

COMMUNITY DEVELOPMENT COMMISSION MINUTES

Meeting Date: January 16, 2017
Present: Roy Sye, Richard Petersen, David Woods, Rick St. Marie
William Milano, George Vant, Ron Damasco
Absent: None
Also Present: Attorney Sean Conway, Kelley Chrissie
Marilyn Chiappetta
In Attendance: Alderman Art Woods
Meeting Convened At: 7:30 P.M.

BUSINESS ITEMS

A. Approval of Minutes

Mr. Sye made a motion, seconded by Mr. Vant, to approve the minutes of the meeting held on December 19, 2016 as presented. Motion carried.

B. PUBLIC HEARINGS

A. Case No. 2016-CDC-16

Distribution Realty Group has filed an application for a Variation to permit construction of a building with a height of up to 40 feet where 30 feet is the maximum allowed pursuant to Section 17.605 of the Municipal Code of the City of Wood Dale. The subject property is located at the northwest corner of North Michael and Lewis Drives commonly known as 1500 N. Michael Drive and is currently zoned I-1, Light Industrial.

Staff described the applicant's proposal to demolish the existing building and construct a new 100,000 Class A warehouse and distribution facility at that location. After a review of all of the proposed plans, applications, the proposed site plan and project description, staff has concluded that this proposed height variation is consistent with the Comprehensive Plan and UDO.

Michael Augustine, with Distribution Realty Group, stated that they will construct and own the proposed building and then seek a tenant to occupy it. He also

stated that 75% of new industrial buildings built have a clear height of 32 feet or greater, which means an overall building height of 38-40 feet. The design of this building is to allow racking up to 32 feet with an overall height of 38 feet proposed.

Questions asked by the Commission included if the truck court dimensions were sufficient given the length of tractor trailers; if adequate lighting would be installed in the truck court; and if a traffic study had been conducted on Lewis Drive. The petitioner indicated that the truck court would have sufficient lighting and is dimensioned appropriately for the length of the trucks. As the property is situated in an existing industrial park and the traffic generated depends on the tenant, a study was not conducted. However, the petitioner noted that traffic is not anticipated to increase but may be offset by the reduction in parking for the large office space at the current location.

There were no objectors in attendance. Mr. Milano then made a motion to conclude the Public Hearing at 7:50 P.M. The motion was seconded by Mr. Woods and carried unanimously.

Mr. Sye made the following motion:

Based on the submitted petition and the testimony presented, the proposed Variation meets the standards, and is 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 as the findings of the Community Development Commission, and recommend to the City Council approval of Case No. 2016-CDC-16.

The motion was seconded by Mr. St. Marie; without further discussion, a roll call vote was taken with all members voting aye. Motion carried.

C. ADJOURNMENT

The meeting was adjourned at 7:55 P.M.

*Minutes taken by Marilyn Chiappetta
Minutes approved 4/17/17*