



COMMUNITY DEVELOPMENT COMMISSION MINUTES

Committee Date: February 25, 2019

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

Absent: None

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

Meeting Convened at: 7:00 P.M.

CALL TO ORDER:

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

APPROVAL OF THE MINUTES:

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

PUBLIC HEARINGS:

CASE NO. 2018-CDC-09

OVERVIEW:

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

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

DISCUSSION:

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

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

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

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

VOTE:

Mr. Woods motioned that based on the submitted petition and the testimony presented, the proposed Special Use Planned Unit Development, Final Plat of Subdivision and Major Site Plan Review meets the standards of approval and is consistent with the UDO and Comprehensive Plan and, therefore I move that the Community Development Commission adopt the findings of fact included within the staff memo as the findings of the Community Development Commission and recommend to the City Council approval of Case No. 2018-CDC-09 subject to the following conditions:

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

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

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

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

Nays: None

Abstain: None

Motion Carries

STAFF LIAISON REPORT:

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

ADJOURNMENT:

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

Minutes taken by Marilyn Chiappetta