

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-24-010 AN ORDINANCE REZONING LAND FROM R-1 ESTATE RESIDENTIAL / R-3 SINGLE FAMILY DISTRICT TO I-1 INDUSTRIAL/BUSINESS PARK IN AREA GENERALLY LOCATED ALONG IL ROUTE 83 (BUSSE ROAD) BETWEEN WASHINGTON STREET TO THE NORTH AND FOSTER AVENUE TO THE SOUTH (BRYN MAWR PHASE III)

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 21st day of March, 2024

Lynn Curiale

Lynn Curiale, City Clerk



Ordinance #O-24-010

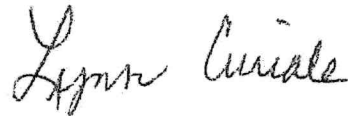
AN ORDINANCE REZONING LAND FROM R-1 ESTATE RESIDENTIAL / R-3 SINGLE FAMILY DISTRICT TO I-1 INDUSTRIAL/BUSINESS PARK IN AREA GENERALLY LOCATED ALONG IL ROUTE 83 (BUSSE ROAD) BETWEEN WASHINGTON STREET TO THE NORTH AND FOSTER AVENUE TO THE SOUTH (BRYN MAWR PHASE III)

Passed: Mach 21, 2024
Published in Pamphlet Form: March 22, 2024

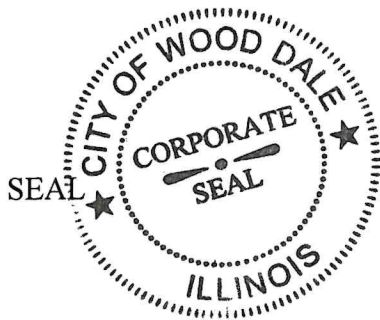
I, Lynn Curiale, as the City Clerk for the City of Wood Dale, hereby certify that the attached Ordinance is a true and correct copy of #O-24-010

AN ORDINANCE REZONING LAND FROM R-1 ESTATE RESIDENTIAL / R-3 SINGLE FAMILY DISTRICT TO I-1 INDUSTRIAL/BUSINESS PARK IN AREA GENERALLY LOCATED ALONG IL ROUTE 83 (BUSSE ROAD) BETWEEN WASHINGTON STREET TO THE NORTH AND FOSTER AVENUE TO THE SOUTH (BRYN MAWR PHASE III)

Passed and approved by the City Council of the City of Wood Dale on March 21, 2024 and hereby published in pamphlet on March 22, 2024



Lynn Curiale, City Clerk



ORDINANCE NO. O-24-010

AN ORDINANCE REZONING LAND FROM R-1 ESTATE RESIDENTIAL / R-3 SINGLE FAMILY DISTRICT TO I-1 INDUSTRIAL/BUSINESS PARK IN AREA GENERALLY LOCATED ALONG IL ROUTE 83 (BUSSE ROAD) BETWEEN WASHINGTON STREET TO THE NORTH AND FOSTER AVENUE TO THE SOUTH (BRYN MAWR PHASE III)

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, C1 Chicago 2 LLC, (“Applicant”), has filed an application for rezoning of property upon annexation, said property (the “Subject Property”) being described as:

Lots 49 Through 51, Lots 53 And 54, Lots 56 Through 58, Lots 62 Through 74, Lots 76 Through 92, Lots 103 Through 127, That Part Of Hawthorne Avenue, Pine Street And Washington Street And All Of Center Street In Branigar's Mohawk Manor, Being A Subdivision In Sections 3 And 10, Township 40 North, Range 11, East Of The Third Principal Meridian, According To The Plat Thereof Recorded November 28, 1956 As Document 825111, In Du Page County, Illinois,

(the “Subject Property”)

Consisting of PINs:

03-10-201-010, -011; 03-10-202-001, -002, -003, -004, -005, -006, -007, -008, -009; 03-10-203-001, -002, -003, -004, -005, -006, -007, -008, -009, -010, -011, -012, -013, -014; 03-10-205-007, -008, -009, -011, -012, -014; 03-10-206-001, -002, -003, -004, -008, -009, -010, -011, -012, 013, -014, -015, -016, -017, -018; 03-10-207-001, -002, -003, -004, -005, -006, -007, -008, -009, -010, -011, -012, -013, -014, -015, -016, -017; and

WHEREAS, notice of public hearing on the proposed rezoning of the Subject Property under Case No. CDC-2023-0008 was published in the Daily Herald in the time required by law, and all other notice required by law was made, as required by the ordinances of the City and the Statutes of the State of Illinois; and

WHEREAS, on February 26, 2024 the Community Development Commission held a public hearing on the proposed request for rezoning in Case No. CDC-2023-0008 following the necessary publication of a legal notice pursuant thereto, as required by law and the UDO; and

WHEREAS, following said hearing, the request for rezoning did not receive the requisite affirmative vote of the Community Development Commission; accordingly, under the UDO the Community Development Commission recommended denial of the Applicant’s requests for zoning relief; and

WHEREAS, the proposed request for rezoning; recommendation of the Community

Development Commission; and Findings of Fact and Staff recommendation set forth in the Staff Report relative to Case No. CDC-2023-0008, dated February 26, 2024, attached hereto and incorporated herein by reference as Exhibit A, have been considered by the Planning, Zoning and Building Committee of the City Council of the City of Wood Dale, and the Planning, Zoning and Building Committee of the City Council has recommended approval of the Applicant's request for rezoning; and

WHEREAS, the City Council of the City of Wood Dale has reviewed the matter herein and has determined that granting the Applicant's request for rezoning of the Subject Property in Case as proposed in Case No. CDC-2023-0008 is in the best interests of the health, safety and welfare of the citizens of the City of Wood Dale based upon and consistent with the findings of fact set forth in the February 26, 2024 Staff Report attached hereto and incorporated herein by reference as Exhibit A.

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: The Subject Property, as described herein, upon annexation, is hereby rezoned from R-1 Estate Residential / R-3 Single Family District to I-1 Industrial/Business Park.

SECTION THREE: The findings of fact set forth in the February 26, 2024 Staff Report attached hereto and incorporated herein by reference as Exhibit A are hereby adopted as the findings of fact of the City Council.

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 be and 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 21st day of March, 2024

AYES: 5

NAYS: Alderman Susmarski, Alderman Woods, Alderman Arne Woods

ABSENT: 0

APPROVED this 21st day of March, 2024

SIGNED: Annunziato Pulice
Annunziato Pulice, Mayor

ATTEST: Lynn Curiale
City Clerk Lynn Curiale

Published in pamphlet form March 22, 2024

Exhibit A

February 26, 2024 Staff Report - Case No. CDC-2023-0008

CITY OF WOOD DALE

Community Development



MEMO

DATE: February 26, 2024
TO: Community Development Commission
FROM: Gosia Pociecha, AICP, Senior Planner
SUBJECT: Case No. CDC-2023-0008, Map Amendment (Rezoning) upon Annexation via Annexation Agreement and Preliminary Subdivision Plat including Vacation of Streets for Bryn Mawr Phase III

REQUEST

An application has been filed by C1 Chicago 2 LLC for a Map Amendment (Rezoning) upon Annexation via Annexation Agreement and Preliminary Subdivision Plat including Vacation of streets to enable redevelopment of the area generally located along IL Route 83 (Busse Road) between Washington Street to the north and Foster Avenue to the south, also known as the Bryn Mawr Phase III project.

PROPERTY INFORMATION

New Address: TBD
Existing Address: Multiple (63 properties)
PINs: 03-10-201-010, -011
03-10-202-001, -002, -003, -004, -005, -006, -007, -008, -009
03-10-203-001, -002, -003, -004, -005, -006, -007, -008, -009, -010, -011, -012, -013, -014
03-10-205-007, -008, -009, -011, -012, -014
03-10-206-001, -002, -003, -004, -008, -009, -010, -011, -012, -013, -014, -015, -016, -017, -018
03-10-207-001, -002, -003, -004, -005, -006, -007, -008, -009, -010, -011, -012, -013, -014, -015, -016, -017
Property Size: 37.94 Acres (1,652,707 square feet)
Existing Land Use: Residential
Future Land Use: Industrial/ Business Park, Likely to Experience Development Pressure
Existing Zoning: R-3 Single-Family Residential District (DuPage County)
Future Zoning: I-1 Industrial/ Business Park (Wood Dale)

Surrounding Land Use & Zoning

North: I-1, Industrial/ Business Park
South: R-3, Single Family Residential
East: I-2, General Industrial District (Bensenville)
West: TCC, with I-1, Industrial/ Business Park



Location Map

ANALYSIS

Submittals

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

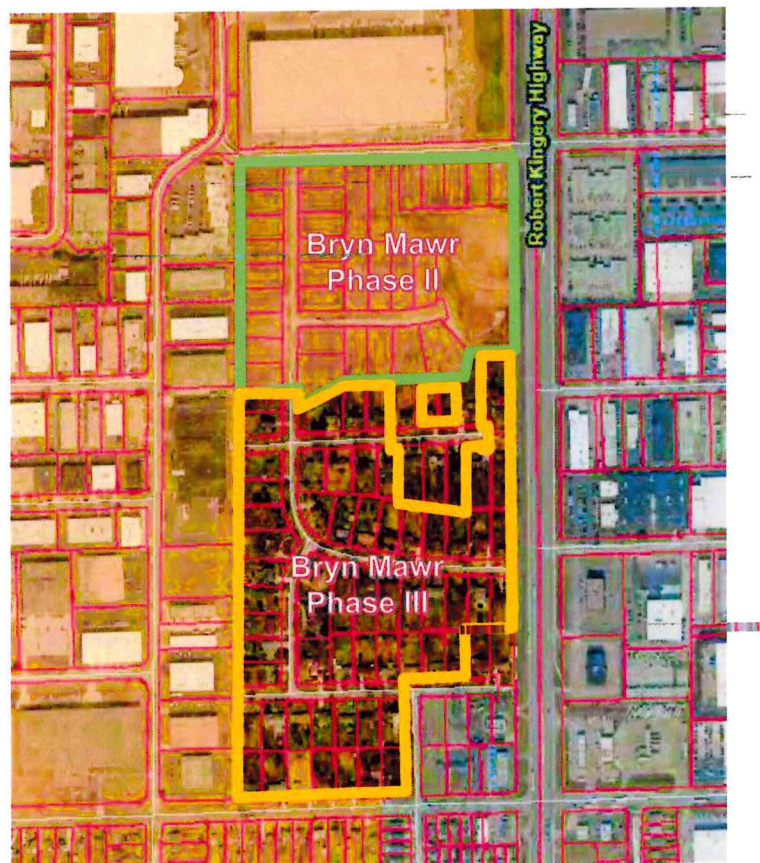
- Application
- Proof of Ownership
- Letter of Authorization
- Petition of Annexation
- Petitioner Narrative (Exhibit A)
- Closing / Moving-out Schedule
- Plat of Survey (Exhibit B)

- Concept Site Plan (Exhibit C)
- Plat of Annexation (Exhibit D)
- Preliminary Subdivision Plat (Exhibit E)
- Construction & Fire Protection District Plan (Exhibit F)

Project Description

The subject property is approximately 38 acres in size and is generally located at the northwest corner of the intersection of Illinois Route 83 (Busse Road) and Foster Avenue. The project area is currently improved with 63 unincorporated single-family homes which are served by private well and septic systems. The intent of the petitioner is to redevelop the site into three data center buildings. The two larger buildings will have a floor area of approximately 208,800 SF while a third smaller building adjacent to Illinois Route 83 (Busse Road) will have a floor area of 105,000 SF. Each building will be two stories in height for a total proposed square footage of 1,045,200 SF.

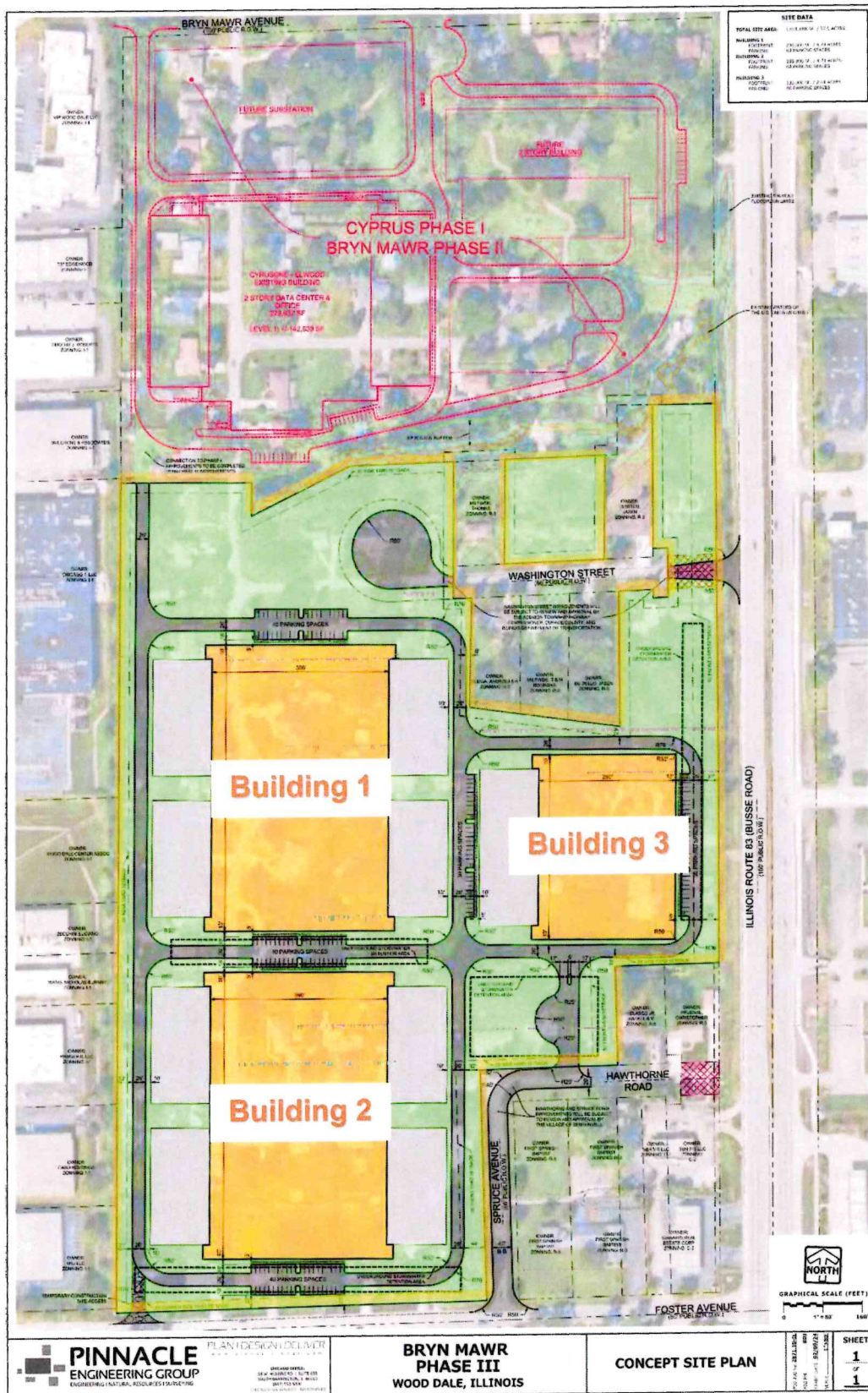
Upon completion, the development will be contiguous with the Bryn Mawr Phase II data center buildings and ComEd substation to the north. This will result in a five-building data center campus west of Route 83, between Bryn Mawr and Foster. A perimeter security fence and gated entry points will meet strict security requirements for data center operations, however an internal connection between Bryn Mawr Phases II and III will be provided.



The applicant wishes to consolidate the existing 63 residential parcels into three lots. Several existing rights-of-way will be vacated, including Center Street, Pine Street, portions of Hawthorne Avenue, and portions of Washington Street. All existing roads within the project area will remain until access to the remaining single-family homes on Washington Street from Illinois Route 83 (Busse Road) is constructed. The new access point will serve the remaining homes, accommodating school busses and emergency vehicles via a cul-de-sac turning circle at the western terminus of Washington Street. The two remaining homes at that southeast corner of the site on Hawthorne will continue to have permanent access to their property through Spruce Avenue and the eastern portion of Hawthorne Avenue. Those portions of the right-of-way are located in, and maintained by, the Village of Bensenville.

Primary access to the data center facilities will be taken from Spruce Avenue to the south. According to the concept site plan, approximately 180 vehicle parking spaces will be provided on-site. The development is also expected to utilize an underground stormwater detention system.

The applicant has submitted a preliminary plat of subdivision which depicts the size and location of each lot. Upon annexation, all land is automatically zoned R-1: Estate Residential unless the property owner specifically petitions for a zoning map amendment. Therefore, the applicant has requested rezoning to I-1: Industrial/Business Park upon annexation via an Annexation Agreement with the City. The construction and resulting business operations are anticipated to generate new funds that will directly support local schools, fire safety, roads, parks and other public services that allow the City and its partner agencies to attract and retain residents.



Compliance with the Comprehensive Plan

The Future Land Use Map of the Comprehensive Plan designates the subject property as Industrial/Business Park and Site Likely to Experience Development Pressure. The proposed development plan shows three new industrial buildings and is consistent with the land uses surrounding the subject property to the west, north and east. Per the plan, “The City is expected to continue building on its current strengths with the business park and manufacturing and distribution industries.” This is achieved with the redevelopment of the subject property into an industrial type use.

As such, the proposed development would support the following Goals and Objectives (with a brief description of how they are being met):

- Goal 1: Connect Wood Dale Citizens to:
 - *Objective 3: Increase opportunities for Wood Dale residents to work in Wood Dale.*
 - Once completed, the project will provide new employment opportunities.
- Goal 2: Build Community Capacity:
 - *Objective 1: Seek opportunities for economic development.*
 - The rezoning upon annexation process will support the redevelopment of the subject property which is currently unincorporated, and, as low-density residential provides limited value to the City in its current state.
 - *Objective 2: Expand job opportunities in the community.*
 - The project will further strengthen the City’s industrial base.
 - *Objective 6: Pursue annexation of locations that can add value to the City by incorporating desired business, residential sites, or recreational function.*
 - The project will add value to the City through the creation of new tax revenues and local jobs.
- Goal 3: Embrace Small-Town Charm:
 - *Objective 2: Enhance the appearance and “curb appeal” of commercial corridors and residential areas.*
 - With the use of attractive building design and extensive landscaping, the project will greatly enhance the site that is not currently within the City’s jurisdiction.
- Goal 4: Keep Wood Dale Diverse:
 - *Objective 2: Manage development to create a balanced mix of land uses, promoting economic vitality and a sustainable quality of life.*
 - The Project is consistent with the City’s stated strategy to “Remain current on the changing real estate market’s needs for contemporary industrial uses that can be located in the City and complement existing industries.”
- Goal 5: Protect Land Values:
 - *Objective 3: Encourage investment through redevelopment and by attracting new visitors and residents.*

- The project is consistent with the City's stated strategy to "Balance land use decisions to maintain strong tax base and minimize property tax burden on residents."

Compliance with the Unified Development Ordinance (UDO)

Allowable Uses

The subject property is proposed to be rezoned to the I-1 Industrial/ Business Park district. The proposed use for data centers is classified as a warehouse which is a permitted use in the I-1 zoning district.

Subdivision

The subject property will be resubdivided (or consolidated) into three lots to accommodate construction of the proposed data center buildings in the future. Portions of the Washington Street, Pine Avenue, Center Street, and Hawthorne Avenue rights-of-way will be vacated. The Preliminary Plat of Subdivision has been reviewed by City Engineer and is attached to this memo as a reference. It will be considered for approval by the City Council. The Applicant will be required to present the Final Subdivision Plat for City Council's consideration in the future once the site is ready to move forward with development.

Public Services

While the subject property is vastly surrounded by industrial uses, there are seven unincorporated residential properties that will remain adjacent. Five of them will be on Washington Street and two on Hawthorne. The Applicant is proposing to construct a road extension connecting Washington Street to Route 83 and a turn-around at the end of that road. The portion of Spruce Ave (off of Foster) will remain providing connection to the two properties on Hawthorne – there will also be a 50' radius turn-around constructed on the subject property near that area to accommodate vehicle movement and turn around space.

The Applicant has been in contact with the Wood Dale Fire Protection District and the Wood Dale School District No.7 to ensure that continuous service will be provided to the remaining residential properties during construction and after completion. While the public rights-of-way will be partially vacated, the pavement will remain providing access to the properties until the construction of the right-in right-out access to Route 83 is completed.

PUD & Site Plan Review

The Applicant is seeking approval of rezoning, upon annexation, and approval of the Preliminary Plat of Subdivision for the subject property. A Concept Site Plan provided with this application will be referenced in the Annexation Agreement subject to review and approval by City Council.

When the Applicant is ready to move forward with development of the site, a new application will be required for Special Use for Planned Unit Development (PUD) to

accommodate the multiple buildings on one site and Final Plat of Subdivisions. At that time the full Site Plan review in accordance with Sec. 17.206 will be conducted.

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 February 9, 2024. Staff received an email from adjacent property owner with questions on how the proposed development will impact their property. Responses were provided accordingly.

Findings of Fact

The wisdom of amending the Zoning Map is a matter committed to the legislative discretion of the City Council and is not dictated by any set standard. However, in determining whether a proposed amendment should be granted or denied, the City Council will be guided by the principle that its power to amend the Zoning Map is not an arbitrary one but one that may be exercised only when the public good demands or requires the amendment to be made. In considering whether that principle is satisfied in any particular case, the City Council will weigh the factors that Article 2 Section 17.202.C.7.i requires the applicant to address. The Applicant's responses are attached in Exhibit A. Although there is no requirement to adopt findings of fact, the proposed map 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 a Map Amendment (Rezoning) upon Annexation via Annexation Agreement and Preliminary Subdivision Plat including Vacation of streets to enable redevelopment of area generally located along the west side of IL Route 83 (Busse Road) between Washington Street to the north and Foster Avenue to the south, also known as the Bryn Mawr Phase III project, 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 request for a Map Amendment (Rezoning) upon Annexation via Annexation Agreement and Preliminary Subdivision Plat including Vacation of streets to enable redevelopment of the area generally located along IL Route 83 (Busse Road) between Washington Street to the north and Foster Avenue to the south 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 February 26, 2024 as the findings of the Community Development Commission, and recommend to the City Council approval of a Map Amendment (Rezoning) from R-1 to I-1 upon Annexation via Annexation Agreement and Preliminary Subdivision Plat including Vacation of Streets to enable redevelopment

of area generally located along IL Route 83 (Busse Road) between Washington Street to the north and Foster Avenue to the south, also known as the Bryn Mawr Phase III project in case No. CDC-2023-0008.

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



200 West Madison Street
Suite 1200
Chicago, IL 60606
Phone: 312.881.7000
transwesterndevelopment.com

February 6th, 2024

Exhibit A
CDC-2023-0008

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

Re: Redevelopment of Foster Avenue and Busse Road

Dear Ms. Pociecha,

C1 Chicago 2 LLC, (“Owner”) has acquired sixty-two (62) parcels located at Foster Avenue and Busse Road, which is commonly known as Lots 49 through 51, 53 through 54, 56 through 58, 62 through 74, 76 through 92, 103 through 106 and 108 through 127 in Branigar’s Mohawk Manor in Unincorporated DuPage County (“Property”). In its capacity as development manager for the Owner, TDC Logistics Company, L.L.C. (a Transwestern Development Company entity) is proposing the voluntary annexation, rezone, and subdivision (including street vacations) of the approximately 37.92-acre Property for an industrial data center redevelopment (“Project”) in the City of Wood Dale (“City”).

Located at the intersection of Foster Avenue and Busse Road, the Project is consistent with the City’s future land use plan and will serve as a natural addition to the local industrial base. The Project will further strengthen the City’s reputation as a premier location for high-image industrial users. The Project will create positive economic impacts for the City and will generate new funds that will directly support funding for local schools, fire safety, roads, parks and other critical services that allow the City to attract and retain residents.

We are confident that the Project conforms to future land use plans and is consistent with each goal and many of the objectives within the comprehensive plan, including creating opportunities for economic development, expanding job opportunities in the community and pursuing annexation of sites that add value to the City. We look forward to an opportunity to discuss this Project and the many benefits it will provide to the City.

Sincerely,

A handwritten signature in black ink, appearing to read 'Darcie Fankhauser', written over a horizontal line.

Darcie Fankhauser
Regional Partner - Midwest
Transwestern Development Company

Project Overview

The Property is located near the City's primary industrial business park south of Illinois 390 and is surrounded by industrial buildings to the north and west. To the east of the Property is Busse Road with more industrial beyond and to the south are additional unincorporated residential lots across Foster Avenue. The Property is currently improved with sixty-three (63) residential homes which were primarily constructed before 1980. Due to the unincorporated nature of the parcels, water and sewer is provided individually to the homes by private well and septic systems. In total, the Property comprises approximately 37.92-acres (inclusive of vacation of Center Street, and portions of Washington, Spruce, Pine Street and Hawthorne Avenue)

As further outlined in the detailed plans accompanying this submittal, the annexed Property is intended to accommodate the construction of three state-of-the-art data center buildings. The buildings will have a floor area of approximately 208,800 SF, 208,800 SF, and 105,000 SF. Each building will have a second story, bringing the total proposed square footage to 1,045,200 SF. The Project will serve as a natural expansion south from the August 2021-closed phase three of redevelopment, immediately north of the subject area. This will turn a successful two building and one sub-station plan, currently proposed for phase three, into a five building and one sub-station campus, bringing hundreds of millions of dollars of public and private investment to both this Project and accompanying infrastructure. The construction and resulting business operations will produce new funds that will directly support funding for local schools, fire safety, roads, parks and other critical services that allow the City to attract and retain residents. The Project will be constructed of precast concrete, glass, and steel, is consistent with the City's future land use plan that will serve as a natural addition to the area's high-image industrial base.

The preliminary Project schedule targets City approval in March with demolition of existing structures to commence shortly thereafter. Vertical construction of the Project is projected to take many years adjacent a ComEd power utility timeline, with 2031 as an anticipated substantial completion date for all buildings.

As detailed in the enclosed application, the Owner is requesting the following:

- Annexation into the City of Wood Dale pursuant to an annexation agreement
- Rezoning to I-1 Light Industrial
- Vacation of Center Street, and portions of Washington, Spruce, Pine Street and Hawthorne Avenue
- Preliminary Plat of Subdivision to consolidate lots

Comprehensive Plan

The Property is designated as Industrial/Business Park in the future land use map of the City's comprehensive plan which was adopted on August 2, 2018. The Project would support the following Goals and Objectives as outlined in the comprehensive plan:

- **GOAL 1: Connect Wood Dale Citizens to...**
 - *Objective 3: Increase opportunities for Wood Dale residents to work in Wood Dale*
 - Once fully operational, the Project is expected to offer employment opportunity at a rate standard for a data center industrial user in the West O'Hare submarket.

- **GOAL 2: Build Community Capacity**
 - *Objective 1: Seek opportunities for economic development*
 - The special use and PUD process will support the redevelopment and annexation of the Property, which is currently unincorporated, and, as low-density residential, provides limited value to the City in its current state.
 - *Objective 2: Expand job opportunities in the community*
 - The Project will further strengthen the City's industrial base.
 - *Objective 6: Pursue annexation of locations that can add value to the City by incorporating desired business, residential sites, or recreational function.*
 - The Project will add value to the City through the creation of new tax revenues and local jobs.

- **GOAL 3: Embrace Small-Town Charm**
 - *Objective 2: Enhance the appearance and "curb appeal" of commercial corridors and residential areas*
 - With implementation of attractive building design and extensive landscaping, the Project will greatly enhance an underutilized site that is not currently within the City's jurisdiction.
 - *Objective 3: Support and enhance existing businesses in Wood Dale through outreach efforts that build and strengthen partnerships.*
 - The Project represents a substantial local and regional investment opportunity in the City of Wood Dale.

- **GOAL 4: Keep Wood Dale Diverse**
 - *Objective 2: Manage development to create a balanced mix of land uses, promoting economic vitality and a sustainable quality of life*
 - The Project is consistent with the City's stated strategy to "Remain current on the changing real estate market's needs for contemporary industrial uses that can be located in the city and complement existing industries."

- **GOAL 5: Protect Land Values**
 - *Objective 3: Encourage investment through redevelopment and by attracting new visitors and residents*
 - The Project is consistent with the City's stated strategy to "Balance land use decisions to maintain strong tax base and minimize property tax burden on residents."

Map Amendment (Rezoning) Requirements

1. **The existing uses and zoning classifications of properties in the vicinity of the subject property.**
There exists industrial uses and zoning to the north, west and east of the property. Across Foster Avenue to the south are single family homes.
2. **The trend of development in the vicinity of the subject property, including changes, if any, in such trends since the subject property was placed in its present plan designation or zoning classification.**
There has been no change in the trend of development in the vicinity. The highest and best use of this land, per the 2018 Comprehensive Plan, is an industrial zoning classification and use, which is the goal of this Project.
3. **The extent to which the value of the subject property is diminished by the existing plan designation or zoning classification applicable to it.**
The value of the current property is unincorporated, single-family housing. If left unchanged, the existing Project cannot proceed as proposed and this opportunity to accommodate the hundreds of millions of dollars of private and public investment in this Project, and Wood Dale, would pass.
4. **The extent to which such diminution in value is offset by an increase in the public health, safety and welfare.**
The Project will create positive economic impacts for the City and will generate new funds that will directly support funding for local schools, fire safety, roads, parks and other critical services that allow the City to attract and retain residents.
5. **The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.**
The Project will not impede, hinder or discourage the use or enjoyment of adjacent properties.
6. **The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment.**
The use of attractive building design and extensive landscaping should promote investment in the adjacent properties and positively increase property values.
7. **The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment.**
Development of adjacent properties would be unaffected by the proposed amendment.
8. **The suitability of the subject property for uses permitted or permissible under its present plan designation and zoning classification.**
The Project is not suited for uses permitted under its present plan designation and zoning classification.
9. **The availability of adequate ingress to and egress from the subject property and the extent to which traffic conditions in the immediate vicinity of the subject property would be affected by the proposed amendment.**
There is currently adequate ingress to and egress from the subject property. The proposed access points to the Property have been designed to minimize traffic hazards and where possible have been aligned with existing access points on the north side of Bryn Mawr Avenue and south from Spruce Avenue.
10. **The availability of adequate utilities and essential public services to the subject property to accommodate the uses permitted or permissible under its present plan designation and zoning classification.**
All municipal and public utilities have conferred "will-serve" letters for electric, gas, and water/sewer services to the Project.
11. **The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property.**
The subject property is currently improved with is currently improved with sixty-two (62) residential homes which were primarily constructed before 1980.
12. **The community need for the proposed map amendment and for the uses and development it would allow.**
The Project represents a public and private investment of hundreds of millions of dollars. The Wood Dale community would benefit greatly from the generation of new funds that will directly support funding for local schools, fire safety, roads, parks and other critical services that allow the City to attract and retain residents.
13. **A survey, certified by a registered land surveyor, showing existing lot lines and dimensions as well as lot area, all easements, all public**
Provided in this package.

Site Plan Review

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: This application is complete in specified particulars and does not contain or reveal violations of this UDO or other applicable regulations that the applicant has, after written request, failed or refused to supply or correct. The applicant has worked diligently with all appropriate offices of the City to keep all parties informed on the progress of the Project.

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: This application is not being submitted with another application, the approval of which is a condition precedent to the necessity for site plan review.

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 adequately meets specified standards required by this 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: The proposed site plan does not interfere with easements or rights-of-way.

e. The proposed site plan is unreasonably injurious or detrimental to the use and enjoyment of surrounding property.

Response: The proposed site plan is not unreasonably injurious or detrimental to the use and enjoyment of surrounding property. The proposed site plan will in fact include installation of new landscaping and design elements consistent with or above that of a modern industrial use.

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.

Response: The proposed site plan does not create undue traffic congestion or hazards in the public streets, neither do 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 use of the Project for the business conducted requires fewer vehicle counts than any of the surrounding industrial uses.

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

Response: The screening of the site does provide adequate shielding from or for nearby uses.

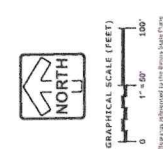
- h. The proposed site plan creates unreasonable drainage or erosion problems or fails to fully and satisfactory integrate the site into the overall existing and planned drainage system serving the City.
Response: The proposed site plan does not create unreasonable drainage or erosion problems nor fails to fully and satisfactory 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 satisfactory integrate site utilities into the overall existing and planned utility systems serving the City.
Response: The proposed site plan does not place unwarranted or unreasonable burdens on specified utility systems serving the site or area nor fails to fully and satisfactory integrate site utilities into the overall existing and planned utility systems serving the City. The Project will enhance the electrical infrastructure system serving the City.
- j. The proposed site plan does not provide for required public uses designated on the Official Map.
Response: The proposed site plan does provide for required public uses designated on the Official Map.
- k. The proposed site plan otherwise adversely affects the public health, safety or general welfare.
Response: The proposed site plan does not adversely affect the public health, safety or general welfare. The added opportunity provided by the Project will enhance the City with job opportunities and a taxable business.

Subdivision

The Community Development Commission shall recommend approval and the City Council shall approve a final subdivision plat unless it makes written findings specifying the manner in which:

- a. The design and layout of the subdivision does not conform to the provisions of this Article.
Response: The design and layout of the subdivision does conform with the provisions of this Article.
- b. The applicant has not made adequate provision to install improvements required by the community development commission or city council under authority of this Article VIII.
Response: The applicant will make adequate provision to install improvements required by the community development commission or city council under authority of this Article VIII.
- c. The final subdivision plat fails to comply with an approved preliminary plat.
Response: The final subdivision plat will comply with an approved preliminary plat.
- d. The plat does not conform to the comprehensive plan, the official map, this article, city ordinances, or established planning policies of the city.
Response: The plat does conform to the comprehensive plan, the official map, this article, city ordinances, or established planning policies of the city.

Exhibit B
CDC-2023-0008



LEGEND OF SYMBOLS & ABBREVIATIONS

1	ADJACENT PROPERTY	10	CONCRETE
2	ASPHALT DRIVEWAY	11	CONCRETE DRIVE
3	ASPHALT DRIVE	12	CONCRETE DRIVEWAY
4	ASPHALT DRIVEWAY	13	CONCRETE DRIVEWAY
5	ASPHALT DRIVEWAY	14	CONCRETE DRIVEWAY
6	ASPHALT DRIVEWAY	15	CONCRETE DRIVEWAY
7	ASPHALT DRIVEWAY	16	CONCRETE DRIVEWAY
8	ASPHALT DRIVEWAY	17	CONCRETE DRIVEWAY
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86	ASPHALT DRIVEWAY	95	CONCRETE DRIVEWAY
87	ASPHALT DRIVEWAY	96	CONCRETE DRIVEWAY
88	ASPHALT DRIVEWAY	97	CONCRETE DRIVEWAY
89	ASPHALT DRIVEWAY	98	CONCRETE DRIVEWAY
90	ASPHALT DRIVEWAY	99	CONCRETE DRIVEWAY
91	ASPHALT DRIVEWAY	100	CONCRETE DRIVEWAY

ALTA/NPS LAND TITLE SURVEY

REVISIONS

NO.	DATE	DESCRIPTION
1	11/17/2023	ISSUED
2	11/17/2023	REVISIONS
3	11/17/2023	REVISIONS

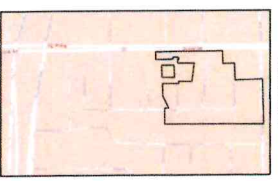
LOT 49-51, 53-54, 56-58, 62-74, 76-92 & 103-127
BRANIGAR'S MOHAWK MANOR
BENSENVILLE, ILLINOIS

PINNACLE ENGINEERING GROUP
ENGINEERING | SURVEYING | DESIGN | CONSTRUCTION

PLANNING & DESIGN DELIVER
1800 W. MONROE STREET, SUITE 211
BENSenville, IL 60015
PH: 630.232.1100
WWW.PINNACLE-ENG.COM

PROJECT INFORMATION

OWNER: BRANIGAR'S MOHAWK MANOR
PROJECT: ALTA/NPS LAND TITLE SURVEY
DATE: 11/17/2023
DRAWN BY: J. W. WILSON
CHECKED BY: M. J. WILSON
SCALE: AS SHOWN
SHEET: 1 OF 3



VICINITY MAP

LEGAL DESCRIPTION:

AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER 102-118143-CH-1 WITH A COMMITMENT DATE OF OCTOBER 20, 2022, WITH A REVISION DATE OF NOVEMBER 11, 2023.

NOTES CORRESPONDING TO SCHEDULE B PART II

NOTE: THIS RESURVEY WAS PERFORMED BY FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER 102-118143-CH-1 WITH A COMMITMENT DATE OF OCTOBER 20, 2022, WITH A REVISION DATE OF NOVEMBER 11, 2023.

STATEMENT OF POTENTIAL ENCROACHMENTS

- (A) Building over setback line. See Schedule B Exceptions 4(a)
(B) Garage over setback line. See Schedule B Exceptions 4(b)
(C) Shed over utility easement. See Schedule B Exceptions 4(c)
(D) Shed over utility easement. See Schedule B Exceptions 4(d)
(E) Shed over utility easement. See Schedule B Exceptions 4(e)
(F) Shed over utility easement. See Schedule B Exceptions 4(f)
(G) Shed over utility easement. See Schedule B Exceptions 4(g)
(H) Shed over utility easement. See Schedule B Exceptions 4(h)
(I) Shed over utility easement. See Schedule B Exceptions 4(i)
(J) Shed over utility easement. See Schedule B Exceptions 4(j)
(K) Shed over utility easement. See Schedule B Exceptions 4(k)
(L) Shed over utility easement. See Schedule B Exceptions 4(l)
(M) Shed over utility easement. See Schedule B Exceptions 4(m)
(N) Shed over utility easement. See Schedule B Exceptions 4(n)
(O) Shed over utility easement. See Schedule B Exceptions 4(o)
(P) Shed over utility easement. See Schedule B Exceptions 4(p)
(Q) Shed over utility easement. See Schedule B Exceptions 4(q)
(R) Shed over utility easement. See Schedule B Exceptions 4(r)
(S) Shed over utility easement. See Schedule B Exceptions 4(s)
(T) Shed over utility easement. See Schedule B Exceptions 4(t)
(U) Shed over utility easement. See Schedule B Exceptions 4(u)
(V) Shed over utility easement. See Schedule B Exceptions 4(v)
(W) Shed over utility easement. See Schedule B Exceptions 4(w)
(X) Shed over utility easement. See Schedule B Exceptions 4(x)
(Y) Shed over utility easement. See Schedule B Exceptions 4(y)
(Z) Shed over utility easement. See Schedule B Exceptions 4(z)

CERTIFICATION

To: THE BOARD OF DIRECTORS, CHICAGO ACQUISITION, INC., a Delaware limited liability company
1919 W. WASHINGTON STREET, SUITE 200, CHICAGO, ILLINOIS 60612
C/O CHICAGO 2, L.L.C., a Delaware limited liability company

REVISIONS

Table with columns: REVISION NUMBER, DATE, DESCRIPTION. Includes revisions 1 through 5.

REVISIONS

Table with columns: REVISION NUMBER, DATE, DESCRIPTION. Includes revisions 1 through 5.

REVISIONS

Table with columns: REVISION NUMBER, DATE, DESCRIPTION. Includes revisions 1 through 5.

REVISIONS

Table with columns: REVISION NUMBER, DATE, DESCRIPTION. Includes revisions 1 through 5.

REVISIONS

Table with columns: REVISION NUMBER, DATE, DESCRIPTION. Includes revisions 1 through 5.

Main table with columns: LOT, ADDRESS, ALLEN ID#, CLEAR DATE, LEGAL DESCRIPTION. Contains lot numbers 50-127 and their corresponding addresses and legal descriptions.

Table with columns: LOT, ADDRESS, ALLEN ID#, CLEAR DATE, LEGAL DESCRIPTION. Continuation of the main table.

Table with columns: LOT, ADDRESS, ALLEN ID#, CLEAR DATE, LEGAL DESCRIPTION. Continuation of the main table.

Table with columns: LOT, ADDRESS, ALLEN ID#, CLEAR DATE, LEGAL DESCRIPTION. Continuation of the main table.

Table with columns: LOT, ADDRESS, ALLEN ID#, CLEAR DATE, LEGAL DESCRIPTION. Continuation of the main table.

Table with columns: LOT, ADDRESS, ALLEN ID#, CLEAR DATE, LEGAL DESCRIPTION. Continuation of the main table.

Table with columns: LOT, ADDRESS, ALLEN ID#, CLEAR DATE, LEGAL DESCRIPTION. Continuation of the main table.

Table with columns: LOT, ADDRESS, ALLEN ID#, CLEAR DATE, LEGAL DESCRIPTION. Continuation of the main table.

Table with columns: LOT, ADDRESS, ALLEN ID#, CLEAR DATE, LEGAL DESCRIPTION. Continuation of the main table.

Pinnacle Engineering Group logo and contact information: Pinnacle Engineering Group, Inc., 1000 N. Lincoln Ave., Bensenville, IL 60015. Phone: 847.51.5500.

Project information: ALTA/NSPS LAND TITLE SURVEY, BRANIGAR'S MOHAWK MANOR, LOTS 49-51, 53-54, 56-58, 62-74, 76-92 & 103-127, BENSenville, ILLINOIS.

Surveyor information: PAULA KUBICKI, ILLINOIS PROFESSIONAL LAND SURVEYOR #00-00000000, Pinnacle Engineering Group, LLC #94000000-0000.

Survey dates and sheet information: Date of Map: November 1, 2023. Sheet 3 of 3.

Scale and north arrow: Scale 1" = 40'. North arrow pointing up.

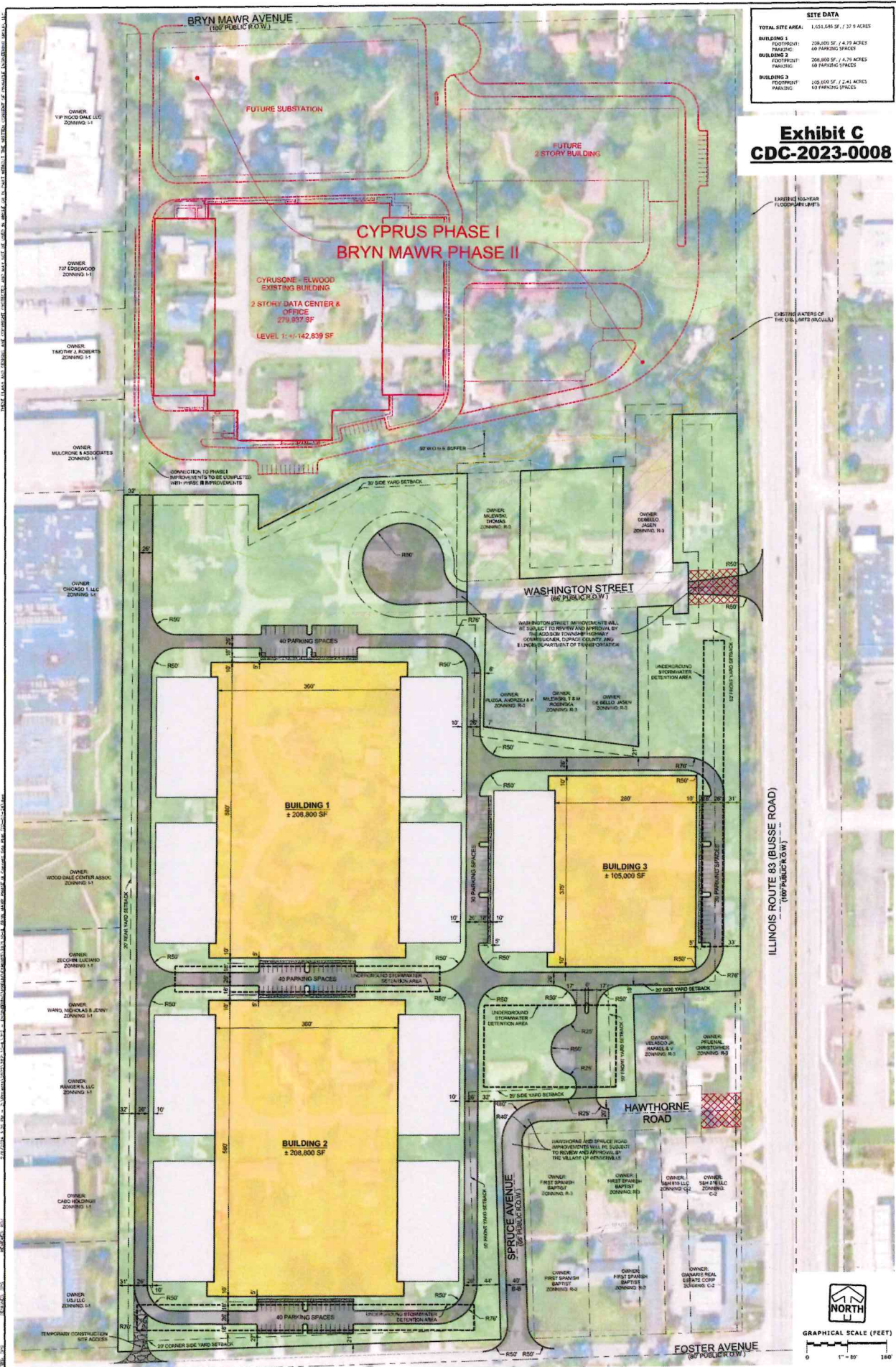
Professional Engineer seal for Paula Kubicki, State of Illinois, No. 00000000.

Professional Land Surveyor seal for Paula Kubicki, State of Illinois, No. 00-00000000.

Professional Engineer seal for Paul A. Kubicki, State of Illinois, No. 00000000.

Professional Engineer seal for Paul A. Kubicki, State of Illinois, No. 00000000.

Professional Engineer seal for Paul A. Kubicki, State of Illinois, No. 00000000.



SITE DATA	
TOTAL SITE AREA:	1,511,545 SF / 33.9 ACRES
BUILDING 1	FOOTPRINT: 208,800 SF / 4.75 ACRES PARKING: 40 PARKING SPACES
BUILDING 2	FOOTPRINT: 208,800 SF / 4.75 ACRES PARKING: 40 PARKING SPACES
BUILDING 3	FOOTPRINT: 105,000 SF / 2.41 ACRES PARKING: 40 PARKING SPACES

Exhibit C
CDC-2023-0008

www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENG-NEERING | NATURAL RESOURCES | SURVEYING

PLAN | DESIGN | DELIVER

CHICAGO OFFICE:
33 W. WASHINGTON ST., SUITE 605
SOUTH BIRMINGHAM, IL 60139
(815) 351-9300
CHICAGO, IL 60601

BRYN MAWR PHASE III
WOOD DALE, ILLINOIS

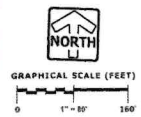
CONCEPT SITE PLAN

SHEET
1
OF
1

DATE: 10/20/23
SCALE: AS SHOWN

DESIGNER: [NAME]
CHECKER: [NAME]
SCALE: AS SHOWN

BRYN MAWR PHASE III - CONCEPT SITE PLAN



GENERAL NOTES
 1. PARCEL IDENTIFICATION IS SHOWN ON THIS PLAT AS OF NOVEMBER 14, 2023.

PLAT OF ANNEXATION TO THE CITY OF WOOD DALE, DUPAGE COUNTY, ILLINOIS

LOTS 40 THROUGH 51, LOTS 53 AND 54, LOTS 56 THROUGH 58, LOTS 62 THROUGH 74, LOTS 79 THROUGH 92, LOTS 103 THROUGH 106 AND LOTS 108 THROUGH 127, THAT PART OF HAWTHORNE AVENUE LYING WEST OF THE EAST LINE OF LOT 110 EXTENDED, PART OF PINE AVENUE LYING SOUTH OF THE NORTH LINE OF LOT 127 EXTENDED, PART OF WASHINGTON STREET LYING WEST OF THE EAST LINE OF LOT 51 EXTENDED, LYING SOUTH OF THE SOUTH LINE OF LOT 55 EXTENDED AND SOUTH OF THE NORTH LINE OF LOT 58 EXTENDED AND ALL OF CENTER STREET IN BRANIGAR'S MOHAWK MANOR, BEING A SUBDIVISION IN SECTIONS 3 AND 10, TOWNSHIP 40 NORTH 14 RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 28, 1956 AS DOCUMENT 825111, IN DU PAGE COUNTY, ILLINOIS, CONTAINING 1,630,707 SQUARE FEET OR 37.4359 ACRES



As a registered Professional Land Surveyor, I do hereby certify that this plat was prepared by me or under my direct supervision and that I am a duly licensed Professional Land Surveyor in the State of Illinois.

**Exhibit D
 CDC-2023-0008**



**HEREBY ANNEXED
 TO THE CITY OF WOOD DALE**

OWNER CERTIFICATE
 I, _____, HEREBY CERTIFY THAT I AM THE OWNER OF LOTS 20 THROUGH 42, LOTS 53 AND 54, LOTS 56 THROUGH 58, LOTS 62 THROUGH 74, LOTS 79 THROUGH 92, LOTS 103 THROUGH 106 AND LOTS 108 THROUGH 127 AND LOTS 129 THROUGH 141 AND I HAVE CAUSED THE SAME TO BE SURVEYED AND ANNEXED AS SHOWN ON THE PLAT HEREON SUBMITTED.

NOTARIZED OWNER'S SIGNATURE AND DATE: _____

NOTARY CERTIFICATE
 I, _____, A NOTARY PUBLIC, IN AND FOR THE FORESAID STATE AND COUNTY DO HEREBY CERTIFY THAT PERSONALLY KNOWN TO ME TO BE THE SAID PERSONS WHOSE NAMES ARE SHOWN ON THE FOREGOING CERTIFICATE AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THE ANNEXED PLAT AND ACCOMPANYING INSTRUMENTS FOR THE USE AND IN FAVOR OF THEM IN SET FORTH AS HEREIN CONTAINED AND VOLUNTARY ACT GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC: _____

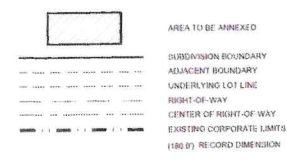
CERTIFICATE OF THE COUNTY RECORDER
 THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE _____ DAY OF _____, 2023, AT _____ O'CLOCK _____ M., AS AN DOCUMENT NUMBER _____.

COUNTY RECORDER: _____

CITY COUNCIL CERTIFICATE
 THE ANNEXED PROPERTY SHOWN ON THE ABOVE PLAT OF ANNEXATION IS IDENTIFIED AS THAT INCORPORATED AND MADE PART OF THE CITY OF WOOD DALE BY ORDINANCE NO. _____ ADOPTED BY THE COUNCIL OF SAID CITY ON THE _____ DAY OF _____, 2023.

MAYOR: _____

CITY CLERK: _____



I, PAUL A. KUBICEK, AN ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 3296, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM EXISTING PLATS AND RECORDS FOR THE PURPOSE OF ANNEXATION TO THE CITY OF WOOD DALE, ILLINOIS.

NOVEMBER 14, 2023
DRAFT
 SIGNED: PAUL A. KUBICEK, ILLINOIS PROFESSIONAL LAND SURVEYOR 019-003096
 EXPIRES 11/03/2024
 PINNACLE ENGINEERING GROUP, LLC #184000294-0010
 EXPWETS 04/10/2025

**PART OF
 BRANIGAR'S MOHAWK MANOR
 WOOD DALE, IL**

PINNACLE ENGINEERING GROUP
 ENGINEERING | NATURAL RESOURCES | SURVEYING
 1741 E. MAIN STREET, SUITE 101
 WOOD DALE, IL 60191
 (708) 955-3900

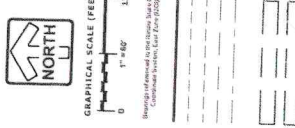
PLAT OF ANNEXATION

REVISIONS

NO.	DATE	DESCRIPTION

SHEET 1 OF 1

www.pinnacle-engr.com

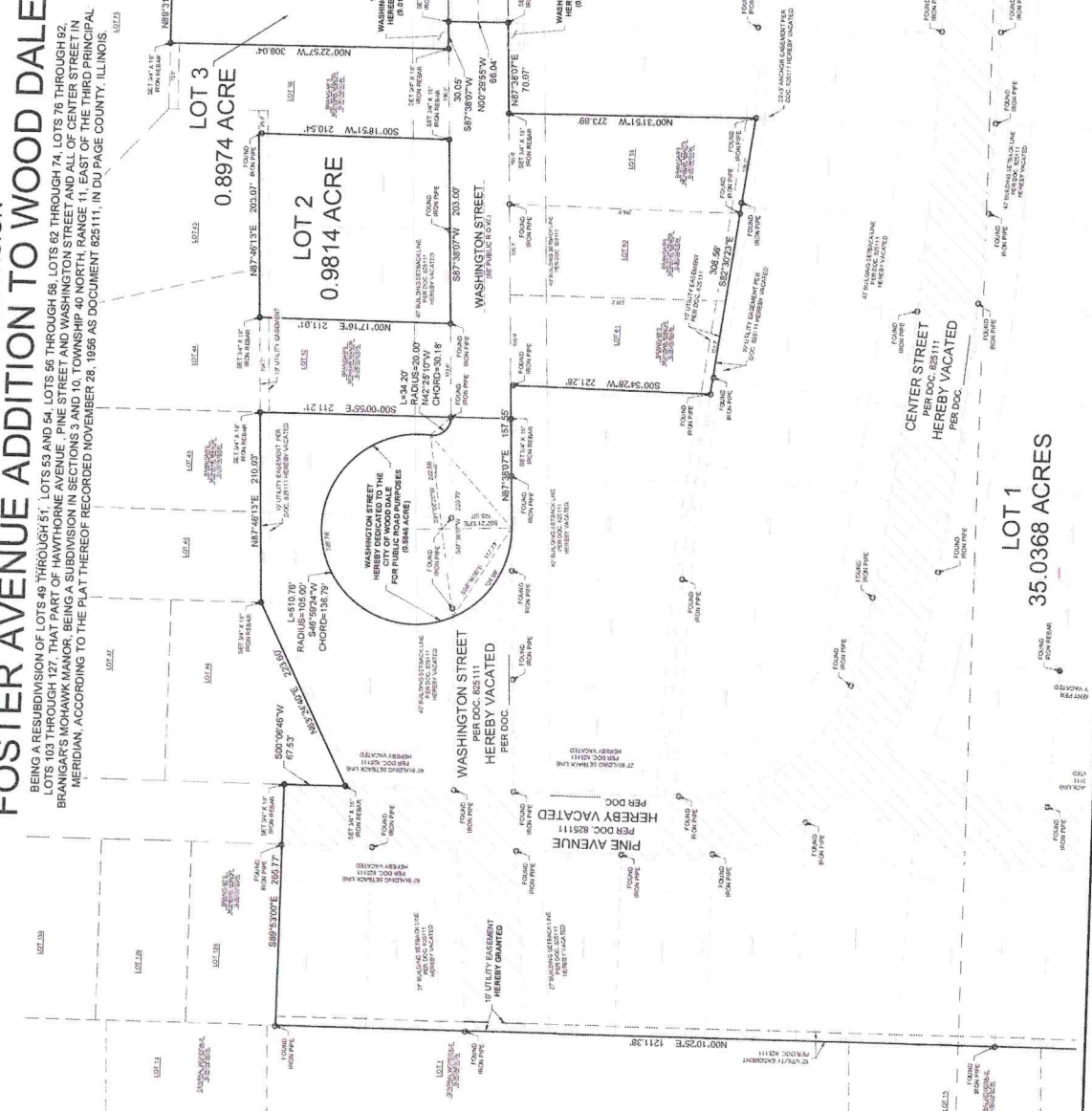


- SUBDIVISION BOUNDARY
- ADJACENT BOUNDARY
- DIMENSIONING LOT LINE
- DIMENSIONING RIGHT-OF-WAY
- CENTER OF GRAVITY
- (18 IN.) RECORD DIMENSION
- DEDICATED RIGHT-OF-WAY
- VACATED RIGHT-OF-WAY

PRELIMINARY PLAT OF SUBDIVISION FOSTER AVENUE ADDITION TO WOOD DALE

BEING A RESUBDIVISION OF LOTS 49 THROUGH 51, LOTS 53 AND 54, LOTS 56 THROUGH 68, LOTS 62 THROUGH 74, LOTS 76 THROUGH 92, LOTS 103 THROUGH 127, THAT PART OF HAMMOND STREET AND WASHINGTON STREET AND ALL OF CENTER STREET IN BRANIGAR'S MOHAWK MANOR, BEING A SUBDIVISION IN SECTIONS 3 AND 10, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 28, 1956 AS DOCUMENT 825111, IN DU PAGE COUNTY, ILLINOIS.

Exhibit E
GDC-2023-0008



LOT	AREA	PER DOC
1	35.0368 ACRES	PER DOC 825111
2	0.9814 ACRES	PER DOC 825111
3	0.8974 ACRES	PER DOC 825111
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PRELIMINARY PLAT OF SUBDIVISION

FOSTER AVENUE ADDITION TO WOOD DALE
BENSenville, IL

35.0368 ACRES

0.9814 ACRES

0.8974 ACRES

REVISIONS

NO.	DATE	DESCRIPTION

DRAWN BY:
CHECKED BY:
DATE:
SCALE:
PROJECT NO.
SHEET NO.
TOTAL SHEETS

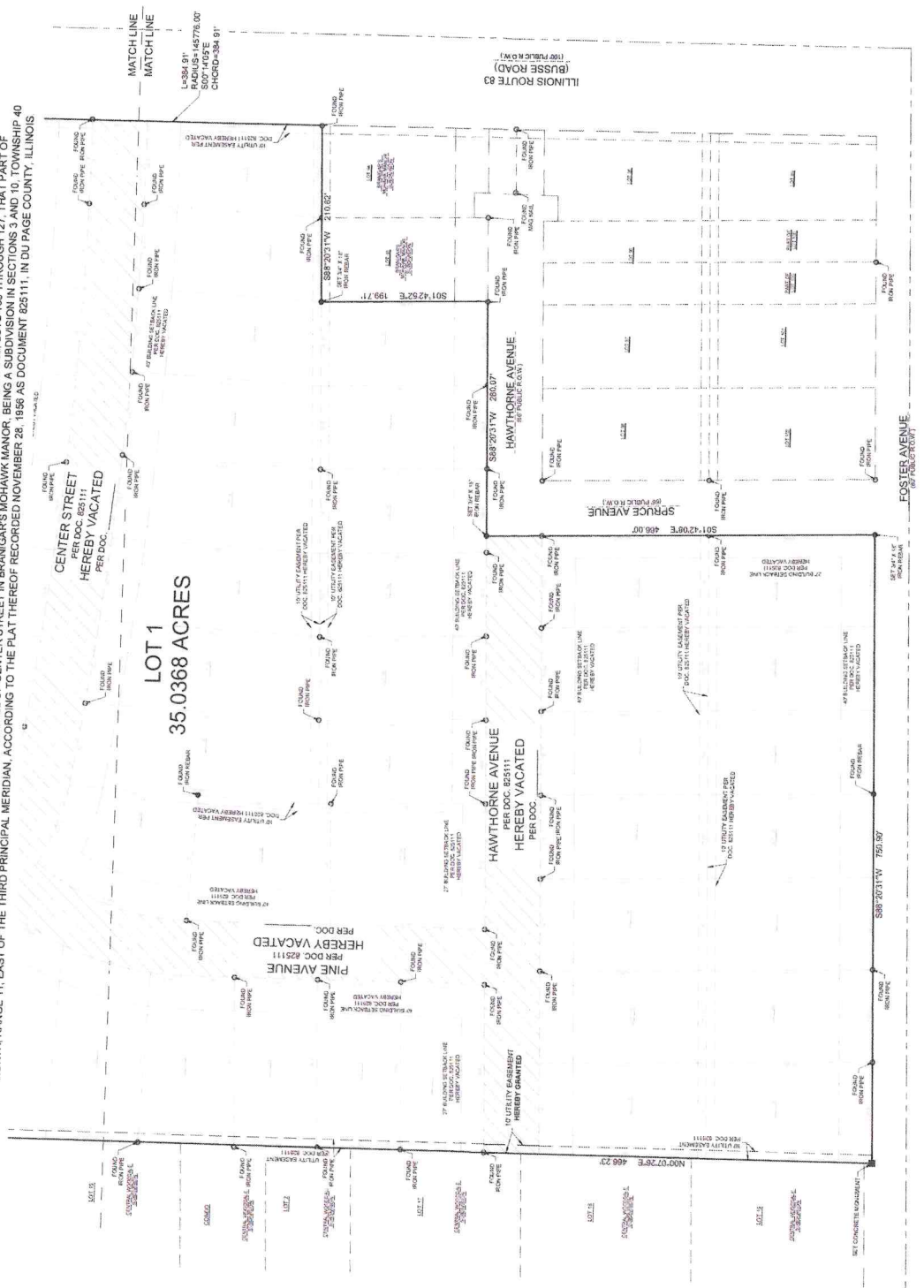
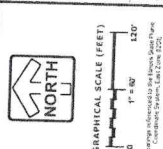
PINNACLE ENGINEERING GROUP
ENGINEERING & SURVEYING

11111 PINE STREET
BENSenville, IL 60015
TEL: 630-398-1111
WWW.PINNACLEENGINEERING.COM

PRELIMINARY PLAT OF SUBDIVISION FOSTER AVENUE ADDITION TO WOOD DALE

BEING A RESUBDIVISION OF LOTS 48 THROUGH 51, LOTS 58 AND 59, LOTS 62 THROUGH 74, LOTS 78 THROUGH 82, LOTS 103 THROUGH 127, THAT PART OF HAWTHORNE AVENUE, PINE STREET AND WASHINGTON STREET AND THE CENTER STREET IN BRAMGAR'S MOHAWK MANOR, BEING A SUBDIVISION IN SECTIONS 3 AND 10, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 28, 1956 AS DOCUMENT 623111, IN DU PAGE COUNTY, ILLINOIS

LOT 1
35.0368 ACRES



DATE	2023.11.18
PROJECT NO.	2023.11.18
SCALE	1" = 60'
DRAWN BY	J. S. [Name]
CHECKED BY	[Name]
DATE	11/22/23
PROJECT	FOSTER AVENUE ADDITION TO WOOD DALE
SHEET	2

NO.	DESCRIPTION	DATE
1	City Comments	

PRELIMINARY PLAT OF SUBDIVISION

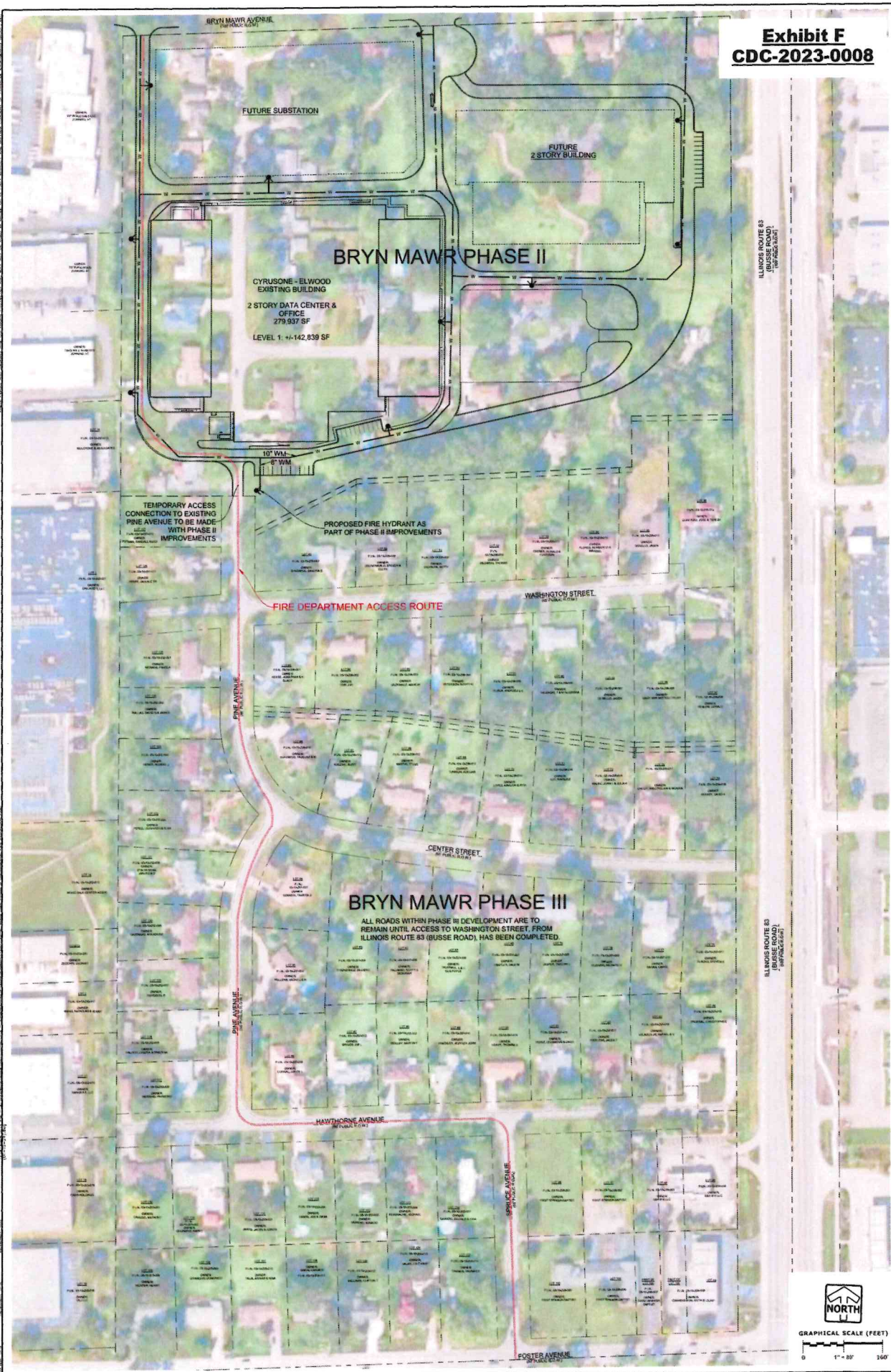
FOSTER AVENUE ADDITION TO WOOD DALE

BENSenville, IL

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | PLANNING

PLANNING DESIGN | DELIVER

1000 W. MONROE STREET, SUITE 200
BENSenville, IL 60015
PH: 630.200.1000
WWW.PINNACLE-ENG.COM



www.pinnacle-engr.com

WOOD DALE 4.0 ASSEMBLAGE - PHASE II CONSTRUCTION F.H. LOCATION PLAN

PINNACLE
ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

PLAN | DESIGN | DELIVER

CHICAGO OFFICE
311 W. MADISON RD. | SUITE 805
SOUTH BRIDGEVIEW, IL 60455
(708) 291-9400
www.pinnacle-engr.com

BRYN MAWR
PHASE III
WOOD DALE, ILLINOIS

PHASE II CONSTRUCTION
F.H. LOCATION PLAN

PROJ NO: 221181
DATE: 01/2023
SCALE: 1"=80'
SHEET
1
OF
1