



CITY OF WOOD DALE

PUBLIC NOTICE

IN ACCORDANCE WITH THE STATUTES OF THE STATE OF ILLINOIS AND THE ORDINANCES OF THE CITY OF WOOD DALE, NOTICE IS HEREBY GIVEN THAT THE CITY COUNCIL WILL CONTINUE ITS REGULAR STANDING COMMITTEE MEETINGS AT 7:30 P.M. ON THURSDAY, MARCH 14, 2019 IN THE COUNCIL CHAMBERS OF THE CITY HALL, 404 NORTH WOOD DALE ROAD, WOOD DALE, ILLINOIS, FOR THE PURPOSES SET FORTH IN THE FOLLOWING AGENDAS:

STANDING COMMITTEES
OF THE
CITY OF WOOD DALE, ILLINOIS
MARCH 14, 2019

I. PLANNING, ZONING & BUILDING COMMITTEE

- A. Call to Order
- B. Roll Call
- C. Approval of Minutes of Meeting
 - i. December 13, 2018 Planning, Zoning & Building Committee Minutes
- D. Report and Recommendation
 - i. Draft An Ordinance and Resolution Authorizing Special Use, Planned Unit Development, Final Plat Of Subdivision and Major Site Plan Review for the Redevelopment of the Oakwood Commerce Centre Located at 700-770 N Wood Dale Road (Pins 03-09-205-020, -025, -026, -027) in the City of Wood Dale
- E. Items to be Considered at Future Meetings
- F. Adjournment

II. PUBLIC WORKS COMMITTEE

- A. Call to Order
- B. Roll Call
- C. Approval of Minutes of Meeting
 - i. February 14, 2019 Public Works Committee Minutes
- D. Report and Recommendation

- i. Approval of a Contract between the City of Wood Dale and Builders Paving for the FY 2020 Road Project in a Not to Exceed Amount of \$540,928.00
 - ii. Approval of a Contract between the City of Wood Dale and ALamp Concrete Construction, Inc for the Stormwater Project along Dalewood and Gilbert in a Not to Exceed Amount of \$1,158,837.50
- E. Items to be Considered at Future Meetings
 - i. 50/50 Sidewalk Cost Share Program (March 28)
 - ii. Rear Yard Drainage Program for Not for Profits (Spring)
 - iii. Senior Grass Program (Spring)
- F. Adjournment

III. FINANCE & ADMINISTRATION COMMITTEE

- A. Call to Order
- B. Roll Call
- C. Approval of Minutes of Meeting
 - i. February 28, 2019 Finance & Administration Committee Minutes
- D. Report and Recommendation
 - i. FY 2020 Budget – Part 2
- E. Items to be Considered at Future Meetings
 - i. FY 2020 Budget Part 3 (if needed – March 28)
- F. Adjournment

POSTED IN CITY HALL ON MARCH 8, 2019 AT 4:00 PM



PLANNING ZONING & BUILDING COMMITTEE MINUTES

Committee Date: December 13, 2018
Present: Ald. Catalano, Messina, Sorrentino, Susmarski, E. Wesley,
R. Wesley & Woods
Absent: Ald. Jakab
Also Present: Mayor Pulice, Treasurer Porch, City Manager Mermuys, Police
Chief Vesta, M. York, E. Cage, B. Wilson, K. Buggy, K. Chrissie
Meeting Convened at: 7:30 p.m.

Two students from Fenton High School, Shane Salski and Calvin Sanchez, were present. They went to the DuPage County Jail with their criminal justice class to learn about the life of an inmate. The students are looking at ways to reform the current correctional system. They observed a lack of updates in the jail building, and looked at the structure of daily life for inmates and the transition from inmate to citizen, and came up with some ideas. The students hope their solutions create a better tomorrow for all involved in the prison system. They will be presenting a prototype for a new jail on December 18th and invited all Committee members to attend.

APPROVAL OF THE MINUTES:

The minutes of the November 8, 2018 meeting were approved as presented.

REPORT & RECOMMENDATION:

DRAFT AN ORDINANCE APPROVING TEXT AMENDMENT REGARDING DEFINITIONS, USE CLASSIFICATIONS AND OFF-STREET PARKING REGULATIONS IN UDO, CHAPTER 17 OF WOOD DALE MUNICIPAL CODE

DISCUSSION:

Ms. Chrissie reviewed the proposed revisions. With businesses coming in requesting occupancy, there have been challenges with classifying their usage. Staff's goal is to make it easier for businesses to be in Wood Dale. She explained each amendment and provided examples of what staff is proposing to change. The CDC has a Public Hearing on November 19th and voted unanimously as they were consistent with the Comprehensive Plan and UDO. Ald. R. Wesley asked if the city attorney had reviewed this. He was advised the attorney doesn't look at these items until they come to Council. Ald. R. Wesley asked who wrote this and was informed staff wrote it. Ms. Chrissie stated that Sean Conway from Mr. Bond's office does

review this and is present at the CDC meeting to provide input prior to and during that process. Ald. R. Wesley then asked about the Transportation and Utilities and what require Special Use. Ms. Chrise reviewed the map and explained staff wants to keep Special Use for smaller properties and allow the ones highlighted in blue be allowed by right. Ald. R. Wesley asked how many more were added into the purple area for Special Use. Ms. Chrise explained they are all the properties in the I1 zoning district and they only categorized them by size of property. Mr. Mermuys explained they just allowed the blue ones to not require Special Use so they lessened the properties that require it; nothing was added, just reduced.

VOTE:

Ald. Woods made a motion, seconded by Ald. Catalano, to approve the drafting of an Ordinance Approving Text Amendments Regarding Definitions, Use Classifications and Off-Street Parking Regulations in the Unified Development Ordinance, Chapter 17 of the Wood Dale Municipal Code. A roll call vote was taken, with the following results:

Ayes: Ald. Catalano, Messina, Sorrentino, Susmarski, E. Wesley & Woods
Nays: Ald. R. Wesley
Abstained: None
Motion: Carried

REPORT & RECOMMENDATION:

DRAFT AN ORDINANCE TO REVISE DEFINITIONS AND CALRIFY CONTRACTOR REGISTRATION REQUIREMENTS IN COMMERCIAL OCCUPANCY AND ACTIVITY REGULATIONS, SHAPTER 4 OF WOOD DALE MUNICIPAL CODE

DISCUSSION:

Ms. Chrise explained we are looking to coordinate similar terms and clarify definitions in the UDO.

VOTE:

Ald. Woods made a motion, seconded by Ald. Catalano, to approve the drafting of an Ordinance to Revise Definitions and Clarify Contractor Registration Requirements in the Commercial Occupancy and Activity Regulations, Chapter 4 of the Wood Dale Municipal Code. A roll call vote was taken, with the following results:

Ayes: Ald. Catalano, Messina, Sorrentino, Susmarski, E. Wesley & Woods
Nays: Ald. R. Wesley
Abstained: None
Motion: Carried

REPORT & RECOMMENDATION:

DRAFT A RESOLUTION TO ENTER INTO CONTRACT WITH LANDMARK SIGN GROUP FOR PURCHASE OF SIGNS FOR IRVING PARK RD PEDESTRIAN BRIDGE

DISCUSSION:

Ald. E. Wesley asked if a sign is being placed on top of the bridge on Irving Park. Ms. Chrisse confirmed that is correct and displayed the existing conditions. The proposal and recommendation from Streetscape Committee is to install a new sign on the girder to be illuminated like the ones at the train station and City Hall. They plan to use the same company to create consistency with the other signs. The committee looked at five different sign options and several color options. Ald. E. Wesley asked if IDOT had approved since they wouldn't approve a Prairie Fest sign a few months back. Ald. Woods noted that denial was for temporary signs. Ald. E. Wesley asked when the rest of the gateway signs will be completed and the others lit up. Ms. Chrisse stated staff contacted IDOT prior to creating any designs to ensure they would approve, and it has been preliminary approved and subject to their engineering review. She is looking for approval on the sign design, and will then go for permitting and return with a resolution to purchase. Since bridge improvements are on the CIP this year for painting the bridge, staff also wanted to coordinate the signage.

Ald. Woods stated that the signs not lit are a ComEd issue and there are numerous other more urgent projects to be done in the City. Ms. Chrisse agreed to put together a timeline. Mr. Cage stated that ComEd changed their requirements and he can't guarantee when they will be lit. Other signs have to go through a permit process with IDOT and the county due to their locations. The signs are priorities and once he has dates he will pass along the information. Mayor Pulice has also spoken to the City Manager about these signs, but understands the delays. Ald. R. Wesley asked how the lighting will affect the camera on the bridge. Ms. Chrisse stated that it is on an angle below the platform so there should be no affect. Ald. R. Wesley then asked about permit fees and was informed by Ms. Chrisse she will have that information before it returns to City Council. Ald. Woods stated this is just to give a go ahead with the design to present to IDOT and then return to City Council.

VOTE:

Ald. Messina made a motion, seconded by Ald. Sorrentino, to approve the drafting of a Resolution to Enter into a Contract with Landmark Sign Group for the Purchase of Signs for the Irving Park Road Pedestrian Bridge. A roll call vote was taken, with the following results:

Ayes: Ald. Catalano, Messina, Sorrentino, Susmarski, E. Wesley & Woods
Nays: Ald. R. Wesley
Abstained: None
Motion: Carried



ITEMS TO BE CONSIDERED FOR FUTURE MEETINGS:

- Update on City of Wood Dale gateway signs

ADJOURNMENT:

The meeting adjourned at 8:02 p.m.

Minutes taken by Eileen Schultz



REQUEST FOR COMMITTEE ACTION

Referred to Committee: March 14, 2019
Subject: Oakwood Commerce Centre Redevelopment
Staff Contact: Ed Cage, AICP, Community Development
Director
Department: Community Development Department

TITLE: Draft an Ordinance and Resolution Authorizing Special Use, Planned Unit Development, Final Plat of Subdivision and Major Site Plan Review for the Redevelopment of the Oakwood Commerce Centre Located at 700-770 N Wood Dale Road (Pins 03-09-205-020, -025, -026, -027) in the City of Wood Dale

RECOMMENDATION:

Staff concurs with the Community Development Commission's unanimous recommendation for approval of the Special Use, Planned Unit Development (PUD), Final Plat of Subdivision and Major Site Plan Review for the redevelopment of the Oakwood Commerce Centre located at 700-770 N Wood Dale Road (PINs 03-09-205-020, -025, -026, -027).

BACKGROUND:

At the February 25, 2019 Community Development Commission (CDC) meeting, a public hearing was conducted for the requested Special Use, Planned Unit Development, Final Plat of Subdivision and Major Site Plan Review (Case No. 2018-CDC-09). Testimony and evidence was provided by the applicant. Public comments provided were inquiring about the impact of the proposed fire hydrant spacing on the existing fire service to the neighborhood.

ANALYSIS:

The requested Special Use, PUD, Final Plat of Subdivision and Major Site Plan Review are required in order to demolish the existing single-story office complex and construct two modern corporate office and warehouse facilities. Highlights of the plan include:

- 100,000 square foot corporate headquarters facility for Forward Space that includes 20,000 square feet of office, a showroom and storage space;

- 242,000 square foot quasi-speculative industrial facility that could house an existing Wood Dale logistics company as their corporate headquarters;
- Enhanced architectural design;
- Landscape buffer on all sides of redevelopment;
- Dedication of additional right-of-way;
- Installation of sidewalks and a multi-use trail; and
- Intersection improvements at Mittel Drive and Wood Dale Road.

Finding that the proposed Special Use, Planned Unit Development, Final Plat of Subdivision and Major Site Plan Review met the standards of approval and was consistent with the UDO and Comprehensive Plan, the Community Development Commission recommended approval of Case No. 2018-CDC-09 subject to the following conditions:

1. The Special Use, Planned Unit Development, Final Plat of Subdivision and Major Site Plan Review shall substantially conform to the staff memo dated February 25, 2019 and the attached exhibits, except as such plans may be modified to meet City code requirements. Where deviations to the codes have not been requested as part of this approval, the existing codes must be met, as applicable, at the time of permit application.
2. Prior to issuance of any permit (demolition, site (development) or building) for the subject site, the following must be completed:
 - a. Demonstrate compliance with the minimum fire flows for each proposed building.
 - b. Determine the final connection detail for the sidewalk and crosswalk on Wood Dale Road at Mittel Drive subject to approval by the City Engineer. The preferred connection would be to avoid the jog to the south.
 - c. Determine the impact of providing the queue lengths specified in the IDOT Design Guidelines to create dedicated right-turn and left-turn lanes on Mittel Drive. If the work would be cost prohibitive but provides a greater benefit to the neighborhood, the City Council may consider a cost-sharing agreement and revision to the plan without a revision to the PUD. This condition does not require details of any potential revision to be completed before permits can be issued. The final direction for modifications to Mittel Drive must be agreed upon prior to issuance of a Certificate of Occupancy.
3. Prior to issuance of any Certificate of Occupancy:
 - a. The multi-use trail must be constructed and accepted by the City and DuPage County for the length of the subject property along Wood Dale Road.
 - b. A Public Utility Easement, subject to review and approval by the City Engineer, shall be recorded over the water main and storm sewers.
 - c. A Shared Access easement, subject to review and approval by the Development Administrator, shall be recorded over the drive aisle and parking lot between Buildings 1 and 2.
 - d. A Stormwater Management Easement, subject to review and approval by the City Engineer and City Attorney, shall be recorded over the portions of the regional detention ponds that are located on the subject property.

- e. The draft Declaration of Easements, Covenants, Conditions and Restrictions shall be finalized and, subject to approval by the City Attorney, shall be recorded after conditions 3.a, 3.b and 3.c have been met.
4. Extend the multi-use trail to School Street within five (5) years of approval of the PUD. The City acknowledges that this work may be subject to approval of adjacent property owners, as a result of which additional time has been allotted for completion of the trail. Upon issuance of the site development permit for the subject site, a bond shall be provided and maintained in the amount of 110% of the cost of constructing the multi-use trail to School Street (only the portion that extends beyond the subject site) until such time as the trail extends to School Street. In the event the trail does not extend to School Street by the end of the five (5) years after approval of the PUD, and the parties have not entered into an agreement to extend the time for installation of the trail, the City shall be entitled to draw upon the bond in order to complete the required improvements.

DOCUMENTS ATTACHED

- ✓ CDC Staff Memorandum dated February 25, 2019 with Exhibits
- ✓ Draft CDC Minutes from the February 25, 2019 Meeting

CITY OF WOOD DALE

Community Development



MEMO

DATE: February 25, 2019

TO: Community Development Commission

FROM: Kelley Chrise, AICP, Assistant Community Development Director

SUBJECT: Case No. 2018-CDC-09, Special Use, Planned Unit Development, Final Plat of Subdivision and Major Site Plan Review for Oakwood Commerce Centre, 700-770 N Wood Dale Road

REQUEST

An application has been submitted requesting a Special Use, Planned Unit Development, Final Plat of Subdivision and Major Site Plan Review to redevelop the Oakwood Commerce Centre located at 700-770 N Wood Dale Road (PINs 03-09-205-020, -025, -026, -027).

PROPERTY INFORMATION

Address: 700-770 N Wood Dale Road
PINs: 03-09-205-020, -025, -026, -027
Property Size: 21.82 Acres (950,456 square feet)
Existing Land Use: Office
Future Land Use: Office and Warehouse
Existing Zoning: I-1, Light Industrial – base zoning; Wood Dale Road Frontage Sub-Area of the Thorndale Corridor Corporate District

Surrounding Land Use & Zoning

North: I-1, Industrial and I-2, Industrial
South: I-1, Industrial
East: R-1, Estate Residential; R-4, Medium Density Single Family; and Unincorporated DuPage County R-3, Single-Family Residence District
West: I-1, Industrial and I-2, Industrial

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:

- Community Development Commission & Annexation Application
- Topographic Survey (Exhibit A)
- Wetland Delineation Report
- Petitioner Narrative & Responses to Standards (Exhibit B)
- Final Plat of Subdivision (Exhibit C)
- Preliminary Construction Schedule
- Architectural Site Plans & Elevations (Exhibit D)
- Preliminary Improvements for Oakwood Commerce Center Redevelopment Drawings (Exhibit E)
- Traffic Impact Study
- Circulation Drawings – Autoturn Exhibits & Circulation Exhibit (Exhibit F)
- Tree Preservation & Landscape Plans (Exhibit G – only sheets L4, L5 & L6)
- Photometric Plan
- Sanitary Sewer Flow Analysis
- Kane-DuPage Soil and Water Conservation District Land Use Opinion 18-117
- Consultation for Endangered Species Protection and Natural Areas Preservation
- Determination letter from the Illinois Department of Natural Resources
- Declaration of Easements, Covenants, Conditions and Restrictions (Exhibit H)

Project Description

The subject property, commonly known as Oakwood Commerce Center, is located at the southwest corner of Wood Dale Road and Mittel Drive (see map to the right). The zoning of the subject property is Wood Dale Road Frontage sub-area of the Thorndale Corridor Corporate Overlay with I-1, Light Industrial, underlying zoning. The site consists of nearly 22 acres and is improved with three single-story office buildings, surface parking and surface detention (see Exhibit A). The applicant has petitioned for Special Use, Planned Unit Development (PUD), Final Plat of Subdivision and Major Site Plan Review approval (see Exhibit B) to demolish the existing structures and build two modern corporate office and warehouse facilities.



Location Map – 700-770 N Wood Dale Road

The property will be re-subdivided to consolidate four lots into two – one for each building as depicted in Exhibit C. Lot 1 will contain an approximately 242,000 square foot building with 175 parking spaces and a truck court. Lot 2 will consist of an approximately 100,000 square foot building with 183 parking spaces, a truck court and surface detention. The architectural site plans and building elevations are provided as Exhibit D.

The prospective tenant of Building 1 is a current Wood Dale logistics business that occupies two buildings and would be looking to consolidate operations and relocate their corporate headquarters as well. The prospective tenant would use the majority of the building for warehousing with limited truck traffic. Unfortunately, the petitioner has not received confirmation that the prospective tenant has selected this site, as they are still considering options. Without confirmation from the prospective tenant, Building 1 is being proposed as quasi-speculative but tailored to the prospective tenant's needs.

The tenant for Building 2 is Forward Space, a Chicago-based furniture distributor that is consolidating from three other locations and will bring approximately 100 jobs to the community. This building will house their corporate headquarters, a showroom and warehouse space as an accessory use. The City has executed a Letter of Intent to share sales tax revenue, which will be formalized in an Economic Incentive Agreement upon approval of the development.

The construction is proposed to occur for both buildings simultaneously with substantial completion of the building shells and site anticipated in January 2020. Despite Building 1 being proposed as a quasi-spec building, its construction will occur at the same time as Building 2 in order to minimize major construction after Forward Space has taken occupancy. Forward Space anticipates occupying the building for the summer of 2020.

Compliance with the Comprehensive Plan

The subject property is designated as Office in the Future Land Use Map of the Comprehensive Plan. This property is also designated on the Future Land Use Map as a site likely to experience development pressure due to the weak office market. As such, the Comprehensive Plan identifies that this site could transition to an industrial use if the design were of high quality and if the traffic generated by the development could be handled with the capacity of existing or improved roadways.

The subject property is proposed to house a corporate office and industrial user in one building and a potential corporate headquarters for a logistics company in the other building. Both users would have an office component and a non-traditional warehouse use where there would be limited truck traffic. The proposed development located at the "front door" to the community, provides an ideal setting for the proposed complimentary and compatible land uses that can also utilize the existing road network and enhance the overall quality of life in Wood Dale. The proposed redevelopment will serve to attract a new business to Wood Dale and possibly allow an existing business to expand within the community.

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 2: Increase walking and biking amenities (constructing sidewalks and multi-use path)
 - Objective 3: Increase opportunities for Wood Dale residents to work in Wood Dale (at least one new business is relocating to Wood Dale with approximately 100 jobs)
- Goal 2: Build Community Capacity
 - Objective 1: Seek opportunities for economic development (applying Special Use and PUD to support the redevelopment of an obsolete office park)
 - Objective 2: Expand job opportunities in the community (Forward Space employs corporate executives, interior designers and installers among others)
- Goal 3: Embrace Small-Town Charm
 - Objective 2: Enhance the appearance and “curb appeal” of commercial corridors and residential areas (high quality building design and landscaping)
- 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 (remaining 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 (balance land use decisions to maintain a strong tax base and minimize property tax burden on residents)

The Special Use, Planned Unit Development, Final Plat of Subdivision and Major Site Plan Review requests are consistent with the Future Land Use and the Comprehensive Plan.

Compliance with the Unified Development Ordinance (UDO)

The subject property is located within the Wood Dale Road Frontage sub-area of the Thorndale Corridor (TCC) Overlay District with I-1, Light Industrial underlying zoning. The subject property is not located within a floodplain but wetlands are present adjacent to the regional detention ponds serving the area. The property, as currently configured, contains four lots and is proposed to be re-subdivided into two lots – one for each building proposed (Exhibit C). Having street frontage on three sides, this property is considered a through, corner lot.

Subdivision

The subject property will be subdivided into two lots – one for each proposed building. Lot 1 will contain 13 acres and Lot 2 will contain 8.5 acres as depicted in Exhibit C. Both lots will exceed the minimum lot area of two acres.

As part of the subdivision, the petitioner is dedicating additional right-of-way (ROW) along East Pond Avenue and a portion of Mittel Drive. The additional ROW consists of 0.33 acres, which is currently a Utility Easement containing underground utilities. This dedication increases the total width of the ROW from 50-feet to 60-feet, which is closer to meeting the

minimum 66-foot ROW width specified for Type 4 thoroughfares (industrial streets). This thoroughfare type also requires 5-foot sidewalks to be installed, which is proposed to be constructed along East Pond Avenue and Mittel Drive as part of the redevelopment. The proposed sidewalk along Mittel Drive will connect to the existing crosswalk on Wood Dale Road. However, the final details will need to be reviewed and approved by the City Engineer in an attempt to avoid jogging the sidewalk to the south at the intersection.

Wood Dale Road is an arterial street that requires a ROW width of 100-feet according to the Type 3 (arterial) thoroughfare regulations. Since the ROW is already 100-feet wide, no additional ROW dedication is needed but a 12-foot wide trail is required. DuPage County was consulted regarding this regulation and has determined that, although there is sufficient parkway to provide a trail, there are many conflicts with existing power poles. As such, the redevelopment will provide a multi-use trail (bike path) along Wood Dale Road but mostly on private property and within the Utility and Greenway Easement. The use of the easement for a trail is consistent with the intent of the easement as stated in the original Forest Creek subdivision documents. The goal of the trail is to connect the on-street bike lane on Mittel Drive south to School Street and, eventually, to Salt Creek Greenway Trail (see map to the right). In order to facilitate the connection to School Street, the trail will likely need to be constructed on a portion of the property containing the regional detention basin (common area), as the remaining stretch of ROW to School Street also has obstructions. Thus, this connection will require coordination and approval by the Forest Creek Owner's Association and/or the owner of the common area. The petitioner has agreed to construct the trail to School



DuPage County Trails Map with Proposed Trail Connection

Street provided that approval can be granted and final details determined. DuPage County is supportive of the construction of the trail as it will support recommendations from the Elgin O'Hare Regional Bicycle and Pedestrian Plan completed in Spring 2017. However, they recommend a standard 10-foot wide trail. As such, a deviation is requested to reduce the trail width from 12-feet required by Sec. 17.703.D.2.c of the Municipal Code to 10-feet.

Street trees are required according to Sec. 17.703.D.2.d of the Municipal Code. Where there is sufficient parkway and no conflicts with underground utilities exist, street trees will be provided. Per Sec. 6.503.D of the Municipal Code, planting of trees is prohibited if it will interfere with existing utilities. As such, street trees will not be planted along East Pond Avenue or within the narrow ROW on Mittel Drive (northwest corner of the property) where conflicts with existing utilities exist. Per DuPage County, street trees will not be permitted in the Wood Dale Road parkway due to potential conflicts with overhead wires and other utilities in the ROW. Since Wood Dale Road is not under City jurisdiction, the requirement for street trees does not apply to Wood Dale Road.

As required by code, street lights already exist at the intersections so no additional street lighting is proposed or required.

Allowable Uses

Forward Space will occupy Building 2 where the principal use would be Professional Office with accessory uses of Product Showroom and Warehouse. Professional Office, as the principal use, is permitted in the Wood Dale Road Frontage sub-area of the Thorndale Corridor Corporate (TCC) District. The tenant of Building #1 is not yet determined but if it were the existing Wood Dale logistics business, the use could possibly be Professional Office with Warehouse and Distribution as an accessory use. However, the petitioner has requested a PUD with a deviation to allow the Warehouse and Distribution use as a principal use for Building 1 in the Wood Dale Road Frontage sub-area of the TCC in the event that the proposed user does not commit. Granting this deviation would be consistent with the changing market conditions that have prevented occupancy of this site as office, which has remained largely vacant for more than eight years.

A PUD is allowed as a Special Use in the I-1, Light Industrial, Zoning District per the Table of Permitted Uses in Sec. 17.503.P of the Municipal Code. As such, the standards for Special Use, PUD and Major Site Plan Review have been evaluated and are provided for consideration beginning on page 11.

Lot Development Standards

Being in the Wood Dale Road Frontage sub-area of the TCC, the Block J Development Framework applies. The following table summarizes the regulations and how the redevelopment meets code requirements. See Exhibits D and E for detailed plans. Note that regulations **bold** indicate where deviations are being requested.

Regulation Type	Required/Allowed	Lot 1	Lot 2
a. Building Height	140-feet max.	38-feet	38-feet
b. Build to Line	50-feet along Wood Dale Rd and Mittel Dr (70% to be held by buildings)	75-feet – building aligns with platted building line ¹	82.3-111.3 -feet – building aligns with adjacent building ²

Regulation Type	Required/Allowed	Lot 1	Lot 2
c. Parking Setback	100-foot min.	Center parking lot – approx. 95-feet (Wood Dale) ; approx. 145-foot (Pond)	Center parking lot – approx. 95-feet (Wood Dale) ; approx. 145-foot (Pond)
		North parking lot – approx. 75-feet (Wood Dale); 50.5-foot (Mittel) ; approx. 210-ft (Pond)	South parking lot – approx. 155-foot (Wood Dale); approx. 180-foot (Pond)
		Proposed future stalls – 121.5-foot (Pond); approx. 270-foot (Mittel)	Proposed future stalls – approx. 140-foot (Pond)
d. Landscape Buffer			
Wood Dale Rd	50-foot min.	50.5-foot	55-90-foot
Mittel Dr	50-foot min.	n/a	Approx. 65-foot
Pond Dr	50-foot min.	65-85-foot	85-foot
South property line	50-foot min.	n/a	48-feet³

¹ Sec. 17.601.Q states, “If a recorded subdivision plat imposes a building or setback line for a lot which is different than what is required by the applicable section of this article, then whichever is greater shall apply.” A deviation is not required for the build-to line for Lot 1.

² The building line for Lot 2 was originally platted to not follow the curve of the road. When the subject property was re-subdivided in 1983 the platted building line did follow the road but it is unclear if that was the original intention. Given the existing regional detention pond located on the subject property, Lot 2 will require a deviation to allow the building to be setback 82.3-foot at the northern most corner and 111.3-foot at the southernmost corner.

³ A deviation has been requested to allow the patio to encroach 2-feet into the 50-foot landscape buffer along the south property line. This deviation is required to accommodate the required 26-foot fire lane in the shared parking lot.

Where the development framework in the TCC is silent, then the I-1, Light Industrial, and Type 14 Building regulations apply. The following table summarizes the applicable regulations of Sec. 17.605.C.14 of the Municipal Code. Regulations in **bold** indicate where deviations are being requested.

Regulation Type	Required/Allowed	Lot 1	Lot 2
a. Development District	I-1, I-2	I-1 underlying zoning (applies where TCC regulations are silent)	
b. Lot Standards (Lot 1):			
Lot Width	200 ft	Approx. 580 ft	Approx. 650 ft
Lot Depth	140 ft	Approx. 815 ft	Approx. 610 ft
Lot Area	2 acres	13.00 acres (566,141 sq ft)	8.49 acres (369,989 sq ft)
Lot Coverage (max.)	80%	73.9% (418,568 sq ft)	59.9% (221,523 sq ft)

Regulation Type	Required/Allowed	Lot 1	Lot 2
c. Building Placement Standards			
Permitted yard obstructions	See 17.602.A.2.b		
d. Frontage Types	Front lawn; Shopfront	n/a	n/a
f. Building Use Standards			
Ground Floor	Office/ Manufacturing/ Storage	Office/ Storage	Office/ Storage
Upper Floors	Office/Storage	Office	n/a
g. Parking Standards			
Parking spaces	Lot 1 - 363 [(241,888/1,000)*1.5] Lot 2 - 151 [(100,378/1,000)*1.5] ¹	175 with potential for 106 future (see table in Parking and Traffic for more details)	183 with potential for 36 future (see table in Parking and Traffic section for more details)
	Both Lots Combined - 514	358 (500 with 142 future)	
Accessible spaces	Lot 1 – 6 (175 total) Lot 2 – 6 (183 total)	6	6
Loading Berths	Lot 1 – 4 Lot 2 – 3	39 exterior docks; 2 drive-in doors	12 exterior docks; 2 drive-in doors

¹ *The principal use of this property is professional office but the more appropriate parking ratio is the Business Park. A deviation is requested to utilize the Business Park parking ratio due to the distribution of office and storage space within the building.*

Parking and Traffic

Access to the redeveloped site will generally remain the same with one full access on Wood Dale Road, full access on Mittel Drive and two access points on East Pond Avenue. The access on Wood Dale Road is shifting south to align with the drive aisle between the two buildings. The existing center median will be removed but a dedicated right-turn and left-turn lane will be provided. The maximum driveway width (curb cut) at the property line is 34-feet and 44-feet at the street per Sec. 17.607.D.3.c(3)(C) of the Municipal Code. In order to provide the dedicated turn lanes, a deviation is needed to allow a driveway width of 39.9-feet at the property line. Since this driveway is accessed from Wood Dale Road, the County will approve the width of the curb cut at the street. The existing access on Mittel Drive will be replaced to provide a crosswalk. While the widths of the access points are not changing, the width for ingress and egress are at 17-feet in width, which meets the code requirements at the property line. However, the width at the street requires a deviation to allow the existing width of 93.8-feet to remain. The northern access point on East Pond Avenue will be modified to allow for tractor trailer traffic, requiring a 51.4-foot width at the property line and 109.5-feet at the street. The southern access point on East Pond Avenue will be shifted and widened to allow for tractor trailer traffic, requiring a 48.5-foot width at the property line and 104.6-feet at the street. These deviations are required to accommodate the tractor trailer and emergency vehicle traffic as depicted in the Autoturn Diagrams in Exhibit F. Moreover, the narrow ROW width and shallow parkway depth exacerbate the issue. Under a PUD, this type of variation from the code is called a deviation but other variances have been granted in similar circumstances.

The proposed development will be served by three parking areas. Lot 1 will have dedicated parking north of the building along Mittel Drive and Lot 2 will have dedicated parking south of the building. The parking lot between the buildings (shared parking lot) can provide parking for either building, as this area will be included in the cross-access easement to be recorded upon completion of the improvements. The details of the parking distribution are identified in the table below. Requests for deviations are indicated in **bold** text.

	Dedicated (on the lot)	Shared (used by either lot)	Total Available	Future (can be accommodated)
Lot 1	138	37	175	106
Lot 2	146	37	183	36
Total	284	74	358 (500 with future)	142

Forward Space has indicated that they will have approximately 100 employees at this location but is continuing to grow the business. As such, they have indicated that they need 146 parking spaces. Based on the parking stalls that they need, there are overparked leaving the shared parking to Lot 1 for use.

The potential user for Lot 1 indicated that 175 parking stalls would meet their need. However, based on code requirements, the petitioner has requested a deviation from providing 363 parking spaces required on Lot 1. While the number of parking spaces located on Lot 1 total 175, there is the ability to use the other 37 parking spaces within the shared parking lot between the buildings that are excess. Additionally, if parking becomes an issue on Lot 1 and not all the loading docks are needed, up to 106 parking spaces can be provided. The petitioner has determined that based on similar uses on other properties, the number of parking stalls that the user would likely require is not more than 212.

In total, the number of required parking for the PUD is 514 and the maximum number of parking spaces that can be accommodated on the subject property is 500. That results in an overall shortage of 14 parking stalls, which is minor given the scale of the project.

The Circulation Diagram in Exhibit F depicts the areas predominately used by different types of traffic (pedestrian, passenger vehicles and commercial vehicles). Commercial vehicle traffic will exclusively use East Pond Avenue with general circulation and truck docks behind the buildings. Passenger vehicles will primarily use the Mittel Drive or Wood Dale Road access points to access one of the three parking lots. Pedestrian traffic can easily traverse the site with multiple sidewalks and a much needed connection to the trail system will improve pedestrian access for the neighborhood. The connection detail for how the sidewalk on Mittel connects to the existing crosswalk on Wood Dale Road has not yet been approved by the City Engineer, as the preferred connection is to avoid a jog to the south.

A Traffic Impact Study (TIS) was conducted to evaluate the potential impact on adjacent roadways. One of the major findings was that the potential traffic generated by the

redeveloped site is estimated to be less of an impact than if the existing office buildings were fully occupied. Other findings include:

- The proposed development will have little impact on existing roadway conditions.
- There is sufficient capacity of the adjacent roadways to accommodate the proposed redevelopment.
- Restricting truck traffic to East Pond Avenue entrances and passenger vehicles to Wood Dale Road and Mittel Drive entrances will adequately accommodate site traffic.

Based on existing conditions, recommendations to improve access and circulation are being incorporated into the redevelopment which include:

- Widening Mittel Drive at Wood Dale Road to provide full width dedicated turn lanes. The design currently requires an exception from IDOT's Design Guidelines for the required storage and taper lengths. This issue requires further discussion with the City Engineer to determine the impact of providing the required storage and taper lengths. If the proper guidelines are followed and there is a greater benefit to the neighborhood, the City should consider a cost-share to ensure the appropriate improvements are made.
- Signal adjustments to provide more green time to Mittel Drive, add a right-turn overlap phase and provide pedestrian signals and push buttons to accommodate the new crosswalk.
- The northbound left-turn lane on Wood Dale Road will be restriped to accommodate the shifted access to the subject property. The proposed restriping will not conflict with the southbound left-turn lane at Hawthorne.

The City Engineer has reviewed and recommends acceptance and approval of the recommendations in the TIS.

Landscaping

The petitioner has prepared a draft Tree Preservation Plan with a tree inventory. There are a number of trees that will be removed in what is being dedicated as ROW along East Pond Avenue and Mittel Drive. As the removal of the trees will be in the newly dedicated ROW, the tree removal regulations do not apply. Additionally, the trees are being removed in order to accommodate the sidewalk required by code. There are a number of trees being removed in order to accommodate the multi-use trail on private property, due to multiple obstructions in the Wood Dale Road ROW. As such, a deviation is requested to not require replacements of the trees being removed to allow for the construction of the multi-use path.

A draft Landscape Plan has also been prepared that shows 245 replacement trees, which is depicted in Exhibit G. Despite the fact that these trees might "fit" on the site, the ability for all the vegetation to thrive is of concern. If the petitioner were to be required to plant so many trees, the design of the buildings would likely be covered by vegetation. As such, a deviation is requested to allow an administrative variance of up to 40% of the landscaping regulations to provide greater flexibility in landscaping while still keeping the site attractive, safe and comfortable. There will still be a significant number of replacement trees in

addition to the required landscaping to ensure the redeveloped site has a high quality of design.

Lighting

The only site lighting currently proposed is light fixtures mounted to the buildings. A site photometric plan was reviewed by the City Engineer who recommended approval subject to final details being provided at time of permit. Any revisions to the proposed lighting will be in accordance with Sec. 17.609 of the Municipal Code.

Stormwater Management

The subject site is currently served by a regional detention basin located south of the property with a portion of the connected ponds located on the southeast corner and southern edge of the subject site. The areas tributary to the regional detention basin total approximately 51 acres and the applicable properties receive an allocated storage volume. (Since one of the regional ponds extends onto the subject property, the petitioner shall grant a Stormwater Management Easement over the limits of the pond on the subject property. The easement provisions for this pond will not be consistent with the Drainage Easement provisions on the Final Plat of Subdivision for the onsite basin and must be reviewed and approved by the City Attorney prior to being recorded.) There is also a detention basin located entirely on the subject property that will be filled in and relocated to accommodate the redevelopment. The petitioner has factored in the allocation for the regional detention storage, the loss of the existing onsite detention basin and new impervious area to propose a wetland bottom detention basin in the southwest corner of the site. There will be no impact to the regional detention basin located on the subject property. The wetland-bottom detention basin will satisfy both stormwater detention and Post Construction Best Management Practices (PCBMPs) requirements for the development. The existing drainage pattern will be maintained where the site will drain to the onsite basin prior to being discharged to the regional detention basin. The City Engineer has reviewed and recommends approval of the proposed Stormwater Management design.

There are jurisdictional Waters of the US/wetlands associated with the regional detention ponds but the redevelopment will not impact those identified waters/wetlands. The proposed development must meet the buffer impact requirements in the Municipal Code. The City Engineer has recommended approval of the approach and will confirm the details upon review of the permit.

Public Utilities

The development will be served by a looped water main that will be tapped off the existing water main on East Pond Avenue and Mittel Drive. The petitioner is requesting a deviation from the spacing of fire hydrants from 300-feet required in Sec. 17.703.C.1.a(8) to 600-feet allowed in Sec. 507.5.1 of the 2012 International Fire Code (adopted in Sec. 12.301 of the Municipal Code). This spacing will be acceptable provided that the petitioner confirms that the minimum fire flows can be achieved. Stormwater runoff from both the onsite and off-site areas will be conveyed to the on-site/regional detention ponds using both new and existing storm sewers through the development. Two new sanitary services along the eastern

property line will service the proposed buildings and connect to the existing sanitary sewer on Wood Dale Road. No deviations are being requested in regard to the sanitary and storm sewer service for the development. Upon acceptance of the public utilities and prior to issuance of a Certificate of Occupancy, a grant of easement shall be recorded over the applicable utilities subject to review and approval by the City Engineer.

Public Safety

The Wood Dale Fire Protection District has reviewed the proposed redevelopment and determined that there is sufficient access for emergency vehicles in and around the site. A manual and automatic fire alarm system and an automatic suppression system will be installed throughout the proposed buildings. In order to verify the adequacy of fire flows, the petitioner has agreed to provide fire flow calculations prior to issuance of any permit. The Wood Dale Fire District has recommended approval of the proposed redevelopment subject to approval of the fire flow calculations.

PUD and Subdivision Process

The petitioner is requesting a combined concept, preliminary and final development plan/plat to facilitate construction commencement immediately upon approval. The requested Special Use, PUD, Final Plat of Subdivision and Major Site Plan Review is consistent with the UDO.

Neighborhood Comment

Notice was provided to adjacent property owners in accordance with Section 17.401.D of the UDO. Staff has not received any inquiries regarding the requests as of February 20, 2019.

Findings of Fact

The Community Development Commission may recommend approval of a Special Use, Planned Unit Development and Major Site Plan Review if evidence is presented to establish that the application meets the standards. The standards are as follows (*staff comments italicized*):

Special Use Standards

1. The proposed special use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of the public and will contribute to the general welfare of the neighborhood or community;

The single story office complex has been largely vacant for eight years. The market analysis conducted in conjunction with the Comprehensive Plan indicated that the subject site would likely experience development pressure due to the diminishing suburban office market and booming industrial market. The proposed redevelopment seeks to bring at least one new user housing a corporate headquarters with showroom and warehouse accessory uses to the site. The other potential user could be an existing Wood Dale business seeking to consolidate locations and relocate their corporate headquarters as well. Given that this property

is highly visible and effectively serves as the “front door” to the community, the design of the buildings has been enhanced to meet that status. One of the users will also generate sales tax revenue, in which the City Council has already executed a Letter of Intent to enter into an Economic Incentive Agreement. This standard is met.

2. The proposed special use will not have a substantial adverse effect upon the adjacent property, the character of the neighborhood, traffic conditions, utility facilities and other matters affecting the public health, safety and general welfare;

As identified in the staff memo, the proposed redevelopment would not have any greater traffic impact on the neighborhood than if the existing office buildings were fully occupied. In fact, the proposed redevelopment would have a substantially less impact on the neighborhood with respect to vehicular traffic and public utilities. Neither Forward Space or the potential user are heavy truck users but when trucks do enter the site, they will be restricted to East Pond Avenue. The redevelopment will greatly improve pedestrian mobility in and around the site with the construction of sidewalks and the multi-use trail along Wood Dale Road. The character of the neighborhood will be improved with two new, modern headquarters and industrial buildings that are occupied as opposed to an underutilized, obsolete property that exists today. This standard is met.

3. The proposed special use will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purposes already permitted in such zoning district, nor substantially diminish and impair other property valuations within the neighborhood;

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 redevelopment of the subject property should serve to promote investment in the adjacent properties to further increase property values in the neighborhood. This standard is met.

4. The nature, location, and size of buildings or structures involved with the establishment of the special use will not impede, substantially hinder, or discourage the development and use of adjacent land and buildings in accord with the zoning district within which they lie;

The two buildings proposed on the subject property will not impede, hinder or discourage the development of adjacent land and buildings. The design quality of the buildings should promote investment in the adjacent properties. This standard is met.

5. The proposed special use will be designed, arranged and operated so as to permit the development and use of neighboring property in accordance with the applicable district regulations;

As previously indicated, the use of the property is intended to be corporate headquarters and industrial. It is unlikely that the user of the larger building will be a heavy logistics user but the site design does allow for this type of user. The restriction of truck traffic to East Pond Avenue should minimize impacts to Wood Dale Road south of the site and will direct truck traffic to remain on industrial-type roadways. This standard is met.

6. Adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided;

The City Engineer has determined that the proposed utilities, access points and drainage facilities are adequate and has recommended approval. This standard is met.

7. Parking areas shall be of adequate size for the particular special use, which areas shall be properly located and suitably screened from adjoining residential uses, and the entrance and exit driveways to and from these parking areas shall be designed so as to prevent traffic hazards, eliminate nuisance, and minimize traffic congestion in the public streets; and

There has been a request for a deviation from the number of required parking spaces for Lot 1 and from the 100-foot parking setback for the subject property. The parking spaces proposed meet the code requirements in terms of size, location and screening. The proposed parking areas and the resulting traffic will cause no greater traffic hazard, nuisance or traffic congestion as the fully occupied existing office buildings. This standard is met.

8. Such other standards and criteria as are established by the ordinance for a particular special use as set forth in subsections D and H of this section, if applicable, and as applied to planned unit developments as set forth in Chapter 17, Article IV, Section 17.405.

The standards for PUDs are evaluated below, per Section 17.405 of the UDO. This standard is met.

General Standards and Criteria for Planned Unit Developments

1. The proposed development will not injure or damage the use, value and enjoyment of surrounding property nor hinder or prevent the development of surrounding property in accordance with the Wood Dale comprehensive plan.

The Comprehensive Plan specifically identified this property as a site likely to experience development pressure. The proposed development is consistent with the type of development occurring on the west side of Wood Dale Road but with more attention paid to building and site design. The redevelopment of the subject property will not injure or damage the use, value and enjoyment of adjacent properties or discourage the development of surrounding properties. The design

quality of the proposed buildings should promote investment in the adjacent properties. This standard is met.

2. The proposed development can be substantially completed within the period of time specified in the schedule of development submitted by the applicant.

The proposed redevelopment will largely occur at the same time. It is anticipated that the site work and shell of both buildings will be substantially completed by January 2020. The interior build-out for Forward Space is estimated to be completed to allow the company to move in during the summer of 2020. Once the tenant has been confirmed for the other building, a construction schedule for the build-out will be developed. This standard is met.

3. The entire tract or parcel of land to be occupied by the proposed development shall be held in a single ownership, or if there are two (2) or more owners, the application for such proposed development shall be filed jointly by all such owners.

The subject property is owned by Wood Dale Road Investors, LLC. This standard is met.

4. The development plan shall contain such proposed covenants, easements and other provisions relating to the bulk and location of buildings, uses and structures and public facilities as are necessary for the welfare of the planned unit development and are not inconsistent with the best interests of the city. Such covenants, easements and other provisions, when part of the approved final development, may be modified, removed or released only with the consent of the city council after a public hearing before, and recommendation by the community development commission as provided in this section.

The proposed development will be governed by the draft Declaration of Easements, Covenants, Conditions and Restrictions (CCRs), included as Exhibit H. In addition to the CCRs, the petitioner will be required to grant easements for public utilities, cross access and stormwater management for the portion of the regional detention pond on the subject property. The recording of the CCRs will occur upon approval by the City Attorney and before any Certificates of Occupancy have been issued. This standard is met.

5. Sanitary sewers, storm sewers and water supply to service the development are adequate to serve the proposed development and will not reduce existing capacity below that necessary to serve existing developments, or overload local facilities beyond design capacity.

The Public Works Director and City Engineer have reviewed and recommend approval of the proposed design of the public utilities. This standard is met.

6. The location and arrangement of structures, parking areas, walks, lighting and appurtenant facilities is compatible with the surrounding land uses, and any part of a

proposed development not used for structures, parking and loading areas, or access ways, is landscaped or otherwise improved.

The proposed development exceeds the standards of adjacent properties, as the overlay regulations apply to the subject site but not to neighboring properties. Specifically, the parking areas are located behind the building line along Wood Dale Road, there is a 50-foot landscape buffer that exists on nearly all sides of the subject property and there is enhanced pedestrian connectivity that is lacking in the rest of the neighborhood. This standard is met.

7. The project area is adaptable to unified development and shall have within or through the area no physical features that will tend to destroy the neighborhood or community cohesiveness. There is no minimum project area for a planned unit development.

The proposed site design orients the buildings toward Wood Dale Road and Mittel Drive. The existing regional detention ponds will remain but will be enhanced as a site amenity with additional landscaping. The addition of sidewalks and the multi-use trail will help to create more cohesiveness within the neighborhood by providing increased pedestrian mobility. This standard is met.

8. The uses permitted in the development are necessary or desirable and the need for such uses is clearly demonstrated by the applicant.

As previously stated, the Comprehensive Plan identifies this site as one that will likely experience development pressure. The determination made in the Comprehensive Plan is a result of a market study that showed a declining suburban office market and a booming industrial market. The proposed uses actually combine the desire for corporate headquarters with a warehouse and distribution component. The proposed redevelopment already has one committed tenant and is continuing to work with the other tenant in the hopes of having the site fully leased prior to construction beginning. This standard is met.

9. The dominant land use of the proposed planned unit development is consistent with the recommendations of the Wood Dale comprehensive plan for the area containing the project.

The Wood Dale Comprehensive Plan identifies the need to accommodate industrial users and stated that this site could take advantage of the conversion to industrial if there were a high quality of design. The building and landscaping designs will not only improve the aesthetics of the site but help to welcome visitors to the community. This standard is met.

10. Any modifications of the standards and specifications of this chapter or other regulations that would otherwise be applicable to the site are warranted by the design of the development plan, and the amenities incorporated in it, and are not inconsistent with the public general welfare.

The subject property is located within the overlay district and, as such, compliance with design requirements is necessary. The proposed redevelopment is the first project requiring compliance with the overlay regulations. The combination of applying regulations for a site that was initially intended to be multi-story office requires some deviation to address existing market constraints. The deviations requested assist in providing a development plan that provides flexibility in users to respond to market conditions, enhanced pedestrian connectivity within and around the site and puts back into use a site that has been largely unoccupied for eight years. This standard is met.

11. Exceptional landscaping features such as larger caliper, varied species and reduced spacing of trees and additional sodding above the minimum requirements specified in section 17.606 of Chapter 17 is provided.

The proposed landscape plan features retaining as many existing trees as possible, maintaining a 50-foot landscaped buffer on nearly all sides and a variety of species. This standard is met.

12. All proposed streets and driveways are adequate to serve the residents, occupants, visitors or other anticipated traffic of the planned unit development. Entrance points or locations of streets and driveways upon existing public roadways shall be subject to the approval of the city, and if applicable, the DuPage County highway department, and the Illinois department of transportation. If traffic control devices are required to prevent or relieve hazards or congestion on adjacent streets and the proposed control device is not within the normal or scheduled sequence of installations, the city council may require, as a condition of approval of a proposed planned unit development, such devices to be provided at the developer's cost.

No new streets are being proposed for the redevelopment and, in fact, the existing driveways are largely remaining. Per the TIS, the redevelopment of the site has minimal impact on the existing roadway conditions. However, improvements recommended in the TIS will be implemented as part of the redevelopment. DuPage County has reviewed the proposed redevelopment and has no major concerns. This standard is met.

13. Off street parking is conveniently accessible to all dwelling units and other uses in the planned unit development. Where appropriate, common driveways, parking areas, walks, and steps to parking and service areas are to be screened through ample use of trees, shrubs, hedges, landforms and walls.

There are no dwelling units within the PUD and no off street parking is proposed. However, parking and service areas will be screened in accordance with the code requirements. This standard is met.

14. A pedestrian circulation network is provided.

Sidewalks are being constructed within the newly dedicated ROW along East Pond Avenue and Mittel Drive that connect in and around the subject site. The addition of a multi-use trail will eventually provide a currently missing connection from the on-street bike lane on Mittel Drive to the Salt Creek Greenway Trail. This standard is met.

15. The planned unit development provides for underground installation of utilities (including electricity and telecommunications) in public ways and private extensions thereof. Provisions shall be made for acceptable design and construction of storm sewer facilities including grading, gutter, piping and treatment of turf to handle stormwater, prevent erosion and the formation of dust. Utilities and maintenance of facilities shall be in accordance with the requirements and regulations of the city as set forth in this chapter.

The City Engineer has reviewed the plans and will confirm that all required utilities will be installed in accordance with applicable codes at the time of permit. This standard is met.

16. The proposed planned unit development satisfies the applicable objectives as provided in subsection B of this section.

The proposed redevelopment will support:

- *Objective 3: functional and beneficial use of open space by providing better connectivity to existing open space and trail systems by constructing the multi-use trail along Wood Dale Road and providing 50-foot landscaped buffers along street frontages.*
- *Objective 5: Provision for a safe and desirable environment characterized by a sensitive and unified building and site development program by maintaining and creating a 50-foot landscaped buffer along street frontages, enhanced pedestrian connectivity within and around the site and high quality building design.*

This standard is met.

17. Existing ponds, creeks, rivers, lakes, wetlands or fens on or adjacent to the planned unit development are enhanced and protected from development.

No modifications are planned to the existing regional detention ponds or wetlands. These are to be protected during construction to ensure that they are not negatively impacted. This standard is met.

Standards For Site Plan Review:

1. The relationship of the site plan to the policies, goals and objectives of the comprehensive plan;

As stated previously in the staff memo, the proposed redevelopment supports each goal of the Comprehensive Plan and many objectives. This standard is met.

2. Traffic and parking layout so as to minimize danger and conflicts between pedestrians and motorists, and otherwise comply with the requirements of Chapter 17;

As stated previously in the staff memo, the City Engineer has reviewed the TIS and recommends approval of the redevelopment. This standard is met.

3. Location of principal structures, accessory structures and freestanding signs, so that the location of accessory structures and freestanding signs does not impede safe and efficient traffic circulation, stormwater drainage, or otherwise adversely impact adjoining land improvements;

Per the City Engineer, safe and efficient traffic circulation and adequate stormwater drainage is being provided to minimize any adverse affects to adjacent properties. This standard is met.

4. The development administrator may enlist the services of other city departments and consultants to determine compliance with the provisions of Chapter 17 and other provisions of the Municipal Code;

The City Engineer has provided approval of the proposed site and stormwater management design as well as the approach to address potential traffic and parking impacts. The Fire District also concurs with the site plan with regards to access. This standard is met.

5. That the proposed use(s) is/are permitted in the district in which the property is located;

With the approved deviation to allow a Warehouse and Distribution use as a principal use for Lot 1, this standard is met.

6. That the proposed arrangement of buildings, off street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses and employs sound site planning principles;

The proposed redevelopment is compatible with adjacent land uses and employs sound planning principles. This standard is met.

7. That the vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient and convenient movement of traffic not only within the site but on adjacent roadways as well; and

The restriction of tractor trailer traffic to the entrances on East Pond Avenue and passenger vehicles using the entrances on Wood Dale Road and Mittel Drive provides for safe, efficient and convenient movement of traffic. The construction of sidewalks and the multi-use trail provides for the safe movement of pedestrian traffic as well. This standard is met.

8. That all outdoor storage areas are screened and are in accordance with standards specified by this chapter.

No outdoor storage is proposed. This standard is not applicable.

Standards for Final Plat:

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

1. The design and layout of the subdivision does not conform to the provisions of the UDO.

The proposed subdivision includes additional ROW dedication and all required improvements, including sidewalks and a multi-use trail. The design and layout of the subdivision does conform to the provisions of the UDO.

2. The applicant has not made adequate provision to install improvements required by the Community Development Commission or City Council under authority of the UDO.

The petitioner agrees to install all required public improvements as part of the redevelopment.

3. The Final Plat fails to comply with an approved Preliminary Plat.

The petitioner has requested a combined Concept, Preliminary and Final Plat approval process per Sec. 17.406.D of the Municipal Code. As such, this standard is not applicable.

4. The Plat does not conform to the Comprehensive Plan, the Official Zoning Map, Article IV of Chapter 17 (UDO), City ordinances, or established planning policies of the City.

The Final Plat of Subdivision conforms to the Comprehensive Plan, the Official Zoning Map, Article IV of Chapter 17, applicable City ordinances and planning policies of the City.

RECOMMENDATION

The Community Development Department finds that the request for a Special Use, Planned Unit Development, Final Plat of Subdivision and Major Site Plan Review to redevelop 700-770 N Wood Dale Road 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, Planned Unit Development, Final Plat of Subdivision and Major Site Plan Review meets the standards of approval 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. 2018-CDC-09 subject to the following conditions:

1. The Special Use, Planned Unit Development, Final Plat of Subdivision and Major Site Plan Review shall substantially conform to the staff memo dated February 25, 2019 and the attached exhibits, except as such plans may be modified to meet City code requirements. Where deviations to the codes have not been requested as part of this approval, the existing codes must be met, as applicable, at the time of permit application.
2. Prior to issuance of any permit (demolition, site (development) or building) for the subject site, the following must be completed:
 - a. Demonstrate compliance with the minimum fire flows for each proposed building.
 - b. Determine the final connection detail for the sidewalk and crosswalk on Wood Dale Road at Mittel Drive subject to approval by the City Engineer. The preferred connection would be to avoid the jog to the south.
 - c. Determine the impact of providing the queue lengths specified in the IDOT Design Guidelines to create dedicated right-turn and left-turn lanes on Mittel Drive. If the work would be cost prohibitive but provides a greater benefit to the neighborhood, the City Council may consider a cost-sharing agreement and revision to the plan without a revision to the PUD. This condition does not require details of any potential revision to be completed before permits can be issued. The final direction for modifications to Mittel Drive must be agreed upon prior to issuance of a Certificate of Occupancy.
3. Prior to issuance of any Certificate of Occupancy:
 - a. The multi-use trail must be constructed and accepted by the City and DuPage County for the length of the subject property along Wood Dale Road.
 - b. A Public Utility Easement, subject to review and approval by the City Engineer, shall be recorded over the water main and storm sewers.
 - c. A Shared Access easement, subject to review and approval by the Development Administrator, shall be recorded over the drive aisle and parking lot between Buildings 1 and 2.
 - d. A Stormwater Management Easement, subject to review and approval by the City Engineer and City Attorney, shall be recorded over the portions of the regional detention ponds that are located on the subject property.
 - e. The draft Declaration of Easements, Covenants, Conditions and Restrictions shall be finalized and, subject to approval by the City Attorney, shall be recorded after conditions 3.a, 3.b and 3.c have been met.
4. Extend the multi-use trail to School Street within five (5) years of approval of the PUD. The City acknowledges that this work may be subject to approval of adjacent property owners, as a result of which additional time has been allotted for completion of the trail.

TOPOGRAPHIC SURVEY

Exhibit A

SURVEY PREPARED FOR

BRIDGE DEVELOPMENT PARTNERS, LLC
1000 W. IRVING PARK ROAD, SUITE 150
ITASCA, IL 60143

LEGAL DESCRIPTION

PARCEL 1
LOTS 3 AND 4 IN OAKWOOD COMMERCE CENTRE RESUBDIVISION OF LOTS 3, 4, 6 AND 7, BEING A RESUBDIVISION OF LOTS 3, 4, 6 AND 7 OF OAKWOOD COMMERCE CENTRE SUBDIVISION, BEING A RESUBDIVISION OF LOTS 201 THROUGH 213 IN FOREST CREEK UNIT #2, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 4, TOGETHER WITH THAT PART OF THE NORTH HALF OF SECTION 9, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID OAKWOOD COMMERCE CENTRE RESUBDIVISION OF LOTS 3, 4, 6 AND 7 RECORDED APRIL 9, 1987 AS DOCUMENT NO. R87-49243, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2
LOT 5 IN OAKWOOD COMMERCE CENTRE, BEING A RESUBDIVISION OF LOTS 201 THROUGH 213, BOTH INCLUSIVE, IN FOREST CREEK UNIT #2, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 4, TOGETHER WITH THAT PART OF THE NORTH HALF OF SECTION 9, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID OAKWOOD COMMERCE CENTRE RECORDED MARCH 15, 1985 AS DOCUMENT R85-18184, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3
LOT 1 IN OAKWOOD CONSOLIDATION OF LOTS 1 AND 2, BEING A RESUBDIVISION OF LOTS 1 AND 2 IN OAKWOOD COMMERCE CENTRE, BEING A SUBDIVISION OF THE NORTH HALF OF SECTION 9, ALL IN TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID OAKWOOD CONSOLIDATION OF LOTS 1 AND 2 RECORDED DECEMBER 12, 1986 AS DOCUMENT NO. R86-157907, IN DUPAGE COUNTY, ILLINOIS.

PROPERTY AREA

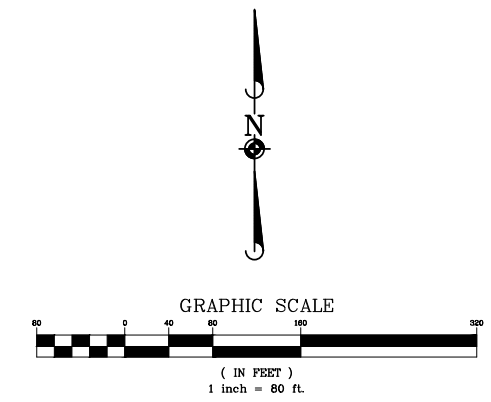
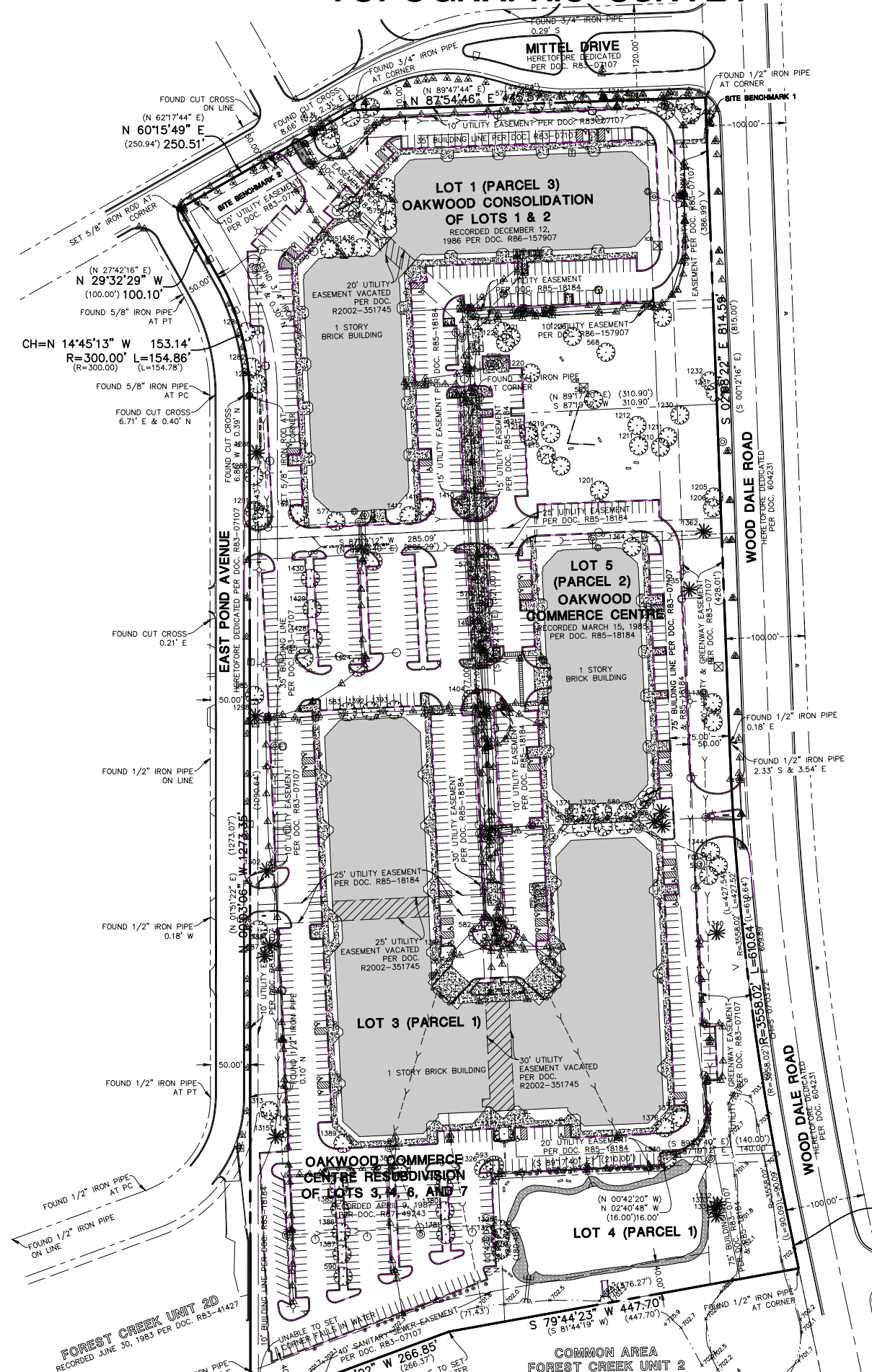
950,460 SQUARE FEET (21.820 ACRES)

PROPERTY ADDRESS

700-70 N. WOOD DALE ROAD
WOOD DALE, ILLINOIS 60191

SURVEYOR'S NOTES

- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESES (456.67) ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.
- COMPARE THIS PLAT, BENCHMARKS AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
- THIS SURVEY IS SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT, EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.
- ONLY THE IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT THE TIME OF SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
- THIS SURVEY MAY NOT REFLECT ALL UTILITIES, OR IMPROVEMENTS, IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY LEAVES OR OTHER OBSTRUCTIONS. THERE MAY BE ADDITIONAL UTILITIES OR IMPROVEMENTS THAT HAVE NOT BEEN SHOWN.
- UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, STORM AND SANITARY SEWERS, WATER MAINS, TELEPHONE AND ELECTRIC CABLES OR CONDUITS, GAS MAINS AND ALL SERVICE LINES SHOWN HEREON ARE BASED ON THE FOLLOWING: ACTUAL OBSERVED LOCATION AT AN OPEN MANHOLE; ENGINEERING PLANS SHOWING THE EXISTING AND/OR PROPOSED UTILITY; UTILITY ATLAS FROM PRIVATE UTILITY COMPANIES AND/OR LOCAL MUNICIPALITIES. THE EXACT LOCATION MAY BE DIFFERENT FROM THE LOCATION SHOWN HEREON.
- OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE OR UTILITY LINE. CONTROLLED UNDERGROUND EXPLORATORY EFFORT TOGETHER WITH "JULIE" MARKINGS IS RECOMMENDED TO DETERMINE THE FULL EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES. CONTACT JULIE AT 1-800-892-0123.
- THIS SURVEY WAS PREPARED FOR BRIDGE DEVELOPMENT PARTNERS, LLC BASED ON A FIELD SURVEY COMPLETED ON OCTOBER 17, 2018. BOUNDARY LINES SHOWN HEREON ARE BASED ON A PLAT OF SURVEY (ALTA SURVEY) PREPARED BY MANHARD CONSULTING LTD. DATED OCTOBER 17, 2018.
- THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A TOPOGRAPHIC SURVEY. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2019.



BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

CURRENT P.I.N.'S

- 03-09-205-020
- 03-09-205-025
- 03-09-205-026
- 03-09-205-027

SHEET INDEX

SHEET 1 OF 4:	LEGAL DESCRIPTION, OVERALL BOUNDARY, SURVEYORS NOTES AND CERTIFICATIONS.
SHEET 2-4 OF 4:	TOPOGRAPHIC INFORMATION AND LABELS.

BENCHMARKS

REFERENCE BENCHMARK: (NGS PID:DK3310)
FOUND SURVEY DISK LOCATED N OF THE INTERSECTION OF WOOD DALE RD. AND FOSTER AVE. MONUMENT IS 18.5' N OF A BRICK SIGN & 20.0 E OF THE EDGE OF PAVEMENT OF WOOD DALE RD.
ELEVATION=708.86 DATUM=NAVD88-GEOD 12B

SITE BENCHMARK: 1
CUT BOX IN CONCRETE ON THE SW CORNER OF A TRAFFIC SIGNAL BOX SW OF THE INTERSECTION OF MITTEL AVE AND WOOD DALE RD.
ELEVATION=711.02 DATUM=NAVD88-GEOD 12B

SITE BENCHMARK: 2
SE FLANGE BOLT ON A FIRE HYDRANT AT THE NW CORNER OF THE NORTH ENTRANCE AND ON THE S SIDE OF MITTEL ROAD.
ELEVATION=720.14 DATUM=NAVD88-GEOD 12B

TOPOGRAPHIC FIELD WORK COMPLETED ON 10/17/2018

DATE: OCTOBER 31, 2018
EXPIRES: 11/30/18

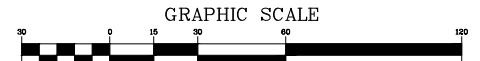
DATE	2/13/19	REVISED PER CITY COMMENTS
REVISIONS		
NO.		
DESCRIPTION		
DATE		

Manhard CONSULTING
700 Springer Drive, Lombard, IL 60148 ph:630.681.8500 fx: 630.681.8885 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners

OAKWOOD COMMERCE CENTER REDEVELOPMENT
CITY OF WOOD DALE, ILLINOIS
TOPOGRAPHIC SURVEY

PROJ. MGR.: SJF
PROJ. ASSOC.: MGS
DRAWN BY: MGS
DATE: 10/31/18
SCALE: 1"=30'
SHEET
1 OF 4
Packet Page 31
BDP.WDLO1

TOPOGRAPHIC SURVEY

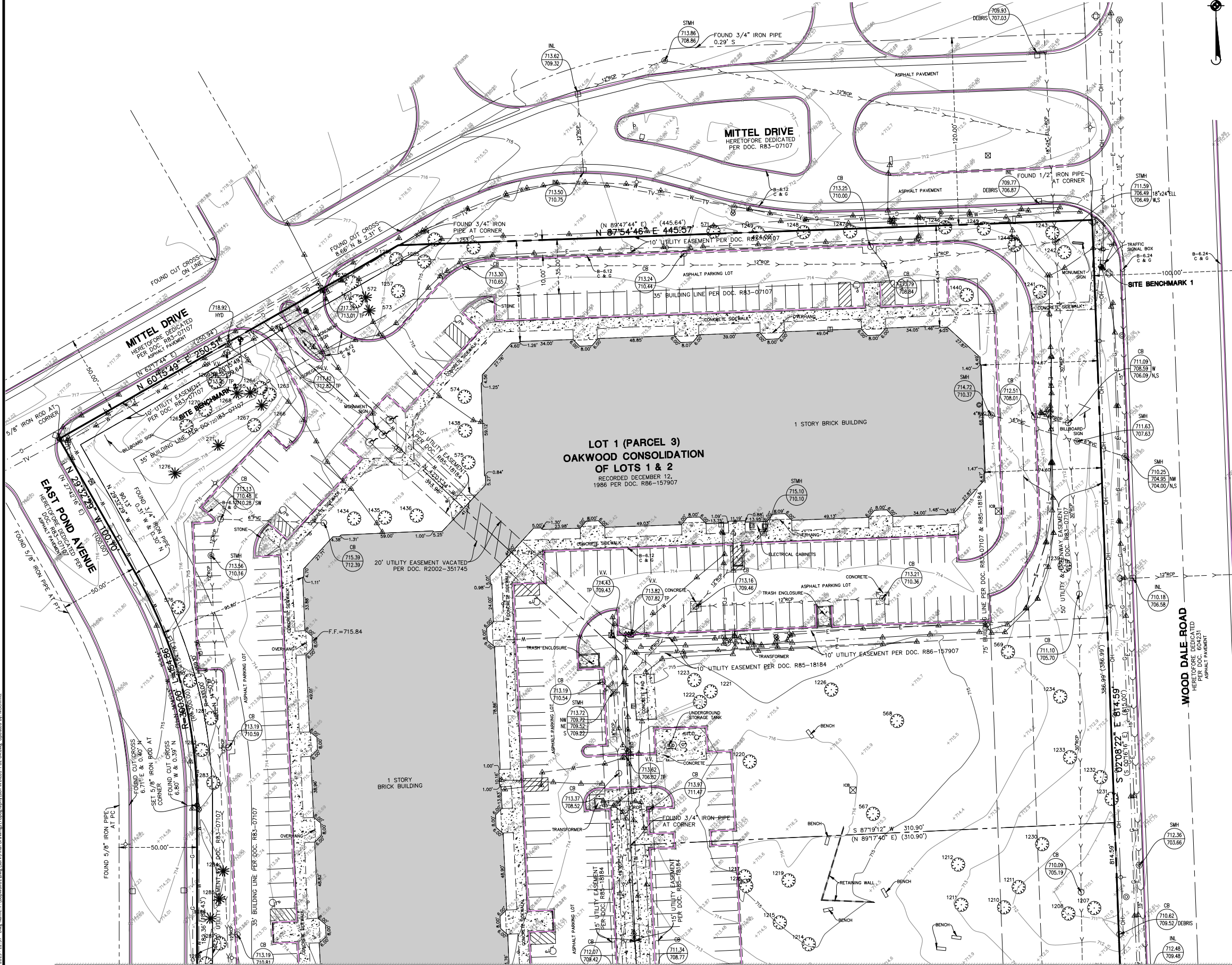


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- = EX. UNDERGROUND CABLE TELEVISION
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- ⊙ = EX. STORM INLET (INL)
- ⊙ = EX. FLARED END SECTION (FES)
- ⊙ = EX. RIP-RAP
- ⊙ = EX. DRAIN
- ⊙ = EX. STORM SEWER MARKER
- ⊙ = EX. SUMP CONNECTION
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- ⊙ = EX. CONCRETE
- ⊙ = EX. BUILDING



MATCHLINE - SEE SHEET 4

Manhard CONSULTING
 700 Springer Drive, Lombard, IL 60148
 Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
 Construction Managers | Environmental Scientists | Landscape Architects | Planners

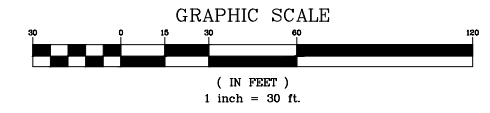
OAKWOOD COMMERCE CENTER REDEVELOPMENT
 CITY OF WOOD DALE, ILLINOIS
TOPOGRAPHIC SURVEY

PROJ. MGR.: SJP
 PROJ. ASSOC.: MGS
 DRAWN BY: MGS
 DATE: 10/31/18
 SCALE: 1"=30'
 SHEET
2 OF **4**
 BDP.WDLO1

February 12, 2019 - 12:37 Draw Name: P:\Midwest\GIS\Survey\Drawings\Topographic\BDP.WDLO1-10-04.dwg Updated By: MGS

TOPOGRAPHIC SURVEY

MATCHLINE - SEE SHEET 3

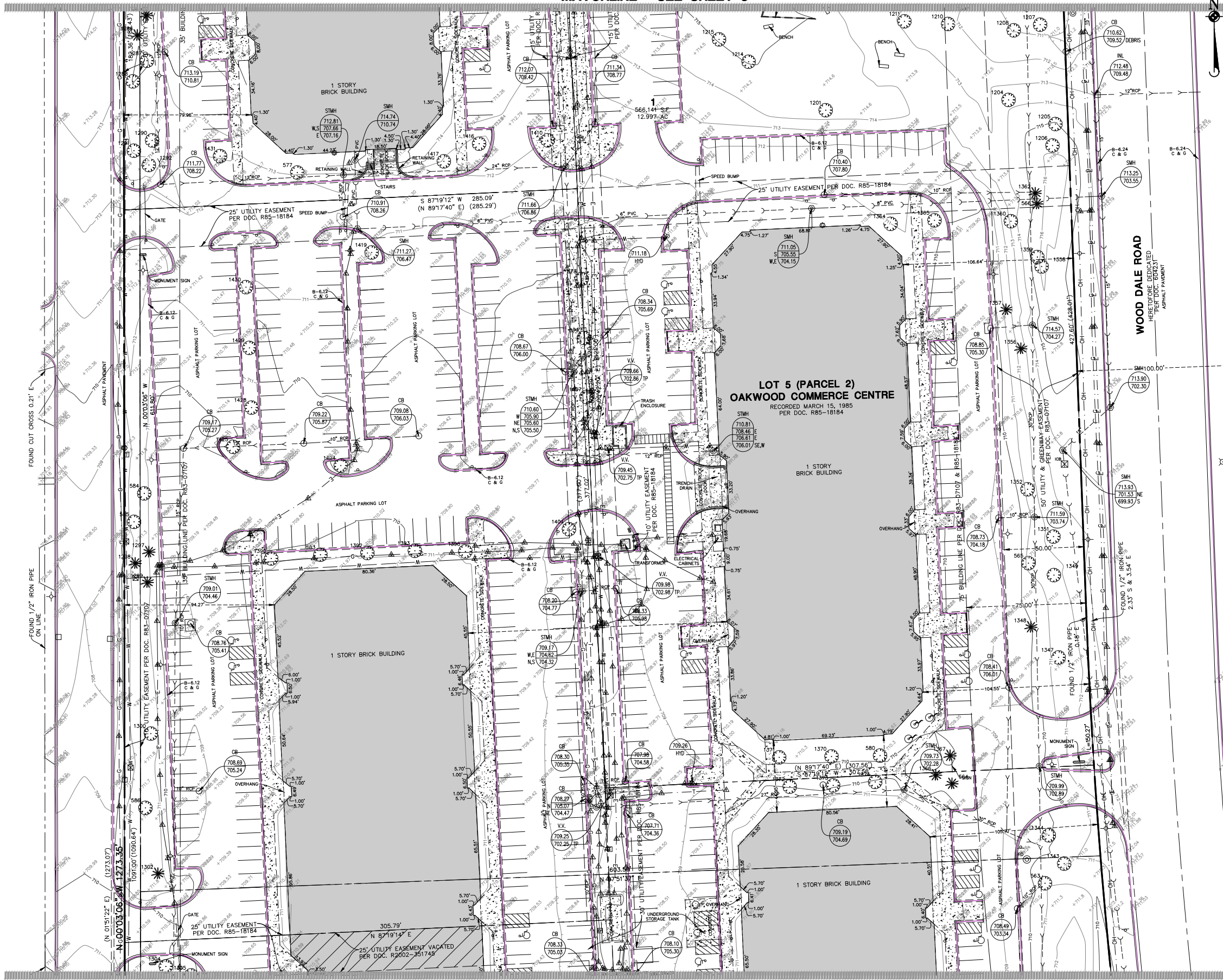


BASIS OF BEARINGS

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- 754.00 ⊙ EX. INVERT ELEVATION
- ▨ EX. AGGREGATE
- ▨ EX. CONCRETE
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MATCHLINE - SEE SHEET 5

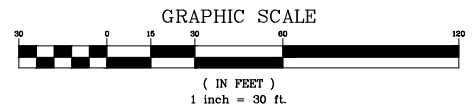
Manhard CONSULTING
700 Springer Drive, Lombard, IL 60148 ph: 630.691.8500 fx: 630.691.8666 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners

OAKWOOD COMMERCE CENTER REDEVELOPMENT
CITY OF WOOD DALE, ILLINOIS
TOPOGRAPHIC SURVEY

PROJ. MGR.	SJP
PROJ. ASSOC.	MGS
DRAWN BY	MGS
DATE	10/31/18
SCALE	1"=30'
SHEET	3 OF 4

TOPOGRAPHIC SURVEY

MATCHLINE - SEE SHEET 4

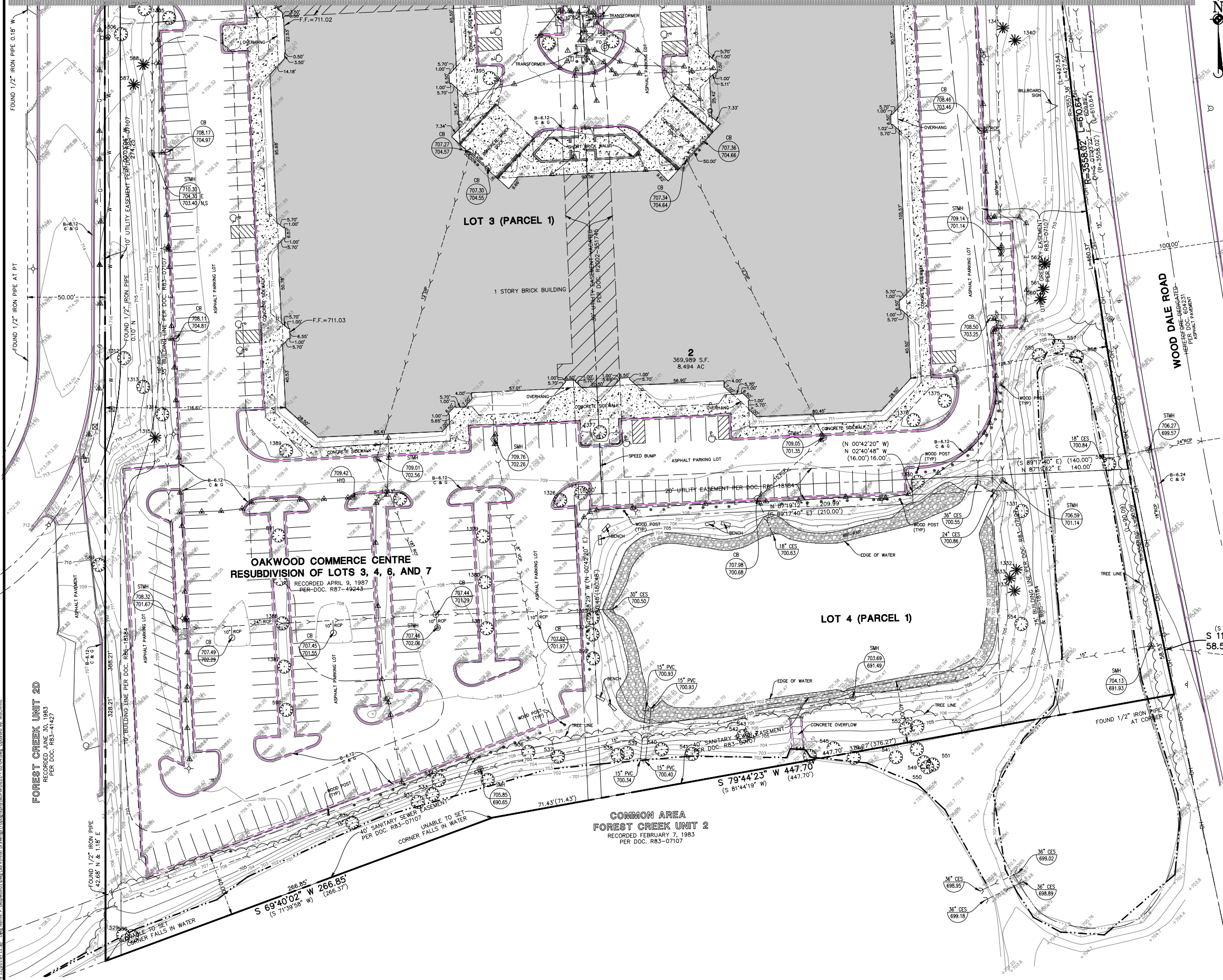


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OAKWOOD COMMERCE CENTER REDEVELOPMENT
 CITY OF WOOD DALE, ILLINOIS
 TOPOGRAPHIC SURVEY

PROJ. MGR.: SJP
 PROJ. ASSOC.: MGS
 DRAWN BY: MGS
 DATE: 10/31/18
 SCALE: 1"=30'
 SHEET
4 OF **4**
 Packet Page 34
 BDP.WD101



February 19, 2019

Ms. Kelley Chrisse
Assistant Community Development Director
City of Wood Dale
404 N. Wood Dale Road
Wood Dale, IL 60191

Re: Redevelopment of 700 N. Wood Dale Road, Wood Dale, IL

Dear Ms. Chrisse:

Bridge Industrial Acquisition LLC ("Bridge") has entered into a "Contribution Agreement" with the owner of the property located at 700 N. Wood Dale Road in Wood Dale, which is commonly known as the Oakwood Commerce Center. The owner is Wood Dale Road Investors, LLC and is referred to as "Contributor" in the agreement while Bridge is referred to as "Developer". The property is located within an industrial business park and is surrounded by industrial buildings to the north and west, a lake to the south and the Wood Dale Fire Department, the Wood Dale Park District, Franzen Grove Park and the Wood Dale Junior High to the east across Wood Dale Road. The 21.5 acre site is currently improved with three single story office/flex buildings constructed in 1987 and totaling 240,000 square feet. The functionally obsolete buildings have been vacant for a number of years, which is why Bridge is seeking approval from the City of Wood Dale to redevelop the site with two, high end, state of the art, office and light industrial facilities comprising a total of 342,266 square feet per the documents in the attached applications. This proposed redevelopment will bring new jobs to Wood Dale, allow growing companies to stay in Wood Dale, add sales tax revenue and increase the real estate tax base.

The south building (Lot 2) is a proposed 100,378 square foot build to suit headquarters facility for Forward Space, LLC, a provider of high end office furniture and equipment. The precast concrete, glass and steel building will be 32' clear, contain 20,000 square feet of office and provide 183 car parking spaces for employees.

The north building (Lot 1) is a proposed 241,888 square foot, 32' clear, quasi spec, precast concrete, glass and steel industrial facility. It was designed to meet a specific users need but the user is delaying a decision and since Forward Space needs to occupy their building by Spring of 2020 and does not want construction occurring after they move in, Bridge is proposing the north building as a flexible build to suit/spec building. Wood Dale met with the potential user (User 1), who is a Wood Dale business looking to consolidate two smaller facilities into one. Bridge is still working with User 1 and is hopeful that they will commit to the site even though deviations in the TCC Wood Dale Road sub-area would be needed. If Lot 1 is developed as spec, the tenants will most likely be regional headquarters type, high office, light manufacturing, warehouse and distribution users requiring the same deviations. If User 1 commits, they will require 20,000 square feet of two story office and 175 car parking spaces.

The current plan is to conclude the City approval process by late March or early April 2019 so that demolition of the existing building can start in April and construction of the two proposed facilities can begin in June 2019 and conclude with occupancy for Forward Space in Lot 2 in March of 2020.

In requesting approval of the proposed redevelopment, Bridge is seeking deviations for the following items:

The TCC Wood Dale Road sub-area calls for a 100 foot parking setback on all sides of the property. The proposed developments of Lots 1 & 2 cannot meet this requirement and still provide the facility that Forward Space is requesting as well as the identified user for Lot 1. The proposed redevelopment would not be physically or economically feasible if it were to meet the 100 foot setback requirement. In lieu of the setback, Bridge is proposing that the 50 foot greenway be heavily landscaped where possible to help screen the parking areas for Lots 1 and 2. It also appears the 100 foot setback was intended for higher density office and residential uses that were contemplated for the site since the setback makes it virtually impossible to redevelop the site as presented.

The proposed build to suit for Forward Space on Lot 2 is a permitted use under the TCC Wood Dale Road sub-area but the building proposed for Lot 2 is not since it includes warehouse and distribution. In order to accommodate User 1 or any other prospective user, a deviation will be required to allow the warehouse/distribution use, which is currently allowed in the underlying

zoning of I-1, Light Industrial. This type of facility is needed in the area in order to attract new businesses to Wood Dale and keep existing businesses that are growing and have no place to go within Wood Dale.

Given that Forward Space requires a 20% office build out and User 1 requires an 8% office build out and any prospective tenant for Lot 1, Bridge is requesting a deviation from the current Office land use to a more appropriate Business Park land use, which will allow more parking flexibility. In addition, Lot 1 will require a parking deviation. The site plan currently identifies 175 spaces for Lot 1, while the zoning calls for 363. There are also an additional 37 spaces on the south end of the shared lot that may be available since Lot 2 is overparked. User 1, who would occupy the entire building, only requires 175 spaces. If User 1 does not occupy Lot 1, a typical user for Lot 1 will most likely require a 5% to 10% office build out with 90% to 95% warehouse/distribution. Given a standard parking ratio of 3 to 4 per 1,000 square feet of office space and 1 per 2,000 square feet of warehouse space, the 175 car spaces for Lot 1 plus the additional shared parking should be sufficient. If a user has heavier office or warehouse employee needs, they typically need less truck docks, so sections of the dock area can easily be stripped in order to accommodate up to 106 more car spaces.

Wood Dale's ordinance states that an access drive should be no more than 44 feet wide at the mouth and 33 feet wide at the right of way line. This appears to be directed more towards car traffic. Bridge's experience shows that fire trucks and semi-trucks needs significantly more in order to allow in bound and out bound traffic. The plans submitted show varying widths depending on the location and truck maneuvering needs. The requested deviation at the mouth is up to 110 feet and the requested deviation at the right of way line is up to 52 feet. Bridge is requesting a deviation for these dimensions to ensure the efficient flow and safety of vehicular traffic to and from the development.

The proposed fire hydrant spacing for this project does not uniformly meet the Wood Dale requirement of 300-foot hydrant spacing. Subject to fire flow tests that are currently being conducted, Bridge is requesting a deviation to allow for 600-foot spacing, which meets the IFC requirements.

Due to the request to make the shared parking lot a fire lane, the width of the drive aisle needs to be extended two feet, which means the building on Lot 2 shifts two feet to the south. In order to maintain the size of the patio, Bridge

is requesting a deviation to allow the patio to extend into the 50 foot greenway at the south end of Lot 2. Given that the the pond is located to the south of Lot 2, there is already a large natural buffer in the form of the pond so there will be no detrimental affect on any neighboring properties.

A deviation is requested to allow an administrative variance of up to 40% of the tree replacement requirements due to the limited space available on-site to properly provide replacement trees. Providing the replacement trees at full ordinance requirements would result in an improper planting approach and unaesthetic design. Per discussion with City staff, trees removed for the following reasons will not count towards the replacement number:

- Trees located in the newly proposed right of way
- Trees removed due to the multi-use path
- Trees currently located within landscaped islands

A deviation or administrative variance will also be requested due to the inability to plant street trees along East Pond Ave due to existing utility conflicts.

We at Bridge appreciate your consideration of this project and look forward to the opportunity of working with Wood Dale to its successful conclusion.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mark Houser".

Mark Houser
Senior Vice President, Development

Special Use Standards

No special use 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 IV, Section 403.C of the Municipal Code*):

1. The proposed special use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of the public and will contribute to the general welfare of the neighborhood or community;

The proposed redevelopment of the site, whose current buildings have been vacant for years, will help revitalize the area and contribute to the welfare of the area by bringing new jobs, additional sales tax revenue and increased real estate tax revenue.

2. The proposed special use will not have a substantial adverse effect upon the adjacent property, the character of the neighborhood, traffic conditions, utility facilities and other matters affecting the public health, safety and general welfare;

The proposed redevelopment will have no adverse effect on the area and will only enhance the area by removing buildings that have been vacant for years. The new buildings will bring additional jobs to the area and have less of an overall impact on traffic and services than the previous buildings when they were occupied.

3. The proposed special use will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purposes already permitted in such zoning district, nor substantially diminish and impair other property valuations within the neighborhood;

The proposed redevelopment of the site is in keeping with the surrounding properties and will enhance the value of the area by removing long vacant and obsolete buildings on the site and bringing new job opportunities to the area.

4. The nature, location, and size of buildings or structures involved with the establishment of the special use will not impede, substantially hinder, or discourage the development and use of adjacent land and buildings in accord with the zoning district within which they lie;

The nature, location and size of the proposed redevelopment of the site is in keeping with the surrounding uses and will not adversely affect future development in the area.

5. The proposed special use will be designed, arranged and operated so as to permit the development and use of neighboring property in accordance with the applicable district regulations;

The proposed redevelopment of the site for office and light industrial use will have a positive effect on the development and use of neighboring properties by attracting new businesses and jobs to the area.

6. Adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided;

The current infrastructure is more than adequate to accommodate the proposed development given that the site was previously developed with a use that in general had a higher demand on services.

7. Parking areas shall be of adequate size for the particular special use, which areas shall be properly located and suitably screened from adjoining residential uses, and the entrance and exit driveways to and from these parking areas shall be designed so as to prevent traffic hazards, eliminate nuisance, and minimize traffic congestion in the public streets; and

Parking for the proposed redevelopment will be adequate for the intended users and will be sufficiently screened by a heavily landscaped 50 foot greenway buffer surrounding the property. There are no adjoining residential uses and given the nature of the previous development on the site, there will be no additional impact on traffic congestion as compared to when the existing building were in use.

8. Such other standards and criteria as are established by the ordinance for a particular special use as set forth in subsections D and H of Chapter 17 Article IV Section 403 of the Municipal Code , if applicable, and as applied to planned unit developments as set forth in Chapter 17, Article IV, Section 17.405 of the Municipal Code.

PUD Standards

No planned unit development 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 IV, Section 405.D of the Municipal Code*):

1. The proposed development will not injure or damage the use, value and enjoyment of surrounding property nor hinder or prevent the development of surrounding property in accordance with the Wood Dale comprehensive plan.

The proposed redevelopment will not have an adverse effect on the surrounding properties and will only enhance their values by removing a long vacant complex of buildings and creating new job opportunities and bringing new sales tax revenues and increasing the real estate tax base. The planned development is in keeping with the vast majority of property in the surrounding area.

2. The proposed development can be substantially completed within the period of time specified in the schedule of development submitted by the applicant.

The proposed redevelopment of the site will be substantially completed by April of 2020. The south building will be fully occupied by Forward Space and the shell of the north building will substantially completed by January of 2020, ready for tenant build outs.

3. The entire tract or parcel of land to be occupied by the proposed development shall be held in a single ownership, or if there are two (2) or more owners, the application for such proposed development shall be filed jointly by all such owners.

The entire parcel will be owned by one entity with the ability to sell off the two buildings to separate owner/users if so desired.

4. The development plan shall contain such proposed covenants, easements and other provisions relating to the bulk and location of buildings, uses and structures and public facilities as are necessary for the welfare of the planned unit development and are not inconsistent with the best interests of the city. Such covenants, easements and other provisions, when part of the approved final development, may be modified, removed or released only with the consent of the city council after a public hearing before, and recommendation by the community development commission as provided in this section.

The proposed redevelopment will be governed by a newly created Declaration of Easements, Covenants, Conditions and Restrictions, which is included with the submittal package and is subject to City approval.

5. Sanitary sewers, storm sewers and water supply to service the development are adequate to serve the proposed development and will not reduce existing capacity below that necessary to serve existing developments, or overload local facilities beyond design capacity.

Since the site was previously developed and served by sanitary, storm and water, those existing services will meet the need of the proposed redevelopment and not reduce the capacities available for existing developments.

6. The location and arrangement of structures, parking areas, walks, lighting and appurtenant facilities is compatible with the surrounding land uses, and any part of a proposed development not used for structures, parking and loading areas, or access ways, is landscaped or otherwise improved.

The proposed redevelopment is compatible with the surrounding land uses and will have a heavily landscaped 50 foot greenway totally surrounding the site along with sidewalks and bike paths connecting to adjoining properties.

7. The project area is adaptable to unified development and shall have within or through the area no physical features that will tend to destroy the neighborhood or community cohesiveness. There is no minimum project area for a planned unit development.

The proposed redevelopment be very compatible with the surrounding area, which was predominantly developed as a business park in the 1980's.

8. The uses permitted in the development are necessary or desirable and the need for such uses is clearly demonstrated by the applicant.

The deviations requested for the proposed redevelopment are necessary in order to accommodate a full building user (Forward Space) who desires to relocate their corporate headquarters to Lot 2 of the development. The deviations are also needed to provide much needed space on Lot 1 for area businesses to grow without having to move from Wood Dale as well as attract new businesses to the area.

9. The dominant land use of the proposed planned unit development is consistent with the recommendations of the Wood Dale comprehensive plan for the area containing the project.

The proposed redevelopment is consistent with the goal of the comprehensive plan in that it eliminates a vacant, obsolete building complex and replaces it with a new, high end corporate headquarters with a heavy office build out and a high end speculative industrial building that will help Wood Dale maintain existing businesses that need more space and flexibility in a modern facility.

10. Any modifications of the standards and specifications of this chapter or other regulations that would otherwise be applicable to the site are warranted by the design of the development plan, and the amenities incorporated in it, and are not inconsistent with the public general welfare.

The modifications are warranted in order to accommodate buildings that will attract high end users such as Forward Space and allow growing businesses to stay in the area while in no way detracting from the public general welfare.

11. Exceptional landscaping features such as larger caliper, varied species and reduced spacing of trees and additional sodding above the minimum requirements specified in section [17.606](#) of this chapter is provided.

A detailed landscape plan is included in the submittal for approval, which maintains a 50 foot, heavily landscaped greenway around the entire site.

12. All proposed streets and driveways are adequate to serve the residents, occupants, visitors or other anticipated traffic of the planned unit development. Entrance points or locations of streets

and driveways upon existing public roadways shall be subject to the approval of the city, and if applicable, the DuPage County highway department, and the Illinois department of transportation. If traffic control devices are required to prevent or relieve hazards or congestion on adjacent streets and the proposed control device is not within the normal or scheduled sequence of installations, the city council may require, as a condition of approval of a proposed planned unit development, such devices to be provided at the developer's cost.

The proposed redevelopment is using the existing entrances on Mittel and Pond Drives to service the project and shifting the existing Wood Dale Road entrance to the south to line up with shared parking between Lot 1 and Lot 2. The DuPage County Highway Department has reviewed the request on Wood Dale Road and does not appear to have an issue with the relocation.

13. Off street parking is conveniently accessible to all dwelling units and other uses in the planned unit development. Where appropriate, common driveways, parking areas, walks, and steps to parking and service areas are to be screened through ample use of trees, shrubs, hedges, landforms and walls.

All off-site parking for the proposed buildings is conveniently accessible and the entire site is surrounded by a 50 foot, heavily landscaped greenway.

14. A pedestrian circulation network is provided.

An extensive pedestrian network is provided within the proposed redevelopment including sidewalks along Pond Drive, Mittel Drive and a bike path along Wood Dale Road that will provide easy access to the proposed buildings as well as area amenities.

15. The planned unit development provides for underground installation of utilities (including electricity and telecommunications) in public ways and private extensions thereof. Provisions shall be made for acceptable design and construction of storm sewer facilities including grading, gutter, piping and treatment of turf to handle stormwater, prevent erosion and the formation of dust. Utilities and maintenance of facilities shall be in accordance with the requirements and regulations of the city as set forth in this chapter.

All utilities are provided to the proposed buildings in accordance with Wood Dale regulations and requirements.

16. The proposed planned unit development satisfies the applicable objectives as provided on page 9 of this packet.

The site was previously fully developed with an office/flex building complex. The now functionally obsolete development has been vacant for a number of years which is why Bridge is proposing to redevelop the property with two, aesthetically pleasing, state of the

art, office and light industrial facilities. Due to the fact that the site was previously developed, there are currently no existing archaeological and historic features on the site. The proposed redevelopment will preserve the existing natural landscape features to the greatest extent possible. The facilities will be surrounded by a heavily landscaped greenway and contain sidewalks and bike paths allowing for easy access to the lake at the south end of the property as well as other amenities within the neighborhood.

17. Existing ponds, creeks, rivers, lakes, wetlands or fens on or adjacent to the planned unit development are enhanced and protected from development.

A new detention basin in lieu of the existing one is being provided per code. The two remaining basins on or adjacent to the site will be preserved and enhanced via native plantings. The basins will be protected from development in perpetuity and include a detailed maintenance plan to be implemented by the owners association.

PUD Objectives

The Planned Unit Development is intended to encourage improved design in the development of land by providing relief from traditional zoning requirements which are designed for conventional development but which may cause undue hardship or complication for desirable but unconventional development, and to establish standards and procedures for the issuance of a special use permit for a planned unit development in order to obtain the following objectives (*found in Chapter 17, Article IV, Section 405.D of the Municipal Code*):

1. Environmental design in the development of land that is of a higher quality than is normally possible through the strict application of general zoning ordinance requirements.

Not applicable.

2. Diversification in the use permitted and variation in the relationship of uses, structures, open spaces and heights of structures in developments conceived as cohesive unified projects.

Not applicable.

3. Provision for functional and beneficial use of open space.

Sidewalks and bike paths will surround the development allowing for easy access to the lake at the south end of the property.

4. Preservation, to the greatest extent possible, of the archaeological and historic resources and natural landscape features and amenities of a development site and to utilize such features in a harmonious fashion in the development.

The site was previously fully developed with an office/flex complex and there are currently no existing archaeological and historic features on the site. The proposed redevelopment will preserve the existing natural landscape features to the greatest extent possible and enhance the property by providing a heavily landscaped greenway with sidewalks and bike paths for easy access to the lake at the south end of the property as well as other amenities nearby.

5. Provision for a safe and desirable environment characterized by a sensitive and unified building and site development program.

The proposed redevelopment will feature very high end, aesthetically pleasing elevations and well defined sidewalks, bike paths and ingress/egress for the safe flow of vehicular and pedestrian movements.

6. Rational and economic development in relation to public services.

Not applicable.

7. Creation of a variety of uses, in compatible arrangements, to provide a greater choice of living, employment and shopping environments.

Not applicable.

8. Efficient use of land resulting in more economic networks of utilities, streets and other facilities.

Not applicable.

9. Coordination of architectural styles, building forms and relationships, graphics and other private improvements.

Not applicable.

Standards for Major Site Plan Review

The Community Development Commission shall recommend approval and the City Council shall approve the Major Site Plan if the following standards are met:

1. The relationship of the site plan is consistent with the policies, goals and objectives of the comprehensive plan;

The site plan is consistent with the comprehensive plan and will generate additional tax revenue and create new job opportunities for area residents.

2. The proposed traffic and parking layout minimizes the danger and conflicts between pedestrians and motorists, provides efficient and convenient movement of traffic not only within the site but on adjacent roadways, and otherwise complies with the requirements of the Unified Development Ordinance (UDO), Chapter 17 of the Municipal Code;

The proposed redevelopment provides sidewalks, bike paths and well situated ingress/egress points so as to minimize conflicts between pedestrians and motorists. Given the access points, the site also provides efficient and convenient access to area roadways.

3. The location of principal structures, accessory structures and freestanding signs do not impede safe and efficient traffic circulation, stormwater drainage, or otherwise adversely impact adjoining land improvements;

The proposed redevelopment will not impede safe and efficient traffic circulation, stormwater drainage or adversely impact adjoining properties.

4. That the proposed use(s) is (are) permitted in the district in which the property is located;

Lot 2 (south building) will be a permitted use, however Lot 1 (north building), which meets the underlying I-1 zoning, will need deviations to meet the TCC Overlay requirements. Lot 1 has been designed to facilitate the relocation and consolidation of an existing Wood Dale business. The said business (User 1) is seriously interested in Lot 1 but as of this date, has not been able to commit. Given that the user for Lot 2, Forward Space, has an aggressive move in schedule and was insistent that no construction occur on the site once they move in, Lot 1 is designed to be constructed simultaneously as either a build to suit for User 1 if they commit, or a high end speculative facility.

5. That the proposed arrangement of buildings, off street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses and employs sound site planning principles; and

All aspects of the proposed redevelopment are compatible with adjacent land uses and employ sound site planning principles.

6. That all outdoor storage areas are screened and are in accordance with standards specified by the UDO.

There are no current plans for outside storage. If future users request outside storage, it will be done in accordance with the UDO standards.

Standards for Final Plat

The Community Development Commission shall recommend approval and the City Council shall approve a Final 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 the UDO.

The design and layout of the proposed redevelopment of the site does conform to the provisions of the UDO.

- b. The applicant has not made adequate provision to install improvements required by the Community Development Commission or City Council under authority of the UDO.

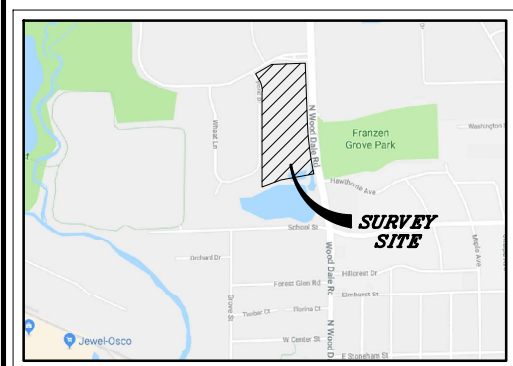
The applicant has made adequate provisions to install improvements required by the Community Development Commission and City Council under authority of the UDO.

- c. The Final Plat fails to comply with an approved Preliminary Plat.

Bridge is applying for a combined Concept, Preliminary and Final Plat and as such complies with the standards for the Final Plat.

- d. The Plat does not conform to the Comprehensive Plan, the Official Zoning Map, Article IV of Chapter 17 (UDO), City ordinances, or established planning policies of the City.

The Plat does conform to the Comprehensive Plan, the Official zoning Map, Article IV of Chapter 17 (UDO), City ordinances and established planning policies of the City.



LOCATION MAP

NOT TO SCALE

OWNER/DEVELOPER

BRIDGE DEVELOPMENT PARTNERS, LLC
1000 W. IRVING PARK ROAD, SUITE 150
ITASCA, IL 60143

SURVEYOR, ENGINEER & LAND PLANNER

MANHARD CONSULTING, LTD.
700 SPRINGER DRIVE
LOMBARD, IL 60148

ARCHITECT

CORNERSTONE ARCHITECTS LTD.
1152 SPRING LAKE DRIVE
ITASCA, IL 60143

FINAL PLAT OF SUBDIVISION OF OAKWOOD COMMERCE CENTRE 2ND RESUBDIVISION

BRIDGE DEVELOPMENT PARTNERS ADDITION TO WOOD DALE

A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 4, TOGETHER WITH THE NORTH HALF OF SECTION 9, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



(IN FEET)
1 inch = 80 ft.

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

CURRENT P.I.N.'S

- 03-09-205-020
- 03-09-205-025
- 03-09-205-026
- 03-09-205-027

AREA SUMMARY

LOT 1: 566,141 SQUARE FEET (12.997 AC±)
LOT 2: 369,989 SQUARE FEET (8.494 AC±)
R.O.W.: 14,330 SQUARE FEET (0.329 AC±)
TOTAL: 950,460 SQUARE FEET (21.820 AC±)

SUBDIVISION DATA

CURRENT ZONING: WOOD DALE ROAD SUB-AREA OF THE THORNDALE CORRIDOR CORPORATE (TCC) WITH UNDERLYING I-1, LIGHT INDUSTRIAL. PROPOSED ZONING: SAME AS CURRENT ZONING

4 EXISTING LOTS
2 PROPOSED LOTS

SITE AREA: 21.82 ACRES±

MINIMUM LOT SIZE (ZONING): 2 ACRES
MINIMUM LOT SIZE (PROPOSED): 8.5 ACRES

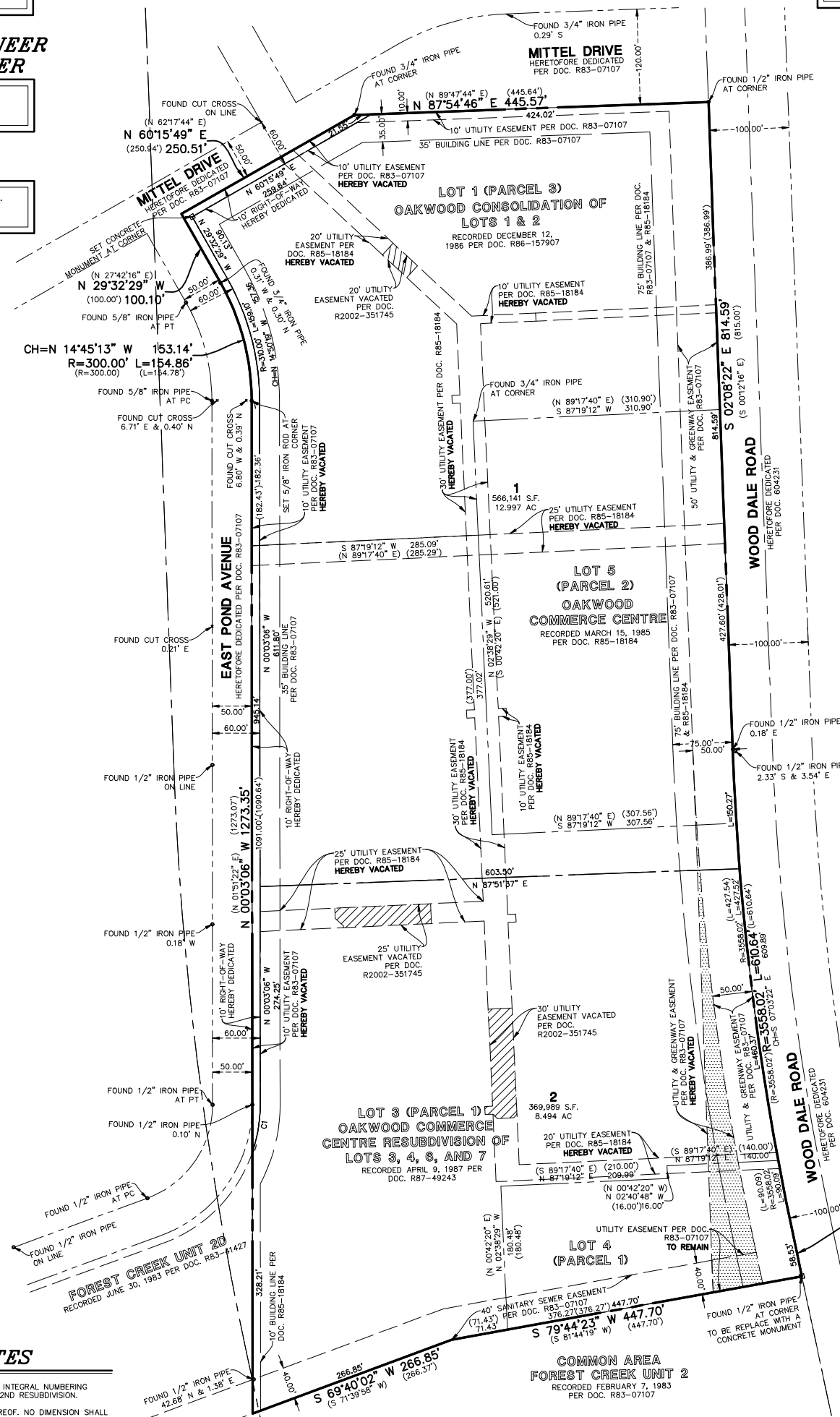
LEGEND

- EX. PROPERTY LINE
- - - EASEMENT LINE
- SETBACK LINE
- - - EX. SECTION LINE
- - - EX. LOT LINE
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- XXX.XX = MEASURED INFORMATION
- (XXX.XX) = RECORD INFORMATION

SHEET INDEX

SHEET 1 OF 3	BOUNDARY, EX. EASEMENT, LOT DETAIL AND SETBACK INFORMATION.
SHEET 2 OF 3	PROPOSED EASEMENT GRANT
SHEET 3 OF 3	LEGAL DESCRIPTION, PROVISION LANGUAGE AND CERTIFICATES.

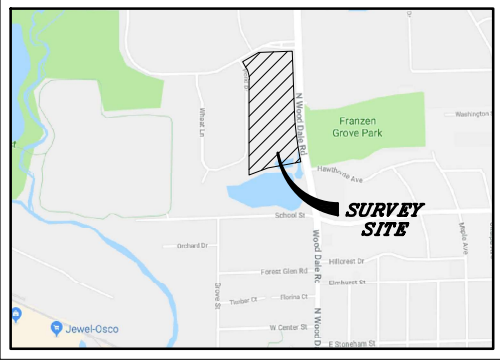
CURVE TABLE			
CURVE	RADIUS	LENGTH	CHORD BEARING
C1	185.00'	61.11'	S09°24'38"W
			60.83'



SURVEYOR'S NOTES

- THIS SUBDIVISION CONSISTS OF 2 LOTS AND IS PART OF AN INTEGRAL NUMBERING SYSTEM TO EMBRACE ALL OF OAKWOOD COMMERCE CENTRE 2ND RESUBDIVISION.
- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES.
- THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.
- - DENOTES CONCRETE MONUMENTS TO BE SET
- IN ACCORDANCE WITH CHAPTER 765 ILCS SECTION 205/1 5/8" X 24" LONG IRON RODS WILL BE SET AT ALL PROPERTY CORNERS AND POINTS OF GEOMETRIC CHANGE.
- UTILITY EASEMENT AND ANY OTHER EASEMENTS SHALL BE GRANTED BY A PLAT OR GRANT RECORDED AS A SEPARATE DOCUMENT.
- CITY ORDINANCES SUPERSEDE ANY PRIVATE COVENANTS AND RESTRICTIONS.

DATE	REVISIONS	DRAWN BY
02/20/19	REVISED PER CITY COMMENTS	MGS
02/13/19	REVISED PER CITY COMMENTS	MGS



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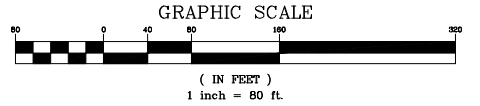
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CORNERSTONE ARCHITECTS LTD.
1152 SPRING LAKE DRIVE
ITASCA, IL 60143

FINAL PLAT OF SUBDIVISION OF OAKWOOD COMMERCE CENTRE 2ND RESUBDIVISION

BRIDGE DEVELOPMENT PARTNERS ADDITION TO WOOD DALE

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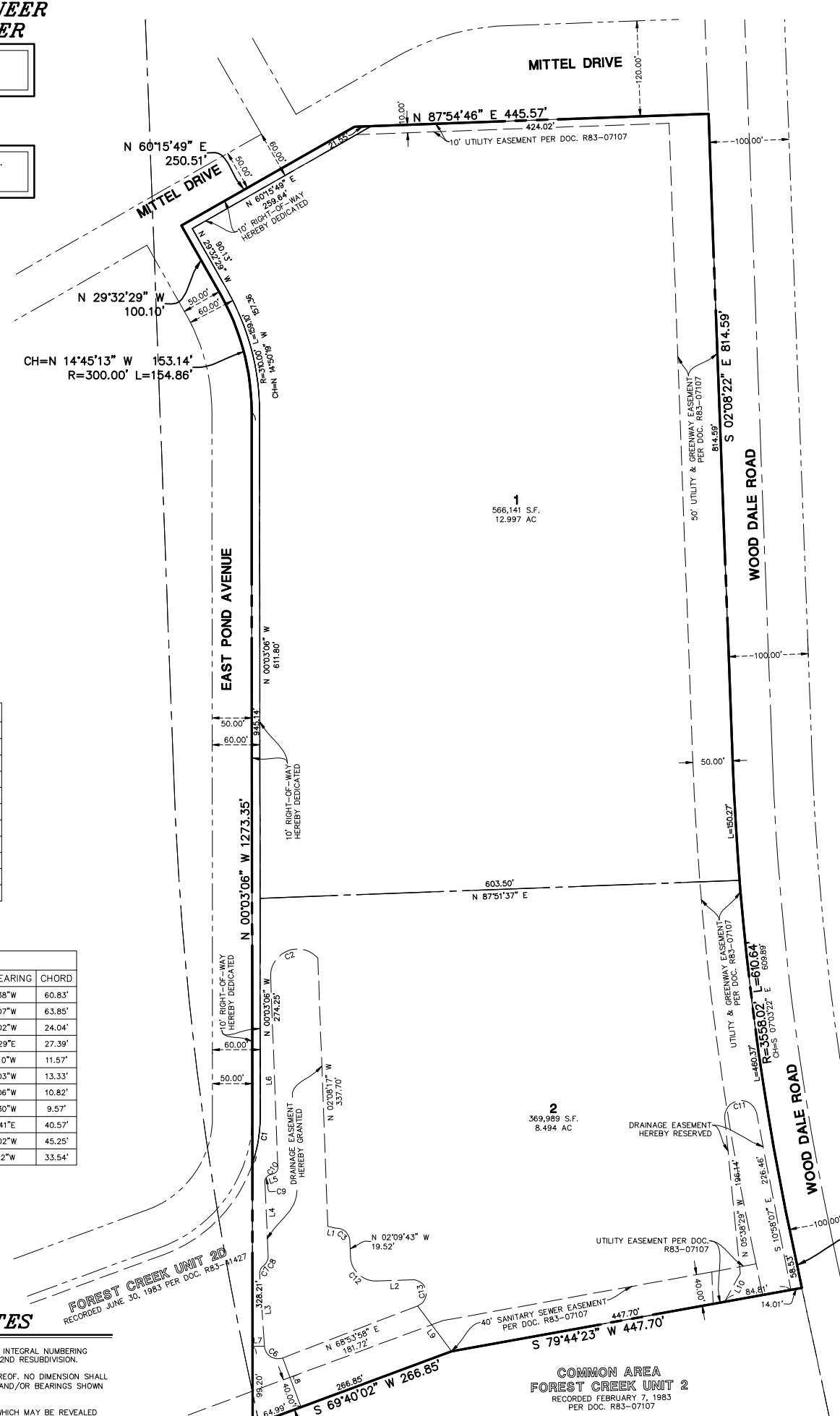
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LINE	BEARING	LENGTH
L1	N77°56'00"W	10.32'
L2	S87°51'38"W	44.51'
L3	S03°46'56"E	90.98'
L4	S02°33'10"E	93.14'
L5	S71°19'21"W	5.08'
L6	S02°10'21"E	240.09'
L7	S89°56'54"W	15.02'
L8	S20°19'58"E	66.00'
L9	N36°44'25"W	71.34'
L10	N28°46'34"E	40.73'

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	185.00'	61.11'	S09°24'38"W	60.83'
C2	34.00'	82.93'	S68°28'07"W	63.85'
C3	17.00'	26.70'	N47°09'02"W	24.04'
C6	17.00'	31.84'	S57°26'29"E	27.39'
C7	12.00'	12.07'	S25°02'10"W	11.57'
C8	14.10'	13.88'	S25°39'03"W	13.33'
C9	9.00'	11.60'	S34°23'06"W	10.82'
C10	8.00'	10.26'	S34°34'30"W	9.57'
C11	20.33'	61.28'	N80°43'41"E	40.57'
C12	32.00'	50.25'	N47°09'02"W	45.25'
C13	17.00'	47.78'	N11°37'12"W	33.54'



SURVEYOR'S NOTES

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OAKWOOD COMMERCE CENTRE 2ND RESUBDIVISION
CITY OF WOOD DALE, ILLINOIS
FINAL PLAT OF SUBDIVISION

2 OF 3 SHEETS

700 Springer Drive, Lombard, IL 60148 ph: 630.691.8500 fx: 630.691.8585 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners

DATE	REVISIONS	DRAWN BY
02/20/19	REVISED PER CITY COMMENTS	MGS
02/13/19	REVISED PER CITY COMMENTS	MGS

FINAL PLAT OF SUBDIVISION OF OAKWOOD COMMERCE CENTRE 2ND RESUBDIVISION

BRIDGE DEVELOPMENT PARTNERS ADDITION TO WOOD DALE

A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 4, TOGETHER WITH THE NORTH HALF OF SECTION 9, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

STATE OF _____)
COUNTY OF _____) S.S.

THIS IS TO CERTIFY THAT _____ IS THE OWNER OF THE LAND DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN ON THE ANNEXED PLAT FOR THE USES AND PURPOSES THEREIN SET FORTH AS ALLOWED AND PROVIDED BY STATUTE, THE SUBDIVISION TO BE KNOWN AS "OAKWOOD COMMERCE CENTRE 2ND RESUBDIVISION", CITY OF WOOD DALE, DUPAGE COUNTY, ILLINOIS AND DOES HEREBY ACKNOWLEDGE AND ADOPT SAME UNDER THE AFORESAID STYLE AND TITLE.

DATED THIS ____ DAY OF _____ A.D., 20____

OWNER: _____

ATTEST: _____

COUNTY HIGHWAY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DuPAGE) S.S.

THIS PLAT HAS BEEN APPROVED BY THE DUPAGE COUNTY HIGHWAY DEPARTMENT WITH RESPECT TO ACCESS TO COUNTY HIGHWAY NO. 28, ALSO KNOWN AS WOOD DALE ROAD, PURSUANT TO ILLINOIS REVISED STATE STATUTES, CHAPTER 109, PARAGRAPH 2; HOWEVER, A HIGHWAY PERMIT FOR ACCESS IS REQUIRED OF THE OWNER OF THE PROPERTY PRIOR TO CONSTRUCTION WITHIN THE COUNTY RIGHT-OF-WAY.

DATED THIS ____ DAY OF _____ A.D., 20____

BY: _____
COUNTY ENGINEER

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, _____, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES OR SPECIAL ASSESSMENTS AND NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, THIS ____ DAY OF _____ A.D., 20____

COUNTY CLERK

NOTARY PUBLIC

STATE OF _____)
COUNTY OF _____) S.S.

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ OF _____ WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/HEY DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS ____ DAY OF _____ A.D., 20____

NOTARY PUBLIC

DRAINAGE EASEMENTS:

DRAINAGE EASEMENTS

A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF WOOD DALE (HEREINAFTER "THE GRANTEE"), AND TO ITS SUCCESSORS AND ASSIGNS IN, UPON, ACROSS, OVER, UNDER AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "DRAINAGE EASEMENT" ON THIS PLAT OF SUBDIVISION, OR WHERE OTHERWISE NOTED IN THE ABOVE LEGEND FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING, AND MAINTAINING STORM SEWERS, DRAINAGE WAYS, STORM WATER DETENTION AND RETENTION FACILITIES, SUBSURFACE DRAINAGE SYSTEMS AND APPURTENANCES, AND ANY AND ALL MANHOLES, PIPES, CONNECTIONS, CATCH BASINS, AND WITHOUT LIMITATIONS, SUCH OTHER INSTALLATIONS AS THE GRANTEE MAY DEEM NECESSARY, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE REAL ESTATE PLATTED HEREON FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OR ALL OF THE ABOVE WORK.

IN FURTHERANCE OF THE FOREGOING AFFIRMATIVE RIGHTS, THE FOLLOWING COVENANTS SHALL RUN WITH SAID LAND IN PERPETUITY:

- NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID DRAINAGE EASEMENTS;
- NO TREES OR SHRUBS SHALL BE PLACED ON SAID DRAINAGE EASEMENT WITHOUT APPROVAL BY THE CITY ENGINEER, BUT THE PREMISES MAY BE USED FOR LANDSCAPING, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES AND RIGHTS;
- THERE SHALL BE NO DREDGED OR FILL MATERIAL PLACED UPON SAID DRAINAGE EASEMENT; AND
- FENCES SHALL NOT BE ERECTED UPON SAID DRAINAGE EASEMENTS IN ANY WAY WHICH WILL RESTRICT THE USES HEREIN GRANTED.

THE RIGHT IS ALSO HEREBY GRANTED TO THE GRANTEE TO REMOVE ANY BUILDINGS OR STRUCTURES, TO CUT DOWN, TRIM OR REMOVE ANY TREES, FENCES, SHRUBS OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO SUCH DRAINAGE FACILITIES IN, ON, UPON, ACROSS, UNDER OR THROUGH SAID DRAINAGE EASEMENTS.

THE GRANTEE SHALL NOT BE RESPONSIBLE FOR REPLACEMENT OF ANY SUCH BUILDINGS, STRUCTURES, IMPROVEMENTS, FENCES, GARDENS, SHRUBS OR LANDSCAPING REMOVED DURING EXERCISE OF THE HEREIN GIVEN RIGHTS. REPLACEMENT OF ITEMS SO REMOVED SHALL BE THE RESPONSIBILITY OF THE THEN LOT OWNER.

WHERE DRAINAGE EASEMENTS ARE ALSO USED FOR ELECTRIC, TELEPHONE, CABLE TELEVISION, OR NATURAL GAS DISTRIBUTION SYSTEMS OR COMPONENTS, SUCH OTHER UTILITY INSTALLATIONS SHALL BE SUBJECT TO THE PRIOR APPROVAL OF THE CITY OF WOOD DALE SO AS NOT TO INTERFERE WITH THE MAINTENANCE OF GRAVITY FLOW AND STABILIZATION OF VEGETATION GROUND COVER ON THE ABOVE-MENTIONED DRAINAGE FACILITIES.

ANY AREA DISTURBED BY MAINTENANCE OR OTHER ACTIVITY SHALL BE RESTORED IN ACCORDANCE WITH ANY AND ALL WOOD DALE STORMWATER CERTIFICATIONS ISSUED FOR THIS SUBDIVISION. IN THE EVENT ANY OWNER OR SUBSEQUENT PURCHASER FAILS TO PROPERLY MAINTAIN THE WATER DETENTION AREA EASEMENTS, THE GRANTEE SHALL, UPON TEN (10) DAYS PRIOR WRITTEN NOTICE, RESERVE THE RIGHT TO PERFORM OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK WITHIN STORMWATER MANAGEMENT FACILITIES REASONABLY NECESSARY TO INSURE ADEQUATE STORMWATER STORAGE AND FREE FLOW OF STORMWATER THROUGH THE DRAINAGE EASEMENTS. IN THE EVENT THE GRANTEE SHALL BE REQUIRED TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK IN THE STORMWATER MANAGEMENT EASEMENT, THE COST TOGETHER WITH AN ADDITIONAL SUM OF TEN (10) PERCENT OF SAID COST SHALL UPON RECORDATION OF A NOTICE OF LIEN WITHIN NINETY (90) DAYS OF COMPLETION OF THE WORK CONSTITUTE A LIEN AGAINST ALL LOTS CREATED BY THIS PLAT WHICH MAY BE FORECLOSED BY ANY ACTION BROUGHT BY OR ON BEHALF OF THE GRANTEE.

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) S.S.

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORDING IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THIS ____ DAY OF _____ A.D. 20____

BY: _____
COUNTY RECORDER

SCHOOL DISTRICT BOUNDARY STATEMENT

STATE OF _____)
COUNTY OF _____) S.S.

THE UNDERSIGNED DO HEREBY CERTIFY THAT, AS OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND KNOWN AS "OAKWOOD COMMERCE CENTRE 2ND RESUBDIVISION", TO THE BEST OF THEIR KNOWLEDGE, IS LOCATED WITHIN THE BOUNDARIES OF THE WOOD DALE SCHOOL DISTRICT 7 AND FENTON HIGH SCHOOL DISTRICT 100 IN DUPAGE COUNTY, ILLINOIS. DATED AT _____ ILLINOIS THIS ____ DAY OF _____ A.D. 20____.

DATED THIS ____ DAY OF _____ A.D., 20____

OWNER: _____

ATTEST: _____

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

PLAT APPROVED BY THE CITY COUNCIL OF THE CITY OF WOOD DALE THIS ____ DAY ____ OF A.D. 20____

BY: _____
MAYOR

ATTEST: _____
CITY CLERK

CITY TREASURER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

I, _____, TREASURER FOR THE CITY OF WOOD DALE, DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED ON THIS PLAT. DATED THIS ____ DAY ____ OF A.D. 20____.

BY: _____
CITY TREASURER

COMMUNITY DEVELOPMENT COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

PLAT APPROVED BY THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF WOOD DALE THIS ____ DAY OF _____ A.D. 20____

BY: _____
COMMUNITY DEVELOPMENT COMMISSION CHAIRMAN

VACATION OF UTILITY AND GREENWAY EASEMENTS APPROVED AND ACCEPTED:

AUTHORITIES ON SIGNING THIS DOCUMENT HEREBY RELEASE AND CONSENT TO THE RELEASE, VACATION AND ABRIGATION OF THE UTILITY EASEMENT GRANTED PER DOC. R85-18184 AND THE UTILITY AND GREENWAY EASEMENT GRANTED PER DOC. R83-07107 AS SHOWN HEREON:

ACCEPTED: _____ DATE: _____
AT&T

ACCEPTED: _____ DATE: _____
PRINTED NAME AND TITLE
COMMONWEALTH EDISON COMPANY

ACCEPTED: _____ DATE: _____
PRINTED NAME AND TITLE
NORTHERN ILLINOIS GAS COMPANY

ACCEPTED: _____ DATE: _____
PRINTED NAME AND TITLE
_____ CABLE COMPANY

ACCEPTED: _____ DATE: _____
PRINTED NAME AND TITLE
CITY OF WOOD DALE

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
COUNTY OF DUPAGE) S.S.

WE HEREBY CERTIFY THAT THE TOPOGRAPHICAL AND PROFILE STUDIES REQUIRED BY THE ILLINOIS PLAT ACT, ILLINOIS REVISED STATUTES CHAPTER 109, 2 ET SEQ., AS NOW OR HEREAFTER AMENDED, HAVE BEEN FILED WITH THE CITY OF WOOD DALE, DUPAGE COUNTY, ILLINOIS, AND TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS ____ DAY OF _____ 20____

ILLINOIS REGISTERED PROFESSIONAL ENGINEER
ILLINOIS REGISTRATION NUMBER 062-069635
LICENSE EXPIRES NOVEMBER 30, 2019

PERMISSION TO RECORD

STATE OF ILLINOIS)
COUNTY OF DUPAGE) S.S.

I, SAMUEL J. PHILIPPE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO A REPRESENTATIVE OF _____ TO RECORD THIS PLAT. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS ____ DAY OF _____ A.D. 20____

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003699
LICENSE EXPIRES NOVEMBER 30, 2020

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) S.S.

THIS IS TO CERTIFY THAT I, SAMUEL J. PHILIPPE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND SUBDIVIDED AND PLATTED FOR THE OWNERS THEREOF THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1
LOTS 3 AND 4 IN OAKWOOD COMMERCE CENTRE RESUBDIVISION OF LOTS 3, 4, 6 AND 7, BEING A RESUBDIVISION OF LOTS 3, 4, 6 AND 7 OF OAKWOOD COMMERCE CENTRE SUBDIVISION, BEING A RESUBDIVISION OF LOTS 201 THROUGH 213 IN FOREST CREEK UNIT #2, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 4, TOGETHER WITH THE NORTH HALF OF SECTION 9, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID OAKWOOD COMMERCE CENTRE RESUBDIVISION OF LOTS 3, 4, 6 AND 7 RECORDED APRIL 9, 1987 AS DOCUMENT NO. R87-49243, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2
LOT 5 IN OAKWOOD COMMERCE CENTRE, BEING A RESUBDIVISION OF LOTS 201 THROUGH 213, BOTH INCLUSIVE, IN FOREST CREEK UNIT 2, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 4, TOGETHER WITH THAT PART OF THE NORTH HALF OF SECTION 9, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID OAKWOOD COMMERCE CENTRE RECORDED MARCH 15, 1985 AS DOCUMENT R85-18184, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3
LOT 1 IN OAKWOOD CONSOLIDATION OF LOTS 1 AND 2, BEING A RESUBDIVISION OF LOTS 1 AND 2 IN OAKWOOD COMMERCE CENTRE, BEING A SUBDIVISION OF THE NORTH HALF OF SECTION 9, ALL IN TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID OAKWOOD CONSOLIDATION OF LOTS 1 AND 2 RECORDED DECEMBER 12, 1986 AS DOCUMENT NO. R86-157907, IN DUPAGE COUNTY, ILLINOIS.

CONTAINING 21.820 ACRES, MORE OR LESS.

I FURTHER CERTIFY THAT IRON STAKES HAVE BEEN SET AT ALL LOT CORNERS, POINTS OF CURVATURE AND TANGENCY, EXCEPT WHERE CONCRETE MONUMENTS ARE INDICATED, AND THAT THE PLAT HEREON DRAWN CORRECTLY REPRESENTS SAID SURVEY AND SUBDIVISION. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT THE FOREGOING PROPERTY FALLS WITHIN THE CORPORATE LIMITS OF THE CITY OF WOOD DALE, AND I FURTHER CERTIFY THAT NO PART OF SAID PROPERTY IS SITUATED WITHIN A FLOOD HAZARD AREA, AS PER NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 17043C0302H, EFFECTIVE DATE OF DECEMBER 16, 2004.

DATED AT LOMBARD, ILLINOIS, THIS ____ DAY OF _____ 20____

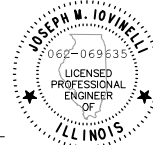
FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003699
LICENSE EXPIRES NOVEMBER 30, 2020

DESIGN FIRM PROFESSIONAL LICENSE NO. 184003350
LICENSE EXPIRES APRIL 30, 2019

DATE OF FIELD SURVEY: JANUARY 21, 2019

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



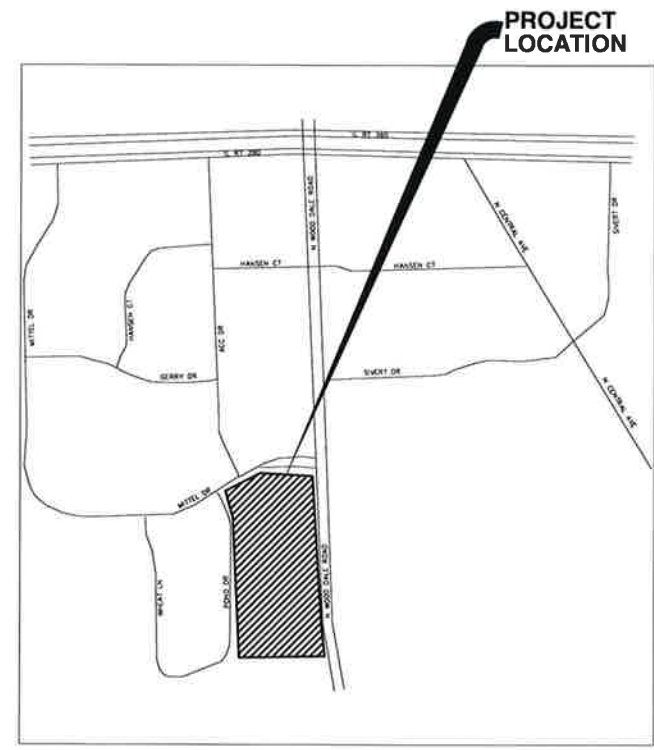
The Architectural Site Plans & Elevations are too large to include in this file but are available at: <http://www.wooddale.com/Home/ShowDocument?id=5215>

OAKWOOD COMMERCE CENTER REDEVELOPMENT

Preliminary Improvements
for
700 N WOOD DALE ROAD
CITY OF WOOD DALE, ILLINOIS

STANDARD SYMBOLS

EXISTING	PROPOSED



LOCATION MAP
N.T.S.

BRIDGE DEVELOPMENT PARTNERS, LLC
1000 W. IRVING PARK ROAD, SUITE 150
ITASCA, IL 60143
312-683-7230

Sheet List Table

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	EXISTING CONDITIONS & DEMOLITION PLAN - NORTH
3	EXISTING CONDITIONS & DEMOLITION PLAN - SOUTH
4	OVERALL UTILITY PLAN
5	SITE DIMENSIONAL & PAVING PLAN - NORTH
6	SITE DIMENSIONAL & PAVING PLAN - SOUTH
7	GRADING PLAN - NORTH
8	GRADING PLAN - SOUTH
9	UTILITY PLAN - NORTH
10	UTILITY PLAN - SOUTH

- △ SHEETS TO BE ADDED FOR FINAL ENGINEERING SUBMITTAL
- INDEX OF SHEETS
 - GRADING DETAILS
 - SOIL EROSION & SEDIMENT CONTROL PLAN
 - SOIL EROSION & SEDIMENT CONTROL DETAILS
 - CONSTRUCTION DETAILS
 - CONSTRUCTION DETAILS
 - CONSTRUCTION DETAILS
 - CONSTRUCTION DETAILS
 - CONSTRUCTION SPECIFICATIONS

NOTES:

- THE BOUNDARY LINES AND TOPOGRAPHY FOR THIS PROJECT ARE BASED ON A FIELD SURVEY COMPLETED BY MANHARD CONSULTING, LTD. ON OCTOBER, 17, 2018. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY MANHARD CONSULTING AND THE CLIENT IN WRITING OF ANY DIFFERING CONDITIONS.

BENCHMARKS:

- REFERENCE BENCHMARK:** (NCS PID:DK3310)
FOUND SURVEY DISK LOCATED N OF THE INTERSECTION OF WOOD DALE RD. AND FOSTER AVE. MONUMENT IS 18.5' N OF A BRICK SIGN & 20.0' E OF THE EDGE OF PAVEMENT OF WOOD DALE RD.
ELEVATION=708.86 DATUM=NAVD88-GEOD 12B
- SITE BENCHMARK: 1**
CUT BOX IN CONCRETE ON THE SW CORNER OF A TRAFFIC SIGNAL BOX SW OF THE INTERSECTION OF MITTEL AVE AND WOOD DALE RD.
ELEVATION=711.02 DATUM=NAVD88-GEOD 12B
- SITE BENCHMARK: 2**
SE FLANGE BOLT ON A FIRE HYDRANT AT THE NW CORNER OF THE NORTH ENTRANCE AND ON THE S SIDE OF MITTEL ROAD.
ELEVATION=720.14 DATUM=NAVD88-GEOD 12B

ABBREVIATIONS

ADJ	ADJUST	F/A	FLOW LINE	R.O.W.	RIGHT-OF-WAY
AGG.	AGGREGATE	FM	FORCE MAIN	RCP	REINFORCED CONCRETE PIPE
ARCH	ARCHITECT	G	GROUND	REM	REMOVAL
B.A.M.	BITUMINOUS AGGREGATE MIXTURE	G/F	GRADE AT FOUNDATION	REV	REVERSE
B-B	BACK TO BACK	GW	GUY WIRE	RR	RAILROAD
B/C	BACK OF CURB	HDW.	HEADWALL	RT	RIGHT
B/P	BOTTOM OF PIPE	HH	HANDHOLE	SAN	SANITARY
B/W	BACK OF WALK	HWL	HIGH WATER LEVEL	SF	SQUARE FOOT
B-BOX	BUFFALO BOX	HYD.	HYDRANT	SHLD.	SHOULDER
BIT.	BITUMINOUS	INL.	INLET	SL	STREET LIGHT
B.M.	BENCHMARK	INV.	INVERT	SMH	SANITARY MANHOLE
B.O.	BY OTHERS	IP	IRON PIPE	ST	STORM
C.E.	COMMERCIAL ENTRANCE	LT	LEFT	STA.	STATION
CB	CATCH BASIN	MAX.	MAXIMUM	STD	STANDARD
CL	CENTERLINE	MB	MAILBOX	SW	SIDEWALK
CMP	CORRUGATED METAL PIPE	M/E	MEET EXISTING	SY	SQUARE YARDS
CONTR.	CONTROL	M/H	MANHOLE	TBR	TO BE REMOVED
C.O.	CLEANOUT	MIN.	MINIMUM	T	TELEPHONE
CONC.	CONCRETE	NWL	NORMAL WATER LEVEL	T-A	TYPE A
CY	CUBIC YARD	P.E.	PRIVATE ENTRANCE	T/C	TOP OF CURB
D	DITCH	P.C.	POINT OF CURVATURE	T/F	TOP OF FOUNDATION
DIA.	DIAMETER	P.C.C.	POINT OF COMPOUND CURVE	T/P	TOP OF PIPE
DIP	DUCTILE IRON PIPE	P.G.L.	PROFILE GRADE LINE	T/W	TOP OF WALK
DIMM	DUCTILE IRON WATER MAIN	PI	POINT OF INTERSECTION	T/WALL	TOP OF WALL
DS	DOWNSPOUT	PL	PROPERTY LINE	TEMP	TEMPORARY
DT	DRAIN TILE	PP	POWER POLE	TRANS	TRANSFORMER
E	ELECTRIC	PROP.	PROPOSED	V.B.	VALVE BOX
E-E	EDGE TO EDGE	PT	POINT OF TANGENCY	VCP	VITRIFIED CLAY PIPE
ELEV.	ELEVATION	PVC	POLYVINYL CHLORIDE PIPE	V.V.	VALVE VAULT
E/P	EDGE OF PAVEMENT	P.V.C.	POINT OF VERTICAL CURVATURE	W.	WATER LEVEL
EX.	EXISTING	P.V.I.	POINT OF VERTICAL INTERSECTION	WM	WATER MAIN
F.E.	FIELD ENTRANCE	PVT	POINT OF VERTICAL TANGENCY		
F-F	FACE TO FACE	P	PAVEMENT		
F.F.	FINISHED FLOOR	P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT		
FES	FLARED END SECTION	R	RADIUS		



700 Springier Drive, Lombard, IL 60148 ph:630.691.8500 fx:630.691.8595 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners



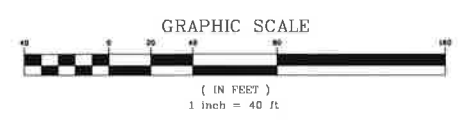
PROJ. NO.: JH
PROJ. ASSOC.: JM
DRAWN BY: NCL
DATE: 12/21/18
SCALE: N.T.S.
SHEET: 1 OF 10
BDP.W0101

DATE	REVISION	NO.	BY
07/20/18	PER CITY COMMENTS	1	NCL
07/25/18	PER CITY COMMENTS	2	NCL

Manhard CONSULTING
700 Springier Drive, Lombard, IL 60148 ph:630.691.8500 fx:630.691.8595 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners

OAKWOOD COMMERCE CENTER REDEVELOPMENT
CITY OF WOOD DALE, ILLINOIS
TITLE SHEET

PRELIMINARY ENGINEERING PLANS



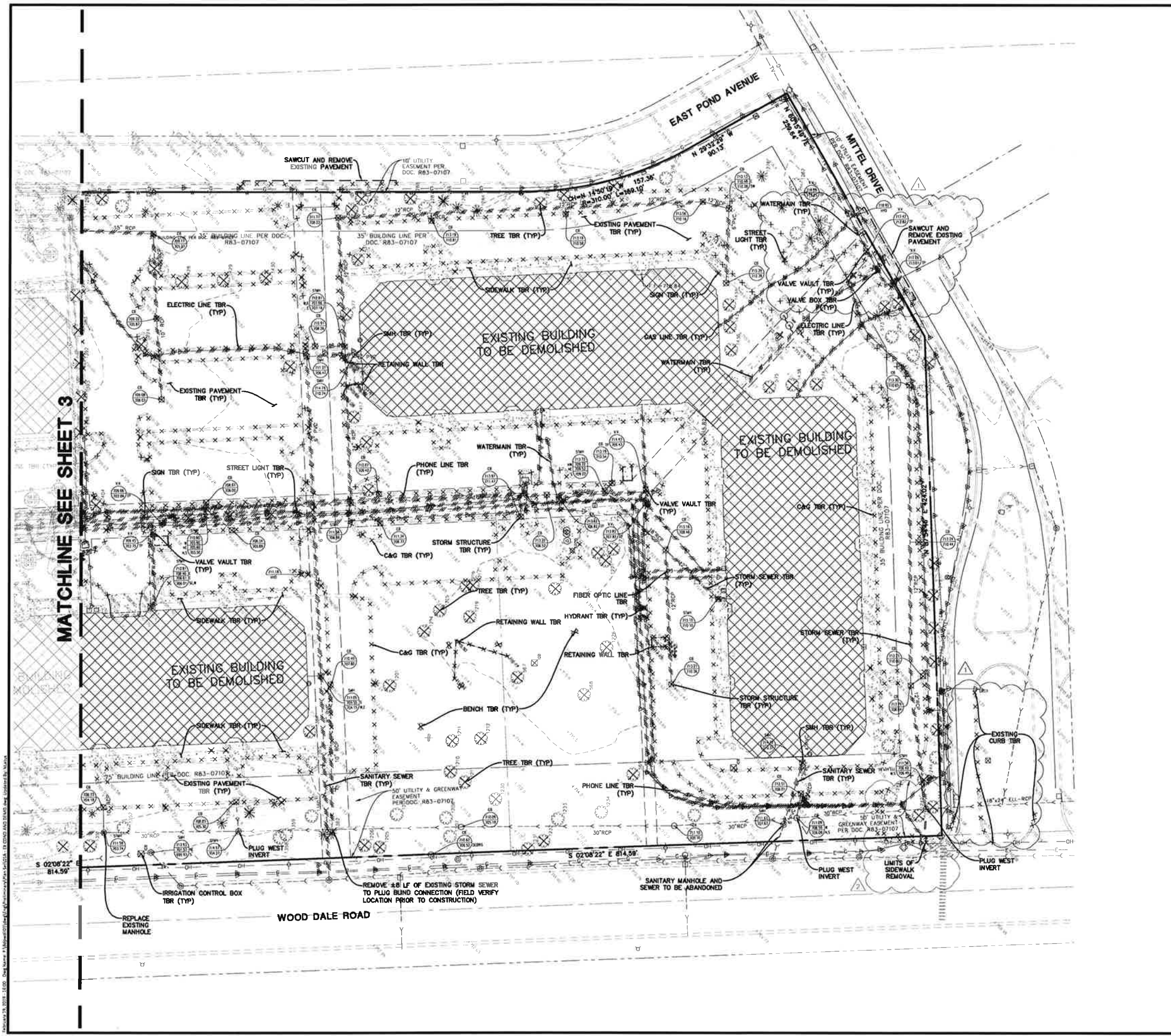
DEMOLITION LEGEND

ALL PAVEMENT WITHIN THE LIMITS OF THE PROPERTY IS TO BE REMOVED UNLESS OTHERWISE NOTED

- EXISTING BUILDING TO BE DEMOLISHED
- SAWCUT LINE
- FENCE, RETAINING WALL, RAILROAD TIES, POLES, CURB AND GUTTER, ETC. TBR
- UTILITY STRUCTURE TBR
- UTILITY LINE REMOVAL, FILL OR ABANDONMENT (REFER TO SPECIFICATIONS)
- TREE TBR
- TO BE REMOVED

- DEMOLITION NOTES:**
1. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING FOR ALL FEES AND CHARGES.
 2. SHOULD REMOVAL AND/OR RELOCATION ACTIVITIES DAMAGE FEATURES INDICATED TO REMAIN, THE CONTRACTOR SHALL PROVIDE NEW MATERIALS/STRUCTURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. EXCEPT FOR MATERIALS DESIGNED TO BE RELOCATED ON THIS PLAN, ALL OTHER CONSTRUCTION MATERIALS SHALL BE NEW.
 3. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
 4. ALL EXISTING UTILITY LINES AND CONDUITS LOCATED UNDER PROPOSED BUILDINGS SHALL BE REMOVED AND PROPERLY BACKFILLED. ALL UTILITY LINES AND CONDUITS LOCATED UNDER DRIVES, ON-SITE ROADS, PARKING LOTS OR SIDEWALKS SHALL BE FILLED WITH A FLOWABLE BACKFILL AND END PLUGGED. ALL EXISTING STRUCTURES SHALL BE REMOVED. ALL EXISTING UTILITY LINES LOCATED UNDER LANDSCAPE AREAS SHALL BE LEFT IN PLACE AND PLUGGED AT ALL STRUCTURES.
 5. THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, REMOVAL AND LAWFUL DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THESE PLANS CAN BE CONSTRUCTED. ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS. ALL FACILITIES TBR SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
 6. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
 7. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TBR SHALL BE COORDINATED BY THE CONTRACTOR WITH THE AFFECTED UTILITY COMPANY.
 8. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES.
 9. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION.

- EXISTING CONDITIONS NOTES:**
1. EXISTING CONDITIONS AND DEMOLITION PLAN REPRESENT SITE CONDITIONS AS OF OCTOBER 31, 2018. CONTRACTOR SHALL INSPECT SITE PRIOR TO BIDDING WORK TO VERIFY ACTUAL FIELD CONDITIONS AS PORTIONS OF THE DEMOLITION WORK MAY HAVE SINCE BEEN COMPLETED. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLETE ALL DEMOLITION WORK AS PER PLANS TO PREPARE THE SITE FOR CONSTRUCTION OF PROPOSED IMPROVEMENTS.
 2. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
 3. THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, REMOVAL AND DISPOSAL (IN A LOCATION APPROVED BY ALL JURISDICTIONAL GOVERNING ENTITIES) OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, ROAD, PARKING LOTS, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THESE PLANS CAN BE CONSTRUCTED. ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS. ALL FACILITIES TBR SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
 4. REFER TO SPECIFICATIONS SHEET FOR DEMOLITION NOTES.



NO.	DATE	BY	CHKD.	APP.	DESCRIPTION
1	02/20/19	JMI	NCL		PER CITY COMMENTS
2	02/21/19	NCL			PER CITY COMMENTS
3	07/25/19	NCL			PER CITY COMMENTS

Manhard CONSULTING

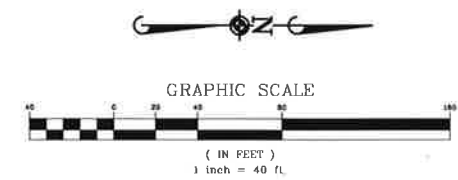
700 Springer Drive, Lombard, IL 60148
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 Construction Management | Environmental Science | Landscape Architecture | Planning

OAKWOOD COMMERCE CENTER REDEVELOPMENT
 CITY OF WOOD DALE, ILLINOIS
 EXISTING CONDITIONS & DEMOLITION PLAN - NORTH

PROJ. NO.: H-18-001
 PROJ. AREA: JMI
 DRAWN BY: NCL
 DATE: 12/21/18
 SCALE: 1" = 40'

SHEET
2 of 10
 BDP.WO101

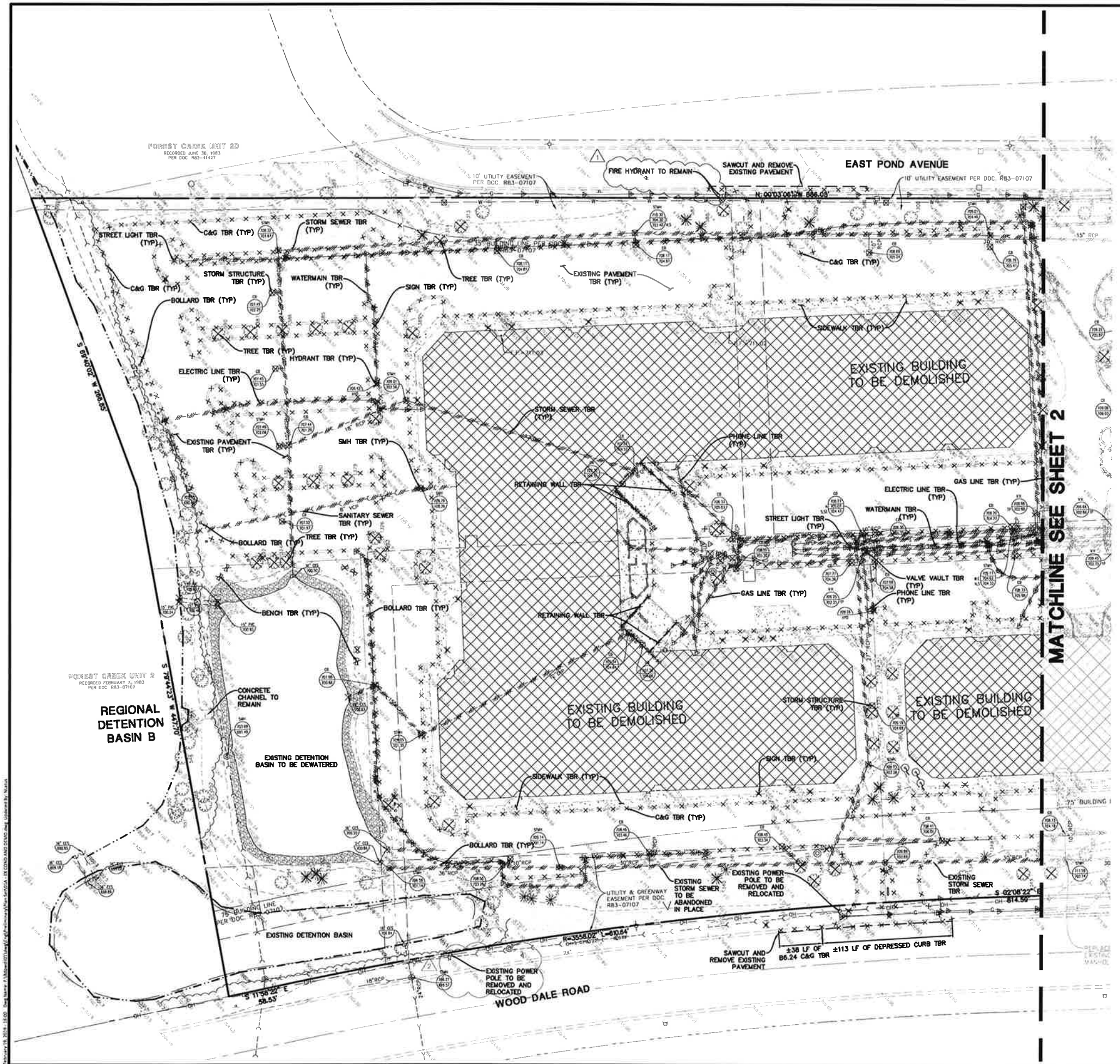
PRELIMINARY ENGINEERING PLANS



DEMOLITION LEGEND	
	EXISTING BUILDING TO BE DEMOLISHED
	SAWCUT LINE
	FENCE, RETAINING WALL, RAILROAD TIES, POLES, CURB AND GUTTER, ETC. TBR
	UTILITY STRUCTURE TBR
	UTILITY LINE REMOVAL, FILL OR ABANDONMENT (REFER TO SPECIFICATIONS)
	TREE TBR
	TO BE REMOVED

- DEMOLITION NOTES:**
- THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING FOR ALL FEES AND CHARGES.
 - SHOULD REMOVAL AND/OR RELOCATION ACTIVITIES DAMAGE FEATURES INDICATED TO REMAIN, THE CONTRACTOR SHALL PROVIDE NEW MATERIALS/STRUCTURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, EXCEPT FOR MATERIALS DESIGNED TO BE RELOCATED ON THIS PLAN. ALL OTHER CONSTRUCTION MATERIALS SHALL BE NEW.
 - PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
 - ALL EXISTING UTILITY LINES AND CONDUITS LOCATED UNDER PROPOSED BUILDINGS SHALL BE REMOVED AND PROPERLY BACKFILLED. ALL UTILITY LINES AND CONDUITS LOCATED UNDER DRIVES, ON-SITE ROADS, PARKING LOTS OR SIDEWALKS SHALL BE FILLED WITH A FLOWABLE BACKFILL AND END PLUGGED. ALL EXISTING STRUCTURES SHALL BE REMOVED. ALL EXISTING UTILITY LINES LOCATED UNDER LANDSCAPE AREAS SHALL BE LEFT IN PLACE AND PLUGGED AT ALL STRUCTURES.
 - THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, REMOVAL AND LAWFUL DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THESE PLANS CAN BE CONSTRUCTED. ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS. ALL FACILITIES TBR SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
 - THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
 - ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TBR SHALL BE COORDINATED BY THE CONTRACTOR WITH THE AFFECTED UTILITY COMPANY.
 - CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES.
 - CONTINUOUS ACCESS SHALL BE MAINTAINED FOR SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION.

- EXISTING CONDITIONS NOTES:**
- EXISTING CONDITIONS AND DEMOLITION PLAN REPRESENT SITE CONDITIONS AS OF OCTOBER 31, 2018. CONTRACTOR SHALL INSPECT SITE PRIOR TO BIDDING WORK TO VERIFY ACTUAL FIELD CONDITIONS AS PORTIONS OF THE DEMOLITION WORK MAY HAVE SINCE BEEN COMPLETED. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLETE ALL DEMOLITION WORK AS PER PLANS TO PREPARE THE SITE FOR CONSTRUCTION OF PROPOSED IMPROVEMENTS.
 - THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
 - THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, REMOVAL AND DISPOSAL (IN A LOCATION APPROVED BY ALL JURISDICTIONAL GOVERNING ENTITIES) OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, ROAD, PARKING LOTS, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THESE PLANS CAN BE CONSTRUCTED. ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS. ALL FACILITIES TBR SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
 - REFER TO SPECIFICATIONS SHEET FOR DEMOLITION NOTES.



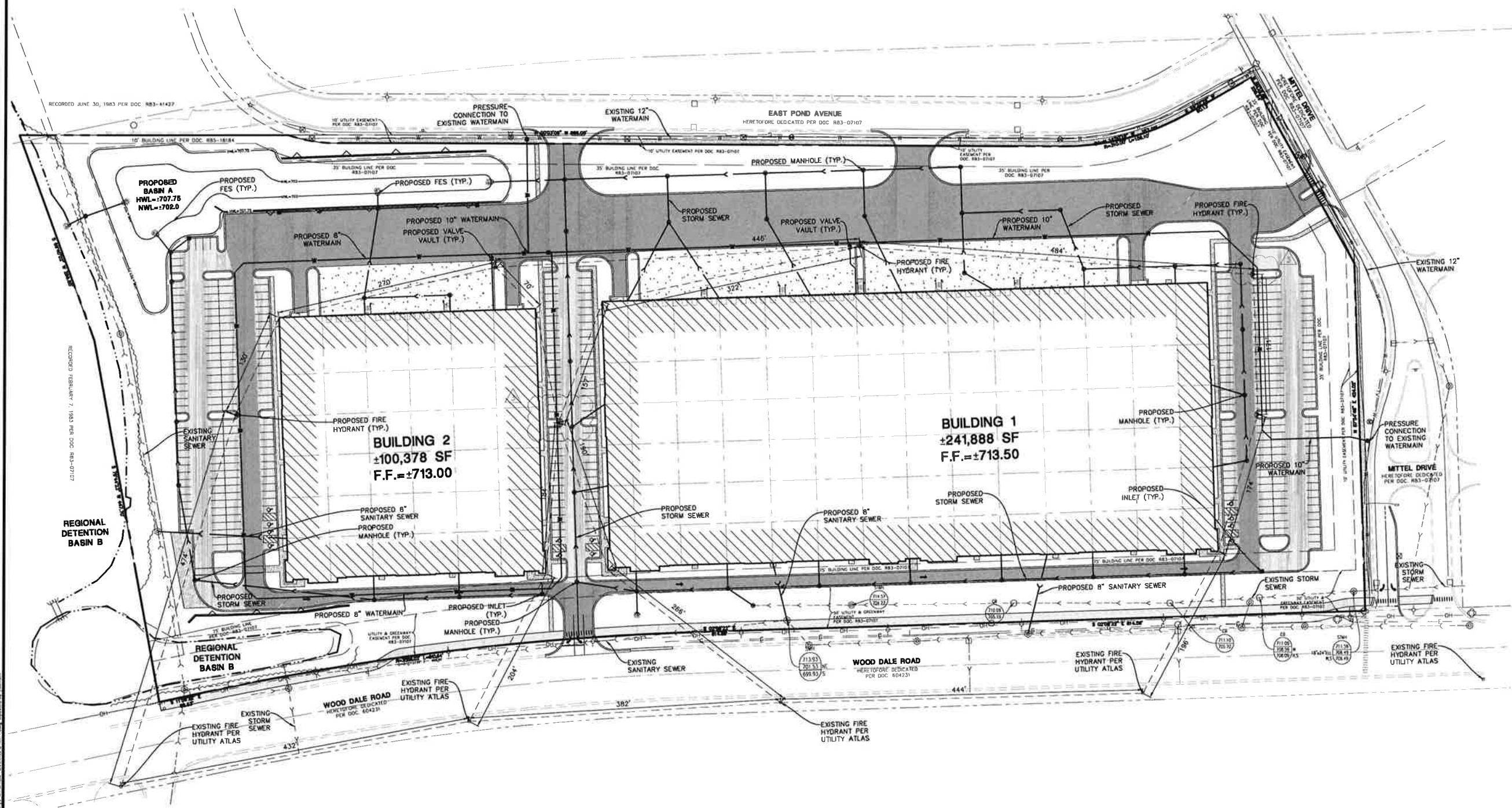
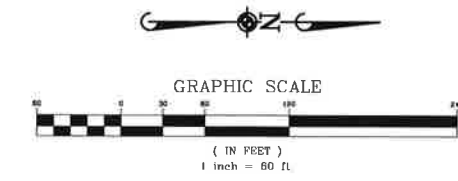
MATCHLINE SEE SHEET 2

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 Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
 Construction Managers | Environmental Scientists | Landscape Architects | Planners

OAKWOOD COMMERCE CENTER REDEVELOPMENT
 CITY OF WOOD DALE, ILLINOIS
 EXISTING CONDITIONS & DEMOLITION PLAN - SOUTH

PROJ. NO.: HUL
 PROJ. ASSOC.: JMI
 DRAWN BY: NCL
 DATE: 12/21/18
 SCALE: 1" = 40'
 SHEET
3 OF **10**
 BDP.WD101

PRELIMINARY ENGINEERING PLANS



NO.	DATE	DESCRIPTION
1	07/29/18	PER CITY COMMENTS
2	08/27/18	PER CITY COMMENTS
3	07/29/18	PER CITY COMMENTS
4	07/29/18	PER CITY COMMENTS

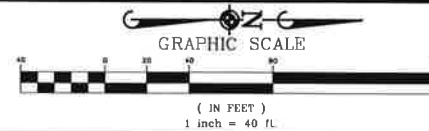
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 700 Springs Drive, Lombard, IL 60148 | Tel: 630.691.5500 | Fax: 630.691.5555 | manhard.com
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 Construction Managers | Environmental Scientists | Landscape Architects | Planners

OAKWOOD COMMERCE CENTER REDEVELOPMENT
CITY OF WOOD DALE, ILLINOIS
OVERALL UTILITY PLAN

PROJ. NO.: 18-01
 PROJ. ASSOC.: JM
 DRAWN BY: NC
 DATE: 12/21/18
 SCALE: 1" = 60'

SHEET
4 OF 10
 BDP.WOIL01

PRELIMINARY ENGINEERING PLANS



PAVEMENT LEGEND

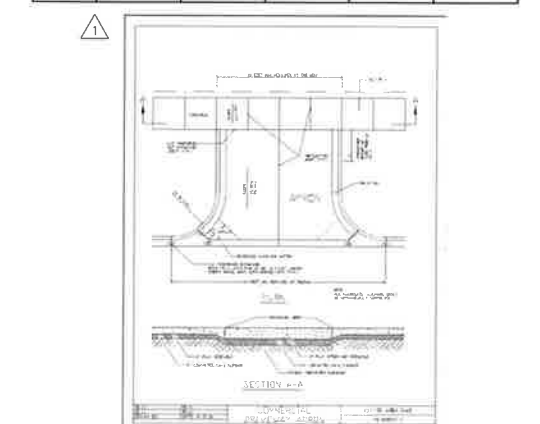
	STANDARD DUTY PAVEMENT 1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, NSO 1 1/2" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, NSO 8" AGGREGATE BASE COURSE, TYPE B
	CONCRETE PAVEMENT 7" PORTLAND CEMENT UNREINFORCED CONCRETE 4" COMPACTED AGGREGATE BASE, TYPE B S.N. EQUIVALENCY*: 7"x0.50=3.50 *To be verified upon completion of the Geotechnical Investigation Report
	CONCRETE PAVEMENT 8" PORTLAND CEMENT UNREINFORCED CONCRETE 4" COMPACTED AGGREGATE BASE, TYPE B
	HEAVY DUTY PAVEMENT 2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, NSO 2" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, NSO 10" AGGREGATE BASE COURSE, TYPE B
	SIDEWALK PAVEMENT 5" PORTLAND CEMENT CONCRETE PAVEMENT 4" COMPACTED AGGREGATE BASE, TYPE B

SITE DATA

SITE AREA	937,762 S.F. (21.5 AC)
EXISTING IMPERVIOUS AREA	613,760 S.F.
NET NEW IMPERVIOUS AREA	+33,106 S.F.
TOTAL IMPERVIOUS AREA	646,866 S.F.
LOT 1 TOTAL AREA	566,141 S.F.
LOT 1 IMPERVIOUS AREA	418,568 S.F.
LOT 1 BUILDING AREA	241,888 S.F.
LOT 1 LOT COVERAGE	74.02%
LOT 2 TOTAL AREA	369,989 S.F.
LOT 2 IMPERVIOUS AREA	221,523 S.F.
LOT 2 BUILDING AREA	100,378 S.F.
LOT 2 LOT COVERAGE	59.9%
EXISTING ZONING	WOOD DALE ROAD SUB-AREA OF THE THORNDALE CORRIDOR CORPORATE (COC) WITH UNDERLYING ZONING OF I-1 (LIGHT INDUSTRIAL)

PARKING DATA

	DEDICATED	SHARED	ACCESSIBLE STALLS	POTENTIAL FUTURE	REQUIRED PARKING
LOT 1	138	37	6	106	363
LOT 2	146	37	6	36	151



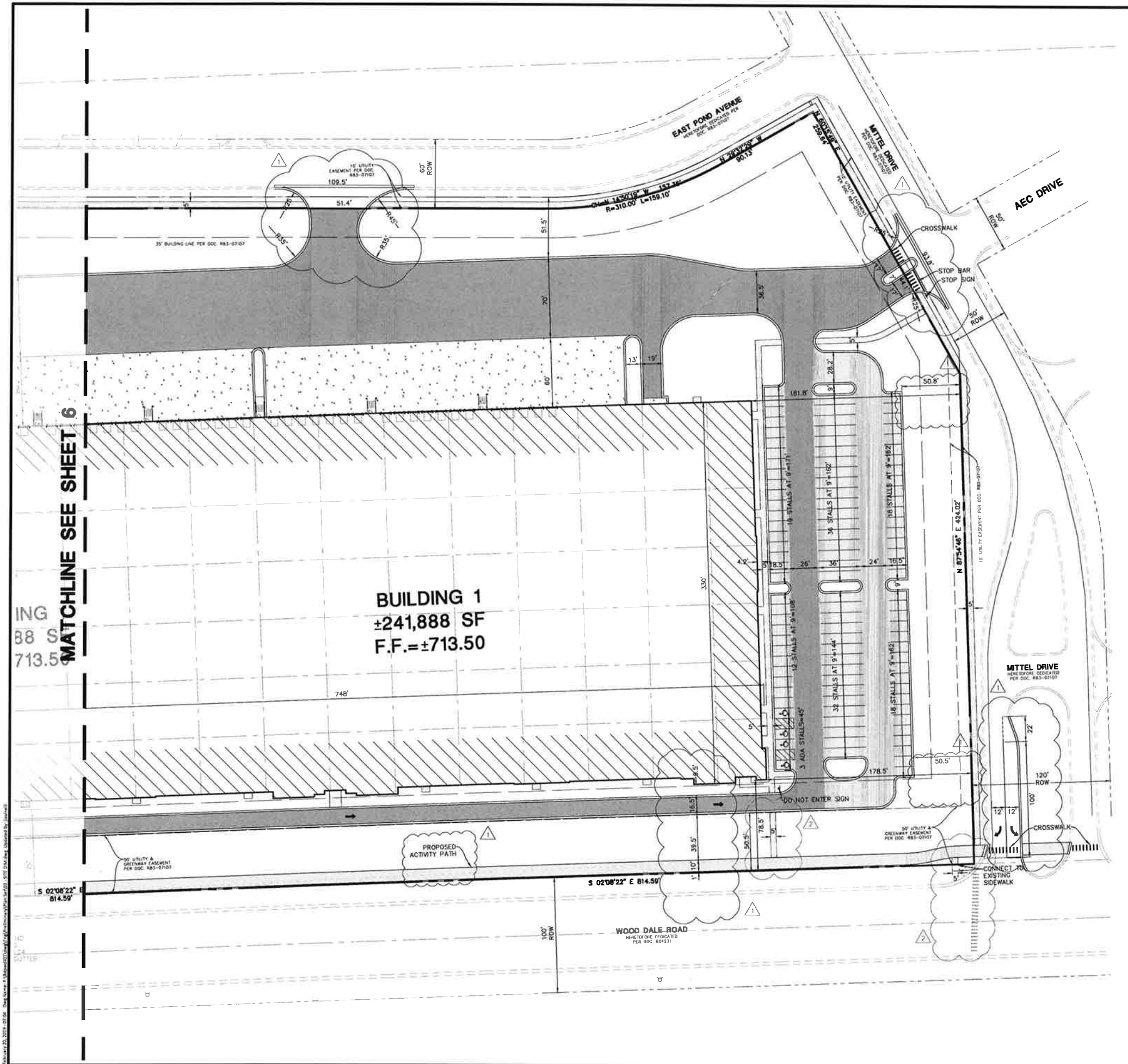
- SITE DIMENSIONAL AND PAVING NOTES:**
- ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE.
 - ALL PROPOSED CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.
 - ALL CURB RADII SHALL BE 3' MEASURED TO FACE OF CURB UNLESS NOTED OTHERWISE.
 - TIE ALL PROPOSED CURB AND GUTTER TO EXISTING CURB AND GUTTER WITH 2-#6 BARS x 18" LONG DOWELED INTO EXISTING CURB.
 - BUILDING DIMENSIONS AND ADJACENT PARKING HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. BUILDING DIMENSIONS SHOWN SHOULD NOT BE USED FOR CONSTRUCTION LAYOUT OF BUILDING.
 - IMPROVEMENTS ADJACENT TO BUILDING, IF SHOWN, SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, FENCES, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS AND DETAILS.
 - LOCATION OF PRIVATE SIDEWALKS SHALL BE COORDINATED WITH PROPOSED DOORWAY. CONTRACTOR TO VERIFY ACTUAL BUILDING PLAN LOCATIONS WITH ARCHITECT/DEVELOPER PRIOR TO CONSTRUCTING THE SIDEWALKS.
 - ALL ROADWAY AND PARKING LOT SIGNAGE, STRIPING, SYMBOLS, ETC. SHALL BE IN ACCORDANCE WITH LATEST JURISDICTIONAL GOVERNMENTAL ENTITY DETAILS.
 - SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
 - PROVIDE DEPRESSED CURB AND RAMP AT ALL HANDICAP ACCESSIBLE SIDEWALK AND PATH LOCATIONS PER FEDERAL AND STATE STANDARDS.
 - THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.

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CITY OF WOOD DALE, ILLINOIS
SITE DIMENSIONAL & PAVING PLAN - NORTH

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SCALE: 1" = 40'

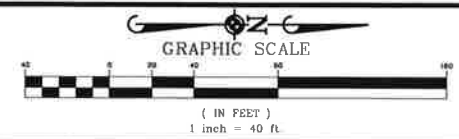
SHEET 5 OF 10
BDP.WD101



MATCHLINE SEE SHEET 6

ING 88 S
713.5

BUILDING 1
±241,888 SF
F.F. = ±713.50



PAVEMENT LEGEND

	STANDARD DUTY PAVEMENT 1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50 1 1/2" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50 8" AGGREGATE BASE COURSE, TYPE B
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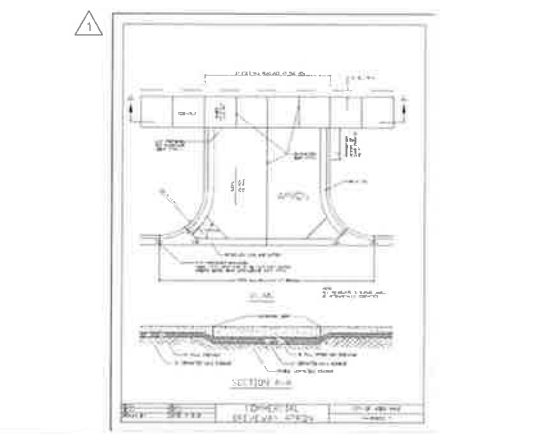
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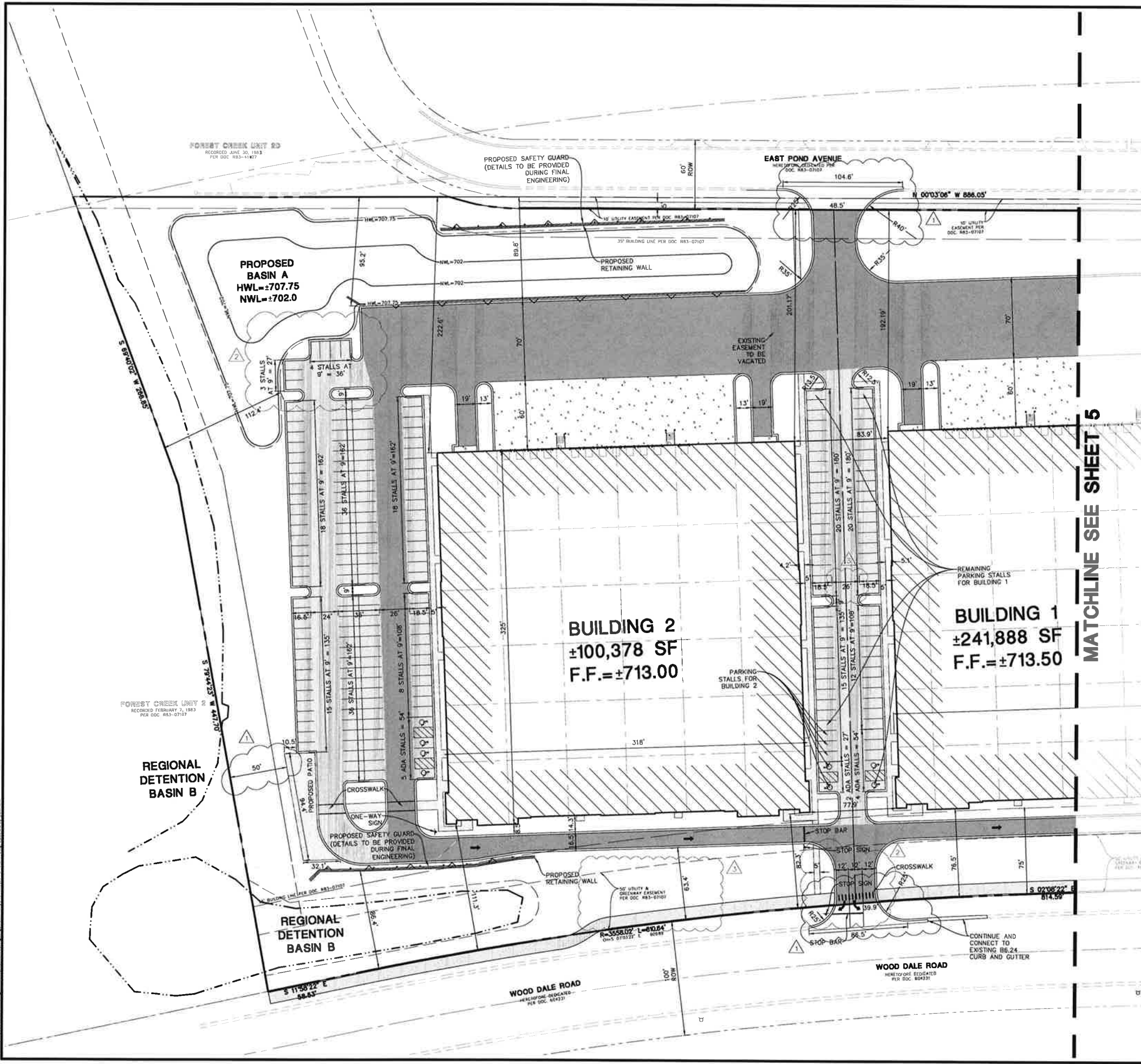
EXISTING ZONING: WOOD DALE ROAD SUB-AREA OF THE THORNDALE CORRIDOR CORPORATE (TCC) WITH UNDERLYING ZONING OF I-1 (LIGHT INDUSTRIAL)

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 - SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
 - PROVIDE DEPRESSED CURB AND RAMP AT ALL HANDICAP ACCESSIBLE SIDEWALK AND PATH LOCATIONS PER FEDERAL AND STATE STANDARDS.
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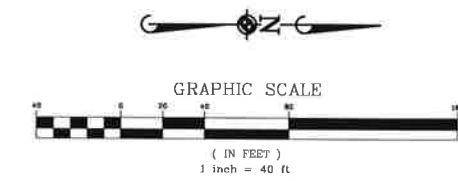
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OAKWOOD COMMERCE CENTER REDEVELOPMENT
CITY OF WOOD DALE, ILLINOIS
SITE DIMENSIONAL & PAVING PLAN - SOUTH

PROJ. NO.: HA
PROJ. ASSOC.: JM
DRAWN BY: HCL
DATE: 12/21/18
SCALE: 1" = 40'

SHEET
6 OF 10
BDP.W0101

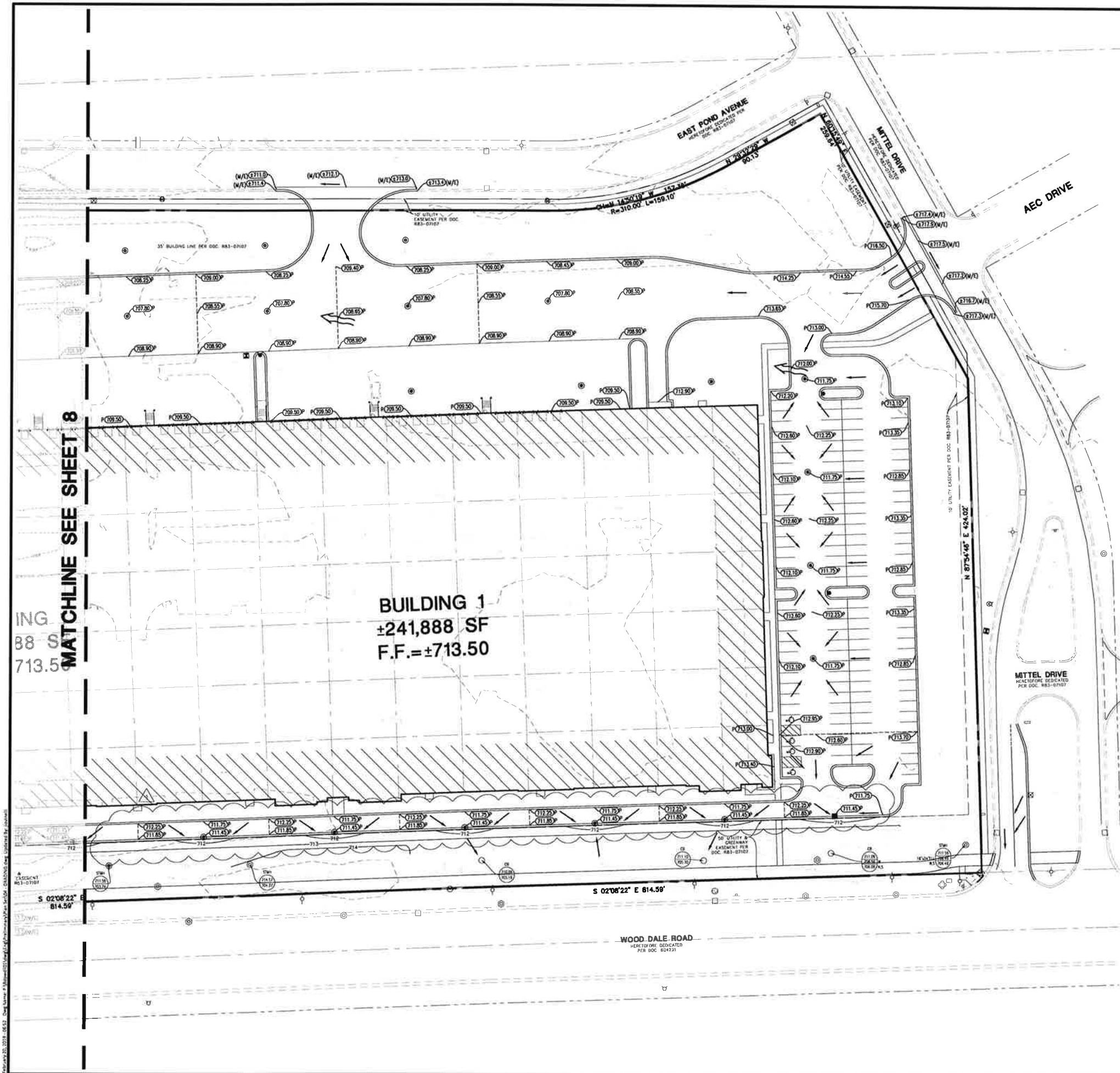


GRADING PLAN LEGEND

	PROPOSED 1 FOOT CONTOURS
	PROPOSED SPOT ELEVATION
	PROPOSED FINISHED FLOOR ELEVATION
	PROPOSED GRADE AT FOUNDATION
	PROPOSED PAVEMENT ELEVATION
	PROPOSED TOP OF CURB
	PROPOSED TOP OF WALK
	PROPOSED TOP OF WALL
	MEET EXISTING
	PROPOSED GROUND GRADE OR GROUND AT BASE OF RETAINING WALL
	PROPOSED DITCH OR SWALE
	PROPOSED DIRECTION OF FLOW
	OVERFLOW RELIEF SWALE
	PROPOSED RIDGE LINE
	PROPOSED DEPTH OF PONDING
	RETAINING WALL
	PROPOSED SWALE LOW POINT
	PROPOSED SWALE SUMMIT

- GRADING NOTES:**
- RETAINING WALL DESIGN TO BE PROVIDED BY OTHERS.
 - PAVEMENT SLOPES THROUGH HANDICAP ACCESSIBLE PARKING AREAS SHALL BE 2.00% MAXIMUM IN ANY DIRECTION.
 - ALL HANDICAP RAMPS SHALL BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.00% OR LESS.
 - MEET EXISTING GRADE AT PROPERTY LIMITS UNLESS NOTED OTHERWISE.
 - CONTRACTOR SHALL REFER TO THE SOIL EROSION AND SEDIMENT CONTROL PLAN AND DETAILS FOR CONSTRUCTION SCHEDULING AND EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO BEGINNING GRADING OPERATIONS.
 - THE CONTRACTOR SHALL CONTACT J.U.L.L.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
 - THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
 - IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
 - ALL UNPAVED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE 6 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
 - EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS PREPARED BY MANHARD CONSULTING, LTD. ON OCTOBER 31, 2018. CONTRACTOR SHALL FIELD CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
 - TRANSITIONS FROM DEPRESSED CURB TO FULL HEIGHT CURB SHALL BE TAPERED AT 2H:1V UNLESS OTHERWISE NOTED.

- UTILITY NOTES:**
- ALL UTILITY DIMENSIONS ARE TO CENTER OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
 - BUILDING DIMENSIONS AND ADJACENT UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR SHALL CONTACT J.U.L.L.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
 - ROUTING OF GAS, ELECTRIC AND TELEPHONE SERVICES IF SHOWN ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE BASED UPON FINAL REVIEW AND APPROVAL BY RESPECTIVE UTILITY COMPANIES AND OWNER. CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS FOR ALL UTILITY SERVICES PRIOR TO START OF CONSTRUCTION.
 - CONTRACTOR SHALL EXCAVATE AND VERIFY ALL EXISTING SEWER, WATER MAIN AND DRY UTILITY LOCATIONS, SIZES, CONDITIONS & ELEVATIONS AT PROPOSED POINTS OF CONNECTION AND CROSSINGS PRIOR TO ANY UNDERGROUND CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.
 - LIGHTING AND UNDERGROUND CABLE IF SHOWN ON PLANS ARE FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR SPECIFICATIONS AND DETAILS.
 - THE CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF ALL EXISTING STRUCTURES TO PROPOSED FINISH GRADES.
 - CONTRACTOR TO VERIFY LOCATION, SIZES, AND ELEVATION OF ALL BUILDING SERVICE LOCATIONS WITH ARCHITECTURAL PLANS.
 - AT LOCATIONS WHERE WATER MAIN CROSSES BENEATH OR LESS THAN 18" ABOVE A SEWER, PROVIDE WATER MAIN PROTECTION PER STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION.
 - ELEVATIONS GIVEN FOR STORM SEWER STRUCTURES LOCATED IN CURB LINE ARE PAVEMENT ELEVATIONS.
 - ALL EXISTING UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT ELEVATION OR LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES.
 - THE UNDERGROUND UTILITY INFORMATION AS SHOWN HERE ON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED.
 - ALL STORM SEWER LENGTHS SHOWN ARE CENTER OF MANHOLE TO CENTER OF MANHOLE OR STORM MANHOLE TO FES.
 - PROVIDE CONCRETE COLLAR FOR ALL DRAINAGE STRUCTURES IN PAVEMENT, NOT ADJACENT TO CURB. SEE CONCRETE COLLAR DETAIL ON DETAIL SHEET.
 - SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.

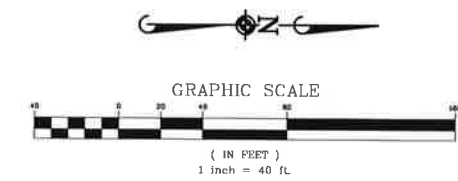


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CITY OF WOOD DALE, ILLINOIS
GRADING PLAN - NORTH

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PROJ. ASSOC.: JMI
DRAWN BY: NCL
DATE: 12/21/18
SCALE: 1" = 40'
SHEET
7 of 10
BOP.WD101

PRELIMINARY ENGINEERING PLANS



GRADING PLAN LEGEND	
	PROPOSED 1 FOOT CONTOURS
	PROPOSED SPOT ELEVATION
	PROPOSED FINISHED FLOOR ELEVATION
	PROPOSED GRADE AT FOUNDATION
	PROPOSED PAVEMENT ELEVATION
	PROPOSED TOP OF CURB
	PROPOSED TOP OF WALK
	PROPOSED TOP OF WALL
	MEET EXISTING
	PROPOSED GROUND GRADE OR GROUND AT BASE OF RETAINING WALL
	PROPOSED DITCH OR SWALE
	PROPOSED DIRECTION OF FLOW
	OVERFLOW RELIEF SWALE
	PROPOSED RIDGE LINE
	PROPOSED DEPTH OF PONDING
	RETAINING WALL
	PROPOSED SWALE LOW POINT
	PROPOSED SWALE SUMMIT

- GRADING NOTES:**
- RETAINING WALL DESIGN TO BE PROVIDED BY OTHERS.
 - PAVEMENT SLOPES THROUGH HANDICAP ACCESSIBLE PARKING AREAS SHALL BE 2.00% MAXIMUM IN ANY DIRECTION.
 - ALL HANDICAP RAMPS SHALL BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.00% OR LESS.
 - MEET EXISTING GRADE AT PROPERTY LIMITS UNLESS NOTED OTHERWISE.
 - CONTRACTOR SHALL REFER TO THE SOIL EROSION AND SEDIMENT CONTROL PLAN AND DETAILS FOR CONSTRUCTION SCHEDULING AND EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO BEGINNING GRADING OPERATIONS.
 - THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
 - THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
 - IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
 - ALL UNPAVED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE 6 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
 - EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS PREPARED BY MANHARD CONSULTING, LTD. ON OCTOBER 31, 2018. CONTRACTOR SHALL FIELD CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
 - TRANSITIONS FROM DEPRESSED CURB TO FULL HEIGHT CURB SHALL BE TAPERED AT 2H:1V UNLESS OTHERWISE NOTED.

MATCHLINE SEE SHEET 7

PROPOSED BASIN A
HWL=±707.75
NWL=±702.0

BUILDING 2
±100,378 SF
F.F.=±713.00

BUILDING 1
±241,888 SF
F.F.=±713.50

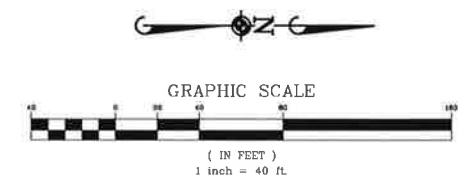
Manhard CONSULTING
700 Springer Drive, Lombard, IL 60148
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners

OAKWOOD COMMERCE CENTER REDEVELOPMENT
CITY OF WOOD DALE, ILLINOIS
GRADING PLAN - SOUTH

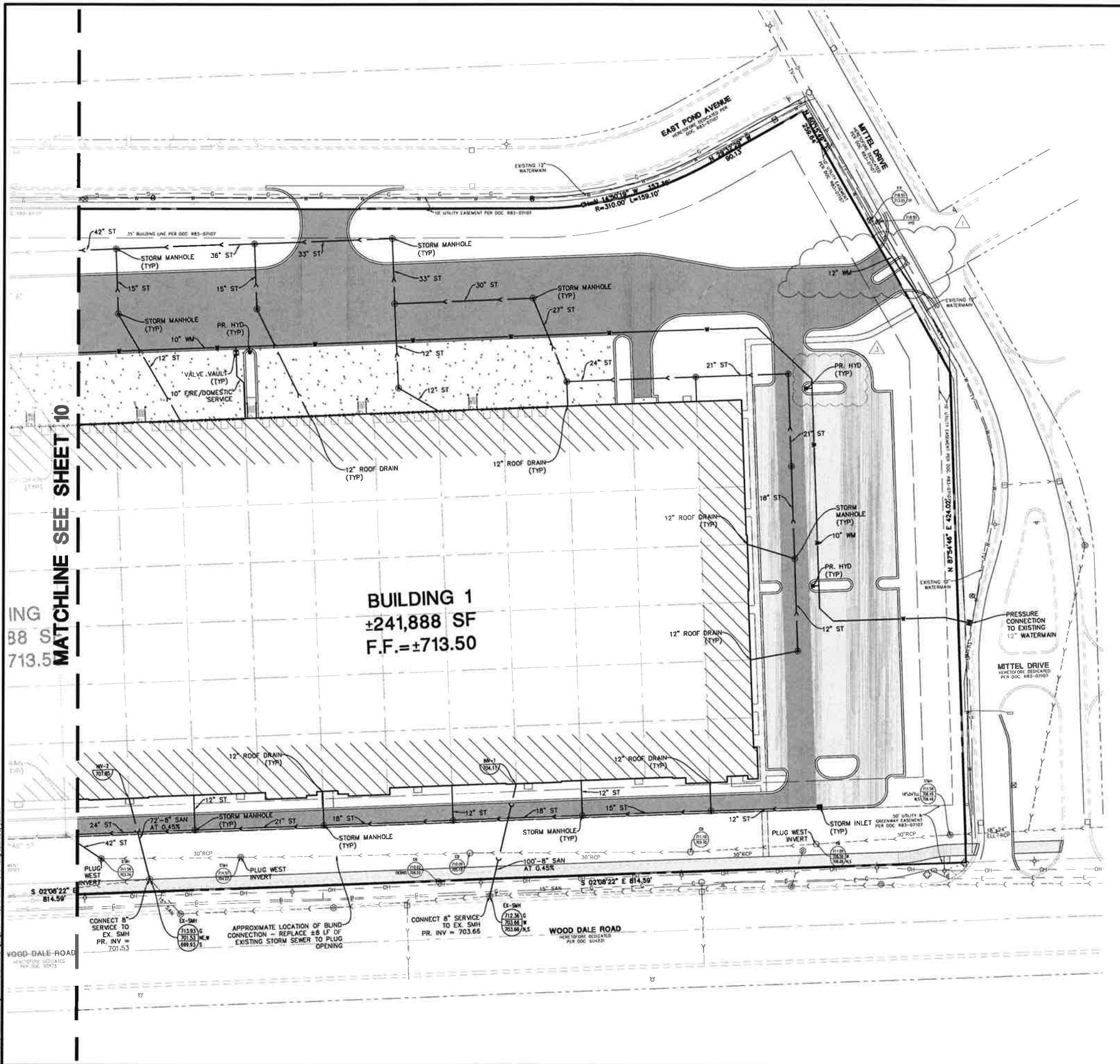
PROJ. NO.: H.E.
PROJ. ASSOC.: M.M.
DRAWN BY: N.C.I.
DATE: 12/21/18
SCALE: 1" = 40'

SHEET
8 OF 10
BDP.WDIL01

PRELIMINARY ENGINEERING PLANS



- UTILITY NOTES:**
1. ALL UTILITY DIMENSIONS ARE TO CENTER OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
 2. BUILDING DIMENSIONS AND ADJACENT UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
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 4. ROUTING OF GAS, ELECTRIC AND TELEPHONE SERVICES IF SHOWN ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE BASED UPON FINAL REVIEW AND APPROVAL BY RESPECTIVE UTILITY COMPANIES AND OWNER. CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL CONNECTIONS AND CROSSINGS PRIOR TO START OF CONSTRUCTION.
 5. CONTRACTOR SHALL EXCAVATE AND VERIFY ALL EXISTING SEWER, WATER MAIN AND DRY UTILITY LOCATIONS, SIZES, CONDITIONS & ELEVATIONS AT PROPOSED POINTS OF CONNECTION AND CROSSINGS PRIOR TO ANY UNDERGROUND CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.
 6. LIGHTING AND UNDERGROUND CABLE IF SHOWN ON PLANS ARE FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR SPECIFICATIONS AND DETAILS.
 7. THE CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF ALL EXISTING STRUCTURES TO PROPOSED FINISH GRADES.
 8. CONTRACTOR TO VERIFY LOCATION, SIZES, AND ELEVATION OF ALL BUILDING SERVICE LOCATIONS WITH ARCHITECTURAL PLANS.
 9. AT LOCATIONS WHERE WATER MAIN CROSSES BENEATH OR LESS THAN 18" ABOVE A SEWER, PROVIDE WATER MAIN PROTECTION PER STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION.
 10. ALL WATER MAIN SHALL BE 5"-6" BELOW FINISHED GRADE TO TOP OF MAINS UNLESS NOTED OTHERWISE.
 11. ALL EXISTING UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT ELEVATION OR LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES.
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 13. ALL SANITARY SEWER LENGTHS SHOWN ARE CENTER OF MANHOLE TO CENTER OF MANHOLE.
 14. CONTRACTOR SHALL CORE AND BOOT ALL PIPE ENTRANCES TO EXISTING SANITARY MANHOLES.
 15. EXTERNAL CHIMNEY SEALS ARE REQUIRED ON PROPOSED AND ADJUSTED EXISTING SANITARY MANHOLES.
 16. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
 17. ALL D.I. WATERMAIN FITTINGS SHALL BE WRAPPED.



BUILDING 1
±241,888 SF
F.F. = ±713.50

MATCHLINE SEE SHEET 10

ING 88 S
713.5

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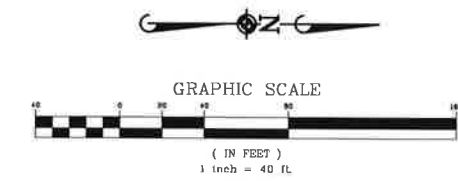
Manhard CONSULTING
 700 Springport Drive, Lombard, IL 60148 PH: 630.981.8500 FX: 630.981.8588 manhard.com
 Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
 Construction Managers | Environmental Scientists | Landscape Architects | Planners

OAKWOOD COMMERCE CENTER REDEVELOPMENT
 CITY OF WOOD DALE, ILLINOIS
 UTILITY PLAN - NORTH

PROJ. NO.: H-18
 PROJ. ASSOC.: JM
 DRAWN BY: NCL
 DATE: 12/21/18
 SCALE: 1" = 40'

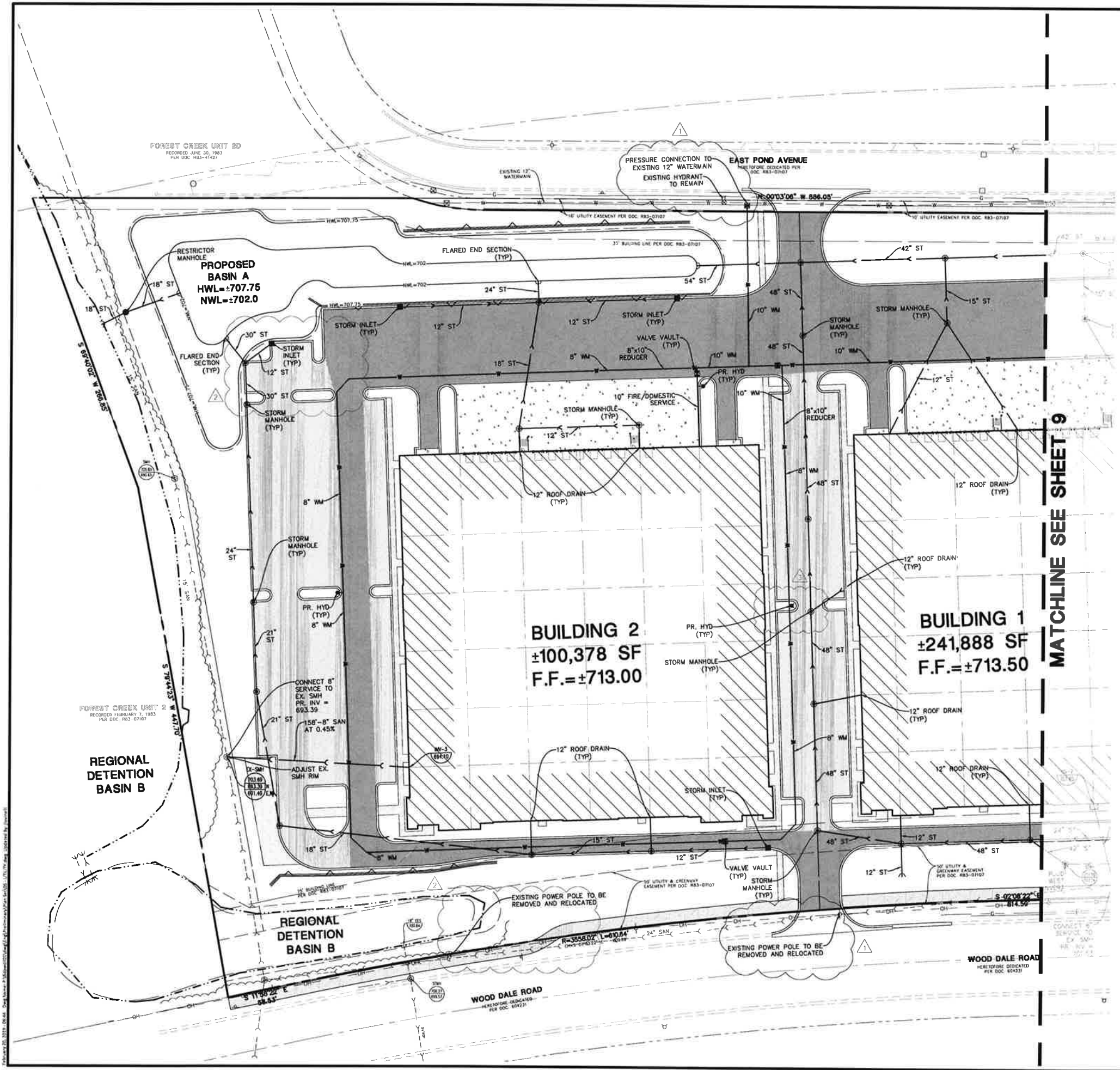
SHEET
9 OF 10
 BOP.W01.01

PRELIMINARY ENGINEERING PLANS



- UTILITY NOTES:**
1. ALL UTILITY DIMENSIONS ARE TO CENTER OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
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MATCHLINE SEE SHEET 9



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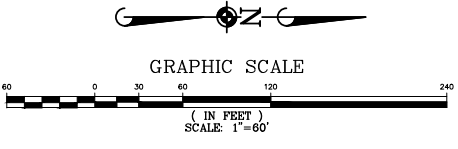
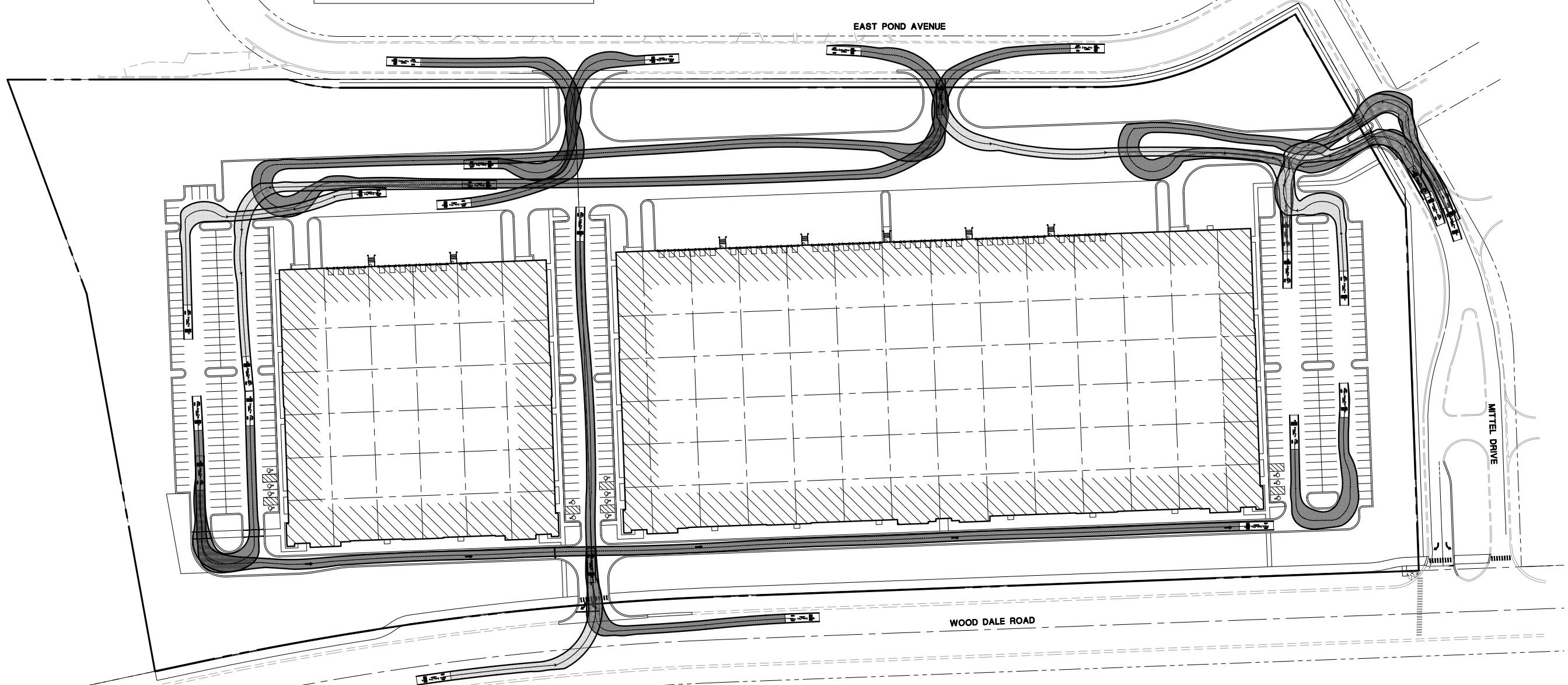
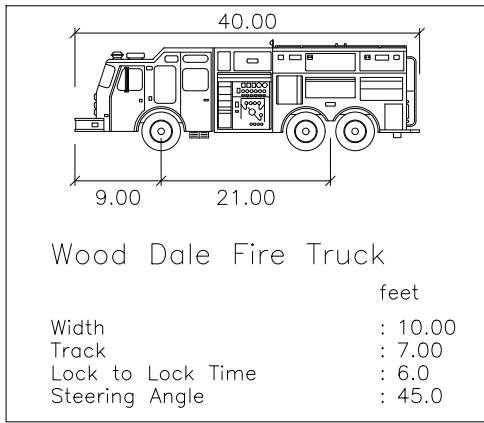
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 700 Springer Drive, Lombard, IL 60148, Ph: 630.681.8000 | Fax: 630.681.8585 manhard.com
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 Construction Managers | Environmental Scientists | Landscape Architects | Planners

OAKWOOD COMMERCE CENTER REDEVELOPMENT
 CITY OF WOOD DALE, ILLINOIS
 UTILITY PLAN - SOUTH

PROJ. NO. 114
 PROJ. ASSOC. JM
 DRAWN BY NCL
 DATE 12/21/18
 SCALE 1" = 40'

SHEET
10 OF 10
 BOP.WDIL01

PRELIMINARY ENGINEERING PLANS



February 12, 2019 - 14:20 Dwg Name: P:\Bldg\01\Oak\Eng\Prelim\Oak\Exhibit\AutoTURN.dwg Updated By: Natus

DATE	REVISIONS	PER CITY COMMENTS
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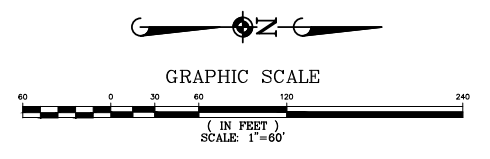
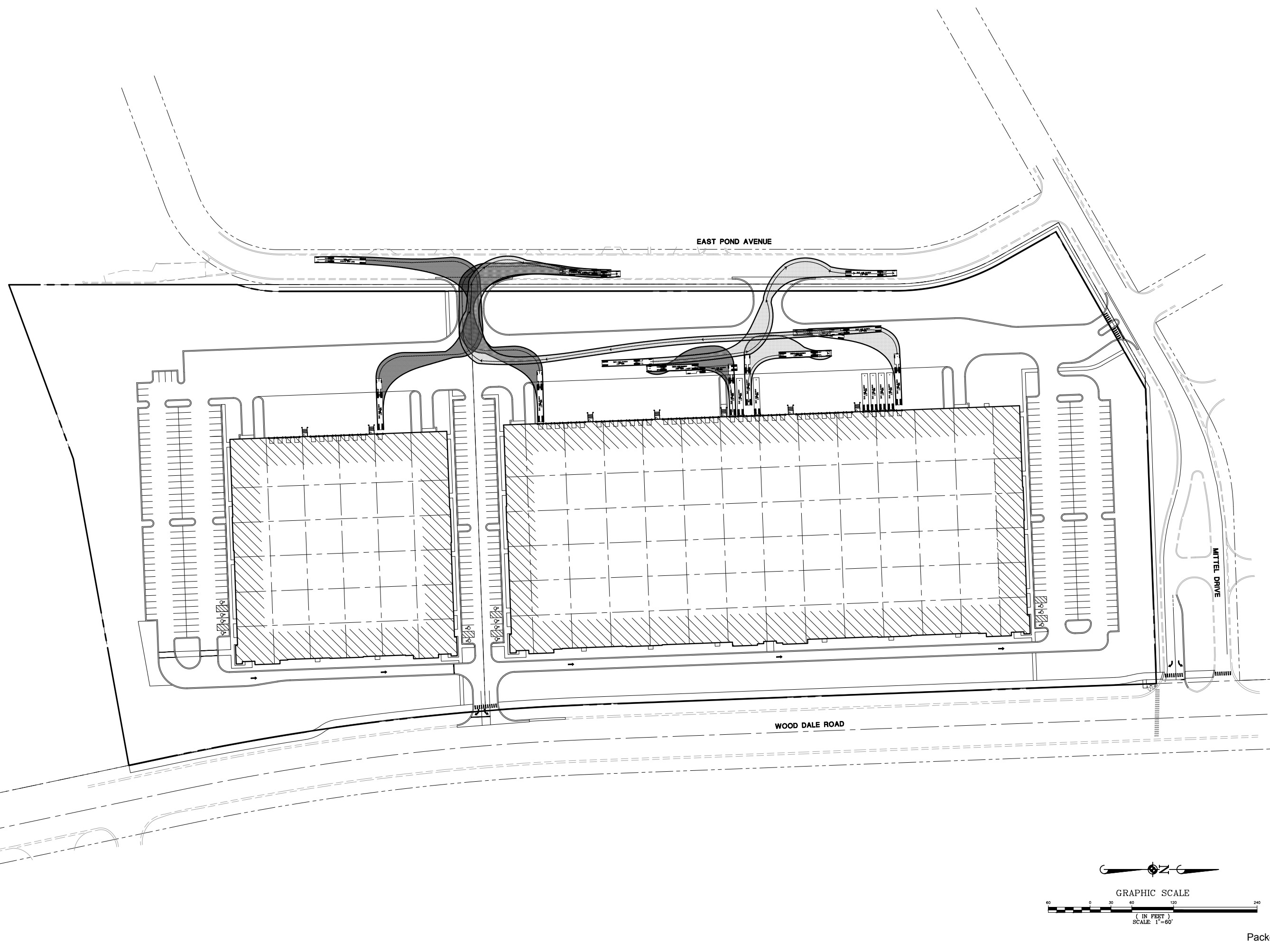
Manhard CONSULTING LTD
 2011 Highway 27, Suite 100, Wood Dale, IL 60191
 630-951-1000
 Environmental Services • Landscaping Architecture • Planning

OAKWOOD COMMERCE CENTER REDEVELOPMENT
 CITY OF WOOD DALE, ILLINOIS
 AUTOTURN EXHIBIT - FIRE TRUCK

PROJ. MGR.: H.J.L.
 PROJ. ASSOC.: J.M.I.
 DRAWN BY: NCL
 DATE: 01/22/19
 SCALE: 1" = 60'

SHEET
EX1
 BDP-WDIL01

February 12, 2019 - 14:20 Des Name: P:\Bogard01\Oak\Eng\Prelim\Oak\AutoTURN.dwg Updated By: NCL



DATE	REVISIONS	PER CITY COMMENTS
02/13/19		

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 Phone: 630-581-1100 Fax: 630-581-1101
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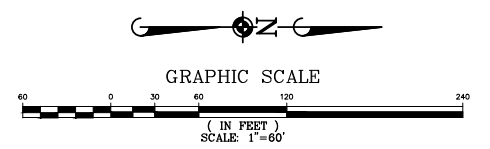
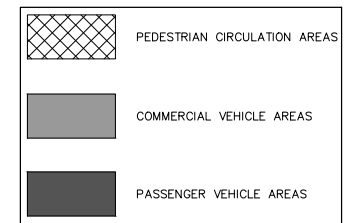
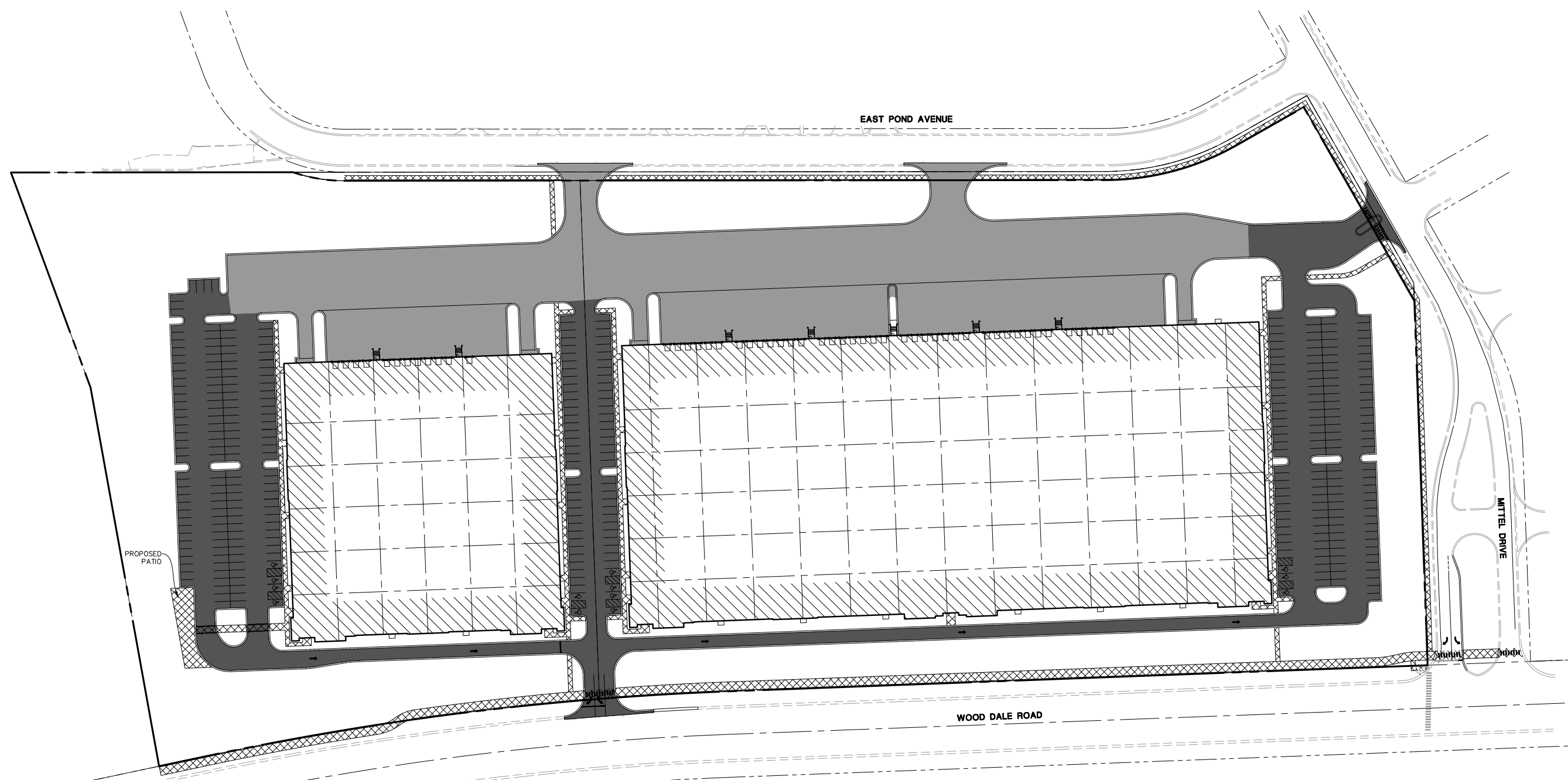
OAKWOOD COMMERCE CENTER REDEVELOPMENT
 CITY OF WOOD DALE, ILLINOIS
 AUTOTURN EXHIBIT - SEMI-TRUCK OUTBOUND

PROJ. MGR.: H.J.L.
 PROJ. ASSOC.: J.M.I.
 DRAWN BY: NCL
 DATE: 01/22/19
 SCALE: 1" = 60'

SHEET
EX3
 BDP-WDIL01

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February 12, 2019 - 14:30 Des Name: P:\Bgs\01\04\Eng\Pre\01\04\Auto\TRN.dwg Updated By: NCL



DATE	REVISIONS	PER CITY COMMENTS
02/13/19		

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 Phone: 630.581.1100 Fax: 630.581.1101
 Website: www.manhardconsulting.com
 Services: Environmental Sciences • Landscape Architecture • Planning

OAKWOOD COMMERCE CENTER REDEVELOPMENT
 CITY OF WOOD DALE, ILLINOIS
 SITE CIRCULATION EXHIBIT

PROJ. MGR.: H.J.L.
 PROJ. ASSOC.: J.M.I.
 DRAWN BY: NCL
 DATE: 01/22/19
 SCALE: 1" = 60'

SHEET
EX4
 BDP-WDIL01

The Landscape Plans are too large to include in this file but are available at:
<http://www.wooddale.com/Home/ShowDocument?id=5219>

The Declaration of Easements, Covenants, Conditions and Restrictions are too large to include in this file but are available at:

<http://www.wooddale.com/Home/ShowDocument?id=5217>

COMMUNITY DEVELOPMENT COMMISSION MINUTES

Committee Date: February 25, 2019

Present: Ron Damasco, Brad Karich, Richard Petersen,
Dave Shimanek, Rick St. Marie, Dave Woods, George Vant

Absent: None

Also Present: Kelley Chrisse, Ald. Eugene Wesley, Ald. Art Woods
Attorney Mary Dickson, John Stoetzel – Illinois Industrial
Property, Joe Ahrens – Premier Design & Build, Mike
Baumstark – Cornerstone Architects, Nick Siegel – Bridge
Industrial Acquisition, Joe Iovinelli – Manhard Consulting,
Luay Aboona - KLOA, Mark Hauser – Bridge Industrial
Acquisition, Lee Crepeau - American National Skyline, Inc.

Meeting Convened at: 7:00 P.M.

CALL TO ORDER:

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

APPROVAL OF THE MINUTES:

Mr. Shimanek made a motion to approve the minutes of the November 19, 2018 meeting; the motion was seconded by Mr. Woods and unanimously approved as presented via voice vote.

PUBLIC HEARINGS:

CASE NO. 2018-CDC-09

OVERVIEW:

Bridge Industrial Acquisition, LLC is requesting a Special Use, Planned Unit Development, Final Plat of Subdivision and Major Site Plan Review to demolish the existing single story office park and construct two new corporate office/industrial buildings. The subject property is located at the southwest corner of Wood Dale Road and Mittel Drive, commonly known as Oakwood Commerce Center, 700-770 N. Wood

Dale Road (PINS 03-09-205-020, -025, -026, -027), Wood Dale, Illinois. Wood Dale Road Investors, LLC is the property owner.

DISCUSSION:

Ms. Chrissie provided a summary of Staff's Memo dated February 25th highlighting the existing conditions, proposed construction, requested deviations and reviewed how the request is compliant with the Comprehensive Plan and Unified Development Ordinance and how the requests meet the standards for approval for a Special Use, Planned Unit Development and Major Site Plan Review. She explained that the tenant in proposed Building 2 would be a Professional Office with accessory uses of Product Showroom and Warehouse, a permitted use in the Wood Dale Road Frontage sub-area of the Thorndale Corridor Corporate (TCC) District. At this time, there is a prospective logistics company considering tenancy in Building 1; however, should that not come to fruition, petitioner has requested a PUD with a deviation to allow the Warehouse and Distribution use as a principal use for Building 1 in the Wood Dale Road Frontage sub-area of the TCC. Ms. Chrissie's review included issues regarding parking and traffic, landscaping, lighting, public utilities and Stormwater management. She stated that, while this proposed development has been reviewed by the Fire Prevention Bureau, the City's engineer, the Building Administrator, the City Attorney and the Public Works Department, there are several conditions which will be made part of a recommendation for approval.

Mr. Houser with Bridge Industrial Acquisition LLC stated that the redevelopment of this property will bring it back into use and provide the corporate headquarters for Forward Space and possibly an existing Wood Dale business looking to consolidate locations.

In answer to Mr. Petersen's question regarding truck traffic, Ms. Chrissie reiterated that truck traffic from the buildings would be restricted to northbound only onto Wood Dale Rd. He was assured that sprinklers as are required for this type of construction would be installed. Mr. Peterson requested that the bike trail which is being designed as part of this project and which would be constructed along Wood Dale Rd but mostly on private property and within the Utility and Greenway Easement be constructed of concrete. Attorney Dickson assured Mr. Petersen and the Commissioners that there will be a review of the Covenants, Declaration of Easements Conditions and Restrictions which exist and which will be made a part of the project prior to approval and issuance of building permits. Ms. Lee Crebeau, representing American National Skyline, Inc. at 660 Pond was in attendance and questioned petitioner's request for a deviation from the spacing of fire hydrants from the required three hundred feet to six hundred feet as it affects 660 Pond. Ms. Chrissie responded to her concerns explaining that this spacing will be acceptable provided that petitioner confirms that the minimum fire flows can be achieved.

There were no other comments from the public and the Public Hearing was concluded at 7:40 P.M.

VOTE:

Mr. Woods motioned that based on the submitted petition and the testimony presented, the proposed Special Use Planned Unit Development, Final Plat of Subdivision and Major Site Plan Review meets the standards of approval 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. 2018-CDC-09 subject to the following conditions:

1. The Special Use, Planned Unit Development, Final Plat of Subdivision and Major Site Plan Review shall substantially conform to the staff memo dated February 25, 2019 and the attached exhibits, except as such plans may be modified to meet City code requirements. Where deviations to the codes have not been requested as part of this approval, the existing codes must be met, as applicable, at the time of permit application.
2. Prior to issuance of any permit (demolition, site (development) or building) for the subject site, the following must be completed:
 - a. Demonstrate compliance with the minimum fire flows for each proposed building
 - b. Determine the final connection detail for the sidewalk and crosswalk on Wood Dale Rd. at Mittel Drive subject to approval by the City engineer. The preferred connection would be to avoid the jog to the south
 - c. Determine the impact of providing the queue lengths specified in the IDOT Design Guidelines to create dedicated right-turn and left-turn lanes on Mittel Drive. If the work would be cost prohibitive but provides a greater benefit to the neighborhood, the City Council may consider a cost-sharing agreement and revision to the plan without a revision to the PUD. This condition does not require details of any potential revision to be completed before permits can be issued. The final direction for modifications to Mittel Drive must be agreed upon prior to issuance of a Certificate of Occupancy.
3. Prior to issuance of any Certificate of Occupancy:
 - a. The multi-use trail must be constructed and accepted by the City and DuPage County for the length of the subject property along Wood Dale Road.

- b. A Public Utility Easement, subject to review and approval by the City Engineer, shall be recorded over the water main and storm sewers.
 - c. A Shared Access Easement, subject to review and approval by the Development Administrator, shall be recorded over the drive aisle and parking lot between Buildings 1 and 2.
 - d. A Stormwater Management Easement, subject to review and approval by the City Engineer and City Attorney, shall be recorded over the portions of the regional detention ponds that are located on the subject property.
 - e. The draft Declaration of Easements, Covenants, Conditions and Restrictions shall be finalized and, subject to approval by the City Attorney, shall be recorded after conditions 3.a, 3.b and 3.c have been met.
4. Extend the multi-use trail to School Street within five (5) years of approval of the PUD. The City acknowledges that this work may be subject to approval of adjacent property owners, as a result of which additional time has been allotted for completion of the trail. Upon issuance of the site development permit for the subject site, a bond shall be provided and maintained in the amount of 110% of the cost of constructing the multi-use trail to School Street (only the portion that extends beyond the subject site) until such time as the trail extends to School Street. In the event the trail does not extend to School Street by the end of the five (5) years after approval of the PUD, and the parties have not entered into an agreement to extend the time for installation of the trail, the City shall be entitled to draw upon the bond in order to complete the required improvements.

The motion was seconded by Mr. Vant. A roll call vote was taken with the following results:

Ayes: Mr. Woods, Mr. Vant, Mr. Damasco, Mr. Petersen, Mr. St. Marie, Mr. Petersen, Mr. Karich

Nays: None

Abstain: None

Motion Carries

STAFF LIAISON REPORT:

Per Ms. Chrisse, there will be a CDC meeting held on March 18th.

ADJOURNMENT:

Mr. Peterson motioned to adjourn the meeting, which was seconded by Mr. St. Marie. The motion was unanimously approved via voice vote. The meeting adjourned at 7:50 P.M.

Minutes taken by Marilyn Chiappetta



PUBLIC WORKS COMMITTEE MINUTES

Committee Date: February 14, 2019
Present: Ald. Jakab, Messina, Sorrentino, Susmarski, E. Wesley
& Woods
Absent: Ald. Catalano & R. Wesley
Also Present: Mayor Pulice, Treasurer Porph, City Manager Mermuys,
Police Chief Vesta, M. York
Meeting Convened at: 7:45 p.m.

APPROVAL OF THE MINUTES:

The minutes of the January 24, 2019 meeting were approved as presented.

REPORT & RECOMMENDATION

POLICY ON INSTALLATION OF STREET LIGHTS WITHIN A RESIDENTIAL AREA

DISCUSSION:

Ald. Sorrentino stated that he would like to end the current policy where residents petition for street lights. He feels the decision making should fall under Public Health and Safety. Mr. Mermuys explained the current policy that allows residents to petition is in place as a request from City Council.

Discussion ensued about the issues with the current policy. Often residents want street lights, but are not in favor of having them placed in front of their own homes. Attempts to reach many residents for survey responses are unsuccessful, so various options were looked at for obtaining their input. Mr. York explained how the costs vary depending on how many lights and control boxes and whether there is any restoration work needed. He noted it is easier to do multiple streets together and have one control box for all the lights in an area.

Ald. Messina suggested using a street light study that ranks streets by certain variables and build that into a CIP similar to how street repairs are decided. He also suggested overlaying dark streets with crime in the area. Mr. York recommended putting a policy on hiatus until a ranking is done and before the FY21 CIP budget.



VOTE:

Ald. Woods made a motion, seconded by Ald. Messina, to direct staff to create a plan with a few options and the costs. In the interim, staff should continue to follow the current plan during this fiscal year. A roll call vote was taken with the following results:

Ayes: Ald. Jakab, Messina, Sorrentino, Susmarski, E. Wesley & Woods
Nays: None
Abstained: None
Motion: Carried

ITEMS TO BE CONSIDERED FOR FUTURE MEETINGS:

- a. Ward 2/3 Stormwater Project (March 14)
- b. FY20 Streets Program (March 14)
- c. Senior Grass Program (Winter)
- d. 50/50 Sidewalk Program (Winter)

ADJOURNMENT:

The meeting adjourned at 8:12 p.m.

Minutes taken by Eileen Schultz



REQUEST FOR COMMITTEE ACTION

Referred to Committee: March 14, 2019
Subject: FY 2020 Road Projects
Staff Contact: Matthew York, Public Works Director
Department: Public Works

TITLE: Approval of a Contract between the City of Wood Dale and Builders Paving for the FY 2020 Road Project in a Not to Exceed Amount of \$540,928.00

RECOMMENDATION:

Staff recommendation for Approval of a Contract Between City of Wood Dale and Builders Paving for the FY 2020 Road Project in a Not to Exceed Amount of \$540,928.00.

BACKGROUND:

The FY 2020 Road Project was designed by Robinson Engineering, as part of the FY 2019 Road Project. Bids were opened on March 5, 2019.

The Roads that are a part of the FY 2020 Roads Project are as follows:

- Edgewood from Stoneham to Elmhurst
- Walnut from Front to Stoneham
- Commercial from Walnut to City Limit

There were nine sealed bids that were opened. Robinson Engineering has analyzed the open bids and have recommended Builders Paving in a not to exceed amount of \$540,928.00.

The Estimated Probable Cost of Construction from Robinson Engineering for this project was \$659,819.50. There were nine companies that came in less that the Estimated Probable Cost of Construction.

ANALYSIS:

The CIP Budget for the FY 2020 Roads Project is \$750,000. This project is under the budgeted CIP amount.

DOCUMENTS ATTACHED

- ✓ Memo from Robinson Engineering
- ✓ Bid Tabulation



Municipal Expertise. Community Commitment.

Mark A. Wesolowski, PE
Direct Line: (815) 412-2710
Email: mwesolowski@reltd.com

March 7, 2019

Project # 18-R0426.02

City of Wood Dale
Attn: Matt York
404 North Wood Dale Road
Wood Dale, IL 60191

**RE: CITY OF WOOD DALE – FY20 – CAPITAL IMPROVEMENT PROJECT – STREET RESURFACING PROGRAM
BID RESULTS**

Dear Mr. York:

We have reviewed the bids received March 5, 2019, at the City Hall, and find them to be correct and in order as follows:

Builders Paving	\$540,928.00
Brothers Asphalt Paving, Inc.	\$546,614.00
J.A. Johnson Paving Co.	\$573,863.55
A Lamp Concrete Construction Inc.	\$588,481.05
K-Five Construction Corp.	\$592,345.67
Schroeder Asphalt Services, Inc.	\$595,756.80
Arrow Road Construction Company	\$598,783.05
Chicagoland Paving	\$599,902.80
R.W. Dunteman Company	\$632,567.00

As seen on the enclosed bid tabulation, the low bid is approximately 18% lower than the estimated construction cost of \$659,819.50.

We therefore recommend award of the contract to the low bidder, Builders Paving, based on the Bid in the amount of Five Hundred Forty Thousand, Nine Hundred Twenty-Eight Dollars and Zero Cents (\$540,928.00). If you have any questions, please do not hesitate to contact me at your convenience.

Very truly yours,

ROBINSON ENGINEERING, LTD.

Mark A. Wesolowski, P.E., CFM
Senior Project Manager
MAW/oh

R:\2015-2019\2018\18-R0426.WD\18-R0426.02_Bid and Contract Documents_Award Letter_03.07.19.docx

Encl: Street Resurfacing Program – Bid Tabs



Tabulation of Bids

Local Public Agency: City of Wood Dale Date: March 5, 2019
 County: DuPage Time: 10:01 AM
 Section: _____ Project # 18-R0426.02
 Estimate: \$659,819.50

Attended By: Mark Wesolowski

				Name of Bidder:		Builders Paving	Brothers Asphalt Paving, Inc.	J.A. Johnson Paving Co.	A Lamp Concrete Construction Inc.	K-Five Construction Corp.	Schroeder Asphalt Services, Inc.	Arrow Road Construction Company	Chicagoland Paving	R.W. Dunteman Company									
				Address of Bidder:		4413 Roosevelt Road Suite 108 Hillside, IL 60162	315 S. Stewart Avenue Addision, IL 60101	1025 East Addison Court Arlington Heights, IL 60005	1900 Wright Boulevard Schaumburg, IL 60193	999 Oakmont Plaza Drive Westmont, IL 60559	PO Box 831 Huntley, IL 60142	404 N. Wood Dale Rd Wood Dale, IL 60191	225 Telsler Rd Lake Zurich, IL 60047	600 S. Lombard Road Addison, IL 60101									
				Approved Engineer's Estimate																			
Item No.	Item Description	Unit	QTY	Unit Price	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
21101615	TOPSOIL FURNISH AND PLACE, 4"	SQ YD	1,720	\$5.00	\$8,600.00	\$5.15	\$8,858.00	\$5.51	\$9,477.20	\$6.00	\$10,320.00	\$2.00	\$3,440.00	\$7.00	\$12,040.00	\$5.51	\$9,477.20	\$7.00	\$12,040.00	\$4.45	\$7,654.00	\$6.00	\$10,320.00
31101200	SUBBASE GRANULAR MATERIAL, TYPE B 4"	SQ YD	80	\$8.00	\$640.00	\$3.40	\$272.00	\$3.57	\$285.60	\$3.40	\$272.00	\$5.00	\$400.00	\$3.00	\$240.00	\$5.25	\$420.00	\$5.00	\$400.00	\$5.00	\$400.00	\$10.00	\$800.00
40600290	BITUMINOUS MATERIALS (TACK COAT)	POUND	11,380	\$0.50	\$5,690.00	\$0.01	\$113.80	\$0.20	\$2,276.00	\$0.01	\$113.80	\$0.01	\$113.80	\$0.01	\$113.80	\$0.01	\$113.80	\$0.01	\$113.80	\$0.01	\$113.80	\$0.40	\$4,552.00
40600625	LEVELING BINDER (MACHINE METHOD), N50	TON	495	\$75.00	\$37,125.00	\$80.00	\$39,600.00	\$80.00	\$39,600.00	\$66.00	\$32,670.00	\$75.25	\$37,248.75	\$70.00	\$34,650.00	\$82.00	\$40,590.00	\$73.60	\$36,432.00	\$85.00	\$42,075.00	\$88.50	\$43,807.50
40603080	HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N50	TON	795	\$78.00	\$62,010.00	\$76.00	\$60,420.00	\$75.00	\$59,625.00	\$72.00	\$57,240.00	\$72.75	\$57,836.25	\$67.00	\$53,265.00	\$78.00	\$62,010.00	\$63.15	\$50,204.25	\$80.00	\$63,600.00	\$82.00	\$65,190.00
40603335	HOT-MIX ASPHALT SURFACE COURSE, MIX "D", N50	TON	2,060	\$82.00	\$168,920.00	\$78.00	\$160,680.00	\$73.00	\$150,380.00	\$79.50	\$163,770.00	\$78.00	\$160,680.00	\$69.00	\$142,140.00	\$76.00	\$156,560.00	\$79.50	\$163,770.00	\$98.80	\$203,528.00	\$82.00	\$168,920.00
42400200	PORTLAND CEMENT CONCRETE SIDEWALK 5 INCH	SQ FT	1,450	\$12.00	\$17,400.00	\$5.90	\$8,555.00	\$6.19	\$8,975.50	\$7.00	\$10,150.00	\$6.25	\$9,062.50	\$6.50	\$9,425.00	\$7.35	\$10,657.50	\$7.00	\$10,150.00	\$6.25	\$9,062.50	\$10.00	\$14,500.00
42400800	DETECTABLE WARNINGS	SQ FT	148	\$30.00	\$4,440.00	\$38.00	\$5,624.00	\$39.90	\$5,905.20	\$38.00	\$5,624.00	\$25.00	\$3,700.00	\$40.00	\$5,920.00	\$52.50	\$7,770.00	\$50.00	\$7,400.00	\$42.00	\$6,216.00	\$35.00	\$5,180.00
44000161	HOT-MIX ASPHALT SURFACE REMOVAL, 3"	SQ YD	11,525	\$3.00	\$34,575.00	\$2.50	\$28,812.50	\$3.80	\$43,795.00	\$4.00	\$46,100.00	\$3.95	\$45,523.75	\$2.95	\$33,998.75	\$3.54	\$40,798.50	\$2.45	\$28,236.25	\$2.75	\$31,693.75	\$3.00	\$34,575.00
44000165	HOT-MIX ASPHALT SURFACE REMOVAL, 4"	SQ YD	5,115	\$3.80	\$19,437.00	\$3.50	\$17,902.50	\$2.75	\$14,066.25	\$4.75	\$24,296.25	\$3.00	\$15,345.00	\$3.85	\$19,692.75	\$5.90	\$30,178.50	\$2.20	\$11,253.00	\$3.75	\$19,181.25	\$4.00	\$20,460.00
44000200	DRIVEWAY PAVEMENT REMOVAL	SQ YD	730	\$5.00	\$3,650.00	\$20.00	\$14,600.00	\$14.42	\$10,526.60	\$1.00	\$730.00	\$9.50	\$6,935.00	\$14.00	\$10,220.00	\$14.00	\$10,220.00	\$10.00	\$7,300.00	\$7.50	\$5,475.00	\$25.00	\$18,250.00
44000600	SIDEWALK REMOVAL	SQ FT	1,450	\$4.00	\$5,800.00	\$1.50	\$2,175.00	\$1.57	\$2,276.50	\$1.50	\$2,175.00	\$1.15	\$1,667.50	\$1.50	\$2,175.00	\$2.10	\$3,045.00	\$2.00	\$2,900.00	\$1.00	\$1,450.00	\$1.60	\$2,320.00
44201735	CLASS D PATCHES, TYPE IV, 7 INCH	SQ YD	2,225	\$70.00	\$155,750.00	\$30.00	\$66,750.00	\$40.00	\$89,000.00	\$41.00	\$91,225.00	\$52.00	\$115,700.00	\$61.00	\$135,725.00	\$49.00	\$109,025.00	\$61.00	\$135,725.00	\$45.00	\$100,125.00	\$55.00	\$122,375.00
48102100	AGGREGATE WEDGE SHOULDER, TYPE B	TON	140	\$50.00	\$7,000.00	\$86.50	\$12,110.00	\$40.00	\$5,600.00	\$90.00	\$12,600.00	\$30.00	\$4,200.00	\$15.00	\$2,100.00	\$38.00	\$5,320.00	\$112.00	\$15,680.00	\$35.00	\$4,900.00	\$40.00	\$5,600.00
78000400	THERMOPLASTIC PAVEMENT MARKING - LINE 6"	FOOT	1,130	\$1.25	\$1,412.50	\$1.95	\$2,203.50	\$2.25	\$2,542.50	\$2.25	\$2,542.50	\$2.50	\$2,825.00	\$2.25	\$2,542.50	\$2.36	\$2,666.80	\$2.25	\$2,542.50	\$3.55	\$4,011.50	\$1.75	\$1,977.50
78000650	THERMOPLASTIC PAVEMENT MARKING - LINE 24"	FOOT	155	\$4.00	\$620.00	\$4.25	\$658.75	\$9.03	\$1,399.65	\$7.00	\$1,085.00	\$7.70	\$1,193.50	\$10.00	\$1,550.00	\$7.35	\$1,139.25	\$7.00	\$1,085.00	\$5.90	\$914.50	\$7.00	\$1,085.00
R5001002	STEEL ADJUSTING RINGS	EACH	20	\$150.00	\$3,000.00	\$200.00	\$4,000.00	\$210.00	\$4,200.00	\$200.00	\$4,000.00	\$250.00	\$5,000.00	\$200.00	\$4,000.00	\$175.00	\$3,500.00	\$155.00	\$3,100.00	\$200.00	\$4,000.00	\$200.00	\$4,000.00
R5001013	SEEDING, SPECIAL	SQ YD	1,800	\$10.00	\$18,000.00	\$5.77	\$10,386.00	\$1.58	\$2,844.00	\$8.00	\$14,400.00	\$3.00	\$5,400.00	\$3.50	\$6,300.00	\$1.58	\$2,844.00	\$2.00	\$3,600.00	\$4.75	\$8,550.00	\$2.00	\$3,600.00
R6005010	COMBINATION CURB AND GUTTER REMOVAL AND REPLACEMENT	FOOT	1,500	\$35.00	\$52,500.00	\$27.00	\$40,500.00	\$27.30	\$40,950.00	\$30.00	\$45,000.00	\$34.50	\$51,750.00	\$26.00	\$39,000.00	\$34.65	\$51,975.00	\$33.00	\$49,500.00	\$27.00	\$40,500.00	\$32.50	\$48,750.00
R8500100	GUARANTEE & MAINTENANCE BOND	L SUM	1	\$5,000.00	\$5,000.00	\$1,476.95	\$1,476.95	\$150.00	\$150.00	\$200.00	\$200.00	\$10,000.00	\$10,000.00	\$39,542.87	\$39,542.87	\$2,500.00	\$2,500.00	\$500.00	\$500.00	\$100.00	\$100.00	\$2,000.00	\$2,000.00
X0326862	STRUCTURES TO BE ADJUSTED	EACH	33	\$500.00	\$16,500.00	\$550.00	\$18,150.00	\$640.00	\$21,120.00	\$350.00	\$11,550.00	\$325.00	\$10,725.00	\$350.00	\$11,550.00	\$577.50	\$19,057.50	\$550.00	\$18,150.00	\$585.00	\$19,305.00	\$550.00	\$18,150.00
X4230710	PORTLAND CEMENT CONCRETE DRIVEWAY PAVEMENT, 6 INCH, SPECIAL	SQ YD	255	\$50.00	\$12,750.00	\$56.00	\$14,280.00	\$58.80	\$14,994.00	\$70.00	\$17,850.00	\$72.00	\$18,360.00	\$56.00	\$14,280.00	\$57.75	\$14,726.25	\$55.00	\$14,025.00	\$59.50	\$15,172.50	\$71.00	\$18,105.00
Z0004510	HOT-MIX ASPHALT DRIVEWAY PAVEMENT, 3"	SQ YD	475	\$40.00	\$19,000.00	\$48.00	\$22,800.00	\$35.00	\$16,625.00	\$42.00	\$19,950.00	\$45.00	\$21,375.00	\$25.00	\$11,875.00	\$23.50	\$11,162.50	\$51.95	\$24,676.25	\$25.00	\$11,875.00	\$38.00	\$18,050.00
				TOTAL:	\$659,819.50		\$540,928.00		\$546,614.00		\$573,863.55		\$588,481.05		\$592,345.67		\$595,756.80		\$598,783.05		\$599,902.80		\$632,567.00



REQUEST FOR COMMITTEE ACTION

Referred to Committee: March 14, 2019
Subject: Stormwater – Dalewood and Gilbert Project
Staff Contact: Matthew York, Public Works Director
Department: Public Works

TITLE: Approval of a Contract between the City of Wood Dale and ALamp Concrete Construction, Inc for the Stormwater Project along Dalewood and Gilbert in a Not to Exceed Amount of \$1,158,837.50

RECOMMENDATION:

Staff recommendation for Approval of a Contract between City of Wood Dale and ALamp Concrete Construction, Inc for the Stormwater Project along Dalewood and Gilbert in a Not to Exceed Amount of \$1,158,837.50.

BACKGROUND:

The Dalewood and Gilbert Stormwater Project is part of the overall Ward 2/3 Stormwater Project. The 1st part of this project is the Squaw Creek project that is currently on-going. Bids were opened on March 5, 2019.

There were eight sealed bids that were opened. Robinson Engineering has analyzed the open bids and have recommended ALamp Concrete Construction, Inc. in a not to exceed amount of \$1,158,837.50.

The Estimated Probable Cost of Construction from Robinson Engineering for this project was \$1,226,573.70. There was one company that came in less than the Estimated Probable Cost of Construction.

ANALYSIS:

The CIP Budget for this Project is \$1,500,000. This project is under the budgeted CIP amount.

DOCUMENTS ATTACHED

- ✓ Memo from Robinson Engineering
- ✓ Bid Tabulation



Municipal Expertise. Community Commitment.

Mark A. Wesolowski, PE
Direct Line: (815) 412-2710
Email: mwesolowski@reltd.com

March 7, 2019

Project # 15-R0651

City of Wood Dale
Attn: Matt York
404 North Wood Dale Road
Wood Dale, IL 60191

**RE: STORM SEWER IMPROVEMENTS – DALEWOOD AVENUE & GILBERT AVENUE
BID RESULTS**

Dear Mr. York:

We have reviewed the bids received March 5, 2019, at the City Hall, and find them to be correct and in order as follows, with the exception of notes 1 and 2 below:

Contractor	As Read – Base Bid	As Corrected – Base Bid
A Lamp Concrete Construction Inc.	\$1,158,837.50	\$1,158,837.50
Archon Construction Co. Inc.*Note1	\$1,262,000.00	\$1,326,823.04
DiMeo Brothers Inc.	\$1,347,600.00	\$1,347,600.00
Bolder Contractors Inc.	\$1,356,771.00	\$1,356,771.00
Martam Construction Inc.	\$1,392,363.50	\$1,392,363.50
V3 Construction Group	\$1,515,000.00	\$1,515,000.00
Mauro Sewer Construction Inc.	\$1,697,232.00	\$1,697,232.00
Trine Construction Corp. **Note 2	\$1,750,118.25	\$1,750,118.25

*Note 1: Archon Construction Co. Inc. could be considered a non-responsive bidder, as they did not submit a schedule of unit prices for the Alternate Bid Items which was a requirement of the bid.

**Note 2: Trine Construction Corp could be considered a non-responsive bidder, as they only submitted their bid with Addendum #1 and did not include Addendum #2 and #3 with their bid.

Upon review of the bids and required addenda, the contract award was to be based on the Base Bid and the alternate bid items may be utilized during construction at the City’s discretion. The items contained in Addendum #2 and #3 were minor items that, in our opinion, would not significantly influence the overall bid.

As seen on the enclosed bid tabulation, the low bid is approximately 6% lower than the estimated construction cost of \$1,226,573.70.

We therefore recommend award of the contract to the low bidder, A Lamp Concrete Construction Inc., based on the Base Bid, in the amount of One Million, One Hundred Fifty-Eight Thousand, Eight Hundred Thirty-Seven Dollars and Fifty Cents (\$1,158,837.50). If you have any questions, please do not hesitate to contact me at your convenience.

Very truly yours,

ROBINSON ENGINEERING, LTD.



Mark A. Wesolowski, P.E., CFM
Senior Project Manager
MAW/oh

R:\2015-2019\2015\15-R0651.WD_Bid and Contract Documents\Dalewood-Gilbert\15-R0651_Award Letter_03.07.19.docx

Encl: Storm Sewer Improvements – Bid Tabs





Tabulation of Bids

Local Public Agency: City of Wood Dale Date: March 5, 2019
 County: DuPage Time: 10:15 AM
 Section: _____ Appropriation: _____
 Estimate: \$1,226,573.70

Attended By: Mark Wesolowski

				Name of Bidder:		A Lamp Concrete Construction Inc.		Archon Construction Co. Inc.		DiMeo Brothers Inc.		Bolder Contractors Inc.		Martam Construction Inc.		V3 Construction Group		Mauro Sewer Construction Inc.		Trine Construction Corp	
				Address of Bidder:		1900 Wright Boulevard		563 S. Route 53		720 Richard Lane		316 Cary Point Drive		1200 Gasket Drive		7325 Janes Avenue		1251 Redeker Road		27W364 North Avenue	
						Schaumburg, IL 60193		Addison, IL 60101		Elk Grove Village, IL 60007		Cary, IL 60013		Elgin, IL 60120		Woodridge, IL 60517		Des Plaines, IL 60016		West Chicago, IL 60185	
				Approved Engineer's Estimate																	
Item No.	Item Description	Unit	QTY	Unit Price	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
44000100	PAVEMENT REMOVAL	SQ YD	1,500	\$10.00	\$15,000.00	\$9.00	\$13,500.00	\$0.15	\$225.00	\$12.00	\$18,000.00	\$3.00	\$4,500.00	\$16.00	\$24,000.00	\$14.00	\$21,000.00	\$20.00	\$30,000.00	\$17.25	\$25,875.00
44000200	DRIVEWAY PAVEMENT REMOVAL	SQ YD	920	\$10.00	\$9,200.00	\$11.50	\$10,580.00	\$3.40	\$3,128.00	\$12.00	\$11,040.00	\$3.00	\$2,760.00	\$15.00	\$13,800.00	\$8.25	\$7,590.00	\$11.00	\$10,120.00	\$10.35	\$9,522.00
44000600	SIDEWALK REMOVAL	SQ FT	7,800	\$5.00	\$39,000.00	\$1.15	\$8,970.00	\$0.05	\$390.00	\$2.00	\$15,600.00	\$1.00	\$7,800.00	\$1.00	\$7,800.00	\$0.70	\$5,460.00	\$2.00	\$15,600.00	\$1.55	\$12,090.00
20101200	TREE ROOT PRUNING	EACH	10	\$250.00	\$2,500.00	\$80.00	\$800.00	\$156.00	\$1,560.00	\$100.00	\$1,000.00	\$150.00	\$1,500.00	\$100.00	\$1,000.00	\$84.00	\$840.00	\$100.00	\$1,000.00	\$143.75	\$1,437.50
20100110	TREE REMOVAL (6 TO 15 UNITS DIAMETER)	UNIT	160	\$60.00	\$9,600.00	\$16.50	\$2,640.00	\$65.35	\$10,456.00	\$28.00	\$4,480.00	\$15.00	\$2,400.00	\$18.00	\$2,880.00	\$16.00	\$2,560.00	\$20.00	\$3,200.00	\$20.70	\$3,312.00
20100210	TREE REMOVAL (OVER 15 UNITS DIAMETER)	UNIT	53	\$100.00	\$5,300.00	\$32.00	\$1,696.00	\$130.70	\$6,927.10	\$38.00	\$2,014.00	\$30.00	\$1,590.00	\$35.00	\$1,855.00	\$30.00	\$1,590.00	\$35.00	\$1,855.00	\$34.50	\$1,828.50
55100500	STORM SEWER REMOVAL 12"	FOOT	75	\$20.00	\$1,500.00	\$1.00	\$75.00	\$12.90	\$967.50	\$3.00	\$225.00	\$1.00	\$75.00	\$10.00	\$750.00	\$20.00	\$1,500.00	\$15.00	\$1,125.00	\$22.05	\$1,653.75
55101600	STORM SEWER REMOVAL 36"	FOOT	17	\$40.00	\$680.00	\$1.00	\$17.00	\$24.40	\$414.80	\$8.00	\$136.00	\$1.00	\$17.00	\$26.00	\$442.00	\$44.00	\$748.00	\$35.00	\$595.00	\$46.45	\$789.65
55102100	STORM SEWER REMOVAL 60"	FOOT	10	\$60.00	\$600.00	\$1.00	\$10.00	\$34.85	\$348.50	\$50.00	\$500.00	\$1.00	\$10.00	\$86.00	\$860.00	\$170.00	\$1,700.00	\$50.00	\$500.00	\$94.05	\$940.50
X6028300	INLETS TO BE REMOVED, SPECIAL	EACH	4	\$300.00	\$1,200.00	\$300.00	\$1,200.00	\$63.00	\$252.00	\$250.00	\$1,000.00	\$700.00	\$2,800.00	\$180.00	\$720.00	\$200.00	\$800.00	\$200.00	\$800.00	\$222.50	\$890.00
X6028300	MANHOLES TO BE REMOVED, SPECIAL	EACH	2	\$600.00	\$1,200.00	\$500.00	\$1,000.00	\$126.00	\$252.00	\$500.00	\$1,000.00	\$900.00	\$1,800.00	\$400.00	\$800.00	\$220.00	\$440.00	\$550.00	\$1,100.00	\$280.00	\$560.00
R2002335	SANITARY SERVICE TO BE ADJUSTED	EACH	28	\$1,200.00	\$33,600.00	\$350.00	\$9,800.00	\$144.00	\$4,032.00	\$500.00	\$14,000.00	\$300.00	\$8,400.00	\$340.00	\$9,520.00	\$990.00	\$27,720.00	\$375.00	\$10,500.00	\$3,420.00	\$95,760.00
X5620128	ADJUSTING WATER SERVICE LINES	EACH	28	\$650.00	\$18,200.00	\$350.00	\$9,800.00	\$177.00	\$4,956.00	\$500.00	\$14,000.00	\$200.00	\$5,600.00	\$160.00	\$4,480.00	\$920.00	\$25,760.00	\$300.00	\$8,400.00	\$358.25	\$10,031.00
56106300	ADJUSTING WATER MAIN 6"	FOOT	60	\$100.00	\$6,000.00	\$150.00	\$9,000.00	\$352.65	\$21,159.00	\$100.00	\$6,000.00	\$120.00	\$7,200.00	\$151.00	\$9,060.00	\$100.00	\$6,000.00	\$175.00	\$10,500.00	\$478.25	\$28,695.00
R6005010	COMBINATION CURB AND GUTTER REMOVAL AND REPLACEMENT	FOOT	350	\$30.00	\$10,500.00	\$28.00	\$9,800.00	\$46.00	\$16,100.00	\$39.00	\$13,650.00	\$31.00	\$10,850.00	\$36.00	\$12,600.00	\$12.00	\$4,200.00	\$35.00	\$12,250.00	\$42.55	\$14,892.50
20800150	TRENCH BACKFILL	CU YD	5,000	\$40.00	\$200,000.00	\$10.00	\$50,000.00	\$55.05	\$275,250.00	\$27.00	\$135,000.00	\$37.60	\$188,000.00	\$42.00	\$210,000.00	\$66.00	\$330,000.00	\$30.00	\$150,000.00	\$48.90	\$244,500.00
550A0050	STORM SEWERS, CLASS A, TYPE 1 12"	FOOT	52	\$70.00	\$3,640.00	\$129.50	\$6,734.00	\$55.00	\$2,860.00	\$80.00	\$4,160.00	\$180.00	\$9,360.00	\$78.00	\$4,056.00	\$110.00	\$5,720.00	\$58.00	\$3,016.00	\$94.15	\$4,895.80
550A0340	STORM SEWERS, CLASS A, TYPE 2 12"	FOOT	13	\$70.00	\$910.00	\$143.00	\$1,859.00	\$122.15	\$1,587.95	\$80.00	\$1,040.00	\$180.00	\$2,340.00	\$86.00	\$1,118.00	\$170.00	\$2,210.00	\$62.00	\$806.00	\$94.15	\$1,223.95
Z0056648	STORM SEWERS, TYPE 1, WATER MAIN QUALITY PIPE, 12"	FOOT	5	\$110.00	\$550.00	\$140.00	\$700.00	\$183.10	\$915.50	\$96.00	\$480.00	\$240.00	\$1,200.00	\$88.00	\$440.00	\$250.00	\$1,250.00	\$85.00	\$425.00	\$98.35	\$491.75
Z0056669	STORM SEWERS, TYPE 2, WATER MAIN QUALITY PIPE, 15"	FOOT	5	\$130.00	\$650.00	\$150.00	\$750.00	\$381.55	\$1,907.75	\$100.00	\$500.00	\$260.00	\$1,300.00	\$131.00	\$655.00	\$270.00	\$1,350.00	\$90.00	\$450.00	\$109.85	\$549.25
550A0090	STORM SEWERS, CLASS A, TYPE 1 18"	FOOT	15	\$75.00	\$1,125.00	\$124.00	\$1,860.00	\$59.80	\$897.00	\$110.00	\$1,650.00	\$190.00	\$2,850.00	\$84.00	\$1,260.00	\$81.00	\$1,215.00	\$89.00	\$1,335.00	\$109.45	\$1,641.75
550A0120	STORM SEWERS, CLASS A, TYPE 1 24"	FOOT	9	\$80.00	\$720.00	\$126.00	\$1,134.00	\$104.50	\$940.50	\$120.00	\$1,080.00	\$200.00	\$1,800.00	\$88.00	\$792.00	\$390.00	\$3,510.00	\$125.00	\$1,125.00	\$132.20	\$1,189.80
550A0410	STORM SEWERS, CLASS A, TYPE 2 24"	FOOT	352	\$80.00	\$28,160.00	\$126.00	\$44,352.00	\$73.15	\$25,748.80	\$125.00	\$44,000.00	\$200.00	\$70,400.00	\$91.00	\$32,032.00	\$190.00	\$66,880.00	\$145.00	\$51,040.00	\$132.20	\$46,534.40
550A0730	STORM SEWERS, CLASS A, TYPE 3 30"	FOOT	1,446	\$120.00	\$173,520.00	\$162.00	\$234,252.00	\$95.70	\$138,382.20	\$165.00	\$238,590.00	\$230.00	\$332,580.00	\$213.00	\$307,998.00	\$129.00	\$186,534.00	\$195.00	\$281,970.00	\$167.15	\$241,698.90
550A0160	STORM SEWERS, CLASS A, TYPE 1 36"	FOOT	97	\$130.00	\$12,610.00	\$183.00	\$17,751.00	\$97.70	\$9,476.90	\$195.00	\$18,915.00	\$260.00	\$25,220.00	\$133.00	\$12,901.00	\$150.00	\$14,550.00	\$205.00	\$19,885.00	\$190.40	\$18,468.80

550A0450	STORM SEWERS, CLASS A, TYPE 2 36"	FOOT	563	\$130.00	\$73,190.00	\$184.00	\$103,592.00	\$97.20	\$54,723.60	\$200.00	\$112,600.00	\$260.00	\$146,380.00	\$181.00	\$101,903.00	\$140.00	\$78,820.00	\$215.00	\$121,045.00	\$192.41	\$108,326.83
550A0490	STORM SEWERS, CLASS A, TYPE 2 54" INLETS TO BE ADJUSTED WITH NEW TYPE 11V FRAME AND GRATE	FOOT	147	\$150.00	\$22,050.00	\$287.00	\$42,189.00	\$370.95	\$54,529.65	\$350.00	\$51,450.00	\$400.00	\$58,800.00	\$381.00	\$56,007.00	\$530.00	\$77,910.00	\$350.00	\$51,450.00	\$194.55	\$28,598.85
60261320	RELOCATE YARD DRAIN/CLEANOUT	EACH	4	\$500.00	\$2,000.00	\$700.00	\$2,800.00	\$384.00	\$1,536.00	\$1,000.00	\$4,000.00	\$600.00	\$2,400.00	\$810.00	\$3,240.00	\$880.00	\$3,520.00	\$925.00	\$3,700.00	\$896.75	\$3,587.00
R7001045	CONNECTION TO EXISTING MANHOLE	EACH	6	\$700.00	\$4,200.00	\$750.00	\$4,500.00	\$2,140.00	\$12,840.00	\$500.00	\$3,000.00	\$600.00	\$3,600.00	\$580.00	\$3,480.00	\$680.00	\$4,080.00	\$1,000.00	\$6,000.00	\$699.75	\$4,198.50
X6020399	CATCH BASINS, TYPE C, TYPE 9 FRAME AND GRATE	EACH	1	\$1,000.00	\$1,000.00	\$11,500.00	\$11,500.00	\$32,142.00	\$32,142.00	\$1,000.00	\$1,000.00	\$8,000.00	\$8,000.00	\$1,610.00	\$1,610.00	\$6,100.00	\$6,100.00	\$2,850.00	\$2,850.00	\$9,112.50	\$9,112.50
60207705	CATCH BASINS, TYPE C, TYPE 11 FRAME AND GRATE	EACH	1	\$2,000.00	\$2,000.00	\$1,700.00	\$1,700.00	\$1,533.00	\$1,533.00	\$2,500.00	\$2,500.00	\$2,000.00	\$2,000.00	\$1,810.00	\$1,810.00	\$1,700.00	\$1,700.00	\$1,850.00	\$1,850.00	\$5,551.00	\$5,551.00
60207905	CATCH BASINS, TYPE C, TYPE 11V FRAME AND GRATE	EACH	2	\$2,000.00	\$4,000.00	\$1,700.00	\$3,400.00	\$1,525.00	\$3,050.00	\$2,800.00	\$5,600.00	\$2,000.00	\$4,000.00	\$1,810.00	\$3,620.00	\$1,800.00	\$3,600.00	\$1,750.00	\$3,500.00	\$5,551.00	\$11,102.00
60207915	MANHOLES, TYPE A, 4'- DIAMETER, TYPE 11 FRAME AND GRATE	EACH	2	\$2,000.00	\$4,000.00	\$1,700.00	\$3,400.00	\$1,525.00	\$3,050.00	\$3,000.00	\$6,000.00	\$2,000.00	\$4,000.00	\$1,810.00	\$3,620.00	\$1,800.00	\$3,600.00	\$1,750.00	\$3,500.00	\$5,551.00	\$11,102.00
60219300	MANHOLES, TYPE A, 5'- DIAMETER, TYPE 1 FRAME, CLOSED LID	EACH	1	\$2,500.00	\$2,500.00	\$3,300.00	\$3,300.00	\$2,688.00	\$2,688.00	\$4,500.00	\$4,500.00	\$3,900.00	\$3,900.00	\$3,260.00	\$3,260.00	\$2,300.00	\$2,300.00	\$7,500.00	\$7,500.00	\$9,727.00	\$9,727.00
60221100	MANHOLES, TYPE A, 5'- DIAMETER, TYPE 9 FRAME AND GRATE	EACH	7	\$3,700.00	\$25,900.00	\$5,685.00	\$39,795.00	\$2,691.00	\$18,837.00	\$5,500.00	\$38,500.00	\$5,000.00	\$35,000.00	\$7,410.00	\$51,870.00	\$7,000.00	\$49,000.00	\$10,500.00	\$73,500.00	\$11,305.00	\$79,135.00
60221800	MANHOLES, TYPE A, 5'- DIAMETER, TYPE 23 FRAME AND GRATE	EACH	1	\$3,700.00	\$3,700.00	\$5,800.00	\$5,800.00	\$4,906.00	\$4,906.00	\$6,000.00	\$6,000.00	\$5,000.00	\$5,000.00	\$4,480.00	\$4,480.00	\$4,300.00	\$4,300.00	\$12,750.00	\$12,750.00	\$11,032.50	\$11,032.50
60222230	MANHOLES, TYPE A, 6'- DIAMETER, TYPE 1 FRAME, CLOSED LID	EACH	1	\$3,700.00	\$3,700.00	\$5,800.00	\$5,800.00	\$4,496.00	\$4,496.00	\$6,500.00	\$6,500.00	\$5,000.00	\$5,000.00	\$4,610.00	\$4,610.00	\$4,000.00	\$4,000.00	\$14,500.00	\$14,500.00	\$11,237.00	\$11,237.00
60223800	MANHOLES, TYPE A, 7'- DIAMETER, TYPE 1 FRAME, CLOSED LID	EACH	3	\$5,000.00	\$15,000.00	\$6,400.00	\$19,200.00	\$5,460.00	\$16,380.00	\$7,500.00	\$22,500.00	\$6,000.00	\$18,000.00	\$6,310.00	\$18,930.00	\$7,400.00	\$22,200.00	\$15,250.00	\$45,750.00	\$14,345.00	\$43,035.00
60224446	DRAINAGE STRUCTURE, TYPE 2 (SPECIAL)	EACH	1	\$10,000.00	\$10,000.00	\$9,700.00	\$9,700.00	\$10,233.00	\$10,233.00	\$12,500.00	\$12,500.00	\$9,000.00	\$9,000.00	\$7,820.00	\$7,820.00	\$14,300.00	\$14,300.00	\$17,500.00	\$17,500.00	\$18,000.02	\$18,000.02
60247140	DRAINAGE STRUCTURE, TYPE 5 (SPECIAL)	EACH	2	\$12,000.00	\$24,000.00	\$9,300.00	\$18,600.00	\$10,104.00	\$20,208.00	\$15,000.00	\$30,000.00	\$12,000.00	\$24,000.00	\$9,620.00	\$19,240.00	\$12,400.00	\$24,800.00	\$19,500.00	\$39,000.00	\$32,735.00	\$65,470.00
60270005	DRAINAGE STRUCTURE, TYPE 6 (SPECIAL)	EACH	2	\$10,000.00	\$20,000.00	\$9,050.00	\$18,100.00	\$9,580.00	\$19,160.00	\$14,000.00	\$28,000.00	\$12,000.00	\$24,000.00	\$9,480.00	\$18,960.00	\$11,900.00	\$23,800.00	\$18,750.00	\$37,500.00	\$31,820.00	\$63,640.00
60270010	PORTLAND CEMENT CONCRETE SIDEWALK 5 INCH, SPECIAL	SQ FT	8,320	\$8.00	\$66,560.00	\$6.60	\$54,912.00	\$7.05	\$58,656.00	\$10.00	\$83,200.00	\$5.70	\$47,424.00	\$6.25	\$52,000.00	\$8.50	\$70,720.00	\$7.00	\$58,240.00	\$6.90	\$57,408.00
42400800	DETECTABLE WARNINGS	SQ FT	48	\$30.00	\$1,440.00	\$25.00	\$1,200.00	\$65.35	\$3,136.80	\$45.00	\$2,160.00	\$50.00	\$2,400.00	\$28.00	\$1,344.00	\$26.00	\$1,248.00	\$60.00	\$2,880.00	\$59.80	\$2,870.40
XX006240	AREA DRAIN	EACH	15	\$800.00	\$12,000.00	\$700.00	\$10,500.00	\$561.00	\$8,415.00	\$600.00	\$9,000.00	\$440.00	\$6,600.00	\$510.00	\$7,650.00	\$520.00	\$7,800.00	\$975.00	\$14,625.00	\$596.25	\$8,943.75
X4230700	PORTLAND CEMENT CONCRETE DRIVEWAY PAVEMENT, 5 INCH, SPECIAL	SQ YD	250	\$55.00	\$13,750.00	\$64.00	\$16,000.00	\$63.40	\$15,850.00	\$66.00	\$16,500.00	\$60.00	\$15,000.00	\$58.00	\$14,500.00	\$69.00	\$17,250.00	\$60.00	\$15,000.00	\$74.75	\$18,687.50
Z0004510	HOT-MIX ASPHALT DRIVEWAY PAVEMENT, 3"	SQ YD	680	\$35.00	\$23,800.00	\$43.00	\$29,240.00	\$91.45	\$62,186.00	\$40.00	\$27,200.00	\$32.00	\$21,760.00	\$48.00	\$32,640.00	\$44.00	\$29,920.00	\$39.00	\$26,520.00	\$39.10	\$26,588.00
44201759	CLASS D PATCHES, TYPE IV, 9 INCH	SQ YD	1,300	\$50.00	\$65,000.00	\$64.50	\$83,850.00	\$59.55	\$77,415.00	\$54.00	\$70,200.00	\$40.00	\$52,000.00	\$78.00	\$101,400.00	\$76.00	\$98,800.00	\$60.00	\$78,000.00	\$65.30	\$84,890.00
35300700	PORTLAND CEMENT CONCRETE BASE COURSE 12"	SQ YD	400	\$120.00	\$48,000.00	\$83.00	\$33,200.00	\$80.35	\$32,140.00	\$125.00	\$50,000.00	\$60.00	\$24,000.00	\$76.00	\$30,400.00	\$120.00	\$48,000.00	\$75.00	\$30,000.00	\$86.25	\$34,500.00
40603340	HOT-MIX ASPHALT SURFACE COURSE, MIX "D", N70	TON	365	\$85.00	\$31,025.00	\$84.00	\$30,660.00	\$195.70	\$71,430.50	\$102.00	\$37,230.00	\$97.00	\$35,405.00	\$114.00	\$41,610.00	\$110.00	\$40,150.00	\$95.00	\$34,675.00	\$101.35	\$36,992.75
21101615	TOPSOIL FURNISH AND PLACE, 4"	SQ YD	3,500	\$5.00	\$17,500.00	\$0.01	\$35.00	\$7.80	\$27,300.00	\$5.50	\$19,250.00	\$3.00	\$10,500.00	\$5.00	\$17,500.00	\$9.00	\$31,500.00	\$9.00	\$31,500.00	\$8.00	\$28,000.00
R5001013	SEEDING, SPECIAL	SQ YD	3,500	\$10.00	\$35,000.00	\$7.00	\$24,500.00	\$2.60	\$9,100.00	\$6.00	\$21,000.00	\$3.00	\$10,500.00	\$5.00	\$17,500.00	\$5.75	\$20,125.00	\$16.00	\$56,000.00	\$3.85	\$13,475.00
28000510	INLET FILTERS	EACH	27	\$250.00	\$6,750.00	\$100.00	\$2,700.00	\$137.00	\$3,699.00	\$125.00	\$3,375.00	\$50.00	\$1,350.00	\$185.00	\$4,995.00	\$120.00	\$3,240.00	\$125.00	\$3,375.00	\$175.15	\$4,729.05
X0426200	DEWATERING	LSUM	1	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$10,196.00	\$10,196.00	\$18,000.00	\$18,000.00	\$1,000.00	\$1,000.00	\$11,800.00	\$11,800.00	\$3,200.00	\$3,200.00	\$55,000.00	\$55,000.00	\$17,250.00	\$17,250.00
X0327618	LANDSCAPING, SPECIAL	LSUM	1	\$20,000.00	\$20,000.00	\$16,000.00	\$16,000.00	\$13,071.00	\$13,071.00	\$3,500.00	\$3,500.00	\$5,000.00	\$5,000.00	\$6,000.00	\$6,000.00	\$4,500.00	\$4,500.00	\$15,000.00	\$15,000.00	\$13,800.00	\$13,800.00
X0325537	ELASTOMERIC CHECK VALVE 30" DIAMETER	EACH	1	\$5,000.00	\$5,000.00	\$16,000.00	\$16,000.00	\$13,949.00	\$13,949.00	\$18,000.00	\$18,000.00	\$12,000.00	\$12,000.00	\$14,300.00	\$14,300.00	\$11,482.00	\$11,482.00	\$32,500.00	\$32,500.00	\$19,257.50	\$19,257.50

A2002120	TREE, AESCULUS HIPPOCASTANUM (COMMON HORSECHESTNUT), 2-1/2" CALIPER, BALLED AND BURLAPPED	EACH	4	\$550.00	\$2,200.00	\$970.00	\$3,880.00	\$660.00	\$2,640.00	\$500.00	\$2,000.00	\$600.00	\$2,400.00	\$600.00	\$2,400.00	\$690.00	\$2,760.00	\$900.00	\$3,600.00	\$638.00	\$2,552.00
B2001620	TREE, CRATAEGUS CRUSGALLI INERMIS (THORN LESS COCKSPUR HAWTHORN), 2-1/2" CALIPER TREE FORM, BALLED AND BURLAPPED	EACH	3	\$550.00	\$1,650.00	\$825.00	\$2,475.00	\$667.00	\$2,001.00	\$500.00	\$1,500.00	\$600.00	\$1,800.00	\$600.00	\$1,800.00	\$600.00	\$1,800.00	\$900.00	\$2,700.00	\$626.50	\$1,879.50
A2007120	TREE, QUERCUS RUBRA (RED OAK), 2-1/2" CALIPER, BALLED AND BURLAPPED	EACH	3	\$550.00	\$1,650.00	\$970.00	\$2,910.00	\$673.00	\$2,019.00	\$550.00	\$1,650.00	\$600.00	\$1,800.00	\$600.00	\$1,800.00	\$770.00	\$2,310.00	\$975.00	\$2,925.00	\$603.50	\$1,810.50
R8500100	GUARANTEE & MAINTENANCE BOND	L SUM	1	\$5,000.00	\$5,000.00	\$20,000.00	\$20,000.00	\$18,176.54	\$18,176.54	\$18,000.00	\$18,000.00	\$2,000.00	\$2,000.00	\$2,600.00	\$2,600.00	\$1,100.00	\$1,100.00	\$49,500.00	\$49,500.00	\$1.15	\$1.15
R5001012	EXPLORATORY EXCAVATION	EACH	20	\$300.00	\$6,000.00	\$250.00	\$5,000.00	\$1,041.00	\$20,820.00	\$50.00	\$1,000.00	\$400.00	\$8,000.00	\$510.00	\$10,200.00	\$670.00	\$13,400.00	\$375.00	\$7,500.00	\$653.75	\$13,075.00
44000161	HOT-MIX ASPHALT SURFACE REMOVAL, 3"	SQ YD	1,760	\$5.00	\$8,800.00	\$4.05	\$7,128.00	\$8.50	\$14,960.00	\$7.00	\$12,320.00	\$5.00	\$8,800.00	\$6.50	\$11,440.00	\$6.25	\$11,000.00	\$8.00	\$14,080.00	\$6.90	\$12,144.00
X0327980	PAVEMENT MARKING REMOVAL - WATER BLASTING	SQ FT	300	\$4.00	\$1,200.00	\$5.00	\$1,500.00	\$9.15	\$2,745.00	\$8.00	\$2,400.00	\$5.00	\$1,500.00	\$9.00	\$2,700.00	\$7.25	\$2,175.00	\$9.00	\$2,700.00	\$8.05	\$2,415.00
XX007092	RECESSED REFLECTIVE PAVMENT MARKER REMOVAL	EACH	26	\$1.20	\$31.20	\$10.00	\$260.00	\$32.65	\$848.90	\$20.00	\$520.00	\$50.00	\$1,300.00	\$28.00	\$728.00	\$53.00	\$1,378.00	\$20.00	\$520.00	\$18.40	\$478.40
Z0018911	DRILL AND GROUT #6 TIE BARS	EACH	180	\$15.00	\$2,700.00	\$1.00	\$180.00	\$52.30	\$9,414.00	\$12.00	\$2,160.00	\$7.00	\$1,260.00	\$11.00	\$1,980.00	\$1.00	\$180.00	\$185.00	\$33,300.00	\$17.25	\$3,105.00
X7810300	RECESSED REFLECTIVE PAVMENT MARKER	EACH	26	\$25.00	\$650.00	\$194.00	\$5,044.00	\$58.80	\$1,528.80	\$50.00	\$1,300.00	\$40.00	\$1,040.00	\$190.00	\$4,940.00	\$180.00	\$4,680.00	\$175.00	\$4,550.00	\$172.50	\$4,485.00
Z0062456	TEMPORARY PAVEMENT	SQ YD	200	\$28.00	\$5,600.00	\$45.00	\$9,000.00	\$86.10	\$17,220.00	\$13.00	\$2,600.00	\$16.00	\$3,200.00	\$14.00	\$2,800.00	\$30.00	\$6,000.00	\$35.00	\$7,000.00	\$48.30	\$9,660.00
78000200	THERMOPLASTIC PAVEMENT MARKING - LINE 4"	FOOT	825	\$2.50	\$2,062.50	\$5.10	\$4,207.50	\$9.15	\$7,548.75	\$1.00	\$825.00	\$4.00	\$3,300.00	\$5.50	\$4,537.50	\$5.00	\$4,125.00	\$6.00	\$4,950.00	\$5.75	\$4,743.75
TOTAL:				\$1,226,573.70	\$1,158,837.50	\$1,326,823.04	\$1,347,600.00	\$1,356,771.00	\$1,392,363.50	\$1,515,000.00	\$1,697,232.00	\$1,750,118.25									



FINANCE & ADMINISTRATION COMMITTEE MINUTES

Committee Date: February 28, 2019
Present: Ald. Catalano, Jakab, Messina, Sorrentino, E. Wesley, R. Wesley & Woods
Absent: Ald. Susmarski
Also Present: Mayor Pulice, Treasurer Porch, City Manager Mermuys, Police Chief Vesta, B. Wilson, M. York, E. Cage, Deputy Chief Frese, K. Chrise, K. Buggy, G. Paplauskas, A. Lange, B. Garelli, A. Walczak, N. Kace
Meeting Convened at: 7:38 p.m.

APPROVAL OF THE MINUTES:

The minutes of the January 24, 2019 meeting were approved as presented.

REPORT & RECOMMENDATION:

FY2020 BUDGET

DISCUSSION:

Mr. Wilson provided an overview of the FY2020 Budget. There are six types of funds: General, Special Revenue, Capital Projects, Internal Services, Enterprise and Trust/Agency. Of these 15 total active accounts, 9 have proposed budget increases and 6 have decreases. Two of the six with decreases are cash flow positive; there is only a decrease based upon depreciation. In Capital Spending, the City continues to be aggressive and aligns projects wherever possible.

The Revenue for all funds during FY2019 is \$34,696,909; proposed for FY2020 is \$35,745,776 total revenues. The investment income from the Police Pension Fund is what largely driven.

Expenditures for FY2019 are \$36,749,098; projected is \$32,982,615 and FY2020 proposed is \$36,393,204. The difference is lower than expected personnel costs, contractual costs and capital outlay coming in lower than expected. Unless otherwise noted, Personnel costs are up due to increased salaries per the City's compensation policy and union contracts, FICA and IMRF. The City's IMRF rate decreased by 2.08% this calendar year.



General Fund Summary

This fund is currently on track to end FY2019 with an estimated surplus of over \$211K. Revenues and expenditures are both trending below budgeted numbers. As presented, the FY2020 budget surplus is \$58,960. Ald. Messina noted only one new employee was added during the current fiscal year. Ald. E. Wesley inquired about outsourcing in Community Development. Mr. Wilson explained that was included in part of the expenditures.

Summary of Revenues –The 3.16% increase is due to homes eliminating landlines, building permits with projects currently in the pipeline, impound fee changes due to laws, and Traxguard being back on line going both directions on Irving Park. The investment income is interest rates finally starting to improve. Miscellaneous is being driven by employee health contributions.

Ald. Jakab asked what percentage of property tax the City actually receives. Mr. Wilson stated it is a fairly small percentage, between 5 and 6 percent, with the majority of taxes going toward the school districts. Other recipients from property taxes include the Fire District, Park District and Library. Ald. Jakab noted the City has no control over those other taxing bodies. He then asked what happened to Miscellaneous Building Fees. Mr. Wilson explained that when the fees were cleaned up, this was eliminated; it is either a building fee or it is not.

Summary of Expenditures – Personnel is up to due the Police Department now being fully staffed and newer employees being in the contractual step program. Contractual services are related to an increase from ACDC and an increase in health care costs. Commodities are down based on fuel prices. Capital Outlay is affected by some IT infrastructure needs. The interfund transfer is down due to a decrease in contributions to the CERF fund of that \$25,000. Ald. E. Wesley asked about the 45.75% change under Board of Fire and Police. Mr. Wilson explained that police testing needs to be done this year per state statute since the current Eligibility Roster expires. Ald. Jakab inquired about why the DUI tech fund is down. Chief Vesta explained that every DUI case that goes to DuPage County Court and if the finding is guilty, the City is issued a percentage of the fees. That money can only be used for specific items under State Statute. Last year they were down from the previous year. Those funds are set aside for replacement of cameras in squads and/or computers in the police cars. There is currently over \$200,000 in that fund.

Ald. Jakab asked about changes in Investment Income and was advised that interest rates are getting better and CD rates have gone up and are getting better returns. Ald. Catalano asked how much money is in the bank. Mr. Wilson will provide an accurate number in his monthly report. Ald. E. Wesley wanted to know if the City has received all the money owed from the

State of Illinois. Mr. Wilson stated they have changed how they remit funds, but all the backlog on the income tax has all been caught up. They are current on all of that, as well as the gaming revenue. Mayor Pulice noted that there a few bills being considered that would allow money to flow quicker from the state to the individual municipalities.

Mr. Wilson briefly reviewed the Expanded Level items. There are five within this budget; four are in the General Fund for a Community Development Analyst, the skunk removal program, additional brush collection and maintenance of clock tower, triangle and Potter Street. The fifth one is in the Road & Bridge Fund for street signs in the industrial park.

Administration

Decrease in personnel is related to the GIS employee going to part-time. That individual was full-time but went to part-time for the coming fiscal year. Decrease in Other is related to legislative conferences and meetings. The total increase is (-4.14%).

Clerk's Office

Increase in Contractual is related to Codifier fees, which creates a 4.48% increase.

Community Development

Decrease in Contractual is due to the Property Maintenance line item. That has been relocated to another department so the money has been removed from this budget. Ald. Jakab asked about uniform costs under Commodities. Mr. Wilson stated this depends on the limits listed in the union contracts, and those for the non-union employees. He agreed to double check on that number. Ald. E. Wesley asked if the Fire District Review service has been eliminated. Mr. Wilson explained that is charged when a permit is pulled and rolled into the building permit fee. Ald. E. Wesley then asked about Office Equipment and what is being purchased this year. Mr. Cage stated this amount was reduced since there are currently no plans for anything in particular at this time; it's just an amount budgeted in case a need arises.

Ald. R. Wesley asked about the difference in Professional Services. Mr. Wilson noted that the \$150,000 is broken down between a few firms, including Robinson Engineering, Teska Associates for planning activities and Chris Burke for Stormwater review. Mayor Pulice commented that if not for these contracts, the City would need to hire a City Engineer.

Ald. Messina asked where the statistics are for 2018 (page 58). Mr. Wilson explained those statistics come out of the audit which is on a calendar year and has not yet been issued. Ald. Messina pointed out that in 2017 there was a record 961 building permits issued and 274

inspections, which indicates people want to stay in their homes. He noted that Crain's Business rated Wood Dale as one of the hottest housing markets in 2018.

Mr. Wilson reviewed the Expanded Level Item for a Community Development Analyst. This is to make the current CD intern into a full-time CD Analyst at \$58,640. This individual would provide support and assistance to all functional areas. If not approved, Mr. Cage would keep a rotating intern position. The part-time position is currently paid \$20,000 per year. Mr. Mermuys recommends approval due to the current level of construction taking place, but mainly because the City has a succession plan. The current individual is a hard-working intern that the City has had the last two years and who is now graduating with a Master's Degree. Ald. E. Wesley expressed concerns about numerous calls he received from people waiting for permits to be approved. He supports adding the position, but only if it will help get those permits out quicker. Mr. Mermuys stated staff has worked on improving efficiency and communication, and the Marketing Director helped design more user friendly forms for applicants which will help with the permit approval process. Mayor Pulice talked about how contractors always want to move along quickly, but the City needs to ensure things are done right. Ald. Sorrentino provided examples of residents calling him about the permit process, but after investigating further, it was determined their contractor had not provided everything that was required of him. Once the material needed was given, those permits were given.

Ald. Woods made a motion, seconded by Ald. Jakab, to approve the Expanded Level Item for a Community Development Analyst. A roll call vote was taken, with all members voting aye, with the exception of Ald. R. Wesley, who was opposed. Motion carried.

Finance

Decrease in commodities s related to postage and office supplies.

Legal Services

Increase is due to higher usage of legal services. This is services for general, labor and adjudication. Mr. Wilson noted that the vast majority is from Bond, Dickson & Conway.

Police Department

Increase in Contractual is related to the Dispatch contract with ACDC, and the decrease in Other is related to the program with School District #7. Ald. E. Wesley asked what seasonal employment is for. Chief Vesta explained it is the part-time crossing guards for the pool crossing, and that the Park District reimburses about 40% of that cost in a cost-share Intergovernmental Agreement.

Ald. Jakab asked if the Overtime pay includes any special events worked by police officers. Chief Vesta confirmed it is, along with the additional traffic grants that are conducted. Ald. E. Wesley asked if any of that money for staff comes out of Tourism Funds. Mr. Wilson stated it does not directly come from there, but a transfer is done from Tourism fund to the General Fund for personnel services.

Ald. Jakab asked for an explanation of Professional Services in accounts 42036 and 42034. Chief Vesta stated that Professional Services is for the City prosecutor to do the special hearings. The in-house counseling program comes under Social Services and is paid monthly for unlimited services from them. Over 100 families were serviced during 2018.

Ald. Catalano inquired about doing another data file check for vehicle stickers similar to the check done in 2016. Chief Vesta replied that another update can be requested for the database for a minimal cost so they can rerun and look for changes. He noted that City Council gave direction to do that every two years.

Ald. E. Wesley asked about Emergency Services and was advised by Chief Vesta that it is for maintenance of the tornado sirens in town. He then inquired about Office Equipment. Chief Vesta confirmed it is the identical budget as was submitted last year. Last year it was used to replace the 28-year old training room tables used in the Community Room. Ald. E. Wesley asked about what falls under Miscellaneous. Chief Vesta explained it is a small amount for items that don't fit under any other area of the Budget, i.e. retirement awards, water for community meetings, etc.

Ald. Sorrentino asked about the School Resource Officer posted at Fenton High School. Chief Vesta stated that Wood Dale has had an officer at the school for 19 years, and that Fenton reimburses all his overtime and any special events he works. During summers that individual works a shift and fills in for vacations as needed.

The Expanded Item for the skunk program was reviewed. Chief Vesta would like some better guidelines with evidence of burrowing or damage other than someone just seeing a skunk on their street. He wants documentation of some type of skunk activity to institute stricter controls on the outside company. He wants to revamp and improve the program for the summer of 2019.

Ald. Messina made a motion, seconded by Ald. Catalano, to approve the Expanded Level Item for the Skunk Removal Program. A roll call vote was taken, with all members voting aye. Motion carried.

Police and Fire Commission

The increase is related to the testing and creation of a new officer list in the late summer. By statute, the Board is required to create a new list every two years. At that time, the current list goes away completely. The Board limits the amount of applications that can be accepted since each test cost about \$25.00. They make a cutoff around the 200-250 range, as only two to five individuals are hired from any given list.

Public Works Administration

Mr. York stated the projected amounts for Salaries for FY2019 will be less due to the three month period of not having an Assistant Director. He introduced our two new staff members, Alan Lange from who will be in charge of Streets and Utilities, and Brett Gorelli who will handle Wastewater and Dial-A-Ride.

Ald. R. Wesley asked about the \$6,000 for Conferences and Meetings. Mr. York reported staff normally attends a few conferences each year, but only select ones he feels are the most pertinent and beneficial. Mr. Lang will be attending the Snow & Ice Conference for snow plowing. Ald. Messina commented this is a very low number compared to other communities. Mr. York noted that they also use discretion when selecting a hotel to keep costs down for residents.

A break was taken from 9:07 to 9:17 p.m.

Streets Division

Decrease in commodities is related to Snow & Ice control. Beet juice is not MFT eligible so the cost comes from Streets Division. This is because IDOT still has an issue with allowing things that have been changed over course of time, like getting led lights approved even though they are now a standard. If IDOT changes their policy, it will get moved to MFT.

Ald. E. Wesley asked about Vehicle Maintenance (page 80) and was advised the increase is due to some projects needing to be done with the larger trucks.

The Expanded Level item for additional brush collection was presented. No funding is being requested since Flood Brothers reimburses the City and has agreed to do so for the additional pick up.

Ald. Messina made a motion, seconded by Ald. Sorrentino, to approve the Expanded Level Item for Additional Brush Collection. A roll call vote was taken, with all members voting aye. Motion carried.

The next Expanded Level Item is for Maintenance of Clock Tower, the newly improved triangle area, and for Potter St. It was explained that this item would provide funding a third party to provide services for these areas as was discussed in concept at the time the projects were being planned. To keep the area looking pristine, staff requests this service be contracted out. It will include mowing, maintenance of the water feature, fall and spring clean-up, mulching, weekly mowing, bi-weekly garbage and weed removal, etc. on a weekly basis.

Ald. Jakab made a motion, seconded by Ald. Woods, to approve the Expanded Level Item for Maintenance of the Clock Tower, the Triangle and for Potter St. A roll call vote was taken, with all members voting aye. Motion carried.

Vehicle Maintenance

Decrease in contractual is related to maintenance of Other Equipment and Dues & Subscriptions. There are still three mechanics, but one is out of Water & Sewer. Ald. E. Wesley asked about certifications and licenses for these individuals. These are from Contractual Services Education and Training and not done annually, just as they come up for renewal.

Central Services

Contractual Services is up due to health insurance increase, and Commodities increased due to postage and city hall maintenance.

Mayor Pulice asked about the Police Pension Fund since some communities are using a consistently set number each year. Mr. Wilson explained there are a few different methodologies that can be used, and agreed to reach out to the actuaries about this.

Ald. E. Wesley asked about employment development (page 88), noting that nothing was done with it from 2017 to 2019. Mr. Mermuys stated there has been a Council mandate to increase trainings. As far as employee recruitment, advertising was used to get a wider base. Ald. E. Wesley also inquired about Unemployment Compensation since it went from 0 to \$2,875. Mr. Wilson explained that if the state approves this for certain individuals, the City needs to pay it. Ald. E. Wesley asked about the \$25,000 for Stormwater Commission (page 89) and was advised by Mr. Mermuys it is for the engineer on that Committee.

ITEMS TO BE CONSIDERED AT FUTURE MEETINGS:

- FY2020 Budget (*continuation*)

ADJOURNMENT:

The meeting adjourned at 9:45 p.m.

Minutes taken by Eileen Schultz



REQUEST FOR COMMITTEE ACTION

Referred to Committee: March 14, 2019
Subject: FY 2020 Budget
Staff Contact: Brad Wilson
Department: Finance

TITLE: FY 2020 Budget – Part 2

RECOMMENDATION:

Upon review of all sections, a motion to approve the FY 2020 draft as amended. Staff will prepare the appropriate notices and documentation for formal approval.

ANALYSIS:

At the February 28th Committee meeting, the entire General Fund was discussed. With that in mind, we will begin with the Road & Bridge Fund (page 90) and continue moving forward from there.

DOCUMENTS ATTACHED

None