



# CITY OF WOOD DALE

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## **COMMUNITY DEVELOPMENT COMMISSION** **MEETING AGENDA**

Date & Time: April 15, 2019 at 7:00 PM  
Location: Wood Dale City Hall  
Council Chambers  
404 N. Wood Dale Road  
Wood Dale, IL 60191  
Members: Ron Damasco, Brad Karich, Richard Petersen, Dave  
Shimanek, Rick St. Marie, George Vant, David Woods  
Staff Liaison: Kelley Chrisse

### **I. CALL TO ORDER**

### **II. ROLL CALL**

### **III. BUSINESS ITEMS**

A. *Approval of Meeting Minutes from March 18, 2019*

### **IV. PUBLIC HEARINGS**

#### **A. Case No. 2019-CDC-01**

Ridge Development Company, LLC is requesting Rezoning from R-1, upon annexation, to Business Park sub-area of the Thorndale Corridor Corporate Overlay with I-1, Light Industrial, underlying zoning, Final Plat of Subdivision, Special Use, Planned Unit Development – Final Development Plan and Major Site Plan Review to demolish the existing single family homes and construct a new industrial building. The subject property is unincorporated and consists of 20 parcels located along Washington Street at Central Avenue. CH Realty VIII/I Chicago Washington St., LLC is the property owner.

#### **B. Case No. 2019-CDC-04**

The City of Wood Dale is proposing Text Amendments to Chapter 17 of the Municipal Code, the Unified Development Ordinance (UDO). The purpose of the text amendments is to clarify screening requirements for outdoor storage in Sec. 17.502 and to amend fence regulations in Sec. 17.602.



CITY OF  
WOOD DALE

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V. STAFF LIAISON REPORT

VI. ADJOURNMENT

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## COMMUNITY DEVELOPMENT COMMISSION MINUTES

Meeting Date: March 18, 2019

Present: Ron Damasco, Richard Petersen, Dave Shimanek, Dave Woods, George Vant

Absent: Brad Karich, Rick St. Marie

Also Present: Gosia Pociecha, Kelley Chrise, Ald. Randy Messina, Ald. Peter Jakab, Attorney Mary Dickson, Mr. and Mrs. Sam Pavone, Wojciech Siwecki

Meeting Convened at: 7:00 P.M.

A motion was made by Mr. Woods to nominate Mr. Shimanek as Chairman Pro-tem, which was seconded by Mr. Vant. The motion carried unanimously by voice vote.

### **CALL TO ORDER:**

Chairman Pro-tem Shimanek called the meeting to order. Roll call was taken and a quorum was present.

### **APPROVAL OF THE MINUTES:**

Mr. Woods made a motion to approve the minutes of the February 25, 2019 meeting; the motion was seconded by Mr. Vant and unanimously approved as presented via voice vote.

### **PUBLIC HEARINGS:**

### **CASE NO. 2019-CDC-03**

#### **OVERVIEW:**

A text amendment to the Unified Development Ordinance (UDO), Chapter 17 of the Municipal Code is being proposed. The purpose of the text amendment is to amend Sec. 17.404.A.4 to allow variations from fence regulations.

#### **DISCUSSION:**

Ms. Pociecha provided a summary of Staff's Memo dated March 13, 2019 highlighting the purpose of recommending a text amendment; specifically, to allow variations from fence regulations, to provide more flexibility to property owners seeking to improve their property with the installation of fencing and to be consistent with regulations of adjoining

communities, all of which allow fence variations. As is required of all variation requests, any proposed fence variation would be subject to the Standards for Variations and would be required to demonstrate hardship other than any financial hardship. The Community Development Commission would consider any variation being requested and the matter would be forwarded to the City Council for final approval.

The public was invited to speak for or against this proposal. Mr. Pavone of 304 Sunnyside commented that the current fencing regulations as they apply to his lot and the placement of his house on that lot prohibit him from replacing an existing fence. He, therefore, supports this text amendment. Mr. Siwecki of 100 Iroquois Trail also described safety and security issues which exist at his property, issues which could be lessened if this text amendment is allowed.

There were no other comments from the public and the Public Hearing was concluded at 7:12 P.M.

**VOTE:**

Mr. Vant made a motion that based on the proposed text amendment to the UDO, as summarized in the staff memo, 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. 2019-CDC-03. The motion was seconded by Mr. Woods. A roll call vote was taken with the following results:

Ayes: Mr. Woods, Mr. Vant, Mr. Damasco, Mr. Petersen, Mr. Shimanek  
Nays: None  
Abstain: None  
Motion carries

**STAFF LIAISON REPORT:**

Ms. Chrissie briefly reported on recent and ongoing construction activities throughout the City as well as on the status of several proposed projects. This was for information only; no CDC action required. In addition, she anticipates two Public Hearings for April. Commissioners are reminded that they should avail themselves of the annual training for Community Development Commissioners as a way to refresh themselves on the workings, duties and philosophies of their position as Commissioners.

**ADJOURNMENT:**

Mr. Woods motioned to adjourn the meeting, which was seconded by Mr. Vant. The motion was unanimously approved via voice vote. The meeting adjourned at 7:25 P.M.

*Minutes taken by Marilyn Chiappetta*

# CITY OF WOOD DALE

Community Development



## MEMO

DATE: April 15, 2019

TO: Community Development Commission

FROM: Kelley Chrise, AICP, Assistant Community Development Director

SUBJECT: Case No. 2019-CDC-01, Rezoning, Special Use, Planned Unit Development, Final Plat of Subdivision and Major Site Plan Review for the redevelopment of Washington Street

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### **REQUEST**

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An application has been submitted requesting a Rezoning, upon annexation, to Business Park sub-area of the Thorndale Corridor Corporate District and I-1, Light Industrial, underlying zoning, Special Use, Planned Unit Development, Final Plat of Subdivision and Major Site Plan Review to redevelop Washington Street which includes the following properties:

- 6N652 Central Ave (PIN: 03-10-107-009)
- 6N550 Central Ave (PIN: 03-10-107-010)
- 17W475 Washington St (PIN: 03-10-107-008)
- 17W489 Washington St (PIN: 03-10-107-007)
- 17W527 Washington St (PIN: 03-10-107-005 and -004)
- 17W539 Washington St (PIN: 03-10-107-002)
- 17W550 Washington St (PIN: 03-10-106-007)
- 17W522 Washington St (PIN: 03-10-106-009)
- 17W520 Washington St (PIN: 03-10-106-010)
- Lot 2 (PIN: 03-10-106-015)
- 17W476 Washington St (PIN: 03-10-106-013)
- 17W540 Washington St (PIN: 03-10-106-008)
- 17W510 Washington St (PIN: 03-10-106-011)
- 17W511 Washington St (PIN: 03-10-107-006)
- 17W537 Washington St (PIN: 03-10-107-003)
- Lot 11 (PIN: 03-10-107-001)

- 17W570 Washington St (PIN: 03-10-106-006)
- 17W486 Washington St (PIN: 03-10-106-012)
- 6N606 Central Ave (PIN: 03-10-106-014)

The applicant has requested a continuance to the May 20, 2019 Community Development Commission meeting in order to accommodate additional site modifications. Staff supports the requested continuance.

# CITY OF WOOD DALE

Community Development



## MEMO

DATE: April 15, 2019

TO: Community Development Commission

FROM: Gosia Pociecha, AICP, Planner

SUBJECT: Case No. 2019-CDC-04, Text Amendments to the Unified Development Ordinance

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### **OVERVIEW**

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Text amendments to the Unified Development Ordinance (UDO), Chapter 17 of the Municipal Code are being proposed. The purpose of the text amendments is to clarify screening requirements for outdoor storage in Sec. 17.502 and to amend fence regulations in Sec. 17.602. The application is being heard under Case No. 2019-CDC-04.

### **ANALYSIS**

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#### *Clarify screening requirements for outdoor storage in Sec. 17.502*

The proposed text amendment clarifies the outdoor storage screening regulations in Sec. 17.502. The intent of these regulations is to require screening where outdoor storage is permitted. Staff discovered that language specifying the height and type of screening was inadvertently deleted when a text amendment modifying this section was approved in 2017. The purpose of the proposed amendment is to restore the text to align it with the intent of the regulations and how they are currently administered.

The text amendment would specifically read as follows:

Sec.17.502.A.j.(2)

(B) Outdoor Storage Enclosures: All outdoor storage facilities ~~for raw materials and finished products within five hundred feet (500') of a residence district~~ shall be effectively screened and enclosed by a solid wall or fence at least six feet (6') in height or at least eight feet (8') in height when located within five hundred feet (500') of a residence district at least eight feet (8') in height. If materials to be stored outdoors are in excess of eight feet (8') in height, then landscape screening shall be provided in accordance with subsection 17.606C7d of this chapter.

### *Amend fence regulations in Sec. 17.602*

The text amendment to Sec. 17.602, *Exhibit A*, proposes to amend the existing fence regulations. Subsequent to inquiries by property owners, staff is recommending an amendment which would allow more flexibility for backyard fencing on corner lots. In addition the text amendment would clarify the various fencing types and provide diagrams depicting permitted fence type locations. The amendment also adds cross-references to specific fencing requirements for outdoor storage/trash enclosures and for the Thorndale Corridor Corporate District. The purpose of this text amendment is to provide more flexibility to property owners while clarifying the existing fence regulations by addition of diagrams.

### *Compliance with the Comprehensive Plan*

The proposed text amendments will help the City work towards the goals listed in the Comprehensive Plan such as to “build community capacity” and “embrace small-town charm” by supporting improvements to existing housing stock and investment in residential neighborhoods as well as working towards enhancement of the appearance and “curb appeal” of commercial corridors.

The proposed text amendments will allow more flexibility in fencing options on corner lots, define screening requirements for outdoor storage, and provide clarified regulations intended to aid the City in enforcement of the regulations.

### *Compliance with the Unified Development Ordinance*

The proposed text amendments maintain the intent of the code “to implement the goals, objectives and policies of the city of Wood Dale comprehensive plan to ensure that growth is an integral part of the community and contributes to the formation of functional neighborhoods and town centers; to increase collective security and community identity to promote civic awareness and responsibility; and, to enhance the quality of life for the entire city to ensure the greatest possible economic and social benefits for all Wood Dale residents, merchants and visitors.”

In addition to continuing to promote the public health, safety, and general welfare of the City, the proposed text amendments support the following goals of the UDO:

- To protect the character and stability of the residential, business, and manufacturing areas within the city and to promote the orderly and beneficial development of such areas;
- To fix reasonable standards to which buildings or structures shall conform therein; and
- To preserve and enhance the taxable value of land and buildings throughout the city.
- To enhance aesthetic values within the city.

The proposed text amendments are in keeping with the purpose and intent of the UDO and seek to provide more clarity regarding outdoor storage screening and fence regulations.



*Findings of Fact*

Although there is no requirement to adopt findings of fact, the proposed amendments are consistent with the Comprehensive Plan and the UDO.

**RECOMMENDATION**

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The proposed text amendments are consistent with the Comprehensive Plan and the Unified Development Ordinance. Based on the findings listed above, staff recommends that the Community Development Commission make the following motion recommending approval of the amendments:

Based on the proposed text amendments to the UDO, as summarized in the staff memo, I move that the Community Development Commission recommend to the City Council approval of Case No. 2019-CDC-04.

**CHAPTER 17 ARTICLE VI – LAND USE AND DEVELOPMENT STANDARDS**

Sec. 17.602. B.3.b

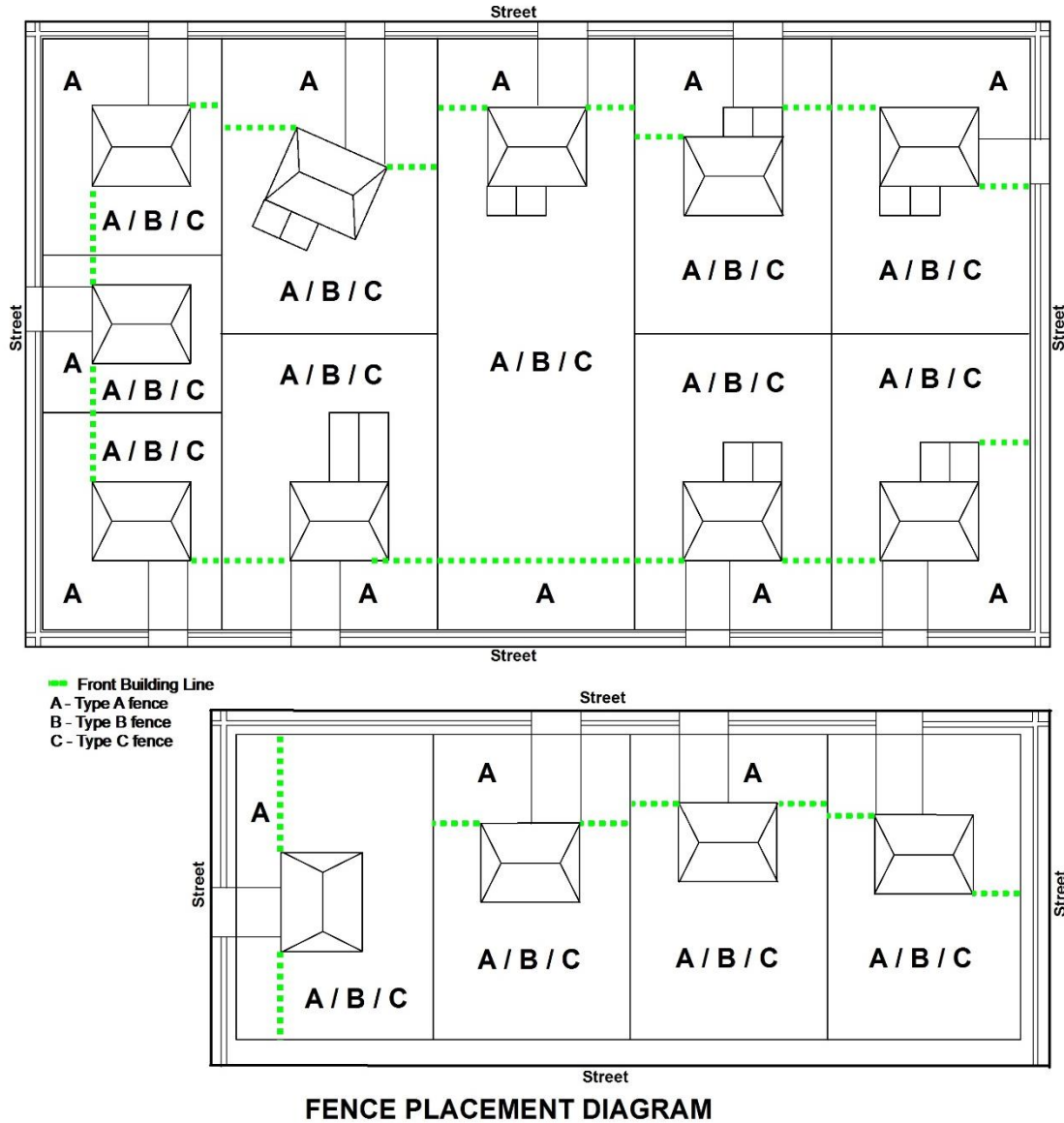
(2) Fence And Wall Requirements:

(A) Fence Categories: For the purpose of this section, there shall be two (2) categories of fences in Wood Dale:

- (i) Type A: A type A fence may only be a decorative or natural fence and shall not exceed four feet (4') in height above the ground level in all zoning districts.
- (ii) Type B: A type B fence may be a wall, decorative, natural or solid fence and shall not exceed six feet (6') in height above the ground level on properties with residential uses or within residential districts.
- (iii) Type C: A type C fence may be a wall, decorative, natural or solid fence and shall not exceed eight feet (8') in height above the ground level on properties with non-residential uses and within non-residential districts.

(B) Fence Standards And Conditions Of Use:

- (i) Type A: A type A fence is permitted in all yards.
- (ii) Type B and Type C: A type B and type C fence ~~shall not exceed six feet (6') in height in residential districts or eight feet (8') in all other districts and~~ is permitted only as follows:
  - a. ~~only b~~ Behind the front building line (see Fence Placement Diagram below);  
unless otherwise specified or permitted in this chapter. or
  - b. In the corner side yard area from the rear line of the structure to the rear lot line on corner lots when the rear of the structure faces the rear of a structure that is located on an adjacent corner lot (see Fence Placement Diagram below).



(iii) Additional Regulations For Front And Corner Side Yard Fences And Walls: Chainlink fences and walls, except terraces, knee walls and retaining walls, shall be prohibited in a front yard.

(iv) [Fencing regulations for outdoor storage and/or trash enclosures are specified in Sec. 17.502.A.i.](#)

(v) [Fencing types for lots located within the Thorndale Corridor Corporate District are specified in Sec. 17.907.C.9.](#)