



# CITY OF WOOD DALE

**NEXT ORDINANCE NUMBER: O-22- 034**

**NEXT RESOLUTION NUMBER: R-22- 69**

## **PUBLIC NOTICE OF SPECIAL CITY COUNCIL MEETING**

**In accordance with the Governor's Executive Orders, the Illinois Department of Public Health (IDPH) Regulations and the Centers for Disease Control (CDC) Guidance and due to the severe weather advisory issued for the City of Wood Dale and surrounding communities in effect for December 22, 2022 presenting a bona fide emergency, the Mayor of the City has determined that in-person Meetings or Meetings conducted under the purview of the Open Meetings Act is not practical or prudent; therefore, remote participation is permitted.**

**Accordingly, City Hall will be closed to the public, except for essential services.**

IN ACCORDANCE WITH THE APPLICABLE STATUTES OF THE STATE OF ILLINOIS AND THE ORDINANCES OF THE CITY OF WOOD DALE, THE NEXT SPECIAL MEETING OF THE CITY COUNCIL OF THE CITY OF WOOD DALE IS SCHEDULED TO BE HELD AT THE HOUR OF 7:30 P.M. ON THURSDAY, DECEMBER 22, 2022, VIA ZOOM TELECONFERENCING, DURING WHICH MEETING IT IS ANTICIPATED THAT THERE WILL BE DISCUSSION OF THE FOLLOWING:

### **REVISED AGENDA**

CITY OF WOOD DALE, ILLINOIS  
SPECIAL CITY COUNCIL MEETING  
DECEMBER 22, 2022

**I. CALL TO ORDER**

**II. ROLL CALL**

**Mayor Pulice**

**Alderwoman Ames**

**Alderman Catalano**

**Alderman Curiale**

**Alderman Jakab**

**Alderman Messina**

**Alderman Susmarski**

**Alderman Woods**

**III. PLEDGE OF ALLEGIANCE**

**IV. APPROVAL OF MINUTES**

A. December 1, 2022 Regular City Council Meeting Minutes

**V. COMMUNICATIONS AND PETITIONS**

*Citizens will be given the opportunity to address the City Council during the time set aside in the Meeting for Public Comment under Communications and Petitions. Please direct your comments to the Mayor, limit your remarks to three (3) minutes, and kindly refrain from making repetitive statements.*

A. Citizens To Be Heard - During the COVID-19 Pandemic and due to the severe weather advisory issued for the City of Wood Dale and surrounding communities in effect for December 22, 2022 presenting a bona fide emergency, anyone wishing to participate in the public meeting of the City Council may do so from another location, as City Hall is closed to the Public, to ensure the safety of the public and staff, by Zoom Teleconferencing. The Dial-In Number for the meetings will be (312) 626-6799, the Meeting ID will be 819 2084 1869 and the password is 682916. Anyone wishing to provide comment on a topic or Agenda Item may address the City Council by sending an email to the City at [clerk@wooddale.com](mailto:clerk@wooddale.com) by 4:00 p.m. the day of the Meeting. Your comment or question will be read during the Public Comment portion of the Agenda.

B. Written Communiques of Citizens to Be Heard

**VI. MAYOR'S REPORT**

**VII. CITY MANAGER'S REPORT**

**VIII. CONSENT AGENDA**

A. Omnibus Vote

- i. An Ordinance Approving a Text Amendment of the City's Unified Development Ordinance (UDO) in Chapter 17 of the City Code to Permit Food Establishment Use in the City's C-2a District
- ii. An Ordinance Annexing Certain Vacant Territory to be Commonly Known as 154 Pine Lane, 150 Pine Lane, And 470 Arbor Lane to the City of Wood Dale, DuPage County, Illinois
- iii. An Ordinance Approving a Map Amendment (Rezoning) and Variations as to Property to be Commonly Known as 154 Pine Lane, 150 Pine Lane, and 470 Arbor Lane, Wood Dale, Illinois 60191
- iv. A Resolution Approving 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
- v. A Resolution Authorizing the City of Wood Dale to Enter into an Insurance Agreement with the Illinois Public Risk Fund for Workers Compensation Insurance in the amount of \$349,481
- vi. A Resolution Authorizing the City of Wood Dale to Enter into an Insurance Agreement with Travelers Insurance for City General Liability, Employee Benefit Liability, Auto Insurance, City Property, and Crime Insurance in the Amount of \$215,439

- vii. A Resolution Authorizing the City of Wood Dale to Enter into an Insurance Agreement with Lloyds of London Insurance for Cyber Insurance in the Amount of \$23,454

**IX. COMMITTEE CHAIRMAN REPORTS**

- A. Planning, Zoning And Building Committee
  - i. A Resolution Approving a Sub-Lease for Vendor Service at the Wood Dale Metra Train Station Between the City and Division Street Coffee Bar & Market LLC
- A. Public Health, Safety, Judiciary And Ethics Committee
  - i. A Resolution Approving an Agreement with FGM Architects for Architectural Services for the Wood Dale Police Station Interior Renovations and the City of Wood Dale, in an amount not to exceed \$190,716.00
- C. Public Works Committee
- D. Finance And Administration Committee

**X. OTHER BUSINESS**

- A. Airport Noise Report
- B. Stormwater Commission Report

**XI. APPROVAL OF LIST OF BILLS**

- i. List of Bills for December 22, 2022 - \$2,979,667.52

**XII. EXECUTIVE SESSION**

**XIII. ITEMS TO BE REFERRED**

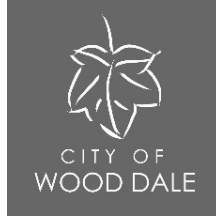
**XIV. ITEMS FOR INFORMATION ONLY**

**XV. ADJOURNMENT**

**POSTED IN CITY HALL ON DECEMBER 21, 2022 AT 4:00 PM**

Lynn Curiale, City Clerk

BY: MAURA MONTALVO, DEPUTY CITY CLERK



# CITY OF WOOD DALE

404 North Wood Dale Rd. • Wood Dale, Illinois • 60191

---

REGULAR CITY COUNCIL MEETING  
OF THE CITY OF WOOD DALE, DU PAGE COUNTY, ILLINOIS  
IN THE CITY ADMINISTRATION BUILDING  
December 1, 2022

- I. CALL TO ORDER REGULAR CITY COUNCIL MEETING:  
Mayor Nunzio Pulice called the Regular City Council Meeting to Order at 7:30 p.m.
  
- II. ROLL CALL  
Upon roll call, the following were:  
  
Present: Aldermen Ames, Catalano, Curiale, Susmarski and Woods, along with Mayor Pulice  
  
Absent: Aldermen Jakab and Messina  
  
Also Present: City Clerk Curiale, Treasurer Porch, Legal Counsel Conway, City Manager Mermuys, Finance Director Wilson, Police Chief Zito, Director of Public Works Lange, Representatives of the Police Dept.  
  
Whereupon the Mayor declared a quorum present.
  
- III. PLEDGE OF ALLEGIANCE
  
- IV. APPROVAL OF MINUTES  
Alderman Susmarski made a motion, seconded by Alderman Ames, to approve the Regular City Council Minutes of November 17, 2022. When the question was put, a roll call vote was taken with the following results:  
Ayes: Aldermen Ames, Catalano, Curiale, Susmarski and Woods  
Nays: None  
Whereupon the Mayor declared the motion carried.
  
- V. COMMUNICATIONS AND PETITIONS:
  - i. *Citizens to be Heard*  
None
  
  - ii. *Written Communiques*  
None

VI. MAYOR'S REPORT**A. Police Department Awards**

Mayor Pulice turned the report over to Chief Zito

Chief Zito reported Traffic Safety is of highest priority to the City of Wood Dale Police Department, including DUI enforcement. He and Ms. Wooley of AAIM are here to present some DUI Awards to the top three (3) Officers for DUI enforcement for the Calendar Year 2021. He then introduced Ms. Wooley. Ms. Wooley spoke of her son Aric being killed 21 years ago in Wood Dale on June 16, 2000 by a drunk driver who was also on drugs and a repeat offender, and how thankful and appreciative she is of the Wood Dale Police Department, the Task Force and DuPage County who have stricter rules and regulations for DUI and follow through, doing their due diligence in DUI enforcement and getting DUI drivers off the road, including the man that killed her son. She thanked the Wood Dale Police Department, the City Council, and residents for their continued support. She stressed the importance of getting drunk and impaired drivers off the road to prevent others from having to experience the same kind of loss. She has been working with AAIM since 2001, wanting to save others from having to go through what she and her family went through and are still going through. Her husband is still unable to attend in person to speak but sends his best wishes to everyone for the Holiday Season. Chief Zito thanked Ms. Wooley for coming every year and helping present these awards.

Chief Zito and Ms. Wooley presented the Awards to the following Officers:

**A. Alliance Against Intoxicated Motorists Award Recognition (AAIM)**

Officer Robyn Lyons - this is the 4<sup>th</sup> time earning this award

Officer Keven Perez - 3<sup>rd</sup> time earning this award

Officer Justin Bjes - 2<sup>nd</sup> time earning this award

**B. Veteran Banner Retirement - Jay Walle**

Mayor Pulice presented a Certificate of Award to Jay Walle in honor of his military service and participation. The City of Wood Dale Veteran Banner Program is proud to recognize the residents of Wood Dale who served in the military. The City understands the sacrifices that were endured to maintain our freedom. We celebrate Mr. Walle, his work, family, dedication, and service to our country. Mr. Walle was also a Wood Dale Police Officer.

VII. CITY MANAGER'S REPORT

Manager Mermuys reminded everyone of the Annual City Tree Lighting Event taking place this Saturday, December 3, from 5-7 pm at City Hall. This year's entertainment and activities include: Family friendly activities, snacks, goodies, a Fireworks display and Santa!

VIII. CONSENT AGENDA

None

IX. COMMITTEE CHAIRMAN REPORTS

A. **Planning, Zoning and Building Committee**

None

B. **Public Health, Safety, Judiciary And Ethics Committee**

None

C. **Public Work Committee**

- i. *Approval of Pay Request No. 1 (Final) to Globe Construction, Inc. for the FY 2023 Sidewalk Replacement Program in the Amount of \$47,589.75*

On a motion by Alderman Curiale, seconded by Alderman Catalano, to approve *Pay Request No. 1 (Final) to Globe Construction, Inc. for the FY 2023 Sidewalk Replacement Program in the Amount of \$47,589.75*. When the question was put, a roll call vote was taken with the following results:

Ayes: Aldermen Ames, Catalano, Curiale, Susmarski and Woods

Nays: None

Whereupon the Mayor declared the motion carried

D. **Finance and Administration Committee**

- i. *A Resolution Seeking to Approve an Agreement/Contract Between the City of Wood Dale and Flashing Thunder Fireworks Display for a Fireworks Display at the 2023 Prairie Fest Event in the Not-To-Exceed Amount of \$18,000*

On a motion by Alderman Catalano, seconded by Alderman Curiale, to approve *A Resolution Seeking to Approve an Agreement/Contract Between the City of Wood Dale and Flashing Thunder Fireworks Display for a Fireworks Display at the 2023 Prairie Fest Event in the Not-To-Exceed Amount of \$18,000*. When the question was put, a roll call vote was taken with the following results:

Ayes: Aldermen Ames, Catalano, Curiale, Susmarski and Woods

Nays: None

Whereupon the Mayor declared the motion carried.

- ii. *A Resolution Approving an Agreement with Ultimate Rental for Prairie Fest 2023 in the Amount Not to Exceed \$30,000*

On a motion by Alderman Catalano, seconded by Alderman Curiale, to approve *A Resolution Approving an Agreement with Ultimate Rental for Prairie Fest 2023 in the Amount Not to Exceed \$30,000*. When the question was put, a roll call vote was taken with the following results:

Ayes: Aldermen Ames, Catalano, Curiale, Susmarski and Woods

Nays: None

Whereupon the Mayor declared the motion carried.

- iii. *An Ordinance Authorizing the Levy and Collection of Taxes for the Corporate and Municipal Purposes of the City of Wood Dale, DuPage County, Illinois for the Fiscal Year Commencing May 1, 2022 and Ending April 30, 2023*

On a motion by Alderman Catalano, seconded by Alderman Curiale, to approve *An Ordinance Authorizing the Levy and Collection of Taxes for the Corporate and Municipal Purposes of the City of Wood Dale, DuPage County, Illinois for the Fiscal Year Commencing May 1, 2022 and Ending April 30, 2023*. When the question was put, a roll call vote was taken with the following results:

Ayes: Aldermen Ames, Catalano, Curiale, Susmarski and Woods

Nays: None

Whereupon the Mayor declared the motion carried.

- iv. *An Ordinance Abating the Taxes Heretofore Levied for the Year 2022 to Pay Debt Service on \$9,250,000 General Obligation Bonds (Alternate Revenue Source), Series 2020, \$6,290,000 General Obligation Refunding Bonds (Alternate Revenue Source), Series 2020B, and \$14,315,000 General Obligation Bonds (Alternate Revenue Source), Series 2021, of the City of Wood Dale, DuPage County, Illinois*

On a motion by Alderman Catalano, seconded by Alderman Woods, to approve *An Ordinance Abating the Taxes Heretofore Levied for the Year 2022 to Pay Debt Service on \$9,250,000 General Obligation Bonds (Alternate Revenue Source), Series 2020, \$6,290,000 General Obligation Refunding Bonds (Alternate Revenue Source), Series 2020B, and \$14,315,000 General Obligation Bonds (Alternate Revenue Source), Series 2021, of the City of Wood Dale, DuPage County, Illinois*.

Director Wilson explained the Abatement Ordinance is a very important Ordinance the City Council should pass every year. When these Bonds were issued as the alternate revenue source, the City, Bond Council, and Financial Analyst for the City all determined that sufficient revenues would be generated to cover the debt service figure. Water system, Stormwater Bonds and some TIF Bonds. If this Ordinance Abating the Taxes is not passed these monies of approximately \$2.3M will be added to the Property Tax Bill for all the Residents. The passing of this Ordinance states we have sufficient monies as was planned to pay this \$2.3M and it does not have to be passed on to the Residents.

When the question was put, a roll call vote was taken with the following results:

Ayes: Aldermen Ames, Catalano, Curiale, Susmarski and Woods

Nays: None

Whereupon the Mayor declared the motion carried.

X. OTHER BUSINESS

**A. Airport Noise Report**

No Report

**B. Stormwater Commission Report**

No Report

- XI. APPROVAL OF LIST OF BILLS: December 1, 2022 **\$2,108,623.27**  
On a motion by Alderman Catalano, seconded by Alderman Curiale, to approve the December 1, 2022 payment of the List of Bills, for the total amount of **\$2,108,623.27** for the following:

• General Fund	\$ 277,370.84
• Road & Bridge Fund	\$ -
• Motor Fuel Tax Fund	\$ -
• Tourism Fund	\$ 9,549.34
• Narcotics Fund	\$ 749.33
• TIF District #1	\$ -
• TIF District #2	\$ -
• Capital Projects Fund	\$ 1,027,644.95
• Land Acquisition Fund	\$ -
• Commuter Parking Lot Fund	\$ 2,700.00
• Sanitation Fund	\$ 76,405.81
• Water & Sewer Fund	\$ 712,963.20
• CERF	\$ 1,239.80
• Special Service Area Fund	\$ -

**Total of all Funds: \$ 2,108,623.27**  
**Total Number of Checks: 84**

Mayor Pulice asked Director Wilson to elaborate that the payment to Itasca Bank was not just interest but that some of the debt was paid down.

Director Wilson responded that was correct. The Interest portion was just a little over \$10,000 and at the last Committee Meeting Staff was directed to renew with the Bank. The Bank asked that a little of the principal be paid while working through the renewal. It was rounded up to \$50,000.

When the question was put a roll call vote was taken with the following results:

Ayes: Aldermen Ames, Catalano, Curiale, Susmarski and Woods

Nays: None

Whereupon the Mayor declared the motion carried.

- XII. EXECUTIVE SESSION  
None

- XIII. ITEMS TO BE REFERRED  
None

- XIV. ITEMS FOR INFORMATION ONLY  
None

- XV. ADJOURNMENT  
On a motion by Alderman Woods, seconded by Alderman Ames, to adjourn the Regular Meeting of December 1, 2022 when the question was put, all Aldermen voted in the Affirmative. Whereupon the Mayor declared the meeting adjourned at 7:49 pm.





---

## **REQUEST FOR COUNCIL ACTION**

Referred to Council: December 22, 2022  
Subject: Food Preparation Text Amendment (Chapter 17)  
Staff Contact: Staci Springer, Community Development Director  
Department: Community Development Department

**TITLE:** An Ordinance Approving a Text Amendment of The City's Unified Development Ordinance (UDO) in Chapter 17 of The City Code to Permit Food Establishment Use in The City's C-2a District

### **COMMITTEE ACTION FOLLOW-UP ITEMS:**

12/08/2022 Committee Vote – 6 to 0 to recommend approval.

### **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:**

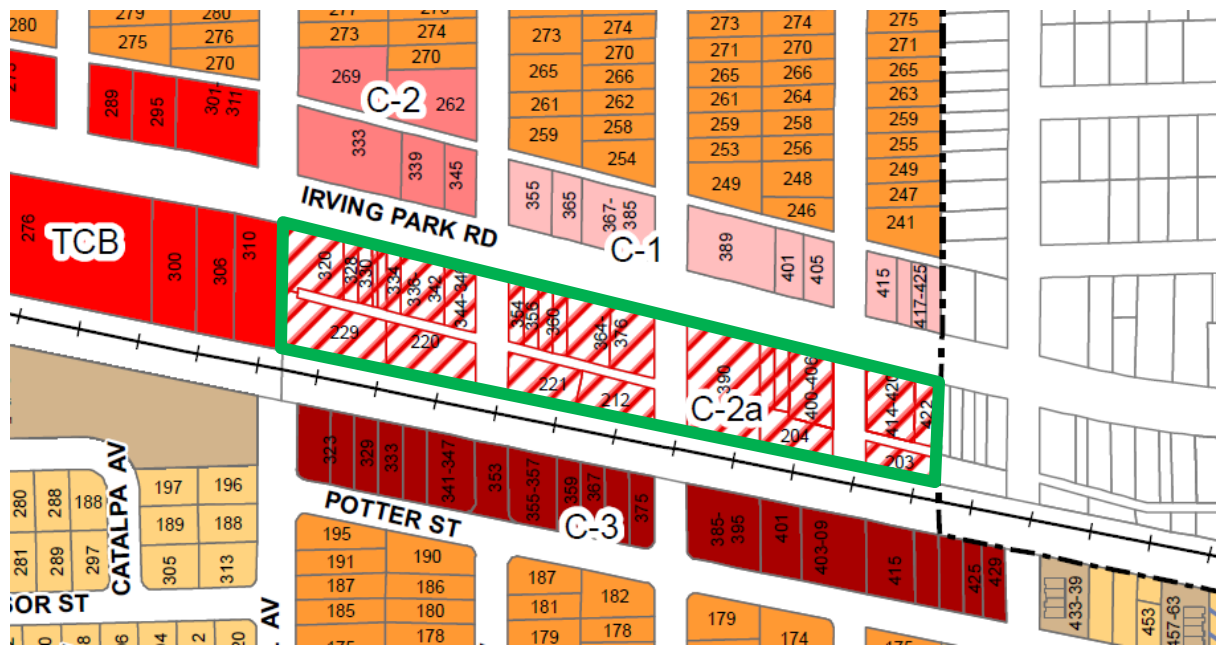
In May of 2022, the City Council approved a comprehensive re-write of the Unified Development Ordinance (UDO) along with the rezoning of certain properties. At that time a new zoning district was created for the properties on the south side of Irving Park Road in the far east side of the City - District 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.



Zoning Map of the C-2a zoning district

**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		

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**

- ✓ PZB Staff Memo and Exhibits – December 8, 2022
- ✓ CDC Staff Memo and Exhibits – CDC-2022-0009 – November 21, 2022
- ✓ CDC Draft Meeting Minutes – November 21, 2022
- ✓ Ordinance

**STRATEGIC PLAN ITEM**

- Yes
- No



---

## **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.

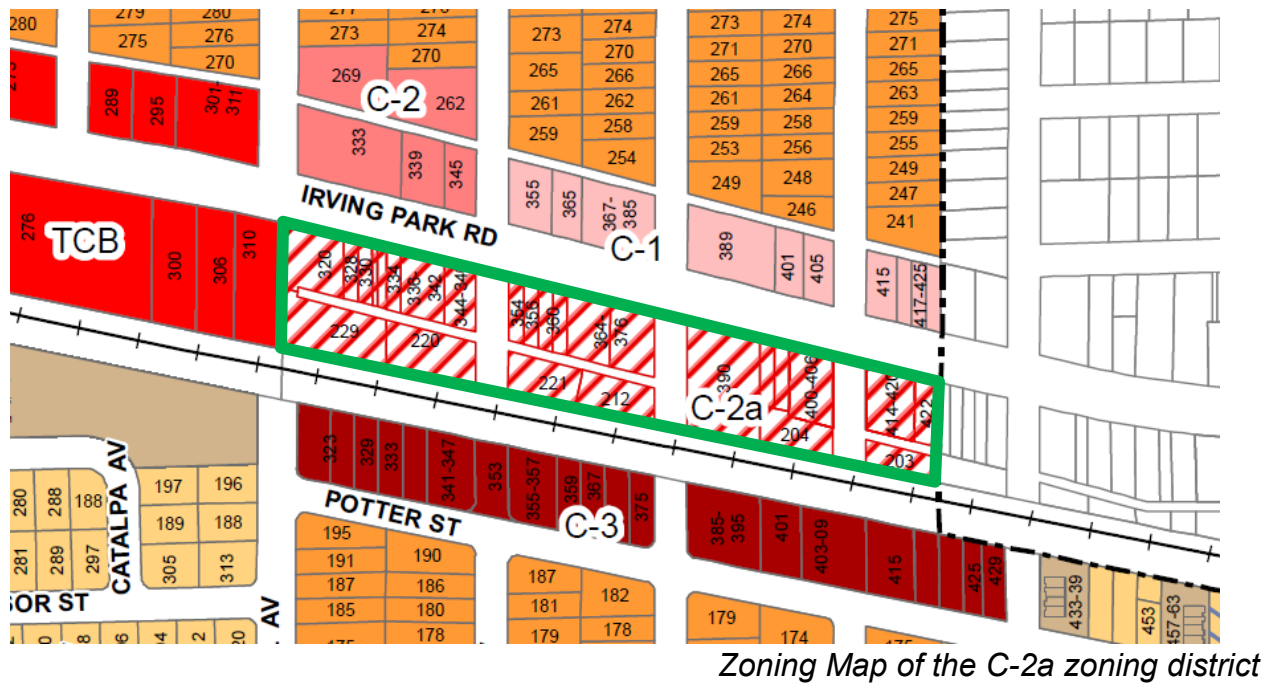
### **BACKGROUND:**

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*

<b>LAND USE TABLE</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>R-4</b>	<b>R-G</b>	<b>C-1</b>	<b>C-2</b>	<b>C-2a</b>	<b>C-3</b>	<b>TCB</b>	<b>I-1</b>	<b>TCC</b>	<b>TIO</b>
<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.

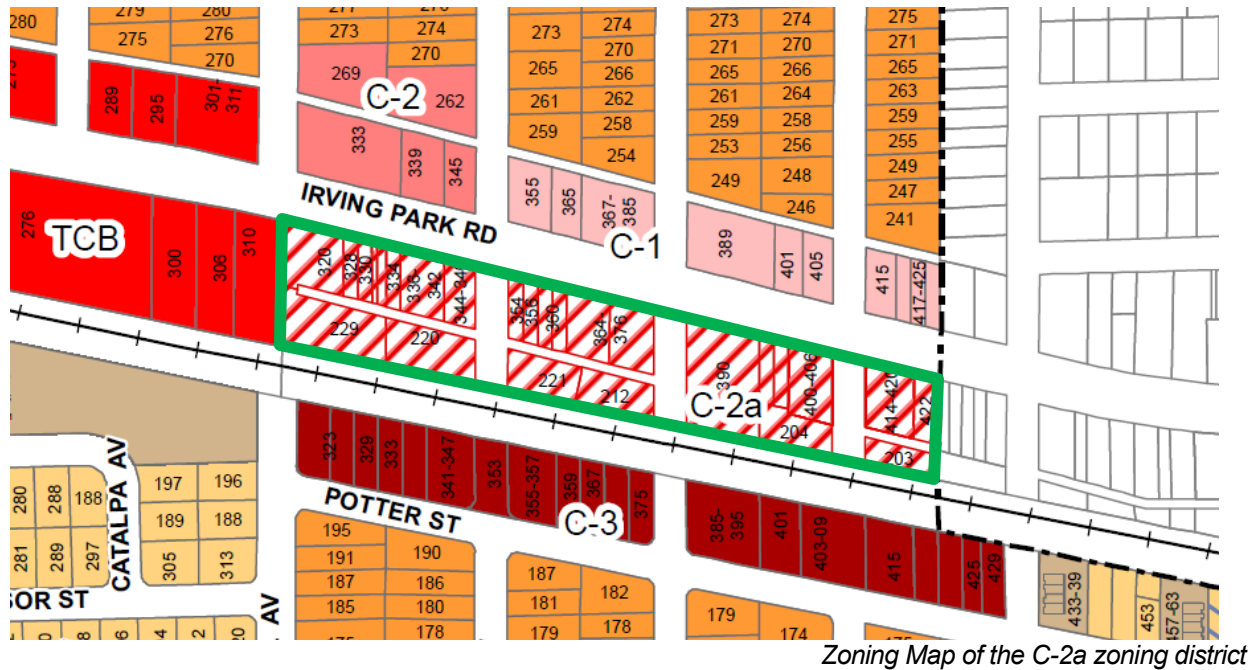
Prior to rezoning, this area was zoned C-3 Automotive Services, intended to provide a variety of auto oriented and service businesses. Since several existing properties in the subject zoning district currently operate heavier commercial or industrial uses, the “Limited Manufacturing” use was allowed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

**ORDINANCE NO. O-22-034**

**AN ORDINANCE APPROVING A TEXT AMENDMENT OF THE CITY'S UNIFIED DEVELOPMENT ORDINANCE (UDO) IN CHAPTER 17 OF THE CITY CODE TO PERMIT FOOD ESTABLISHMENT USE IN THE CITY'S C-2a DISTRICT**

**WHEREAS**, the City of Wood Dale (the "City") is a body politic and corporate, organized and existing pursuant to the Illinois Municipal Code, 65 ILCS 5/1-1-1 *et seq.*; and

**WHEREAS**, the City is authorized and empowered, under the Illinois Municipal Code and the Code of Ordinances of the City of Wood Dale ("City Code"), to regulate land use located within the municipal boundaries of the City; and

**WHEREAS**, in furtherance of this authorization, the City has adopted a the Unified Development Ordinance, codified in Chapter 17 of the City Code (the "UDO"), which sets forth provisions regarding land use and development in the City; and

**WHEREAS**, an application has been submitted by Diego De Astis representing Direct Food Service, requesting an amendment to Table 4-5: Permitted Use Table in the UDO, to add "Food Preparation" as a permitted use in the City's C-2a Southeast Irving Park Corridor Commercial District ("Text Amendment"); and

**WHEREAS**, the requested Text Amendment proceeded to a public hearing before the City's Community Development Commission ("CDC"), upon all proper notice including publication of a legal notice in accordance with law, on November 21, 2022 under Case No. CDC-2022-0009; and

**WHEREAS**, at the conclusion of Case No. CDC-2022-0009, the CDC recommended approval of the proposed Text Amendment upon the representations in the Application, the testimony presented, and upon findings and recommendation set forth in the Staff Memorandum dated November 21, 2022, incorporated herein and attached hereto as Exhibit A; and

**WHEREAS**, the matter proceeded to consideration before the City's Planning, Zoning and Building Committee ("PZB Committee") on December 8, 2022 and the PZB Committee voted to recommend approval of the proposed Text Amendment; and

**WHEREAS**, the City Council of the City of Wood Dale has reviewed the matter and based on the submitted Application, the testimony presented, and the findings and recommendation of the CDC as well as the same set forth in the Staff Memorandum dated November 21, 2022, incorporated herein and attached hereto as Exhibit A, the City Council hereby finds that the proposed Text Amendment is consistent with the Comprehensive Plan; is in keeping with the purpose and intent of the UDO; and is in promotion of the health, comfort, safety, and general welfare of the City's community.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WOOD DALE, DUPAGE COUNTY, ILLINOIS,** as follows:

**SECTION ONE:** The recitals set forth above are incorporated herein and made a part hereof.

**SECTION TWO:** That the 4-5 Permitted Use Table in the UDO is hereby amended to permit “Food Establishment” listed under “business uses” in the City’s C-2a District expressed with the underlined as follows:

*4-5: PERMITTED USE TABLE*

<i>LAND USE TABLE</i>	<i>R-1</i>	<i>R-2</i>	<i>R-3</i>	<i>R-4</i>	<i>R-G</i>	<i>C-1</i>	<i>C-2</i>	<i>C-2a</i>	<i>C-3</i>	<i>TCB</i>	<i>I-1</i>	<i>TCC</i>	<i>TIO</i>
<i>Food Preparation</i>							<i>P</i>	<u><i>P</i></u>	<i>P</i>		<i>P</i>		

**SECTION THREE:** That all ordinances or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of such conflict, hereby repealed.

**SECTION FOUR:** That the City Clerk of the City of Wood Dale is hereby directed to publish this Ordinance in pamphlet form, pursuant to the statutes of the State of Illinois.

**SECTION FIVE:** That this Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

PASSED this 22nd day of December, 2022

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

APPROVED this 22nd day of December, 2022

SIGNED: \_\_\_\_\_  
Annunziato Pulice, Mayor

ATTEST: \_\_\_\_\_  
Lynn Curiale, City Clerk

Published in pamphlet form \_\_\_\_\_, 2022

**EXHIBIT A**

November 21, 2022 Staff Memorandum

# 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.

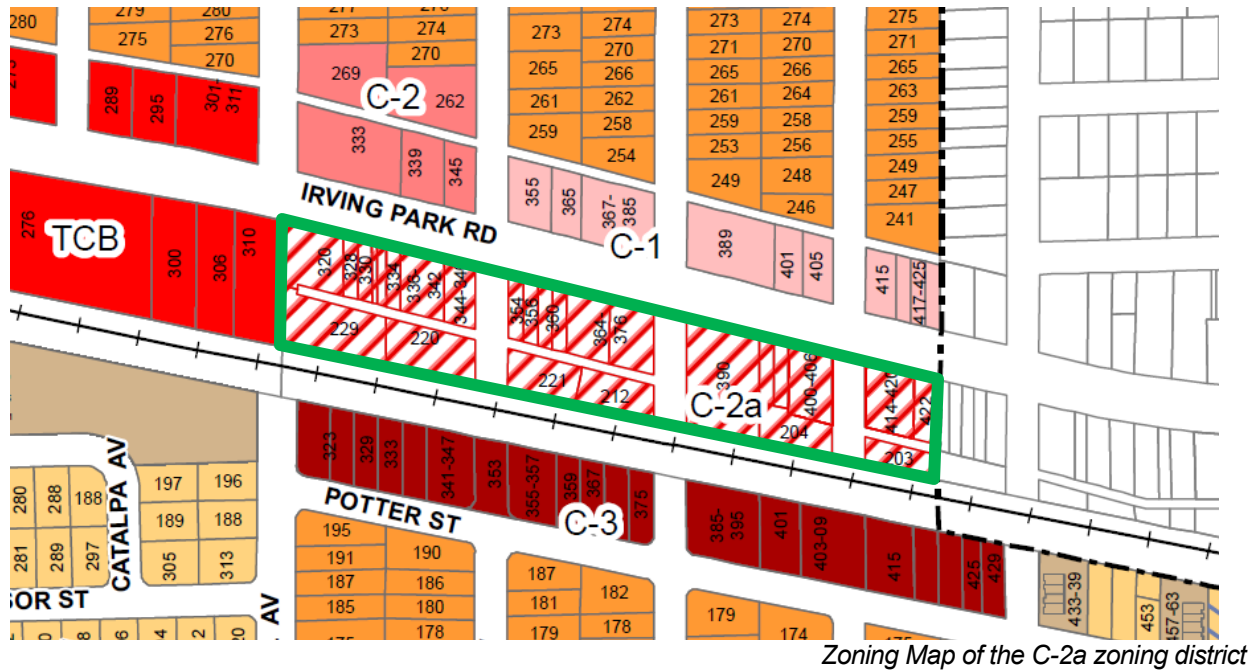
Prior to rezoning, this area was zoned C-3 Automotive Services, intended to provide a variety of auto oriented and service businesses. Since several existing properties in the subject zoning district currently operate heavier commercial or industrial uses, the “Limited Manufacturing” use was allowed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



---

## **REQUEST FOR COUNCIL ACTION**

Referred to Council: December 22, 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:** An Ordinance Annexing Certain Vacant Territory To Be Commonly Known As 154 Pine Lane, 150 Pine Lane, And 470 Arbor Lane To The City Of Wood Dale, DuPage County, Illinois And Ordinance Approving A Map Amendment (Rezoning) And Variations As To Property To Be Commonly Known As 154 Pine Lane, 150 Pine Lane, And 470 Arbor Lane, Wood Dale, Illinois 60191

### **COMMITTEE ACTION FOLLOW-UP ITEMS:**

12/08/2022 Committee Vote – 6 to 0 to recommend approval.

### **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**

- ✓ PZB Staff Memo and Exhibits – December 8, 2022
- ✓ CDC Staff Memo and Exhibits – CDC-2022-0007 – November 21, 2022

- ✓ CDC Draft Meeting Minutes – November 21, 2022
- ✓ Ordinances

**STRATEGIC PLAN ITEM**

- Yes
- No



---

## **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

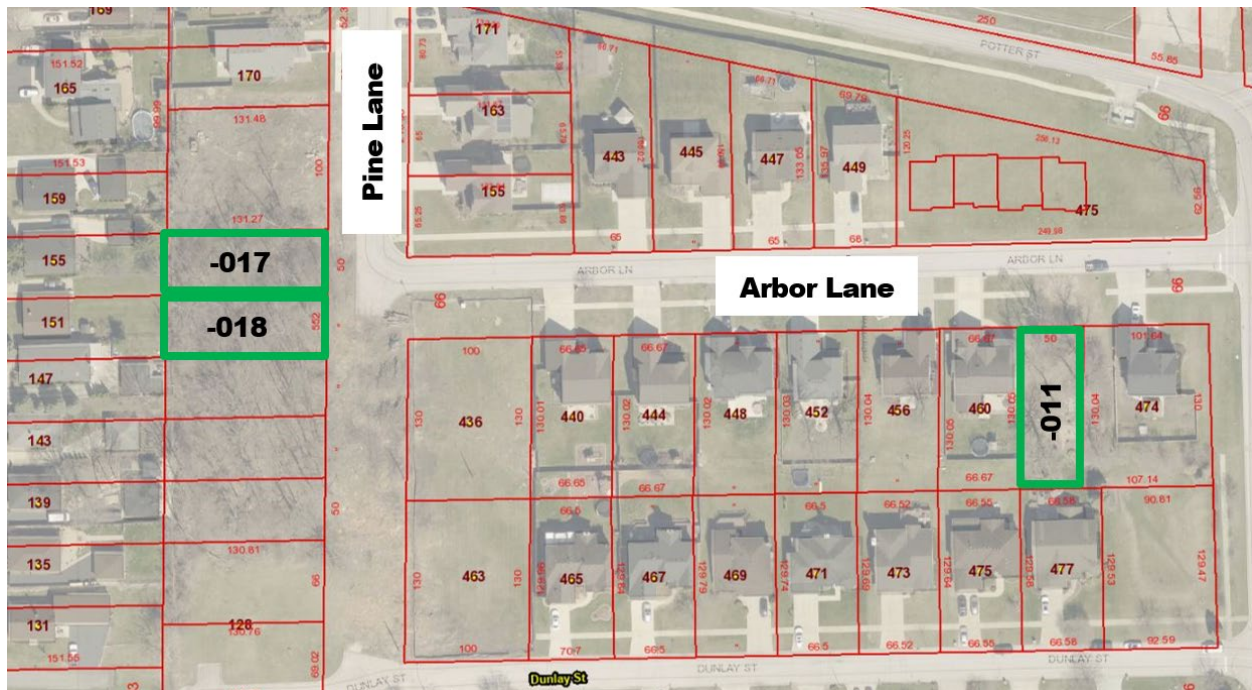
TO: Community Development Commission

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.	<b>50 Ft.</b>	<b>50 Ft.</b>	<b>50.19 Ft.</b>
Lot Depth (min.)	150 Ft.	130 Ft.	130.9 Ft.	130.9 Ft.	130.18ft
Lot Size (min.)	15,000 Ft. <sup>2</sup>	8,625 Ft. <sup>2</sup>	<b>6,545 Ft.<sup>2</sup></b>	<b>6,545 Ft.<sup>2</sup></b>	<b>6,545 Ft.<sup>2</sup></b>
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

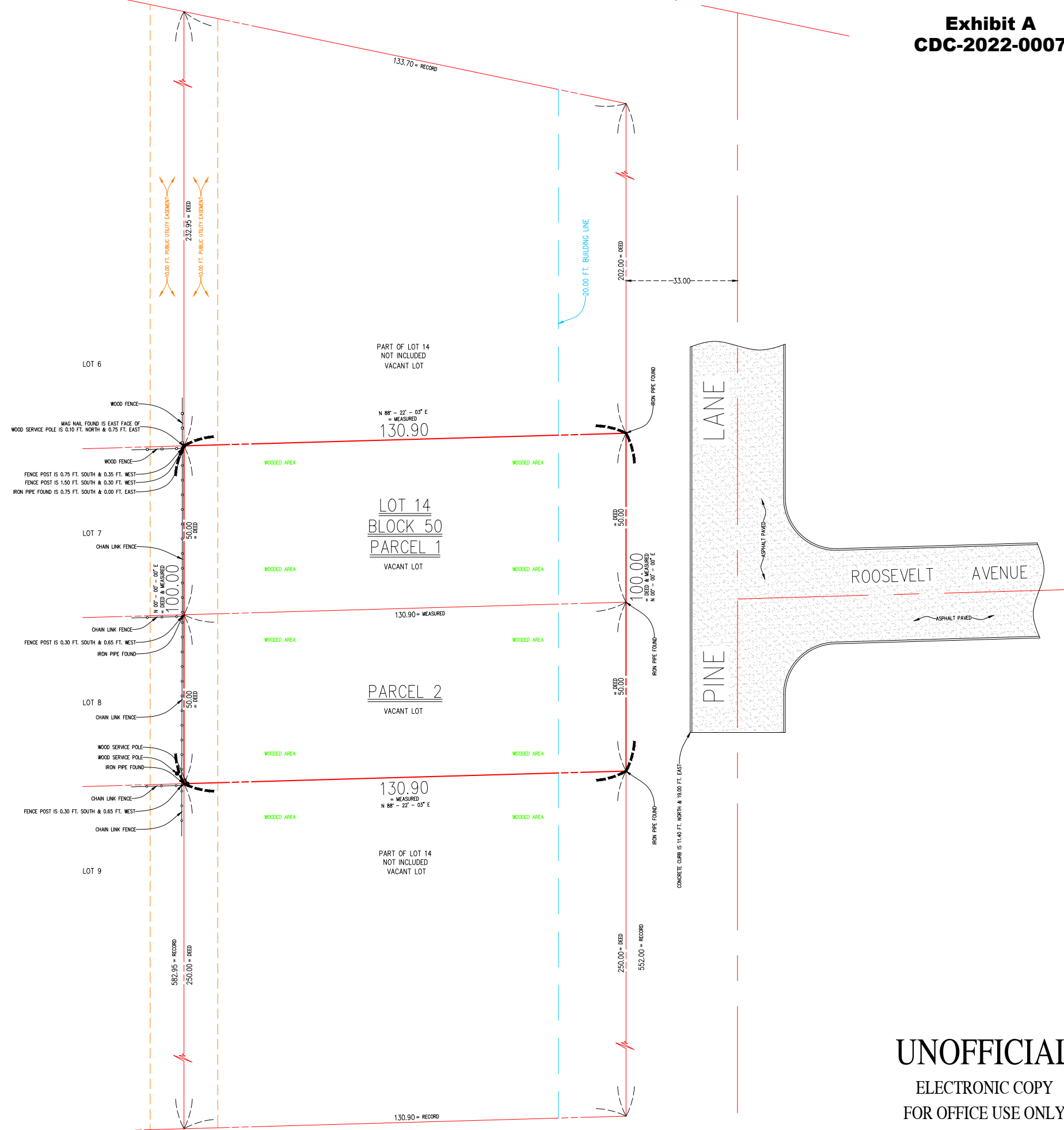
Phone: (630) 830-1570  
Fax: (630) 830-1844  
E-Mail: marchesesurveying@gmail.com

#### 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 S.S.  
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 #38

UNOFFICIAL  
ELECTRONIC COPY  
FOR OFFICE USE ONLY



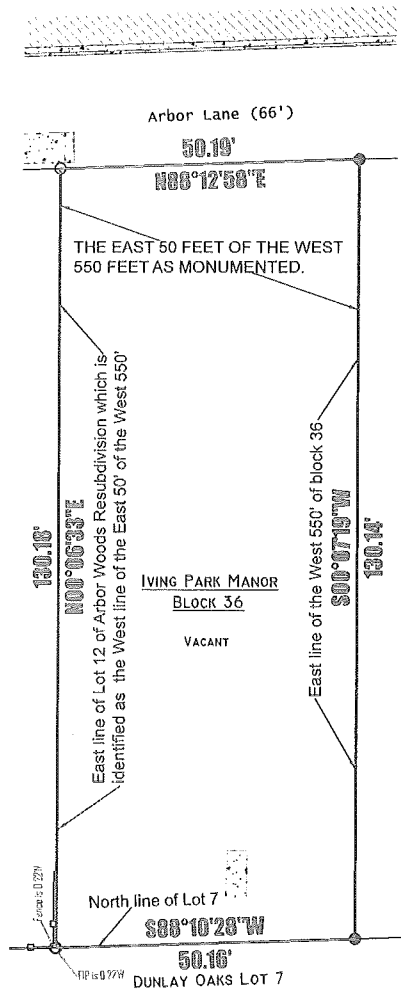
NOT VALID UNLESS SEAL IS IN RED INK.



# 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.



SCALE 1" = 20'

### 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.
- 8.) Report any discrepancies at once.

STATE OF ILLINOIS )  
COUNTY OF DUPAGE) SS

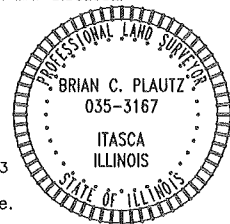
WE, PREMIER LAND SURVEYING L.L.C, PROFESSIONAL DESIGN FIRM NO. 184-004378, DO HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. WE HAVE MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE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

DATED AT ITASCA, ILLINOIS ON August 31, 2022.

**Brian Plautz**

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 #39



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.

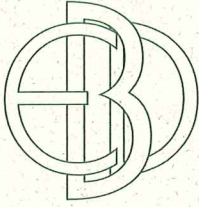
Our request is also to provide variance from the minimum lot width and lot size in the R-3 district for the above-mentioned lots. Please see our responses below to the Variation Standards:

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).*

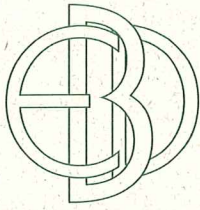
8. No Other Remedy. There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject property.

*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**

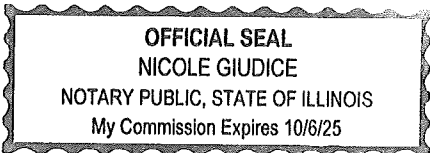
The undersigned, being all of the Owners of Record and electors residing on the Subject Property as described herein, each being first duly sworn on oath, state that they have read the foregoing Petition for Annexation and each of them have subscribed thereto, and the facts as stated therein are true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

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

\_\_\_\_\_  
\_\_\_\_\_

SUBSCRIBED TO and SWORN BEFORE  
me this 07<sup>th</sup> 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"]

Frank Giudice  
Printed Name/Signature

1015 S. Rte 83, Elmhurst, IL 60126  
Address

[Signature]  
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  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.  
Printed Name/Signature Address  
Wood Dale, IL

Printed Name/Signature Address

Printed Name/Signature Address

6/19/1

[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**

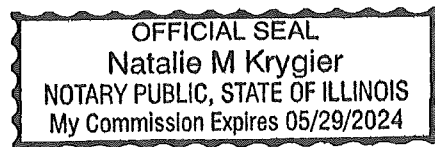
The undersigned, being all of the Owners of Record and electors residing on the Subject Property as described herein, each being first duly sworn on oath, state that they have read the foregoing Petition for Annexation and each of them have subscribed thereto, and the facts as stated therein are true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

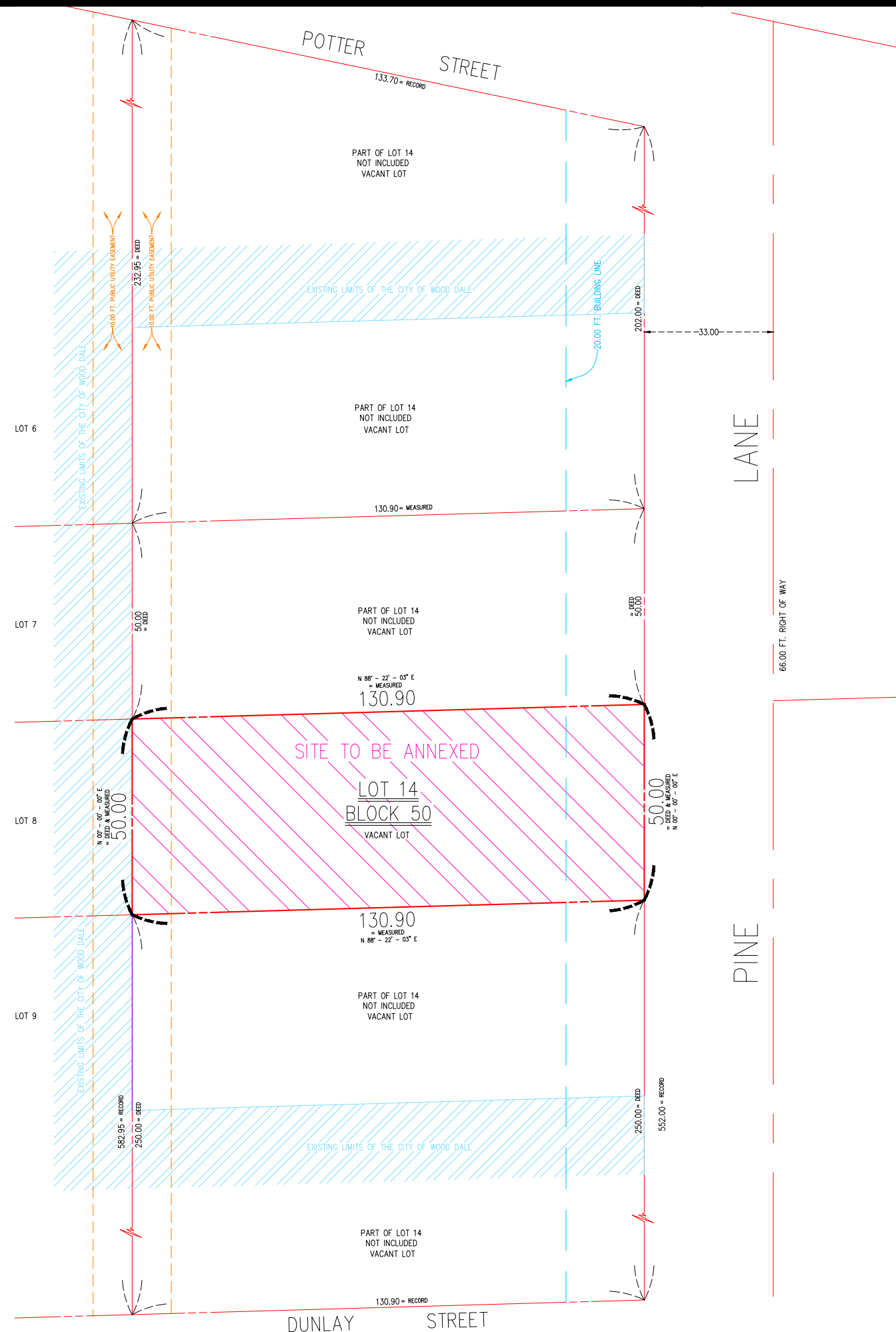
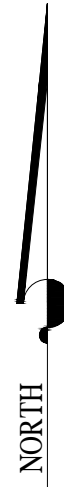
**Owners of Record:** (Each signature must be made before a Notary)

[Redacted signature area]

SUBSCRIBED TO and SWORN BEFORE  
me this 6<sup>th</sup> day of September, 2020.

*Natalie M Krygier*  
NOTARY PUBLIC





**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: marcheseurveying@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 #50

### 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: marcheseurveying@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

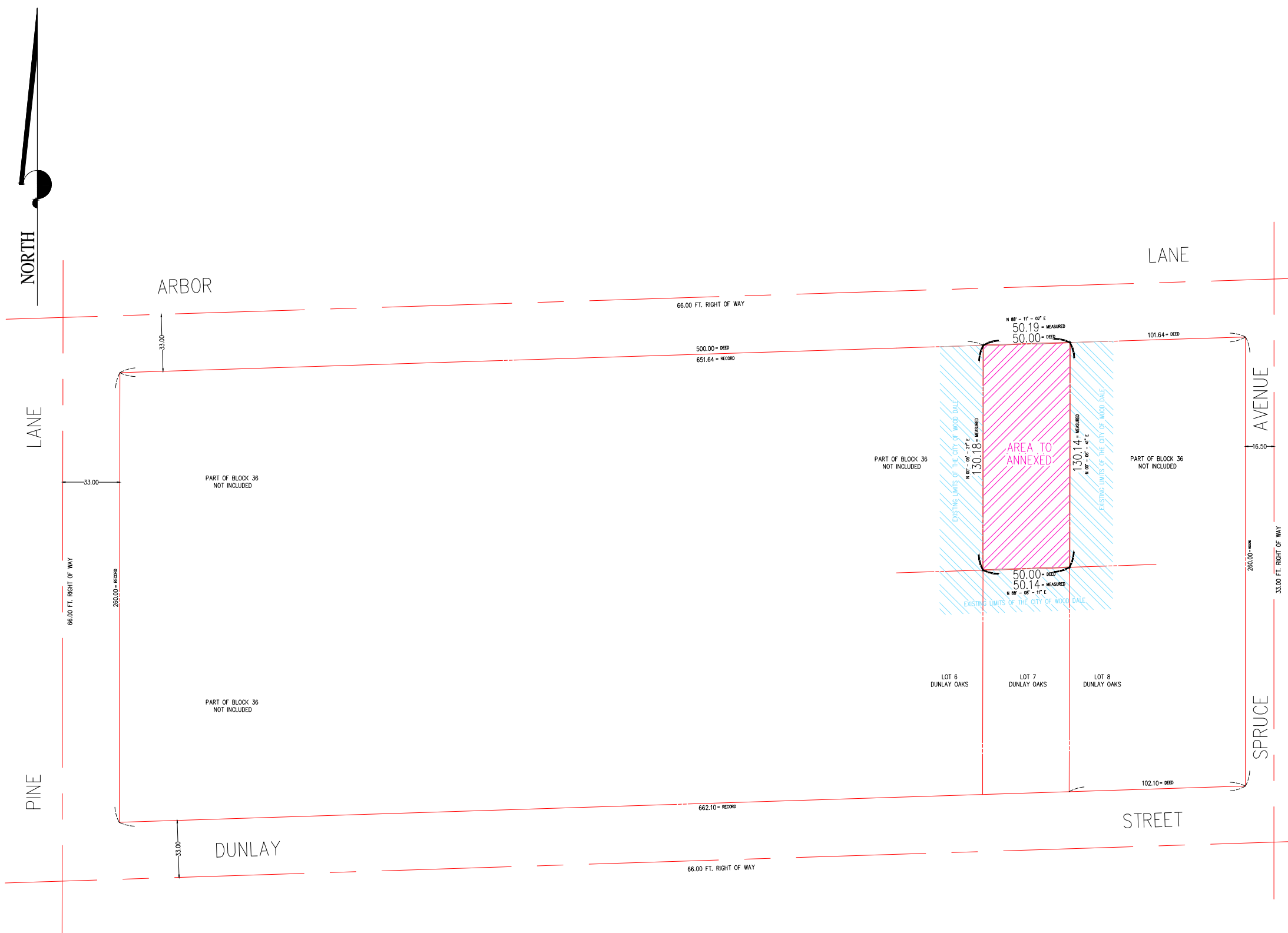
STATE OF ILLINOIS S.S.  
COUNTY OF DUPAGE  
I, ROCCO J. MARCHESI, HEREBY CERTIFY THAT I HAVE PLATTED FROM RECORD THE PROPERTY DESCRIPTION IN THE ABOVE CAPTION, AS SHOWN IN THE AFFIXED PLAT FOR THE PURPOSES OF ANNEXATION TO THE CITY OF WOOD DALE AND THAT THE ANNEX PLAT IS A CORRECT AND TRUE REPRESENTATION 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.

Packet Page #51



### 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.



DRAWN BY: R.J.M.  
CHECK BY: R.J.M.

---

## 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 Pociecha, 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. Pociecha, 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*

**ORDINANCE NO. O-22-035**

**AN ORDINANCE ANNEXING CERTAIN VACANT TERRITORY TO BE COMMONLY KNOWN AS 154 PINE LANE, 150 PINE LANE, AND 470 ARBOR LANE TO THE CITY OF WOOD DALE, DUPAGE COUNTY, ILLINOIS**

**WHEREAS**, written petitions, signed by the legal owners of record of all land within the property hereinafter described, a copy of which is attached hereto as Exhibit "A," have been filed with the City Clerk of the City of Wood Dale, DuPage County, Illinois, requesting that certain territory be annexed to the City of Wood Dale; and

**WHEREAS**, the said vacant territory, currently identified by PINs: 03-15-217-017, 03-15-217-018, and 03-15-226-011, is not within the corporate limits of any municipality but is contiguous to the City of Wood Dale; and

**WHEREAS**, the City of Wood Dale will not provide fire service or library service to the said territory; it will continue to be served in these respects by independent taxing bodies; and

**WHEREAS**, the territory to be annexed does not include any highway under township jurisdiction, therefore, no notice to a township is required for purposes of this annexation; and

**WHEREAS**, all petitions, documents, and other necessary legal requirements are in full compliance with the statutes of the State of Illinois, specifically section 7-1-8 of the Illinois Municipal Code, 65 ILCS 5/7-1-8; and

**WHEREAS**, it is in the best interests of the City of Wood Dale that the territory be annexed thereto.

**NOW, THEREFORE, BE IT ORDAINED BY THE CORPORATE AUTHORITIES OF THE CITY OF WOOD DALE, DUPAGE COUNTY, ILLINOIS:**

**SECTION ONE:** That the following described vacant territory:

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

PIN: 03-15-217-017

Common Address: 154 Pine Lane (upon annexation), Wood Dale, Illinois 60191

and;

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.

PIN: 03-15-217-018

Common Address: 150 Pine Lane (upon annexation), Wood Dale, Illinois 60191

and;

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.

PIN: 03-15-226-011

Common Address: 470 Arbor Lane (upon annexation), Wood Dale, Illinois 60191

Being indicated on the accurate plats of annexed territory, as appended to and a part of this Ordinance as Exhibit "B," is hereby annexed to the City of Wood Dale, DuPage County, Illinois and shall bear the common addresses of 154 Pine Lane, 150 Pine Lane and 470 Arbor Lane, Wood Dale, Illinois.



**SECTION TWO:** That the official map of the City of Wood Dale be amended to reflect the extension of corporate limits of the City of Wood Dale to include the territory hereinabove described and annexed hereby.

**SECTION THREE:** That the City Clerk of the City of Wood Dale is directed hereto to file in the Office of the Recorder of Deeds of DuPage County, Illinois, a certified copy of this Ordinance, together with an accurate map of the territory annexed, as well as to provide a certified copy of this Ordinance to the DuPage County Clerk, Election Division, 421 N. County Farm Road, Wheaton, Illinois 60187 within thirty (30) days of the adoption of this Ordinance.

**SECTION FOUR:** That the City Clerk of the City of Wood Dale be and is hereby directed to publish this Ordinance in pamphlet form, pursuant to the Statutes of the State of Illinois, made and published.

**SECTION FIVE:** That all ordinances or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of such conflict, hereby repealed.

**SECTION SIX:** That this Ordinance shall be in full force and effect from and after its passage, approval and publication in the manner provided by law.

PASSED this 22nd day of December, 2022

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

APPROVED this 22nd day of December, 2022

\_\_\_\_\_  
Annunziato Pulice, Mayor

ATTEST:

\_\_\_\_\_  
Lynn Curiale, City Clerk

Published in pamphlet form \_\_\_\_\_, 2022

**EXHIBIT A**

**PETITIONS FOR ANNEXATION**

**EXHIBIT B**  
**PLATS OF ANNEXATION**

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 [X] 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 [Signature]

1015 S. Route 83, Elmhurst, IL 60126

Printed Name/Signature

Address

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**

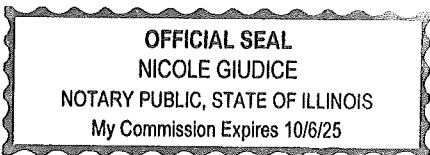
The undersigned, being all of the Owners of Record and electors residing on the Subject Property as described herein, each being first duly sworn on oath, state that they have read the foregoing Petition for Annexation and each of them have subscribed thereto, and the facts as stated therein are true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

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SUBSCRIBED TO and SWORN BEFORE  
me this 07 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 459 E. Potter St. Wood Dale, IL

Printed Name/Signature Address
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:

---

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

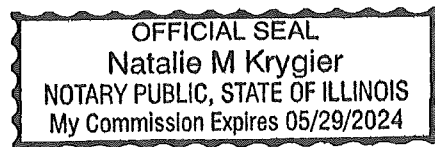
The undersigned, being all of the Owners of Record and electors residing on the Subject Property as described herein, each being first duly sworn on oath, state that they have read the foregoing Petition for Annexation and each of them have subscribed thereto, and the facts as stated therein are true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

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

*[Handwritten Signature]*  
\_\_\_\_\_  
\_\_\_\_\_

SUBSCRIBED TO and SWORN BEFORE  
me this 6<sup>th</sup> day of September, 2020.

*Natalie M Krygier*  
\_\_\_\_\_  
NOTARY PUBLIC



# 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

**DRAFT**

**PIN: 03-15-217-017**

**Common Address: 154 Pine Lane (upon annexation)**  
**Wood Dale, Illinois 60191**

#### PROPERTY DESCRIPTION

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.

ALSO KNOWN AS: VACANT LOT ON PINE LANE 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.: 22-20436  
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, DECEMBER 12, 2022

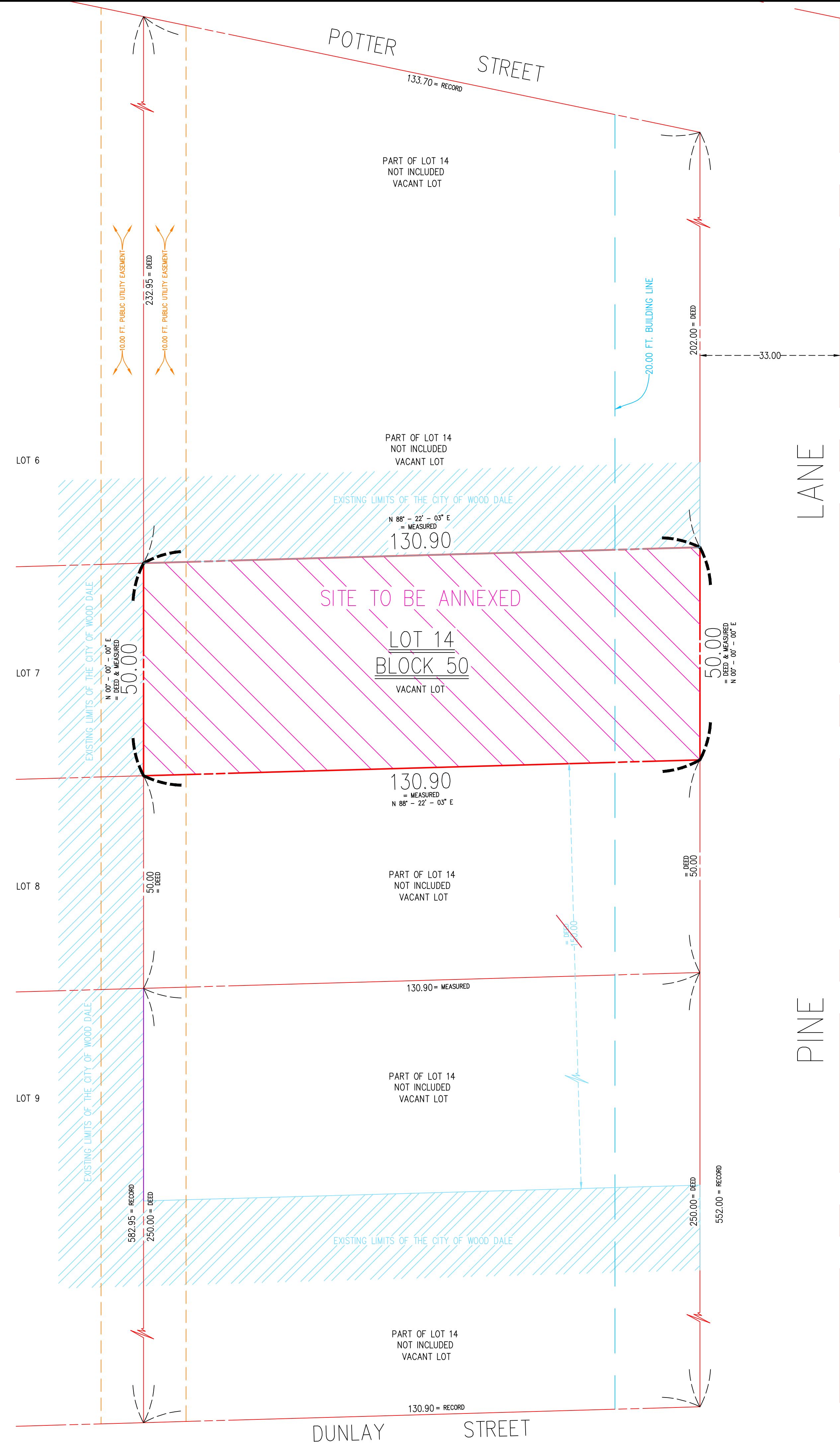
**X-X-X**

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 MARCHESE SURVEYING, INC.

DRAWN BY: R.J.M.  
CHECK BY: R.J.M.

NORTH



ROOSEVELT AVENUE

#### 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

## MARCHESE SURVEYING, INC.

### RESIDENTIAL - COMMERCIAL SURVEYS

714 Fairview Lane  
Bartlett, Illinois 60103

Phone: (630) 830-1570  
Fax: (630) 830-1844  
E-Mail: marcheseurveying@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 ON PINE LANE 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, DECEMBER 12, 2022

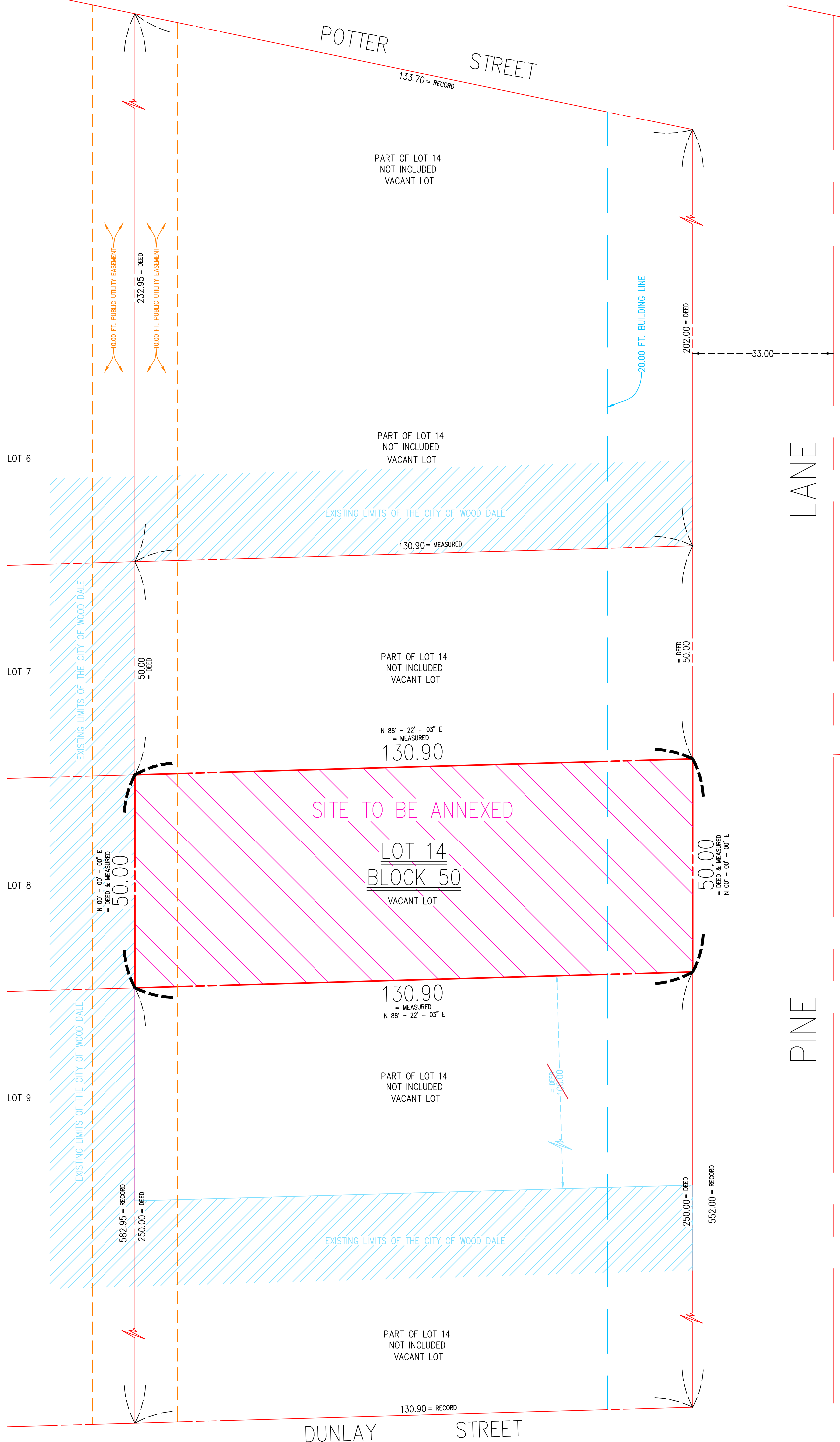
**X-X-X**  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3039  
MY LICENSE EXPIRES ON NOVEMBER 30, 2022

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

DRAWN BY: R.J.M.  
CHECK BY: R.J.M.

**DRAFT**

**PIN: 03-15-217-018**  
**Common Address: 150 Pine Lane (upon annexation)**  
**Wood Dale, Illinois 60191**



LANE

PINE

ROOSEVELT AVENUE

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



# PLAT OF ANNEXATION

## MARCHESE SURVEYING, INC.

### RESIDENTIAL - COMMERCIAL SURVEYS

**DRAFT**

**PIN: 03-15-226-011**  
**Common Address: 470 Arbor Lane (upon annexation)**  
**Wood Dale, Illinois 60191**

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

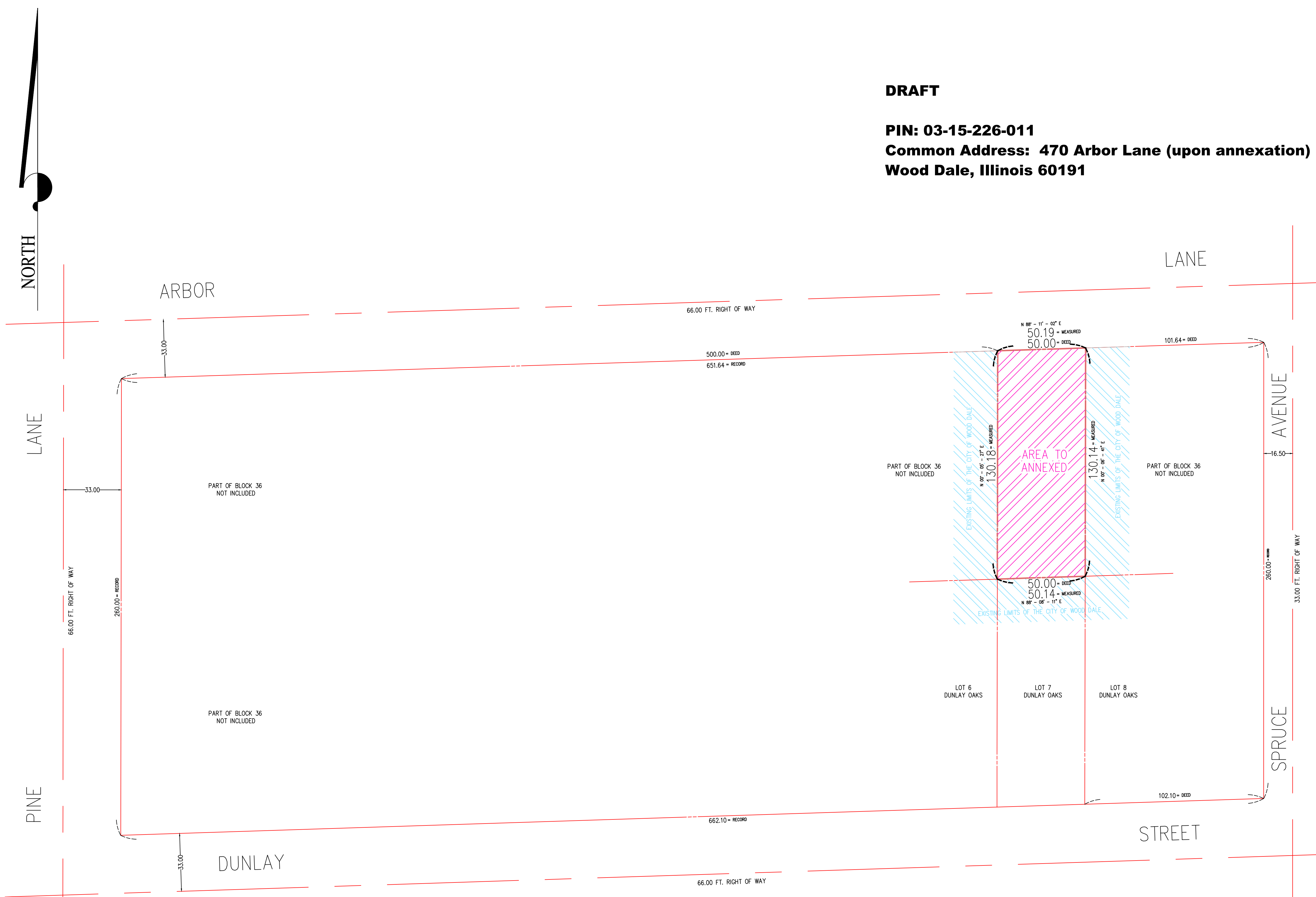
STATE OF ILLINOIS S.S.  
 COUNTY OF DUPAGE  
 I, ROCCO J. MARCHESE, HEREBY CERTIFY THAT I HAVE PLATTED FROM RECORD THE PROPERTY DESCRIPTION IN THE ABOVE CAPTION, AS SHOWN IN THE AFFIXED PLAT FOR THE PURPOSES OF ANNEXATION TO THE CITY OF WOOD DALE AND THAT THE ANNEX PLAT IS A CORRECT AND TRUE REPRESENTATION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



DRAWN BY: R.J.M.  
 CHECK BY: R.J.M.



OWNER'S CERTIFICATE (1)

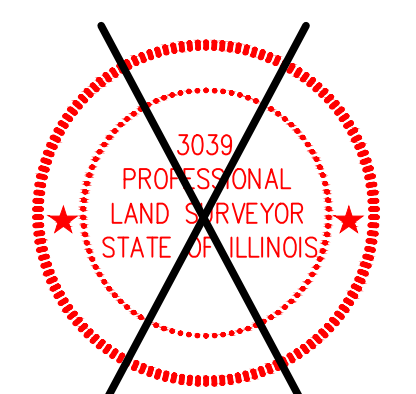
STATE OF ILLINOIS S.S.  
 COUNTY OF \_\_\_\_\_  
 THIS CERTIFIES THAT THE UNDERSIGNED IS (ARE THE LEGAL OWNER(S) OF THE LAND DESCRIBED ON THE SUBJECT PLAT, AND HAS (HAVE) CAUSED THE SAME TO BE SURVEYED AND ABROGATED AS INDICATED THEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH.  
 DATED THIS \_\_\_\_\_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



**ORDINANCE NO. O-22-036**

**AN ORDINANCE APPROVING A MAP AMENDMENT (REZONING) AND VARIATIONS AS TO PROPERTY TO BE COMMONLY KNOWN AS 154 PINE LANE, 150 PINE LANE, AND 470 ARBOR LANE, WOOD DALE, ILLINOIS 60191**

**WHEREAS**, Elmhurst Builders & Developers LLC has an interest in property identified by PINs: PIN 03-15-217-017, 03-15-217-018, commonly known upon annexation to the City of Wood Dale, Illinois, as 154 Pine Ln., 150 Pine Ln. and Nicole Giudice has an interest in property identified by PIN: 03-15-226-011, commonly known upon annexation to the City of Wood Dale, Illinois, as 470 Arbor Ln. (collectively “Owners”)(collectively “Subject Realty”), which Subject Realty was recently annexed to the City of Wood Dale by action of the Corporate Authorities; and

**WHEREAS**, by operation of law, upon annexation, the Subject Realty was zoned R-1, Estate Residential, in the City of Wood Dale; and

**WHEREAS**, Owners have petitioned for a map amendment to rezone the Subject Realty from R-1 Estate Residential to R-3 Single-Family; and

**WHEREAS**, Elmhurst Builders & Developers LLC has also petitioned for certain variations from the City’s Unified Development Ordinance (“UDO”) concerning 154 Pine Ln., 150 Pine Ln.; and

**WHEREAS**, Notice of Public Hearing on said Application, under Case No. CDC-2022-0007, was published in a newspaper of general circulation in the City of Wood Dale as required by the ordinances of the City of Wood Dale and the statutes of the State of Illinois; and

**WHEREAS**, all other notices required by law were given; and

**WHEREAS**, a Public Hearing on the proposed rezoning and variations was conducted on November 21, 2022 by the Community Development Commission of the City of Wood Dale in accordance with statutes and ordinances pertaining thereto; and

**WHEREAS**, based upon the facts presented at hearing, the Community Development Commission voted, to recommend the proposed rezoning and variations of the Subject Realty, said findings of fact being stated at hearing on this matter and as set forth in the Staff Memorandum attached hereto as Exhibit A; and

**WHEREAS**, the Corporate Authorities of the City of Wood Dale have received the recommendation of the Community Development Commission; have reviewed the findings made relative to the application; and upon its consideration, determine to approve the request for rezoning and variations as to the Subject Property.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WOOD DALE, DUPAGE COUNTY, ILLINOIS,** as follows:

**SECTION ONE:** The recitals set forth hereinabove are incorporated herein by reference as part of this Ordinance.

**SECTION TWO:** That based on the findings adopted by the Community Development Commission, as set forth in the staff memorandum attached as Exhibit A the map amendment rezoning the Subject Realty described herein is hereby granted, changing the existing zoning from R-1, Estate Residential to R-3 Single-Family.

**SECTION THREE:** That based on the findings adopted by the Community Development Commission, as set forth in the Staff Memorandum attached as Exhibit A, the variations concerning lot standards detailed in the Staff Memorandum attached as Exhibit A are hereby granted as to the properties to be commonly known as 154 Pine Ln. and 150 Pine Ln.

**SECTION FOUR:** That all Ordinances and Resolutions, or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of such conflict, expressly repealed.

**SECTION FIVE:** That the City Clerk of the City of Wood Dale is directed hereby to publish this Ordinance in pamphlet form, pursuant to the statutes of the State of Illinois.

**SECTION SIX:** That this Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

PASSED this 22nd day of December, 2022

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

APPROVED this 22nd day of December, 2022

\_\_\_\_\_  
Annunziato Pulice, Mayor

ATTEST:

\_\_\_\_\_  
Lynn Curiale, City Clerk

Published in pamphlet form \_\_\_\_\_, 2022

**EXHIBIT A**  
**STAFF MEMORANDUM**

# CITY OF WOOD DALE

Community Development



## MEMO

DATE: November 21, 2022

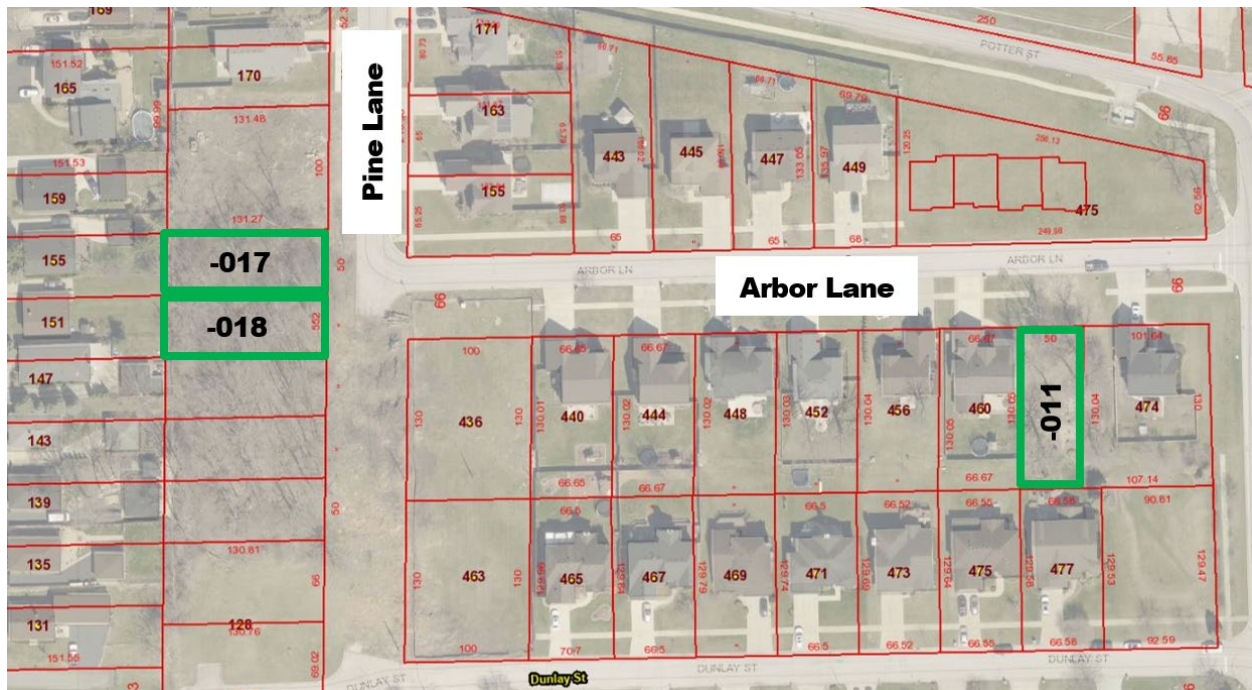
TO: Community Development Commission

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.	<b>50 Ft.</b>	<b>50 Ft.</b>	<b>50.19 Ft.</b>
Lot Depth (min.)	150 Ft.	130 Ft.	130.9 Ft.	130.9 Ft.	130.18ft
Lot Size (min.)	15,000 Ft. <sup>2</sup>	8,625 Ft. <sup>2</sup>	<b>6,545 Ft.<sup>2</sup></b>	<b>6,545 Ft.<sup>2</sup></b>	<b>6,545 Ft.<sup>2</sup></b>
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

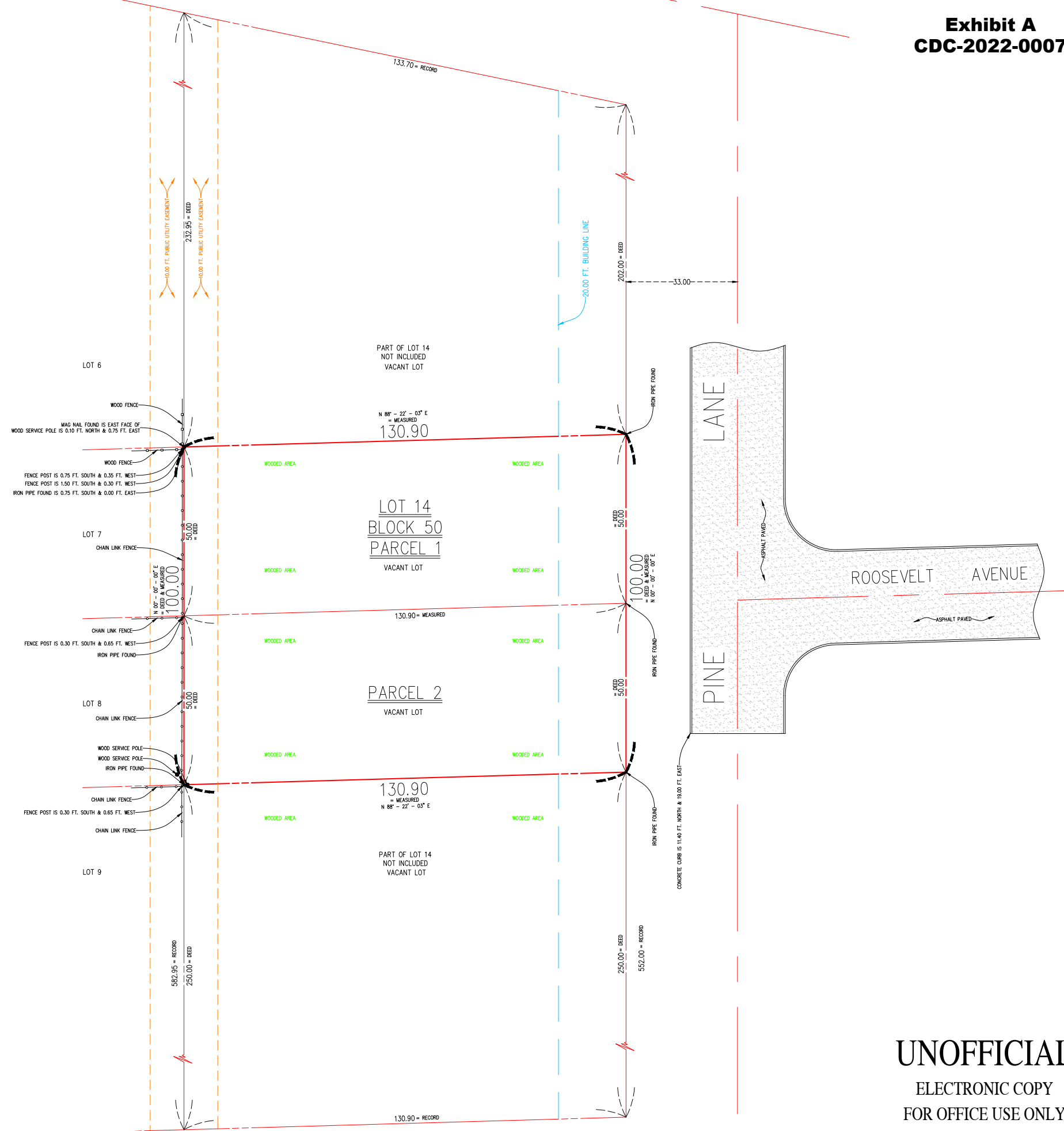
Phone: (630) 830-1570  
Fax: (630) 830-1844  
E-Mail: marchesesurveying@gmail.com

#### 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 SURVITUDE'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 #79

UNOFFICIAL  
ELECTRONIC COPY  
FOR OFFICE USE ONLY



NOT VALID UNLESS SEAL IS IN RED INK.

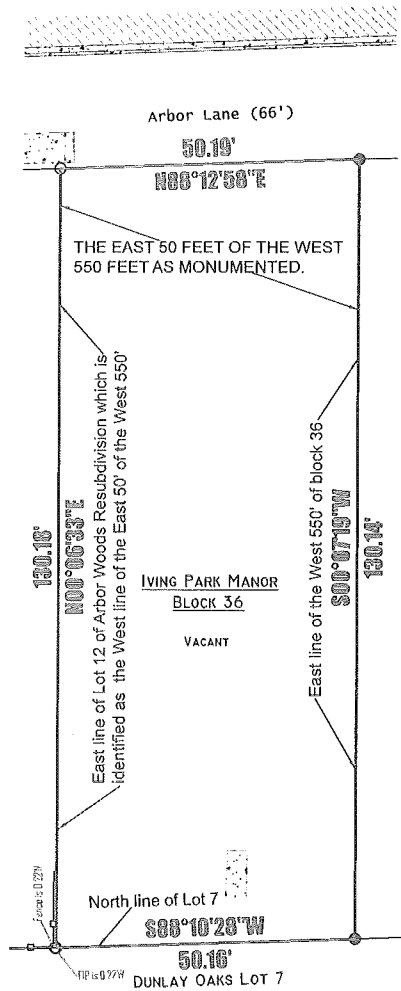


DRAWN BY: R.J.M.  
CHECK BY: R.J.M.

# 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.



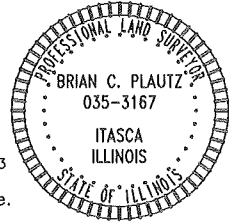
- LEGEND**
- N,S,E,W = NORTH, SOUTH, EAST, WEST
  - = FOUND IRON PIPE/ROD =FIP/FIR
  - = SET IRON PIPE/ROD=SIP/SIR
  - (AT CORNER UNLESS INDICATED OTHERWISE)
  - = FENCE (WOOD)
  - [Hatched pattern] = BITUMINOUS PAVEMENT
  - [Dotted pattern] = CONCRETE/CEMENT
  - [Diagonal lines] = STRUCTURE
  - [Cross-hatched 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.
  - [50.25' N90°00'00"E] indicates record dimension/bearing where differs from measure.
  - [50.25' N90°00'00"E] indicates Deed/Description dimension/bearing where differs from measure.
  - 6.) Bearings shown hereon are per State Plane Coordinates System (11 East Zone) Geodetic North.
  - 7.) 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.
  - 8.) 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.

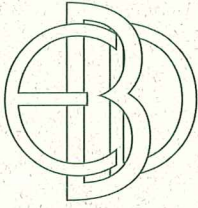
Digitally signed by Brian Plautz  
Date: 2022.08.31 14:52:51 -05'00'



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.

<b>Premier Land Surveying L.L.C.</b>	
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 #80	





ELMHURST BUILDERS  
& DEVELOPERS, LLC.

November 10, 2022

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

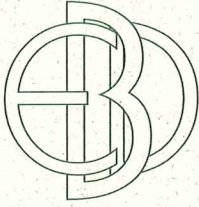
RE: PIN #'s 03-15-217-017 & 03-15-217-018 – vacant lots on Pine Lane

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.

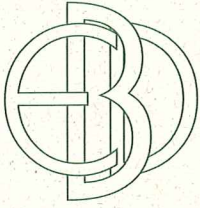
*Response: NOT APPLICABLE*

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).*

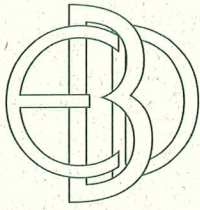
8. No Other Remedy. There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject property.

*Response: ABOVE STATEMENT IS CORRECT.*

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

Sincerely,

[REDACTED]  
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 60126  
Address

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**

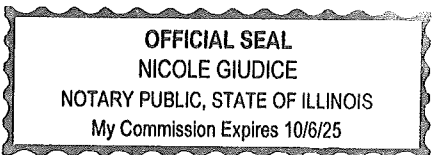
The undersigned, being all of the Owners of Record and electors residing on the Subject Property as described herein, each being first duly sworn on oath, state that they have read the foregoing Petition for Annexation and each of them have subscribed thereto, and the facts as stated therein are true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

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

\_\_\_\_\_

SUBSCRIBED TO and SWORN BEFORE  
me this 07 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"]

Frank Giudice  
Printed Name/Signature

1015 S. Rte 83, Elmhurst, IL 60126  
Address

[Signature]  
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 459 E. Potter St. Wood Dale, IL

Printed Name/Signature Address

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:

---

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 6<sup>th</sup> day of September, 2020.

Natalie M Krygier  
NOTARY PUBLIC



NORTH

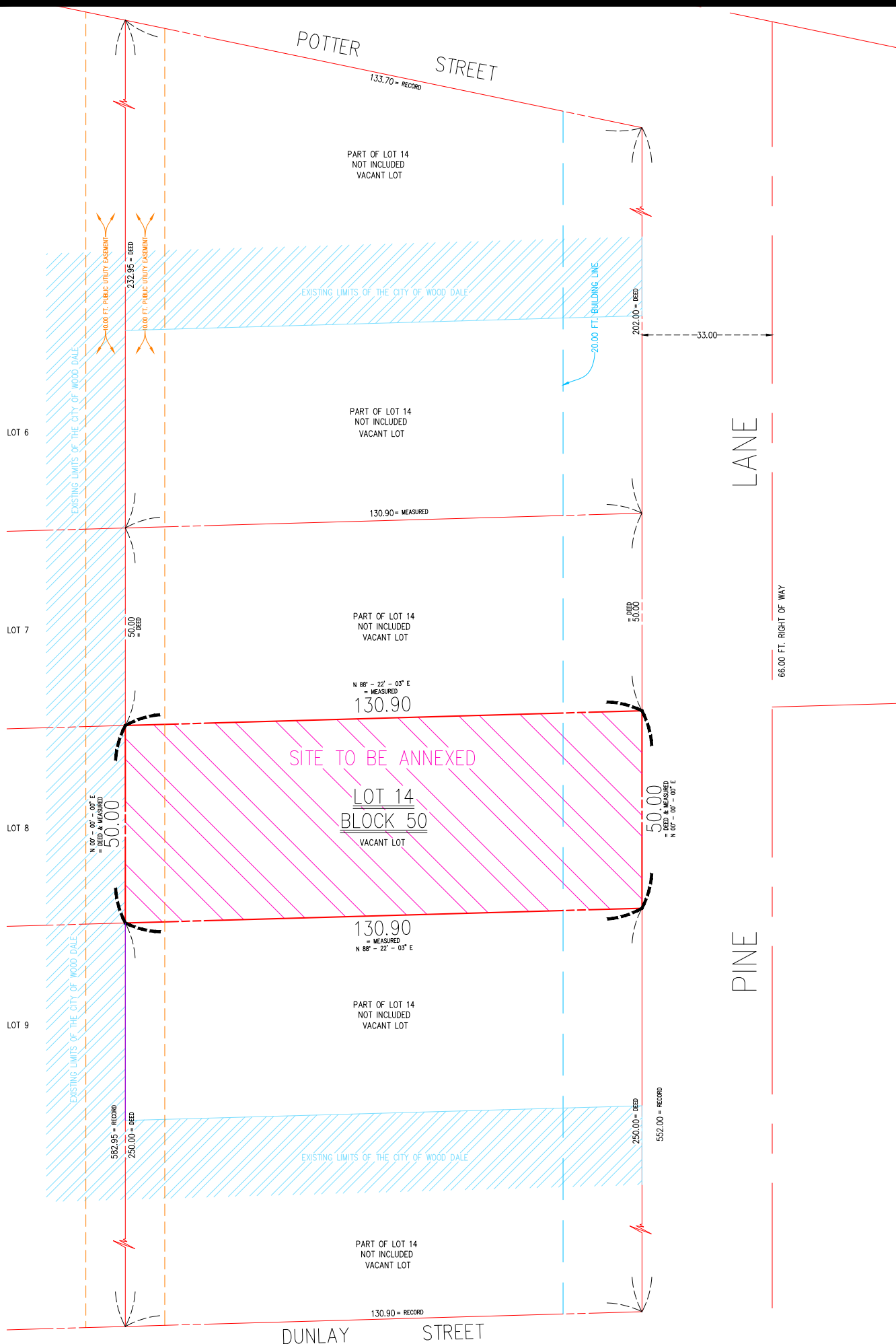


Exhibit D  
CDC-2022-0007

# 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: marcheseurveying@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.

### 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

## MARCHESE SURVEYING, INC.

### RESIDENTIAL - COMMERCIAL SURVEYS

714 Fairview Lane  
Bartlett, Illinois 60103

Phone: (630) 830-1570  
Fax: (630) 830-1844  
E-Mail: marcheseurveying@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

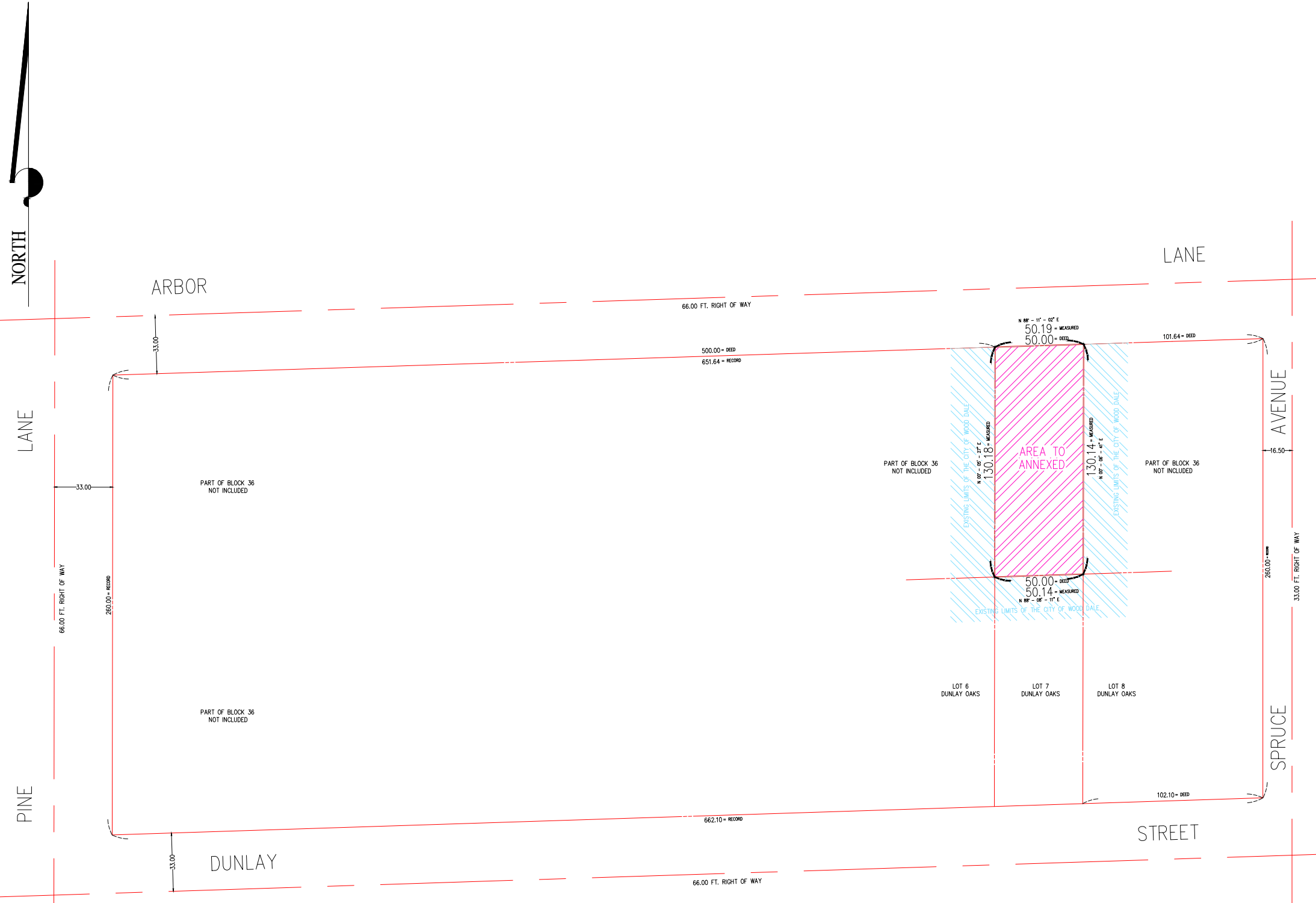
STATE OF ILLINOIS S.S.  
COUNTY OF DUPAGE  
THIS INSTRUMENT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2022 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.  
IN MAP BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ AS DOCUMENT NUMBER \_\_\_\_\_  
BY: \_\_\_\_\_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





---

## **REQUEST FOR COUNCIL ACTION**

Referred to Council: December 22, 2022  
Subject: RJN PSA – Addison Road Water Main Ph 3  
Staff Contact: Alan Lange, Public Works Director  
Department: Public Works

**TITLE:** A Resolution Approving 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

### **COMMITTEE ACTION FOLLOW-UP ITEMS:**

Committee Vote – Passed 6-0

### **DOCUMENTS ATTACHED**

- ✓ Resolution
- ✓ RJN Proposal

### **STRATEGIC PLAN ITEM**

- Yes **Exceptional Services – Public Works #11** – Repair or replace remaining water main on Addison Road and Irving Park Road.
- No

**RESOLUTION NO. R-22-69**

**A RESOLUTION APPROVING 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**

**WHEREAS**, the City of Wood Dale (hereinafter referred to as the “City”) is a duly organized and existing body politic and corporate governed by the provisions of the Illinois Municipal Code, 65 ILCS 5/1-1-1, *et seq.*, and its own duly adopted Municipal Code; and

**WHEREAS**, the City is authorized and empowered under the Illinois Municipal Code, and its Ordinances adopted pursuant thereto, to enter into agreements and to contract for goods and services; and

**WHEREAS**, the Mayor and the City Council of the City seek to ensure that the City is run effectively and efficiently; and

**WHEREAS**, the Mayor and the City Council of the City, seeks the **RJN GROUP** for the **ADDISON ROAD WATER MAIN PHASE 3 PRELIMINARY STUDY**; and

**WHEREAS**, these services are necessary to maintain and promote an effective and efficient City Government; and

**WHEREAS**, after diligent review of the qualifications and services of **RJN GROUP**, the Mayor and the City Council find **RJN GROUP** is the most qualified firm to perform the duties sought by the City; and

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF WOOD DALE, DUPAGE COUNTY, AN ILLINOIS CORPORATION**, as follows:

**SECTION 1:** The recitals set forth above are incorporated herein and made a part hereof.

**SECTION 2:** The Mayor is authorized to execute said Agreement on behalf of the City of Wood Dale, which signature shall be attested to by the City Clerk.

**SECTION 3:** The City Manager, staff and/or the City Attorney shall take the steps necessary to put the terms and conditions of the Agreement into effect.

**SECTION 4:** That all ordinances and resolutions, or parts thereof in conflict with the provisions of this Resolution are, to the extent of such conflict, hereby repealed.

**SECTION 5:** That this Resolution shall be in full force and effect from and after its adoption, approval and publication in pamphlet form as provided by law.

PASSED this **22<sup>nd</sup> day of December, 2022.**

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

APPROVED this **22<sup>nd</sup> day of December, 2022.**

SIGNED: \_\_\_\_\_  
Annunziato Pulice, Mayor

ATTEST: \_\_\_\_\_  
Lynn Curiale, City Clerk



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

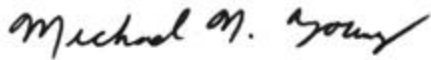
This project will be invoiced on a time and material basis a total not-to-exceed fee of \$19,400 RJN will complete the study within three months of an Agreement. Complete Scope of Services, Pricing, and Schedules are provided in the following exhibits:

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

- 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**

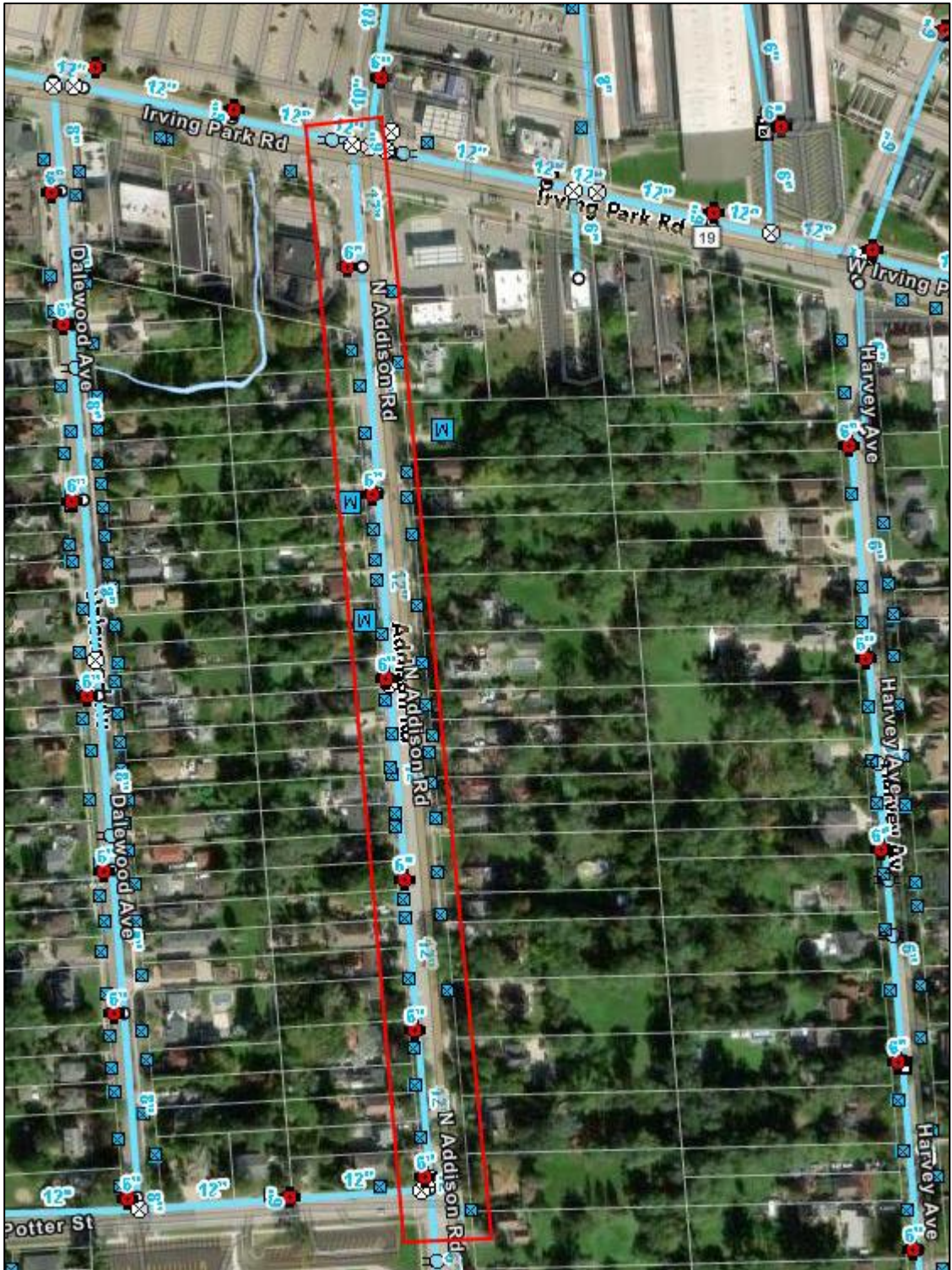
---

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

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

# EXHIBIT D

## MAP







---

## **REQUEST FOR COUNCIL ACTION**

Referred to Council:	December 22,2022
Subject:	2023-2024 Insurance Renewal
Staff Contact:	Wilvert Ibares, Director of Admin Services
Department:	Administration

**TITLE:** A Resolution Authorizing the City of Wood Dale to Enter into an Insurance Agreement with the Illinois Public Risk Fund for Workers Compensation Insurance in the amount of \$349,481

### **COMMITTEE ACTION FOLLOW-UP ITEMS:**

Committee Vote – 6-0

### **DOCUMENTS ATTACHED**

- ✓ Resolution
- ✓ Insurance Summary and Comparison

### **STRATEGIC PLAN ITEM**

- Yes
- No

**RESOLUTION NO. R-22-70**

**A Resolution Authorizing the City of Wood Dale to Enter into an Insurance Agreement with the Illinois Public Risk Fund for Workers Compensation Insurance in the amount of \$349,481**

**WHEREAS**, the City of Wood Dale (hereinafter referred to as the “City”) is a duly organized and existing body politic and corporate governed by the provisions of the Illinois Municipal Code, 65 ILCS 5/1-1-1, *et seq.*, and its own duly adopted Municipal Code; and

**WHEREAS**, the City is authorized and empowered under the Illinois Municipal Code, and its Ordinances adopted pursuant thereto, to enter into agreements and to contract for goods and services; and

**WHEREAS**, the Mayor and the City Council of the City seek to ensure that the City is run effectively and efficiently; and

**WHEREAS**, the City has previously authorized the insurance brokerage services of Alliant Insurance Services in connection with securing property insurance coverage for the City; and

**WHEREAS**, Alliant Insurance Services has produced an insurance proposal from **The Illinois Public Risk Fund** that the City Council of the City finds to be reasonable and in the best interests of the citizens of the City; and

**WHEREAS**, the City Council for the City desires to approve and authorize a contract for insurance coverage in conformity with **The Illinois Public Risk Fund** proposal for insurance;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF WOOD DALE, DUPAGE COUNTY, AN ILLINOIS CORPORATION**, as follows:

**SECTION 1:** The recitals set forth above are incorporated herein and made a part hereof.

**SECTION 2:** The Mayor is authorized to execute said Agreement on behalf of the City of Wood Dale, which signature shall be attested to by the City Clerk.

**SECTION 3:** The City Manager, staff and/or the City Attorney shall take the steps necessary to put the terms and conditions of the Agreement into effect.

**SECTION 4:** That all ordinances and resolutions, or parts thereof in conflict with the provisions of this Resolution are, to the extent of such conflict, hereby repealed.

**SECTION 5:** That this Resolution shall be in full force and effect from and after its adoption, approval and publication in pamphlet form as provided by law.

PASSED this **22nd day of December, 2022.**

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

APPROVED this **22nd day of December, 2022.**

SIGNED: \_\_\_\_\_  
Annunziato Pulice, Mayor

ATTEST: \_\_\_\_\_  
Lynn Curiale, City Clerk

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

TRIA included above

<b>Cyber</b>	\$ 13,120	\$ 23,454	\$ 23,454
--------------	-----------	-----------	-----------

**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
<b>**NOTE: POLICY IS SUBJECT TO ANNUAL AUDIT</b>							
		<b>\$ 8,802,500</b>		<b>\$ 361,521</b>	<b>\$ 8,882,000</b>		<b>\$ 354,460</b>

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



---

## **REQUEST FOR COUNCIL ACTION**

Referred to Council: December 22, 2022  
Subject: 2023-2024 Insurance Renewal  
Staff Contact: Wilvert Ibares, Director of Admin  
Services  
Department: Administration

**TITLE:** A Resolution Authorizing the City of Wood Dale to Enter into an Insurance Agreement with Travelers Insurance for City General Liability, Employee Benefit Liability, Auto Insurance, City Property, and Crime Insurance in the Amount of \$215,439

### **COMMITTEE ACTION FOLLOW-UP ITEMS:**

Committee Vote – 6-0

### **DOCUMENTS ATTACHED**

✓ Resolution

### **STRATEGIC PLAN ITEM**

Yes  
 No

**RESOLUTION NO. R-22-71**

**A Resolution Authorizing the City of Wood Dale to Enter into an Insurance Agreement with Travelers Insurance for City General Liability, Employee Benefit Liability, Auto Insurance, City Property, and Crime Insurance in the Amount of \$215,439**

**WHEREAS**, the City of Wood Dale (hereinafter referred to as the “City”) is a duly organized and existing body politic and corporate governed by the provisions of the Illinois Municipal Code, 65 ILCS 5/1-1-1, *et seq.*, and its own duly adopted Municipal Code; and

**WHEREAS**, the City is authorized and empowered under the Illinois Municipal Code, and its Ordinances adopted pursuant thereto, to enter into agreements and to contract for goods and services; and

**WHEREAS**, the Mayor and the City Council of the City seek to ensure that the City is run effectively and efficiently; and

**WHEREAS**, the City has previously authorized the insurance brokerage services of Alliant Insurance Services in connection with securing property insurance coverage for the City; and

**WHEREAS**, Alliant Insurance Services has produced an insurance proposal from **Travelers Insurance** that the City Council of the City finds to be reasonable and in the best interests of the citizens of the City; and

**WHEREAS**, the City Council for the City desires to approve and authorize a contract for insurance coverage in conformity with **Travelers Insurance** proposal for insurance;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF WOOD DALE, DUPAGE COUNTY, AN ILLINOIS CORPORATION**, as follows:

**SECTION 1:** The recitals set forth above are incorporated herein and made a part hereof.

**SECTION 2:** The Mayor is authorized to execute said Agreement on behalf of the City of Wood Dale, which signature shall be attested to by the City Clerk.

**SECTION 3:** The City Manager, staff and/or the City Attorney shall take the steps necessary to put the terms and conditions of the Agreement into effect.

**SECTION 4:** That all ordinances and resolutions, or parts thereof in conflict with the provisions of this Resolution are, to the extent of such conflict, hereby repealed.

**SECTION 5:** That this Resolution shall be in full force and effect from and after its adoption, approval and publication in pamphlet form as provided by law.

PASSED this **22nd day of December, 2022.**

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

APPROVED this **22nd day of December, 2022.**

SIGNED: \_\_\_\_\_  
Annunziato Pulice, Mayor

ATTEST: \_\_\_\_\_  
Lynn Curiale, City Clerk





---

## **REQUEST FOR COUNCIL ACTION**

Referred to Council:	December 22,2022
Subject:	2023-2024 Insurance Renewal
Staff Contact:	Wilvert Ibares, Director of Admin Services
Department:	Administration

**TITLE:** A Resolution Authorizing the City of Wood Dale to Enter into an Insurance Agreement with Lloyds of London Insurance for Cyber Insurance in the Amount of \$23,454

### **COMMITTEE ACTION FOLLOW-UP ITEMS:**

Committee Vote – 6-0

### **DOCUMENTS ATTACHED**

✓ Resolution

### **STRATEGIC PLAN ITEM**

Yes  
 No

**RESOLUTION NO. R-22-72**

**A Resolution Authorizing the City of Wood Dale to Enter into an Insurance Agreement with Lloyds of London Insurance for Cyber Insurance in the Amount of \$23,454**

**WHEREAS**, the City of Wood Dale (hereinafter referred to as the “City”) is a duly organized and existing body politic and corporate governed by the provisions of the Illinois Municipal Code, 65 ILCS 5/1-1-1, *et seq.*, and its own duly adopted Municipal Code; and

**WHEREAS**, the City is authorized and empowered under the Illinois Municipal Code, and its Ordinances adopted pursuant thereto, to enter into agreements and to contract for goods and services; and

**WHEREAS**, the Mayor and the City Council of the City seek to ensure that the City is run effectively and efficiently; and

**WHEREAS**, the City has previously authorized the insurance brokerage services of Alliant Insurance Services in connection with securing property insurance coverage for the City; and

**WHEREAS**, Alliant Insurance Services has produced an insurance proposal from **Lloyds of London Insurance** that the City Council of the City finds to be reasonable and in the best interests of the citizens of the City; and

**WHEREAS**, the City Council for the City desires to approve and authorize a contract for insurance coverage in conformity with **Lloyds of London Insurance** proposal for insurance;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF WOOD DALE, DUPAGE COUNTY, AN ILLINOIS CORPORATION**, as follows:

**SECTION 1:** The recitals set forth above are incorporated herein and made a part hereof.

**SECTION 2:** The Mayor is authorized to execute said Agreement on behalf of the City of Wood Dale, which signature shall be attested to by the City Clerk.

**SECTION 3:** The City Manager, staff and/or the City Attorney shall take the steps necessary to put the terms and conditions of the Agreement into effect.

**SECTION 4:** That all ordinances and resolutions, or parts thereof in conflict with the provisions of this Resolution are, to the extent of such conflict, hereby repealed.

**SECTION 5:** That this Resolution shall be in full force and effect from and after its adoption, approval and publication in pamphlet form as provided by law.

PASSED this **22nd day of December, 2022.**

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

APPROVED this **22nd day of December, 2022.**

SIGNED: \_\_\_\_\_  
Annunziato Pulice, Mayor

ATTEST: \_\_\_\_\_  
Lynn Curiale, City Clerk



---

## **REQUEST FOR COUNCIL ACTION**

Referred to Council: December 22, 2022  
Subject: Metra Station Lease  
Staff Contact: Staci Springer, Community Development Director  
Department: Community Development

**TITLE:** A Resolution Approving a Sub-Lease for Vendor Service at the Wood Dale Metra Train Station Between the City and Division Street Coffee Bar & Market LLC.

### **BACKGROUND**

The City entered into a sub-lease with Danuta Katny and DJK Cleaning on May 1, 2022. In November, Ms. Katny sold the business to Melissa Gonzalez and Division Street Coffee Bar. Ms. Gonzalez is seeking a sub-lease with the City to operate a coffee shop in the Metra Station.

Division Street Coffee Bar will provide coffee and related services to Metra commuters. Ms. Gonzalez has submitted a draft menu and site plan (see attached). The terms for the sub-lease are consistent with past sub-lease agreements.

### **ANALYSIS**

The existing sub-lease document provides that the monthly rental fee paid to the City will be \$10.00. This amenity was not intended to generate substantial revenue for the City, but rather to provide an enhancement for Wood Dale commuters that many other communities do not offer.

### **DOCUMENTS ATTACHED**

- ✓ Resolution
- ✓ Copy of Sub-Leases Agreement between the Wood Dale and Melissa Gonzalez
- ✓ Division Street Coffee Bar Menu and Site Plan
- ✓ Certificate of Insurance

**STRATEGIC PLAN ITEM**

Yes

No

Objective: Provide Exceptional Places – Marketing. EP#2 – Continue getting new businesses in Wood Dale

Objective: Provide Exceptional Places – Transformative Places. EP#4 – Expand the use and importance of the train station, promoting its many positives.

**RESOLUTION NO. R-22-73**

**A RESOLUTION APPROVING A SUB-LEASE FOR VENDOR SERVICE AT THE WOOD DALE METRA TRAIN STATION BETWEEN THE CITY AND DIVISION STREET COFFEE BAR & MARKET LLC.**

**WHEREAS**, the City of Wood Dale (hereinafter referred to as the “City”) is a body politic and corporate, organized and existing pursuant to the Illinois Municipal Code, 65 ILCS 5/1-1-1 *et seq.*; and

**WHEREAS**, the City possesses the authority, pursuant to the Illinois Municipal Code, 65 ILCS 5/1-1-1 *et seq.*, to adopt ordinances pertaining to the public health, safety and welfare; and

**WHEREAS**, the City Council of the City (hereinafter referred to as the “City Council”) is the corporate authority for the City and is authorized by law to exercise all powers and to control the affairs of the City; and

**WHEREAS**, the City Council possesses full power and authority to approve and pass all necessary ordinances, resolutions, rules and regulations necessary for carrying into effect the objects for which the City was formed, in accordance with the Illinois Municipal Code; and

**WHEREAS**, the City has the right to contract, including the right to Sub-Lease the use of a portion of the Wood Dale Metra Train Station (hereinafter referred to as “Leased Premises”) for the provision of coffee and other approved beverages, pre-packaged food, and related services in the Leased Premises; and

**WHEREAS**, the benefit of having a coffee bar include establishing convenient means for commuters to access coffee and other approved beverages, pre-packaged food, and related services and strengthening the local economy; and

**WHEREAS**, the City has identified and assigns a Sub-Lease for the Leased Premises from Danuta Katny to Division Street Coffee Bar & Market LLC. (hereinafter referred to as “Licensee”), for a Term from December 23, 2022 to April 30, 2023, to provide coffee and other approved beverages, pre-packaged food, and related services to its commuter residents; and

**WHEREAS**, for such purpose the City and the Licensee have negotiated the terms of a Sub-Lease Agreement, a copy of which is attached thereto and incorporated herein by reference as Exhibit “A”; and

**WHEREAS**, the Mayor and the City Council of the City of Wood Dale have reviewed the terms of the proposed Sub-Lease Agreement and hereby declare that it is in the best interests of the City and its residents to enter into a Sub-Lease Agreement with the Licensee for the purposes of providing coffee and other approved beverages, pre-packaged food, and related services to its commuter residents; and

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF WOOD DALE, DUPAGE COUNTY, AN ILLINOIS CORPORATION, as follows:**

SECTION 1: The recitals set forth above are incorporated herein and made a part hereof.

SECTION 2: That the Sub-Lease Agreement, in substantially the same form as attached to this Resolution as Exhibit “A” and incorporated herein by reference, is approved and accepted by the City of Wood Dale.

SECTION 3: The Mayor is authorized to execute said Agreement on behalf of the City, which signature shall be attested to by the City Clerk.

SECTION 4: The City Manager, Staff and/or the City Attorney shall take the steps necessary to put the terms and conditions of the Agreement into effect.

SECTION 5: That all ordinances and resolutions, or parts thereof in conflict with the provisions of this Resolution are, to the extent of such conflict, hereby repealed.

SECTION 6: That this Resolution shall be published as required by law.

SECTION 7: That this Resolution shall be in full force and effect from and after its adoption, approval and publication as provided by law.

PASSED this 22<sup>nd</sup> day of December, 2022.

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

APPROVED this 22<sup>nd</sup> day of December, 2022.

SIGNED: \_\_\_\_\_  
Annunziato Pulice, Mayor

ATTEST: \_\_\_\_\_  
Lynn Curiale, City Clerk

EXHIBIT A

**CITY OF WOOD DALE/DIVISION STREET COFFEE BAR AND MARKET LLC.  
SUB-LEASE AGREEMENT FOR VENDOR SERVICE  
AT THE WOOD DALE METRA TRAIN STATION**

This Sub-Lease Agreement ("Agreement") is made and effective this 23rd day of December, 2022, by and between the City of Wood Dale ("City") and Melissa Gonzalez and Division Street Coffee Bar and Market LLC., of 336 S. Central Avenue, Wood Dale, Illinois 60191 ("Licensee").

WHEREAS, Metra is the Owner of certain land on which the City has constructed improvements identified as the Wood Dale Metra Train Station; and

WHEREAS, the City has the contractual right to lease the use of a portion of the Metra Train Station to a Licensee for provision of coffee and other approved beverages and pre-packaged food in the Metra Train Station, which space is approximately 90 sq. ft. as designated on the Plan dated 6-19-09, Sheet AZ-O drawn by Heitman Architects, Inc. and on file with the City of Wood Dale ("Leased Premises"); and

WHEREAS, the City entered into a Sub-Lease with Danuta Katny, as the Vendor allowing the use of the Leased Premises by the Vendor for the purposes of providing coffee and related services to its commuter residents; and

WHEREAS, Danuta Katny is no longer providing coffee and related services at the Licensed premises; and

WHEREAS, the City has secured a new Vendor to provide coffee and related services to its commuter residents; and

WHEREAS, the City desires to assign the Sub-Lease for the Leased Premises from the City to Division Street Coffee Bar & Market LLC., for the Term, at the rental and upon the covenants, conditions and provisions herein set forth.

NOW THEREFORE, in consideration of the mutual promises herein, contained and other good and valuable consideration, it is agreed as follows:



**1. Term.**

The City hereby accepts and approves said assignment and leases the Leased Premises to Licensee, and Licensee hereby leases the same from the City, for a Term beginning December 23, 2022, and ending April 30, 2023. This Lease may be extended in May of each year for succeeding additional one (1) year terms on the written Agreement of the Parties. The City shall use its best efforts to give Licensee possession as nearly as possible at the beginning of the Term.

**2. Rental.**

The Licensee shall pay to the City the sum of Ten and 00/100 Dollars (\$10.00) per month, and other good and valuable consideration for Term of the Agreement. Each monthly payment shall be due in advance on the first day of each calendar month during the Lease Term to the City of Wood Dale, 404 N. Wood Dale Road, Wood Dale, IL 60191. The payment amount for any partial calendar months included in the Term shall be prorated on a daily basis, based on a thirty (30) day month. Tenant shall also pay to the City a "Security Deposit" in the amount of One Hundred and 00/100 Dollars (\$100.00) which shall be held as a performance bond through the Term. Said sum shall be used by the City to defray any monthly payment due and unpaid.

**3. Use.**

The Licensee shall use the Leased Premises solely as providing coffee and related services. Any use of the Leased Premises for any other purpose shall be deemed a material breach of this Agreement, and shall be grounds for immediate termination of this Agreement.

**4. Sub-Lease and Assignment.**

The Licensee shall have the right to assign this Agreement to any other corporation with which the Licensee may merge or consolidate, to any subsidiary of Licensee, to any corporation under common control with Licensee, or to a purchaser of substantially all of Licensee's assets, so long as said Assignment is approved, in writing by the City. In such approved event, the Licensee shall execute an addendum to the Agreement expressing its intent to be bound to the Terms contained herein.

**5. Repairs, Alterations and Improvements.**

The Leased Premises are provided to the Licensee by the City, with a counter-top, under-counter racks for product display and storage, cabinets for dry storage, and a hand washing sink. Further a locking access door, and pull down lock doors above the counter are provided to secure the area during hours when the Leased Premises are not in use by the Licensee. The Licensee shall keep such improvements in good repair, and shall not make any alterations or improvements without the City's written consent.

**6. Property Taxes.**

The Licensee shall be responsible for payment of any general real estate taxes, if any, resulting from the Lease or the use of the Leased Premises as a result of said tenancy. Such taxes shall be paid to the City, for any taxable event is found as a result of this Agreement.

**7. Permits.**

The Licensee shall apply for and maintain any and all State or Local required permits (including but not limited to those which may be required by the DuPage County Health Department) for provision of services in the Leased Premises. Upon request, the Licensee shall provide proof of such permits to the City.

**8. Insurance.**

A. If the Leased Premises or any other part of thereof is damaged by fire or other casualty resulting from any act or negligence of Licensee or any of Licensee's agents, employees or invitees, rent shall not be diminished or abated while such damages are under repair, and the Licensee shall be responsible for the costs of repair not covered by insurance.

B. The Licensee shall, at its own expense, maintain a policy or policies of comprehensive general liability insurance with respect to the use of the Leased Premises with the premiums thereon fully paid on or before due date, issued by and binding upon some insurance company approved by the City, as required by Exhibit "A." The Licensee shall obtain the Agreement of its insurers to notify the City that a policy is due to expire at least (10) days prior to such expiration. The City shall not be required to maintain insurance against thefts within the Leased Premises or the Metra Train Station.

**9. Utilities.**

The Licensee shall not be responsible for provision of water, sewer, gas, electricity, cable, telephone and other services and utilities to the Leased Premises. Such services shall be provided to the Leased Premises by the City or by Metra.

**10. Signs.**

The Licensee may be allowed to place signage in the Leased Premises, so long as the City provides prior written approval.

**11. Damage and Destruction.**

If the Leased Premises or any part thereof or any appurtenance thereto is so damaged by fire, casualty or structural defects that the same cannot be used for the Licensee's purposes, then Licensee shall have the right within ninety (90) days following damage to elect by notice to the City to terminate this Agreement as of the date of such damage. In the event of minor damage to any part of the Leased Premises, and if such damage does not render the Leased Premises unusable for the Licensee's purposes, the City shall promptly repair such damage at the cost of the City, unless said damages is attributable in whole or in part to the use of the Leased Premises by the Licensee. The Licensee shall be relieved from paying rent and other charges during any portion of the Term that the Leased Premises are inoperable or unfit for occupancy, or use, in whole or in part, for Licensee's purposes. Rentals and other charges paid in advance for any such periods shall be credited on the next ensuing payments, if any, but if no further payments are to be made, any such advance payments shall be refunded to the Licensee. The provisions of this paragraph extend not only to the matters aforesaid, but also to any occurrence which is beyond the Licensee's reasonable control and which renders the Leased Premises, or any appurtenance thereto, inoperable or unfit for occupancy or use, in whole or in part, for Licensee's purposes.

**12. Default.**

If default shall at any time be made by the Licensee in the payment of rent when due to the City as herein provided, and if said default shall continue for fifteen (15) days after written notice thereof shall have been given to Licensee by the City, or if default shall be made in any of the other covenants or conditions to be kept, observed and performed by the Licensee, and such default shall continue for thirty (30) days after notice thereof in writing to Licensee by the City without correction thereof then having been commenced and thereafter diligently prosecuted, the City may declare the term of this Agreement ended and terminated by giving the Licensee written notice of such intention, and if possession of the Leased Premises is not surrendered, the City may reenter said Leased Premises. The City shall have, in addition to the remedy above provided, any other right or remedy available to it on account of any Licensee default, either in law or equity. The City shall use reasonable efforts to mitigate its damages.

**13. Quiet Possession.**

The City covenants and warrants that upon performance by the Licensee of its obligations hereunder, the City will keep and maintain the Licensee in exclusive, quiet, peaceable and undisturbed and uninterrupted possession of the Leased Premises during the term of this Agreement.

**14. Notice.**

Any notice required or permitted under this Lease shall be deemed sufficiently given or served if personally delivered or if sent by United States certified mail, return receipt requested, addressed as follows:

**If to the City:**

Jeffery Mermuys  
City Manager,  
404 N. Wood Dale Road  
Wood Dale, IL 60191

**If to Tenant to:**

Melissa Gonzalez  
Division Street Coffee Bar & Market LLC.,  
336 S. Central Avenue  
Wood Dale, IL 60191

The City and Tenant shall each have the right, from time to time, to change the place notice is to be given under this paragraph by written notice thereof to the other party.

**15. Costs and Fees.**

The Parties hereto agree that reasonable attorney's fees, court costs and litigation expenses will be recoverable by the City against the Licensee, in the event any litigation is necessary to enforce the terms of this Agreement.

**16. Waiver.**

No waiver of any default of the City or Licensee hereunder shall be implied from any omission to take any action on account of such default if such default persists or is repeated, and no express

waiver shall affect any default other than the default specified in the express waiver and that only for the time and to the extent therein stated. One or more waivers by the City or the Licensee shall not be construed as a waiver of a subsequent breach of the same covenant, term or condition.

**17. Headings.**

The headings used in this Agreement are for convenience of the Parties only and shall not be considered in interpreting the meaning of any provision of this Agreement

**18. Compliance with Law.**

The Licensee shall comply with all laws, orders, ordinances and other public requirements now or hereafter pertaining to Licensee's use of the Leased Premises.

**19. Final Agreement.**

This Agreement terminates and supersedes all prior understandings or agreements on the subject matter hereof. This Agreement may be modified only by a further writing that is duly executed by both Parties.

**20. Severability.**

If any clause, phrase, provision or portion of this Agreement or the application thereof to any person or circumstance shall be invalid, or unenforceable under applicable law, such event shall not affect, impair or render invalid or unenforceable the remainder of this Agreement nor shall it affect the application of any phrase, provision or portion thereof to other persons or circumstances.

**21. Governing Law/Venue.**

This Agreement shall be governed, construed and interpreted by, through and under the Laws of the State of Illinois. Any litigation which shall commence to enforce the terms of the Agreement shall be commenced in the Eighteenth Judicial Circuit Court, DuPage County, Wheaton, Illinois.

IN WITNESS WHEREOF, the Parties have executed this Assignment of the Sub-Lease Agreement as of the day and year first above written.

**CITY OF WOOD DALE**

By:

\_\_\_\_\_  
Jeffrey Mermuys  
City Manager

**SUB-LEASEE**

**Division Street Coffee Bar & Market LLC.,  
Melissa Gonzalez**

By: \_\_\_\_\_

Melissa Gonzalez, Owner  
Division Street Coffee Bar & Market LLC.

# DIVISION STREET COFFEE BAR & MARKET

## PROPOSED MENU

### DRINKS

	12 oz
Drip Breakfast Blend .....	S TBD
Espresso .....	S TBD
Americano .....	S TBD
Café Latte .....	S TBD
Capuccino .....	S TBD
Mocha .....	S TBD
Cold Brew .....	S TBD
Caffe Affogato .....	S TBD
Chai Tea Latte .....	S TBD
Matcha Green Tea Latte .....	S TBD
Brown Sugar Boba Tea .....	S TBD
Elderberry Hibiscus Iced Tea .....	S TBD
Peach Blossom White Tea .....	S TBD
Mango Kale Smoothie .....	S TBD
Berry Kale Smoothie .....	S TBD

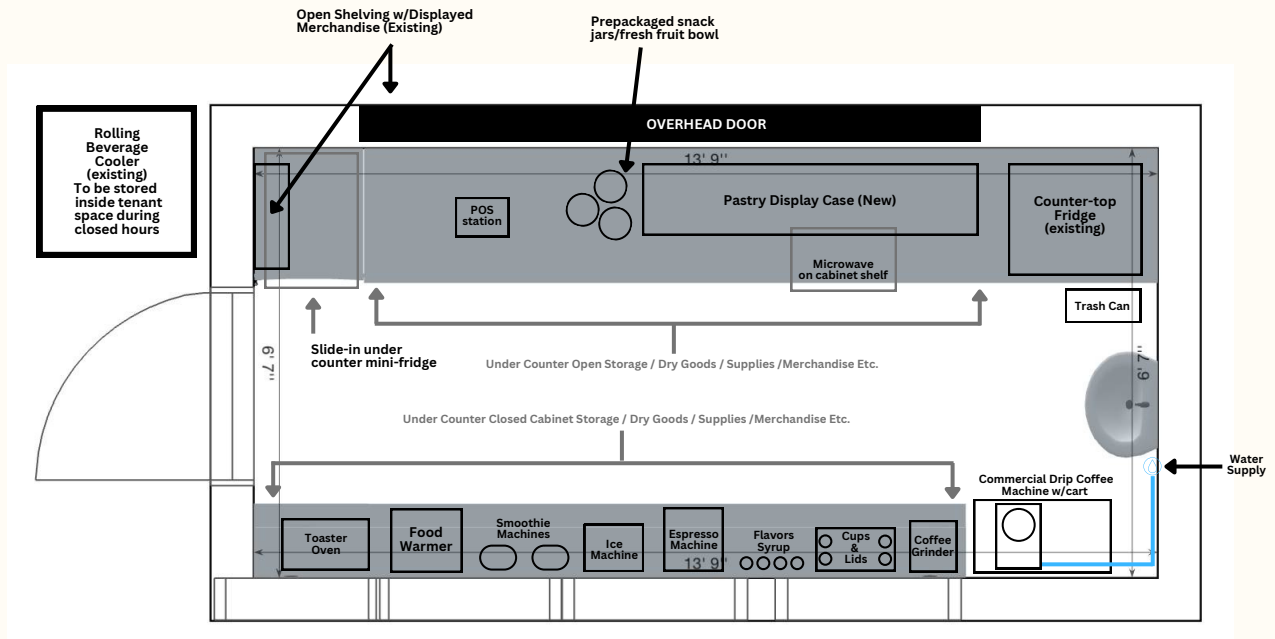
### GOOD EATS

Muffin/Bagel .....	S TBD
Bagel .....	S TBD
Fresh Fruit .....	S TBD
Cinnamon Roll Waffles .....	S TBD
Blueberry Lemon Mini Pancakes .....	S TBD
Hazelnut Chocolate Crepes .....	S TBD
Breakfast Burrito Bowl .....	S TBD
Mini Quiche Trio .....	S TBD
Cheesecake Bite Trio .....	S TBD
Macarons Trio .....	S TBD
Biscotti .....	S TBD
Cake Pops .....	S TBD
Cookies .....	S TBD

**\*All food will be store bought or catered and/or warmed onsite.**

# DIVISION STREET COFFEE BAR & MARKET

## PROPOSED SITE PLAN







# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
12/05/2022

**THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.**

**IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement (s).**

<b>PRODUCER:</b> Jennifer Sherry Insurance Answer Center LLC (Answer Financial Inc.)  manage-carrier-vendor-accounts@answerfinancial.com	<b>CONTACT NAME:</b>  <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;"> <b>PHONE</b>                      (A/C, No, Ext): 855-566-1011                 </td> <td style="width: 50%;"> <b>FAX</b>                      (A/C, No, Ext):                 </td> </tr> <tr> <td colspan="2"> <b>E-MAIL</b>                      ADDRESS: Support@coterieinsurance.com                 </td> </tr> </table>	<b>PHONE</b> (A/C, No, Ext): 855-566-1011	<b>FAX</b> (A/C, No, Ext):	<b>E-MAIL</b> ADDRESS: Support@coterieinsurance.com											
<b>PHONE</b> (A/C, No, Ext): 855-566-1011	<b>FAX</b> (A/C, No, Ext):														
<b>E-MAIL</b> ADDRESS: Support@coterieinsurance.com															
<b>INSURED:</b> Division Street Coffee Bar & Market LLC 199 E Division St Wood Dale, IL 60191-1911	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">INSURER(S) AFFORDING COVERAGE</th> <th style="text-align: left;">NAIC #</th> </tr> <tr> <td><b>INSURER A:</b> Benchmark Insurance Company</td> <td>41394</td> </tr> <tr> <td><b>INSURER B:</b></td> <td></td> </tr> <tr> <td><b>INSURER C:</b></td> <td></td> </tr> <tr> <td><b>INSURER D:</b></td> <td></td> </tr> <tr> <td><b>INSURER E:</b></td> <td></td> </tr> <tr> <td><b>INSURER F:</b></td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	<b>INSURER A:</b> Benchmark Insurance Company	41394	<b>INSURER B:</b>		<b>INSURER C:</b>		<b>INSURER D:</b>		<b>INSURER E:</b>		<b>INSURER F:</b>	
INSURER(S) AFFORDING COVERAGE	NAIC #														
<b>INSURER A:</b> Benchmark Insurance Company	41394														
<b>INSURER B:</b>															
<b>INSURER C:</b>															
<b>INSURER D:</b>															
<b>INSURER E:</b>															
<b>INSURER F:</b>															

COVERAGES	CERTIFICATE NUMBER	REVISION NUMBER
-----------	--------------------	-----------------

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTD	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS								
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;"><input type="checkbox"/> CLAIMS MADE</td> <td style="width: 50%;"><input checked="" type="checkbox"/> OCCUR</td> </tr> </table>	<input type="checkbox"/> CLAIMS MADE	<input checked="" type="checkbox"/> OCCUR	X	X	CBG-00060030-00	12/05/2022	12/05/2023	EACH OCCURRENCE \$1,000,000						
	<input type="checkbox"/> CLAIMS MADE	<input checked="" type="checkbox"/> OCCUR													
GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC Other: _____	DAMAGE TO RENTED PREMISES (Ea occurrence) \$100,000 MED EXP (Any one person) \$5,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000														
	<b>AUTOMOBILE LIABILITY:</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$								
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED    RETENTIONS \$						EACH OCCURRENCE \$ AGGREGATE \$								
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICE/MEMBER EXCLUDER? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A					<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">PER STATUTE</td> <td style="width: 50%; text-align: center;">OTH-ER</td> </tr> <tr> <td>E.L. EACH ACCIDENT</td> <td>\$</td> </tr> <tr> <td>E.L. DISEASE - EA EMPLOYEE</td> <td>\$</td> </tr> <tr> <td>E.L. DISEASE - POLICY LIMIT</td> <td>\$</td> </tr> </table>	PER STATUTE	OTH-ER	E.L. EACH ACCIDENT	\$	E.L. DISEASE - EA EMPLOYEE	\$	E.L. DISEASE - POLICY LIMIT	\$
PER STATUTE	OTH-ER														
E.L. EACH ACCIDENT	\$														
E.L. DISEASE - EA EMPLOYEE	\$														
E.L. DISEASE - POLICY LIMIT	\$														
			X												

**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)**

<b>CERTIFICATE HOLDER</b>  The city Of Wood Dale 404 N Wood Dale Rd Frnt 1 Wood Dale, IL 60191-1586	<b>CANCELLATION</b>  SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  <b>AUTHORIZED REPRESENTATIVE</b>   Pete Buccola
---	---



---

## **REQUEST FOR COUNCIL ACTION**

Referred to Council: December 22, 2022  
Subject: Architectural Agreement for PD Interior Renovations  
Staff Contact: Chris Zito, Chief of Police  
Department: Police

**TITLE:** A Resolution Approving an agreement with FGM Architects for architectural services for the Wood Dale Police Station Interior Renovations and the City of Wood Dale, in an amount not to exceed \$190,716.00, pending final attorney review.

### **COMMITTEE ACTION FOLLOW-UP ITEMS:**

There are no follow-up items from Committee meeting.

Committee Vote – 6-0

### **DOCUMENTS ATTACHED**

✓ Resolution

### **STRATEGIC PLAN ITEM**

Yes

No

**RESOLUTION NO. R-22-74**

**A RESOLUTION APPROVING AN AGREEMENT FOR ARCHITECTURAL SERVICES FOR THE WOOD DALE POLICE STATION INTERIOR RENOVATIONS BETWEEN FGM ARCHITECTS AND THE CITY OF WOOD DALE, IN AN AMOUNT NOT TO EXCEED \$190,716.**

**WHEREAS**, the City of Wood Dale (hereinafter referred to as the “City”) is a duly organized and existing body politic and corporate governed by the provisions of the Illinois Municipal Code, 65 ILCS 5/1-1-1, *et seq.*, and its own duly adopted Municipal Code; and

**WHEREAS**, the City is authorized and empowered under the Illinois Municipal Code, and its Ordinances adopted pursuant thereto, to enter into agreements and to contract for goods and services; and

**WHEREAS**, the Mayor and the City Council of the City seek to ensure that the City is run effectively and efficiently; and

**WHEREAS**, the Mayor and the City Council of the City, seeks FGM Architects for architectural services for the Wood Dale Police Station Interior Renovations; and

**WHEREAS**, these services are necessary to maintain and promote an effective and efficient City Government; and

**WHEREAS**, after diligent review of the qualifications and services of FGM Architects, the Mayor and the City Council find FGM Architects is the most qualified to perform the duties sought by the City; and

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF WOOD DALE, DUPAGE COUNTY, AN ILLINOIS CORPORATION**, as follows:

**SECTION 1:** The recitals set forth above are incorporated herein and made a part hereof.

**SECTION 2:** The Mayor is authorized to execute said Agreement on behalf of the City of Wood Dale, which signature shall be attested to by the City Clerk.

**SECTION 3:** The City Manager, staff and/or the City Attorney shall take the steps necessary to put the terms and conditions of the Agreement into effect.

**SECTION 4:** That all ordinances and resolutions, or parts thereof in conflict with the provisions of this Resolution are, to the extent of such conflict, hereby repealed.

**SECTION 5:** That this Resolution shall be in full force and effect from and after its adoption, approval and publication in pamphlet form as provided by law.

PASSED this **22nd day of December, 2022.**

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

APPROVED this **22nd day of December, 2022.**

SIGNED: \_\_\_\_\_  
Annunziato Pulice, Mayor

ATTEST: \_\_\_\_\_  
Lynn Curiale, City Clerk



---

## **REQUEST FOR COUNCIL ACTION**

Referred to Council: December 22, 2022  
Subject: List of Bills  
Staff Contact: Brad Wilson, Finance Director  
Department: Finance

**TITLE:** List of Bills – 12/22/2022

### **RECOMMENDATION:**

The Finance Department recommends that the City Council approve bills for the 12/22/2022 City Council meeting in the amount of \$2,979,667.52.

### **BACKGROUND:**

<u>Fund</u>	<u>Amount</u>
General Fund	\$ 439,771.72
Road & Bridge Fund	\$ 4,988.36
Motor Fuel Tax Fund	\$ 8,170.09
Tourism Fund	\$ 9,948.51
Narcotics Fund	\$ -
TIF District #1	\$ 1,049,312.97
TIF District #2	\$ -
Capital Projects Fund	\$ 659,397.36
Land Acquisition Fund	\$ -
Commuter Parking Lot Fund	\$ 2,243.32
Sanitation Fund	\$ -
Water & Sewer Fund	\$ 804,410.19
CERF	\$ -
Special Service Area Fund	\$ 1,425.00
Total of all Funds	\$ 2,979,667.52
Total Number of Checks:	102
Check number range	16069-16170

Purchases are made in accordance with the City's purchasing policies and procedures manual.

*Items of interest:*

Petty Cash - PD (\$369.11) – Re-issue from the last LOB, due to Chief name change

855 Lively, LLC (\$299,637.97) – RKC Cleaners, TIF reimbursement #2

Altruistic IT (\$12,500.00) – 50% of engagement, per contract terms

*Vehicle Purchases:*

There are no vehicle purchases on this list of bills.

Committee date:

Council date:

**DOCUMENTS ATTACHED**

- ✓ List of Bills

## List of Bills - December 22, 2022

CHECK	FULL DESCRIPTION	AMOUNT	INVOICE	DATE	ACCOUNT	ACCOUNT DESCRIPTION
16069	Fraternal Order of Police Lodge #109 Dupage County Sheriff Shop with a Cop	125.00	1	12/6/2022	10024041 42036 PD	Community Services
		<u>125.00</u>				
16070	Petty Cash - Police Dept					
	Miscellaneous	40.87	111722-01	10/5/2022	10024041 49099 PD	Miscellaneous
	Office Supplies	5.39	111722-02	10/11/2022	10024041 44031 PD	Office Supplies
	Conferences/Meetings	30.00	111722-03	10/12/2022	10024041 49004 PD	Conferences/Meetings
	Conferences/Meetings	30.00	111722-04	10/12/2022	10024041 49004 PD	Conferences/Meetings
	Trunk or Treat	20.63	111722-05	10/12/2022	22040000 49036 Tourism	Community Events
	Miscellaneous	52.18	111722-06	10/16/2022	10024041 49099 PD	Miscellaneous
	Community Service	3.22	111722-13	11/2/2022	10024041 44036 PD	Community Services
	Maintenance- Other Equip	29.97	111722-14	11/12/2022	10024041 44015 PD	Maintenance - Other Equipment
	Conferences/Meetings	17.00	111722-15	11/16/2022	10024041 49004 PD	Conferences/Meetings
	Miscellaneous	8.79	111722-07	10/19/2022	10024041 49099 PD	Miscellaneous
	Trunk or Treat	48.88	111722-08	10/22/2022	22040000 49036 Tourism	Community Events
	Miscellaneous	37.13	111722-09	10/22/2022	10024041 49099 PD	Miscellaneous
	Office Supplies	5.05	111722-10	10/24/2022	10024041 44031 PD	Office Supplies
	Conferences/Meetings	20.00	111722-11	10/26/2022	10024041 49004 PD	Conferences/Meetings
	Conferences/Meetings	20.00	111722-12	11/1/2022	10024041 49004 PD	Conferences/Meetings
		<u>369.11</u>				
16071	10-41 Incorporated					
	Chaplains Counselors Training	1,900.00	2	12/13/2022	10024041 42089 PD	Education And Training
		<u>1,900.00</u>				
16072	855 Lively, LLC					
	855 Lively, LLC - Payment 2	299,637.97	2	12/14/2022	24 42034 TIF 1	Professional Services
		<u>299,637.97</u>				
16073	AEP Energy					
	Wastewater/Water Dept Electric Services- Oct 22	1,691.92	3999900226oct22	11/30/2022	63005081 44051 Utilities	Electric Utilities
	Wastewater/Water Dept Electric Services- Oct 22	6,218.33	3999900226oct22	11/30/2022	63005082 44051 Sewer	Electric Utilities
		<u>7,910.25</u>				
16074	Al Warren Oil Co Inc					
	808.1 Gals of Unleaded Gas	2,476.74	W1522189	11/29/2022	10 13001 GF	Gasoline Inventory
	814 Gals of Unleaded Gas, 1446.8 Gals of Diesel	8,521.63	W1520426	11/21/2022	10 13001 GF	Gasoline Inventory
		<u>10,998.37</u>				
16075	Alfredo Rodriguez					
	20200353, 389 N Maple- Cash Bond/Escrow Refund	1,167.27	1	11/15/2022	10 22001 GF	Escrow Account
	20200353, 389 N Maple- Cash Bond/Escrow Refund	5,000.00	1	11/15/2022	10 22003 GF	Builders Cash Bond
		<u>6,167.27</u>				
16076	Allscape Inc.					
	Contracted Landscape Maintenance	1,050.00	22-0515	11/25/2022	10035052 42106 Streets	Landscaping - City Property
		<u>1,050.00</u>				

## List of Bills - December 22, 2022

CHECK	FULL DESCRIPTION	AMOUNT	INVOICE	DATE	ACCOUNT	ACCOUNT DESCRIPTION	
16077	Altruistic IT, LLC	#R-22-65 IT Assessment	12,500.00	001181	12/1/2022	10011015 42030 IT	IT Professional Services
			<u>12,500.00</u>				
16078	Amalgamated Bank of Chicago	Bond Fee- SSA12	475.00	1855572004dec22	12/1/2022	81 47001 SSA	Escrow Agent Fees
		Bond Fee- SSA13	475.00	1855573003dec22	12/1/2022	81 47001 SSA	Escrow Agent Fees
		Bond Fee- SSA14	475.00	1855574002dec22	12/1/2022	81 47001 SSA	Escrow Agent Fees
		TIF Bond	239,675.00	7709dec22	12/12/2022	24 47024 TIF 1	Interest - TIF 1
		TIF Bond	510,000.00	7709dec22	12/12/2022	24 45024 TIF 1	Principal - TIF 1
		Storm Bond 2020A	130,468.76	7242dec22	12/12/2022	50030000 47050 CIP	Interest - CIP
		Storm Bond 2020A	285,000.00	7242dec22	12/12/2022	50030000 45050 CIP	Principal - CIP
		Water Bond 2020B	117,500.00	7417dec22	12/12/2022	63005082 47269 Sewer	Interest - LT Debt
		Water Bond 2020B	435,000.00	7417dec22	12/12/2022	63005082 45269 Sewer	Principal - 2012 A/IEPA
			<u>1,719,068.76</u>				
16079	Annett Esposito	Sidewalk-Apron Reimbursement, RES-2022-0312	300.00	1	10/5/2022	10035052 42060 Streets	Sidewalk Maintenance
			<u>300.00</u>				
16080	Bannerville USA, Inc	Installation of Winter/Holiday Pole Banners	1,445.00	33354	11/21/2022	22040000 49036 Tourism	Community Events
			<u>1,445.00</u>				
16081	Baxter and Woodman Inc	Foster Ave Resurfacing Construction	3,453.10	0236755	7/25/2022	50030000 46031 CIP	Street Improvement Program
			<u>3,453.10</u>				
16082	Blue Sky Builders	RES-2021-0312, 294 N Ash Ave	-183.74	RES-2021-0312	11/17/2022	10 22001 GF	Escrow Account
		RES-2021-0312, 294 N Ash Ave	1,000.00	RES-2021-0312	11/17/2022	10 22003 GF	Builders Cash Bond
			<u>816.26</u>				
16083	Bluebeam	Revu-Standard Maintenance	545.00	M49941	9/29/2022	10011015 42105 IT	IT - Software Licenses & M/As
			<u>545.00</u>				
16084	Bond, Dickson & Conway	Legal Services- Planning/Zoning	3,864.00	18267	11/3/2022	10011013 42062 Legal	Legal - General Fund
		Legal Services- 895 LLC 008 Pet Enforce	1,248.87	18268	11/3/2022	10011013 42062 Legal	Legal - General Fund
		Legal Services- 895 LLC 015 Pet for Enforce	1,227.87	18269	11/3/2022	10011013 42062 Legal	Legal - General Fund
		Legal Services- 421 N Oak	1,974.00	18273	11/3/2022	10011013 42062 Legal	Legal - General Fund
		Legal Services- 895 N WD	977.00	18272	11/3/2022	10011013 42062 Legal	Legal - General Fund
		Legal Services- Lynmark Development	2,331.00	18271	11/3/2022	10011013 42062 Legal	Legal - General Fund
		Legal Services- 2022 895 vs WD	189.00	18270	11/3/2022	10011013 42062 Legal	Legal - General Fund
		Legal Services- Legislative	30,901.40	18265	11/3/2022	10011013 42062 Legal	Legal - General Fund
		Legal Services- Police	105.00	18266	11/3/2022	10011013 42062 Legal	Legal - General Fund
			<u>42,818.14</u>				



## List of Bills - December 22, 2022

CHECK	FULL DESCRIPTION	AMOUNT	INVOICE	DATE	ACCOUNT	ACCOUNT DESCRIPTION
16085	CDW Government Inc					
	Docking Station and Mounting Component	885.48	1C8WTZP	10/6/2022	10 36090 GF	DUI Tech Fund Fees
	Thermal Printer and Battery	<u>3,515.12</u>	1C92JSN	11/1/2022	10 36090 GF	DUI Tech Fund Fees
		<u>4,400.60</u>				
16086	Chiappetta					
	CDC Minutes- 11/21/2022	<u>187.50</u>	2022-8	12/1/2022	10012021 42086 CD	Publish Legal Notice
		<u>187.50</u>				
16087	Christopher Burke Engineering Ltd					
	Public Works Facility Improvements	576.25	176529	8/3/2022	50010000 46036 CIP	PW Building Improvements
	RES-2022-0478, 131 West Center	573.00	179806	12/6/2022	10 22001 GF	Escrow Account
	COM-2022-0155, 855 Lively Blvd	1,766.75	179807	12/6/2022	10 22001 GF	Escrow Account
	RES-2022-0479, 133 West Center	620.75	179808	12/6/2022	10 22001 GF	Escrow Account
	CDC-2022-0008, 364-379 E Irving Park Rd	1,793.00	179809	12/6/2022	10 22001 GF	Escrow Account
	CDC-2022-0006, 372 N Wood Dale Rd	480.75	179810	12/6/2022	10 22001 GF	Escrow Account
	CDC-2022-0006, 372 N Wood Dale Rd	376.50	178915	11/7/2022	10 22001 GF	Escrow Account
	20190168, 152 Timber Ct	913.56	179803	12/6/2022	10 22001 GF	Escrow Account
	20200752, 158 N Edgewood Ave	811.75	179804	12/6/2022	10 22001 GF	Escrow Account
	RES-2022-0105, 233 Orchard Dr	436.06	179805	12/6/2022	10 22001 GF	Escrow Account
	RES-2022-0355, 433 Cedar	429.75	178909	11/7/2022	10 22001 GF	Escrow Account
	RES-2022-0478, 131 West Center	1,002.75	178910	11/7/2022	10 22001 GF	Escrow Account
	RES-2022-0479, 133 West Center	1,002.75	178911	11/7/2022	10 22001 GF	Escrow Account
	RES-2022-0477, 140 Edgebrook	1,342.38	178912	11/7/2022	10 22001 GF	Escrow Account
	20210076, 391 Preserve Lane	1,391.06	178913	11/7/2022	10 22001 GF	Escrow Account
	20200023, 800 N Rt. 83	2,124.81	178914	11/7/2022	10 22001 GF	Escrow Account
	On-Call Engineering Services	40.25	178903	11/7/2022	10 22001 GF	Escrow Account
	20160755-555 Pond Dr	356.65	178904	11/7/2022	10 22001 GF	Escrow Account
	20190051- 428 Knollwood	47.75	178905	11/7/2022	10 22001 GF	Escrow Account
	20200753- 154 N Edgewood	292.81	178906	11/7/2022	10 22001 GF	Escrow Account
	20200752- 158 N Edgewood	627.06	178907	11/7/2022	10 22001 GF	Escrow Account
	RES-2022-0396, 345 N Oak	<u>955.00</u>	178908	11/7/2022	10 22001 GF	Escrow Account
		<u>17,961.39</u>				
16088	Cirincione					
	Plumbing Plan/Inspection Reviews- October 2022	1,800.00	October 2022	10/31/2022	10012021 42034 CD	Professional Services
	Plumbing Plan/Inspection Reviews- November 2022	<u>1,630.00</u>	November 2022	11/30/2022	10012021 42034 CD	Professional Services
		<u>3,430.00</u>				
16089	Citytech USA Inc					
	Public Salary Membership	<u>390.00</u>	4110	12/1/2022	10011011 42091 Admin	Dues And Subscriptions - Admin
		<u>390.00</u>				
16090	Commercial Tire Service					
	2 Tires	<u>678.00</u>	137494	11/29/2022	63005081 44017 Utilities	Maintenance - Vehicles
		<u>678.00</u>				

## List of Bills - December 22, 2022

CHECK	FULL DESCRIPTION	AMOUNT	INVOICE	DATE	ACCOUNT	ACCOUNT DESCRIPTION
16091 Commonwealth Edison	Clock Tower	200.98	2397133276dec22	11/23/2022	21035059 44051 MFT	Electric Utilities
	401 Crestwood	199.10	1094161002dec22	11/28/2022	21035059 44051 MFT	Electric Utilities
	Street Lights	250.33	592031019dec22	11/21/2022	21035059 44051 MFT	Electric Utilities
	475 Arbor	22.15	931132071dec22	11/30/2022	63005081 44051 Utilities	Electric Utilities
	387 Preserve	23.11	1935098099dec22	11/30/2022	63005082 44051 Sewer	Electric Utilities
	152 Janis	23.43	1977013032dec22	11/30/2022	63005081 44051 Utilities	Electric Utilities
	790 N Central Ave	575.52	7530503011dec22	11/23/2022	21035059 44051 MFT	Electric Utilities
	144 Commercial	157.14	6018658025dec22	11/23/2022	63005081 44051 Utilities	Electric Utilities
	SS Irving	367.98	5850739020dec22	11/23/2022	60 44051 Metra	Electric Utilities
	333 E Irving Park Rd	310.30	5850691034dec22	11/23/2022	21035059 44051 MFT	Electric Utilities
	Sign Devon Ave	25.61	3683007037dec22	11/23/2022	21035059 44051 MFT	Electric Utilities
	121 E Irving Lights	1,288.17	2720145042dec22	11/23/2022	21035059 44051 MFT	Electric Utilities
	L/S Street Lights	213.74	2811168048dec22	11/30/2022	21035059 44051 MFT	Electric Utilities
	Street Lights	230.90	2003164030dec22	11/28/2022	21035059 44051 MFT	Electric Utilities
	948 Edgewood	11.52	1091045118dec22	11/23/2022	21035059 44051 MFT	Electric Utilities
	269 Irving	9.14	3531026055dec22	11/21/2022	21035059 44051 MFT	Electric Utilities
	411 Irving	46.55	4578064010dec22	11/21/2022	21035059 44051 MFT	Electric Utilities
	970 Lively	5.33	1891117124dec22	11/23/2022	21035059 44051 MFT	Electric Utilities
	Street Lights	4,287.55	5551084019dec22	11/21/2022	21035059 44051 MFT	Electric Utilities
			<u>8,248.55</u>			
16092 Concentric Integration	2022-2023 Time and Material Support Services	3,022.10	0240755	11/21/2022	63005081 42001 Utilities	Telephone/Alarm Line
	2022-2023 Support Services	1,594.00	0240748	11/21/2022	63005081 42001 Utilities	Telephone/Alarm Line
		<u>4,616.10</u>				
16093 Conduent State & Local Solutions	Camera Fixed/Pay by Web Monthly- Nov 2022	6,515.00	1662623	12/6/2022	10024041 42093 PD	Cops Administration
	Camera Fixed/Pay by Web Monthly- Nov 2022	625.00	1662623	12/6/2022	10 36130 GF	Trax-Guard Enforcement
		<u>7,140.00</u>				
16094 Conrad Polygraph, Inc	1 Exam	180.00	5344	11/30/2022	10024047 49044 PD Brd	Testing Program
		<u>180.00</u>				
16095 Corrective Asphalt Materials, LLC	2022 Pavement Preservation	20,838.51	22129N	11/17/2022	50030000 46031 CIP	Street Improvement Program
		<u>20,838.51</u>				
16096 Costar Realty Information, Inc	Monthly Subscription	684.00	120173572	11/2/2022	22050000 49055 Tourism	Economic Development
		<u>684.00</u>				
16097 Critical Reach	2023 APBnet Annual Support Fee	480.00	2991	12/9/2022	10024041 42019 PD	Maintenance Agreements
		<u>480.00</u>				

## List of Bills - December 22, 2022

CHECK	FULL DESCRIPTION	AMOUNT	INVOICE	DATE	ACCOUNT	ACCOUNT DESCRIPTION	
16098	Critical Technology Solutions	Repaired Holding Cell Camera	156.25	3224224	11/26/2022	10024041 42011 PD	Maintenance - Building/Grounds
			<u>156.25</u>				
16099	D&B Landscaping Services	Grass Cutting Services- October 2022	4,576.00	5501	11/5/2022	10012021 42104 CD	Property Maintenance
			<u>4,576.00</u>				
16100	Dahme Mechanical Industries, Inc	Richert Station Pumping Repairs	18,888.00	20220461	11/23/2022	63005081 42011 Utilities	Maintenance - Building/Grounds
		North Plant Gear Box Rebuild	950.00	20220464	11/23/2022	63005082 42015 Sewer	Maintenance - Other Equipment
			<u>19,838.00</u>				
16101	Daily Herald	Public Hearings- CD	79.35	230116	11/7/2022	10012021 42086 CD	Publish Legal Notice
		Public Hearings- CD	101.20	230116	11/7/2022	10 22001 GF	Escrow Account
		Public Hearings- CD	182.85	233682	11/7/2022	10012021 42086 CD	Publish Legal Notice
		Public Hearings- Wood Dale Bridge	296.70	229513	9/25/2022	50030000 46033 CIP	Bridge Improvements
		Bid Notice- Sidewalk Replacement	92.00	226372	11/14/2022	10035052 42060 Streets	Sidewalk Maintenance
			<u>752.10</u>				
16102	Diane Hardy	Tree Lighting Entertainment	400.00	2	11/30/2022	22040000 49036 Tourism	Community Events
		Balloon Artist/Face Painter for Tree Lighting	1,000.00	1	10/25/2022	22040000 49036 Tourism	Community Events
			<u>1,400.00</u>				
16103	Dominika Pawel	Duplicate Payment Reimbursement	100.00	1	12/1/2022	10 33013 GF	Contractor's Registration
			<u>100.00</u>				
16104	Drost	Uniform Allowance Reimbursement	125.00	5	12/6/2022	10024041 44021 PD	Uniforms
			<u>125.00</u>				
16105	DuPage Water Commission	City Water Purchase- November 2022	165,599.42	01-2300-00dec22	11/30/2022	63005081 44053 Utilities	DPWC Water Purchase
			<u>165,599.42</u>				
16106	EBM, Inc	Monthly Window Cleaning-Metra, November 2022	140.00	111166	11/30/2022	60 42034 Metra	Professional Services
		Monthly Window Cleaning- Metra, September 22	140.00	110751	9/30/2022	60 42034 Metra	Professional Services
		Monthly Window Cleaning- Metra, October 22	140.00	110941	10/31/2022	60 42034 Metra	Professional Services
		Monthly Janitorial Services- Metra, November 22	1,455.34	111084	11/15/2022	60 42034 Metra	Professional Services
		Monthly Janitorial Services- CH, November 22	4,796.56	111083	11/15/2022	10012025 42011 Bldg Maint	Maintenance - Building/Grounds

## List of Bills - December 22, 2022

CHECK	FULL DESCRIPTION	AMOUNT	INVOICE	DATE	ACCOUNT	ACCOUNT DESCRIPTION
	Monthly Janitorial Services- CH, November 22	212.41	111083	11/15/2022	63005081 42011 Utilities	Maintenance - Building/Grounds
	Monthly Janitorial Services- CH, November 22	262.51	111083	11/15/2022	63005082 42011 Sewer	Maintenance - Building/Grounds
		7,146.82				
16107	EGM, Inc.	390.00	23472	11/16/2022	63005082 42011 Sewer	Maintenance - Building/Grounds
		390.00				
16108	eLineup LLC	600.00	1212	12/12/2022	10024041 42019 PD	Maintenance Agreements
		600.00				
16109	Engineering Resource Associate	7,427.00	w2206200.08	11/22/2022	50010000 46034 CIP	Storm Sewer
		7,427.00				
16110	Feral Fixers	105.00	WDPC22010052	11/11/2022	10024041 42048 PD	Animal Control
	1 Cat	35.00	WDPC22010647	10/6/2022	10024041 42048 PD	Animal Control
	1 Cat	35.00	WDPC22010646	10/6/2022	10024041 42048 PD	Animal Control
		175.00				
16111	Anthony Rainiero	4,700.00	5	9/20/2022	22040000 49036 Tourism	Community Events
		4,700.00				
16112	Forest Awards & Engraving	23.95	13331	11/17/2022	10024041 42005 PD	Printing
		23.95				
16113	FP Mailing	300.00	RI105569576	12/4/2022	10011016 44002 Marketing	Postage
		300.00				
16114	Galls	118.85	022807700	11/28/2022	10024041 42089 PD	Education And Training
		118.85				
16115	Gerard Printing Company	406.40	118618	11/28/2022	10024041 44021 PD	Uniforms
	1000 Yard Waste Stickers	489.45	118599	11/17/2022	10011011 42005 Admin	Printing
		895.85				
16116	GHC Mechanical, Inc.	2,546.25	C007668	11/1/2022	10012025 42011 Bldg Maint	Maintenance - Building/Grounds
		2,546.25				

## List of Bills - December 22, 2022

CHECK	FULL DESCRIPTION	AMOUNT	INVOICE	DATE	ACCOUNT	ACCOUNT DESCRIPTION
16117	Globe Construction, Inc. FY22 Sidewalk/Concrete Replacement Program	47,589.75	2217	10/21/2022	10035052 42060 Streets	Sidewalk Maintenance
		<u>47,589.75</u>				
16118	Granicus GovAcces for VisionLive	9,029.23	159326	12/5/2022	10011015 42105 IT	IT - Software Licenses & M/As
		<u>9,029.23</u>				
16119	H&H Electric Co Street Lighting Maintenance- WD Rd/Division St	515.35	40264	10/31/2022	21035059 42010 MFT	Maintenance - Street Lights
		<u>515.35</u>				
16120	Hahn and Associates Ltd Social Services Program- January 2023	1,185.00	January 2023	12/13/2022	10024041 42037 PD	Township Social Services
		<u>1,185.00</u>				
16121	Haumann 5 Years of Service Recognition	75.00	3	11/21/2022	10011014 49041 HR	Employee Recognition
		<u>75.00</u>				
16122	Heartland Business Systems, LLC Fortinet Coterm	7,482.43	563727-H	11/22/2022	10011015 42105 IT	IT - Software Licenses & M/As
	CSP Monthly- November 2022	3,805.28	560883-H	11/15/2022	10011015 42105 IT	IT - Software Licenses & M/As
	HBS Managed Services	307.50	561998-H	11/17/2022	10011015 42030 IT	IT Professional Services
		<u>11,595.21</u>				
16123	HR Green Residential Plan Reviews- September 2022	8,935.00	156296	10/14/2022	10012021 42034 CD	Professional Services
	Residential Plan Reviews- September 2022	362.50	156296	10/14/2022	10 22001 GF	Escrow Account
	Residential Plan Reviews- October 2022	7,984.00	157468	11/14/2022	10012021 42034 CD	Professional Services
	Elizabeth Dr Bridge	8,101.76	19-157815	11/21/2022	50030000 46033 CIP	Bridge Improvements
		<u>25,383.26</u>				
16124	IL LEAP Membership Dues 2023	50.00	0000421	12/8/2022	10024041 42090 PD	Dues And Subscriptions
		<u>50.00</u>				
16125	IL Secretary of State Police Confidential Plates and Title Purchase	5.00	9	12/13/2022	10024041 42017 PD	Maintenance - Vehicles
		<u>5.00</u>				
16126	Illinois Association of Chiefs of Police POST Form A/Answer Sheets/Admin Guide	918.00	12022	12/6/2022	10024047 49044 PD Brd	Testing Program
		<u>918.00</u>				
16127	Illinois City/county Managemen 1 Job Ad Posting	50.00	3986	10/24/2022	10011014 42095 HR	Employee Recruitment
		<u>50.00</u>				

## List of Bills - December 22, 2022

CHECK	FULL DESCRIPTION	AMOUNT	INVOICE	DATE	ACCOUNT	ACCOUNT DESCRIPTION	
16128	Illinois Environmental Protect	IEPA Principal/Interest Payment FY2023	127,598.23	L17-5840-02	11/15/2022	50030000 45050 CIP	Principal - CIP
		IEPA Principal/Interest Payment FY2023	38,279.67	L17-5840-02	11/15/2022	50030000 47050 CIP	Interest - CIP
		<u>165,877.90</u>					
16129	Illinois Prosecutor Services, LLC	On-Line Version Yearly Subscription	100.00	3876	11/19/2022	10024041 42090 PD	Dues And Subscriptions
		<u>100.00</u>					
16130	Illinois Public Works Mutual Aid Network	Membership Dues 2023	100.00	1784	12/2/2022	10015051 42090 PW Admin	Dues And Subscriptions
		<u>100.00</u>					
16131	Infosend, Inc.	28 Day Notices/ UB Billing- December 2022	73.39	225519	11/30/2022	63005081 42032 Utilities	Data Processing Service
		28 Day Notices/ UB Billing- December 2022	135.46	225519	11/30/2022	63005081 44002 Utilities	Postage
		28 Day Notices/ UB Billing- December 2022	135.46	225519	11/30/2022	63005082 44002 Sewer	Postage
		28 Day Notices/ UB Billing- December 2022	652.01	225519	11/30/2022	63005081 42032 Utilities	Data Processing Service
		28 Day Notices/ UB Billing- December 2022	1,229.32	225519	11/30/2022	63005081 44002 Utilities	Postage
		28 Day Notices/ UB Billing- December 2022	1,229.32	225519	11/30/2022	63005082 44002 Sewer	Postage
		<u>3,454.96</u>					
16132	International Code Council Inc	IPMC Soft	87.00	1001586962	11/2/2022	10012021 44003 CD	Books And Publications
		<u>87.00</u>					
16133	IPBC - Intergovernmental Personnel	Monthly Insurance Premium- December 2022	52,152.44	Dec- 22	11/30/2022	10011011 42061 Admin	Health Insurance
		Monthly Insurance Premium- December 2022	79.19	Dec- 22	11/30/2022	10012021 42061 CD	Health Insurance
		Monthly Insurance Premium- December 2022	2,636.10	Dec- 22	11/30/2022	10012022 42061	Health Insurance
		Monthly Insurance Premium- December 2022	100.63	Dec- 22	11/30/2022	10012023 42061	Health Insurance
		Monthly Insurance Premium- December 2022	5,845.68	Dec- 22	11/30/2022	10013000 42061 Finance	Health Insurance
		Monthly Insurance Premium- December 2022	3,940.80	Dec- 22	11/30/2022	10024041 42061 PD	Health Insurance
		Monthly Insurance Premium- December 2022	43,932.32	Dec- 22	11/30/2022	10024042 42061	Health Insurance
		Monthly Insurance Premium- December 2022	7,489.30	Dec- 22	11/30/2022	10024043 42061	Health Insurance
		Monthly Insurance Premium- December 2022	3,160.92	Dec- 22	11/30/2022	10024044 42061	Health Insurance
		Monthly Insurance Premium- December 2022	4,942.36	Dec- 22	11/30/2022	10024045 42061	Health Insurance
		Monthly Insurance Premium- December 2022	7,781.77	Dec- 22	11/30/2022	10015051 42061 PW Admin	Health Insurance
		Monthly Insurance Premium- December 2022	11,766.07	Dec- 22	11/30/2022	10035052 42061 Streets	Health Insurance
		Monthly Insurance Premium- December 2022	4,508.64	Dec- 22	11/30/2022	10015053 42061 VGM	Health Insurance
		Monthly Insurance Premium- December 2022	11,923.12	Dec- 22	11/30/2022	63005081 42061 Utilities	Health Insurance
		Monthly Insurance Premium- December 2022	17,947.95	Dec- 22	11/30/2022	63005082 42061 Sewer	Health Insurance
		<u>178,207.29</u>					

## List of Bills - December 22, 2022

CHECK	FULL DESCRIPTION	AMOUNT	INVOICE	DATE	ACCOUNT	ACCOUNT DESCRIPTION
16134	IPRF - Illinois Public Risk Fund					
	January W/C Fee	22,814.25	82782	12/1/2022	10011014 42043 HR	Insurance Premiums
	January W/C Fee	<u>7,604.75</u>	82782	12/1/2022	63005082 42043 Sewer	Insurance Premiums
		<u>30,419.00</u>				
16135	ITsavvy, LLC					
	Epson Multifunction Printer	4,240.00	01384558	11/3/2022	50010000 46036 CIP	PW Building Improvements
	Printer Cradle, Batteries, Power Adapters	1,989.00	01390111	11/28/2022	10 36090 GF	DUI Tech Fund Fees
	2 Flat Wall Mounts	356.00	01388937	11/22/2022	10 22060 GF	PEG Fees
	Keyboards, Touchpads, Cameras and Sound Bars	13,634.09	01382586	10/26/2022	10 22060 GF	PEG Fees
Keyboards, Touchpads, Cameras and Sound Bars	<u>13,634.09</u>	01382586	10/26/2022	50010000 46036 CIP	PW Building Improvements	
		<u>33,853.18</u>				
16136	Julie Garcia					
	DJ for Tree Lighting Event	<u>800.00</u>	1632	11/16/2022	22040000 49036 Tourism	Community Events
			<u>800.00</u>			
16137	Kathleen W Bono Csr Ltd					
	Court Hearing for City of WD vs 895 N Wood Dale Rd	<u>322.40</u>	9031	11/30/2022	10011013 42062 Legal	Legal - General Fund
			<u>322.40</u>			
16138	Knight					
	20 Years of Service Recognition	<u>250.00</u>	2	11/21/2022	10011014 49041 HR	Employee Recognition
			<u>250.00</u>			
16139	Kwik-print Inc					
	Signs for Tree Lighting	680.00	72322	11/30/2022	22040000 49036 Tourism	Community Events
	1 Foam Core Board	<u>66.00</u>	72206	11/10/2022	10011016 42005 Marketing	Printing
			<u>746.00</u>			
16140	Lakeshore Recycling Systems					
	City Street Sweeping	<u>4,359.98</u>	PS501325	11/30/2022	20035058 42110 RB	Street Sweeping
			<u>4,359.98</u>			
16141	Lakeside Consultanta					
	Plan Reviews- November 2022	<u>2,900.00</u>	Nov 22	12/1/2022	10012021 42034 CD	Professional Services
			<u>2,900.00</u>			
16142	Levato Group, Inc.					
	Uniform Allowance	<u>843.00</u>	14736	11/18/2022	10012021 44021 CD	Uniforms
			<u>843.00</u>			
16143	Lynn Curiale					
	Health Insurance Reimbursement	<u>662.68</u>	4	11/22/2022	10011011 42061 Admin	Health Insurance
			<u>662.68</u>			
16144	Marquardt & Belmonte PC					
	Admin Building Hearings- October 2022	243.00	12224	10/31/2022	10024041 42034 PD	Professional Services
	DUI Prosecutions- November 2022	2,800.40	12240	12/1/2022	10011013 42064 Legal	Legal - Prosecution

## List of Bills - December 22, 2022

CHECK	FULL DESCRIPTION	AMOUNT	INVOICE	DATE	ACCOUNT	ACCOUNT DESCRIPTION
	Admin Building Hearings- November 2022	270.00	12239	12/1/2022	10024041 42034 PD	Professional Services
	City Prosecutions- November 2022	<u>1,782.00</u>	12237	12/1/2022	10011013 42064 Legal	Legal - Prosecution
		<u>5,095.40</u>				
16145	Monroe Truck Equipment Inc	<u>3,912.03</u>	338097	11/4/2022	10035052 44017 Streets	Maintenance - Vehicles
		<u>3,912.03</u>				
16146	Nelson	<u>200.00</u>	2	11/21/2022	10011014 49041 HR	Employee Recognition
		<u>200.00</u>				
16147	Nicor Gas	52.76	69653763057dec22	11/22/2022	63005082 44052 Sewer	Natural Gas Utilities
	150 Janis	49.58	38546902156dec22	11/22/2022	63005081 44052 Utilities	Natural Gas Utilities
	144 Commercial	634.09	06863454192dec22	11/28/2022	63005081 44052 Utilities	Natural Gas Utilities
	Royal Oaks	628.38	2888290005dec22	12/2/2022	20035058 44052 RB	Natural Gas Utilities
	388 Irving	67.23	46617400000dec22	12/5/2022	63005081 44052 Utilities	Natural Gas Utilities
	331 Edgewood	63.04	77616386478dec22	11/23/2022	63005081 44052 Utilities	Natural Gas Utilities
	333 E Irving Park	781.23	68992790375dec22	11/22/2022	10015051 44052 PW Admin	Natural Gas Utilities
	269 Irving - A	6,908.85	21347800001dec22	11/22/2022	63005082 44052 Sewer	Natural Gas Utilities
	269 Irving	149.16	44347800003dec22	11/22/2022	63005082 44052 Sewer	Natural Gas Utilities
	890 Lively	54.34	61032393516dec22	11/22/2022	63005081 44052 Utilities	Natural Gas Utilities
	429 Knollwood	54.34	99560406466dec22	11/22/2022	63005081 44052 Utilities	Natural Gas Utilities
	444 Potter	216.40	53400900006dec22	11/21/2022	63005081 44052 Utilities	Natural Gas Utilities
	412 Park	222.46	55400900001dec22	11/21/2022	63005081 44052 Utilities	Natural Gas Utilities
	790 N Central Ave	1,061.14	68021722167dec22	11/22/2022	10015051 44052 PW Admin	Natural Gas Utilities
	475 Arbor Lane	98.59	03000235840dec22	11/23/2022	63005081 44052 Utilities	Natural Gas Utilities
	387 Preserve Lane	56.86	05465097177dec22	11/23/2022	63005081 44052 Utilities	Natural Gas Utilities
	180 Brookhurst	425.44	59430900007dec22	11/23/2022	63005082 44052 Sewer	Natural Gas Utilities
	277 Edgebrook	<u>51.17</u>	63335878946dec22	11/23/2022	63005081 44052 Utilities	Natural Gas Utilities
		<u>11,575.06</u>				
16148	Porter Lee Corp	<u>1,121.00</u>	27819	12/1/2022	10011015 42105 IT	IT - Software Licenses & M/As
		<u>1,121.00</u>				
16149	Ray O'Herron Co Inc	<u>28.60</u>	2234030	11/17/2022	10024041 44021 PD	Uniforms
		<u>28.60</u>				
16150	Rebmann	<u>1,715.00</u>	3	12/3/2022	10012021 42034 CD	Professional Services
		<u>1,715.00</u>				
16151	Robbins Schwartz	<u>9.97</u>	936065	11/30/2022	10011013 42062 Legal	Legal - General Fund
		<u>9.97</u>				



## List of Bills - December 22, 2022

CHECK	FULL DESCRIPTION	AMOUNT	INVOICE	DATE	ACCOUNT	ACCOUNT DESCRIPTION
16152 Robinson Engineering, Ltd	CDC 2022-0006, 372 N Wood Dale	602.50	22100326	10/26/2022	10 22001 GF	Escrow Account
	Stormwater Management and On-Going Tasks	100.50	22110351	11/23/2022	10015051 42050 PW Admin	Engineering Services
	CDC-2022-0006, 372 N Wood Dale	<u>1,307.75</u>	22090213	9/21/2022	10 22001 GF	Escrow Account
		<u>2,010.75</u>				
16153 Ronald Herff	421 S Oak Investigation	<u>600.00</u>	1	9/12/2022	10011013 42062 Legal	Legal - General Fund
		<u>600.00</u>				
16154 Ruben Trejo	Sidewalk-Apron Reimbursement, RES-2021-0356	<u>300.00</u>	1	6/13/2022	10035052 42060 Streets	Sidewalk Maintenance
		<u>300.00</u>				
16155 Rygula	15 Years of Services Recognition	<u>200.00</u>	2	11/21/2022	10011014 49041 HR	Employee Recognition
		<u>200.00</u>				
16156 SAFEbuilt, LLC Lockbox # 88135	Building Inspections- November 2022	2,268.05	0094494-IN	11/30/2022	10012021 42034 CD	Professional Services
	Building Inspections- October 2022	<u>4,721.28</u>	0093744-IN	10/31/2022	10012021 42034 CD	Professional Services
		<u>6,989.33</u>				
16157 Shelton	15 Years of Services Recognition	<u>200.00</u>	1	11/21/2022	10011014 49041 HR	Employee Recognition
		<u>200.00</u>				
16158 SMG Security Holdings,LLC	Fire System- 11/22-01/23	<u>90.21</u>	137078	10/10/2022	10012025 42011 Bldg Maint	Maintenance - Building/Grounds
		<u>90.21</u>				
16159 Soil & Material Consultants, Inc.	Public Works Facility Improvements	<u>7,303.00</u>	48372	10/31/2022	50010000 46036 CIP	PW Building Improvements
		<u>7,303.00</u>				
16160 Suburban Laboratories Inc	Wastewater Water Lab Testing	<u>2,072.46</u>	209148	11/30/2022	63005082 42033 Sewer	Laboratory Services
		<u>2,072.46</u>				
16161 Teresa Szatko	Sidewalk-Apron Reimbursement, RES-2022-0313	<u>300.00</u>	1	10/5/2022	10035052 42060 Streets	Sidewalk Maintenance
		<u>300.00</u>				
16162 The Locker Shop	31 Dryblend Shirts	<u>533.00</u>	E106227	11/7/2022	10024041 46466 PD	Police Operating Equipment
		<u>533.00</u>				
16163 Toscas Law Group	Railroad Crossing Violations- 11/22/22	500.00	1122222	11/23/2022	10024041 42034 PD	Professional Services
	Tow/Seizure Violations- 11/22/22	675.00	1122223	11/23/2022	10024041 42034 PD	Professional Services
	Traffic Control Railroad Violations- 11/18/22	175.00	111822	11/21/2022	10024041 42034 PD	Professional Services

## List of Bills - December 22, 2022

CHECK	FULL DESCRIPTION	AMOUNT	INVOICE	DATE	ACCOUNT	ACCOUNT DESCRIPTION
	Traffic Control Railroad Violations- 11/25/22	175.00	112522	11/28/2022	10024041 42034 PD	Professional Services
	Building Code and Ordinance Violations- 11/22/22	500.00	112222	11/23/2022	10012021 42034 CD	Professional Services
		<u>2,025.00</u>				
16164	TransUnion Risk	75.00	427957-202211-1	12/1/2022	10024041 44039 PD	Detective's Expense
		<u>75.00</u>				
16165	Tyler Technologies	1,956.00	045-399306	11/9/2022	10011015 42030 IT	IT Professional Services
		<u>1,956.00</u>				
16166	UniFirst First Aid Corp	70.12	1847396	11/3/2022	63005082 44022 Sewer	Safety Equipment
	Medical Kit Resupply- Admin	181.49	G101752	10/28/2022	10015051 44022 PW Admin	Safety Equipment
		<u>251.61</u>				
16167	WEX Health, Inc	140.25	0001633990-IN	11/30/2022	10011014 42034 HR	Professional Services
		<u>140.25</u>				
16168	Williams Associates Architects, LTD	12,180.29	0021365	11/26/2022	50010000 46036 CIP	PW Building Improvements
		<u>12,180.29</u>				
16169	Wood Dale Fire Protection Dist	250.00	COC2022-11	12/13/2022	10 33015 GF	Commercial Activity
	Backflow/Sprinkler Plan Reviews- October 2022	350.00	October 2022	10/31/2022	10 33005 GF	Plan Review Fees
	Sprinkler/Fire Alarm Plan Reviews- November 2022	425.00	CWD2022-11	11/30/2022	10 33005 GF	Plan Review Fees
		<u>1,025.00</u>				
16170	Wood Dale Lions Club	170.00	2	12/6/2022	22010000 49094 Tourism	Seasonal Decorations
		<u>170.00</u>				
<b>Grand Total</b>		<b><u>2,976,667.52</u></b>				
<b>Total number of checks - 102</b>						

# **EXECUTIVE SESSION**

December 22, 2022 --- *Tape Recording is the Law!*

Pursuant to Illinois Open Meetings Act, 5ILCS120/2-1 *et seq.* to discuss:

1. Executive Session Official Minutes (Pursuant to 5ILCS120/2(c)(21))
2. Land Acquisition (Pursuant to 5ILCS120/2(c)(5))
3. Land Disposition (Pursuant to 5ILCS120/2(c)(6))
4. Pending Litigation (Pursuant to 5ILCS120/2(c)(11))
5. Probable Litigation (Pursuant to 5ILCS120/2(c)(11))
6. Collective Bargaining (Pursuant to 5ILCS120/2(c)(2))
7. **Personnel (Pursuant to 5ILCS120/2(c)(1))**