



# CITY OF WOOD DALE

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

Date & Time: August 19, 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: Ed Cage

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

### **II. ROLL CALL**

### **III. BUSINESS ITEMS**

*A. Approval of Meeting Minutes from June 17, 2019*

### **IV. PUBLIC HEARINGS**

#### *A. Case No. 2019-CDC-09*

Floor Pros, LLC is requesting a Special Use and Major Site Plan Review to permit the operation of a carpet, rug, and linoleum store. The subject property is located at 1450 N Wood Dale Rd (PIN 03-04-200-026). William Lockwood is the owner of the parcel.

#### *B. Case No. 2019-CDC-010*

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 remove the stormwater and floodplain management regulations from Chapter 17, Article VII of the City Code as they have been recently enacted, with amendments, and codified in Chapter 10 of the City Code.

### **V. STAFF LIAISON REPORT**

### **VI. ADJOURNMENT**

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## COMMUNITY DEVELOPMENT COMMISSION MINUTES

Meeting Date: June 17, 2019

Present: Ron Damasco, George Vant, Richard Petersen, Brad Karich

Absent: Rick St. Marie

Also Present: Gosia Pociеча, Ed Cage, Ald. Eugene Wesley, Attorney Sean Conway, Pat Sampanetti, Jeanne Gratzl, Jesse Krebasch, Pat Krebsch, Karen Krebasch, Mirna Rodriguez, Steven Rodriguez, Jerry Saviano, Carl Parmenian, Ben Birkey, Michelle Simoni

Meeting Convened at: 7:00 P.M.

### **CALL TO ORDER:**

Mr. 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 April 15, 2019 meeting; the motion was seconded by Mr. Woods and unanimously approved as presented via voice vote.

**NOTE:** Mr. Shimanek and Mr. Woods recused themselves from the meeting prior to the Public Hearing.

### **PUBLIC HEARINGS:**

### **CASE NO. 2019-CDC-02**

### **OVERVIEW:**

Applicants and owners of the three lots which are the subject of this case, Steven and Samira Rodriguez, are requesting a lot consolidation of the three lots into one recorded lot for residential use to accommodate construction of accessory structures including a pool, shed and basketball court. The subject properties are located at 131-133 Center Street and 140 Florina Court. The Rodriguez's currently reside at 140 Florina Court.

## DISCUSSION:

Ms. Pociеча provided an overview of the proposal followed by staff analysis. She described the applicant's request to demolish the existing vacant single-family residence at 131 Center and to consolidate that lot along with vacant lot 133 Center and 140 Florina Court into one recorded lot for residential use. In addition to demolition of the 131 Center building, petitioner wishes to expand the existing patio at 140 Florina Court, construct a pergola over the patio, install a pool, shed and basketball court and relocate the existing playground area. Ms. Pociеча explained that the proposed lot consolidation would create a double frontage lot where the rear yard of the subject property would be facing Center Street; this would not enhance the curb appeal or improve pedestrian comfort as it would create approximately 177' of solid privacy fencing in the backyard among single-family residences facing Center Street, two issues which are in conflict with stated goals of the Comprehensive Plan. In addition, the lot created by this consolidation would not be uniform or align with numerous items listed under the Purpose and Intent of the Unified Development Ordinance. Mr. Cage stated that staff is recommending denial of the lot consolidation because it is not consistent with the Comprehensive Plan or UDO, but also because it would create a zoning lot not typically found in the R-2 district. Mr. Ben Birkey, representing the petitioners, provided a brief overview of the petition following staff's presentation stating that the proposal would provide improvements to the site and condemned property at 131 Center. Mr. Cage clarified that the water is turned off, therefore the property is inhabitable, but it was never condemned. Several members of the audience spoke to this issue as follows: Mr. Carl Parmanian of 122 Florina Ct reminded Commissioners of the fact that a swale exists in the rear yards of both Center Street and Florina Court running west from Wood Dale Road to a detention pond, a swale which must be retained in order to maintain the flow of water and to prevent flooding. In addition, there currently exists an approximately 4' difference in elevations between Florina Court and Center Street a condition which must be considered. Mr. Jerry Saviano of 128 Florina Court voiced concerns regarding the proposed basketball court and the type of activities which could occur with its use. In addition, he questioned the possibility of planting trees instead of fencing. Ms. Pociеча explained that, per the Municipal Code, fencing is required with construction of a pool; however, trees could also be added. Ms. Karen Krebash and Mr. Krebash of 158 Center Street, as long time residents of Center Street, stated their objection to this proposal, viewing it as an injustice to residents of that street. Concerns regarding potential flooding were also raised by Ms. Jeanne Gratzl of 146 Central. In response to her question regarding engineering review of this project, Ms. Pociеча stated that an initial engineering review by the City's Engineer has been conducted; a full engineering review would take place as part of the permit process should the project go forth. Mr. Rodriguez and Ms. Michelle Simoni, petitioner's architect, addressed the issues raised during the testimonies by stating that prior to his purchase of the two lots on Center Street, he consulted with and was assured by former Building Department

staff that this consolidation could go forward; only then did he proceed with the purchase and proposal. Mr. Cage confirmed that the applicant consulted with previous City employee and that it was explained that a lot consolidation process would need to be followed which is the reason for this public hearing. Mr. Vant questioned the propriety of allowing fencing along Center Street as proposed. In response to a question by Mr. Karich, there have not been any requests for a through lot such as is being requested; only typical requests regarding corner lots and fencing allowed in such cases. Also, per Ms. Pociеча, petitioner has changed the basketball court lighting plans so that adjacent properties would not be adversely affected. As a separate issue, Mr. Cage stated that the City has been in contact with Mr. Rodriguez repeatedly over the past year regarding the conditions which have existed at the vacant residence at 131 Center Street; specifically the lack of maintenance and general disrepair.

**VOTE:**

Mr. Vant made a motion that, based on the submitted petition and the testimony presented, the proposed Lot Consolidation meets the standards for denial, is not consistent with the UDO and Comprehensive Plan for the reasons set forth in the staff memo; therefore he moves that the Community Development Commission adopt the findings of fact included within the staff memo dated June 17, 2019 as the findings of the Community Development Commission and recommend to the City Council DENIAL of the requested lot consolidation in Case No. 2019-CDC-02. Motion was seconded by Mr. Petersen. A roll call vote was taken with the following results:

Ayes: Mr. Damasco, Mr. Karich, Mr. Petersen, Mr. Vant

Nays: None

Abstain: None

Motion carries

The Public Hearing was concluded at 7:50 P.M.

**STAFF LIAISON REPORT:**

Mr. Cage stated that a proposed Text Amendment and other matters will be brought before the CDC in the near future.

**ADJOURNMENT:**

Mr. Vant motioned to adjourn the meeting; the motion was seconded by Mr. Petersen. The motion was unanimously approved via voice vote. The meeting adjourned at 8:00 P.M.

*Minutes taken by Marilyn Chiappetta*

# CITY OF WOOD DALE

Community Development



## MEMO

DATE: August 19, 2019

TO: Community Development Commission

FROM: Gosia Pociecha, AICP, Planner

SUBJECT: Case No. 2019-CDC-09, Special Use and Major Site Plan Review for Floor Pros, LLC, 1450 N Wood Dale Rd

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### **REQUEST**

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An application has been filed by Floor Pros, LLC for a Special Use and Major Site Plan Review to permit the operation of a carpet, rug, and linoleum store at 1450 N Wood Dale Road, Wood Dale, Illinois.

### **PROPERTY INFORMATION**

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Site Address: 1450 N Wood Dale Rd  
PIN: 03-04-200-026  
Property Size: 0.46 Acres (approx. 20,034 square feet)  
Existing Land Use: Retail/Commercial  
Future Land Use: Industrial/Business Park  
Existing Zoning: C-2 (General Commercial)

#### Surrounding Zoning & Land Use

North: R-G (General Residential), Townhouse/Multi-Family Residential  
South: I-1 (Light Industrial), Industrial  
East: I-1 (Light Industrial), Large Industrial  
West: R-G (General Residential) and I-1 (Light Industrial),  
Townhouse/Multi-Family Residential

### **ANALYSIS**

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#### **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:

- Public Hearing Application
- Proof of ownership

- Plat of Survey (Exhibit A)
- Floor Plan & Elevation (Exhibit B)
- Petitioner's Narrative – Special Use Standards (Exhibit C)
- Petitioner's Narrative – Major Site Plan Review Standards (Exhibit D)

### Project Description

The subject property is located at 1450 N Wood Dale Road, near the intersection of Devon Ave and Wood Dale Road (see image below). The site is zoned C-2, General Commercial. The 0.46 acre site is improved with one-story brick commercial building and surface parking (see Exhibit A). The building was previously occupied by Southland Flooring Supplies, but has been vacant since 2018. Mr. William Lockwood is the owner of the parcel and has submitted written support for this Special Use request.



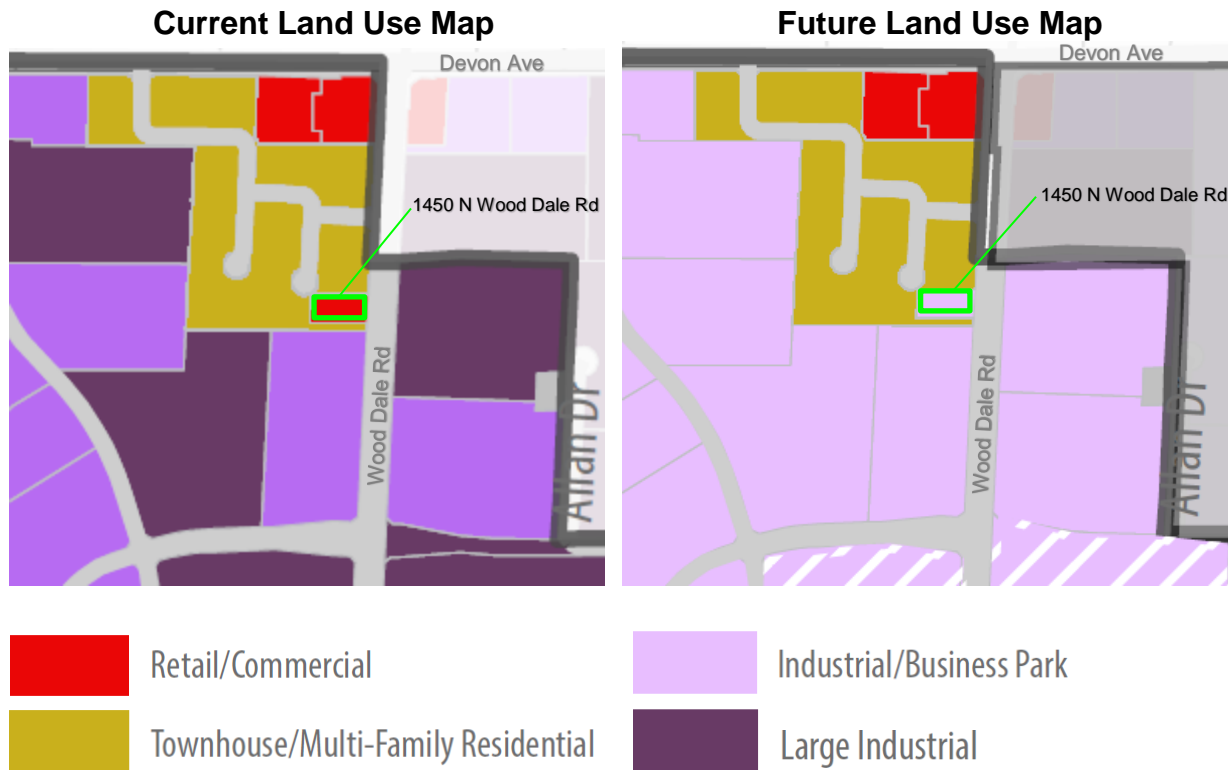
The applicant has petitioned for Special Use approval (see Exhibit C & Exhibit D) to permit the operation of a flooring store serving the public and small businesses. No physical changes to the building or the site are requested as part of this application. Photograph on the next page depicting the existing building (also see Exhibit B for floor plan & elevation drawings).





### **Compliance with the Comprehensive Plan**

The subject property is currently designated as Retail/Commercial in the Existing Land Use Plan of the Comprehensive Plan. This Land Use category intends to maintain a wide range of retail, restaurant and personal/business service uses. The Future Land Use Map designates the site as Industrial/Business Park, to match the existing industrial uses to the east, south and west. The Industrial Land Use category varies between small and large industrial spaces including manufacturing, warehouse, flexible space and ancillary office. The images below depict both the Current and Future Land Use Map for the subject area.



Due to the proximity to the existing multi-family townhome development to the north and west, continuation of the less intensive Retail/Commercial use is more appropriate for the subject site. The proposed business use of a flooring supply company and showroom would be similar to what is described in the Comprehensive Plan and fits the general description of the Retail/Commercial category. It is also a re-establishment of a use that occupied the subject site for nearly two decades.

The proposed development will help the City in achieving Goal 4, Objective 2: Keep Wood Dale diverse by managing development to create a balanced mix of land uses, promoting economic vitality and sustainable quality of life. The proposed use intends to fill a vacant space at a major thoroughfare, adding to the diversity of services offered to the community. Staff finds that the request is consistent with the Comprehensive Plan.

**Compliance with the Unified Development Ordinance**

*Allowable Uses*

The subject site was annexed to the City on November 5, 1998 with Ordinance No. 1942. Said ordinance rezoned the site to B-2 (Retail and Limited Services Business) zoning district with a Special Use approval to operate the space as flooring supply store, showroom, and related office and warehouse facilities. When the City adopted the UDO in 2010, the zoning was changed from B-2 to C-2 (General Commercial), which is the current designation.



The C-2 General Commercial district was established to provide locations and standards for a wide range of retail, food service, service and repair businesses for community residents and outlying market areas. Such districts are generally located along arterial thoroughfares.

Per the Municipal Code, uses such as a carpet, rug, and linoleum store are permitted only upon consideration as a Special Use. Although the property was previously granted a Special Use for the same type of operation, the use was abandoned or discontinued for more than sixty (60) consecutive days, rendering the authorization null and void per Sec. 17.403.G.2. As such, the applicant has requested an approval of a Special Use to operate a flooring store at 1450 N Wood Dale Rd. Due to the request for a Special Use, a Major Site Plan Review is also required.

#### *Lot Development Standards*

The applicable building type for this property is a Type 9 Building, Large Commercial Shop. An analysis of the lot development standards as compared to the existing property is summarized below with regulations in bold not meeting the current regulation:

<b>Development Standard</b>	<b>Type 9 Building Standards</b>	<b>Existing Property: 1450 N Wood Dale Rd</b>
Lot Width (min.)	40-feet	100.14-feet
Lot Depth (min.)	140-feet	200.28-feet
Lot Coverage (max.)	n/a	n/a
Front Setback (build-to)	20-feet	<b>70.8-feet</b>
Side Setback (min.)	0-feet	9.83-feet (north), 5.09-feet (south)
Adjacent residential property	15-feet	<b>9.83-feet</b>
Rear Setback (min.)	35-feet	<b>5.73-feet</b>
Building Coverage (max.)	n/a	n/a
Maximum Height	40-feet	28.83-feet
Building Use Standards – Ground Floor	Retail/office/food service	Retail/office/warehouse
Parking	11.7 spaces	11 spaces
Handicapped Parking	1 required	1 provided

#### *Parking*

No changes are proposed to the site of the subject property. Based on the size of the building and proposed use, the traffic impact will be negligible.

#### **Neighborhood Comment**

Notice was provided to adjacent property owners in accordance with Section 17.401.D of the UDO. Staff did not receive any inquiries regarding the request as of August 14, 2019.

#### **Findings of Fact**

The Community Development Commission may recommend approval of a Special Use and Major Site Plan Review if evidence is presented to establish that the application meets the

standards. The applicant has provided responses to the standards in Exhibit C and Exhibit D. 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 proposed Special Use will provide flooring supplies and installation services. The proposed business will add to the variety of options for residents and businesses who are shopping for flooring products. The location along a major thoroughfare is desirable to provide a commercial use that can be used by residents and visitors alike. 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;

*The proposed Special Use will not adversely affect the adjacent properties or character of the neighborhood. The proposed Special Use is requested for operation of a flooring store in an existing commercial building which has been used for the same use since 1998. Traffic conditions, utility facilities and other matters affecting public safety are not anticipated to be impacted by the proposed Special Use. 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 proposed Special Use will not be injurious to the use and enjoyment of other properties in the immediate vicinity nor will it substantially diminish or impair other property valuations within the neighborhood. The proposed Special Use intends to fill a vacant building along a major thoroughfare. Surrounding properties will continue to operate as they do currently. 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 proposed Special Use of the subject property will not impede, hinder or discourage the development and use of adjacent land and buildings. The proposed Special Use intends to fill an existing vacant building. The adjacent lots already have existing structures and new development can still occur on adjacent lots with the granting of the Special Use. 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;

*The proposed Special Use would provide additional service options for the community with minimal impact to adjacent properties. The development and use of neighboring properties would not be impaired by the approval of the requested Special Use. This standard is met.*

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

*The proposed Special Use request does not include any interior or exterior work that would impact utilities. The existing shopping center is already served by adequate utilities. 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

*The proposed Special Use request does not propose any changes to the parking areas. The building is served by an adequate number of standard and accessible parking spaces. 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.

*No other standards apply. This standard is met.*

#### Standards For Site Plan Review

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

*The existing site plan meets the policies, goals and objectives of the Comprehensive Plan. The ability to provide a range of retail and service uses in this development will achieve the intended goals of the Retail/Commercial land use category. This standard is met.*

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 this chapter;

*The proposed Special Use does not propose any changes to the existing site plan. There are no reports indicating that existing site plan has a negative impact on traffic or parking. This standard is met.*

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

*The proposed Special Use does not propose any changes to the existing site plan. The location of the existing structures does not affect traffic circulation, as they are located within the site. There are no reports related to stormwater drainage. This standard is met.*

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

*The operation of a carpet, rug, and linoleum store requires a Special Use, which is being requested by the applicant. This standard is met.*

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

*The location and arrangement of existing structures, walks, lighting and appurtenant facilities is consistent with that provided along the corridor and is compatible with surrounding land uses. This standard is met.*

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

*No outdoor storage is proposed for this Special Use request. This standard is met.*

## **RECOMMENDATION**

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The Community Development Department finds that the request for a Special Use and Major Site Plan Review to operate a carpet, rug, and linoleum store 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 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 the Special Use request to operate a flooring store at 1450 N Wood Dale Road in Case No. 2019-CDC-09.

(Vote Yes to approve; vote No to deny)

7100 N. TRIPP AVENUE  
 LINCOLNWOOD, ILLINOIS 60712  
 www.professionalsassociated.com

PROFESSIONALS ASSOCIATED SURVEY, INC.

PROFESSIONAL DESIGN FIRM NO. 184-003023

Exhibit A

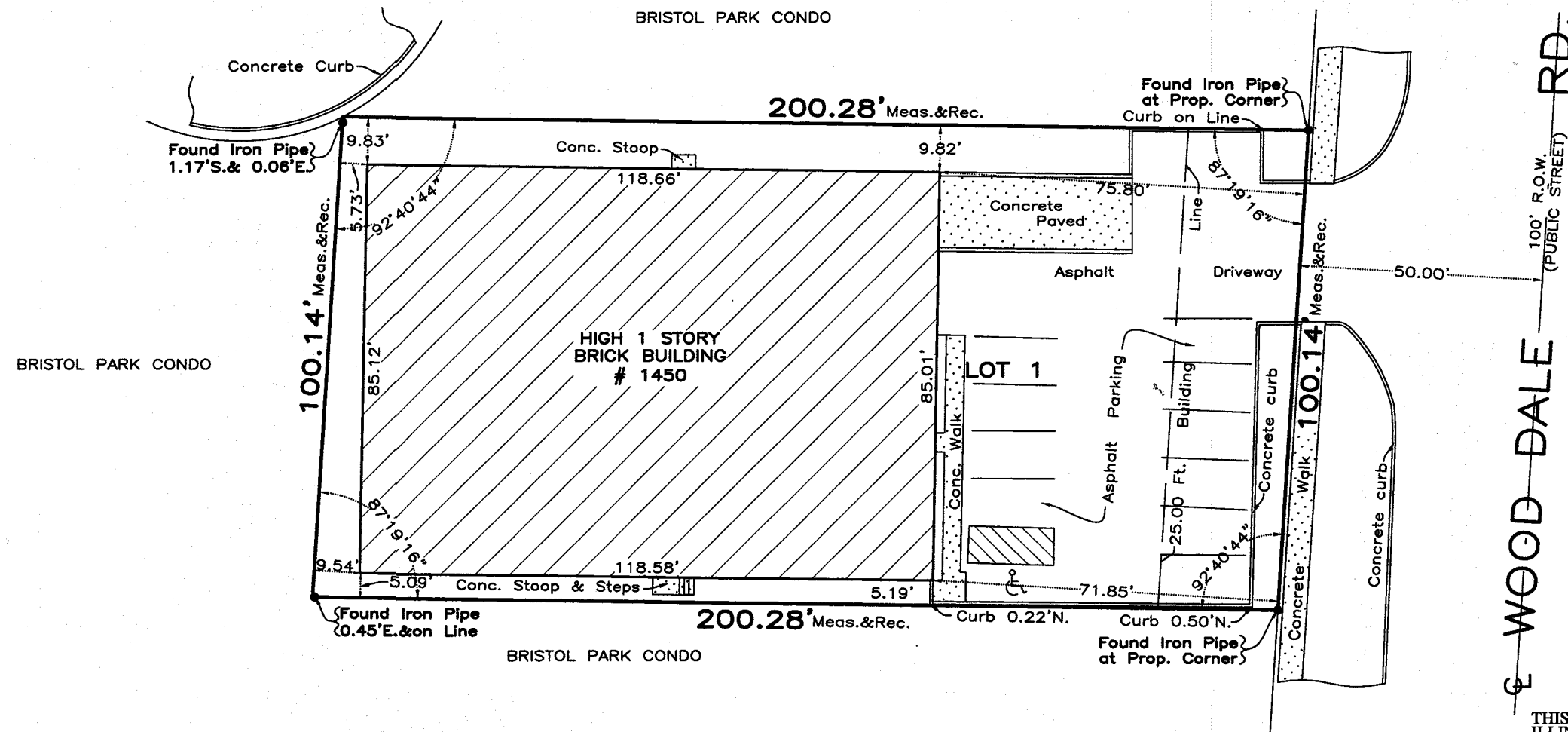
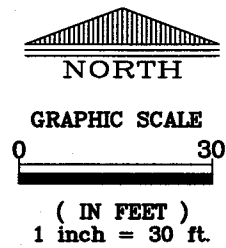
TEL: (847) 675-3000  
 FAX: (847) 675-2167  
 e-mail: pa@professionalsassociated.com

PLAT OF SURVEY  
 OF

LOT 1 IN SOUTHLAND FLOORING SUBDIVISION IN THAT PART OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN RECORDED JANUARY 5, 1999 AS DOCUMENT R99-1550, IN DUPAGE COUNTY, ILLINOIS.

LAND TOTAL AREA: 20,034 SQ.FT. = 0.460 ACRE.

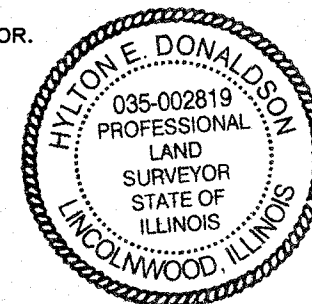
COMMONLY KNOWN AS: 1450 NORTH WOOD DALE ROAD, WOOD DALE, ILLINOIS.



THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED. DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING. BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

Order No. 19-95588  
 Scale: 1 inch = 30 feet.  
 Date of Field Work: July 30, 2019.  
 Ordered by: FLOOR PROS, LLC

NOTE:  
 COPY OF TITLE INSURANCE  
 POLICY NOT PROVIDED TO SURVEYOR.



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

THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY, NOT FOR ELEVATIONS. THIS IS NOT AN ALTA SURVEY.

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

State of Illinois  
 County of Cook s.s.

We, PROFESSIONALS ASSOCIATED SURVEY INC., do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.

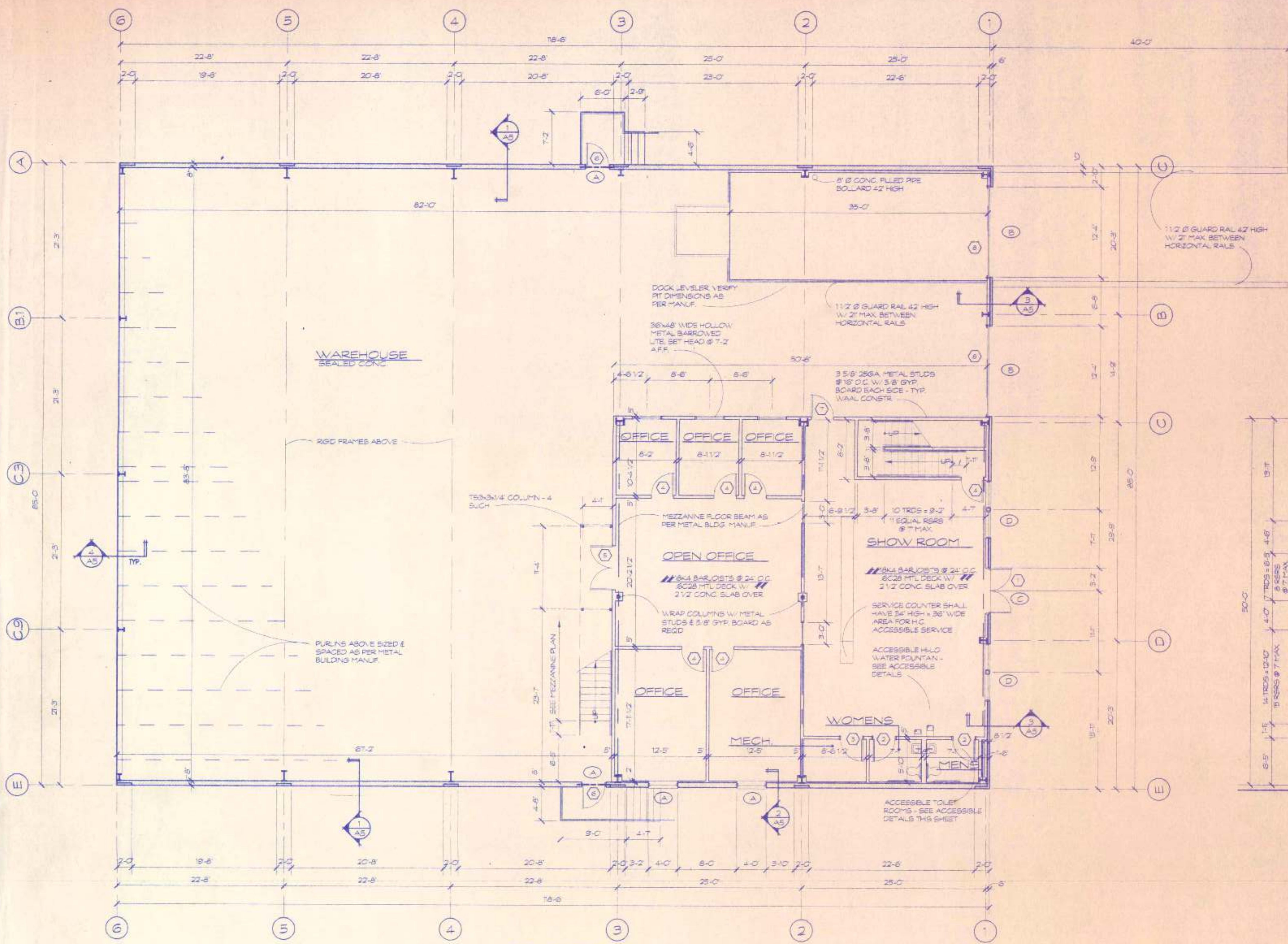
Date: July 31, 2019.

*Hylton E. Donaldson*

IL. PROF. LAND SURVEYOR - LICENSE EXP. DATE NOV. 30, 2020.  
 Drawn by: JR



# Exhibit B



#	TYPE	CONSTR	FRAME	LOCK	REMARKS
1	ENTRY	ALUMINUM	ALUMINUM	L5	(C/D/E)
2	FLUSH	H.C. WOOD	WOOD	L3	(G)
3	FLUSH	H.C. WOOD	WOOD	L4	(H)
4	FLUSH	H.C. WOOD	WOOD	L3	
5	FLUSH	HOLLOW METAL	HOLLOW MTL	L1	(E)
6	FLUSH	H.C. INSULATED	HOLLOW MTL	L3	(A/B)
7	FLUSH	HOLLOW METAL	HOLLOW MTL	L1	
8	GARAGE	(O.H.D.)	(O.H.D.)		

**HARDWARE NOTES:**

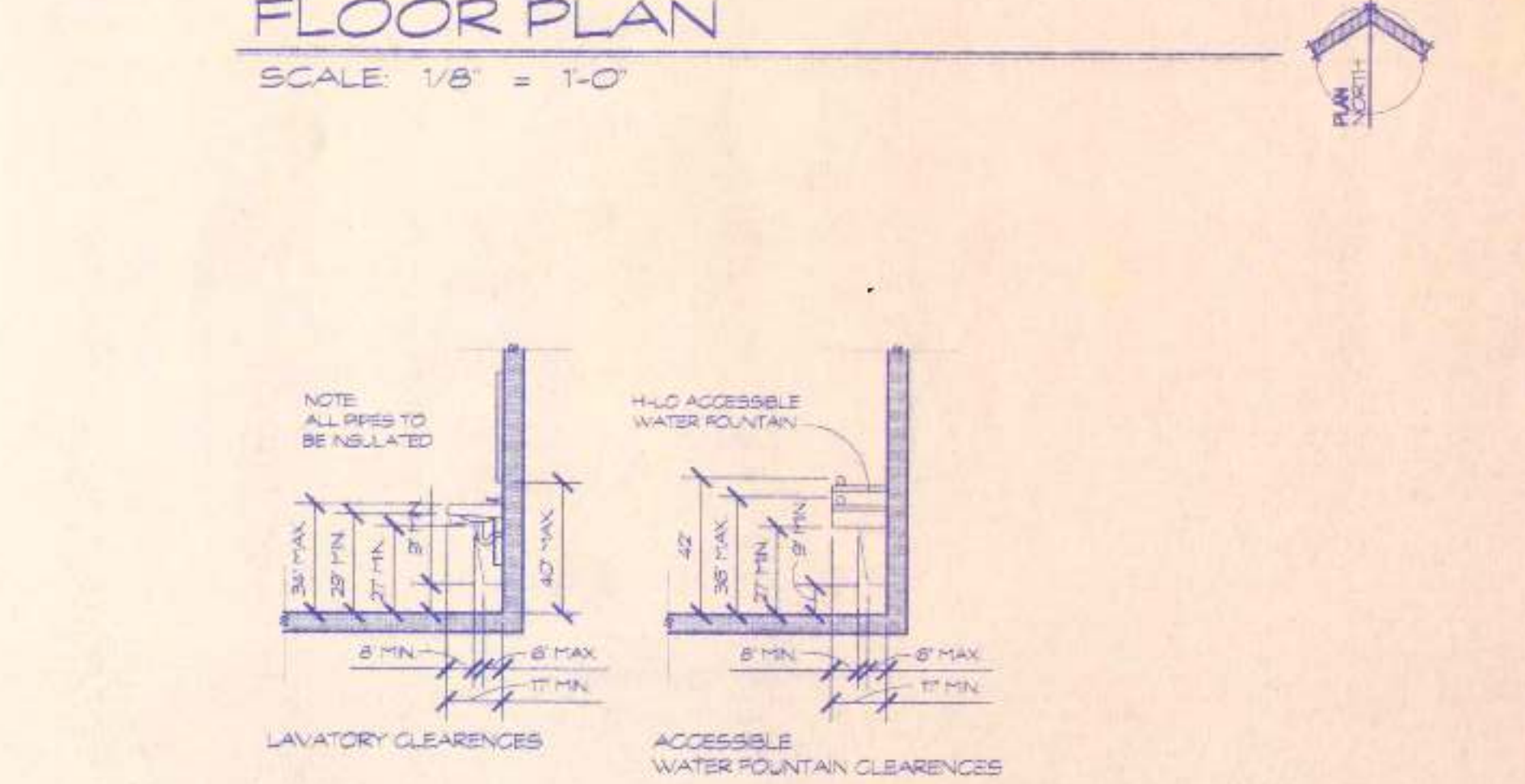
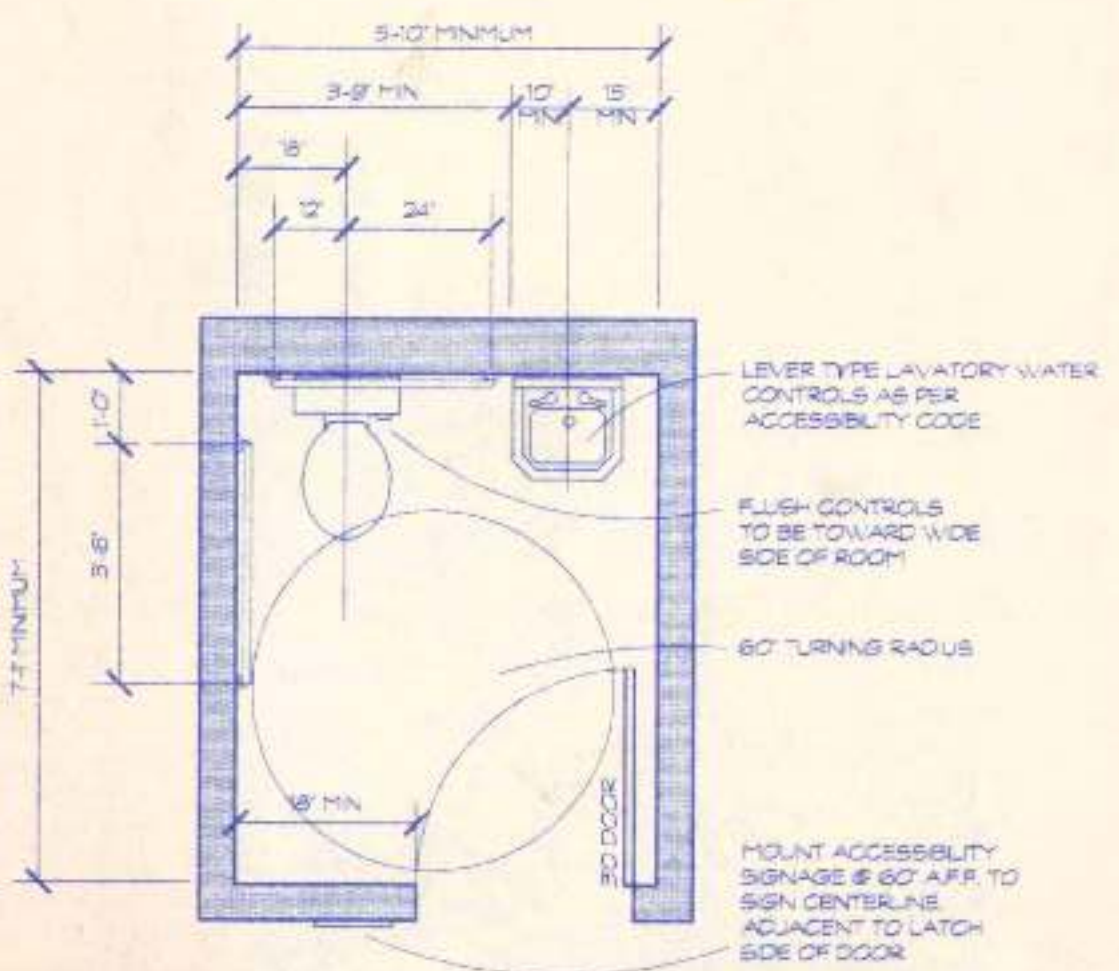
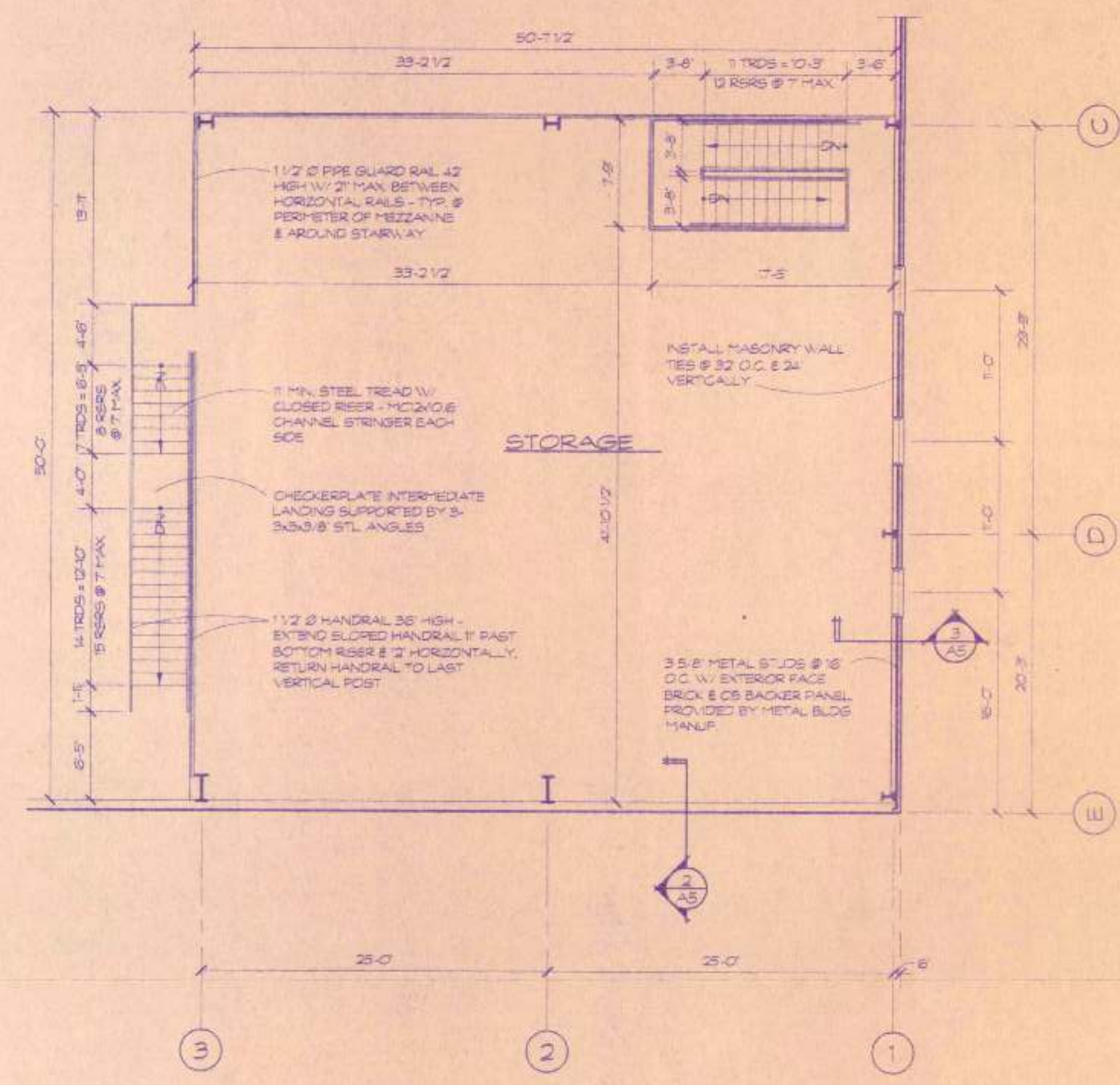
(A) 4" FRAME HEAD (FOR MASONRY)  
 (B) GROUT FRAME SOLID  
 (C) OFFSET PIVOTS  
 (D) REMOVABLE MULLION  
 (E) FLUSH BOLTS W/ DUST PROOF STRIKE  
 (F) HAND CAPPED ACCESSIBLE SIGN (TACTILE)  
 (G) TENS/WOMENS ACCESSIBLE COMBO SIGN (TACTILE)  
 (H) APPLY ABRASIVE TAPE TO BACK SIDE OF LEVER FOR HAZARDOUS AREA TACTILE WARNING

ALL DOOR FRAMES SHALL HAVE DOOR BLENDERS  
 ALL DOORS SHALL HAVE AVERAGE FREQUENCY HINGES, EXTERIOR DOORS SHALL HAVE NON-REMOVABLE PINS  
 ALL EXTERIOR DOORS SHALL HAVE ACCESSIBLE THRESHOLD, DOOR SWEEP & WEATHER STRIP & CLOSER W/ STOP & HOLD  
 ALL HOLLOW METAL DOOR FRAMES SHALL BE SET @ 7/2 U.O.  
 PRE-HANG WOOD DOORS SHALL BE SET @ 5/8" A.F.F.  
 DOOR SIZES GIVEN IN SCHEDULE REFER TO INSIDE FRAME DIMENSIONS, BORROWED LIGHT SIZES NOTED ON PLAN REFER TO OUTSIDE FRAME DIMENSIONS

**DOOR NOTES:**

L1 - CLASSROOM LOCK  
 L2 - ENTRANCE LOCK  
 L3 - PRIVACY LOCK  
 L4 - STORE ROOM LOCK  
 L5 - DEAD LOCK W/ PADDLE & CYLINDER

ALL DOOR CLOSERS SHALL COMPLY W/ ANS SECTION 4.13.10 & 4.13.11 AND ADA SECTION 4.13.10 & 4.13.11  
 ALL LOCKS AND LATCHES SHALL BE LEVER TYPE  
 ALL DOOR CONTROLS SHALL BE MOUNTED NO HIGHER THAN 48" ABOVE FINISHED FLOOR  
 THRESHOLDS SHALL COMPLY W/ ANS 4.13.8



MARK	LINTEL SIZE	REMARKS
A	2-3 1/2x3 1/2x5/16" STL ANGLES	8" MIN BRG
B	C6x13 W/ 3/8x7 PLATE	12" MIN BRG
C	4x3 1/2x5/16" STL ANGLE LLV	10" MIN BRG
D	5x3 1/2x5/16" STL ANGLE LLV	10" MIN BRG

professional building services, inc.  
 P.O. Box 154 Dyer, Indiana 46311  
 phone: 708-672-3070 fax: 708-672-3607

NEW FACILITY FOR:  
**SOUTHLAND FLOORING SUPPLY**  
 WOODALE ROAD - WOODALE, ILLINOIS

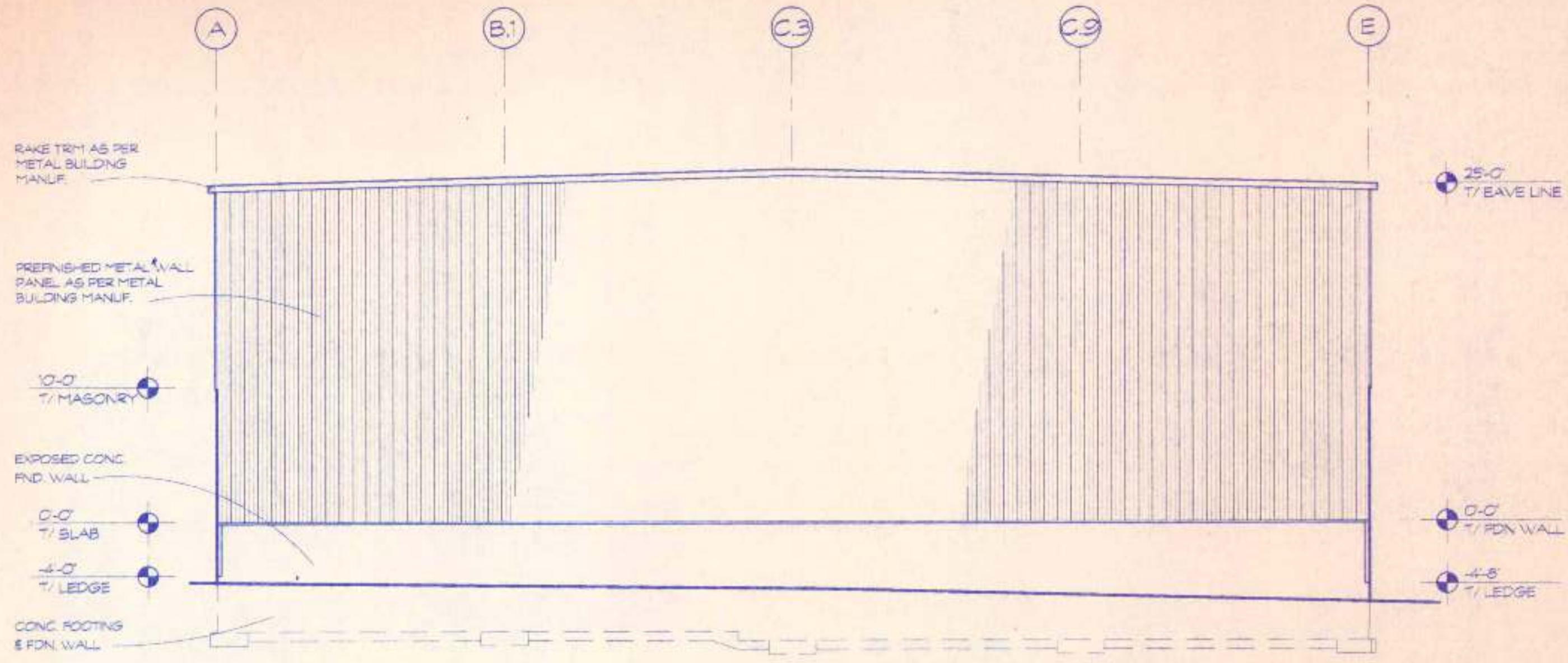
MARK ELYCIRE ASSOCIATES ARCHITECTS  
 7707 NORTHWEST HIGHWAY  
 CRYSTAL LAKE, ILLINOIS  
 815-465-7260 FAX 815-465-2256

DRAWN BY: D.J.H.  
 APPROVED BY:  
 REVISIONS

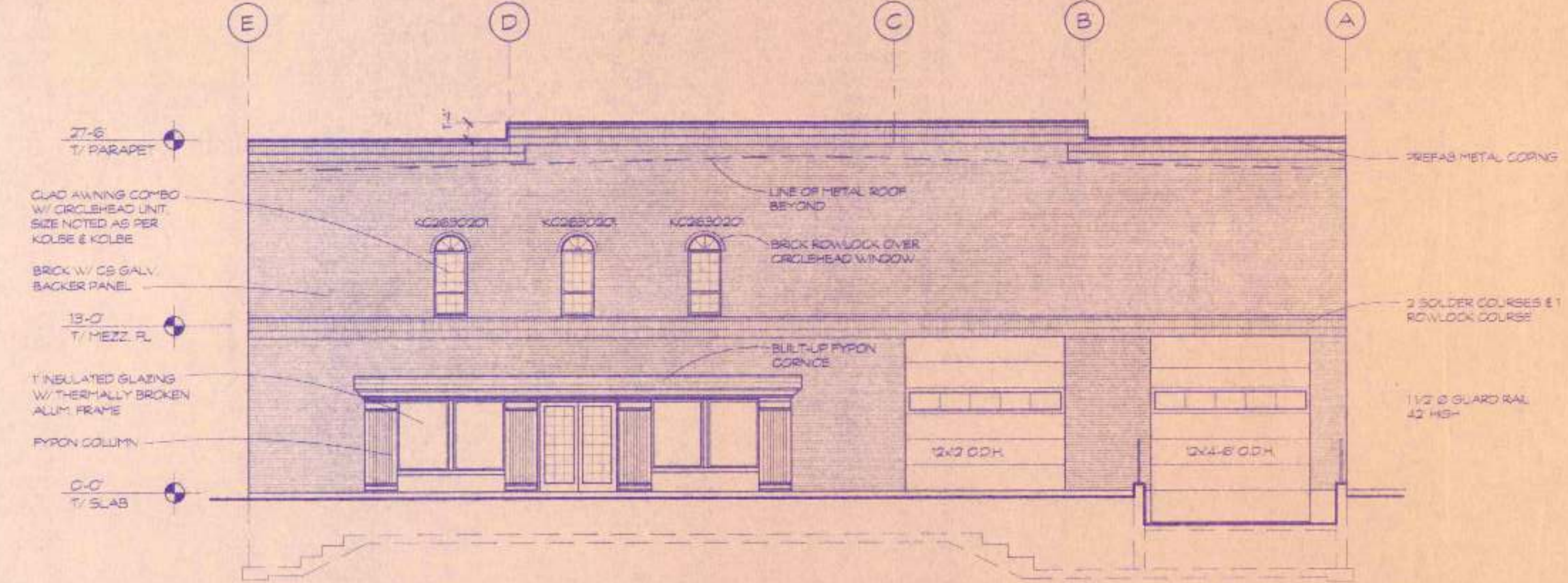
DATE: 3-15-99  
 JOB NUMBER: 9869

**A3**  
 OF 13

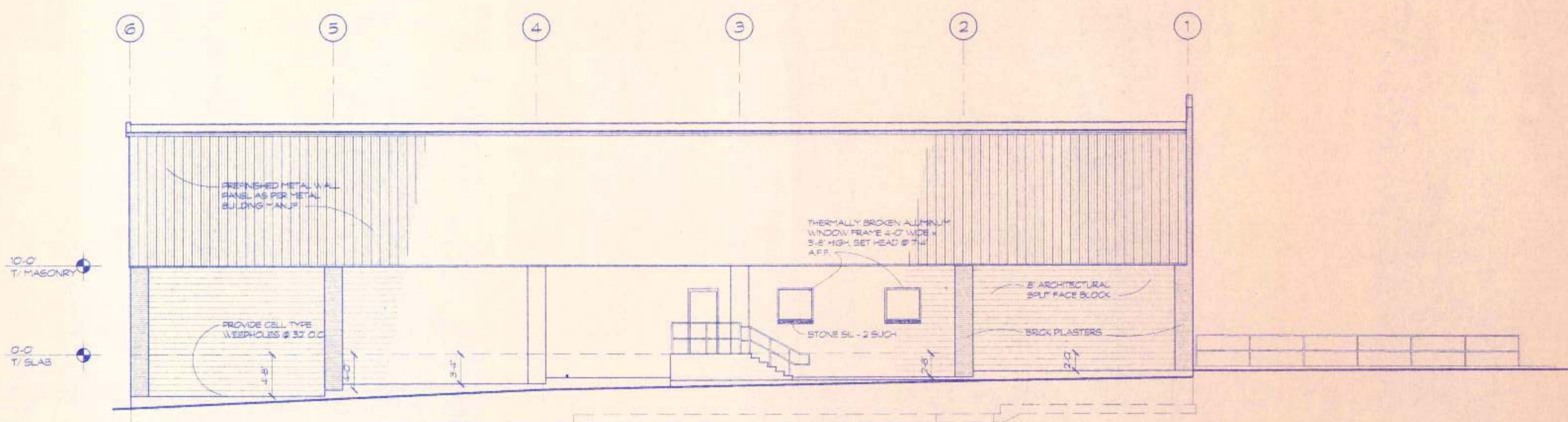




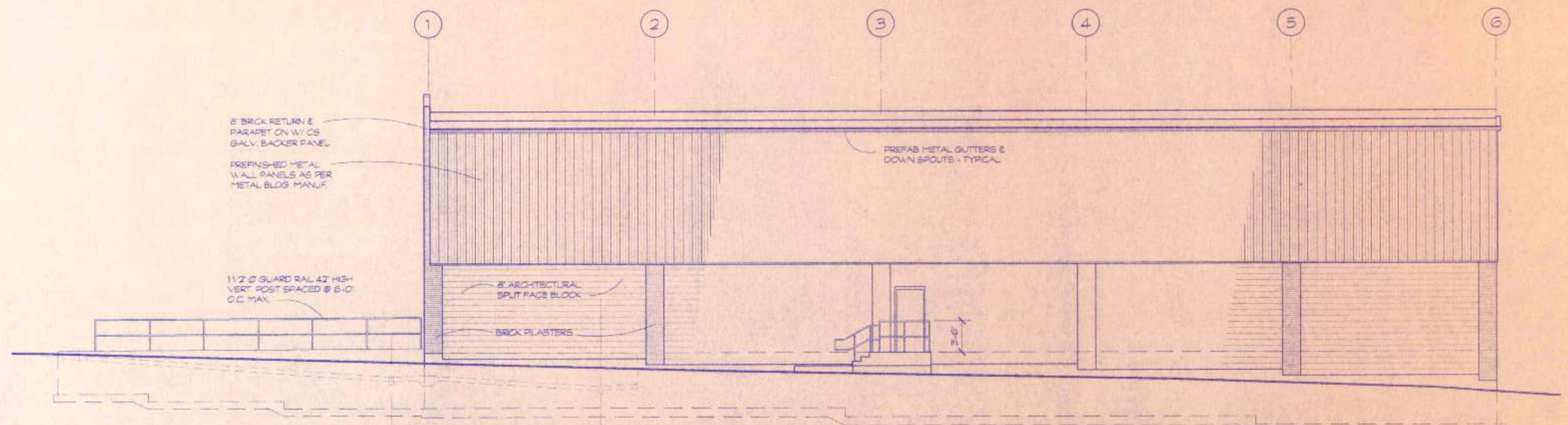
**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

professional building services, inc.  
P.O. Box 154 Dyer, Indiana 46311  
phone: 708-672-4010  
fax: 708-672-3607



NEW FACILITY FOR:  
**SOUTHLAND FLOORING SUPPLY**  
WOODALE ROAD - WOODALE, ILLINOIS

MARK ELMORE ASSOCIATES ARCHITECTS  
7707 NORTHWEST HIGHWAY  
CRYSTAL LAKE, ILLINOIS  
815-455-7260 FAX 815-455-2226



DRAWN BY: DJH  
APPROVED BY:  
REVISIONS:

DATE: 3-15-99  
JOB NUMBER: 9889





# FLOORPROS

980 PAULY DR. ELK GROVE VILLAGE, IL 60007 DIR #224-324-9935

July 10, 2019

To PZB Committee & City Council of WOOD DALE

RE: Special Use Standards

We are submitting our request for SPECIAL USE at 1450 Wood Dale Rd., Wood Dale, IL 60191.

1. The proposed special use at the 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;

FLOORPROS will be providing the community of Wood Dale a friendly retail and installation service.

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 previous company Southland flooring resided @ 1450 Wood Dale Rd., Wood Dale IL 60191 for nearly 20 years and we are requesting consideration in occupying the available space to operate FLOORPROS. We are currently residing at 980 Pauly Dr. Elk Grove Village IL 60007 and are looking for a new space to relocate. We believe we would be a contribution allowed the opportunity.

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 special use is located within a business park and is familiar with similar business platforms. FLOORPROS would integrate without impairing others in the immediate vicinity while providing flooring needs to them.

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;

FLOORPROS would be moving into an existing building that served the local community and small businesses flooring needs for nearly 20 years. We will continue to serve the community and small businesses without impeding, hindering or discouraging the zoning district.

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;

FLOORPROS will be designed, arranged and will operate so as to permit the development and use of neighboring property. FLOORPROS is not altering any of the existing structure,

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

1450 Wood Dale Rd., Wood Dale, IL has been in existence for nearly 20 years and has been providing adequate utilities, access roads, drainage and other necessary facilities.

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

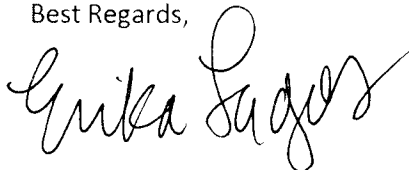
1450 Wood Dale Rd., Wood Dale IL has been in existence for nearly 20 years and operated as a flooring supply company and has served the local community and small businesses. This address is prepared to handle and is familiar with the flow of incoming and outgoing traffic.

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.

FLOORPROS would appreciate the opportunity residing at 1450 Wood Dale RD., Wood Dale IL. We have read subsections D and H of Chapter 17 Article IV Section 403 of the Municipal Code and we will act in accordance with guidelines. We have read Chapter 17, Article IV, Section 17.405 of the Municipal Code and we are asking for consideration to operate as a flooring retail and provide installation service, which will be in accordance with this section.

Thank you for considering our application. We believe FLOORPROS would be a contribution to the local community and we await your reply with interest.

Best Regards,

A handwritten signature in black ink that reads "Erika Lagos". The signature is written in a cursive, flowing style.

Erika Lagos



**Exhibit D**

# FLOORPROS

980 PAULY DR. ELK GROVE VILLAGE, IL 60007 DIR #224-324-9935

July 10, 2019

To PZB Committee & City Council of WOOD DALE

RE: Standards for Major Site Plan review

We are submitting our request for SPECIAL USE at 1450 Wood Dale Rd., Wood Dale, IL 60191.

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

Upon consideration FLOORPROS will move into an existing space that operated previously as a flooring supply company and will continue to act in accordance consistent with the policies, goals and objectives of the comprehensive plan.

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;

Southland Flooring complied with the requirements of the Unified Development Ordinance, Chapter 17 of the Municipal code over the last 20 years. FLOORPROS has a similar business platform that will continue to follow Chapter 17 of the Municipal Code for the safety and welfare between pedestrians, motorists and adjacent 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;

FLOORPROS would be moving into an existing building that served the local community and small businesses flooring needs for nearly 20 years. We will continue to serve the community and small businesses without impeding, hindering or discouraging the zoning district.

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

The proposed special use is permitted and located within a business park and is familiar with this similar business platform. FLOORPROS would integrate without impairing others in the immediate vicinity while providing flooring needs to them as the previous flooring company Southland Flooring did for nearly 20 years.

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

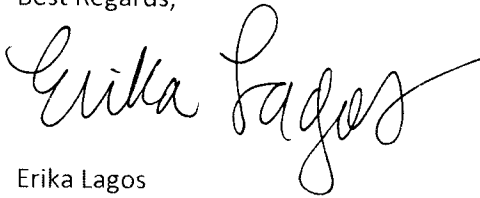
1450 Wood Dale Rd., Wood Dale, IL has been in existence for nearly 20 years and has been providing adequate utilities, access roads, drainage and other necessary facilities while following site planning principles.

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

FLOORPROS will operate in accordance specified by the UDO with any outdoor storage.

Thank you for considering our application. We believe FLOORPROS would be a contribution to the local community and we await your reply with interest.

Best Regards,

A handwritten signature in black ink that reads "Erika Lagos". The signature is written in a cursive, flowing style with a long, sweeping underline that extends to the right.

Erika Lagos

# CITY OF WOOD DALE

Community Development



## MEMO

DATE: August 19, 2019

TO: Community Development Commission

FROM: Gosia Pociecha, AICP, Planner

SUBJECT: Case No. 2019-CDC-10, Text Amendment to the Unified Development Ordinance – Stormwater and Floodplain Management Regulations

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### **OVERVIEW**

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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 remove the stormwater and floodplain management regulations from Chapter 17, Article VII of the City Code as they have been recently enacted, with amendments, and codified in Chapter 10 of the City Code. The application is being heard under Case No. 2019-CDC-10.

### **BACKGROUND**

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The City of Wood Dale has previously adopted the DuPage County Stormwater Management Ordinance (DCSMO) as a complete waiver community. Recently the DCSMO has been updated to include new Flood Insurance Rate Maps (FIRM) and a new Flood Insurance Study (FIS) conducted by FEMA. The updated maps needed to be formally adopted by the City (as part of City Code) in order to continue eligibility in the National Flood Insurance Program.

City's stormwater engineers have updated the City's Stormwater and Floodplain Management regulations to reflect the recent changes in the DCSMO and few other clarifications. The City Council approved the amended Stormwater and Floodplain Management regulations during the July 18, 2019 meeting, codifying the regulations in Chapter 10 of the City Code.

### **ANALYSIS**

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The proposed text amendment removes the Stormwater and Floodplain Management regulations from Chapter 17, Article VII of the City Code as they have been recently enacted, with amendments, and codified in Chapter 10 of the City Code. The purpose of this action is to streamline any future amendments that may be required in connection to the DuPage County Stormwater Management Ordinance.



*Compliance with the Comprehensive Plan*

While the proposed text amendments will remove the stormwater and floodplain regulations from Chapter 17, said regulations, with necessary amendments, have recently been enacted in Chapter 10 of the City Code and will help the City work towards the goals listed in the Comprehensive Plan such as to “protect land values” by adopting regulations related to management and mitigation of flooding in existing neighborhoods.

*Compliance with the Unified Development Ordinance*

The proposed text amendment is in keeping with the purpose and intent of the code to promote the public health, safety, morals, comfort and general welfare of the people and it maintains the intent to fix reasonable standards to which buildings or structures shall conform therein. The purpose of the text amendment is to designate a separate chapter in the City Code related to the stormwater and floodplain management.

*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 amendment is 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 amendment to the UDO, as summarized in the staff memo, I move that the Community Development Commission recommend to the City Council approval of the proposed text amendment to remove the stormwater and floodplain management regulations from Chapter 17, Article VII of the City Code in Case No. 2019-CDC-10.