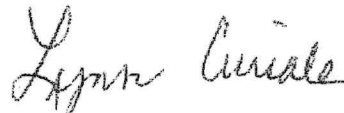


STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

I, Lynn Curiale, City Clerk of Wood Dale, Illinois DO HEREBY CERTIFY that as such City Clerk and keeper of the records, that the foregoing is a true and correct copy of Ordinance **#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** Passed by The City Of Wood Dale, Du Page County, Illinois, IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of the City of Wood Dale, this 22nd day of December, 2022



Lynn Curiale, City Clerk

SEAL



Ordinance #O-22-034

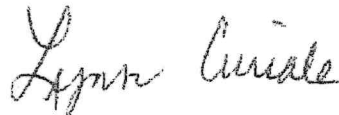
**AN ORDINANCE APPROVING A TEXT AMENDMENT OF THE CITY'S
UNIFIED DEVELOPMENT ORDINANCE (UDO) IN CHAPTER 17 OF THE CITY
CODE TO PERMIT FOOD ESTABLISHMENT USE IN THE CITY'S C-2a DISTRICT**

Passed: December 22, 2022
Published in Pamphlet Form: December 23, 2022

I, Lynn Curiale, as the City Clerk for the City of Wood Dale, hereby certify that the attached Ordinance is a true and correct copy of **#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**

Passed and approved by the City Council of the City of Wood Dale on December 22, 2022 and hereby published in pamphlet on December 23, 2022



Lynn Curiale, City Clerk

SEAL



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

LAND USE TABLE	R-1	R-2	R-3	R-4	R-G	C-1	C-2	C-2a	C-3	TCB	I-1	TCC	TIO
<i>Food Preparation</i>							<i>P</i>	<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: 7

NAYS: 0

ABSENT: 0

APPROVED this 22nd day of December, 2022

SIGNED: Annunziato Pulice
Annunziato Pulice, Mayor

ATTEST: Lynn Curiale
Lynn Curiale, City Clerk

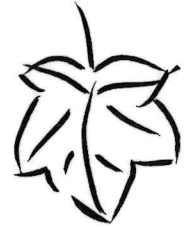
Published in pamphlet form December 22, 2022

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

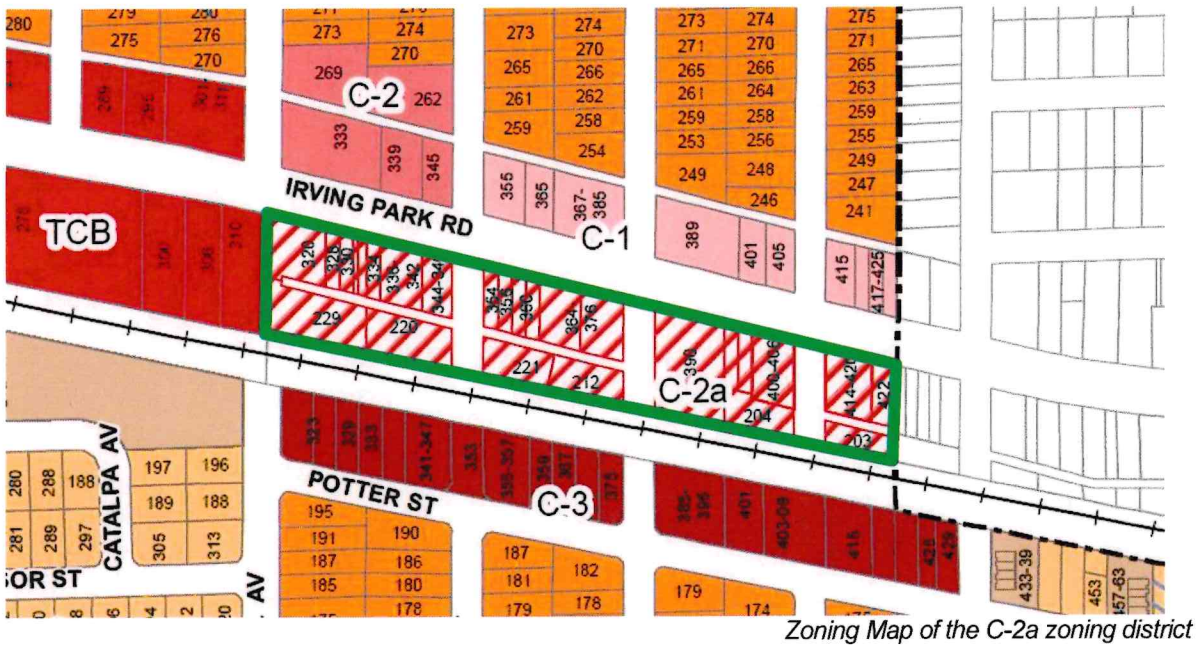
In May of 2022, the City Council approved a comprehensive re-write of the Unified Development Ordinance (UDO) along with the rezoning of certain properties. At that time a new zoning district was created for the properties on the south side of Irving Park Road in the far east side of the City - District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

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 Code 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)