



COMMUNITY DEVELOPMENT COMMISSION MINUTES

Committee Date: May 20, 2024

Present: Jamie Ochoa, Teresa Szatko, Richard Petersen
James Parenti, Mitchell Tau

Absent: Jay Babowice, April Jaeger-Rudnicki

Also Present: Attorney Sean Conway, Gosia Pociecha, Andrew Koterak
Stacey Springer, John Marquardt

Meeting Convened at: 7:00 p.m.

CALL TO ORDER

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

Mr. Tau was welcomed as a member of the Community Development Commission.

APPROVAL OF MINUTES

Ms. Szatko made a motion, seconded by Mr. Parenti, to approve the minutes of the April 15, 2024 meeting. A roll call vote was taken with all members voting aye; motion carried.

PUBLIC HEARINGS

CASE NO.2024-0004

An application has been filed by the Wood Dale Park District for a Special Use for a playground and Zoning Variations to enable construction of a new neighborhood park adjacent to the Recreational Complex at 111 E. Foster Avenue. This zoning petition will be considered by the City Council upon approval of Wood Dale Park District's request for Voluntary Annexation of the subject property into the City and Lot Consolidation.

DISCUSSION

The subject property is adjacent to the east of the Wood Dale Park District Recreational Complex building located at 111 E. Foster Avenue in Wood Dale, Illinois. The property, approximately 4.3 acres in size, consists of the Recreational Complex building zoned R-1: Estate Residential and five vacant properties currently zoned R-3 in unincorporated

Du Page County. Mr. John Marquardt, representing the Wood Dale Park District, described the amenities planned for the proposed new park, the history of the District's land swap and ultimate acquisition in 2022 of the five vacant parcels to the north east of the Recreational Complex, funding plans for construction of the park and the anticipated timetable for it's construction. Staff explained that the Recreational Complex and the five vacant parcels will be consolidated into one lot via a Plat of Consolidation along with the request for Annexation. In addition, parking as planned meets the required number of spaces and the proposed and existing landscape plans meet the code requirements. The components of the proposed park will be considered accessory structures and, therefore, a variation will be required to allow an increase from the allowable 15 ft. to 18 ft. 3 inches for the playground equipment. In addition, the proposed fence around the sports court measures 10 ft. at its highest point while the maximum permitted fence height is 6 ft., thus requiring a variation.

There being no further discussion, Mr. Parenti made a motion, seconded by Ms. Szatko, to close the Public Hearing at 7:35 P.M. A roll call vote was taken with all voting aye. Motion carried.

RECOMMENDATION

At the conclusion of the discussion, Mr. Parenti made a motion, seconded by Ms. Szatko, that based on the submitted petition and the testimony presented, the proposed Special Use and Zoning Variations for an increase in accessory structure height from 15 ft. To 18 ft. 3 inches and an increase in fence height from 6 ft to 10 ft. Meet the standards of approval and are consistent with the UDO and the Comprehensive Plan; and therefore, I move that the Community Development Commission adopt the findings of fact included within the staff memo dated May 20, 2024 as the findings of the Community Development Commission, and recommend to the City Council approval of the Special Use for playground and zoning variations for increase in fence height from 6 ft. 10 ft. To allow construction of a new park at 111 E. Foster Avenue in Case No. CDC-2024-004 with the following conditions:

1. Park District staff shall utilize the parking lot to the west of the recreation complex adjacent to Wood Dale Road, leaving spaces closer to the new park available for park patrons.
2. The Special Uses, Zoning Variations and Site Plan shall substantially conform to the staff memo dated May 20, 2024 and the attached exhibits, except as such plans may be modified to meet City code requirements. Where deviations to the code have not been requested as part of this approval, the existing codes must be met, as applicable, at the time of permit application.



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3. The Special Use permit shall be deemed to relate to and be for the benefit of the lot itself.
 4. Final engineering approval must be granted prior to the issuance of a building permit.
 5. The developer has the ongoing obligation to maintain the landscaping on the site in accordance with the approved landscape plans.

A roll call vote was taken with the following results:

Ayes: Ochoa, Parenti, Petersen, Szatko, Tau

Nays: None

Motion carried.

STAFF LIAISON REPORT

None to report.

ADJOURNMENT

The meeting was adjourned at 7:45 P.M.

Minutes taken by Marilyn Chiappetta