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## COMMUNITY DEVELOPMENT COMMISSION MINUTES

Committee Date: April 17, 2023

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

Absent: Teresa Szatko

Also Present: Attorney Sean Conway, Gosia Pociecha, Andrew Koterak  
Staci Springer, Attorney Marshall Subach, Mike Latoria,  
Michael Caldwell, Frank Marino, Richard Wiegel,  
Martin Wiegel, Ryan Wiegel

Meeting Convened at: 7:00 p.m.

### **CALL TO ORDER**

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

**NOTE:** Chairman Ochoa arrived at 7:15 P.M.

### **APPROVAL OF MINUTES**

Mr. Woods made a motion, seconded by Mr. Parenti, to approve the minutes of the March 20, 2023 meeting. Motion carried.

### **PUBLIC HEARINGS**

#### **CASE NO. CDC-2023-0002**

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 parcels.

#### **Discussion**

Applicant, Wiegel Tool Works, originally presented a petition before the CDC in December of 2022 for several variations. They have revised that original request and now come before the CDC with a modification to the scope of those original plans. Attorney Marshall Subach representing Wiegel, explained that Wiegel's principal location is at 935 Central and they own the adjacent improved property at 950 Sivert. They would like to construct an addition of approximately 19,300 square feet connecting the two buildings to serve as

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additional warehousing and manufacturing space to meet the demands of a growing business. In addition to lot consolidation, they are requesting a side yard setback reduction for the proposed addition and relief to allow the expansion to the existing parking lot in the front yard of the Central Avenue property. A total of 28 parking spaces would be added with this building expansion. Because Central Avenue is a Gateway Corridor to the City, parking in the front yard is not currently permitted, thus the request for a variation. It was reported that the project will need to meet all of the stormwater requirements during the permitting process; however, a preliminary review by the City Engineer did not raise any concerns. Mr. Subach mentioned that the Petitioner would like to seek a variation from the landscaping regulations which require a landscape island in the row of parking adjacent to the north of the 950 Sivert building. However, it was explained by Staff that this request was not included in the Petitioner's application, was not part of the public hearing notice and is not an authorized variation. Landscaping plans will be reviewed at the time of permit issuance. Petitioner has received approval from ComEd for the necessary relocation of the existing overhead ComEd electrical lines. During the public hearing CDC members discussed parking in the front yard voicing concerns that this parking should be for passenger vehicles only. Truck deliveries were also discussed, and it was clarified by the Petitioner that deliveries come into a loading dock located on the south side of the 935 Central building and no changes are being proposed.

### **Recommendation**

A motion was made by Chairman Ochoa and seconded Mr. Parenti as follows:

Based on the submitted petition and the testimony presented, the proposed variations 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 April 17, 2023 as the findings of the Community Development Commission and recommend to the City Council approval of the zoning variations for reduction of side setback from 20' to 15' and allowing parking in the front yard in Case No. CDC-2023-0002. A roll call vote was taken with the following results:

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

Nays: None

Motion carried.

The Public Hearing was closed at 7:50 P.M.

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**CASE NO. CCD-2022-0008**

An application has been filed by Marino's Woodfire Pizza for a Special Use for Planned Unit Development (PUD) (combined Concept & Final Development Plan) with certain deviations, Site Plan Review and Lot Consolidation to enable construction of a new restaurant. 116 W. Irving Park Road, LLC is the property owner.

**Discussion**

Attorney Marshall Subach, representing petitioner, 116 W. Irving Park Rd., LLC, discussed the request for approval from the City for a PUD to allow petitioner to develop the long vacant property at the southwest corner of Irving Park Road and Ash Avenue with a 5,200 square foot restaurant thus allowing the relocation of the existing Marino's Restaurant in Wood Dale. The proposed development would include 29 on-site parking spaces, 10 off-site spaces in the public right-of-way along Ash Avenue which would be regulated via a Parking License Agreement. The underground stormwater detention plan as proposed by petitioner will be reviewed by the City Engineer prior to the issuance of a building permit. The proposed restaurant building will include a party room, bar and gaming area, open-air indoor/outdoor rooftop cafe and catering/pick-up delivery service. The petitioner is requesting consideration and approval of 8 deviations as listed in Exhibit B attached to the CDC memo. Of particular concern is the deviation requesting a waiver from providing a traffic study for the PUD approval. Ms. Pociеча stated that while staff cannot waive the PUD requirement that a traffic study be conducted, CDC may consider it. The Petitioner's attorney noted that in their experience the traffic study would offer limited information and benefit to the development. It was also noted that IDOT permit will be required for the driveway modifications on Irving Park Road. Parking was also discussed during the meeting. Mr. Malinowski, business owner of the property located at 212 Ash directly south of the alley separating the subject property from his, expressed concerns regarding the likelihood of parking problems which would occur with this development; specifically, patrons using his building's parking area and the potential liabilities which could occur should that happen. The petitioner indicated he will be working with the adjoining property owner to address his concerns.

**Recommendation**

Chairman Ochoa made a motion, seconded by Mr. Parenti, as follows:

Based on the submitted petition and the testimony presented, the proposed request for a Special Use for Planned Unit Development with deviations (combined Concept and Final Development Plan) and Site Plan Review upon Lot Consolidation for property at 364-376 E Irving Park Road (Marino's Woodfire Pizza) 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



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April 17, 2023 as the findings of the Community Development Commission, and recommend to the City Council approval of the Special Use for a Planned Unit Development with deviations including Site Plan Review and Traffic Study waiver, upon Lot Consolidation for property at 364-376 E. Irving Park Road (Marino's Woodfire Pizza) in Case No. 2022-0008. A roll call vote was taken with the following results:

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

Nays: None

Motion carried.

The Public Hearing was closed at 8:55 P.M.

**ADJOURNMENT**

The meeting was adjourned at 9:00 P.M.

*Minutes taken by Marilyn Chiappetta*

*Approved July 17, 2023*