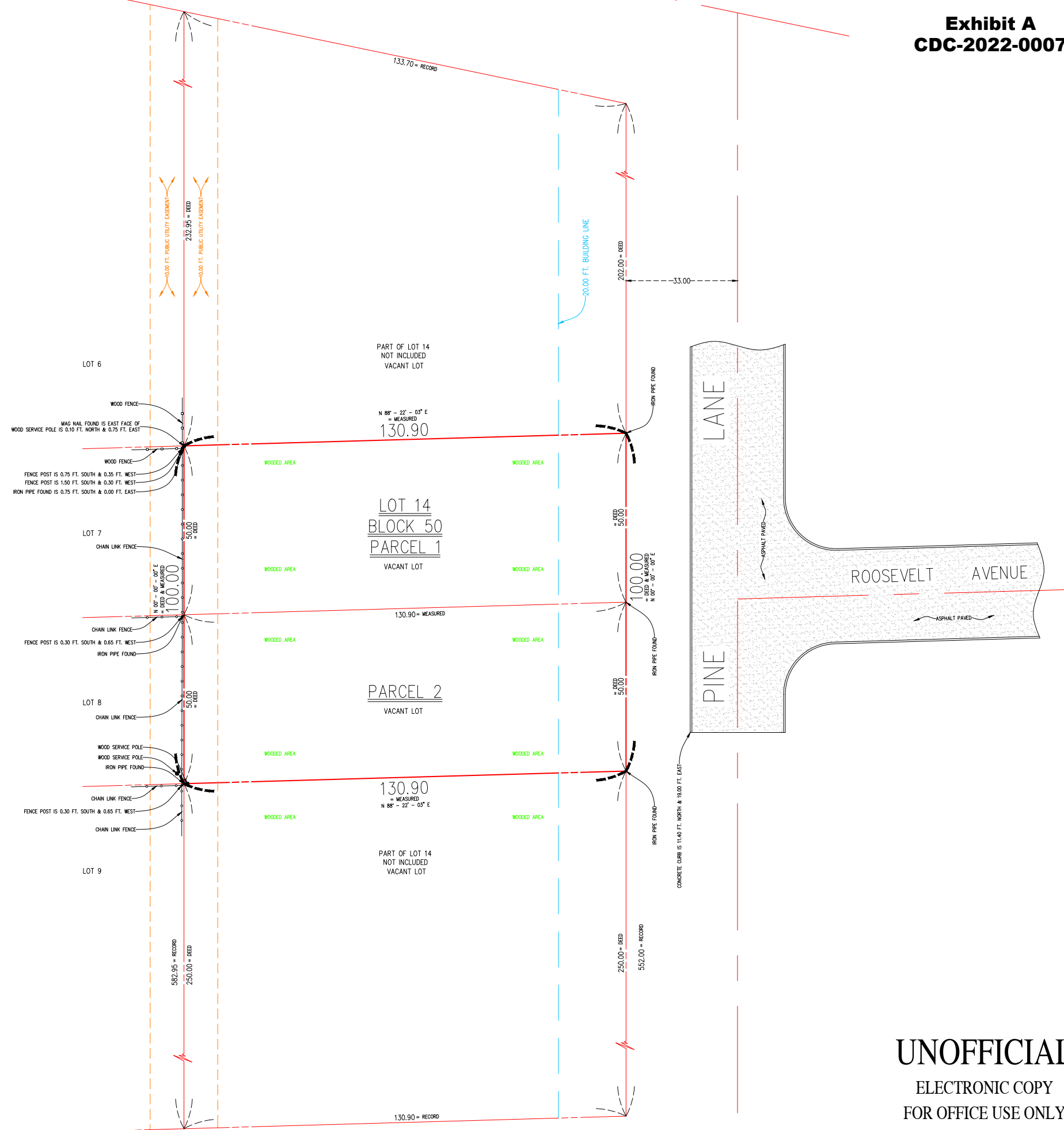
Phone: (630) 830-1570
Fax: (630) 830-1844
E-Mail: marchesesurveying@gmail.com

PROPERTY DESCRIPTION

PARCEL 1:
THE NORTH 50.00 FEET OF THE SOUTH 350.00 FEET OF LOT 14 IN BLOCK 50 IN FIRST ADDITION TO PERRY WILSON'S IRVING PARK MANOR, BEING A SUBDIVISION IN SECTIONS 10, 11, 14 AND 15, ALL IN TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 7, 1926 AS DOCUMENT NUMBER 213044, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:
THE NORTH 50.00 FEET OF THE SOUTH 300.00 FEET OF LOT 14 IN BLOCK 50 IN FIRST ADDITION TO PERRY WILSON'S IRVING PARK MANOR, BEING A SUBDIVISION IN SECTIONS 10, 11, 14 AND 15, ALL IN TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 7, 1926 AS DOCUMENT NUMBER 213044, IN DUPAGE COUNTY, ILLINOIS.

ALSO KNOWN AS: VACANT LOTS IN WOOD DALE, ILLINOIS.
CONTAINING 13,095.32 SQUARE FEET OR 0.30 ACRES, MORE OR LESS.



A PRELIMINARY TITLE POLICY REPORT WAS NOT FURNISHED TO MARCHESE SURVEYING, INC. FOR OUR USE IN PREPARING THE SURVEY, THEREFORE THERE MAY BE ADDITIONAL EASEMENTS, AND OR SERVITUDE'S EFFECTING THIS PROPERTY WHICH ARE NOT SHOWN ON THIS PLAT OF SURVEY.
NO LEGAL DESCRIPTION WAS PROVIDED TO MARCHESE SURVEYING, INC. BY OUR CLIENT. THE LEGAL DESCRIPTION SHOWN HEREON IS PER THE RECORDED SUBDIVISION PLAT.

SCALE: ONE INCH = FIFTEEN FEET
ORDER NO.: 22-20326
ORDERED BY: MS. NICOLE GIUDICE
REAL ESTATE BROKER - RE/MAX DESTINY

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO YOUR CONTRACT, DEED, TITLE INSURANCE POLICY AND ZONING ORDINANCE.

STATE OF ILLINOIS
COUNTY OF DUPAGE

I, ROCCO J. MARCHESE, HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT DRAWN HEREON IS A CORRECT REPRESENTATION OF SAID SURVEY.
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY LINE SURVEY.

DATED AT BARTLETT, JULY 1, 2022

X-X-X

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3039
MY LICENSE EXPIRES ON NOVEMBER 30, 2022

ANY REPRODUCTION OF THIS PLAT IS STRICTLY PROHIBITED WITHOUT WRITTEN CONSENT FROM MARCHESE SURVEYING, INC.

Packet Page #26

UNOFFICIAL
ELECTRONIC COPY
FOR OFFICE USE ONLY



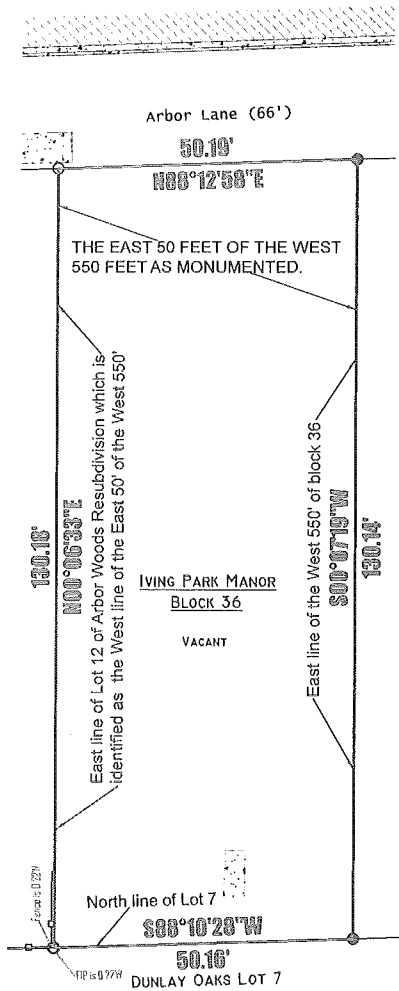
NOT VALID UNLESS SEAL IS IN RED INK.



PLAT OF SURVEY

PROPERTY DESCRIPTION
PIN#03-15-226-011

PARCEL 2: THE EAST 50 FEET OF THE WEST 550 FEET OF THE NORTH HALF OF BLOCK 36 IN THE FIRST ADDITION TO PERCY WILSON'S IRVING PARK MANOR, BEING A SUBDIVISION OF SECTIONS 10, 11, 14 AND 15, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.



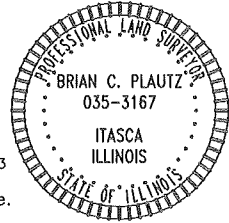
- LEGEND**
- N,S,E,W = NORTH, SOUTH, EAST, WEST
 - = FOUND IRON PIPE/ROD =FIP/FIR
 - = SET IRON PIPE/ROD=SIP/SIR
 - (AT CORNER UNLESS INDICATED OTHERWISE)
 - = FENCE (WOOD)
 - [Hatched pattern] = BITUMINOUS PAVEMENT
 - [Dotted pattern] = CONCRETE/CEMENT
 - [Diagonal lines] = STRUCTURE
 - [Cross-hatched pattern] = WOOD

- Surveyors Notes:**
- 1.) This survey does not constitute a title search by the surveyor. All information shown regarding record easements, adjoiners, and other documents which might affect the quality of title to the tract shown hereon was gained from the client and/or plat of subdivision. The location of the boundary lines shown hereon are based upon the description provided by the client. These boundary lines reflect what was surveyed. For ownership issues consult your title company and/or attorney.
 - 2.) This is a boundary survey; our understanding is being used to obtain a permit.
 - 3.) The location and/or existence of utility service lines and/or facilities to the property surveyed are unknown and are not shown. No utility structures of any kind are shown. Including overhead wires.
 - 4.) Dimensions shown thus 50.25' are feet and decimal parts thereof. Examples of feet to inches 1.0'=12"[0.5'=6"[0.25'=3"] 0.71'-8 1/2". Angular data shown thus 90°00'00" indicates degrees, minutes and seconds.
 - 5.) 50.25' N90°00'00"E indicates measured dimension/bearing.
 - 6.) 50.25' N90°00'00"E] indicates record dimension/bearing where differs from measure.
 - 7.) Bearings shown hereon are per State Plane Coordinates System (11 East Zone) Geodetic North.
 - 8.) Check legal description with deed or title policy and report any discrepancy immediately. Building lines and easements, if any, shown hereon are as shown on the recorded subdivision or as indicated.
 - 9.) Report any discrepancies at once.

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

WE, PREMIER LAND SURVEYING L.L.C, PROFESSIONAL DESIGN FIRM NO. 184-004378, DO HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. WE HAVE MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE CONVENTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE. DATED AT ITASCA, ILLINOIS ON August 31, 2022.

Digitally signed by Brian Plautz
Date: 2022.08.31 14:52:51 -05'00'



BRIAN C. PLAUTZ; I.P.L.S. NO. 035-3167, EXPIRES 11/30/22
PREMIER LAND SURVEYING L.L.C.
PROFESSIONAL DESIGN FIRM NO. 184-004378, EXPIRES 04/30/2023
131 SCHILLER PLACE | ITASCA, IL 60143 | 630-875-1417
Survey is valid only if original seal is shown in purple.
© 2022 PREMIER LAND SURVEYING L.L.C.

Premier Land Surveying L.L.C.	
131 Schiller Place Itasca, IL 60143 (630) 875-1417	
Client: John Schwarz 477 Dunlay Street Wood Dale Illinois 60191	
Rev. Date	Rev. Description
Field Work Completed: 8/31/22	
Job Number 2022-0045v Sheet 1 of 1	
Location: vacant land on Arbor Lane Wood Dale Illinois 60191	
Packet Page #27	



ELMHURST BUILDERS
& DEVELOPERS, LLC.

November 10, 2022

Village of Wood Dale
404 N. Wood Dale Road
Wood Dale, IL 60191

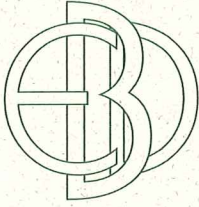
RE: PIN #'s 03-15-217-017 & 03-15-217-018 – vacant lots on Pine Lane

To Whom It May Concern:

We would like to request to rezone the above-mentioned lots from R-1 zoning district to the current zoning in order to make the lots conforming to the surrounding zoning district. Elmhurst Builders would like to build two single-family homes. These homes will be spec homes for Elmhurst Builders to sell.

Our request is also to provide variance from the minimum lot width and lot size in the R-3 district for the above-mentioned lots. Please see our responses below to the Variation Standards:

1. **General Standard.** No variation will be granted pursuant to this Section 17.204.C.6 unless the applicant will establish that carrying out the strict letter of the provisions of this UDO would create a particular hardship or a practical difficulty. Such a showing will require proof that the variation being sought satisfies each of the standards set forth in this Subsection.
Response: See responses to standards below in regards to the 2 lots on Pine.
2. **Unique Physical Condition.** The subject property is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject property that amount to more



ELMHURST BUILDERS
& DEVELOPERS, LLC.

than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot.

Response: NOT APPLICABLE

3. Not Self-Created. The aforesaid unique physical condition is not the result of any action or inaction of the owner or his predecessors in title and existed at the time of the enactment of the provisions from which a variation is sought or was created by natural forces or was the result of governmental action, other than the adoption of this UDO, for which no compensation was paid.

Response: NOT APPLICABLE

4. Denied Substantial Rights. The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the subject property of substantial rights commonly enjoyed by owners of other lots subject to the same provision.

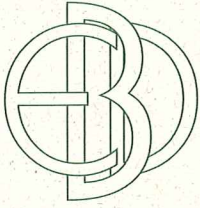
Response: NOT APPLICABLE

5. Not Merely Special Privilege. The alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the sale of the subject property; provided, however, that where the standards herein set out exist, the existence of an economic hardship will not be a prerequisite to the grant of an authorized variation.

Response: NOT APPLICABLE

6. Code and Plan Purposes. The variation would not result in a use or development of the subject property that would not be in harmony with the general and specific purposes for which this UDO and the provision from which a variation is sought were enacted or the general purpose and intent of The City of Wood Dale Comprehensive Land Use Plan.

Response: THE ABOVE STATEMENT IS CORRECT.



ELMHURST BUILDERS
& DEVELOPERS, LLC.

7. Essential Character of the Area. The variation would not result in a use or development on the subject property that:
- Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development value of property or improvements permitted in the vicinity;
 - Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity;
 - Would substantially increase congestion in the public streets due to traffic or parking;
 - Would unduly increase the danger of flood or fire;
 - Would unduly tax public utilities and facilities in the area; or
 - Would endanger the public health and safety.


Response: VARIATION WOULD NOT RESULT IN ANY OF THE ABOVE (A-F).

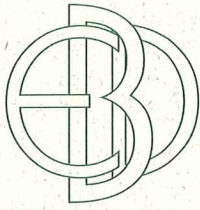
8. No Other Remedy. There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject property.

Response: ABOVE STATEMENT IS CORRECT.

If you have any questions, please do not hesitate to contact me.

Sincerely,


Nicole Giudice
FBG Corporation
630.941.4700



ELMHURST BUILDERS
& DEVELOPERS, LLC.

October 31, 2022

Village of Wood Dale
404 N. Wood Dale Road
Wood Dale, IL 60191

RE: Pin # 03-15-226-011– vacant lot on **Arbor Lane**

To Whom it may concern:

We would like to request to rezone the above mentioned lot from R-1 zoning District to the current zoning in order to make the lots conforming to the surrounding zoning district. Elmhurst Builders would like to build a 2 story single family home on the above referenced vacant lot on Arbor Lane. This home would be a home for me – Nicole Giudice - and my family.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Nicole Giudice
FBG Corporation
630.941.4700

PETITION FOR ANNEXATION

**TO: CITY CLERK
OF THE CITY OF WOOD DALE
DUPAGE COUNTY, ILLINOIS**

The undersigned Petitioner(s) state, on oath, as follows:

1. This Petition for Annexation is presented to the City of Wood Dale pursuant to 65 ILCS 5/7-1-8.

2. The Property subject to this Petition ("Subject Property") bears the common address: Pine Lane, and is legally described as follows and bears the following permanent index numbers: [You may attach a copy of the legal description and PIN]

03-15-217-017

The Subject Property is ___ is not currently vacant.

3. The Subject Property is owned by:

Elmhurst Builders & Developers, LLC

[Note, if the Property is owned by a Partnership, Corporation, Land Trust or Limited Liability Company, the appropriate form must be executed.]

NOTE: A copy of the Deed to the Subject Property must accompany this Petition.

As of the date of the filing of this Petition there are 0 electors residing on the Subject Property. Of these electors, no less than 51% approve of the filing of this Petition, as signified by their signatures as follows: [If there are no electors, please state "NONE"]

Frank Giudice
Printed Name/Signature

1015 S. Route 83, Elmhurst, IL
Address

60126

Printed Name/Signature

Address

Printed Name/Signature

Address

[If additional space for signatures of electors is necessary, please add to this Petition].

4. That the Subject Property lies contiguous to the following rights-of-way:

Pine Lane & Arbor Lane

5. The undersigned Petitioner(s) hereby request that the Subject Property be annexed to and become part of the City of Wood Dale, County Of DuPage, State of Illinois. Said Subject Property is not within the corporate limits of any municipality. Said Subject Property is contiguous to the City of Wood Dale, Illinois.

6. The undersigned Petitioner(s) understand and acknowledge that as a result of the determination to voluntarily annex the Subject Property to the City of Wood Dale, the Subject Property shall become subject to all of the laws of the City of Wood Dale.

7. That pursuant to the Illinois Statutes relative to annexation of property, when and if the said Subject Property is annexed to the City of Wood Dale, the new boundaries of the City of Wood Dale shall extend to the far side of the Subject Property and such new boundaries shall include all of every right-of-way within the area annexed.

Further affiants sayeth not.

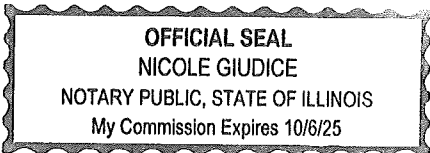
AFFIDAVIT

The undersigned, being all of the Owners of Record and electors residing on the Subject Property as described herein, each being first duly sworn on oath, state that they have read the foregoing Petition for Annexation and each of them have subscribed thereto, and the facts as stated therein are true and correct.

Owners of Record: (Each signature must be made before a Notary)

SUBSCRIBED TO and SWORN BEFORE
me this 07th day of September, 2020..

Nicole Giudice
NOTARY PUBLIC



PETITION FOR ANNEXATION

TO: CITY CLERK
OF THE CITY OF WOOD DALE
DUPAGE COUNTY, ILLINOIS

The undersigned Petitioner(s) state, on oath, as follows:

1. This Petition for Annexation is presented to the City of Wood Dale pursuant to 65 ILCS 5/7-1-8.

2. The Property subject to this Petition ("Subject Property") bears the common address: Hine Lane, and is legally described as follows and bears the following permanent index numbers: [You may attach a copy of the legal description and PIN] 03-15-217-018

The Subject Property is is not currently vacant.

3. The Subject Property is owned by:
Elmhurst Builders & Developers LLC

[Note, if the Property is owned by a Partnership, Corporation, Land Trust or Limited Liability Company, the appropriate form must be executed.]

NOTE: A copy of the Deed to the Subject Property must accompany this Petition.

As of the date of the filing of this Petition there are 0 electors residing on the Subject Property. Of these electors, no less than 51% approve of the filing of this Petition, as signified by their signatures as follows: [If there are no electors, please state "NONE"]

<u>Frank Giudice</u>	<u>1015 S. Rte 83, Elmhurst, IL 60126</u>
Printed Name/Signature	Address
<u>[Signature]</u>	
Printed Name/Signature	Address
Printed Name/Signature	Address

[If additional space for signatures of electors is necessary, please add to this Petition].

4. That the Subject Property lies contiguous to the following rights-of-way:
Pine Lane & Arbor Lane

5. The undersigned Petitioner(s) hereby request that the Subject Property be annexed to and become part of the City of Wood Dale, County Of DuPage, State of Illinois. Said Subject Property is not within the corporate limits of any municipality. Said Subject Property is contiguous to the City of Wood Dale, Illinois.

6. The undersigned Petitioner(s) understand and acknowledge that as a result of the determination to voluntarily annex the Subject Property to the City of Wood Dale, the Subject Property shall become subject to all of the laws of the City of Wood Dale.

7. That pursuant to the Illinois Statutes relative to annexation of property, when and if the said Subject Property is annexed to the City of Wood Dale, the new boundaries of the City of Wood Dale shall extend to the far side of the Subject Property and such new boundaries shall include all of every right-of-way within the area annexed.

Further affiants sayeth not.

AFFIDAVIT

The undersigned, being all of the Owners of Record and electors residing on the Subject Property as described herein, each being first duly sworn on oath, state that they have read the foregoing Petition for Annexation and each of them have subscribed thereto, and the facts as stated therein are true and correct.

Owners of Record: (Each signature must be made before a Notary)

SUBSCRIBED TO and SWORN BEFORE
me this 14 day of October, 2020..

Natalie M Krygier
NOTARY PUBLIC



PETITION FOR ANNEXATION

TO: CITY CLERK
OF THE CITY OF WOOD DALE
DUPAGE COUNTY, ILLINOIS

The undersigned Petitioner(s) state, on oath, as follows:

1. This Petition for Annexation is presented to the City of Wood Dale pursuant to 65 ILCS 5/7-1-8.

2. The Property subject to this Petition ("Subject Property") bears the common address: Vacant lot on Arbor Lane, and is legally described as follows and bears the following permanent index numbers: [You may attach a copy of the legal description and PIN]

03-15-226-011

The Subject Property X is ___ is not currently vacant.

3. The Subject Property is owned by:

Nicole Giudice

[Note, if the Property is owned by a Partnership, Corporation, Land Trust or Limited Liability Company, the appropriate form must be executed.]

NOTE: A copy of the Deed to the Subject Property must accompany this Petition.

As of the date of the filing of this Petition there are 0 electors residing on the Subject Property. Of these electors, no less than 51% approve of the filing of this Petition, as signified by their signatures as follows: [If there are no electors, please state "NONE"]

Nicole Giudice Nicole Giudice 4599 Potter St. Wood Dale, IL 60191

[If additional space for signatures of electors is necessary, please add to this Petition].

4. That the Subject Property lies contiguous to the following rights-of-way:

5. The undersigned Petitioner(s) hereby request that the Subject Property be annexed to and become part of the City of Wood Dale, County Of DuPage, State of Illinois. Said Subject Property is not within the corporate limits of any municipality. Said Subject Property is contiguous to the City of Wood Dale, Illinois.

6. The undersigned Petitioner(s) understand and acknowledge that as a result of the determination to voluntarily annex the Subject Property to the City of Wood Dale, the Subject Property shall become subject to all of the laws of the City of Wood Dale.

7. That pursuant to the Illinois Statutes relative to annexation of property, when and if the said Subject Property is annexed to the City of Wood Dale, the new boundaries of the City of Wood Dale shall extend to the far side of the Subject Property and such new boundaries shall include all of every right-of-way within the area annexed.

Further affiants sayeth not.

AFFIDAVIT

The undersigned, being all of the Owners of Record and electors residing on the Subject Property as described herein, each being first duly sworn on oath, state that they have read the foregoing Petition for Annexation and each of them have subscribed thereto, and the facts as stated therein are true and correct.

Owners of Record: (Each signature must be made before a Notary)

[Redacted Signature]

SUBSCRIBED TO and SWORN BEFORE
me this 6th day of September, 2020.

Natalie M Krygier
NOTARY PUBLIC



NORTH

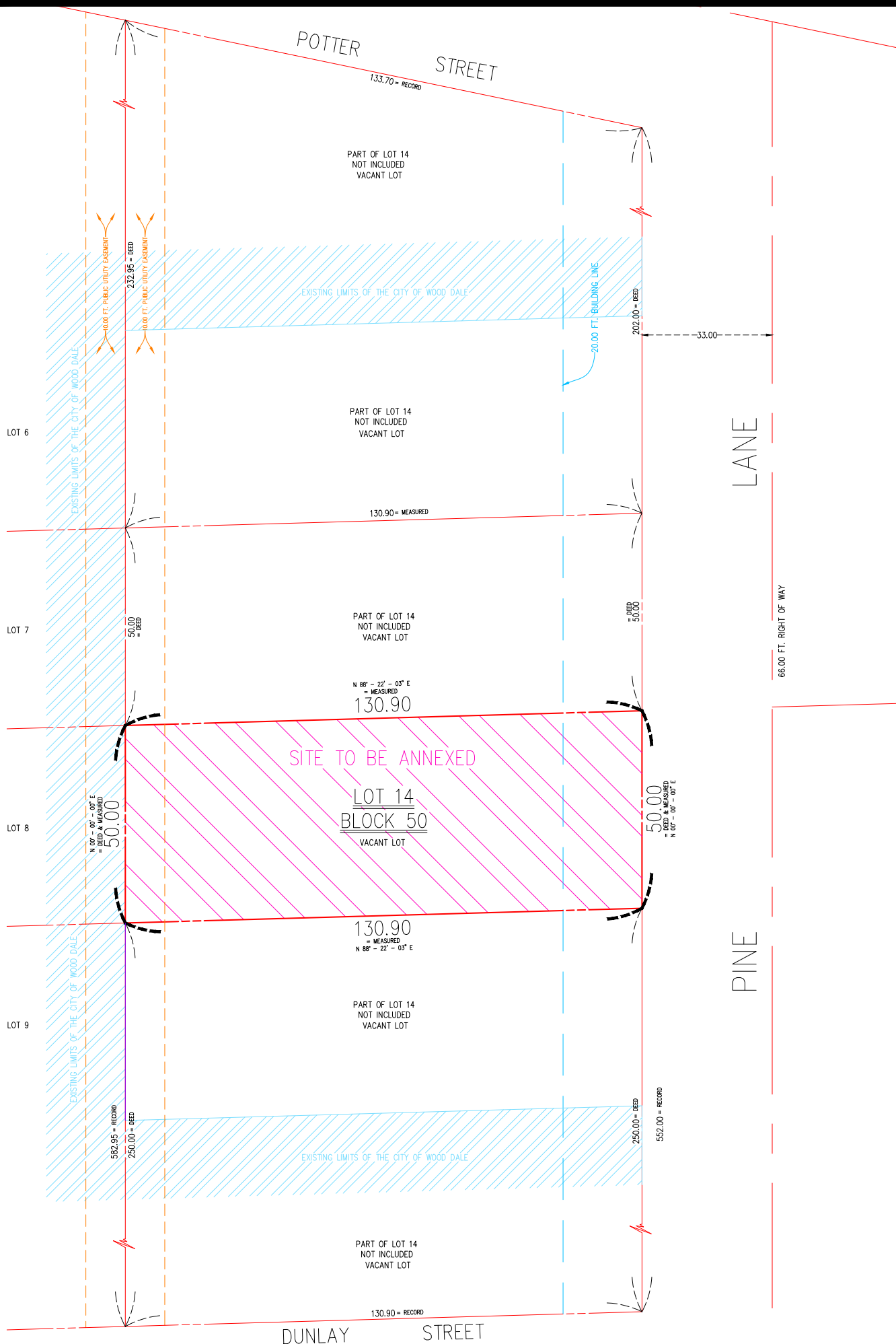


Exhibit D
CDC-2022-0007

PLAT OF ANNEXATION MARCHESE SURVEYING, INC. RESIDENTIAL - COMMERCIAL SURVEYS

714 Fairview Lane
Bartlett, Illinois 60103

Phone: (630) 830-1570
Fax: (630) 830-1844
E-Mail: marchesesurveying@gmail.com

PROPERTY DESCRIPTION

THE NORTH 50.00 FEET OF THE SOUTH 300.00 FEET OF LOT 14 IN BLOCK 50 IN FIRST ADDITION TO PERRY WILSON'S IRVING PARK MANOR, BEING A SUBDIVISION IN SECTIONS 10, 11, 14 AND 15, ALL IN TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 7, 1926 AS DOCUMENT NUMBER 213044, IN DUPAGE COUNTY, ILLINOIS.

ALSO KNOWN AS: VACANT LOT IN WOOD DALE, ILLINOIS.
CONTAINING 6,545.00 SQUARE FEET OR 0.15 ACRES, MORE OR LESS.

CORPORATE AUTHORITY'S CERTIFICATE

STATE OF ILLINOIS S.S.
 COUNTY OF _____
 APPROVED AND ACCEPTED BY THE CITY OF WOOD DALE,
 DATED THIS _____ DAY OF _____, A.D., 2022

BY: _____
 MAYOR

ATTEST: _____
 CITY CLERK

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS S.S.
 COUNTY OF _____
 REVIEWED BY THE PLAN COMMISSION OF THE CITY OF WOOD DALE IN DUPAGE COUNTY, ILLINOIS.
 DATED THIS _____ DAY OF _____, A.D., 2022

BY: _____
 PLAN COMMISSION CHAIRMAN

ATTEST: _____
 PLAN COMMISSION SECRETARY

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS S.S.
 COUNTY OF DUPAGE
 APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF WOOD DALE,
 DATED THIS _____ DAY OF _____, A.D., 2022

BY: _____
 MAYOR

ATTEST: _____
 VILLAGE CLERK

RECORDER'S CERTIFICATE

STATE OF ILLINOIS S.S.
 COUNTY OF DUPAGE
 THIS INSTRUMENT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS.
 THIS _____ DAY OF _____, A.D., 2022 AT _____ O'CLOCK _____ M.
 IN MAP BOOK _____ PAGE _____ AS DOCUMENT NUMBER _____

BY: _____
 COUNTY RECORDER

SCALE: ONE INCH = FIFTEEN FEET
 ORDER NO.: 22-20326B
 ORDERED BY: MS. NICOLE GIUDICE
 REAL ESTATE BROKER - RE/MAX DESTINY

STATE OF ILLINOIS S.S.
 COUNTY OF DUPAGE
 I, ROCCO J. MARCHESE, HEREBY CERTIFY THAT I HAVE PLATTED FROM RECORD THE PROPERTY DESCRIPTION IN THE ABOVE CAPTION, AS SHOWN IN THE AFFIXED PLAT FOR THE PURPOSES OF ANNEXATION TO THE CITY OF WOOD DALE AND THAT THE ANNEX PLAT IS A CORRECT AND TRUE REPRESENTATION OF SAID PROPERTY.
 ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.
 DATED AT BARTLETT, AUGUST 31, 2022

X-X-X

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3039
MY LICENSE EXPIRES ON NOVEMBER 30, 2022

ANY REPRODUCTION OF THIS PLAT IS STRICTLY PROHIBITED WITHOUT WRITTEN CONSENT FROM MARCHESE SURVEYING, INC.

Packet Page #38

OWNER'S CERTIFICATE (1)

STATE OF ILLINOIS S.S.
 COUNTY OF _____
 THIS CERTIFIES THAT THE UNDERSIGNED IS (ARE) THE LEGAL OWNER(S) OF THE LAND DESCRIBED ON THE SUBJECT PLAT, AND HAS (HAVE) CAUSED THE SAME TO BE SURVEYED AND ABROGATED AS INDICATED THEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH.
 DATED THIS _____ DAY OF _____, A.D., 2022

 OWNER(S)

NOTARY'S CERTIFICATE (1)

STATE OF ILLINOIS S.S.
 COUNTY OF _____
 I HEREBY CERTIFY THAT _____ WHOSE NAME(S) IS (ARE) SUBSCRIBED IN THE FOREGOING CERTIFICATE IS (ARE KNOWN TO ME AS SUCH OWNER(S)).
 GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D., 2022

BY: _____
 NOTARY PUBLIC

MY COMMISSION EXPIRES: _____ SEAL:

UNOFFICIAL
ELECTRONIC COPY
FOR OFFICE USE ONLY

SUBMITTED FOR RECORDING BY:
CITY OF WOOD DALE
404 NORTH WOOD DALE ROAD
WOOD DALE, ILLINOIS 60191



NOT VALID UNLESS SEAL IS IN RED INK.



PLAT OF ANNEXATION

MARCHESI SURVEYING, INC.

RESIDENTIAL - COMMERCIAL SURVEYS

714 Fairview Lane
Bartlett, Illinois 60103

Phone: (630) 830-1570
Fax: (630) 830-1844
E-Mail: marchesesurveying@gmail.com

PROPERTY DESCRIPTION

THE EAST 50.00 FEET OF THE WEST 550.00 FEET OF THE NORTH HALF OF BLOCK 36 IN THE FIRST ADDITION TO PERCY WILSON'S IRVING PARK MANOR, BEING A SUBDIVISION OF SECTIONS 10, 11, 14 AND 15 ALL IN TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 7, 1926 AS DOCUMENT NUMBER 213044, IN DUPAGE COUNTY, ILLINOIS.

ALSO KNOWN AS: VACANT LOT ON ARBOR LANE IN WOOD DALE, ILLINOIS.
CONTAINING 6,526.03 SQUARE FEET OR 0.15 ACRES, MORE OR LESS.

CORPORATE AUTHORITY'S CERTIFICATE

STATE OF ILLINOIS S.S.
COUNTY OF _____
APPROVED AND ACCEPTED BY THE CITY OF WOOD DALE,
DATED THIS _____ DAY OF _____, A.D., 2022
BY: _____ MAYOR
ATTEST: _____ CITY CLERK

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS S.S.
COUNTY OF _____
REVIEWED BY THE PLAN COMMISSION OF THE CITY OF WOOD DALE IN DUPAGE COUNTY, ILLINOIS.
DATED THIS _____ DAY OF _____, A.D., 2022
BY: _____ PLAN COMMISSION CHAIRMAN
ATTEST: _____ PLAN COMMISSION SECRETARY

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS S.S.
COUNTY OF DUPAGE
APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF WOOD DALE,
DATED THIS _____ DAY OF _____, A.D., 2022
BY: _____ MAYOR
ATTEST: _____ VILLAGE CLERK

RECORDER'S CERTIFICATE

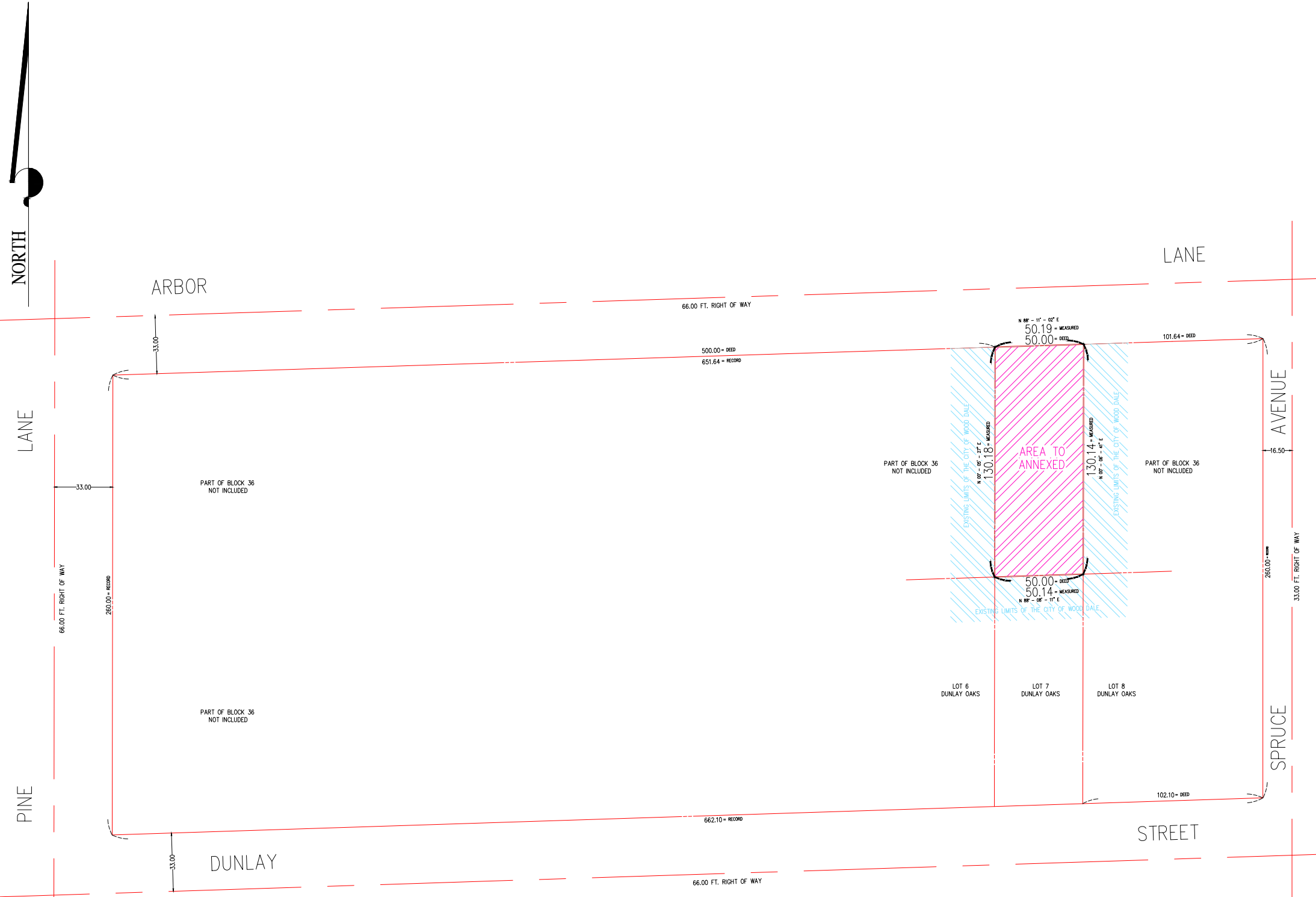
STATE OF ILLINOIS S.S.
COUNTY OF DUPAGE
THIS INSTRUMENT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS.
THIS _____ DAY OF _____, A.D., 2022 AT _____ O'CLOCK _____ M.
IN MAP BOOK _____ PAGE _____ AS DOCUMENT NUMBER _____
BY: _____ COUNTY RECORDER

SCALE: ONE INCH = THIRTY FEET
ORDER NO.: 22-20399
ORDERED BY: MS. NICOLE GIUDICE
REAL ESTATE BROKER - RE/MAX DESTINY

STATE OF ILLINOIS S.S.
COUNTY OF DUPAGE
I, ROCCO J. MARCHESI, HEREBY CERTIFY THAT I HAVE PLATTED FROM RECORD THE PROPERTY DESCRIPTION IN THE ABOVE CAPTION, AS SHOWN IN THE AFFIXED PLAT FOR THE PURPOSES OF ANNEXATION TO THE CITY OF WOOD DALE AND THAT THE ANNEX PLAT IS A CORRECT AND TRUE REPRESENTATION OF SAID PROPERTY.
ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.
DATED AT BARTLETT, SEPTEMBER 11, 2022

X-X-X
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3039
MY LICENSE EXPIRES ON NOVEMBER 30, 2024

ANY REPRODUCTION OF THIS PLAT IS STRICTLY PROHIBITED WITHOUT WRITTEN CONSENT FROM MARCHESI SURVEYING, INC.



OWNER'S CERTIFICATE (1)

STATE OF ILLINOIS S.S.
COUNTY OF _____
THIS CERTIFIES THAT THE UNDERSIGNED IS (ARE THE LEGAL OWNER(S) OF THE LAND DESCRIBED ON THE SUBJECT PLAT, AND HAS (HAVE) CAUSED THE SAME TO BE SURVEYED AND ABROGATED AS INDICATED THEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH.
DATED THIS _____ DAY OF _____, A.D., 2022

OWNER(S)

NOTARY'S CERTIFICATE (1)

STATE OF ILLINOIS S.S.
COUNTY OF _____
I HEREBY CERTIFY THAT _____ WHOSE NAME(S) IS (ARE) SUBSCRIBED IN THE FOREGOING CERTIFICATE IS (ARE KNOWN TO ME AS SUCH OWNER(S).
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D., 2022
BY: _____ NOTARY PUBLIC
MY COMMISSION EXPIRES: _____ SEAL:

UNOFFICIAL
ELECTRONIC COPY
FOR OFFICE USE ONLY

SUBMITTED FOR RECORDING BY:
CITY OF WOOD DALE
404 NORTH WOOD DALE ROAD
WOOD DALE, ILLINOIS 60191



COMMUNITY DEVELOPMENT COMMISSION MINUTES

Committee Date: November 21, 2022

Present: Jamie Ochoa, James Parenti, David Woods, Jay Babowice,
Richard Petersen, April Jaeger-Rudnicki

Absent: Terry Szatko

Also Present: Gosia Pociеча, Staci Springer, Attorney Mary Dickson,
Nicole Giudice, Diego DeAstis, Natalie Kruger

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 Dickson acted as the meeting facilitator.

APPROVAL OF THE MINUTES:

The minutes of the CDC Meeting held on October 17, 2022 were approved as presented.

PUBLIC HEARINGS

CASE NO. CDC-2022-0007

As described by Ms. Pociеча, an application has been filed for annexation of three properties, zoning map amendment (rezoning) and variation of lot standards for vacant residential properties located on Pine Lane and Arbor Lane. Currently the properties are classified R-3 Single Family, according to DuPage County Unincorporated Zoning. Upon annexation, the properties would be zoned R-1, Estate Residential. The request is to rezone the subject properties upon annexation from R-1 Estate Residential, to R-3 Single Family Residential, and a variation is requested for the lot width and the lot size for the two lots on Pine Lane. Elmhurst Builders and Developers and Nicole Giudice are the applicants. The properties would be assigned addresses of 154 and 150 Pine Lane and 470 Arbor Lane.

Discussion

The applicant has petitioned for voluntary annexation in order to construct new single-family residences on the currently vacant lots. Staff explained that the properties are facing or are surrounded by the R-3 zoning district and R-3 would, therefore, be consistent with the surrounding districts. They will be hooked up to City water and sewer service and petitioner will be responsible for construction of public sidewalks along the site.

The request is in compliance with both the Unified Development Ordinance (UDO) and the Comprehensive Plan.

Recommendation

Mr. Petersen made a motion, seconded by Mr. Woods that based on the submitted petition and the testimony presented, the proposed map amendment (rezoning) and variation request is consistent with the Unified Development Ordinance and Comprehensive Plan; and, therefore, I move that the Community Development Commission adopt the findings of fact included within the staff memo dated November 21, 2022 as the findings of the Community Development Commission and recommend to the City Council approval of map amendment (rezoning) and zoning variations for Lots - 017 and -018 on Pine Lane (to be known as 154 and 150 Pine Lane and lot -011 on Arbor Lane (to be known as 470 Arbor Lane) in Case No. CDC-2022-0007. A roll call vote was taken with the following results

Ayes: Ochoa, Petersen, Babowicz, Rudnicki, Woods, Parenti

Nays: None

Motion carried.

The Public Hearing was concluded via voice vote at 7:15 P.M.

CASE NO. CDC-2022-0009

An application has been submitted by Mr. Diego De Astis representing Direct Food Service requesting an amendment to Table 4-5 Permitted Use Table in Chapter 17 of the Municipal Code, the Unified Development Ordinance (UDO) to add "Food Preparation" as a permitted use in the C-2a Southeast Irving Park Corridor Commercial District.

Discussion

Ms. Pociеча briefly reviewed the newly created zoning district, District C-2a (Southwest Irving Park Corridor Commercial) created for the properties on the south side of Irving Park Road in the far east side of the City. This was done in May of 2022 when a comprehensive re-write of the UDO was completed and approved. The application seeks to add "Food Preparation" as a permitted use in this district to facilitate the re-purposing of an existing and long vacant commercial building along Irving Park Road. Mr. De Astis briefly described the types of activities associated with food preparation and commented on his desire as a long time resident of Wood Dale, to bring this use to the City.

Recommendation

In conclusion, Mr. Woods made a motion, seconded by Mr. Babowice, that based on the submitted petition and the testimony presented, the proposed text amendment to the Unified Development Ordinance (UDO) Chapter 17 of the Municipal Code is consistent with the Comprehensive Plan and is 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 November 21, 2022 as the findings of the Community Development Commission, and recommend to the City Council approval of the text amendment to the Unified Development Ordinance (UDO), Chapter 17 Table 4-5 to add "Food Preparation" as a permitted use in the C-2a Southeast Irving Park Corridor Commercial District in Case No. CDC-2022-0009.

A roll call vote was taken with the following results:

Ayes: Ochoa, Petersen, Woods, Parenti, Rudnicki, Babowicz

Nays: None

Motion carried.

The Public Hearing was concluded with a voice vote at 7:30 P.M.

STAFF LIAISON REPORT

Ms. Pociecha stated that more information will be sent to Commissioners regarding the possibility of conducting a meeting in December.

OTHER BUSINESS

Mr. Babowice brought up several issues/comments he has; specifically, he requested that the packets be distributed earlier in order to allow sufficient time for Commissioners to review all of the information relating to matters which will be brought before them at their monthly meetings. In addition, he asks that staff provide more information relative to the matters and questioned how and when staff interacts with City Council and/or City Manager when projects of significance are being reviewed and discussed. City Attorney Dickson clarified the fact that legal input is always a part of discussions with staff when those types of projects are under review.

ADJOURNMENT

The meeting was adjourned at 7:50 P.M.

Minutes taken by Marilyn Chiappetta

PUBLIC HEALTH, SAFETY, JUDICIARY & ETHICS **COMMITTEE MINUTES**

Committee Date: November 10, 2022

Present: Ald. Ames, Catalano, Curiale, Jakab, Messina, Susmarski and Woods

Absent:

Also Present: Mayor Pulice, Treasurer Porch, City Manager Mermuys, Police Chief Zito, Public Works Director Lange, Finance Director Wilson

Meeting Convened at: 7:40 p.m.

APPROVAL OF MINUTES:

Alderman Ames made a motion, seconded by Alderman Curiale, to approve the minutes of the October 13, 2022 meeting as presented. A voice vote was taken, with all members voting yes

REPORT & RECOMMENDATION

INTERGOVERNMENTAL AGREEMENT FOR DUPAGE EMERGENCY DISPATCH INTEROPERABLE RADIO SYSTEM (DEDIRS) EQUIPMENT BETWEEN THE EMERGENCY TELEPHONE SYSTEM BOARD (ETSB) AND THE CITY OF WOOD DALE

DISCUSSION:

Chief Zito stated that the current radios have been in effect since 2012 and have reached the end of their lifespan. ETSB covers part of the cost of radios throughout the entire county. The new radios are smaller and contain new technology that has GPS built in that allows tracking out the individual officer. These new radios came out in 2019 with an estimated 10-year useful life and no end-of-life date has been set. ETSB will cover 85% of the cost and the City of Wood Dale will cover 15% of the cost.

Ald. Jakab asked if the new radios contained a GPS feature and a phone feature that would help connect and track officers. Chief Zito confirmed that this was true and that the radios have LTE built in incase radio signal is lost it will switch to a cell signal.

The Mayor asked if “in an amount not to exceed \$42,768.44” should be included in the motion. This was confirmed by Chief Zito and Ald. Woods.

Ald. Ames asked if the new radios come with chargers and charging stations. Chief Zito stated that the cost includes the radios, the equipment, the chargers, etc.

Ald. Jakab asked if the old radios could be used for any other purpose or sold. Chief Zito responded stating that ETSB owns the radios and has a program for that.

Ald. Susmarski asked if ETSB owns the equipment. Chief Zito stated the City does not own the equipment because ETSB is paying the majority of the cost.

At 7:44 pm, Ald. Messina joined the meeting.

VOTE:

Alderman Susmarski made a motion, seconded by Ald. Ames, to approve an Intergovernmental Agreement for DuPage Emergency Dispatch Interoperable Radio System (DEDIRS) equipment between the Emergency Telephone System Board (ETSB) and the City of Wood Dale in an Amount not to Exceed \$42,768.44.

A roll call vote was taken, with the following results:

Ayes: Ald. Ames, Catalano, Curiale, Jakab, Susmarski and Woods
Nays:
Abstained: Ald. Messina
Motion: Carried

ITEMS TO BE CONSIDERED AT FUTURE MEETINGS:

- Police Department Rehab Contract – December 8

ADJOURNMENT:

Ald. Ames made a motion, seconded by Ald. Jakab to adjourn the meeting at 7:45 p.m. Upon a voice vote, the motion carried unanimously.

Minutes taken by Mary Kate Guy



REQUEST FOR COMMITTEE ACTION

Referred to Committee: December 8, 2022
Subject: Architectural Proposal for PD Interior Renovations
Staff Contact: Chris Zito, Chief of Police
Department: Police Department

TITLE: Approval of an agreement with FGM Architects for architectural services for the Wood Dale Police Station Interior Renovations

RECOMMENDATION:

Approve an agreement with FGM Architects for architectural services for the Wood Dale Police Station Interior Renovations in an amount not to exceed \$190,716.

BACKGROUND:

At the 9/16/2021 City Council meeting a resolution was passed approving an agreement With FGM Architects for a Conceptual Study for Updates to the Police Department Facility.

At the 12/16/2021 workshop meeting the results of the conceptual study were shared with the City Council. Based upon the feedback and discussions at the workshop regarding the Police Department design, staff has worked with the architects to provide additional information about some of the direction and questions raised during the workshop.

SECOND FLOOR

One of the discussions that emerged was the possibility of adding a second floor to the police station to alleviate all space concerns and potentially assist with other City space needs. The architect discussed this concept further with staff and it would likely be several million dollars, perhaps in the \$5-7 million range. The current structure would not support this, the PD could not operate in the current location during this type of project, and staff is not requesting or recommending this type of solution.

TIF FUNDING

Despite City Hall being located in TIF 2, this project would not be able to be funded with TIF funds. The composition and tax generation of the Town Center TIF is significantly different than the Thorndale TIF. Due to the majority of the land being tax exempt there is very little current revenue generation. If the proposed project at the former SBT site gets completed, all of the TIF revenue generated from that project will be used to pay for that project.

PHASING

Staff worked with the architect to discuss potential phasing of this project and/or scaling down the final project so that budgetary constraints are taken into account. The consensus during the workshop was that a two-phase renovation plan was favored. FGM would recommend bidding as 2 phases over 2 fiscal years for the items that are for sure agreed upon, but the bid would be handled at one time. The phasing over multiple years would not significantly increase the cost if handled this way, because the size of the project would likely expand over multiple fiscal years regardless, similar to the public works project. This would include an upgrade to the finishes throughout the station that are wearing out and in need of a refresh, including flooring and wallpaper. This option would result in an estimated cost of \$1,987,000 - \$2,323,000 with a projected completion date in Q3 or Q4 of 2024. Due to current economic conditions including projected inflation, the estimated cost has increase from the previous estimate (\$1,756,000 - \$2,068,000) that was developed in December of 2021 and projected for construction in 2022.

ANALYSIS:

If approved, it is estimated that design for this project would begin in January / February of 2023. It is estimated that project bidding would take place in August or September of 2023. Phase I renovations are estimated to take place between November of 2023 and May of 2024. Phase II renovations are estimated to take place between May of 2024 and October of 2024.

If City Council concurs with this recommendation, staff will prepare the appropriate resolution for passage at the next City Council meeting.

DOCUMENTS ATTACHED

- ✓ Proposal for architectural services

FGMA ARCHITECTS

Proposal for

Architectural Services

For

WOOD DALE POLICE STATION INTERIOR RENOVATIONS

Wood Dale, Illinois

Submitted to:

CITY OF WOOD DALE

404 N. Wood Dale Rd.

Wood Dale, Illinois 60191

By:

FGM ARCHITECTS INC.

1211 West 22nd Street, Suite 700

Oak Brook, IL 60523

November 28, 2022

1.0 SCOPE OF PROJECT

The City of Wood Dale, also referred to as the Owner, would like to renovate several areas on the first floor of the police station to increase functionality and better support the department. The renovations would provide better workspace for investigations, patrol, report writing, roll call, locker rooms and administrative support. Furthermore, victim interview rooms will be provided to better serve the public. The scope of the project includes interior finishes modifying HVAC, electrical and plumbing work to accommodate the renovations. See the attached Conceptual Floor Plan, revised December 15, 2021.

2.0 SCOPE OF ARCHITECT'S SERVICES

FGM Architects Inc., hereinafter referred to as FGMA or Architect, shall provide the following Architectural Services for the Project:

2.1 Design Development Services

2.1.1 Design Services

- .1 Meet with the Wood Dale Police Department to confirm the project goals and requirements for the renovations.
- .2 FGMA shall prepare Design Documents consisting of drawings and other documents to establish and describe the size and character of the Scope of Work.
- .3 FGMA will field verify the existing conditions of the space to be renovated.
- .4 Design Documents will include architectural and interior design changes required for interior renovations.
- .5 Design Documents will be reviewed with the Owner and adjusted as required.

2.3 Construction Document Phase

- 2.3.1 Upon approval of the Design Development Phase, FGMA shall prepare complete Construction Documents for the Project. The Construction Documents shall consist of complete Contract Drawings, Specifications, and other necessary documents as required to secure a building permit for the Project and proceed with the Bidding and Negotiation Phase for the Project. We have assumed the project will be bid in one phase and not in multiple packages at separate times.
- 2.3.2 Contract Documents prepared by FGMA shall include Architectural, Mechanical, Electrical, Plumbing, and Fire Protection design services. Low Voltage infrastructure, security, and audio-visual contract documents are also included in this phase.
- 2.3.3 FGMA shall assist the Owner in filing the required documents for approval of municipal authorities having jurisdiction over the project.

2.4 Bidding and Negotiation Phase

- 2.4.1 FGMA shall assist the Owner in soliciting and reviewing bids from Contractors and Sub Contractors as required. FGMA will provide bidding documents to a third-party reprographics company to distribute the documents or as directed by the Construction Manager.
- 2.4.2 Attend Pre-Bid meeting.
- 2.4.3 Respond to questions and provide clarifications to bidders, and issue Addenda as required to Construction Manager for issuance to bidders.
- 2.4.4 Attend Bid Opening.

- 2.4.5 Assist City in Bid and scope evaluation. Meet with low bidders as required to review bids as requested.
 - 2.4.6 Incorporate all Addenda and adjustments to the contract documents to create an “Issue for Construction” set.
- 2.5 Contract Administration Services
- 2.5.1 FGMA shall assist with the administration of construction contracts including shop drawing and other submittal review as required, and review of payment applications.
 - 2.5.2 Attend an On-Site Owner/Architect/Contractor (OAC) meetings in combination with On-Site Observation visit bi-weekly (every other week) to monitor Construction Phase activities for general conformance with Construction Documents. We have included a total of (36) meetings in our proposal (Assuming construction will take 12-13 months (26) meetings, plus (10) additional meetings for any miscellaneous meeting required. FGMA will also prepare and distribute reports of site observations.
 - 2.5.3 Participate in pre-construction and pre-installation meetings as required.
 - 2.5.4 Provide assistance to the Contractor during initial start-up, testing, adjustment, balancing and commissioning of the building systems.
 - 2.5.5 Prepare Punch-List and related follow-up of same. We have included two (2) meetings for preparation of punch-list and two (2) punch-list follow up meetings.
 - 2.5.6 FGMA shall provide to the Owner a set of record documents including the final set of construction documents and specifications incorporating field sketches and notes issued to the Contractor during the construction phase. FGMA will provide electronic copies in pdf format.
 - 2.5.7 Conduct a 10 month walk-thru with the Owner and Construction Manager to review building for warranty items.
 - 2.5.8 Services that are not included in our proposed include the following items:
 - .1 Environmental Building Studies.
 - .2 Hazardous Material Remediation (asbestos, lead, etc.).
- 2.3 Consultants: FGM has included the services of W-T Engineering for HVAC, electrical, Plumbing and fire protection engineering, Security and AV.

3.0 ARCHITECT'S COMPENSATION

The Owner shall compensate FGM Architects for professional Architectural services rendered in connection with the Project under this Proposal as follows:

3.1 For all professional services in connection with Architectural Design and Construction Document Services as described in Paragraph 2.0 above, we propose the following fee:

Design, construction document and bidding -	Lump Sum Fee of \$109,764.00
Construction Administration –	Lump Sum Fee of \$69,452.00
Furniture selection and procurement -	Lump Sum Fee of \$11,500.00
(Based off of State purchasing agreements)	
	Total Lump Sum Fee of - \$ 190,716.00

3.2 Reimbursable Expenses

In addition to the compensation above, FGM shall be reimbursed for additional expenses in connection with the Project, invoiced to the Owner at One Hundred Ten Percent (1.10) times Architect's actual direct cost of same, for the below items. We recommend establishing a Reimbursable Allowance of \$500, which FGM shall not exceed without prior written approval of the Owner. Reimbursable Allowance includes costs for items below.

3.2.1 Expense of postage and/or delivery.

3.2.2 Expenses of any specialty consultants with Owner's prior approval.

3.2.3 Expense of Contract Document printing for permit submittal.

3.2.4 Any fees paid by FGM to authorities having jurisdiction over the project with Owner's prior approval.

Local travel (travel less than 100 miles), phone, fax, and printing of review sets shall not be charged as a Reimbursable Expense.

3.3 If specialty consultants are required, FGM shall be reimbursed for consultant expenses in connection with the Project, invoiced to the Owner at One Hundred Ten Percent (1.10) times Architect's actual direct cost of same.

3.4 Payments shall be made by the Owner to FGM upon receipt of FGM's invoice in accordance with the Local Government Prompt Payment Act.

3.5 Non-payment of invoices shall constitute grounds for discontinuing service.

3.6 The terms of this Proposal are based upon services commencing within 30 days and all services being completed within two months thereafter.

4.0 Form of Agreement

Upon review and approval of this proposal, FGM and the City of Wood Dale shall enter into a Contract using AIA Form of Agreement or similar as mutually acceptable, for the services outlined in this proposal. Due to the limited scope of work for this project, we suggest using AIA Document B104 Standard

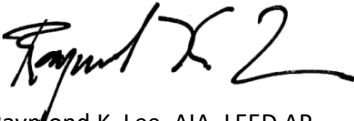
FGMARCHITECTS

Abbreviated Form of Agreement Between Owner and Architect that was utilized for the Covered Parking Project.

We appreciate this opportunity to be of service to the City of Wood Dale for this Project.

Sincerely,

FGM ARCHITECTS INC.



Raymond K. Lee, AIA, LEED AP
Principal-in-Charge
Phone: 630.574.8711
Email: rayl@fgmarchitects.com



Andrew J. Jasek, AIA
Executive Vice President
Phone: 630.574.8709
Email: andyj@fgmarchitects.com

HOURLY RATE SCHEDULE

Effective February 1, 2021*

Where the fee arrangements are to be on an hourly basis, the rates shall be those that prevail at the time services are rendered. Current rates are as follows:

FGM Architects

Principal	\$250.00
Arch IV	\$220.00
Arch III	\$175.00
Arch II	\$145.00
Arch I	\$105.00
Interior Designer IV	\$215.00
Interior Designer III	\$170.00
Interior Designer II	\$145.00
Interior Designer I	\$100.00
Project Administrator	\$100.00

W-T Group LLC (MEFPF Engineering)

Principal in Charge	\$195.00
Project Manager	\$150.00
Project Engineer	\$135.00
CAD Technician	\$100.00
Administrative	\$75.00

*Hourly rates are subject to adjustment on November 1 each year.

WOOD DALE POLICE DEPARTMENT INTERIOR RENOVATION

404 N. WOOD DALE ROAD
WOOD DALE, IL 60191



Phase 1

Phase 2

Admin Finishes

Renovations & Finish Upgrade

WOOD DALE POLICE DEPARTMENT
Job No. 21-3287.01

Published 12/15/21
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PUBLIC WORKS
COMMITTEE MINUTES

Committee Date: November 10, 2022

Present: Ald. Ames, Catalano, Curiale, Jakab, Messina, Susmarski and Woods

Absent:

Also Present: Mayor Pulice, Treasurer Porch, City Manager Mermuys, Police Chief Zito, Public Works Director Lange, Finance Director Wilson

Meeting Convened at: 7:45 p.m.

APPROVAL OF MINUTES:

Ald. Messina made a motion, seconded by Ald. Jakab, to approve the minutes of the October 13, 2022 meeting as presented. A voice vote was taken, with all members voting yes.

REPORT & RECOMMENDATION

APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF WOOD DALE AND RJN GROUP FOR THE KLEFSTAD LIFT STATION AND FORCE MAIN IMPROVEMENTS IN AN AMOUNT NOT TO EXCEED \$145,000

DISCUSSION:

Mayor Pulice asked if this cost was a budgeted item. Public Works Director Lange stated that it was not and that they had known some repairs were needed to the lift station; however, during CIP timing, they were holding off on any major lift station overhauls and focusing on the I & I program. However, with the new high-water user coming online, they feel with the added flow that it is necessary to make the improvements.

Mayor Pulice asked a follow-up question inquiring if this had anything do to with the pressure for the towers. Director Lange stated that this is a totally separate system, it is the sanitary side.

Alderman Ames asked for Director Lange to explain what a force main is. Director Lange stated that with sanitary and storm sewers, the sewer will flow by gravity as it comes from a higher elevation to a lower elevation. However, when it gets to the lowest elevation and

can't move it any further, it goes to a wet well and the lift station pumps it up to a higher elevation through a force main to get it to a location where it can flow by gravity the rest of the way.

Alderman Ames followed up by asking if this is just the engineering cost. Director Lange confirmed that is correct.

VOTE:

Ald. Susmarski made a motion, seconded by Ald. Ames, to approve a Professional Services Agreement between the City of Wood Dale and RJN group for the Klefstad Lift Station and Force Main Improvements in an amount not to exceed \$145,000.

A roll call vote was taken, with the following results:

Ayes: Ald. Ames, Catalano, Curiale, Jakab, Messina, Susmarski and Woods
Nays:
Abstained:
Motion: Carried

ITEMS TO BE CONSIDERED AT FUTURE MEETINGS:

- Well 6 Rehabilitation – December 8
- WD/FPDC IGA for Elizabeth Drive – December
- RJN I & I Agreement – Spring 2023

Ald. Ames asked if lighting for the medallions at Veteran's Memorial Park could be looked into. Ald. Messina asked if this would fall under Public Works or Public Health, Safety, Judiciary and Ethics. Director Lange noted that this had been discussed at Streetscape previously but were waiting on direction from them. He stated that they could definitely look into that.

Ald. Susmarski noted that it had previously been budgeted in, but they didn't have anyone to do it. Director Lange stated that it had been put out to bid and the bids came back extraordinarily high and began looking at solar options but never received definite direction from the Streetscape committee, but if it's something they would like to proceed with at this time then he will work on closing that out.

Ald. Woods stated that if the bids came in too high that didn't mean to stop and do nothing.



Ald. Messina asked Director Lange if he had direction to look into solar. Director Lange stated that they will circle back to that.

Mayor Pulice stated that the expense was high because the pipes inside had to be explosion proof. Director Lange confirmed and stated that the options that had looked at were very costly but that they will find some options.

Ald. Catalano asked if it would be possible to do something like that in house. Director Lange stated that it was possible and that they will look into various options.

Ald. Woods told Director Lange that he will send him information regarding solar streetlights and solar wall packs.

ADJOURNMENT:

Ald. Susmarski made a motion, seconded by Ald. Messina, to adjourn the meeting at 7:52 p.m. Upon a voice vote, the motion carried unanimously.

Minutes taken by Mary Kate Guy



REQUEST FOR COMMITTEE ACTION

Referred to Committee: December 8, 2022
Subject: RJN PSA – Addison Road Water Main Ph 3
Staff Contact: Alan Lange, Public Works Director
Department: Public Works

TITLE: Approval of a Proposal for Professional Engineering Services from RJN Group for the Addison Road Water Main Phase 3 Preliminary Study in an Amount Not to Exceed \$19,400

RECOMMENDATION:

Staff Recommends Approval of a Proposal for Professional Engineering Services from RJN Group for the Addison Road Water Main Phase 3 Preliminary Study in an Amount Not to Exceed \$19,400.

BACKGROUND:

The City previously entered into an agreement with RJN Group to provide engineering services for the replacement of water main along Addison Road from Elizabeth Drive to Potter Street. Phases 1 and 2 were completed in 2011 and 2012 respectively. In 2013, the City retained RJN Group to provide engineering services for a third phase which would cover replacement of the main from Potter Street to Irving Park Road. Due to several issues however, including utility conflicts in the right-of-way and DuPage County not allowing new utilities within the roadway, the project never materialized. The City now desires to complete this project to replace the aging main and eliminate the dead end at Addison and Potter. As 10 years has passed since the project was first proposed, technologies and methods have evolved, and policies or procedures for other agencies may have changed, a new study will first be conducted to determine the most cost-effective option for replacement/rehabilitation.

ANALYSIS:

RJN will provide these services for an amount not to exceed \$19,400. Staff budgeted \$56,000 for design work in FY 2023 relating to this project. Pending the results of the study, the City would then enter into a separate agreement for final design.

DOCUMENTS ATTACHED

- ✓ 2013 Interim Report
- ✓ RJN Proposal

August 28, 2013

Mr. Richard Gallas P.E.
Director of Public Works
City of Wood Dale
720 North Central Road
Wood Dale, Illinois 60191

Subject: **Addison Road Watermain
Phase 3 Alignment Evaluation**

Dear Mr. Gallas:

The following is our interim report on the proposed replacement of the 12” water main on Addison Road “Phase 3”. We are also providing some background to assist in your familiarization with the project.

Project Background

In 2010 the City retained RJN to replace the existing 12” water main on Addison Road from Potter Street to Elizabeth Drive.

Owing to the numerous existing utilities, the County’s insistence that “no new linear assets” be installed in the pavement of Addison Road and the complexity of the alignment issues, the project was divided into two phases. Phase 1 was constructed in 2011 in the east parkway from Potter Street south to Gilbert Drive, and required a complete de-energizing of the Com Ed. services on Addison Road in the project area. However, the County was also undertaking the resurfacing of Addison Road from Irving Park Road to Lake Street that year, and would permit no construction in the pavement after the re-surfacing, so any water main connections or services that would be required in Phase 2 were installed under Addison Road and capped as part of the Phase 1 Construction.

Phase 2 included construction through Salt Creek Park and therefore a permanent utility easement from the DuPage County Forest Preserve was required. This project was split from Phase 1 due to the issues in obtaining the easement. This phase was constructed (primarily through directional drilling) in the east parkway in 2012 between Gilbert Drive and Elizabeth Road.

The City retained RJN to complete a preliminary study of Phase 3 which would extend from the Phase 1 watermain at Potter Street to the existing 12” watermain beneath Irving Park Road. It was recommended by RJN that given the complexity of the issues, specifically with regard to utilities, (including high voltage Com Ed. poles), DuPage County pavement concerns, and

construction in Irving Park Road (IDOT), this preliminary study be undertaken to look at all the alignment options, and present our findings and recommendations in a letter report.

In December of 2012 RJN met with the City to discuss our preliminary findings and the items that have yet to be resolved. Given that there are issues which still require resolution we felt that an interim report would, in this case, be beneficial.

Proposed Scope

The proposed scope of work for the Phase 3 evaluation included:

1. Obtain information on the existing utilities in the project area.
2. Conduct site reconnaissance of the project area.
3. Evaluate watermain alignment options.
4. Prepare a short letter report that addresses these issues with a recommended alignment option, including a GIS exhibit and opinion of probable construction cost.
5. Provide project management services and attend up to two meetings with City staff.

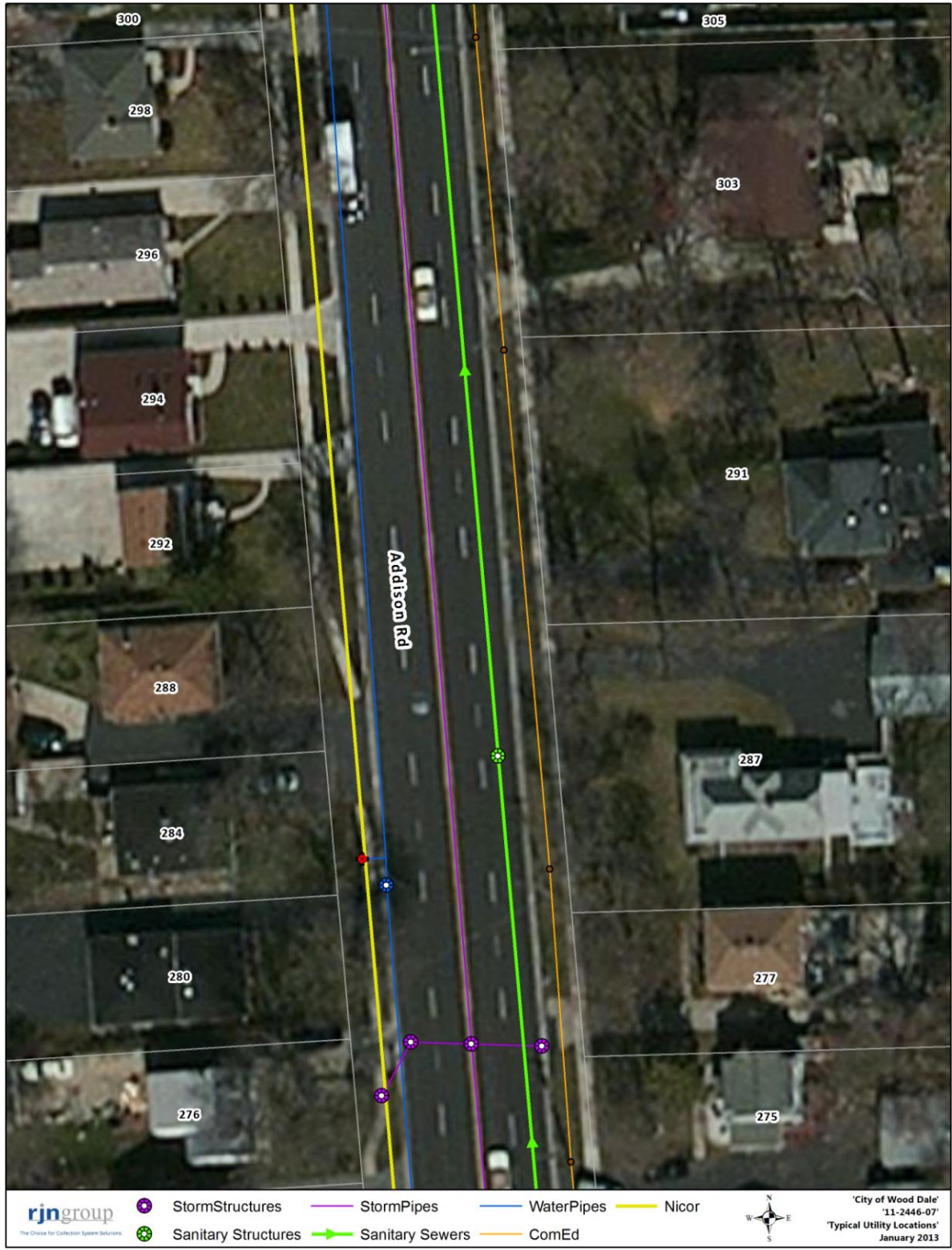
Utilities

Based upon field observations and information we have received from utility companies, there are AT&T, Com Ed, Comcast, Nicor, and City water, sanitary and sewer. The AT&T service is located in the parkway along the west side of Addison Road and is a multi-way duct that includes telephone and fiber optics. Nicor and the City's existing water are also located in the west parkway. Com Ed and Comcast are located above ground on 13 poles between Potter Street and Irving Park Road in the east parkway. The majority of the City's sanitary and storm sewers run under Addison Road.

Alignment Options

Three main alignment options from Potter Street to Irving Park Road have been evaluated for the new 12" watermain.

- 1. West side parkway of Addison Road.** The existing watermain is currently located on the west side of Addison Road. There is limited space to install a new 12" watermain because of the AT&T multi-way ducts with fiber optics, and the 2" gas main (adjacent to the curb). The existing 12" water is mainly under the curb and is not of concern as it does not cross into the parkway. We have requested atlas details from AT&T through the JULIE process but have yet to receive any information. We have now followed up with a second request, this time through their locating engineer. Depending on the size and location of the ducts it may be possible to fit the new water main either between the ducts and the gas main, or between the ducts and the edge of right-of-way.



2. **Center/underneath Addison Road** – Addison Road was paved in 2011 by DuPage County. The County has stated that it will allow no future water main to be placed underneath Addison Road. Even though some of the existing water main immediately north of Potter Street is under the curb the County has stated that its expectations are that all future alignments be in either parkway.

3. **East side parkway of Addison Road** – The east side parkway of Addison Road has the least amount of linear underground utilities. The City sanitary sewer is mainly in the road and only under the parkway for about 100 feet. There are however high voltage Com Ed overhead lines located along 13 poles between Potter Street and Irving Park Road. Comcast lines are also fed off of these poles. An issue that will arise with the east side is whether or not Com Ed will require the de-energization of the poles. This was the situation that arose with Phase 1. Although Com Ed makes the determination (immediately prior to construction), the actual request is made by the Contractor once the project has been awarded and Contracts signed. This process can then take up to 20 weeks. RJN has requested that Com Ed review the situation and see if a pre-determination can be made, so that the project can be bid early enough to ensure de-energization prior to construction season (if required). There is usually a fee associated with de-energization which, although paid by the Contactor, would be borne by the City.

If de-energization is required then the project can be undertaken using traditional open-cut construction methods (with the exception of the Irving Park tie-in). It is anticipated that the poles will still require bracing. However, if Com Ed determines that de-energization is not required then directional drilling with minimum excavations would be the preferable construction method. At this point we would recommend the assumption that de-energizing will be required.

Tie-in at Irving Park Road

Whether the new water main is constructed in the east or west parkway the tie-in at Irving Park road presents additional difficulties. The existing 12” watermain is in the most northerly of the westbound lanes. Accessing from either parkway would require drilling across the intersection, potholing all utilities, and placing a receiving pit in the intersection.

1. **West side connection:** The property at the southwest corner is a bank. To make a pressure connection away from the the intersection it would be necessary to extend the water main west in the IDOT right-of-way and then drill across five lanes, to a receiving pit for the pressure tap. Another disadvantage at this location is that the parkway narrows significantly and a utility easement may be required from the bank.

2. **East side connection:** There is a Marathon gas station and service center located at the southeast corner of Irving Park Road and Addison Road. Additionally, at the intersection are the signal boxes and traffic lights, plus signage. It will be necessary to

directionally drill this last section but the siting of the drill pit would be difficult in this vicinity, and would probably need to be located in the gas station forecourt, which would also require a permanent utility easement.

An alternative would be to obtain utility easements to install new water main to the south and east of the Marathon garage and directionally drill further east on Irving Park Road to the existing 12” watermain. This would be an easier location than drilling in the intersection.

3. **Tie back to existing 12” south of Irving Park Road:** This option would have the new water main (either parkway) be directionally drilled/open cut under Addison Road to tie back into the current 12” main. (This would then only be abandoned south of the tie-in). While not ideal, as the watermain is in the pavement at this location, this would be the least complex as regards construction in this intersection. It is anticipated that the County would require the full width of paving to be replaced at this location, as the paving was installed in 2011.

12” Water Main Replacement on Irving Park Road

As part of future planning it is the intention of the City to replace the aging 12” watermain on Irving Park Road. It would be beneficial if this proposed location were identified so that a better decision of how and where to tie in the new 12” watermain at Irving Park Road can be made. If the future 12” main is going to be in the south half of the road, then tying back to the existing 12” main, south of the intersection, would make more sense at this time

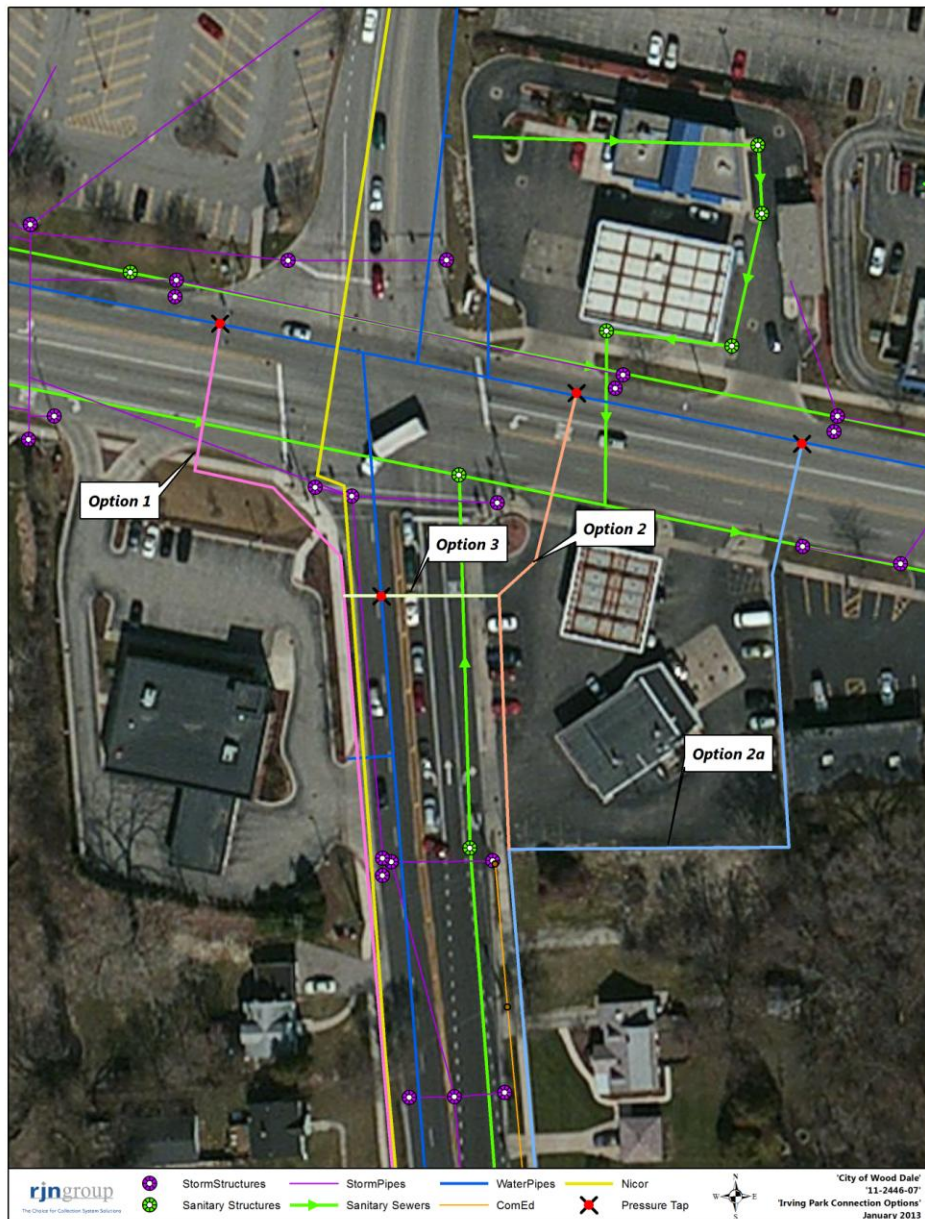
Conclusions

- If the watermain can physically be constructed in the west parkway, given the constraints of the other utilities (specifically the AT&T ducts), this would be the preferred location.
- It is possible to construct the new water main in the east parkway, but challenges exist, particularly the overhead high-voltage electric. We are awaiting a determination from Com Ed. as regards the need for de-energization – this will determine both the construction method and construction timing.
- The final tie-in at Irving Park Road is still under discussion and requires additional information, as regards the location of the future 12” replacement on Irving Park Road. If the City determines that the tie-in should be made north of Irving Park Road then it is recommended that the City investigates the possibility of permanent utility easements to enable the water main to be constructed away from the intersection.

Once these decisions have been finalized RJN will again meet with the City and provide a final report, together with associated costs; however RJN is available to meet and discuss this interim report at your convenience.

Sincerely,

Catherine L. Morley P.E.
Senior Project Manager





November 29, 2022

Mr. Alan Lange
Director of Public Works
City of Wood Dale
404 N. Wood Dale Road
Wood Dale IL 60191

Subject: **Proposal for Professional Engineering Services
Addison Rd Watermain Extension – Preliminary Study**

Dear Mr. Lange:

The objective of this proposal is to evaluate the options to replace or rehabilitate the existing 12" watermain on Addison Road from the previous termination of Phase 2 watermain replacement at Potter Road to and potentially across Irving Park Road.

RJN, established in 1975, is a professional engineering consulting firm focused on providing innovative engineering solutions and field services. With over 90% of our clients being municipalities and public utilities, we are uniquely qualified for this project.

Key Project Goals and Objectives

The primary goal of this project is to determine the options to replace or rehabilitate the existing water main by evaluating the existing utilities in Addison Road and adjacent parkways, and any constraints placed on the construction by DuPage County Department of Transportation (DuDOT) and Illinois Department of Transportation (IDOT).

The project will include the following:

- Utility locates
- Discussions with stakeholders to understand complexities of working around existing utilities and properties
- Discussions with DuDOT and IDOT for any planned resurfacing or improvements of Addison Road and Irving Park Road
- Estimated costs of replacement or rehabilitation
- Technical memorandum

Experience

RJN designed and supervised construction of both Phase 1 and Phase 2 watermain replacement on Addison Road and undertook a previous evaluation of this area. The decision on the replacement at Irving Park Road was deferred owing to the replacement of the pavement and the County not wanting any underground construction being undertaken on Addison Road at that time.

Assuring Quality and Safety

RJN is committed to providing **quality** deliverables. The completion of these inspections is critical in providing actionable results for the City. As collection system specialists, we have built data review processes that ensure that all data is accurate. Our engineers and field inspection crews are trained and certified in NASSCO PACP and MACP inspection and review to ensure the highest quality data. RJN's internal Quality Control tools as well as our corporate training and Quality Assurance processes in place will ensure that program will provide value for the City.

As an employee-owned firm, RJN's commitment to the **safety** of our employees, City staff, and the public is paramount. RJN demonstrates that commitment to safety in our internally developed and audited safety program where our goal is to have all field staff, engineers, and project managers "RJN Safety Certified." Every project follows an RJN Health and Safety Plan (HASP) when completing any field work.

Price and Schedule Summary

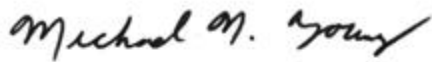
This project will be invoiced on a time and material basis a total not-to-exceed fee of \$19,400 RJN will complete the study within three months of an Agreement. Complete Scope of Services, Pricing, and Schedules are provided in the following exhibits:

Task Description	Costs
Preliminary Work	\$ 3,500
Evaluation	\$ 8,250
Report	\$ 5,500
Project Management Services	\$ 2,150
TOTAL	\$ 19,400

- Exhibit A – Scope of Services
- Exhibit B – Pricing
- Exhibit C – Schedule
- Exhibit D – Maps

We are looking forward to the opportunity to work with the City of Wood Dale on this important project. It is our pleasure to submit this proposal to you. Please feel free to contact Patrick at 224.425.1014 if you would like to discuss this proposal or have any questions.

Sincerely,



Michael Young, PE
Senior Vice President



Patrick Hulsebosch, EIT
Project Manager

City of Wood Dale

Approved By _____
Mayor



EXHIBIT A

SCOPE OF SERVICES

RJN is proposing the following scope of services to evaluate the feasibility of relocating or rehabilitating the 12" watermain on Addison Road between Potter Road and Irving Park.

1. Preparatory Work & Data Review

- a. Conduct a kickoff meeting with the City to discuss the project.
- b. Discuss the options to be evaluated
- c. Gather and review all available data from the City.
- d. Site visit with City to review constructability
- e. JULIE requests to all utilities in the area

2. Utility and Department of Transportation Coordination

- a. Discuss with DuDOT options and restrictions for construction on Addison Road:
 - i. Watermain replacement in Addison Road
 - ii. Watermain relocation to the parkway with transfer mains to the parkway
 - iii. Watermain rehabilitation with locations for pits for cleaning/lining
 - iv. Installation of additional isolating valves
 - v. Restrictions on working hours on Addison Road (construction in Addison Road pavement for Phase 1 and Phase 2 was only allowed at night with road open by 6:00 am.)
- b. Discuss with IDOT the potential to replace or rehabilitate watermain into the Irving Park/Addison Road intersection and any construction restrictions
- c. Discuss with DuDOT and IDOT any planned improvements at the intersection which would affect future construction in the area
- d. Evaluate installation of new watermain in eastern parkway, including discussions with Com. Ed to determine timeline and cost to de-energize and/or re-locate power poles.
- e. Evaluate permanent utility easement in front yards in the east parkway (to the east of the Com. Ed. poles)

3. Evaluation of Options

- a. Based on results of discussions in Item 2 the following will be evaluated
 - i. Construction of new watermain in east parkway (or new easement) from Potter Street to south of Irving Park Road, terminating south of the commercial properties
 - ii. Rehabilitation lining of the existing watermain south of Irving Park Road from south of the bank property to Potter Street
 - iii. If improvements are planned for Irving Park Road, evaluate extending the new watermain into Irving Park Road, or rehabilitating the existing watermain to the valve in the Irving Park/Addison Road intersection.

4. **Prepare a short letter report that addresses the following:**
 - a. Utilities in the project area
 - b. Alignment options/rehabilitation evaluated
 - c. Recommended alignment option/rehabilitation, including GIS exhibits and opinion of probable construction cost.

5. **Project Management**
 - a. Provide project management services including invoicing, scope, schedule, and fee tracking, and closeout services.
 - b. Provide monthly updates to City staff throughout the duration of the project.
 - c. Meet with City staff as necessary to discuss the progress of the project.

Items Requested from the City

1. Updated GIS geodatabases, shape files, or CAD atlases for the sanitary sewer collection system. Any design and/or record drawings, maintenance and repair records, past inspection data, and any other related data.
2. Assistance with traffic control in high traffic areas, as necessary.



EXHIBIT B PRICING

Pricing for the Addison Rd Watermain Extension – Preliminary Study project is as follows:

Pricing Terms for Invoicing: Time and Material

Not-To-Exceed Total Cost: \$19,400

Cost Schedule

Below are the Summary of Engineering Services Fees:

Task	
Preliminary Work	\$3,500
Evaluation	\$8,250
Report	\$5,500
Project Management	\$2,150

Hourly Rate Schedule

Classification		2023 Rates
PD	Project Director	\$250.00
SPM	Senior Project Manager	\$215.00
PM	Project Manager	\$185.00
CM	Construction Manager	\$175.00
SPE	Senior Project Engineer	\$155.00
PE	Project Engineer	\$140.00
CO	Construction Observer	\$130.00
EI	Engineer Intern	\$120.00
GSS	GIS Specialist	\$120.00
SDA	Senior Data Analyst	\$120.00
GIS	GIS Analyst	\$105.00
FM	Field Manager	\$105.00
DA	Data Analyst	\$100.00
FS	Field Supervisor	\$95.00
FT	Field Technician	\$85.00
AS	Administrative Support	\$95.00

Notes

1. The Hourly Rate Schedule is valid until December 31st, 2023. Following that date, rates may be subject to a 3% annual increase.
2. The rates for reimbursables such as travel, postage, document fees, and in-house printings/discs are applied based on the normal on-going charges.

Contract Option

This contract can be amended to include additional work upon joint approval by the City and RJN.





EXHIBIT C

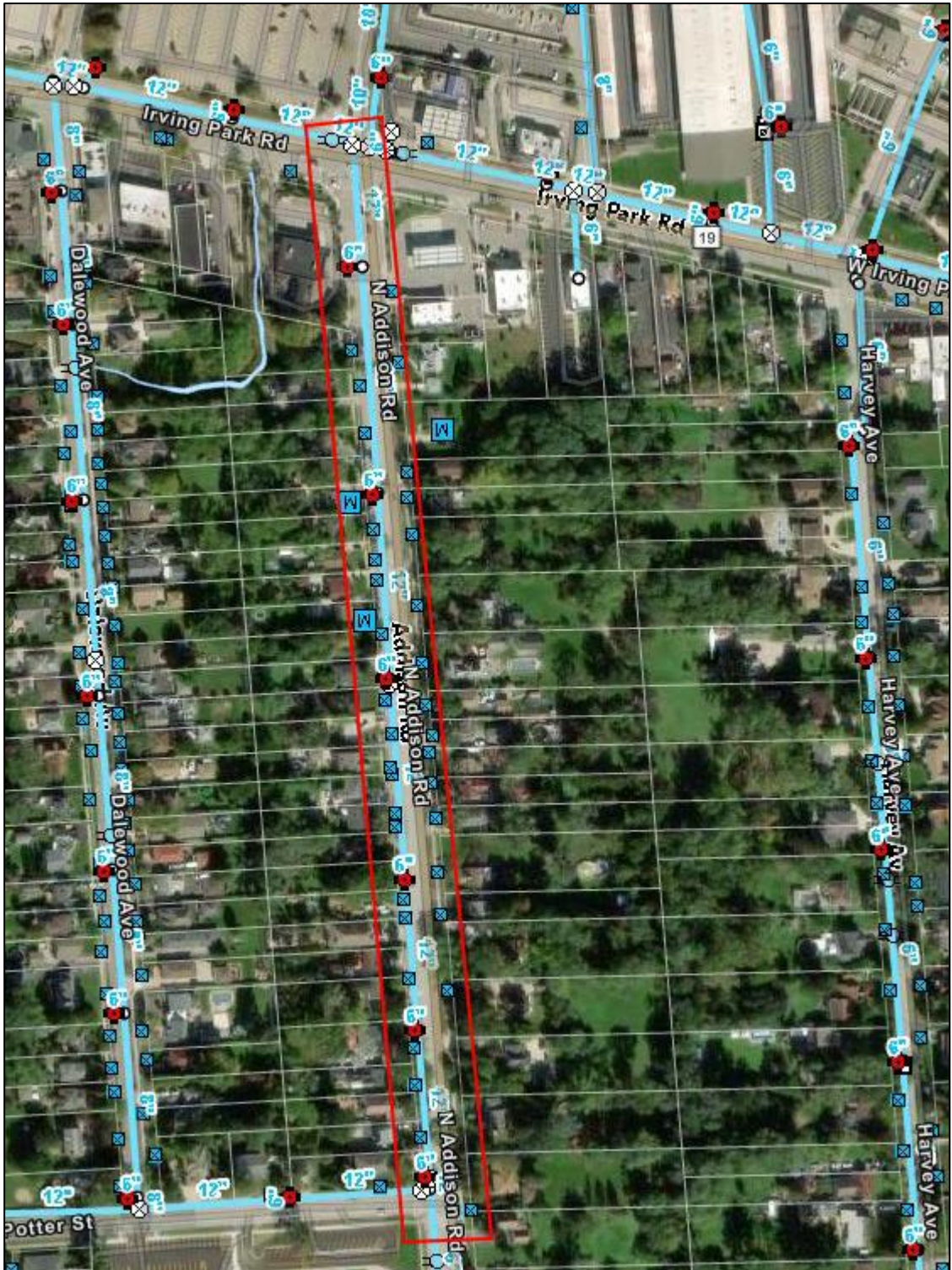
PROPOSED SCHEDULE

RJN is prepared to start work immediately upon receipt of an Agreement.

Task	Timeline
Preparatory Work and Data Review	Within one month of Notice to Proceed
Data Evaluation	Within two months of Notice to Proceed
Report and Deliverable	Within three months of Notice to Proceed

EXHIBIT D

MAP





FINANCE & ADMINISTRATION **COMMITTEE MINUTES**

Committee Date: November 10, 2022

Present: Ald. Ames, Catalano, Curiale, Jakab, Messina, Susmarski and Woods
Absent:

Also Present: Mayor Pulice, Treasurer Porch, City Manager Mermuys, Police Chief Zito, Public Works Director Lange, Finance Director Wilson, IT Director Stenson

Meeting Convened at: 7:52 p.m.

APPROVAL OF MINUTES:

Ald. Woods made a motion, seconded by Ald. Messina, to approve the minutes of the October 27, 2022 meeting as presented. A voice vote was taken, with all members voting yes.

REPORT & RECOMMENDATION

APPROVAL OF A MASTER SERVICES AGREEMENT BETWEEN THE CITY OF WOOD DALE AND ALTRUISTIC TECHNOLOGY, LLC FOR THE IT TECHNOLOGY ASSESSMENT PROJECT IN AN AMOUNT NOT TO EXCEED \$25,000.00

DISCUSSION:

Finance Director Wilson introduced Kudar Potdar from Altruistic Technology. Director Wilson stated that we have done this type of thing before when longtime employees have left. This is being done to ensure that a good benchmark is reached for IT Director Stenson and ensure that the City is prepared as things become more technologically advanced.

Mr. Potdar told a story about the importance of having an IT emergency backup plan.

Mr. Potdar shared a presentation about the IT Assessment benefits and procedures which can be viewed in the recorded meeting video.

Ald. Messina asked when the last time the City had any type of assessment was. Finance Director Wilson responded saying that he is unaware of any assessment since the time that he has been working for the City.

Ald. Jakab asked Finance Director Wilson if we had issues obtaining our cybersecurity insurance this year. Finance Director Wilson responded and clarified that we did end up getting the insurance, but it was touch and go for a while.

The Mayor inquired if the City is still finishing up ERP and whether there were securities built into that.

IT Director Stenson responded stating that they are still in process with human capital management but there is security built into the Tyler Munis software.

Ald. Messina asked if this assessment would affect the ERP implementation. Finance Director Wilson responded stating that they are facing “to cloud or not to cloud” with ERP and that that would certainly be a part of it, but it would not dive into the minutia of that contract rather it would be addressed holistically.

Ald. Catalano asked Finance Director Wilson if currently every employee has an interest key to get into their computer. Finance Director Wilson responded and stated that no, they don’t, only username and password are required. Ald. Catalano followed up asking what safeties we have for our water treatment plant against cyber-attack. Finance Director Wilson stated that he would have to defer to Public Works Director Lange but that he didn’t think it was a good idea to tell people what our cybersecurity systems are but that they do exist.

Ald. Woods asked if this assessment would start with an inventory of what we have both from a hardware perspective and a software perspective. Mr. Potdar stated that that is correct. Ald. Woods followed up asking if there will be any visual documents to produce that will show the architecture of the system. Mr. Potdar stated that as part of the assessment, one of the artifacts is the current state technology heat map which will show all current technology and what it is used for.

Ald. Woods asked if after the report is finished, would there be recommendations of what needs to be done. Mr. Potdar confirmed and state that this would depend on the outcome of meetings with stakeholders. He stated that stakeholders would be asked what the things are that they want to be addressed within the next one to two or five years and based on that he would make his recommendations.

Ald. Jakab asked if they would do any penetration testing or cyber security testing of the City’s systems. Mr. Potdar said no because this was not a targeted cybersecurity assessment.

Ald. Jakab asked if Mr. Potdar would have costs associated with those recommendations. Mr. Potdar stated that the costs would be dependent on which contractor's are chosen to perform the required tasks. Ald. Catalano asked if something like this would go out to bid. Finance Director Wilson stated that one the recommendations are received and there is a scope of what is needed, the finances can be mapped out through the CIP.

VOTE:

Ald. Catalano made a motion, seconded by Ald. Woods, to approve a Master Services Agreement between the City of Wood Dale and Altruistic Technology, LLC for the IT Technology Assessment Project in an amount not to exceed \$25,000.00. A roll call vote was taken, with the following results:

Ayes: Ald. Ames, Catalano, Curiale, Jakab, Messina, Susmarski and Woods
Nays:
Abstained:
Motion: Carried

REPORT & RECOMMENDATION:

Letter of Credit Conversation

DISCUSSION:

Finance Director Wilson stated that the existing line of credit that the City of Wood Dale has with Itasca Bank had a 5-year life and comes due December 22 of this year. In a precious manager's report, it had been noted that staff was intending to pay this off and let it expire organically. Several comments were made suggesting to keep the line of credit open and since it was originally opened with Council action, that would be needed again.

Mayor Pulice asked where this money is coming from if it's getting paid off. Director Wilson stated that the money would be coming from the Land Acquisition Fund which is funded by the General Fund.

Mayor Pulice stated that he would like to pay it off. Would this dial down the CIP? Director Wilson responded stating that it had been budgeted for but in the short term it could potentially put a little bit of a damper on the CIP.

Ald. Woods stated he would like to pay it off as well and that it's good to have the option when the cost is minimal to move forward with it, so it is his recommendation for staff to renegotiate that and pay it off in an amount of time if desired but at least have the option because other things could happen.

Ald. Jakab stated that he agrees with Ald. Woods and that he and Ald. Messina had spoken with Director Wilson about keeping it open with everything going on in town in case something comes up.

Mayor Pulice asked if this letter of credit is extended, can it be shut down in five years?
Director Wilson confirmed.

Mayor Pulice stated that he is in agreement that this line of credit stay open.

VOTE:

Ald. Woods made a motion, seconded by Ald. Susmarski, to approve extending the Letter of Credit with Itasca Bank. A roll call vote was taken, with the following results:

Ayes: Ald. Ames, Catalano, Curiale, Jakab, Messina, Susmarski and Woods

Nays:

Abstained:

Motion: Carried

ITEMS TO BE CONSIDERED AT FUTURE MEETINGS:

- AUDIT REPORT – NOVEMBER/DECEMBER
- CIP – JANUARY 12
- FY 2024 BUDGET – FEBRUARY 23

ADJOURNMENT:

Ald. Catalano made a motion, seconded by Ald. Susmarski, adjourn the meeting at 8:29 p.m.
Upon a voice vote, the motion carried unanimously.

Minutes taken by Mary Kate Guy



REQUEST FOR COMMITTEE ACTION

Referred to Council: December 8, 2022
Subject: 2023-2024 Insurance Renewal
Staff Contact: Wilvert Ibares, Director of Admin
Services
Department: Administration

TITLE: Property, Casualty, Cyber, and Workers Compensation Insurance Renewal for the 2023-2024 calendar year

RECOMMENDATION:

Approve the property, casualty, cyber, and workers compensation insurance package.

BACKGROUND:

Since calendar year 2013, the City has been using Alliant Insurance Services as its broker for property, casualty, and workers compensation insurance. Every year the City must renew these lines of coverage.

ANALYSIS:

Alliant has prepared the attached premium summary for the current pricing proposal from Travelers and IPRF. The total cost went up \$20,280 over the previous year. Nonworkers compensation lines of coverage with Travelers reflect a 2% increase. Alliant notes that with good loss history such as the City's, anything under 5% is a good result. The workers compensation lines of coverage have seen a more significant increase due to loss history and higher payrolls.

DOCUMENTS ATTACHED

✓ Insurance Summary and Comparison

Premium Summary and Comparison

	1/01/2022 -1/01/2023	1/01/2023 -1/01/2024	1/01/2023 -1/01/2024
	Expiring Travelers & IPRF	Renewal Travelers & IPRF Hanover	Renewal Travelers & IPRF
Property	\$ 39,093	\$ 41,581	\$ 41,581
Equipment Breakdown	Included in Property Premium	Included in Property Premium	Included in Property Premium
Inland Marine	\$ 1,599	\$ 1,864	\$ 1,864
General Liability	\$ 75,877	\$ 81,313	\$ 81,313
Employee Benefits Liability	Included in GL Premium	Included in GL Premium	Included in GL Premium
Law Enforcement Liability	Included in GL Premium	Included in GL Premium	Included in GL Premium
Public Officials Liability	Included in GL Premium	Included in GL Premium	Included in GL Premium
Employment Practices Liability	Included in GL Premium	Included in GL Premium	Included in GL Premium
Auto Liability	\$ 55,144	\$ 64,639	\$ 64,639
Auto Physical Damage	Included in Auto Liability Premium	Included in Auto Liability Premium	Included in Auto Liability Premium
Umbrella/Excess Liability	\$ 22,136	\$ 23,820	\$ 23,820
Crime	\$ 2,646	\$ 2,646	\$ 2,222
Non WC Package Total	\$ 196,495	\$ 215,863	\$ 215,439
Workers Compensation	\$ 372,367	\$ 365,094	\$ 365,094
IPRF Safety Grant	\$ (13,888)	\$ (15,613)	\$ (15,613)
Net WC Cost	\$ 358,479	\$ 349,481	\$ 349,481
Total Program Cost	\$ 554,974	\$ 565,344	\$ 564,920
Increase/Decrease		1.9%	1.8%

TRIA included above

Cyber	\$ 13,120	\$ 23,454	\$ 23,454
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WOOD DALE - WORKERS COMPENSATION PREMIUM COMPARISON

Class Code	Classification	01/01/2022 - 23 Renewal			01/01/2023 - 24 Renewal		
		Payroll	Rate	Premium	Payroll	Rate	Premium
5506	Street Maintenance	\$ 725,000	15.751	\$ 114,195	\$ 689,000	15.233	\$ 104,955
7380	Drivers	\$ 42,500	14.058	\$ 5,975	\$ 43,000	13.595	\$ 5,846
7520	Waterworks	\$ 710,000	5.22	\$ 37,062	\$ 625,000	5.048	\$ 31,550
7580	Sewage Disposal	\$ 775,000	6.222	\$ 48,221	\$ 750,000	6.017	\$ 45,128
7720	Policemen	\$ 3,800,000	3.657	\$ 138,966	\$ 4,000,000	3.537	\$ 141,480
8380	Auto Repair	\$ 160,000	6.192	\$ 9,907	\$ 200,000	5.988	\$ 11,976
8810	Clerical	\$ 2,550,000	0.200	\$ 5,100	\$ 2,400,000	0.194	\$ 4,656
9410	Municipal Employees	\$ 40,000	5.24	\$ 2,096	\$ 175,000	5.068	\$ 8,869
**NOTE: POLICY IS SUBJECT TO ANNUAL AUDIT							
		\$ 8,802,500		\$ 361,521	\$ 8,882,000		\$ 354,460

Administrative Fee	3.00%	\$10,846	Administrative Fee	3.00%	\$10,634
Total Annual Premium		\$ 372,367	Total Annual Premium		\$ 365,094
		\$ (13,888)			\$ (15,613)
		\$ 358,479			\$ 349,481
	Rate	\$ 4.072		Rate	\$ 3.935