



# CITY OF WOOD DALE

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

Date & Time: September 16, 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: Gosia Pociecha

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

### **II. ROLL CALL**

### **III. BUSINESS ITEMS**

*A. Approval of Meeting Minutes from August 19, 2019*

### **IV. PUBLIC HEARINGS**

*A. Case No. 2019-CDC-09 (continuation from August 19, 2019)*

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-07*

Trust 1186 Partnership is requesting a Text Amendments to Chapter 17 of the Municipal Code, the Unified Development Ordinance (UDO). The purpose of the text amendments is to modify Section 17.903 Allowed Uses by adding "motor vehicle repair facility for commercial motor vehicles" to be designated as a special use within the Corporate Main Street subarea of the Thorndale Corridor Corporate Overlay District.

*C. Case No. 2019-CDC-08*

Trust 1186 Partnership is requesting a Special Use and Major Site Plan Review to permit the operation of a motor vehicle repair facility for commercial motor vehicles. This petition is contingent on approval of the requested Text Amendment, Case No. 2019-CDC-07. The subject property is located at 885



# CITY OF WOOD DALE

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Lively Blvd (PIN 03-03-306-010). Trust 1186 Partnership is the owner of the parcel.

V. **STAFF LIAISON REPORT**

VI. **ADJOURNMENT**



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## COMMUNITY DEVELOPMENT COMMISSION MINUTES

Meeting Date: August 19, 2019

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

Absent: Rick St. Marie, Brad Karich

Also Present: Gosia Pociecha, Attorney Jack Elsner, Ald. E. Wesley

Meeting Convened at: 7:00 P.M.

### **APPOINTMENT OF CHAIRMAN**

Attorney Elsner requested a motion to appoint a Chairman Pro Tem in view of Mr. Karich's absence. To that effect, Mr. Petersen made a motion, seconded by Mr. Woods, to appoint Mr. Shimanek as Chairman Pro Tem for this August 19, 2019 meeting. Motion carried.

### **CALL TO ORDER:**

Pro Tem Chairman 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 June 17, 2019 meeting; the motion was seconded by Mr. Petersen and unanimously approved as presented via voice vote.

### **PUBLIC HEARINGS:**

### **CASE NO. 2019-CDC-09**

### **OVERVIEW:**

Floor Pros, LLC is requesting Special Use and Major Site Plan Review to permit the operation of a carpet, rug, and linoleum store pursuant to Sections 17.403 and 17.402 of the Municipal Code of the City of Wood Dale. The subject property is located at 1450 N Wood Dale Road, Wood Dale, Illinois. The property is improved with an existing one-story commercial building and parking lot, and is currently zoned C-2, General Commercial. William Lockwood is the owner of the parcel.

**DISCUSSION:**

Ms. Pociecha explained that the applicant has requested a continuance of the Public Hearing to the next Community Development Commission meeting as they are not ready and able to attend tonight due to unforeseen circumstances. Ms. Pociecha added that all of the information regarding this case will be available on the City's website prior to next CDC meeting should they wish to read it prior to the meeting.

**VOTE:**

Mr. Petersen made a motion to continue the Public Hearing under Case No. 2019-CDC-09 to the next CDC meeting. Mr. Woods seconded the motion. A roll call vote was taken with the following results:

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

The Public Hearing was concluded at 7:05 P.M.

**CASE NO. 2019-CDC-10**

**OVERVIEW:**

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.

**BACKGROUND:**

Ms. Pociecha explained that the City of Wood Dale has previously approved and adopted the DuPage County Stormwater Management Ordinance including updated maps and has codified the regulations in Chapter 10 of the City Code.

**ANALYSIS:**

Ms. Pociecha explained the rationale behind requesting these text amendment; specifically, how this action will streamline any future amendments that may be required in connection to the DuPage County Stormwater Management Ordinances. In addition, she advised Commissioners that the proposed text amendment is consistent with the Comprehensive Plan and the Unified Development Ordinance.

**VOTE:**

Mr. Damasco made a motion that based on the proposed text amendment to the UDO,

as summarized in the staff memo dated August 19, 2019, 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. The motion was seconded by Mr. Woods

A roll call vote was taken with the following results:

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

**STAFF LIAISON REPORT:**

Ms. Pociecha reported that, in addition to the next regularly scheduled CDC Meeting on September 16<sup>th</sup>, there will be a second meeting on September 30<sup>th</sup>.

**ADJOURNMENT:**

Mr. Woods motioned to adjourn the meeting; the motion was seconded by Mr. Vant and was unanimously approved via voice vote. The meeting adjourned at 7:16 P.M.

*Minutes taken by Marilyn Chiappetta*

# CITY OF WOOD DALE

Community Development



## MEMO

DATE: September 16, 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.

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

# CITY OF WOOD DALE

Community Development



## MEMO

DATE: September 16, 2019

TO: Community Development Commission

FROM: Gosia Pociecha, AICP, Planner

SUBJECT: Case No. 2019-CDC-07, Text Amendment to the Unified Development Ordinance

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## **OVERVIEW**

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Trust 1186 Partnership has submitted applications requesting the following:

1. A Text Amendment to allow a Motor Vehicle Repair Facility for Commercial Vehicles as a Special Use in the Corporate Main Street subarea of the Thorndale Corridor Corporate (TCC) Overlay District;
2. A Special Use to operate a Motor Vehicle Repair Facility for Commercial Vehicles, upon approval of the text amendment, at 885 Lively Blvd (PIN 03-03-306-010); and
3. A Major Site Plan Review for the requested Special Use at 855 Lively Blvd.

The Special Use and Major Site Plan Review requests will be considered as the next Case No. CDC-2019-08.

## **ANALYSIS**

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### **Text Amendment Request**

The applicant is proposing a Text Amendment to allow a commercial truck repair as a special use within the Corporate Main Street subarea of the TCC overlay District. Currently, uses falling under this use category are permitted only within the I-1 Light Industrial, I-2 Industrial districts and C-3 Automotive Services (passenger vehicles only).

The special use designation would allow the Community Development Commission and the City Council consideration in each case of the impact of such use upon neighboring land and of the public need for such a use at the particular location, as any special use request would need to go through the public hearing process.

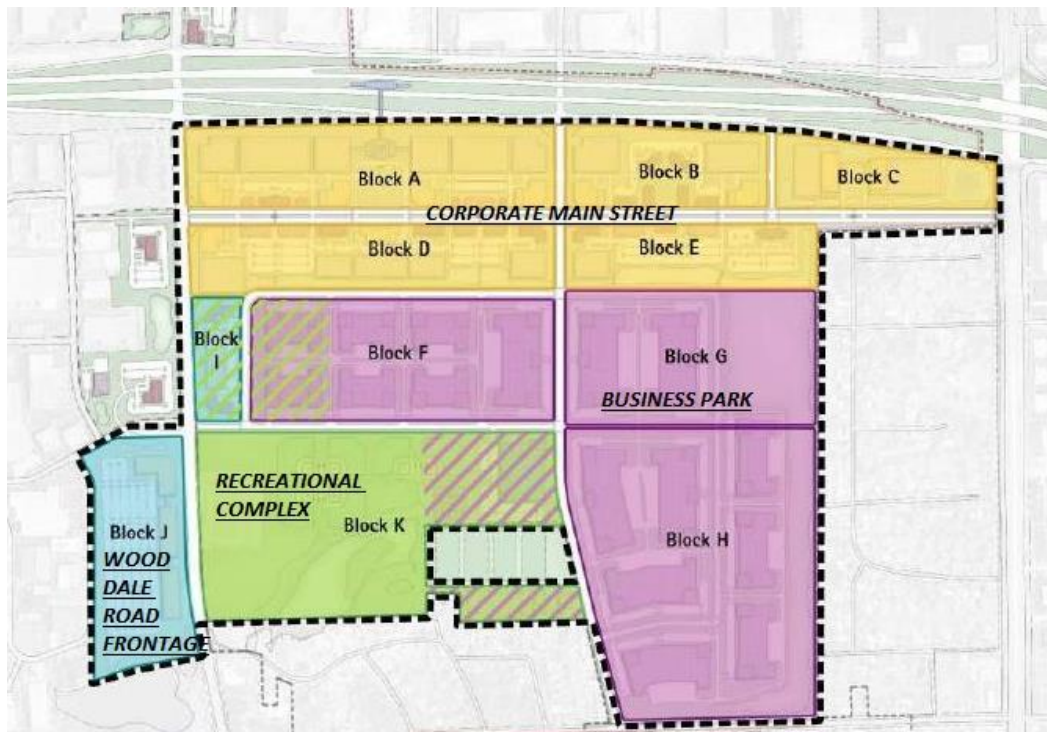
The proposed text amendment would specifically add the following (see [blue](#) text):

Sec.17.903 Allowed Uses:

Land Use		Thorndale Corridor Corporate District				Standards/ Conditions
		CMS <sup>1</sup>	BP	REC <sup>2</sup>	WDR	
Industrial:						
	Limited manufacturing	-	P	-	S	
	Product showroom	-	P	-	-	
	<a href="#">Motor vehicle repair for commercial motor vehicles</a>	<u>S</u>				
	Research services	S	P	-	-	
	Warehouse and distribution	-	P	-	-	

### Overlay District Background

The Thorndale Corridor Corporate Overlay District was established to provide and maintain a thriving, first class corporate environment with a mix of uses that support a range of business activities. The TCC District regulations were adopted in 2011 in accordance with the City's Thorndale Corridor Master Plan (previously approved in 2009), however, the regulations at that time had very limited mandatory applicability. In 2017 the TCC regulations were amended making the compliance mandatory for any change of use and also for property improvements. For clarification, for any regulation not specified in the TCC Overlay, the underlying I-1, Light Industrial regulations apply.



Thorndale Corridor Corporate (TCC) Overlay District Subareas



The TCC is divided into sub-areas (see graphic on previous page) with the Corporate Main Street subarea designated as a highly visible and accessible corporate environment that can accommodate a wide range of business and business supportive uses. This sub-area also allows a range of other uses that support businesses located in the Thorndale Corridor Corporate District as well as those in the City's adjacent business parks.

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

The Comprehensive Plan adopted in 2018 recognized that while the standard set for quality development in the Thorndale Corridor Master Plan continues to have merit, the plan should be seen in light of current real estate market conditions. It was also recognized that while there was support for development of the Corporate Main Street, the current real estate and business environment is not likely to produce it at this time.

The market overview in the Comprehensive Plan indicates that new construction of office spaces is unlikely in the current market condition, as the vacancy rate remains too high and the rental rates are below the returns needed to cover the cost of newly constructed office. Extensive renovation of existing buildings is more common than building of new office spaces. However, per the market overview, industrial space is in high demand.

The proposed text amendment will help the City achieve Goal 4, Objective 2: Manage development to create a balanced mix of land uses, promoting economic vitality and a sustainable quality of life. One strategy to achieve this goal is for the City to remain current on the changing real estate market needs for contemporary industrial uses.

Although the proposed truck repair use within the Corporate Main Street does not meet the intent of this subarea per the 2009 Master Plan, it may be considered consistent with the Comprehensive Plan which recognizes the difficulties for redevelopment of this subarea in current market conditions.

### **Compliance with the Unified Development Ordinance**

The proposed text amendment requesting motor vehicle repair facility for commercial vehicles as a special use in the Corporate Main Street does not meet the intent of the TCC Overlay District regulations. More specifically, it does not meet the intent of the Corporate Main Street subarea where the predominant uses would include office, retail and supporting services.

However, the subject subarea has historically been developed and remains an industrial park with predominantly industrial uses. The underlining I-1 Light Industrial zoning district allows motor vehicle repair for commercial vehicles as a permitted use.

Further, the City Council has recently authorized an audit of the current UDO regulations to identify any potential areas that may need clarifications or updates, including the TCC regulations.

**Findings of Fact**

Although there is no requirement to adopt findings of fact, the proposed amendment is consistent with the Comprehensive Plan. While it is not consistent with the currently adopted UDO, more specifically with the TCC Overlay District regulations, it does meet the underlining I-1 Light Industrial permitted uses.

**RECOMMENDATION**

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Based on the findings listed above, staff recommends that the Community Development Commission make the following motion recommending approval of the amendment:

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 allow a Motor Vehicle Repair Facility for Commercial Vehicles as a Special Use in the Corporate Main Street subarea of the Thorndale Corridor Corporate Overlay District in Sec. 17.903 in Case No. 2019-CDC-07.

# CITY OF WOOD DALE

Community Development



## MEMO

DATE: September 16, 2019

TO: Community Development Commission

FROM: Gosia Pociecha, AICP, Planner

SUBJECT: Case No. 2019-CDC-08, Special Use and Major Site Plan Review for 885 Lively Blvd

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## **OVERVIEW**

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Trust 1186 Partnership has submitted applications requesting the following:

1. A Text Amendment to allow a Motor Vehicle Repair Facility for Commercial Vehicles as a Special Use in the Corporate Main Street subarea of the Thorndale Corridor Corporate (TCC) Overlay District;
2. A Special Use to operate a Motor Vehicle Repair Facility for Commercial Vehicles, upon approval of the text amendment, at 885 Lively Blvd (PIN 03-03-306-010); and
3. A Major Site Plan Review for the requested Special Use at 885 Lively Blvd.

The Text Amendment request was previously considered as the Case No. CDC-2019-07. This memo is related to the Special Use and the Major Site Plan Review requests, which are contingent on the approval of the Text Amendment.

## **PROPERTY INFORMATION**

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Site Address: 885 Lively Blvd  
PIN: 03-03-306-010  
Property Size: 0.78 Acres (approx. 35,021 square feet)  
Existing Land Use: Industrial  
Future Land Use: Industrial/Business Park, Sites Likely To Experience Development Pressure  
Existing Zoning: Corporate Main Street (CMS) subarea of the Thorndale Corridor Corporate (TCC) District Overlay with underlying I-1 (Light Industrial)

Surrounding Zoning & Land Use  
North: CMS subarea of the TCC District Overlay with underlying I-1 (Light Industrial)

South: CMS subarea of the TCC District Overlay with underlying I-1 (Light Industrial)  
 East: CMS subarea of the TCC District Overlay with underlying I-1 (Light Industrial)  
 West: CMS subarea of the TCC District Overlay with underlying I-1 (Light Industrial)

## 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 & Site Plan (Exhibit B)
- Photos of Building (Exhibit C)
- Petitioner's responses for Special Use Standards (Exhibit D)
- Petitioner's Narrative & Major Site Plan Review Standards (Exhibit E)

### Project Description

The subject property is located at 885 Lively Blvd, near the intersection of Lively Blvd and Richert Rd (see image below). The site is zoned Corporate Main Street (CMS) subarea of the Thorndale Corridor Corporate (TCC) District Overlay with underlying I-1 (Light Industrial). The 0.78 acre site is improved with one-story brick commercial building and surface parking (see Exhibit A). Trust 1186 Partnership is the owner of the parcel.



The applicant has petitioned for Special Use approval (see Exhibit D & Exhibit E) to permit the operation of a truck repair shop. No physical changes to the building or the site are requested as part of this application. Building photographs submitted by the applicant are attached as Exhibit C.

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

The Future Land Use Map designates the site as Industrial/Business Park - Sites Likely to Experience Development Pressure, matching the existing adjacent industrial uses. The Industrial Land Use category varies between small and large industrial spaces including manufacturing, warehouse, flexible space and ancillary office.

The proposed business use of a truck repair would be similar to what is described in the Comprehensive Plan and fits the general description of the Industrial/Business Park category. It is also a re-establishment of a related use that occupied the subject site previously. The proposed development would 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.

As previously indicated, the subject site is located within the TCC Overlay District. The Comprehensive Plan addresses the TCC Overlay, especially the Corporate Main Street subarea. The Comprehensive Plan concluded that while the 2009 Thorndale Corridor Master Plan continues to have merit, the plan should be seen in light of current real estate market conditions which are not likely to produce the required redevelopment at this time.

Although the proposed truck repair use within the Corporate Main Street does not meet the intent of this subarea per the Master Plan, it may be considered consistent with the Comprehensive Plan which recognizes the difficulties for redevelopment of the subarea in current market conditions.

### **Compliance with the Unified Development Ordinance**

#### *Allowable Uses*

Per the Text Amendment request (considered prior to this petition), the motor vehicle repair for commercial vehicles is to be considered a Special Use within the Corporate Main Street Subarea of the TCC Overlay District. Compliance with the UDO of this proposed request is conditioned on approval of the Text Amendment.

It should be noted that the subject site was previously occupied by Snowlift, a snow plowing company, which as part of their operation performed maintenance and repair on their vehicles at the subject site. However, the proposed use, while similar in the fact the truck repair will take place on site, differs from the Snowlift's operation, therefore a Special Use request is required (conditioned on the approval of the Text Amendment).

#### *Lot Development Standards*

The applicable building type for this property is a Type 13 Building, Small Industrial Shop/Workspace. 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: 885 Lively Blvd</b>
Lot Width (min.)	50-feet	100-feet
Lot Depth (min.)	140-feet	350-feet
Lot Coverage (max.)	70%	<b>96%</b>
Lot Area (min.)	6,000sf	<b>35,021sf</b>
Front Setback (build-to)	25-feet	25.49-feet
Side Setback (min.)	20-feet	<b>14.69-feet (north), 15.23-feet (south)</b>
Rear Setback (min.)	20-feet	Approx. 180-feet
Maximum Height	30-feet	16-feet
Building Use Standards – Ground Floor	Office/manufacturing/storage	Office/warehouse

### *Parking*

Although the current site does not contain striped parking spaces, per the site plan submitted by the applicant (see Exhibit B), at least 11 parking spaces are available immediately behind the building, including one handicap accessible. 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.

The Thorndale Corridor Corporate District regulations do not have an appropriate parking category that would meet the proposed building use. Applying the motor vehicle repair parking requirements per Sec. 17.607, 2 spaces per bay plus 1 space per 500 square feet of office and waiting area. The existing 11 parking spaces are able to accommodate 5 bays plus the existing offices and waiting area. The user has indicated that the building may accommodate up to 9 bays, therefore additional 4 parking spaces may be required in the concrete area behind the building.

### *Outdoor storage*

Per the UDO, most commercial activities, including the proposed use of motor vehicle repair facility, are not permitted to have outdoor storage. While it will be allowable for the business to park operable vehicles in their parking lot, any parts or inoperable vehicles must be kept indoors. Similarly, all repair activities must be conducted indoors.

### **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 September 12, 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 D and Exhibit E. 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 truck repair services. The location within an established industrial part is desirable as it will be able to provide services to a number of existing businesses as well as visitors. 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 truck repair shop in an existing commercial building which has been used for similar operation in the previous years. 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 should it substantially diminish or impair other property valuations within the neighborhood. The proposed Special Use intends to operate a truck repair shop, similar in nature to previous operator. Of note, is that the property immediately to the north of the subject site is an existing truck repair facility. 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 occupy an existing building. No physical changes are proposed as part of this request. 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 industrial users and 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 building 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. There is sufficient paved area in the rear of the site, where additional parking may be added. 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 proposed business use of a truck repair would be similar to what is described in the Comprehensive Plan and fits the general description of the Industrial/Business Park category. The ability to provide an industrial service use in this development will achieve the intended goals of the Light Industrial/Business Park 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 motor vehicle repair facility for commercial vehicles requires a Special Use (as conditioned on approval of a Text Amendment Case No. 2019-CDC-07), 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 permitted for the proposed use. 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 vehicle repair facility for commercial vehicles is compatible with surrounding zoning and land use classifications, meets the requirements in the Unified Development Ordinance (pending approval of the Text Amendment in Case No. 2019-CDC-07) 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 vehicle repair facility for commercial vehicles at 885 Lively Blvd in Case No. 2019-CDC-08.

(Vote Yes to approve; vote No to deny)

MidLakesSurvey.Com  
382 Lake Street  
Antioch, IL 60002

# MID LAKES SURVEY COMPANY

Illinois Professional Design Firm 184.006153

## PLAT OF SURVEY

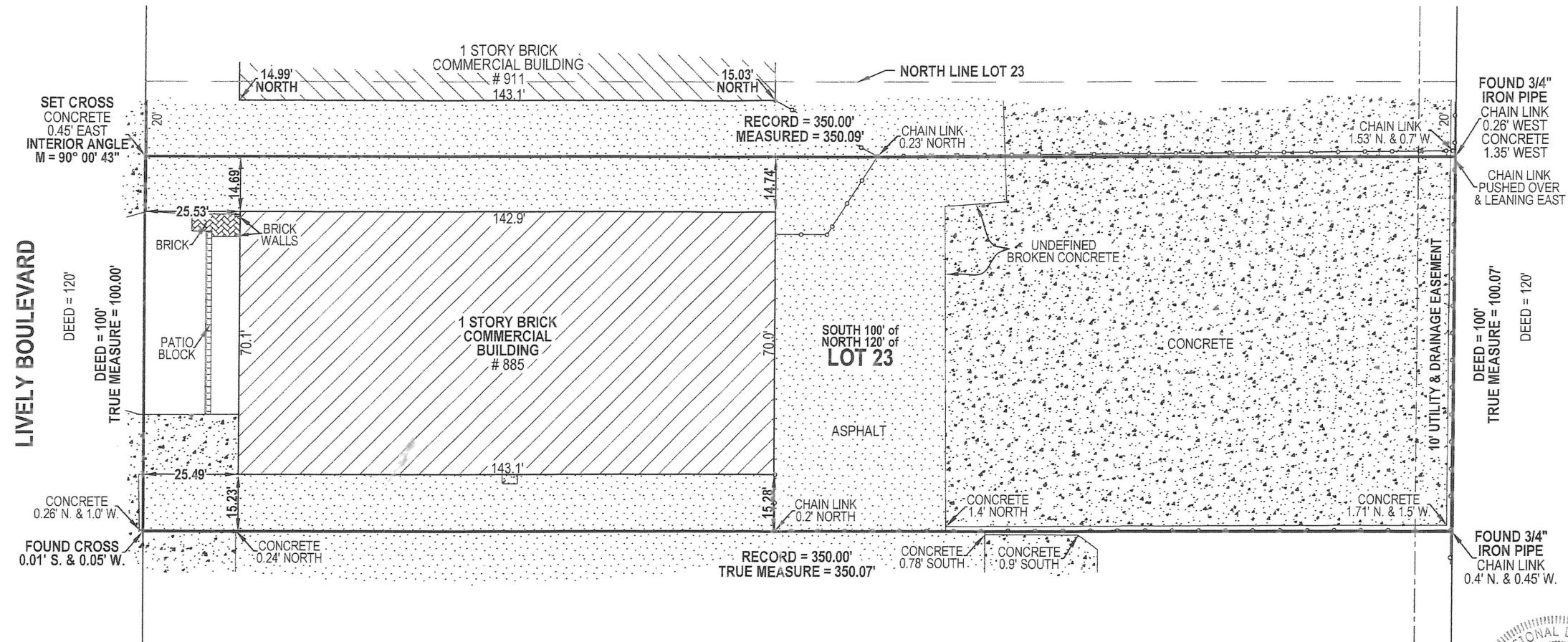
Phone: 847-973-1873  
Fax: 847-973-9783  
midlakes.survey@yahoo.com

THE SOUTH 100.0 FEET OF THE NORTH 120.0 FEET OF LOT 23 IN KLEFSTAD'S WOODDALE INDUSTRIAL PARK UNIT ONE, BEING A SUBDIVISION IN SECTIONS 3 AND 10, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED MARCH 22, 1973 AS DOCUMENT R73-15596, IN DUPAGE COUNTY, ILLINOIS.

RECEIVED

JUN 06 2019

WOOD DALE COMMUNITY DEVELOPMENT



LIVELY BOULEVARD

SURVEY AREA = 35,021 Sq.Ft. ± 0.80 ACRES.

Only those Building Lines and Easements shown on the Recorded Plat of Subdivision or disclosed on a current Title Policy are shown hereon. All Distances shown in feet and decimal parts thereof. No distances are to be determined by scaling. All fences are located to centerlines, unless otherwise noted.

Field work completed on 05/08/2019

COPYRIGHT© 2019 - MID LAKES SURVEY COMPANY

Job no. 460142 P.I.N. 03 - 03 - 306 - 010 Scale 1" = 30'  
Address 885 LIVELY BOULEVARD Township ADDISON Platted By JER  
WOOD DALE, IL 60191 Ordered By MORTON J. RUBIN, ESQ. Checked By NNM

STATE OF ILLINOIS )

) S.S.

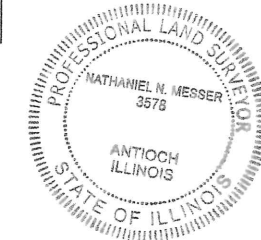
COUNTY OF LAKE )

On behalf of MID LAKES SURVEY COMPANY, I hereby certify that the above described property was surveyed under my supervision and that the annexed plat is a correct representation of said survey. This professional service conforms to the current Illinois minimum standards for a boundary survey.

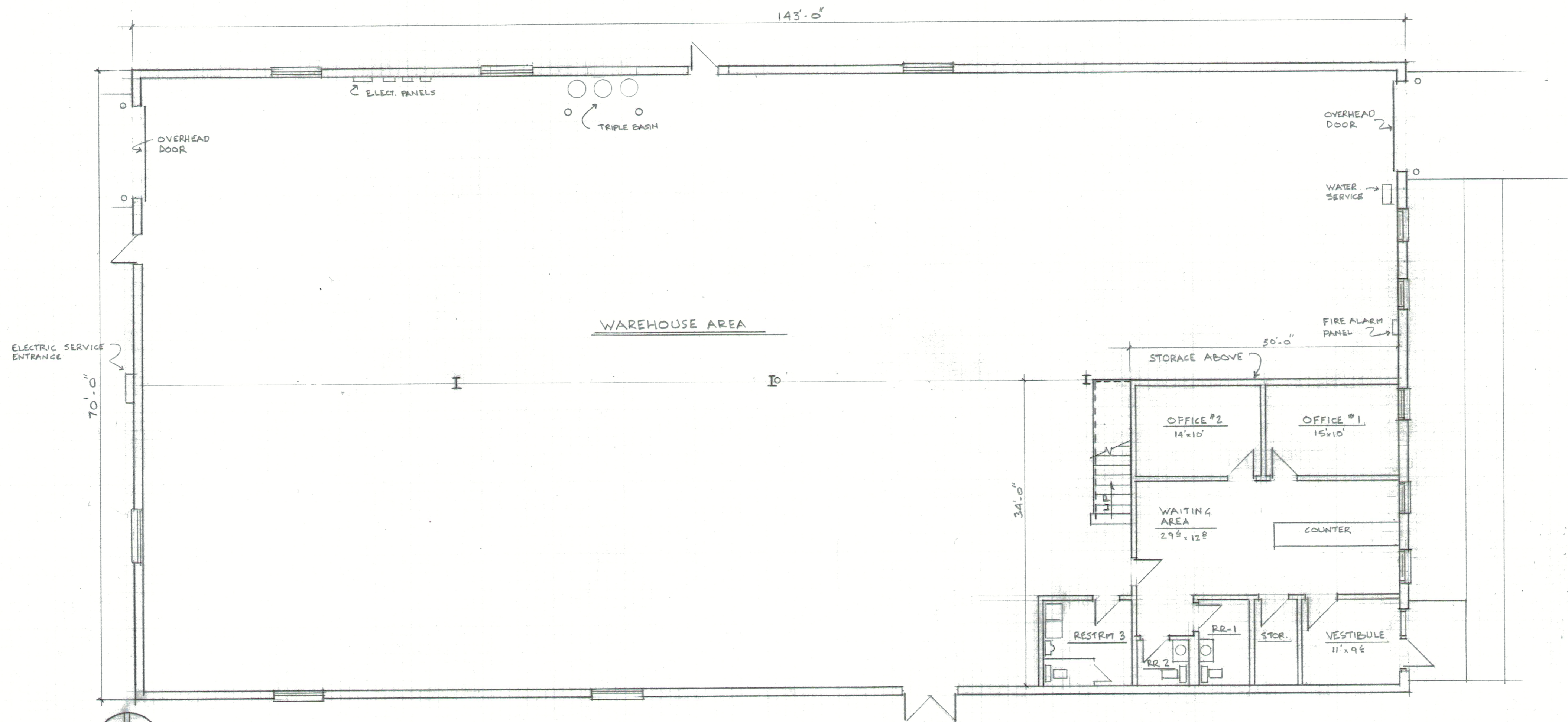
Dated MAY 9, 2019

MID LAKES SURVEY COMPANY

By Nathaniel N. Messer, PLS  
Illinois Professional Land Surveyor. My license expires 11/30/2020



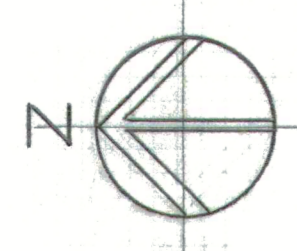
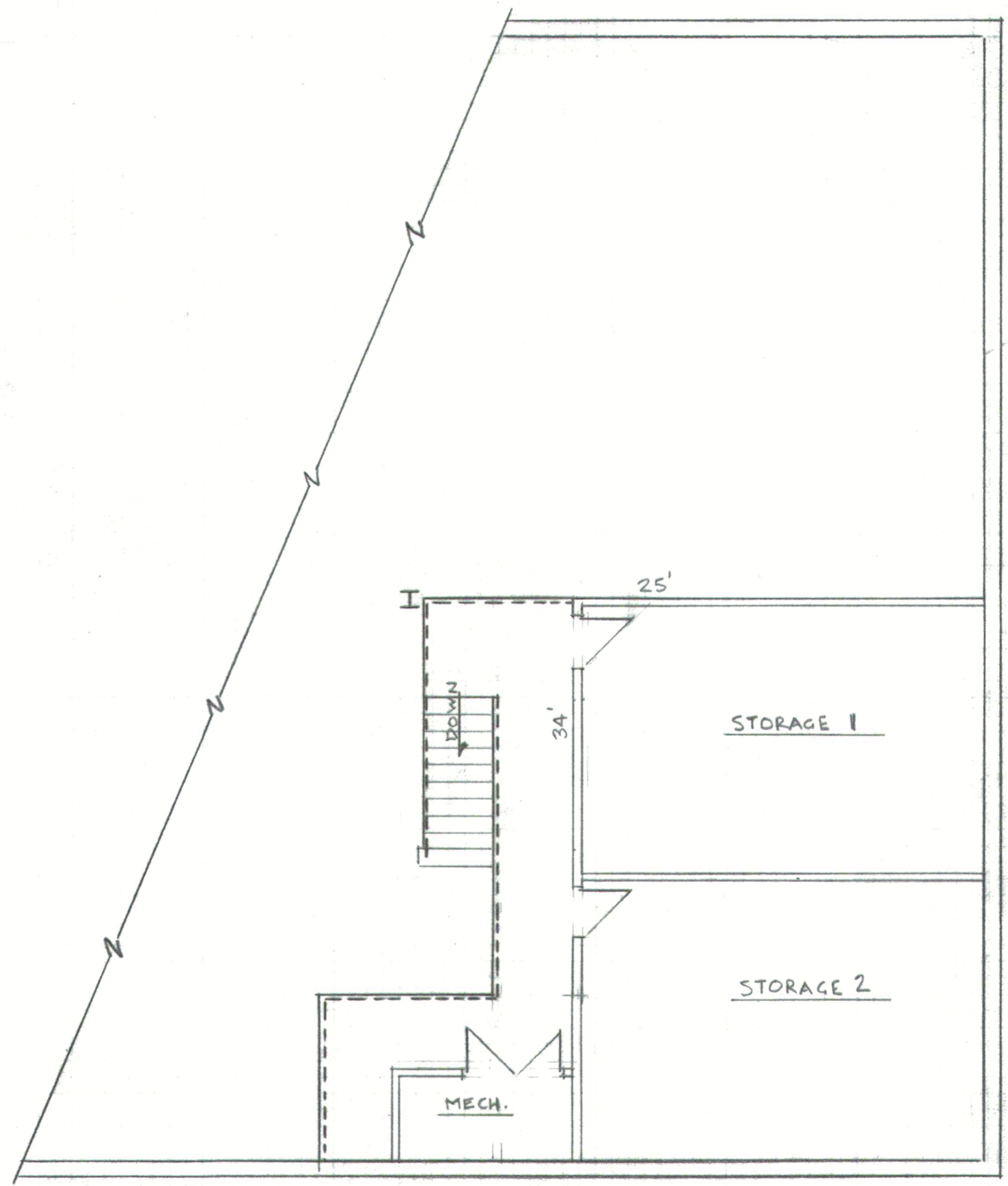
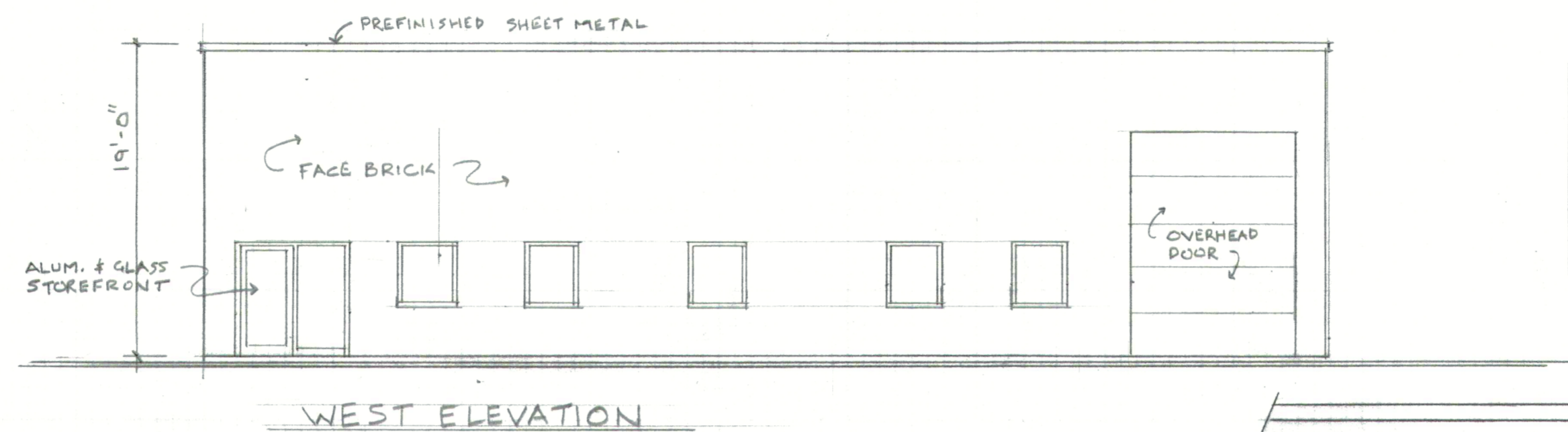
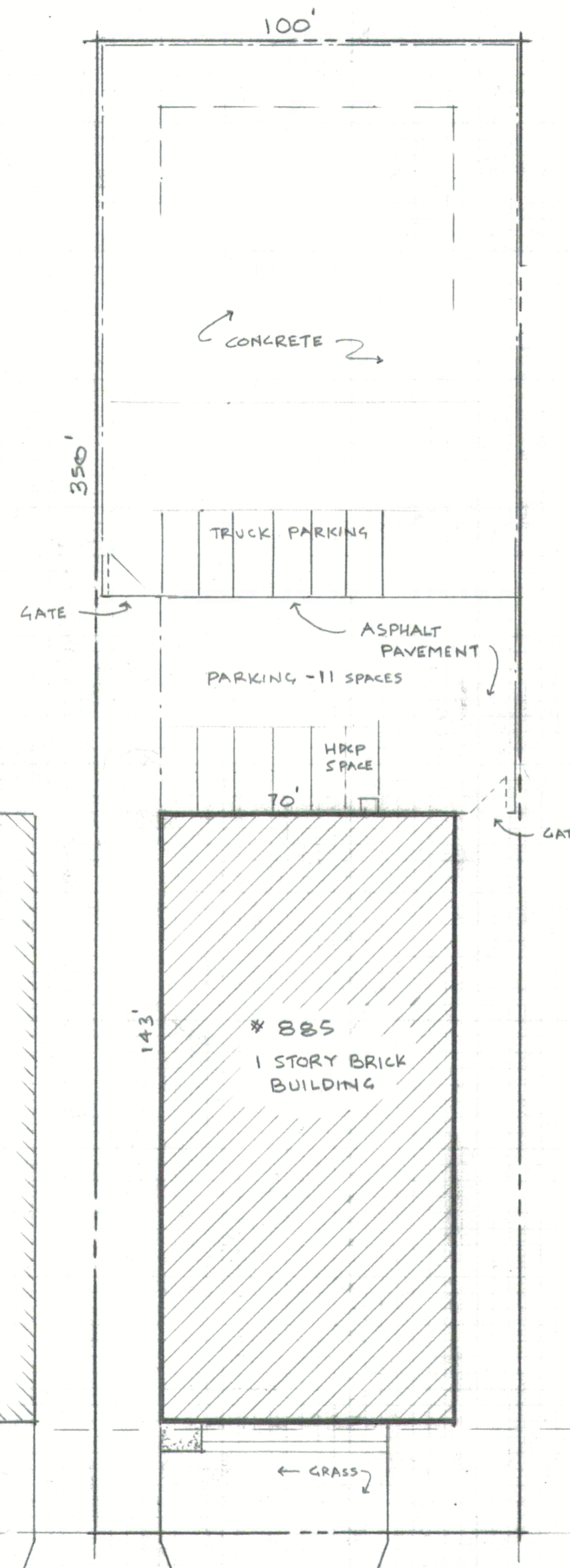
CERTIFIED COPIES EMBOSSED WITH RAISED SEAL



FLOOR PLAN 1/8"=1'-0"

AREA SUMMARY - 10,010 SQ. FT.	
OFFICE	827 SF
WAREHOUSE	7,978 SF
COMMON AREAS	1,205 SF
(UTILITY, STORAGE, RESTROOMS, HALLWAYS)	

RUBIN DEVELOPMENT 885 LIVELY BLVD. WOOD DALE, IL	DATE 4/5/19
J. T. STRATFORD, AIA 312-961-2002 475 MAYFAIR LN. BUFFALO GROVE, IL STRATFORD.ARCHITECT@GMAIL.COM	1 OF 2



**SITE PLAN** 1"=30'  
 LOT AREA 35,000 \* LOT COVERAGE 96.7%



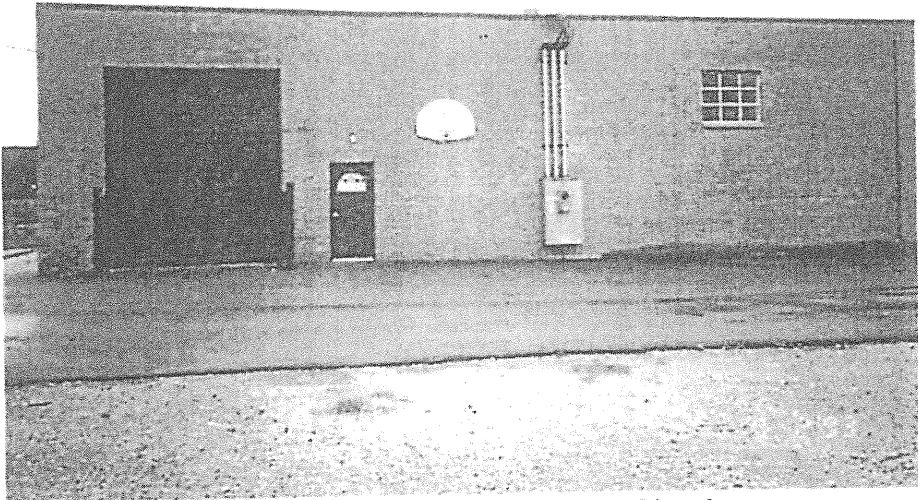
7/19/19

RUBIN DEVELOPMENT 885 LIVELY BLVD. WOODDALE, IL	DATE 4/5/19
J.T. STRATFORD AIA 312-961-2002 475 MAYFAIR LN. BUFFALO GROVE IL. STRATFORD.ARCHITECT@GMAIL.COM	2 OF 2

SITE PHOTOGRAPHS

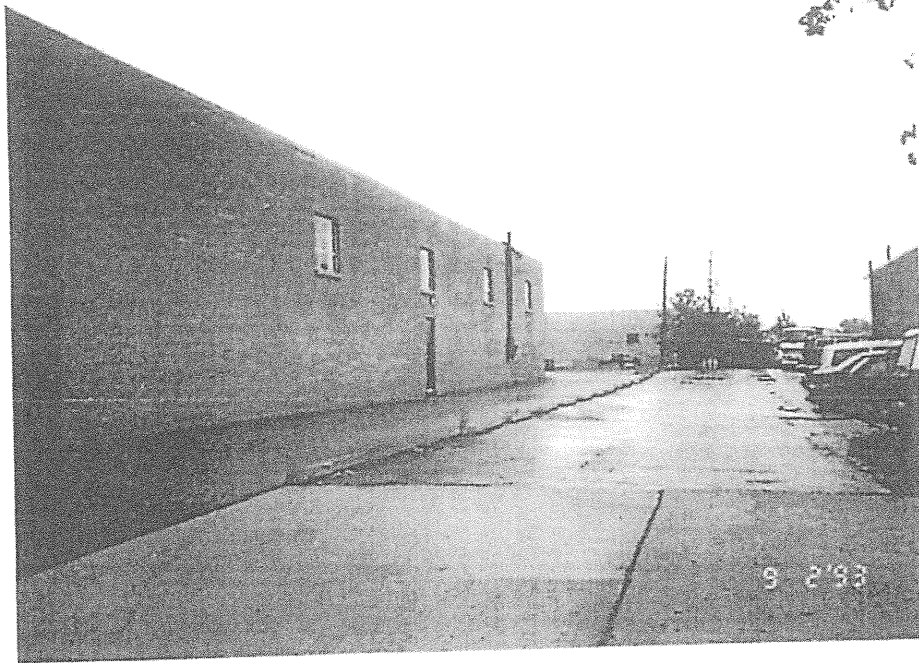


Front of subject structure from across Lively Boulevard.



Rear of structure from gravel parking lot.

SITE PHOTOGRAPHS



South side of structure looking East.



View of gravel parking area and adjoining property to East.

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 use of this property for the indoor repair of trucks is a continuation of an existing use. It serves the industrial community since there are numerous trucks used by businesses in this area that are in need of repair. Trucks are an essential part of industry and the repair of those trucks is critical to those enterprises. Truck repair is both necessary and desirable. The industrial neighborhood is a key part of Wood Dale in providing jobs and tax revenue and businesses that are used by residents and other businesses in the community. This contributes to the general welfare of the neighborhood and the community.*

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 is a continuation of the use that has existed on this property for many years and is consistent with other uses in the area. The prior occupant repaired his own trucks and equipment in this building for many years. It is the same use as is being made of the property immediately adjacent to this property. History indicates that this use has had no adverse impact or effect on the neighborhood. The proposed use will not have any adverse effect upon adjacent property, traffic, utilities and will have no adverse affect on the public health, safety, and general welfare. The use serves an important need of the business community.*

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 use is operated inside the existing building. There is more than adequate parking and utilities to serve the property. The history of this type of use in this immediate area demonstrates that it is not injurious to what had been operating on the subject property and what will be operated on the subject property so it is clear that this use is not injurious to the use and enjoyment of other property in the immediate vicinity. To the contrary, the proposed use is one that is desirable for this area because it serves an important need.*

4. The nature, location, and size of buildings or structures involved with the establishment of the special use will not impeded, 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 sizer of the building will not change from the present configuration. It has not impeded, hindered or discouraged development and use of adjacent land up until now and it will not do with the grant of the special use. The use serves the needs of the community.*
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;  
*This use will not impede the development of other properties in the area. This is an industrial area with many different kinds of industrial uses. The proposed use is one that compliments other uses in the area and does not in any way interfere with those uses. A review of the area demonstrates the numerous industrial uses and the trucks that are used by those industrial uses.*
6. Adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided;  
*Adequate utilities, access roads, drainage and/or other necessary facilities are already at this site.*
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 is very substantial parking already at this location. The parking is more than adequate to accommodate the proposed use. The entrances and exits will remain the same as they are now.*
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.  
*To the extent applicable the foregoing responses satisfy the requirement of Article IV Section 403 of the Municipal Code.*



**RONALD S. COPE**

Direct: (312)345-5763  
rcope@schainbanks.com

**VIA FedEx & E-Mail**

July 23, 2019

Ms. Gosia Pociecha, AICP  
Planner  
City of Wood Dale  
404 N. Wood Dale Road  
Wood Dale, IL 60191

Re: Text Amendment and Special Use Request  
885 Lively Blvd., Wood Dale, IL 60191

Dear Ms. Pociecha,

This letter is in response to your correspondence of June 18, 2019.

**2019 CDC-07 TEXT AMENDMENT REQUEST**

**General**

1. ***Provide a currently dated certified copy of the Trust Agreement.*** The property is not in Trust ownership. Attached are the Articles of Organization for 1186, LLC which was created on 10/12/05. The ownership is in equal shares of 25% between Jackie Stratford, Margie Paris, Roberta Rubin and Arnold Rubin.

**Application**

Provide a narrative letter including:

- A. **A description of the request** - This request is for:
  - i) A text amendment to the Corporate Main Street subarea of the Thorndale Corridor Corporate (TCC) Overlay District. The text amendment is requested to Section 17.903 Allowed Uses. That "Motor vehicle repair facility for commercial motor vehicles" be designated as a Special Use under the I-1 zoning designation;
  - ii) That a special use be granted for motor vehicle repair facility for commercial motor vehicles in the I-1 zoning district.

- B. A description of the activity to be conducted in sufficient detail - The activity to be conducted is the indoor repair of commercial vehicles, including trucks. This use serves the industrial community since there are numerous trucks employed by industrial uses within this area that are in need of repair. Trucks are an essential part of industry and the repair of trucks is crucial to those enterprises. Truck repair is both necessary and desirable. The industrial neighborhood is a key part of Wood Dale in providing jobs and tax revenue and businesses that are used by residents or other businesses in the community. The work is performed indoors and is in keeping with the use that has existed on the property for many years.
- C. A summary of the evidence which the petitioner proposes to offer in order to demonstrate compliance with the Comprehensive Plan and the Unified Development Ordinance (UDO). Include reference to the Thorndale Corridor Corporate Overlay District - The **Wood Dale Comprehensive Plan** makes clear that industrial uses are a major part of the future planning for the City. Further that the Comprehensive Plan makes clear that industrial uses are a "significant asset" to the City and to the region. The Comprehensive Plan points out the following: "The significance of the area and the uses located there is enhanced by the recent opening of Illinois Route 390 (Ill. 390) running through the area and near the airport. The uses vary between small and large industrial spaces, including manufacturing, warehouse and flexible space." (Wood Dale, Comprehensive Plan, Adopted August 2, 2018, p. 52)

Trucks and the indoor repair of trucks are an integral part of manufacturing, warehousing and similar industrial space. They cannot function without the use of trucks.

The **Thorndale Corridor Form-Based Zoning document**, dated March 2011 provides that the provisions of the overlay district only apply if certain conditions are met. (p. 6). Those conditions are that a building is altered, repaired enlarged or expanded within the I-1 district so that the "aggregate value of the alterations, repairs, enlargements or expansion exceeds 50% of the assessed market value of the building as determined by the Addison Township Assessor..."

No such repair, enlargement or expansion is taking place here.

The Thorndale Corridor overlay district also provides that it would apply if over 50% of the street frontage of a block face has developed or is being redeveloped in accordance with the TCC District zoning (p. 6). No such development is taking place on the block where the subject property is located.

In short, the TCC District does not apply to this application.

**Additional Evidence** - The additional evidence to be presented will show that there are several other identical uses in the immediate area of the subject property including a truck repair facility located immediately to the north of the subject property. The applicant will offer the evidence of a land planner to demonstrate that the proposed use is compatible with and in keeping with the existing uses in the area of the subject property. The planner will testify regarding the following:

- i) The existing uses and zoning of nearby property;
- ii) The extent to which property values of the property owner are diminished by the particular zoning restrictions;
- iii) The extent to which the destruction of property values of the property owner promotes the health, safety, morals or general welfare of the public and in this case that not permitting the proposed use does not promote the health safety or welfare of the community;
- iv) The relative gain to the public as compared to the hardship imposed upon the individual property owner and in this case the gain to both the property owner and the public is to permit the proposed use as it serves the interests of the businesses in the community;
- v) The suitability of the property for the zoned purposes and here the property is suited to the proposed use. It is not suitable for a restaurant or hotel but fits within the concept of industrial zoning;
- vi) The length of time the property has been vacant as zoned considered in the context of land development in the area and in this case the property has been continuously used for at least ten years for the storage and repair of vehicles and equipment; the community need for the proposed use and the evidence will show that repair of commercial vehicles is a vital use for the industrial users and businesses within Wood Dale;
- vii) That the proposed use fits within the planning for an area zoned for industrial uses and is in keeping with the uses already permitted in this area by the City.

**2019-CDC-08 SPECIAL USE REQUEST – In Compliance with Site Plan Review Standards – Sec. 17.402.D of the Municipal Code**

The evidence will show compliance with the Major Site Plan Review Standards. An urban land planner and a real estate broker will testify regarding the following:

1. ***The relationship of the site plan is consistent with the policies, goals and objectives of the comprehensive plan.*** The Comprehensive Plan, as stated in more detail below, shows industrial uses to be essential to the City of Wood Dale. Industrial uses are a major part of the future planning for the City and are a “significant asset” to the City. The proposed use is an essential part of an industrial area. Industrial uses cannot function without the use of trucks and the repair and parking of those trucks is critical to the use of trucks. The amendment allows for this use as part of an application for a special use for the subject property. The use is consistent with the use of the property for many years which has been the repair of vehicles and equipment owned by the tenant of the property.
2. ***The proposed traffic and parking layout minimize 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 UDO, Chapter 17 of the Municipal Code.*** The evidence will show that the existing traffic and parking has been in place for many years without incident. The sidewalk for pedestrian use leads directly into the building without the need to conflict with truck traffic. The adjacent roadways are used constantly by truck traffic and this use will not change in any significant way the volume of traffic or the nature of that traffic.
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 existing building remains the same as do the existing traffic circulation, stormwater drainage and other utilities. There is no adverse impact on adjoining properties and the adjoining property owners will testify that the use is desirable at this location.
4. ***That the proposed use is permitted in the district in which the property is located.*** The evidence will show that there are other truck repair and parking facilities within the neighborhood of the subject property. The same type of use exists on the property immediately adjacent to the subject property

5. ***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 evidence will show that the existing building which is to be used here is compatible with surrounding land uses. It is laid out as approved previously by the City. Parking, access, lighting and landscaping are all compatible with neighboring uses. The testimony of the planner and neighboring property owners will substantiate this conclusion.
  
6. ***Outdoor storage*** will be screened in compliance with the UDO.

In addition, the planner will testify that the proposed special use 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 evidence will show that there are numerous businesses in the area and the community that are in need of having their trucks repaired.

The planner and other lay witnesses in the trucking business will testify that the proposed truck repair facility will not have any adverse effect upon adjacent properties, the character of the neighborhood, traffic conditions, utility facilities and other matters affecting the public health, safety and general welfare. In point of fact, the evidence will show that the proposed use is virtually the same as the use that has existed on the property for more than a decade in that the occupant repaired his own trucks and equipment at this location.

The planner, the real estate broker and lay witnesses will testify that the use will not be injurious to the use and enjoyment of other property in the vicinity of the subject property. The repair and parking of trucks is common in this area.

The planner and a real estate expert broker will testify that the nature, location and size of the building will not hinder or discourage development of adjacent land. To the contrary, the building will remain the same except for improvements to the interior of the building and the laying out of striping for the parking of vehicles in the rear of the property. The existing building and use of the property have not in any way impeded development of adjoining properties.

The planner will testify that the use of the property will not discourage or impede the development of neighboring properties for uses permitted in the district.

The evidence will show that there are adequate utilities, access roads and drainage to serve the property. All of this is already at the site.

The evidence will show that there is parking of adequate size for the proposed special use.

The special use will otherwise comply with the terms and conditions of the ordinances of the City of Wood Dale.

### General

1. Provide a currently dated certified copy of the Trust Agreement. The property is not in Trust Ownership. Attached are the Articles of Organization for 1186, LLC which was created on 10/12/05. The ownership is in equal shares of 25% between Jackie Stratford, Margie Paris, Roberta Rubin and Arnold Rubin.
2. Provide full size and to scale copies of the Plat of Survey and the Floor Plan & Site Plan (Sheets 1 and 2). Attached are three (3) 24 x 36 copies of the Plat of Survey and the Floor and Site Plans.
3. The floor plan shall be revised to include the square footage of each area. See attached revised Floor Plan with square footage indicated.
4. The Site Plan or Plat of Survey shall be revised to include the total lot coverage number for the site. Lot area is 35,000 sq. ft. Grass area is 1,350 sq. ft. Impervious area 96%. See site plan.
5. The provided Plat of Survey or Site Plan do not indicate the parking striping layout. Provide a total number of the parking spaces accommodated on site, including handicap spaces (if any). Parking structure shown on site plan.
6. Provide the height dimension of the existing building. Building height is 19 feet and this is a brick building.
7. Provide a drawing or photograph of the front elevation of the building, listing all the materials. Attached are photos of the building which is made of brick material.

### Application

8. Major Site Plan Review is required with all Special Uses requests. Update the application to include Major Site Plan Review and provide additional \$300 fee. Major Site Plan Review is covered on page 4.
9. Provide a narrative letter including:
  - d. A description of the request – Covered on pages 1 and 2.
  - e. A description of the activity to be conducted in sufficient detail – Covered on page 2-B.
  - f. A summary of the evidence which the petitioner proposes to offer in order to demonstrate compliance with the Comprehensive Plan and the Unified

Development Ordinance (UDO). Include reference to the Thorndale Corridor Corporate Overlay District. – Covered on pages 2 and 3.

10. Address the standards for Site Plan Review found in Sec. 17.402.D of the Municipal Code. – Covered on pages 4 and 5.

Please advise if there is anything further that you need.

Sincerely,

A handwritten signature in black ink, appearing to read "Ronald S. Cope", written in a cursive style.

Ronald S. Cope

RSC:dsl

Enclosures