



# CITY OF WOOD DALE

---

## **COMMUNITY DEVELOPMENT COMMISSION** **MEETING AGENDA**

Date & Time: March 20, 2023 at 7:00 PM  
Location: Wood Dale City Call  
404 N. Wood Dale Road, Wood Dale, IL 60191  
Members: Jay Babowice, April Jaeger-Rudnicki, Jaime Ochoa, Jim Parenti,  
Richard Petersen, Tereasa Szatko, David Woods  
Staff Liaison: Gosia Pociecha, AICP - Senior Planner

### **I. CALL TO ORDER**

### **II. ROLL CALL**

### **III. BUSINESS ITEMS**

A. *Approval of Meeting Minutes from February 27, 2023*

### **IV. PUBLIC HEARINGS**

A. *CDC-2023-0001 – Special Use & Variations – 227 E Irving Park Rd*

An application has been filed for special use and zoning variations related to lot area and street transition. These variations are being requested to enable construction of a parking lot at 227 E Irving Park Road. SBR Real Estate Investments, LLC is the property owner.

B. *CDC-2023-0002 - Variations – 935 Central & 950 Sivert*

**This petition is being continued until the April 17, 2023 CDC meeting.**

An application has been filed for zoning variations including reduction of the required side setback and allowing parking in the front yard. These variations are being requested to enable lot consolidation and construction of a building addition. M & E Real Estate LLC and 950 Sivert LLC are the current owners of the parcel.

### **V. STAFF LIAISON REPORT**

A. None

### **VI. ADJOURNMENT**



---

## COMMUNITY DEVELOPMENT COMMISSION MINUTES

Meeting Date: February 27, 2023  
Present: Jamie Ochoa, Jay Babowice, Theresa Szatko, Jim Parenti  
Absent: David Woods, Richard Petersen, April Jaeger-Rudnicki  
Also Present: Staci Springer, Attorney Sean Conway, Andy Koteras  
Meeting Convened at: 7:04 P.M.

### **CALL TO ORDER:**

Chairman Jamie Ochoa called the meeting to order. Roll call was taken and a quorum was present.

### **APPROVAL OF THE MINUTES:**

Theresa Szatko made a motion to approve the minutes of the January 16, 2023 meeting; the motion was seconded by Jim Parenti and unanimously approved as presented via voice vote.

### **BUSINESS ITEMS**

- a) CDC Training

### **COMMUNITY DEVELOPMENT COMMISSION TRAINING**

Attorney Conway and Ms. Springer provided the Community Development Training highlighting topics including the importance of planning, the Comprehensive Plan, development regulations, and the powers and duties of the CDC. Also discussed were the more common types of requests and few examples were highlighted. Meeting and public hearing procedures, as well as the Open Meetings Act were also discussed.

### **STAFF LIAISON REPORT:**

Staff reported that the next CDC meeting is scheduled for March 20, 2023.



**ADJOURNMENT:**

The meeting was adjourned at 8:45 P.M.

*Minutes taken by Andy Koterak*

DRAFT

# CITY OF WOOD DALE

Community Development



## MEMO

DATE: March 20, 2023  
TO: Community Development Commission  
FROM: Gosia Pociecha, AICP, Senior Planner  
SUBJECT: Case No. CDC-2023-0001, Special Use for Parking Lot and Zoning Variations, 227 E Irving Park Road (Sweet Baby Rays)

---

### **REQUEST**

---

An application has been filed by Duce Raymond representing the SBR Events Group for a Special Use for a parking lot and Zoning Variations related to lot area and street transition to permit the construction of a parking lot at 227 E Irving Park Road, Wood Dale, Illinois.

### **PROPERTY INFORMATION**

---

Site Address: 227 E Irving Park Road  
PIN: 03-15-104-016 and 03-15-104-017  
Property Size: 0.32 Acres (approx. 13,991 square feet)  
Existing Land Use: Retail/Commercial  
Future Land Use: Retail/Commercial  
Existing Zoning: TCB, Town Center Business

#### Surrounding Zoning & Land Use

North: R-4 (Medium Density Single-Family) & Single Family Residential  
South: TCB (Town Center Business) & Retail/Commercial  
East: TCB (Town Center Business) & Retail/Commercial  
West: TCB (Town Center Business) & Retail/Commercial

### **ANALYSIS**

---

#### **Submittals**

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

- Public Hearing Application
- Petitioner's Narrative/Cover Letter (Exhibit A)
- Responses to Special Use and Site Plan Review Standards (Exhibit B)

- Responses to Variation Standards (Exhibit C)
- Plat of Survey (Exhibit D)
- Site Plan (Exhibit E)
- Preliminary Engineering Plans (Exhibit F)
- Photometric Plan (Exhibit G)
- Landscape Plan (Exhibit H)
- Owner's Authorization
- Proof of ownership

**Project Description**

The subject property is located at 227 E. Irving Park Road at the intersection with Cedar Avenue (see map below). The property, approximately 0.32 acres in size, consists of two parcels and is zoned TCB, Town Center Business. Currently the subject property is vacant (see Plat of Survey in Exhibit D). SBR Real Estate Investments, LLC is the property owner.

The subject property and the parcels adjacent to the east are all under common ownership; there are a total of seven parcels. The properties adjacent to the east of subject property are improved with surface parking and two buildings: one housing the catering business (235 E. Irving Park Rd) and the other houses the Sweet Baby Rays restaurant (249 E. Irving Park Rd).

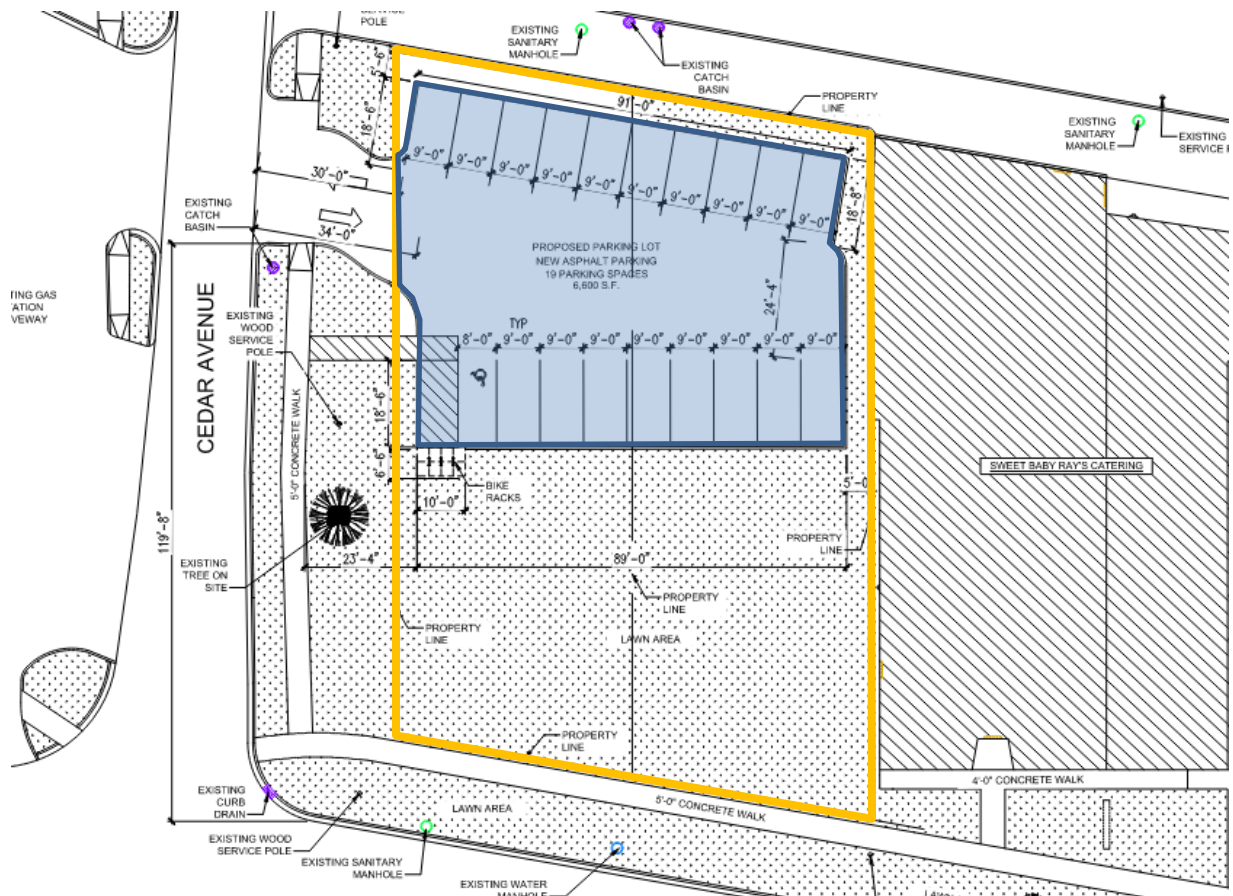


The photograph below depicts the existing vacant site (also see Exhibit D for the Plat of Survey). City records indicate that the subject property used to contain a single-family residence on the western parcel along Cedar Ave. The property was purchased by the applicant in 2007 and the structure was demolished in 2016 to accommodate future development.



Source: Google Streetview, June 2022

The intent of the petitioner is to construct a parking lot that would serve Sweet Baby Ray's catering operation (See below & Exhibit E for site plan). Per the applicant's statement, the parking lot expansion is needed to accommodate an increase in the number of employees.



**Compliance with the Comprehensive Plan**

The subject property is designated as Retail/Commercial in the Future Land Use Plan of the Comprehensive Plan. This Land Use Category intends to maintain a wide range of retail, restaurant and personal/business service uses, including small office uses and hotels. The proposed parking lot is intended to serve the existing catering business which fits the general description of Retail/commercial category; therefore, the request is consistent with the Comprehensive Plan.

The proposed development will help the City in achieving Goal 4, Objective 2: Keep Wood Dale diverse by managing development to create a balanced mix of land uses, promoting economic vitality and sustainable quality of life. While no change in use is proposed by this petition, the proposed parking lot construction would fill a vacant space at a major thoroughfare. The proposed parking lot would also assist the growing business to meet its needs.

**Compliance with the Unified Development Ordinance**

*Allowable Uses*

The subject site is located within the TCB, Town Center Business district established to provide and maintain areas for commercial and mixed-use development. The intent is to provide a central area for various retail, office, governmental, institutional, public, residential and cultural activities. This district is generally located within a ten (10) minute walk from the City's Metra train station near the intersection of Irving Park Road and Wood Dale Road.

Per the land use Table 4-5 in the UDO, use such as a parking lot/garage as a principal use on a property in the TCB zoning district is permitted only upon consideration as a Special Use. In each case, the impact of such use upon neighboring land and of the public need for such a use at the particular location is considered. As such, the applicant has requested an approval of a Special Use to construct a parking lot at 227 E Irving Park Road. Due to the request for a Special Use, an administrative Site Plan Review is also required.

*Lot Development Standards*

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

<b><i>Lot Development Standard</i></b>	<b><i>Required/Allowed</i></b>	<b><i>Proposed</i></b>
Minimum Lot Area (sq. ft)	20,000 sq. ft	<b><u>13,991 sq. ft</u></b>
Minimum Lot Width at front yard line (ft)	100 ft	100 ft
Minimum Lot Depth	120 ft	141.50 ft
Minimum Front Yard Setback (ft)	60 ft	60 ft *
Min. Front Yard Parking Setback (ft)	8 ft	60 ft
Minimum Side Yard Setback (ft)	5 ft	5 ft *
Minimum Corner Side Yard Setback (ft)	5 ft	5 ft *
Minimum Rear Yard Setback (ft)	25 ft	25 ft *
Maximum Lot Coverage	80%	47.17%
Maximum Building Height (ft)	50 ft	50 ft *

*\*Marked values represent the minimums that would need to be met. No construction of any structures is currently being proposed.*

### **Zoning Lot**

The subject property consists of two parcels. Lot consolidation was discussed during the application process. However, the property owners do not wish to consolidate at this time, as they have not yet decided what they wish to do with all the lots in the future. Per the UDO, the two parcels can be considered a zoning lot designated by its owner or developer as a tract to be used, developed or built upon as a unit.

Combined area of the subject zoning lot equals 13,991 sq. ft, which does not meet the 20,000 sq. ft minimum lot area required in the TCB district. As such, the applicants are seeking a zoning variation for reduction of the minimum lot area in Sec. 17.403.A to enable this development.

### **Parking**

A total of 19 parking spaces are proposed on-site. The UDO parking regulations require a 30 ft transition space between the right-of-way and the first parking space to accommodate sufficient circulation and to provide queuing space for cars exiting the parking lot. The proposed location and layout of the parking lot is not able to accommodate the 30 ft transition space from the property line.

The applicants have submitted a site plan showing that the distance between the first parking space and the curb cut on Cedar Ave is 30 ft, however per the Municipal Code definition, the right-of-way starts at the property line and not the street line. The petitioners are seeking a zoning variation to reduce the 30 ft street transition requirement to approx. 2.5 feet per Sec. 17.502.C.3.b.

### **Site Plan Review**

Site plan review in accordance with Sec. 17.206 of the UDO has been conducted by staff. The proposed development, subject to Special Use approval, is not expected to have an unwarranted to unreasonable effect on the surrounding property or public utilities. Per initial engineering review, the proposal is not expected to create unreasonable drainage or erosion problems. The project will be subject to complete plan review and code compliance during the permitting process.

### **Neighborhood Comment**

Notice was provided to adjacent property owners in accordance with Section 17.202.E of the UDO. A public hearing sign was placed at the subject property and a public hearing notice published in Daily Herald on March 3<sup>rd</sup>, 2023. Staff did not receive any inquiries regarding the petition as of writing of this memo.

### **Findings of Fact**

#### ***Special Use Standards***

The Community Development Commission may recommend approval of a Special Use if evidence is presented to establish that the application meets the standards found in



Chapter 17, Article II, Section 17.205.B.5 of the Municipal Code. The applicant has provided responses to the standards in Exhibit B and Exhibit C. The standards are as follows (*staff comments italicized*):

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

*Response: The proposed use and development are in harmony with the purpose and intent of the UDO, the Town Center Business (TCB) zoning district and the Comprehensive Plan. The proposed parking lot development with its new landscaping will enhance the aesthetic value by redeveloping a currently underutilized parcel within the TCB district. Given that this property is highly visible, the redevelopment will be beneficial to enhance the area and perhaps spur further redevelopment. The proposed use will also benefit the existing business by providing additional parking to accommodate the growing number of employees.*

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

*Response: The proposed use is conforming to the zoning district and will not have a substantial or undue effect on adjacent property, the character of the area or public health, safety and general welfare. The proposal calls for construction of a parking lot in a commercial zoning district. Further, the proposed parking lot will add new landscaping throughout the site. Drainage for the site will be fully reviewed by City Engineers during the permitting phase, however, review of preliminary plans did not note any major concerns.*

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

*Response: The surrounding properties can continue to be used in the same manner as they are today or in accordance with the applicable zoning regulations. The development of the subject property is in line with the surrounding district and existing development.*

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

*Response: The proposal calls for redevelopment of a parcel that was previously developed as a single family residence but is current vacant. While the use of the*

*property will change, the property is served or has access to adequate existing public utilities and services.*

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

*Response: The proposed development is not expected to cause have a negative effect on traffic congestion. Per the applicant, the intent of the parking lot is to provide more parking spaces for employees. Due to set working hours, it is not expected that there will be a lot of movement on site. The existing street network can accommodate the additional traffic from the proposed project.*

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

*Response: As noted previously, the intent is to develop an underutilized vacant parcel in an established commercial district. Based on City records, the parcel was occupied for a single-family residence which was demolished in 2016. There is no record of natural, scenic or historic features on the subject property.*

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

*Response: The proposed development complies with the provisions of the UDO with the exception of the requested variations listed above in this memo. Responses to the Variation Standards are evaluated below.*

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

*Response: The subject property has been vacant for multiple years. The proposed development seeks to construct a parking lot that would be used by employees. This would alleviate parking issues for the growing business and leave more spaces available for patrons of the catering business and restaurant. The additional on-site parking would also alleviate the need for employees to park along the neighboring residential street.*

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

*Response: The proposed parking lot has been designed minimize adverse effects on immediate vicinity. The parking lot is significantly set back from Irving Park Road*

*frontage and separated from the residential district on the north by an alley. There is also new landscaping proposed to provide site perimeter and parking screening.*

#### *Variation Standards*

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 II, Section 17.204.C.6 of the Municipal Code. Applicant's responses to standards are attached in Exhibit C to this memo. 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 property consists of two parcels acquired the current owners in 2007. As previously noted, the property owners also own the parcels adjacent to the east, which are improved with two separate buildings. The subject property is vacant but was previously improved with a single-family residence that was demolished. After demolition the two parcels stayed vacant. The proposed improvements include construction of a parking lot on the vacant site, however, the subject property does not meet the minimum lot size for the TCB zoning district. The unique physical condition of the site is related to the site being subdivided prior to the purchase by current owners and existence of building on the parcel adjacent to the east.*

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. The site was originally developed prior to adoption of the current*

*UDO. As noted above, current owners have acquired the subject property in 2007. After demolition of the single-family residence, the site has remained vacant and has not been subdivided or developed.*

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: Per the applicant's responses to standards, carrying out of the strict letter of the provisions would deprive them of rights to provide support and service to the collective properties that are in need of more parking spaces.*

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 variations could be applicable to other properties subdivided and developed in the same district around the same time as subject property. The petitioners are requesting the variations to allow construction of parking on lot that does not meet the lot area. Per the applicant's statement, the requested variations are needed to allow expansion of the parking lot to meet business needs which could be applicable to other business owners and are not a special privilege.*

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 property is located within an established commercial district and will continue to be used for commercial use compatible with the zoning district. The request also supports goals and objectives of the Comprehensive Plan including support for economic development.*

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 variations are not expected to result in a use or development that would affect any of the items listed above. The intent of the applicant is to construct a parking lot on a vacant property. Except for the variations sought in this application, the parking lot will be required to meet building code, fire code, zoning, engineering and stormwater requirements.*

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 applicant is seeking the zoning relief to accommodate construction of a parking lot. This is driven by economic growth and need for additional parking for employees. The property will be used to support a commercial use which is consistent with the surrounding area.*

## **RECOMMENDATION**

---

The Community Development Department finds that the request for a Special Use and Zoning Variations to construct a parking lot 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 Special Use and Zoning Variations meet the standards of approval and are consistent with the UDO and Comprehensive Plan; and, therefore, I move that the Community Development Commission adopt the findings of fact included within the staff memo dated March 20, 2023 as the findings of the Community Development Commission, and recommend to the City Council approval of the Special Use and Zoning Variations request to construct a parking lot at 227 E Irving Park Road in Case No. CDC-2023-0001.

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

**MRV ARCHITECTS, INC.**

5105 Tollview Dr., Suite 201, Rolling Meadows, IL 60008

Ph. (224) 318-2140 – Email: [skopalle@mrvarch.com](mailto:skopalle@mrvarch.com)

CDC-2023-0001

Exhibit A

February 27, 2023

Gosia Pociecha  
Senior Planner  
City of Wood Dale  
404 N. Wood Dale Road  
Wood Dale, IL 60191

Re: 227 E Irving Park Road  
Wood Dale, IL 60191

Dear Ms. Pociecha,

This is our resubmittal for the City of Wood Dale Community Development Department, on behalf of our client Duce Raymond and Bryan Opiela, for a special use permit towards the parking lot expansion for Sweet Baby Rays. As mentioned in the previous submittals the purpose of this parking lot expansion is to provide additional parking spaces for Sweet Baby Ray's catering location in Wood Dale. With the increase in the employees, this expansion of the parking lot is necessary. The parking lot will be located on lot 18 and 19. We are pursuing a special use for the approval to proceed with the parking lot.

In the previous submittals, we have provided all the necessary documents that are need for the special use permit. This submittal will include all the items that are being asked in the review letter 2 from February 16<sup>th</sup> and a response letter addressing to all the comments in the review letter. Please use the table below as a guide to all the submission materials in the packet in order.

<b>Submission Materials:</b>	<b>Prepared By:</b>	<b>Date:</b>
Narrative/Cover Letter	MRV Architects	02-27-23
Response Letter	MRV Architects	02-27-23
Development Review & Annexation Application	MRV Architects	02-27-23
Revised responses to Standards for Approval for Special Use and Disapproval for Site Plan Review	MRV Architects	02-27-23
Photometric Plan	MRV Architects	02-27-23

Please review these documents and let us know if there is anything that needs to be clarified or if there is anything else you need. Free feel to contact me at [skopalle@mrvarch.com](mailto:skopalle@mrvarch.com) with any questions or comments.

Sincerely,

Shravani Kopalle.  
Project Architect,  
MRV Architects, INC.

February 27th, 2023

Gosia Pociecha  
Senior Planner  
City of Wood Dale  
404 N. Wood Dale Road  
Wood Dale, IL 60191

Dear Ms. Pociecha,

Please see this document as our point-by-point responses to special use standards and site plan review standards for special use permit for the parking lot expansion on 227 E. Irving Park Road, Wood Dale, IL.

## **RESPONSES TO SPECIAL USE STANDARDS**

**General Standards.** No special use permit will be recommended or granted pursuant to Article 2 Section 17.205.B.5 unless the applicant will establish that:

1. **Code and Plan Purposes.** The proposed use and development will be in harmony with the general and specific purposes for which this UDO was enacted and for which the regulations of the district in question were established and with the general purpose and intent of The City of Wood Dale Comprehensive Land Use Plan.  
***Response: Yes, the proposed use and development will be in harmony with the general and specific purposes for which this UDO was enacted and for which the regulations of the district in question were establishes and with the general purpose and intent of the City of Wood Dale Comprehensive Land Use Plan.***
2. **No Undue Adverse Impact.** The proposed use, drainage and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area or the public health, safety and general welfare.  
***Response: This proposed use will not have substantial or undue adverse effect upon the adjacent property, the character of the area or the public health, safety, and general welfare as it is just adding asphalt parking spaces to an open lot.***
3. **No Interference with Surrounding Development.** The proposed use and development will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations.  
***Response: The expansion of the parking lot will not have any interference with the surrounding development. The proposed use and development will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations.***

*M R V* ARCHITECTS, INC.

5105 Tollview Dr., Suite 201, Rolling Meadows, IL 60008

Ph. (224) 318-2140 – Email: skopalle@mrvarch.com

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

***Response: The parking lot will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the corporation will provide adequately for such services.***

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

***Response: The expansion of the parking lot will not cause undue traffic congestion nor draw significant amount of traffic through the residential streets.***

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

***Response: The expansion of the parking lot will not result in the destruction, loss, or damage of natural, scenic or historic feature of significant importance.***

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

***Response: The expansion of the parking lot will comply with all additional standards imposed on it by the particular provision of this UDO authorizing special use.***

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

***Response: The proposal of a parking lot expansion is because of the increased capacity of employees at SBR events. This parking lot will be used by the employees. This is in the interest of public convenience as there won't be any parking/traffic congestion on the streets from the increased number of vehicles from the increase of employees at SBR. With this addition of the parking lot, they will have space to park their vehicles, instead of on the streets.***

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

***Response: All steps possible have been taken to minimize any adverse effects of the parking lot on the immediate vicinity through site design, landscaping, and screening.***



*M R V* ARCHITECTS, INC.

5105 Tollview Dr., Suite 201, Rolling Meadows, IL 60008

Ph. (224) 318-2140 – Email: skopalle@mrvarch.com

## **SITE PLAN REVIEW STANDARDS**

1. **Standards.** The Development Administrator and the City Council will not disapprove a site plan submitted pursuant to this Section except on the basis of specific written findings directed to one or more of the following standards:
  - a. The application is incomplete in specified particulars or contains or reveals violations of this UDO or other applicable regulations that the applicant has, after written request, failed or refused to supply or correct.  
***Response: The application doesn't contain or reveal violations of the UDO or other applicable regulations that the applicant has failed or refused to supply or correct.***
  - b. The application is submitted in connection with another application, the approval of which is a condition precedent to the necessity for site plan review, and the applicant has failed to secure approval of that application.  
***Response: The application is not submitted in connection with another application, the approval of which is a condition precedent to the necessity for site plan review, and the applicant has not failed to secure approval of that application.***
  - c. The site plan fails to adequately meet specified standards required by this UDO with respect to the proposed use or development, including special use standards where applicable  
***Response: The site plan of the parking lot meets specified standards require by the UDO with respect to the proposed use or development, including special use standards where applicable.***
  - d. The proposed site plan interferes with easements or rights-of-way.  
***Response: We understand that the right of way begins at the property line and not the curb line, however the 30' transition space from the property line will significantly impact the number of parking spaces. For this reason, we are requesting a relief from this requirement as a variation.***
  - e. The proposed site plan is unreasonably injurious or detrimental to the use and enjoyment of surrounding property.  
***Response: The parking lot/proposed site plan is not unreasonably injurious or detrimental to the use and enjoyment of surrounding property. The parking lot doesn't interfere or disturb the adjacent/surrounding properties.***
  - f. The proposed site plan creates undue traffic congestion or hazards in the public streets, or the circulation elements of the proposed site plan unreasonably create hazards to safety on or off site or disjointed or inefficient pedestrian or vehicular circulation path on or off site.

*MRV* ARCHITECTS, INC.

5105 Tollview Dr., Suite 201, Rolling Meadows, IL 60008

Ph. (224) 318-2140 – Email: skopalle@mrvarch.com

***Response: The parking lot does not create undue traffic congestion or hazards in the public streets, or the circulation elements of the proposed site plan unreasonably create hazards to safety on or off site or disjointed or inefficient pedestrian or vehicular circulation path on or off site. The site plan of this parking lot expansion is designed so there will not be any traffic congestion and will have a smooth circulation.***

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

***Response: The screening of the parking lot does provide adequate shielding from/for nearby uses/buildings.***

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

***Response: The parking lot/proposed site plan does not create unreasonable drainage or erosion problems or fails to fully and satisfactorily integrate the site into the overall existing and planned drainage system serving the city.***

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

***Response: The parking lot/proposed site plan does not place unwarranted or unreasonable burdens on specified utility systems serving the site or area or does not fail to fully and satisfactorily integrate site utilities into the overall existing and planned utility systems serving the city.***

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

***Response: The proposed site plan does provide for required public uses designated on the Official Map k.***

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

***Response: The parking lot/proposed site does not adversely affect the public health, safety, or general welfare.***

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

***Response: There are no deficiencies in the site plan but if the Development administrator or the city council may suggest alternative site plan, the applicant will submit an alternative site***

*MRV* ARCHITECTS, INC.

5105 Tollview Dr., Suite 201, Rolling Meadows, IL 60008

Ph. (224) 318-2140 – Email: skopalle@mrvarch.com

***plan that is developed to avoid specified deficiencies or state the reasons why such deficiencies cannot be avoided consistent with the applicant's objectives.***

*M R V* ARCHITECTS, INC.

5105 Tollview Dr., Suite 201, Rolling Meadows, IL 60008

Ph. (224) 318-2140 – Email: skopalle@mrvarch.com

CDC-2023-0001  
Exhibit C

February 2<sup>nd</sup>, 2023

Gosia Pociecha  
Senior Planner  
City of Wood Dale  
404 N. Wood Dale Road  
Wood Dale, IL 60191

Dear Ms. Pociecha,

Please see this document as our point-by-point revised responses to Standards for Zoning Variations towards the parking lot expansion on 227 E. Irving Park Road, Wood Dale, IL

**RESPONSES TO STANDARDS FOR APPROVAL:**

**VARIATION STANDARDS**

No variation shall be authorized by the City Council unless the Community Development Commission shall find evidence establishing the following general 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: The lot that the parking lot is being proposed on is already established and is serving the adjacent lot where SBR events is located. For these reasons, the lot size can not be changed. Due to this, we are requesting a variation of the lot area in the Development Review & Annexation Application.***
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 an inherit 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 lot/property, where the parking lot expansions is being proposed, is exceptional compared to other lots to the same provision by reason of a unique physical condition as it is an expansion of a parking lot in Town Center Business district. This parking lot expansion is more than a mere inconvenience to the owner as it is to accommodate the rise in employees at the business “SBR events” on the adjacent lot.***
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.

*M R V* ARCHITECTS, INC.

5105 Tollview Dr., Suite 201, Rolling Meadows, IL 60008

Ph. (224) 318-2140 – Email: skopalle@mrvarch.com

***Response: The unique physical condition is not self-created. It has been an open lot not used for anything and was just a lawn area. This open lot will be turned into a parking lot for SBR events.***

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: If substantial rights are denied, we won't have the ability to provide support and service to the collective properties that are in need of more parking spaces/parking lot expansion.***

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, not 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 hardships will not be a prerequisite to the grant of an authorized variation.

***Response: The expansion of the parking lot is not merely a special privilege. With the increased capacity of employees, SBR events is working with non-sufficient parking. This parking lot is a need and not doing it will give adequate parking for the employees.***

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 provisions from which a variation is sought were enacted or the general purpose and intent the City of Wood Dale Comprehensive Land Use Plan.

***Response: The expansion of the parking lot will not result in the development of the property that would not be in harmony with the general and specific purposes and intent of the City of Wood Dale Comprehensive Land Use Plan.***

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;

***Response: The expansion of the parking lot will not be detrimental to the public welfare or materially be injurious to the enjoyment, use, development value of the 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;

***Response: The expansion of the parking lot will not materially impair an adequate supply of light and air to the properties and improvements in the vicinity. With the addition of the parking to this lot, we will be adding more light fixtures that will give more light to the property.***

- c. Would substantially increase congestion in the public streets due to traffic or parking;

**MRV ARCHITECTS, INC.**

5105 Tollview Dr., Suite 201, Rolling Meadows, IL 60008

Ph. (224) 318-2140 – Email: skopalle@mrvarch.com

***Response: The expansion of the parking lot will not substantially increase congestion in the public streets due to traffic or parking.***

- d. Would unduly increase the danger of floor or fire;

***Response: The expansion of the parking lot will not unduly increase the danger of floor or fire***

- e. Would unduly tax public utilities and facilities in the area; or

***Response: The expansion of the parking lot will not unduly tax public utilities and facilities in the area as this parking lot is for a private entity.***

- f. Would endanger the public health and safety.

***Response: The expansion of the parking lot will not endanger the public health and safety.***

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

***Response: Two business are currently working with non-sufficient parking with the increase capacity of employees. This expansion of the parking lot is based on a need. Not doing it will give adequate parking for the employees of SBR events.***

Please feel free to reply or call with any questions you may have.

Sincerely,  
Shravani Kopalle  
Project Architect  
MRV Architects, INC.

# 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: marcheseurveying@gmail.com

#### PROPERTY DESCRIPTION

PARCEL 1:  
LOT 1 IN GOLDBERG AND LANDGREN CONSOLIDATION RESUBDIVISION, OF LOTS 11 AND 12 IN BLOCK 17 IN H.O. STONE AND COMPANY IRVING PARK BOULEVARD ADDITION TO WOOD DALE, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 10, AND NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO KNOWN AS LOTS 2, 3, 4, 5, 6 AND 7 OF THE PLAT OF PARTITION OF THE ESTATE OF FREDERICK HEUER, ACCORDING TO THE SAID PLAT OF GOLDBERG AND LANDGREN CONSOLIDATION RESUBDIVISION RECORDED JUNE 5, 1985 AS DOCUMENT NUMBER R85-42774, IN DUPAGE COUNTY, ILLINOIS.

ALSO KNOWN AS 249 EAST IRVING PARK ROAD IN WOOD DALE, ILLINOIS.  
CONTAINING 8,246.37 SQUARE FEET OR 0.19 ACRES, MORE OR LESS.

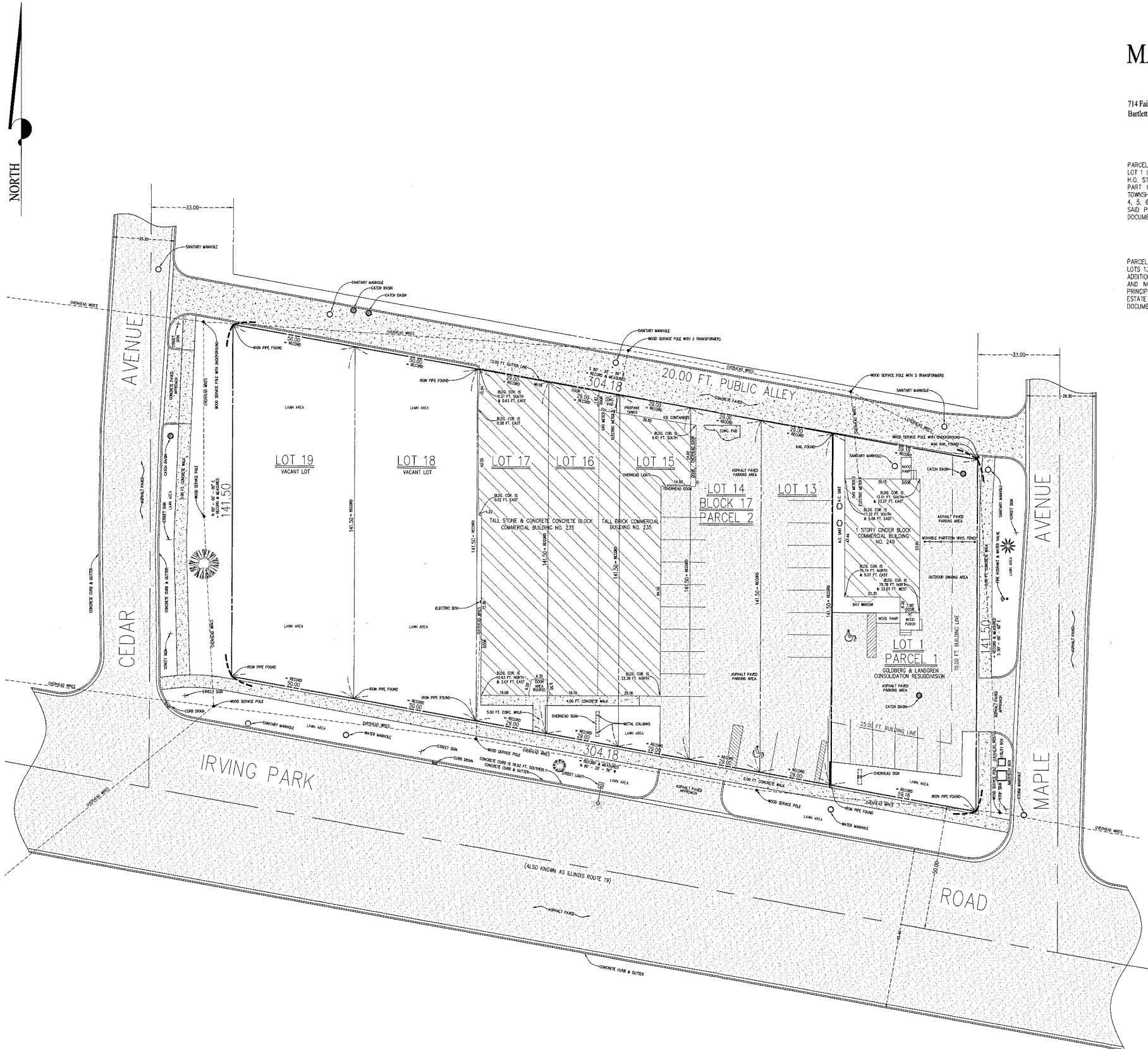
PARCEL 2:  
LOTS 13, 14, 15, 16, 17, 18 AND 19 IN BLOCK 17 IN H.O. STONE AND COMPANY IRVING PARK BOULEVARD ADDITION TO WOOD DALE, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 10, AND NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO KNOWN AS LOTS 2, 3, 4, 5, 6 AND 7 OF THE PLAT OF PARTITION OF THE ESTATE OF FREDERICK HEUER, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 12, 1925 AS DOCUMENT NUMBER 204618, IN DUPAGE COUNTY, ILLINOIS.

ALSO KNOWN AS 253 EAST IRVING PARK ROAD IN WOOD DALE, ILLINOIS.  
CONTAINING 34,141.26 SQUARE FEET OR 0.78 ACRES, MORE OR LESS.

TOTAL COMBINED = CONTAINING 42,387.64 SQUARE FEET OR 0.97 ACRES, MORE OR LESS.

PERMANENT INDEX NUMBERS	
PARCEL 1	03-10-104-024
PARCEL 2	03-10-104-016
	03-10-104-017
	03-10-104-018
	03-10-104-019
	03-10-104-020
	03-10-104-021

CDC-2023-0001  
Exhibit D



A PRELIMINARY TITLE POLICY REPORT WAS NOT FURNISHED TO MARCHESE SURVEYING, INC. FOR OUR USE IN PREPARING THE SURVEY; THEREFORE THERE MAY BE ADDITIONAL ENCUMBRANCES, AND/OR SERVITUDES AFFECTING 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.: 22-20408  
ORDERED BY: MR. DULCE RAYMOND  
SER EVENTS GROUP  
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 S.S.

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, SEPTEMBER 20, 2022



*Rocco J. Marchese*  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3039  
MY LICENSE EXPIRES ON NOVEMBER 30, 2024.

# SBR EVENTS GROUP

PROPOSED PARKING LOT  
EXPANSION  
227 E IRVING PARK ROAD  
WOOD DALE, IL 60191

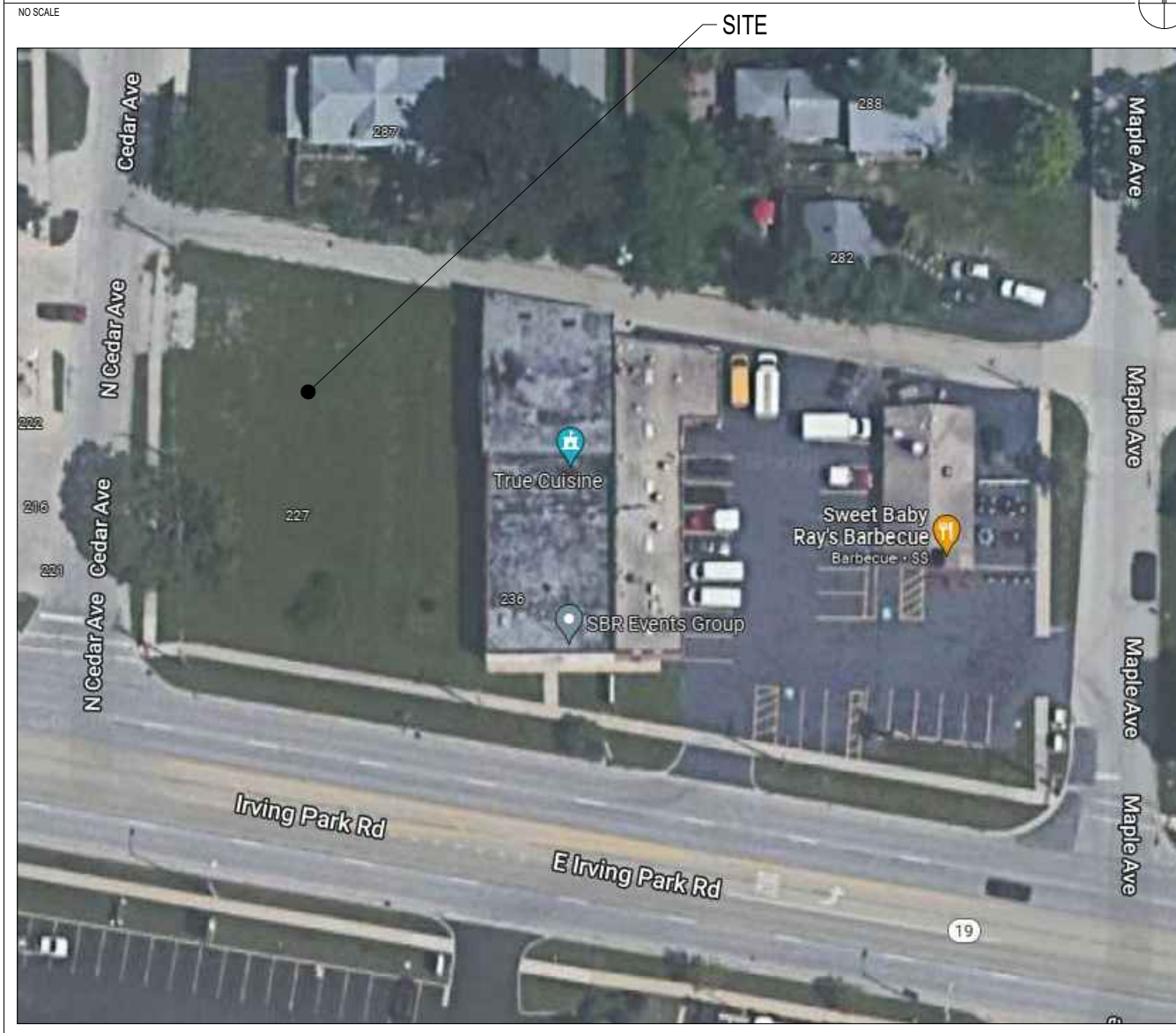
CDC-2023-0001  
Exhibit E



## GENERAL NOTES

- 1) ALL WORK TO COMPLY TO THE ILLINOIS / FEDERAL ACCESSIBILITY CODE AS ESTABLISHED BY THE STATE OF ILLINOIS AND THE CITY OF WOOD DALE
- 2) ALL CONTRACTORS AND SUBCONTRACTORS WILL THOROUGHLY FAMILIARIZE THEMSELVES WITH THESE CONSTRUCTION DOCUMENTS AND WILL VERIFY EXISTING SITE AND BUILDING CONDITIONS PRIOR TO SUBMITTING A BID. ALL SUBCONTRACTORS WILL PROVIDE ALL LABOR, SUPERVISION, AND MATERIALS AND EVERYTHING OF EVERY SORT WHICH MAY BE NECESSARY FOR A SUCCESSFUL COMPLETION OF THIS PROJECT TO OBTAIN A FINAL OCCUPANCY PERMIT. ALL WORK TO BE PERFORMED IN A GOOD AND WORKMANLIKE MANNER AS DESCRIBED HEREIN BY THESE CONSTRUCTION DOCUMENTS ACCORDING TO THE TRUE INTENT AND MEANING OF THE DRAWINGS AND SPECIFICATIONS. WHETHER THE SAME MAY OR MAY NOT BE PARTICULARLY INFERRED THEREFROM ALL WORK INDICATED OR DESCRIBED IN THE DRAWINGS OR SPECIFICATIONS WILL BE CONFERRED BY THE CONTRACT TO THE EXTENT AS IF DESCRIBED IN BOTH.
- 3) SUBCONTRACTORS, BEFORE STARTING THEIR WORK, WILL CHECK AND VERIFY THEIR PARTICULAR CODE RELATED REQUIREMENTS FOR COMPLIANCE ALONG WITH MEASUREMENTS, SURFACE LEVELS, SURFACE CONDITIONS AND RELATED PRODUCT, INSTALLATIONS NEAR AND ABOUT THEIR WORK. EACH TRADE WILL VERIFY IF CONTRACT CONDITIONS WITH THE OWNER OR THE ON-SITE CONSTRUCTION MANAGER AS TO IF THEY ARE OR NOT OF THE SAME, AS PER THESE CONSTRUCTION DOCUMENTS. IT WILL BE CONCLUDED THAT EACH BIDDER UNDERSTANDS AND KNOWS EXACTLY WHAT WILL BE REQUIRED OF HIM AND WILL PERFORM THESE REQUIREMENTS WITHOUT RECOURSE TO THE FULL AND UNCONDITIONAL SATISFACTION OF THE OWNER. THERE ARE NO ALTERNATE BIDS ON THIS PROJECT. NO ADDITIONAL COMPENSATION WILL BE CONSIDERED AFTER LETTING OF THIS BID UNLESS CHANGES ARE DIRECTED BY THE OWNER IN WRITING WITH COST ALREADY NEGOTIATED FOR THAT ADDED WORK AFTER THE LETTING OF THE BID.
- 4) THIS ARCHITECT AND HIS PROFESSIONAL CONSULTANTS WILL NOT HAVE CONTROL OR CHANGE OF AND WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK ON THIS PROJECT OR FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK ON THIS SITE. NOR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE INTENT OF THE CONTRACT AND OR CONSTRUCTION DOCUMENTS.
- 5) ALL CONTRACTORS WILL PROVIDE ADEQUATE BRACING AND/OR SHORING TO INSURE STRUCTURAL STABILITY OF THE BUILDING AND ALL RELATED BUILDING COMPONENTS IE: STRUCTURAL WALLS, INTERIOR WALL ASSEMBLIES, ETC. DURING THE CONSTRUCTION PHASE OF THIS PROJECT.
- 6) ALL WORK WILL BE COORDINATED WITH OTHER TRADES IN ORDER TO AVOID INTERFERENCE AND PRESERVE MAXIMUM HEADROOM AND AVOID OMISSIONS. EACH CONTRACTOR WILL INCLUDE ALL MISCELLANEOUS ITEMS REQUIRED BY CODE AND NEEDED TO COMPLETE THE WORK INCLUDING MOVING AND RIGGING OF MATERIALS AND EQUIPMENT, ALL THE HANGERS, SUPPORTS, ANCHORS, SUSPENSION MEANS, CONDUIT, WIRE, FITTINGS, SLEEVES, ETC.
- 7) ALL MATERIALS USED WILL BE NEW AND BEAR U.L. LABELS WHERE REQUIRED AND MEET APPROPRIATE N.E.M.A. STANDARDS.
- 8) LAYOUT ALL PARTITIONS BEFORE BEGINNING CONSTRUCTION TO PREVENT ERRORS BY DISCREPANCY. ALL DRYWALL PARTITIONS WILL BE INSTALLED AS NOTED ON THE DRAWINGS.
- 9) ALL CONTRACTORS WILL GUARANTEE ALL LABOR AND MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ISSUE OF FINAL OCCUPANCY PERMIT AND/OR AT THE FINAL PAYOUT FROM OWNER.
- 10) VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO ORDERING, CUTTING AND/OR INSTALLING MATERIAL, PRODUCT OR EQUIPMENT. IN THE EVENT OF ANY DISCREPANCIES, CONTACT THE ARCHITECT BEFORE PROCEEDING WITH THAT WORK.
- 11) ALL SUBCONTRACTORS WILL PROVIDE A CERTIFICATE OF INSURANCE TO THE OWNER PRIOR TO STARTING ANY WORK ON THIS PROJECT. NOTE: CERTIFICATE OF INSURANCE CANNOT BE TERMINATED OR CANCELED WITHOUT 10 DAYS PRIOR WRITTEN NOTICE TO THE OWNER.
- 12) NO SUBSTITUTIONS OF ANY KIND FOR MATERIALS SPECIFIED ON THESE CONSTRUCTION DOCUMENTS IS ALLOWED. NO "EQUIVALENT" SUBSTITUTIONS WILL BE MADE, UNLESS APPROVED IN WRITING BY THE ARCHITECT AND APPROVED BY THE OWNER, DUE TO THE LACK OF AVAILABILITY OF ORIGINAL.
- 13) RESPONSIBILITY OF CONTRACTOR: EACH CONTRACTOR IS RESPONSIBLE FOR AND MUST GUARANTEE IN WRITING FIRST CLASS WORKMANSHIP AND MATERIALS. EACH CONTRACTOR WILL ASSUME ALL RESPONSIBILITY FOR THE CARE AND PROTECTION OF HIS OWN WORK AND MATERIALS FROM DAMAGE AND WILL PROTECT THIS SAME PROPERTY. HE WILL MAKE GOOD ANY DAMAGE TO HIS OWN OR OTHER WORK CAUSED BY HIMSELF OR WORKMEN EMPLOYED BY HIM.
- 14) SITE SAFETY: EACH CONTRACTOR WILL ABIDE BY LOCAL AREA STANDARDS AND RELATED OSHA STANDARDS FOR THE PROTECTION AND SAFETY FOR THEIR EMPLOYEES ON SITE. THIS ARCHITECT AND HIS PROFESSIONAL CONSULTANTS WILL BE HELD HARMLESS BY THE OWNER, GENERAL CONTRACTOR AND RELATED AWARDED TRADES, ON THIS PROJECT FOR ACCIDENTS OR INJURIES CAUSED OR ACCRUED ON THIS PROPERTY DURING THE PRE/ACTUAL/POST CONSTRUCTION PHASES OF THIS PROJECT.
- 15) LIENS: ALL SUBCONTRACTORS AND THE GENERAL CONTRACTOR WILL DELIVER TO THE OWNER A COMPLETE RELEASE OF ALL ITEMS ARISING OUT OF THIS CONTRACT AND/OR RECEIPTS IN FULL IN LIEU THERE OF TOWARDS THEIR PARTIAL OR FINAL PAYMENT FOR WORK IN PLACE FOR THE OWNER.
- 16) GENERAL CONTRACTOR TO PAY FOR ALL SCAVENGER SERVICES, AND WILL BE RESPONSIBLE FOR REMOVAL OF DEBRIS ACCUMULATED BY EACH TRADE. HOWEVER, EACH TRADE WILL KEEP THE JOB SITE CLEAN AND SAFE AT ALL TIMES, ALONG WITH A BROOM FINISH AT THE END OF EACH WORKING DAY.
- 17) IF CHANGES ARE MADE IN THE FIELD ON THIS PROJECT VIA DIMENSIONS, MATERIALS, INSTALLATION DIFFERENT THAN INDUSTRY TECHNIQUES AND STANDARDS, ETC., "CONSTRUCTION MANAGER" IS TO BE NOTIFIED 48 HOURS IN ADVANCE TO THESE CHANGES TO BE MADE BY SAID TRADE. IF NOTICE IS NOT GIVEN TO THE C.M., THEN THAT SUBCONTRACTOR IS TOTALLY RESPONSIBLE FOR THE CONSEQUENCES AND EFFECTS EVOLVED FROM THESE CHANGES.
- 18) CONSTRUCTION CLEAN-UP: AFTER ALL OTHER WORK IS COMPLETED AND JUST PRIOR TO TURNING THE SPACE OVER TO THE OWNER, THE CONSTRUCTION MANAGER WILL EMPLOY THE SERVICES OF A PROFESSIONAL CLEANING SERVICES TO CLEAN AND WASH DOWN ALL INSTALLED EQUIPMENT, SERVICE AREAS, ALONG WITH THE CLEANING OF ALL GLASS WINDOW/DOOR SURFACES PRIOR TO OCCUPANCY. ALL WORK SHALL CONFORM TO THE APPLICABLE CODES FOR THIS MUNICIPALITY. SEE 'CODE REVIEW' ON THIS SHEET.
- 19) DO NOT SCALE DRAWINGS.
- 20) CONTRACTOR WILL APPOINT ONE SPECIFIC INDIVIDUAL FOR LIAISON WITH THE OWNER REPRESENTATIVE AND ARCHITECT.
- 21) CONTRACTOR SHALL PERFORM NO PORTION OF THE WORK AT ANY TIME WITHOUT APPROVED CONTRACT DOCUMENTS.
- 22) CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL ARCHITECTURAL, MECHANICAL, TELEPHONE, ELECTRICAL (INCLUDING LIGHTING), AND PLUMBING SO TO ENSURE THAT REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF ALL EQUIPMENT ARE PROVIDED.
- 23) DIMENSIONS SHALL NOT BE CHANGED WITHOUT THE ARCHITECT'S WRITTEN APPROVAL.
- 24) CONTRACTOR TO PROTECT EXISTING CONSTRUCTION AND RESTORE ALL FINISH SURFACES TO THEIR ORIGINAL CONDITION WHERE DAMAGED.
- 25) CONTRACTOR TO PROVIDE A COPY OF THE APPROVED CONSTRUCTION DOCUMENTS ON SITE AT ALL TIMES.

## LOCATION PLAN



## LOT COVERAGE CALCULATIONS

LOT COVERAGE% =	( TOTAL FOOTPRINT AREA / LOT AREA ) X 100
LOT 18 AREA	= 7,003 SQ.FT
LOT 19 AREA	= 6,988 SQ.FT
TOTAL LOT AREA	= 13,991 SQ.FT
TOTAL FOOTPRINT AREA	= 6,600 SQ.FT
LOT COVERAGE =	( 6,600 / 13,991 ) X 100
	= 47.17
	<b>LOT COVERAGE = 47.17%</b>

## PROJECT DIRECTORY

OWNER: SBR EVENTS GROUP  
DUCE RAYMOND & BRYAN OPIELA  
235 E. IRVING PARK ROAD  
WOOD DALE, IL 60191  
PHONE: 312-724-6000

ARCHITECTS: MARIO VALENTINI  
MRV ARCHITECTS, INC.  
5105 TOLLVIEW DR., SUITE 201  
ROLLING MEADOWS, IL 60008  
PHONE: 224-318-2140

## CODE REVIEW

AUTHORITY: CITY OF WOOD DALE  
404 N. WOOD DALE ROAD  
WOOD DALE, IL 60191  
630-786-4900

CODE: CHAPTER 12 OF MUNICIPAL CODE: UNIFIED DEVELOPMENT ORDINANCE (UDO)  
INTERNATIONAL BUILDING CODE - 2012 EDITION  
ILLINOIS ACCESSIBILITY CODE (71 IAC 400)  
INTERNATIONAL PROPERTY MAINTENANCE CODE - 2012 EDITION  
INTERNATIONAL FIRE CODE - 2012 EDITION  
NATIONAL FIRE PROTECTION ASSOCIATION - 2012 EDITION

USE: SPECIAL USE

AREA: 6600 SQ.FT

PARKING SPACES: 19 PARKING SPACES

## PROJECT DIRECTORY

ARCHITECTURAL

CS-1.0 COVER SHEET

A-1.0 EXISTING CONDITIONS

A-2.0 SITE PLAN

A-3.0 PHOTOMETRIC PLAN

L101 LANDSCAPE PLAN

L102 LANDSCAPE PLAN DETAILS

## ARCHITECT'S SEAL

### STATEMENTS OF COMPLIANCE

THESE DOCUMENTS WERE PREPARED BY "MRV ARCHITECTS, INC." ACCORDING TO THE TERMS OF THE CONTRACT BETWEEN THIS OFFICE AND THE OWNER, FOR THIS BUILDING PROJECT. THESE DOCUMENTS DO NOT EITHER IN WHOLE OR IN PART CONSTITUTE ANY DIRECTION OR INSTRUCTION TO THE AWARDED GENERAL CONTRACTOR OR AWARDED SUB-CONTRACTORS WITH REGARDS TO CONSTRUCTION MEANS, METHODS OR TECHNIQUES BY THESE DOCUMENTS. THUS, THIS ARCHITECT DOES NOT INTEND TO EXPRESS ANY OPINION, DIRECTION OR INSTRUCTION OF ANY KIND WHATSOEVER AS TO THE FINISHED MANNER IN WHICH THE CONSTRUCTION WORK IS TO BE COMPLETED AND/OR RELATED SITE SAFETY ISSUES.

### ACCESSIBILITY AND ENVIRONMENTAL

I HAVE PREPARED THE ATTACHED PLANS AND SPECIFICATIONS AND STATE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH THE ENVIRONMENTAL BARRIER ACT (IL Rev. Stat., 1985, Ch. 111 1/2, pars. 3711 in seq. as amended) AND THE ILLINOIS ACCESSIBILITY CODE 71 IL ADM. CODE 400.

THIS PROJECT WILL COMPLY WITH IAC SECTION 400.510 PUBLIC FACILITIES, ALTERATIONS

THIS PROJECT WILL COMPLY WITH ADA TITLE II (ALL PROGRAMS, SERVICES AND ACTIVITIES TO BE MADE ACCESSIBLE TO AND USABLE BY PEOPLE WITH DISABILITIES).

### WOOD DALE BUILDING CODES

I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED BY ME AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE APPLICABLE CITY OF CAROL STREAM BUILDING CODES

PROFESSIONAL DESIGN FIRM  
ILLINOIS REGISTRATION NO. 184.007001  
EXPIRATION DATE: 04/30/2024

ARCHITECT  
ILLINOIS REGISTRATION NO. 001.022429  
EXPIRATION DATE: 11/30/24



PARKING LOT EXPANSION,  
227 E IRVING PARK ROAD,  
WOOD DALE, IL 60191

### ISSUE DATES / REVISIONS

NO.	DESCRIPTION	DATE:
1	PERMIT SUBMITTAL	-

NO.	DESCRIPTION	DATE:
	DRAWN BY: S. KOPALLE	
	CHECKED BY: M. VALENTINI	
	PROJECT No: -	

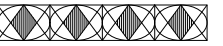
PARKING LOT EXPANSION  
SBR EVENTS  
227 E IRVING PARK ROAD  
WOOD DALE, IL 60191

## COVER SHEET

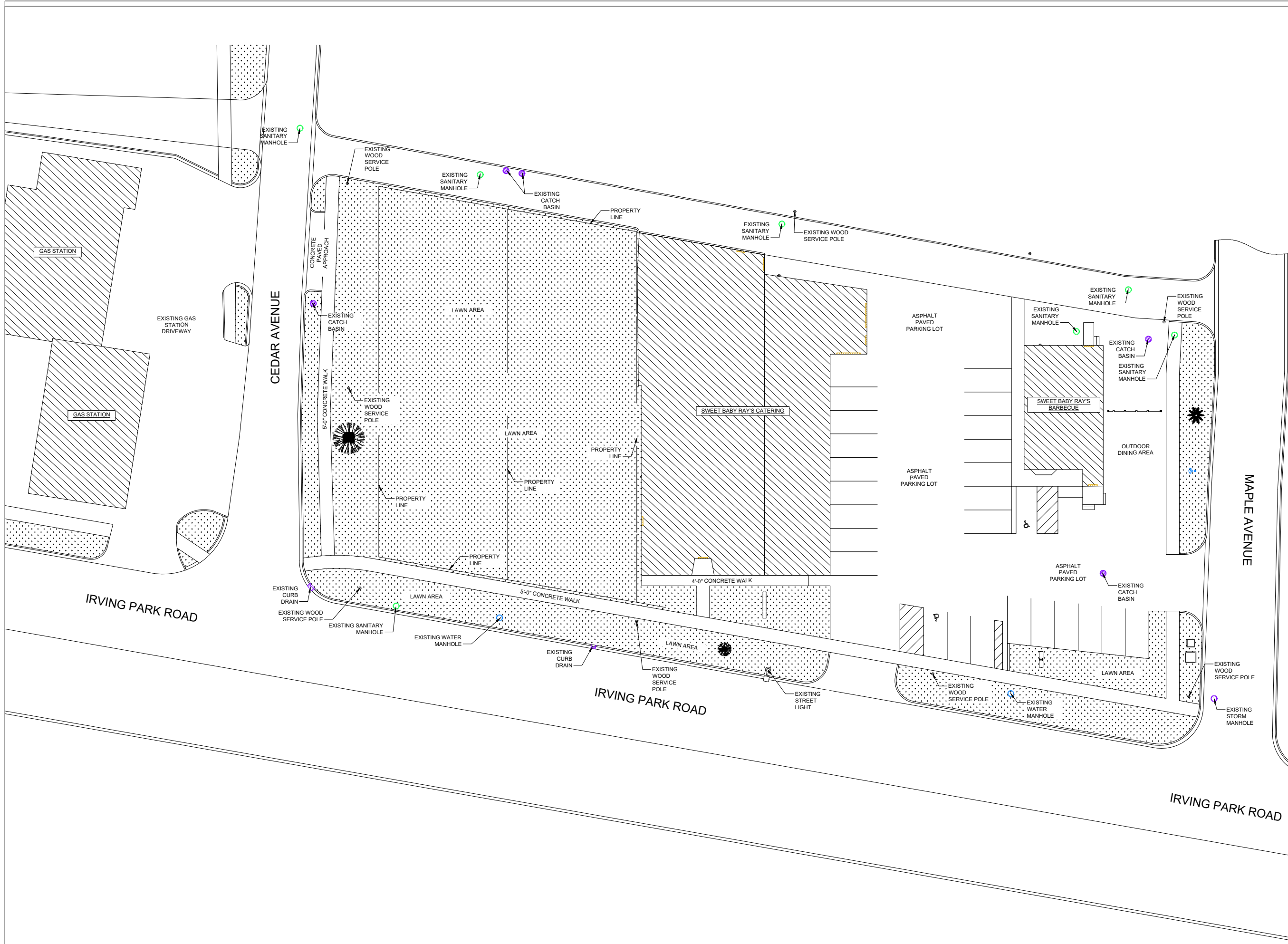
SHEET

CS-1.0





**PARKING LOT EXPANSION,  
227 E IRVING PARK ROAD,  
WOOD DALE, IL 60191**



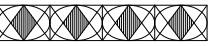
ISSUE DATES / REVISIONS		
NO.	DESCRIPTION	DATE
1	PERMIT SUBMITTAL	-

© MRV ARCHITECTS, INC. 2023  
THESE DOCUMENTS ARE THE PROPERTY OF MRV ARCHITECTS, INC. & MAY NOT BE REUSED, COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM THE AUTHOR.

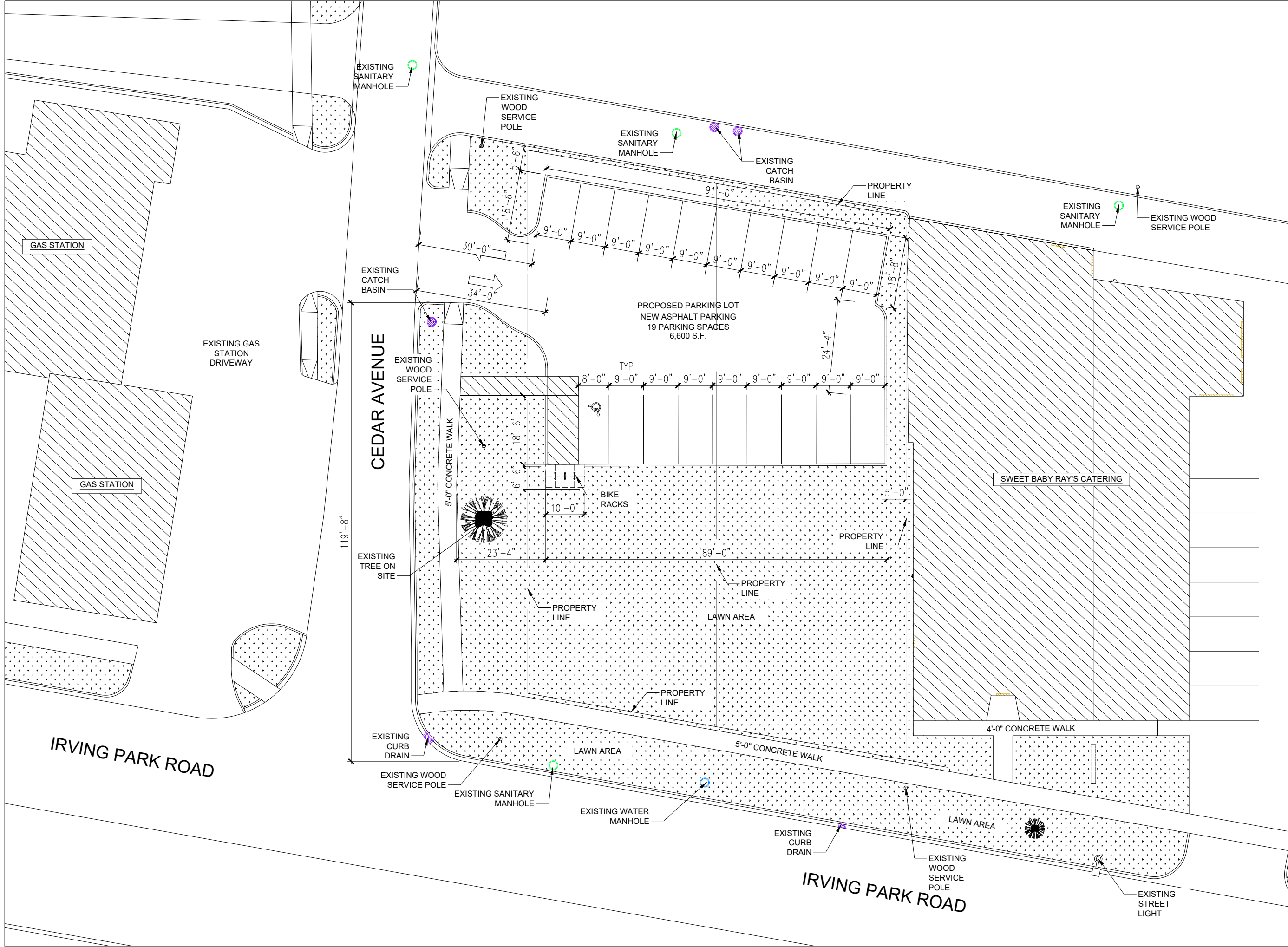
DRAWN BY: S. KOPALLE  
CHECKED BY: M. VALENTINI  
PROJECT No: -

PARKING LOT EXPANSION  
SBR EVENTS  
227 E IRVING PARK ROAD  
WOOD DALE, IL 60191

EXISTING CONDITIONS  
1/16" = 1'-0"



**PARKING LOT EXPANSION,  
227 E IRVING PARK ROAD,  
WOOD DALE, IL 60191**



ISSUE DATES / REVISIONS	

NO.	DESCRIPTION	DATE
1	PERMIT SUBMITTAL	-

© 2023 MRV ARCHITECTS, INC. THESE DOCUMENTS ARE THE PROPERTY OF MRV ARCHITECTS, INC. & MAY NOT BE REUSED, COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM THE AUTHOR.

DRAWN BY: S. KOPALLE  
CHECKED BY: M. VALENTINI  
PROJECT NO: -

PARKING LOT EXPANSION  
SBR EVENTS  
227 E IRVING PARK ROAD  
WOOD DALE, IL 60191

SITE PLAN  
3/32" = 1'-0"

SHEET  
**A-2.0**









**PARKING LOT EXPANSION,  
227 E IRVING PARK ROAD,  
WOOD DALE, IL 60191**



ISSUE DATES / REVISIONS

NO.	DESCRIPTION	DATE
1	PERMIT SUBMITTAL	02-27-23

MRV ARCHITECTS, INC. 2023  
THESE DOCUMENTS ARE THE PROPERTY OF MRV ARCHITECTS, INC.  
& MAY NOT BE REUSED, COPIED OR REPRODUCED WITHOUT  
WRITTEN PERMISSION FROM THE AUTHOR.

DRAWN BY: S. KOPALLE  
CHECKED BY: M. VALENTINI  
PROJECT No: -

PARKING LOT EXPANSION  
SBR EVENTS  
227 E IRVING PARK ROAD  
WOOD DALE, IL 60191

PHOTOMETRIC PLAN  
3/32" = 1'-0"

SHEET  
**A-3.0**

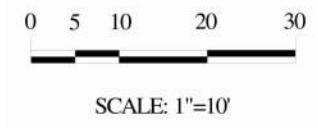
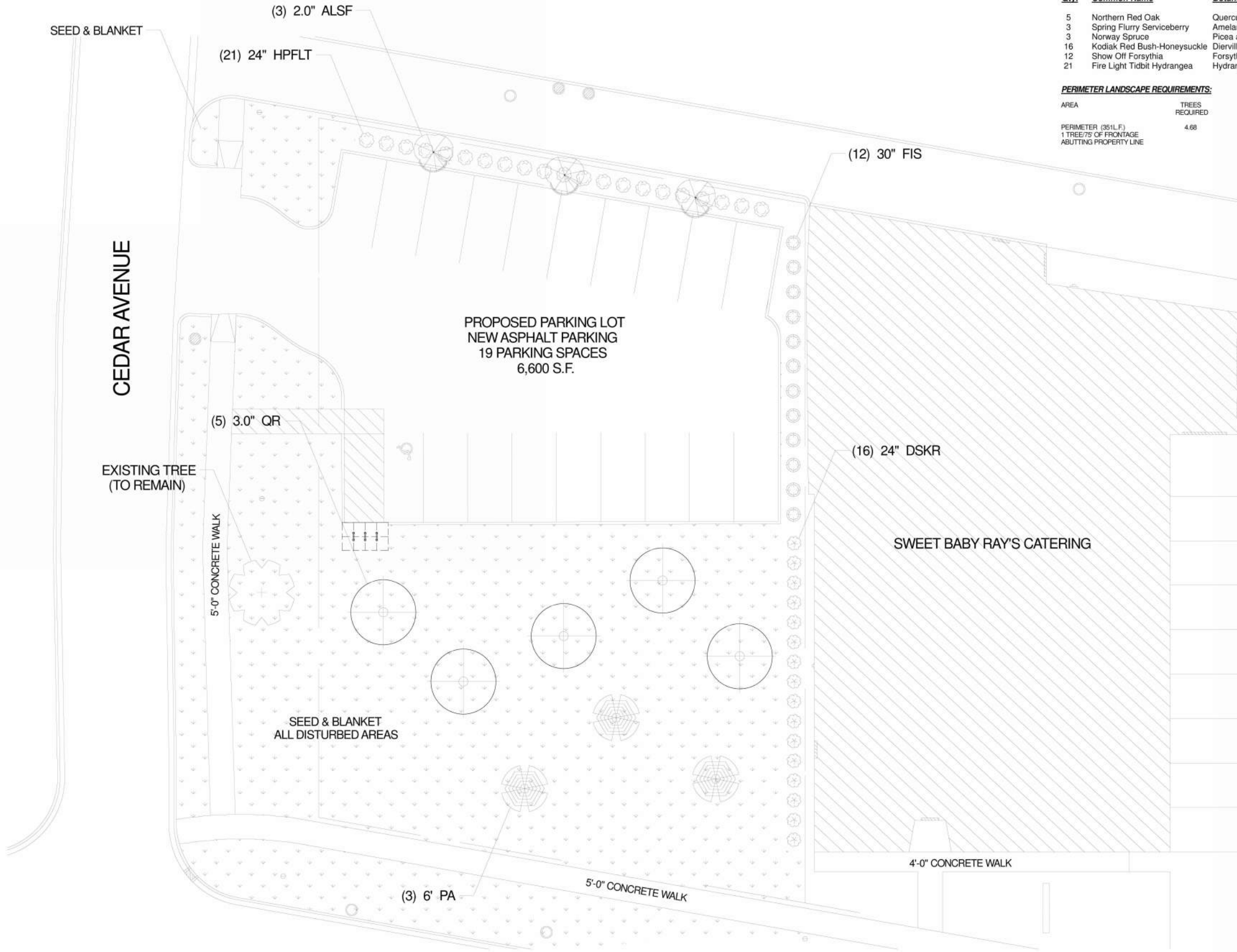
**PLANT LIST**

Qty.	Common Name	Botanical Name	Size	Remarks	Key
5	Northern Red Oak	Quercus rubra	3.0"	B&B	QR
3	Spring Flurry Serviceberry	Amelanchier laevis 'JFS-Arb'	2.0"	B&B	ALSF
3	Norway Spruce	Picea abies	6'	B&B	PA
16	Kodiak Red Bush-Honeysuckle	Diervilla splendens 'Kodiak Red'	24"	Cont.	DSKR
12	Show Off Forsythia	Forsythia intermedia 'Mindor'	30"	Cont.	FIS
21	Fire Light Tidbit Hydrangea	Hydrangea paniculata 'SMNHPK'	24"	Cont.	HPFLT

**PERIMETER LANDSCAPE REQUIREMENTS:**

AREA	TREES REQUIRED	TREES PROVIDED
PERIMETER (351L.F.) 1 TREE/75' OF FRONTAGE ABUTTING PROPERTY LINE	4.68	5

CDC-2023-0001  
Exhibit H



REVISIONS:

**DOWDEN DESIGN GROUP**  
LANDSCAPE ARCHITECTURE, DESIGN & PLANNING  
P.O. BOX 415, LIBERTYVILLE, IL, 60048  
DOWDENDESIGNGROUP.COM PHONE: (847) 362-1254

**SWEET BABY RAY'S CATERING**  
PARKING LOT EXPANSION  
227 E. IRVING PARK ROAD  
WOOD DALE, ILLINOIS

LANDSCAPE PLAN

DATE: 01/09/23  
SCALE: 1"=10'  
DRAWN: CJD



**L101**

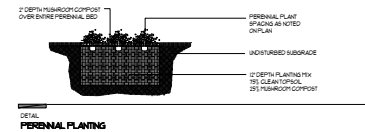
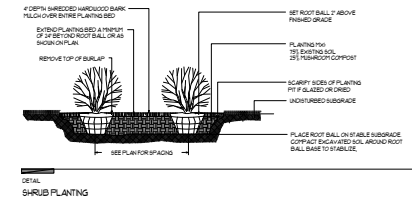
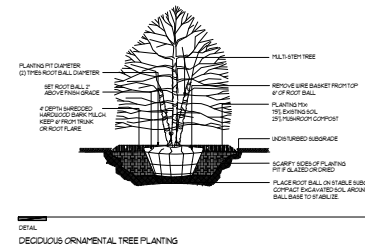
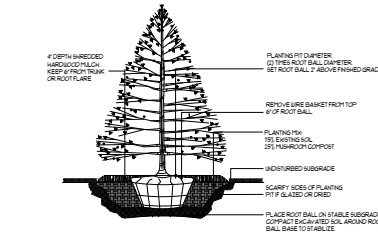
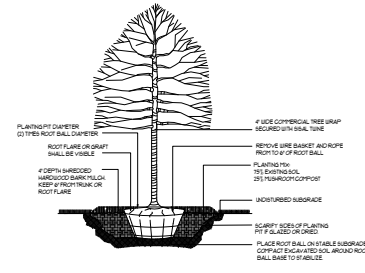


**NOTES:**

- The Landscape Contractor shall provide and install all plant materials in the quantities and sizes sufficient to complete planting as shown on the Landscape Plans. All plants shall comply with the requirements of the current American Standard for Nursery Stock published by The American Nursery and Landscape Association. Plants shall meet size, genus, species and variety and be in good health, free of insects, diseases or defects. No "park grade" materials shall be accepted. Trees not exhibiting a central (or single) leader will be rejected unless noted in the plant list as multi-stem. Quantity lists are supplied for convenience. The Landscape Contractor shall verify all quantities and, in case of a discrepancy, the drawn plan shall prevail over the plant list. No plants are to be changed or substituted without approval of the Owner or a representative of James Dowden & Associates, Inc.
- All plants shall be watered during the first 24-hour period following installation. A watering schedule must be agreed upon with the Owner (before plantings are installed) of whom, when and how plant materials are to be properly watered. The Landscape Contractor shall verify proper watering is being done for the establishment and health of all plant materials. The Landscape Contractor shall warranty all plant materials for one year from the time of installation and project acceptance.
- Plants shall be balled and burlapped unless otherwise noted on the Landscape Plans. No root bound materials shall be accepted and all synthetic or plastic materials shall be removed at the time of planting. It is the option of the Landscape Contractor to roll back burlap from the top of the root ball.
- Recommended mulch depth is four inches (4") of shredded hardwood bark. The Landscape Contractor shall avoid over-mulching and the creation of "mulch volcanoes." Mulch Beds shall extend a minimum of two feet (2') beyond the center of a tree or shrub. Mulch must be pulled back at least two inches (2") from the base of a tree so the base of the trunk and root crown are exposed.
- Prepare all perennial beds with one cubic yard of garden compost per 100 sf and the compost shall be rototilled to an 8" depth.
- All plants shall be set plumb. It is the option of the landscape contractor to stake deciduous trees but it is also the responsibility of the Landscape Contractor to guarantee the plants remain plumb until the end of the guarantee period.
- Trees shall be installed a minimum of five feet (5') horizontally from underground electrical feeders, sanitary sewers, sanitary services, water mains, and water services. Trees shall be installed a minimum of ten feet (10') horizontally from utility structures including, but not limited to, manholes, valve vaults and valve boxes. Shade trees shall be a minimum of ten feet (10') from all light poles and all shrubs shall be a minimum of three to five feet (3'-5') from all fire hydrants.
- The Landscape Contractor shall locate the existence of all underground utilities prior to starting work. The Landscape Contractor must also keep the pavement and work areas in neat and orderly condition throughout the construction process. The Landscape Contractor shall acquaint himself with, and verify, Working conditions in advance of submitting a proposal. Failure to recognize inherent responsibilities does not relieve the contractor of obligations due to miscalculations.
- Property owners shall be responsible for maintaining all landscaping shown on the approved plans throughout the life of the development.
- Turf shall be Premium Bluegrass Mix seed and blanket in all disturbed areas except where sod is noted.
- Once a Landscape Plan has been approved and a Building Permit issued, the Planning and Zoning Administrator may authorize minor revisions to the approved Landscape Plan including the substitution of equivalent planting and ground covers where such revisions do not diminish the benefits of the approved Landscape Plan. As such, revisions shall require the written approval of the Planning and Zoning Administrator.
- Trees and shrubs shall not be located closer than ten (10) feet to fire hydrants, transformers, or other above ground utilities.
- Bare root plants shall not be allowed.
- All planted areas and landscaped islands shall receive a four (4) inch layer of shredded hardwood bark mulch.

**PREMIUM BLUEGRASS SEED MIX (4-5 LBS/1000 S.F.)**

MIX %	SEED	GERMINATION	ORIGIN
22.82%	AWARD KENTUCKY BLUEGRASS	85%	OR
22.22%	NUGLADE KENTUCKY BLUEGRASS	85%	OR/WA
17.79%	JACKPOT KENTUCKY BLUEGRASS	85%	OR/WA
16.11%	EVEREST KENTUCKY BLUEGRASS	85%	OR
9.98%	FIESTA 4 PERENNIAL RYEGRASS	90%	MN
9.97%	HANCOCK PERENNIAL RYEGRASS	90%	MN
1.11%	INERT MATTER		



REVISIONS:

**DOWDEN DESIGN GROUP**  
LANDSCAPE ARCHITECTURE, DESIGN & PLANNING  
P.O. BOX 415, LIBERTYVILLE, IL 60048  
DOWDENDESIGNGROUP.COM PHONE: (847) 362-1254

**SWEET BABY RAY'S CATERING**  
PARKING LOT EXPANSION  
227 E. IRVING PARK ROAD  
WOOD DALE, ILLINOIS

LANDSCAPE PLAN

DATE: 01.08.23  
SCALE: NONE  
DRAWN: CJD



L102

**CITY OF WOOD DALE  
COMMUNITY DEVELOPMENT COMMISSION  
STAFF REPORT SUMMARY AND CDC WORKSHEET**



**Meeting Date:** March 20, 2023

**CDC Case Number:** CDC-2023-0001

**Application Details:** Requests required to enable construction of a parking lot on a vacant zoning lot to accommodate additional parking needed for employees of Sweet Baby Rays catering operation

**Applicant:** Duce Raymond representing the SBR Events Group

**Property Address:** 227 E. Irving Park Road

**Current Zoning:** TCB, Town Center Business

**Relief Requested:**

1. Special Use for parking lot
2. Zoning Variations (lot area and street transition for parking)

**Staff Position**

Recommend approval  
Recommend approval

**CDC Member Suggestions for City Council Consideration:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

# CITY OF WOOD DALE

Community Development



## MEMO

DATE: March 20, 2023

TO: Community Development Commission

FROM: Gosia Pociecha, AICP, Senior Planner

SUBJECT: Case No. CDC-2023-0002, Zoning Variations for property at 935 Central & 950 Sivert Dr (Wiegel)

---

## REQUEST

An application has been filed by Ryan Wiegel representing Wiegel Tool Works, Inc. DBA Wiegel for zoning variations including reduction of the required side setback and allowing parking in the front yard. The applicant is seeking to consolidate two lots and construct an addition that would connect two existing buildings at 935 Central and 950 Sivert into one larger building on a single lot.

This petition is being continued to the next Community Development Commission meeting scheduled for April 17, 2023.