



COMMUNITY DEVELOPMENT COMMISSION MINUTES

Committee Date: October 15, 2018
Present: Ron Damasco, Richard Petersen, David Shimanek, Rick St. Marie, Dave Woods
Absent: Brad Karich, George Vant
Also Present: Patrick Bond; Kelley Chrissie; Yvonne Bergendorf of Wood Dale Public Library; Harlan Doland of IMEG Corp.; Pat Callahan and Elizabeth Veatch of StudioGC Architecture + Interiors; Mark Ritzman of Peregrine, Newman, Ritzman & Bruckner, Ltd.; Mark Winger; Ald. Eugene Wesley
Meeting Convened at: 7:00 p.m.

CALL TO ORDER:

The meeting was called to order at 7:00 P.M. Roll call was taken and a quorum was present.

Attorney Bond stated that since a permanent Chairman has not yet been appointed, that it would be necessary to appoint a Chairman Pro Tem for this meeting. To that effect, Mr. Woods made a motion, seconded by Mr. Peterson, to appoint Mr. Shimanek as Chairman Pro Tem. A roll call vote was taken with the following results:

Ayes: Mr. Woods, Mr. Damasco, Mr. Petersen, Mr. Shimanek, Mr. St. Marie
Nays: None
Abstain: None
Motion: Carried

APPROVAL OF MEETING MINUTES:

Mr. Shimanek made a motion, seconded by Mr. St. Marie, to approve the minutes of the September 17, 2018 meeting. The minutes were unanimously approved as presented via voice vote.

PUBLIC HEARINGS:

CASE NO 2018-CDC-08

The Board of Library Trustees of the Wood Dale Public Library District is requesting a Major Site Plan Review, Special Use and Planned Unit Development to construct an approximately 3,800 square foot addition to the existing public library. The subject

property is located at the southwest corner of Wood Dale Road and School Street, commonly known as 520 N Wood Dale Road.

Staff summarized the information included in its memo dated October 15, 2018, information which included the project description, compliance with the Comprehensive Plan and the Unified Development Ordinance, lot development standards, parking, lighting and landscaping plans. Ms. Chrisse noted that the City's engineer has reviewed and approved the plans as submitted as has the Wood Dale Fire Protection District.

Ms. Bergendorf, the library's Executive Director discussed the library's overall services to the community since its construction in 1979 and explained how today's changing needs and services for libraries everywhere call for more flexibility in building design. The plan as presented will provide for upgrades in services, expansion of programming for all ages and increased efficiency in operations. Mr. Callahan of StudioGC Architects briefly reviewed the engineering plans for the plan and stated that there will not be any overflow of water from the library onto adjacent residential properties and reiterated the fact that the City's engineer has reviewed and approved of the engineering plans submitted. Mr. Callahan described the outdoor lighting plans and stated that the architectural plans for the addition are consistent with the library's original design; in addition, interior renovation will enhance and incorporate the library's desire to create activity zones and areas affording privacy. There were no comments or questions from members of the public who were in attendance.

Mr. Woods made a motion, seconded by Mr. St. Marie, to close the Public hearing at 7:40 P.M. The motion was unanimously approved via voice vote.

VOTE:

Mr. St. Marie made a motion that based on the submitted petition and testimony presented, the proposed Special Use, Planned Unit Development 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-08 with the following conditions:

1. The Special use, Planned Unit Development and Major Site Plan Review shall substantially conform to the staff memo dated October 15, 2018 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. A drainage easement shall be granted and recorded upon installation and approval by the City Engineer of the Stormwater best management (BMP). The easement shall include language to allow the City to maintain or repair the BMP in the event

that the owner fails to and the City can seek reimbursement for the cost of maintenance and/or repair.

3. A note to title shall be recorded to identify the existence of the BMP.

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

Ayes:	Mr. Woods, Mr. St. Marie, Mr. Dimasco, Mr. Shimanek, Mr. Petersen
Nays:	None
Abstain:	None
Motion:	Carried.

STAFF LIAISON REPORT:

There was no report.

ADJOURNMENT:

Mr. Woods made a motion to adjourn the meeting at 7:45 P.M. The motion was seconded by Mr. Petersen and was unanimously approved by voice vote. Motion carried.

Minutes taken by Marilyn Chiappetta

Minutes approved on November 19, 2018