

PUBLIC NOTICE

IN ACCORDANCE WITH THE STATUTES OF THE STATE OF ILLINOIS AND THE ORDINANCES OF THE CITY OF WOOD DALE, NOTICE IS HEREBY GIVEN THAT THE CITY COUNCIL WILL CONTINUE ITS REGULAR STANDING COMMITTEE MEETINGS AT 7:30 P.M. ON THURSDAY, OCTOBER 24, 2019 IN THE COUNCIL CHAMBERS OF THE CITY HALL, 404 NORTH WOOD DALE ROAD, WOOD DALE, ILLINOIS, FOR THE PURPOSES SET FORTH IN THE FOLLOWING AGENDAS:

STANDING COMMITTEES
OF THE
CITY OF WOOD DALE, ILLINOIS
OCTOBER 24, 2019

I. PLANNING, ZONING & BUILDING COMMITTEE

- A. Call to Order
- B. Roll Call
- C. Approval of Minutes of Meeting
 - i. October 10, 2019 Planning, Zoning & Building Committee Minutes
- D. Report and Recommendation
 - Annexation, Special Use, Planned Unit Development, Rezoning, Final Plat Of Subdivision And Major Site Plan Review For The Redevelopment of the Subject Property Located at 800 N. Route 83
 - ii. Final Façade Improvement Grant Payment for Jb's Inn, Located at 146 W. Irving Park Road, in the Amount Not to Exceed \$8,826.25
- E. Items to be Considered at Future Meetings
 - Recreational Marijuana Dec 12, 2019
 - ii. UDO Teska Revisions Dec 12, 2019
- F. Adjournment

II. PUBLIC HEALTH, SAFETY, JUDICIARY & ETHICS COMMITTEE

- A. Call to Order
- B. Roll Call
- C. Approval of Minutes of Meeting

- July 11, 2019, Public Health, Safety, Judiciary & Ethics Committee Minutes
- D. Report and Recommendation
 - i. Local Ordinance Revisions for Cannabis Possession and Use
- E. Items to be Considered at Future Meetings
 - I. Squad and Body Cameras January 9, 2020
- F. Adjournment

III. PUBLIC WORKS COMMITTEE

- A. Call to Order
- B. Roll Call
- C. Approval of Minutes of Meeting
 - i. October 10, 2019 Public Works Committee Minutes
- D. Report and Recommendation
 - i. Portable Vehicle Lift Purchase
- E. Items to be Considered at Future Meetings
 - I. Richert Lift Station Painting November 14, 2019
 - ii. Robinson Stormwater Report Ward 3/2 November 14, 2019
- F. Adjournment

POSTED IN CITY HALL ON OCTOBER 18, 2019 AT 4:00 PM



PLANNING, ZONING & BUILDING COMMITTEE MINUTES

Committee Date: October 10, 2019

Present: Ald. Catalano, Jakab, Sorrentino, Susmarski, E. Wesley

& Woods

Absent: Ald. R. Wesley & Messina

Also Present: Mayor Pulice, City Manager Mermuys, Treasurer Porch, City

Manager Mermuys, Police Chief Vesta, E. Cage, A. Lange

Meeting Convened at: 7:30 p.m.

APPROVAL OF THE MINUTES:

The minutes of the August 8, 2019 meeting were approved as presented.

REPORT & RECOMMENDATION

APPROVAL OF SPECIAL USE, MAJOR SITE PLAN REVIEW AND TEXT AMENDMENT TO THE UDO FOR CASE NO. 2019-CDC-07 AND 08, FOR MOTOR VEHICLE REPAIR AT 855 LIVELY BLVD.

DISCUSSION:

Ed Cage reported that this went to CDC in September. He shared the site map and explained it's not permitted under current code, and text amendment would allow a Special Use. CDC held a public hearing and recommended approval 5 to 1. The application came in July prior to the recently approved City UDO assessment project in August. Mr. Cage stated that this is a very complicated issue, and staff does not recommend approval. Right now a text amendment would allow other issues to go in the corporate Main Street as it stands with a special use for motor vehicle repair. Corporate Main Street did not allow that type of use. The text amend would affect the ability of all these properties to get a special use for motor vehicle repair. He does not recommend approval because the City has engaged a consultant to study this area after the application was received.

Mayor Pulice noted the Teska study is mostly to clean up some language. If the City allows one, they may have to allow others down the road if the text amendment is approved. Ald. E. Wesley suggested waiting until that study comes back.

VOTE:

Ald. E. Wesley made a motion, seconded by Ald. Jakab, to table this item until the Teska Study is completed. A roll call vote was taken, with the following results:



Ayes: Ald. E. Wesley

Nays: Ald. Jakab, Sorrentino, Susmarski, E. Wesley & Woods

Abstained: None Motion: Failed

Ronald Cope, attorney representing the owners at 855 Lively, spoke on behalf of his client. He stated that the City's Planner recommended approval of their request, and that they satisfy all the criteria for granting the text amendment, and all criteria for Special Use. He feels the Thorndale Corridor Plan could not work on this site. The building has been used for the past 20 years for repairing vehicles inside the building; it can't fit in retail, and can't be used for a hotel. This is an industrial zoned area and this is a use permitted in the I-1 zoning. Third, the Comprehensive Plan came after the 2009 study and that plan recognizes the use for industrial use. Either side of this building are trucks and truck repair facilities, and it could take Teska moths go do a study. He reiterated the property can never be used for office building, hotel or anything.

Mr. Cope said the report from Wood Dale's Planner, Goscia Pochieca, and the CDC heard all the evidence and it was acknowledged they satisfied all of what was needed to be done for approval. He feels the City would be taking the petitioner's property and it would be wrong to put them out of business. He noted that the location was always truck repair as the previous tenant was there for 10 years and repaired snow removal equipment they used at O'Hare.

Mr. Cage clarified that City staff reports written for the CDC all have a positive recommendation and they vote to approve or deny. Staff acknowledges and understands it's an issue in the corporate Main Street, which is why a consultant was engaged study it and clarify. He stated that City Council is very clear on the Thorndale Corridor overlay.

VOTE:

Ald. Woods made a motion, seconded by Ald. Catalano, to approve the Special Use, Major Site Plan Review and Text Amendment to the UDO for Case No. 2019-CDC-07 and 08, for Motor Vehicle Repair at 855 Lively Blvd. A roll call vote was taken with the following results:

Ayes: None

Nays: Ald. Catalano, Jakab, Sorrentino, Susmarski, E. Wesley & Woods

Abstained: None Motion: Failed



ITEMS TO BE CONSIDERED AT FUTURE MEETINGS:

- UDO Teska Revisions December 12
- Recreational Marijuana December 12

ADJOURNMENT:

The meeting adjourned at 7:55 p.m.

Minutes taken by Eileen Schultz



REQUEST FOR COMMITTEE ACTION

Referred to Committee: October 24, 2019

Subject: 800 North Route 83 Annexation &

Redevelopment (Bryn Mawr x Pine)

Staff Contact: Ed Cage, AICP, CD Director

Department: Community Development Department

TITLE: DRAFT AN ORDINANCE AND RESOLUTION AUTHORIZING ANNEXATION, SPECIAL USE, PLANNED UNIT DEVELOPMENT, REZONING, FINAL PLAT OF SUBDIVISION AND MAJOR SITE PLAN REVIEW FOR THE REDEVELOPMENT OF THE SUBJECT PROPERTY LOCATED AT 800 N. ROUTE 83 (PINS 03-03-402-001, -002, -003, -004, -005, -006, -007, -008 and {PINS 03-03-404-001, -002, -003, -004, -005, -006, -007, -008, {PINS 03-03-405-001, -002, -003, -004, -005, -006, -007, -008, -009, -010, -011, -012, -015, -016, -017 and -018) TO BE HEREBY ANNEXED INTO THE CITY OF WOOD DALE

RECOMMENDATION:

Staff concurs with the Community Development Commission's recommendation (5 to 1) for approval of the Annexation, Special Use, Planned Unit Development (PUD), Rezoning, Final Plat of Subdivision and Major Site Plan Review for the redevelopment of the newly assigned address of 800 N. Route 83 (PINs 03-03-402-001, 002, 003, 004, 005, 006; 03-03-404-001, 002, 003, 004, 005, 006, 007, 008; 03-03-405-001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 012, 015, 016, 017, 018.

BACKGROUND:

At the October 21, 2019 Community Development Commission (CDC) meeting, a public hearing was conducted for the requested Annexation, Special Use, Planned Unit Development, Rezoning, Final Plat of Subdivision and Major Site Plan Review (Case No. 2019-CDC-11). Testimony and evidence was provided by the applicant. A large number of public comments were made relating to the use of Bryn Mawr Avenue, the traffic study, number of and site access points, truck traffic, Route 83 access, future sidewalks, site fencing, construction management and general resident safety.

ANALYSIS:

The requested Annexation, Special Use, PUD, Rezoning, Final Plat of Subdivision and Major Site Plan Review are required in order to demolish the existing vacant single-family residences and construct one new 301,075 square foot light industrial building. Some key components of the plan include:

- Retaining, expansion and corporate headquarters for an existing and expanding Wood Dale business, with quality architecture that includes more glass utilized on the front facade than other similar light industrially zoned projects.
- Re-construction and dedication of an improved and widened Bryn Mawr Avenue.
- Landscaping plan that exceeds code requirements and adds approximately 180 new trees on the subject site.

The applicant has requested City financial assistance with the full re-construction of Bryn Mawr Avenue. The request covers the actual cost to construct the reconstruction of Bryn Mawr Avenue, which is currently a DuPage County residential street. The work will be performed by the developer and inspected and accepted by the City. This eliminates the need for the City to add this to the City road program, and use funds to pay for the construction management of the work.

The financial assistance will take the form of a combination of TIF funding, currently under review by SB Friedman, and a building permit refund. This is important for three reasons; firstly, the residents to the south have major concerns regarding traffic, sidewalks and safety, secondly, the proposed business will need a second access point for emergency access and automobile traffic, and lastly, it is important that the City has a fully improved and compliant City street in Bryn Mawr Avenue, and that it connects fully into the existing City street grid and traffic pattern.

Based on the submitted petition and the testimony presented, the proposed Rezoning, Special Use, Planned Unit Development, Final Plat of Subdivision and Major Site Plan Review meet the standards of approval and are consistent with the UDO and Comprehensive Plan; and recommend to the City Council approval of Rezoning to I-1, upon annexation, Special Use for a Planned Unit Development – Final Development Plan and Major Site Plan Review and for approval of a Final Plat of Subdivision for the Bryn Mawr Industrial Redevelopment in Case No. 2019-CDC-11 subject to the following conditions:

- The Special Use, Planned Unit Development, Final Plat of Subdivision and Major Site Plan Review shall substantially conform to the staff memo dated September 30, 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. Final engineering approval.

- DOCUMENTS ATTACHED

 ✓ CDC Staff Memorandum dated October 21, 2019.
- ✓ Colored Building Elevations dated 9/23/10.
- ✓ Final Plat of Subdivision.
- ✓ Plat of Annexation.
- ✓ Project Narrative Letter dated 9/24/19.
- ✓ Colored Site Plan dated 10/10/19.

CITY OF WOOD DALE

Community Development



<u>MEMO</u>

DATE: October 21, 2019

TO: Community Development Commission

FROM: Gosia Pociecha, Planner and Ed Cage, Community Development Director

SUBJECT: Case No. 2019-CDC-11, Rezoning, Special Use, Planned Unit Development,

Final Plat of Subdivision and Major Site Plan Review for the redevelopment of

Bryn Mawr Ave Properties, 800 N. Route 83

REQUEST

An application has been submitted requesting a Rezoning from R-1 Estate Residential, upon annexation, to I-1 Light Industrial District, and for Special Use for a Planned Unit Development – Final Development Plan and Major Site Plan Review and for approval of a Final Plat of Subdivision to annex and redevelop the Bryn Mawr Avenue Properties.

The public hearing for this petition was originally scheduled for September 30, 2019, however it had to be rescheduled as the number of individuals in attendance exceeded the meeting room occupancy limit.

PROPERTY INFORMATION

New Address: 800 N. Route 83 (upon annexation)

Existing Address: Multiple

PINs: 03-03-402-001, 002, 003, 004, 005, 006

03-03-404-001, 002, 003, 004, 005, 006, 007, 008

03-03-405-001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011,

012, 015, 016, 017, 018

Property Size: 17.726 Acres (417,881 square feet)

Existing Land Use: Residential

Future Land Use: Industrial Business Park

Existing Zoning: R-3 Single-Family Residential District (DuPage County)

Surrounding Land Use & Zoning

North: Corporate Main Street Subarea of TCC, with I-1, Industrial South: R-3 Single-Family Residential District (DuPage County)

East: I-2, General Industrial District (Bensenville)

West: Corporate Main Street Subarea of TCC, with I-1, Industrial

ANALYSIS

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:

- Community Development Commission & Annexation Application
- Special Warranty Deed
- Petitioner Narrative & Responses to Standards (Exhibit A)
- ALTA/NSPS Land Title Survey (Exhibit B)
- Plat of Annexation (Exhibit C)
- Plat of Subdivision (Exhibit D)
- Engineering Improvement Plans (Exhibit E)
 - Landscaping Plans
 - o Photometric Plan
- Stormwater Management Report
- Wetland Delineation Report
- Building Floor Plan & Elevations (Exhibit F)
- Conceptual colored site plan (Exhibit G)
- Traffic Impact Study
- Fire-Truck and Semi-Trailer Turning Exhibits
- Engineer's Opinion of Probable Construction Cost
- Sanitary Sewer Flow Analysis
- Consultation for Endangered Species Protection and Natural Areas Preservation

Project Description

The subject property is 17.726-acres and consists of residential lots and the Ardmore and Pine Avenue right-of-ways (see Exhibit B). The property is located on the west side of IL Route 83 (Busse Road) and to the north of Bryn Mawr Avenue (see image on next page). The proposal includes a partial vacation of Bryn Mawr Avenue, which will be reduced in width from 100 to 66 feet in the vicinity of the development project. The subject property is located within unincorporated DuPage County. The subject property will be annexed (see Exhibit C) and rezoned from unincorporated DuPage County residential R-3 to the City of Wood Dale I-1, Light industrial zoning.

The property will be re-subdivided to consolidate 30 lots into 1, as depicted in Exhibit D. The 30 vacant residences will be demolished to make way for one new 301,075 square foot light

industrial building. The building elevations and architectural site plan and are provided as Exhibits F and G. The site address will be 800 N. Route 83.

The proposed building will be occupied by Nippon Express U.S.A., Inc. This company is a current Wood Dale global logistics business that occupies two buildings and is consolidating operations and relocating their corporate headquarters as well. In addition to the corporate headquarter office space, the company will use the majority of the building for warehousing with limited truck traffic.



The petitioners are anticipating demolition of existing structures to commence shortly after the final City's approval, anticipated for November 2019. Per the petitioner's narrative (see Exhibit A) the construction is proposed to take approximately 12 months with substantial completion projected by year-end 2020.

Compliance with the Comprehensive Plan

The subject property is designated as Industrial/Business Park and Sites Likely to Experience Development Pressure in the Future Land Use Map of the Comprehensive Plan.

The subject property is proposed to redevelop to a new industrial building and is consistent with the land uses surrounding the subject property to the west, north and east. The subject property is currently in unincorporated DuPage County. One of the goals of the City Council is to annex on a voluntary basis any available properties that abut the City. Per the plan, "The City is expected to continue building on its current strengths with the business park and manufacturing and distribution industries." This is clearly achieved with the annexation and redevelopment of the subject property into an Industrial type use.

As such, the proposed development would support the following Goals and Objectives (with a brief description of how they are being met):

- Goal 1: Connect Wood Dale Citizens to:
 - Objective 3: Increase opportunities for Wood Dale residents to work in Wood Dale.
 - The project will provide employment for approximately 210 people.
- Goal 2: Build Community Capacity:
 - Objective 1: Seek opportunities for economic development.
 - The Special Use and PUD process will support the redevelopment and annexation of the subject property which is currently unincorporated and provides limited value to the City in its current state.
 - Objective 2: Expand job opportunities in the community.
 - The project will further strengthen the City's industrial base and will establish a corporate headquarters office for a global logistics company.
 - Objective 6: Pursue annexation of locations that can add value to the City by incorporating desired business, residential sites, or recreational facilities.
 - The project will add value to the City through the creation of new tax revenues and local jobs.
- Goal 3: Embrace Small-Town Charm:
 - Objective 2: Enhance the appearance and "curb appeal" of commercial corridors and residential areas.
 - With the use of attractive building design and extensive landscaping, the project will greatly enhance an underutilized site that is not currently within the City's jurisdiction.
 - Objective 3: Support and enhance existing businesses in wood Dale through outreach efforts that build and strengthen partnerships.
 - The project is a substantial investment in the city and represents a major expansion for an existing Wood Dale employer.
- Goal 4: Keep Wood Dale Diverse:
 - Objective 2: Manage development to create a balanced mix of land uses, promoting economic vitality and a sustainable quality of life.
 - The Project is consistent with the City's stated strategy to "Remain current on the changing real estate market's needs for contemporary industrial uses that can be located in the City and complement existing industries."
- Goal 5: Protect Land Values:
 - Objective 3: Encourage investment through redevelopment and by attracting new visitors and residents.
 - The Project is consistent with the City's stated strategy to "Balance land use decisions to maintain strong tax base and minimize property tax burden on residents."

Compliance with the Unified Development Ordinance (UDO)

The subject property, when annexed, will be rezoned to I-1, Light Industrial zoning district. While the proposed site is located adjacent to the Thorndale Corridor Corporate Overlay District, it was not addressed or included in the original Thorndale Corridor Master Plan, therefore, it is not being brought into the overlay. The subject property is not located within a floodplain but wetlands are present adjacent to the proposed development. The property, as proposed, will be annexed and is proposed to be re-subdivided into one lot.

Subdivision

The subject property will be subdivided into one lot – for the proposed building. The proposed one lot will exceed the minimum lot area of two acres, as depicted on Exhibit D. Street trees will be provided in accordance with Sec. 17.703.D.2.d of the Municipal Code.

Allowable Uses

The proposed user will be a warehouse and distribution type user with an ancillary corporate office. Warehouse and distribution, as the principal use, is a permitted use in the I-1 Light Industrial zoning district.

A PUD is allowed as a Special Use in the I-1, Light Industrial, Zoning District per the Table of Permitted Uses in Sec. 17.503.P of the Municipal Code. As such, the standards for Special Use, PUD and Major Site Plan Review have been evaluated and are provided for consideration later within this report.

Lot Development Standards

Being proposed in the I-1 Light Industrial zoning district, Type 14 Building regulations apply. The following table summarizes the regulations and how the redevelopment meets code requirements. See Exhibits E for detailed plans. Note that regulations *bold* indicate where deviations are being requested.

Regulation Type	Required/Allowed	Proposed
Lot coverage	80% (max.)	73%
Build to Line	40-feet	300-feet
Corner side setback	20-feet	90-feet
Side setback	20-feet	47-feet
Rear setback	20-feet	200-feet
Maximum height	45-feet	43'-6"
Building use	Ground floor: Office/ manufacturing/	Office/ manufacturing/
building use	storage	storage
	Upper floor: Office/ storage	Office/ storage

Parking and Traffic

Per the submitted plans, the proposed development will be served by 280 off-street parking spaces. Per Sec. 17.607.E.6, Table of Parking Requirements, a total of 275 parking spaces are required; therefore the parking requirements are met. In addition the site will provide 31

trailer stalls along the north property line, with potential for additional 14 future trailer parking spaces.

Building footprint: 301,075 sf	Required Ratio	Required Parking
Office: 25,000 sf (1st floor: 15,000 sf &	1 space / 333 sf	75
2 nd floor: 10,000 sf)		
Warehouse: 286,075 sf	1 space / 1430 sf	200
Total:		275

Access to the redeveloped and proposed annexed site is via four driveways, which will also provide emergency access on all four sides of the proposed building. The northwestern and southwestern driveways, would provide access mainly for semi-truck access to the loading dock doors. This is emphasized by the use of "heavy duty", essentially thicker asphalt pavement planned for semi-truck access for that area. The remaining two driveways on the south and southeast side of the lot are planned essentially for automobiles and provide access to the off-street parking spaces. This is emphasized by the use of "light duty" asphalt, which is essentially regular asphalt thickness, which is more appropriate for automobile vehicles.

Pedestrian traffic can traverse the building with a proposed sidewalk along the south and east building frontage. As this is a proposed newly annexed property, the City is planning an engineering study to determine if pedestrian paths are appropriate along IL Route 83 and the newly improved Bryn Mawr Avenue.

It has been recommended and the applicant has illustrated that a typical 66-foot right-of-way be dedicated to the Bryn Mawr Avenue in the form of right-of-way. This would make the Bryn Mawr Avenue right-of-way consistent with other City street right-of-ways, inclusive of street surface, curb and gutter and infrastructure.

A Traffic Impact Study (TIS) was conducted to evaluate the potential impact on adjacent roadways. The summarized findings from that report include the following:

- The proposed development will generate a low volume of traffic during the peak hours and will have a low traffic impact on the surrounding roadway network.
- Traffic on IL Route 83 and South Thorndale Avenue will decrease for Year 2025 due
 to the extension of IL Route 390, this will reduce the delays experienced by the traffic
 along these roadways.
- The results of the capacity analysis indicate that the proposed development traffic will not have a significant impact on the area roadways.
- The proposed access system with access on IL Route 83, Bryn Mawr Avenue and Edgewood Avenue will be adequate in accommodating site traffic and will ensure that a flexible access system is provided.
- The proposed extension of Bryn Mawr Avenue to Edgewood Avenue will reduce the truck traffic at the intersection of IL Route 83 with Bryn Mawr Avenue.
- Based on the projected traffic volumes, a southbound right-turn lane will not be warranted on IL Route 83 at either its intersection with Bryn Mawr Avenue.

Landscaping

The petitioner has submitted a high-quality landscape plan which is depicted in Exhibit E. Street trees are being provided along the IL Route 83 and Bryn Mawr Avenue and there is a landscape buffer provided across 100% of the south parking lot located across from the existing residential properties. The tree preservation and replacement regulations do not apply to this project as any existing trees will be removed prior to annexation. Nonetheless, the petitioners are proposing to plant over 186 new trees including delicious, evergreen and ornamental trees. The submitted plans meet or exceed the code requirements.

Lighting

A photometric plan has been submitted by the applicant. There are a few minor comments that will be addressed prior to final approval during permitting process, but overall the plans are in compliance with the UDO requirements. The site is illuminated by mainly wall mounted light fixtures on the proposed building and light poles that are utilized within the proposed parking lot.

Stormwater Management

The proposed plan calls for a wetland style stormwater facility located to the east of the proposed building along IL Route 83. The City Consultant Engineers have reviewed the stormwater plans and calculations but few comments still need to be addressed prior to final approval. The approval of this petition will be conditioned on the final engineering approval.

Public Utilities

The development will be served by a looped water main and has been approved by the City Consultant Engineer subject to some minor review comments. According to the City's utility atlas, there is a dead-end 8" water main to the north of the proposed site. A connection will added between the existing water main and the proposed looped water main to improve water flow and water quality.

Public Safety

The Wood Dale Fire Protection District has reviewed the proposed redevelopment and determined that there is sufficient access for emergency vehicles in and around the site. In order to verify the adequacy of fire flows, the petitioner shall provide fire flow calculations prior to issuance of any permit. The number of provided fire hydrants shall be verified in order to ensure that it meets the water needs for Fire District's apparatus. The Wood Dale Fire Protection District has reviewed the proposed plans and have no further comments, at this time.

PUD and Subdivision Process

The petitioner is requesting a combined concept, preliminary and final development plan/plat to facilitate construction commencement immediately upon approval. The requested Special Use, PUD, Final Plat of Subdivision and Major Site Plan Review is consistent with the UDO.

PUD Requested Deviations

There are a number of requested deviations requested through the PUD process and these are as follows:

- Service & Auto Curb-Cut Width: Driveway width for both service and auto driveways
 has been proposed to be widened to accommodate the safe and efficient flow of
 traffic, which is consistent with other such approved requests.
- 2. <u>Elimination of Build-to-Line Requirement:</u> The proposed building is set back further from the east property line along IL Route 83 to accommodate the natural flow of stormwater on site and to provide a detention basin with decorative fountains.
- 3. <u>Elimination of Trash Enclosure:</u> A trash compactor is proposed to be used, this will be screened by both the proposed screen wall and extensive landscaping on the site.

Deviations are often requested and required with a larger PUD development such as this requested one. The use of the PUD application requires some public benefit to be required by the City. In this case, the proposal includes a high-quality building architecture and landscaping, wetland-style stormwater detention with fountains and overall the annexation of 19.549-acres. In addition, the Bryn Mawr Avenue will be reconstructed as a separate but related project including a sidewalk and pedestrian access. This project is intended to have a positive economic effect on the city by generating new funds and will serve as a corporate headquarters with approximately 210 jobs once fully operational.

Neighborhood Comment

Notice was provided to adjacent property owners in accordance with Section 17.401.D of the UDO. Staff has received several inquiries about the project seeking more information on the proposed development. At least three individuals have come into our office to review the application documents. Comments received varied between concerns with the increased truck traffic as well as support for the commercial development.

The public hearing for this petition was originally scheduled for September 30, 2019, however it had to be rescheduled as the number of individuals in attendance exceeded the meeting room occupancy limit. The public hearing notices were posted, published and mailed out with the revised meeting date and location.

Findings of Fact

The Community Development Commission may recommend approval of a Special Use, Planned Unit Development and Major Site Plan Review if evidence is presented to establish that the application meets the standards. The standards are as follows (*staff comments italicized*):

Special Use Standards

 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 allow the redevelopment of the subject property, which will in turn allow a new Industrial building to be constructed. This building will create new jobs for the City. Therefore, the proposed special use meets the standards set forthwith.

- 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 allow for the redevelopment of the subject property to allow a new industrial building at this location. The proposed new building will be consistent with the surrounding properties to the east, north and west, which are also industrial in use and also in zoning. Per the Traffic Impact Study, the proposed development will generate a low volume of traffic during peak hours and will not have a significant impact on the area roadways. Therefore, the proposed special use meets the standards set forthwith.
- 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 redevelopment project will allow adjacent property owners to operate in accordance with existing zoning regulations and will promote future investment in the area and ultimately enhance area property values. Therefore, the proposed special use meets the standards set forthwith.
- 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 redevelopment project will not impede, hinder or discourage the development of adjacent land and buildings. Further, the use of new materials and architectural design along with extensive landscaping should promote investment in the adjacent properties. Therefore, the proposed special use meets the standards set forthwith.
- 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 redevelopment project will be a high-image industrial building that is consistent with surrounding uses and will not inhibit the development and use of neighboring properties. Therefore, the proposed special use meets the standards set forthwith.
- Adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided;

The subject property has ready access to existing City utilities nearby. The proposed utility connections have been submitted on the applicant's engineering plans. Therefore, the proposed special use meets the standards set forthwith.

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;

Parking for the project is appropriate for a typical light industrial user and has been designed to meet code requirements in terms of size, location and screening. A heavily landscaped greenway buffer will be established along Bryn Mawr Avenue and a detention basin with decorative fountains will be established along IL Route 83. The proposed access points to the property have been designed to minimize traffic hazards. Therefore, the proposed special use meets the standards set forthwith.

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.

The standards for PUDs are evaluated below, per Section 17.405 of the UDO. This standard is met.

General Standards and Criteria for Planned Unit Developments (PUD)

1. The proposed development will not injure or damage the use, value and enjoyment of surrounding property nor hinder or prevent the development of surrounding property in accordance with the Wood Dale comprehensive plan.

The subject property is designated as Industrial/Business Park in the future land use map and the project is consistent with the type of redevelopment occurring within the Industrial zoned area within the City. The proposed development is planned to be a high-image addition to the City's industrial inventory and will not injure or damage the use, value and enjoyment of the adjacent properties or discourage the development of surrounding properties. Therefore, the proposed PUD meets the standards set forthwith.

2. The proposed development can be substantially completed within the period of time specified in the schedule of development submitted by the applicant.

The preliminary project schedule targets City approval in November with demolition of the existing structures, occurring soon thereafter. Vertical construction of the proposed building is anticipated to take approximately twelve months with substantial completion projected by year-end 2020. Therefore, the proposed PUD meets the standards set forthwith.

3. The entire tract or parcel of land to be occupied by the proposed development shall be held in a single ownership, or if there are two (2) or more owners, the application for such proposed development shall be filed jointly by all such owners.

The entire property is owned by a single-entity and therefore it meets the standard. Therefore, the proposed PUD meets the standards set forthwith.

4. The development plan shall contain such proposed covenants, easements and other provisions relating to the bulk and location of buildings, uses and structures and public facilities as are necessary for the welfare of the planned unit development and are not inconsistent with the best interests of the city. Such covenants, easements and other provisions, when part of the approved final development, may be modified, removed or released only with the consent of the city council after a public hearing before, and recommendation by the community development commission as provided in this section.

Given that the proposed single building and consolidation of multiple lots into one, Covenants Conditions and Restriction's (CCR's) will not be required of this project. All proposed public utility easements will be reviewed and approved by the City. Therefore, the proposed PUD meets the standards set forthwith.

5. Sanitary sewers, storm sewers and water supply to service the development are adequate to serve the proposed development and will not reduce existing capacity below that necessary to serve existing developments, or overload local facilities beyond design capacity.

The subject property has available and ready access to existing utilities. The utility requirements of the proposed project shall not reduce the capacity for existing developments nor overload City facilities beyond capacity. Therefore, the proposed PUD meets the standards set forthwith.

6. The location and arrangement of structures, parking areas, walks, lighting and appurtenant facilities is compatible with the surrounding land uses, and any part of a proposed development not used for structures, parking and loading areas, or access ways, is landscaped or otherwise improved.

The proposed project is compatible with surrounding land uses within the City and will incorporate substantial site landscaping, inclusive of heavily landscaped greenway buffer that will be established along Bryn Mawr Avenue. Therefore, the proposed PUD meets the standards set forthwith.

7. The project area is adaptable to unified development and shall have within or through the area no physical features that will tend to destroy the neighborhood or community cohesiveness. There is no minimum project area for a planned unit development.

The proposed project is compatible with the surrounding area and will be a quality addition to the City's Industrial base. The use of an attractive building design, extensive landscaping will enhance the surrounding area. Therefore, the proposed PUD meets the standards set forthwith.

8. The uses permitted in the development are necessary or desirable and the need for such uses is clearly demonstrated by the applicant.

The proposed project is a high quality industrial building that conforms with the general design standards of the district and is consistent with the type of proposed redevelopment occurring within the industrial zoned areas of the City. Therefore, the proposed PUD meets the standards set forthwith.

9. The dominant land use of the proposed planned unit development is consistent with the recommendations of the Wood Dale comprehensive plan for the area containing the project.

The proposed project conforms with the City's designation as an Industrial/Business Park on the future land use map of the Comprehensive Plan. Therefore, the proposed PUD meets the standards set forthwith.

10. Any modifications of the standards and specifications of this chapter or other regulations that would otherwise be applicable to the site are warranted by the design of the development plan, and the amenities incorporated in it, and are not inconsistent with the public general welfare.

The proposed project is a high quality industrial building that conforms with the general design standards of the district it is proposed to be located within. It is not inconsistent with the public general welfare and does not conflict with this standard. Therefore, the proposed PUD meets the standards set forthwith.

11. Exceptional landscaping features such as larger caliper, varied species and reduced spacing of trees and additional sodding above the minimum requirements specified in section 17.606 of Chapter 17 is provided.

The proposed project features extensive site landscaping and also includes greenway buffer that is planned along and abutting Bryn Mawr and detention basin with decorative fountains along IL Route 83. Therefore, the proposed PUD meets the standards set forthwith.

12. All proposed streets and driveways are adequate to serve the residents, occupants, visitors or other anticipated traffic of the planned unit development. Entrance points or locations of streets and driveways upon existing public roadways shall be subject to the approval of the city, and if applicable, the DuPage County highway department, and the Illinois department of transportation. If traffic control devices are required to prevent or relieve hazards or congestion on adjacent streets and the

proposed control device is not within the normal or scheduled sequence of installations, the city council may require, as a condition of approval of a proposed planned unit development, such devices to be provided at the developer's cost.

Based upon the Traffic Impact Study (TIS) the proposed access system for the development will be sufficient for accommodating the traffic that is planned to be generated by the proposed project. Furthermore, the TIS concludes that the proposed project will generate a low volume of traffic during the peak hours and will not have a significant impact on the area roadways. Therefore, the proposed PUD meets the standards set forthwith.

13. Off street parking is conveniently accessible to all dwelling units and other uses in the planned unit development. Where appropriate, common driveways, parking areas, walks, and steps to parking and service areas are to be screened through ample use of trees, shrubs, hedges, landforms and walls.

There are no dwelling units proposed in the PUD. Off-street parking spaces are located conveniently adjacent to the proposed building and will meet the landscaping screening requirements of the code. Therefore, the proposed PUD meets the standards set forthwith.

14. A pedestrian circulation network is provided.

An internal circulation network will be provided on-site to connect the auto parking to future office areas. Therefore, the proposed PUD meets the standards set forthwith.

15. The planned unit development provides for underground installation of utilities (including electricity and telecommunications) in public ways and private extensions thereof. Provisions shall be made for acceptable design and construction of storm sewer facilities including grading, gutter, piping and treatment of turf to handle stormwater, prevent erosion and the formation of dust. Utilities and maintenance of facilities shall be in accordance with the requirements and regulations of the city as set forth in this chapter.

All utilities to be provided as outlined in the utility plan shall be in accordance with the requirements and regulations of the City. Therefore, the proposed PUD meets the standards set forthwith.

16. The proposed planned unit development satisfies the applicable objectives as provided in subsection B of this section.

The proposed project will support the following objectives as outlined in Section B:

• Objective 3: functional and beneficial use of open space by providing better connectivity to existing properties and by providing a heavily landscape greenway buffer along the primary street frontage.

- Objective 4: preservation of natural landscape features of the site by providing an improved and enhanced buffer for the off-site wetland located on the eastern border.
- Objective 5: provision for a safe and desirable environment characterized by a sensitive and unified building and site development program by creating and maintaining a heavily landscaped greenway buffer along Bryn Mawr Avenue, enhanced connectivity within and around the site and high-quality building design.
- Objective 6: rational and economic development in relation to public services by establishing a proposed project that conforms with future land use plans, creates a value-added annexation opportunity that has limited impact on the required public services.
- 17. Existing ponds, creeks, rivers, lakes, wetlands or fens on or adjacent to the planned unit development are enhanced and protected from development.

The proposed project provides for improved and enhanced buffering for the critical wetland located on the eastern border of the subject property. Therefore, the proposed PUD meets the standards set forthwith.

Standards For Site Plan Review:

- 1. The relationship of the site plan to the policies, goals and objectives of the comprehensive plan.
 - The proposed project conforms to the future land use plan and is consistent with goals and many of the objectives within the Comprehensive Plan. Therefore, the proposed Site Plan meets the standards set forthwith.
- 2. Traffic and parking layout so as to minimize danger and conflicts between pedestrians and motorists, and otherwise comply with the requirements of Chapter 17.
 - The proposed project has been designed to increase pedestrian mobility on-site. Furthermore, the proposed points of ingress/egress have been designed to minimize conflict with neighboring properties and associated pedestrians and vehicle traffic. Therefore, the proposed Site Plan meets the standards set forthwith.
- Location of principal structures, accessory structures and freestanding signs, so that the location of accessory structures and freestanding signs does not impede safe and efficient traffic circulation, stormwater drainage, or otherwise adversely impact adjoining land improvements.
 - The proposed project will not materially impede safe and efficient traffic circulation nor adversely impact stormwater drainage or adjoining land improvements. Therefore, the proposed Site Plan meets the standards set forthwith.

- 4. The development administrator may enlist the services of other city departments and consultants to determine compliance with the provisions of Chapter 17 and other provisions of the Municipal Code.
 - Detailed engineering plans have been submitted for review by the City Consultant Engineer. The Fire District and Public Works Department has also been asked to review the associated plans and provide comments. Therefore, the proposed Site Plan meets the standards set forthwith.
- 5. That the proposed use(s) is/are permitted in the district in which the property is located.
 - The proposed project and use is consistent with the subject property's designation as Industrial/Business Park in the future land use map of the City's Comprehensive Plan. Therefore, the proposed Site Plan meets the standards set forthwith.
- 6. 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.
 - The proposed project is planned to be a high quality and high image industrial with office facility that is compatible with adjacent land uses and employs sound planning and zoning principles. Therefore, the proposed Site Plan meets the standards set forthwith.
- 7. That the vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient and convenient movement of traffic not only within the site but on adjacent roadways as well.
 - The planned project provides for an efficient separation of automobile and truck traffic. Per the TIS, the proposed access points will be sufficient to serve the planned project with a low traffic impact on the surrounding roadway network. Therefore, the proposed Site Plan meets the standards set forthwith.
- 8. That all outdoor storage areas are screened and are in accordance with standards specified by this chapter.
 - No outdoor storage is planned as part of the planned project. Therefore, the proposed Site Plan meets the standards set forthwith.

Standards for Final Plat:

The Community Development Commission shall recommend approval and the City Council shall approve a Final Plat unless it makes written findings specifying the manner in which (staff comments in italicized):

1. The design and layout of the subdivision does not conform to the provisions of the UDO.

The design and layout of the proposed subdivision does conform to the provisions of the Unified Development Ordinance (UDO). Therefore, the proposed Site Plan meets the standards set forthwith.

The applicant has not made adequate provision to install improvements required by the Community Development Commission or City Council under authority of the UDO.

The applicant has made adequate provisions to install improvements required by both the CDC and/or City Council under the authority of the UDO. Therefore, the proposed Site Plan meets the standards set forthwith.

3. The Final Plat fails to comply with an approved Preliminary Plat.

This standard does not apply because the applicant is applying for a combined Concept, Preliminary and Final Plat concurrently. Therefore, the proposed Site Plan meets the standards set forthwith.

 The Plat does not conform to the Comprehensive Plan, the Official Zoning Map, Article IV of Chapter 17 (UDO), City ordinances, or established planning policies of the City.

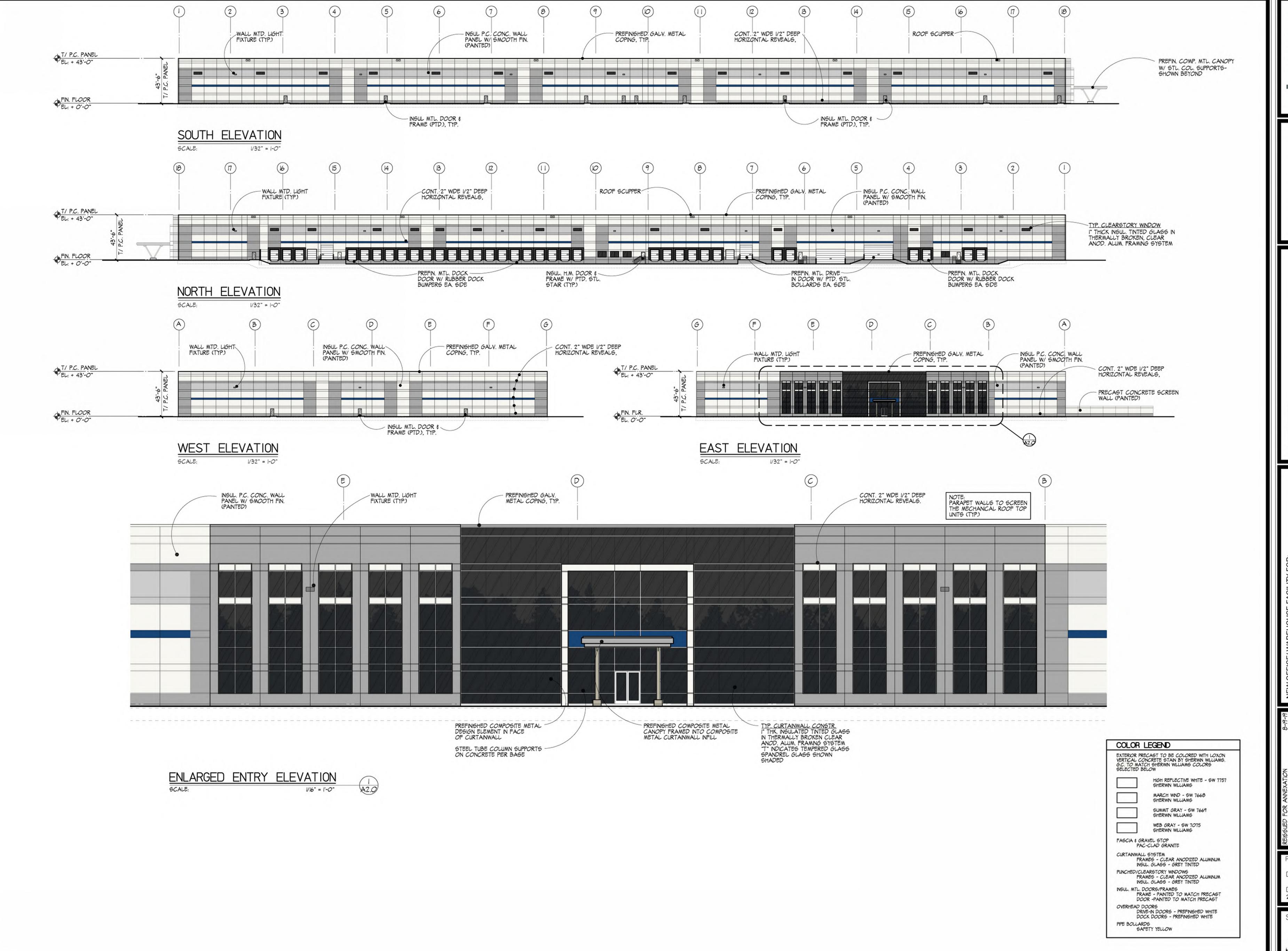
The Final Plat of Subdivision conforms with the Comprehensive Plan, the Official Zoning Map, Article IV of Chapter 17, all applicable City Ordinances and planning policies of the City. Therefore, the proposed Site Plan meets the standards set forthwith.

RECOMMENDATION

The Community Development Department finds that the request for a Rezoning, Special Use, Planned Unit Development, Final Plat of Subdivision and Major Site Plan Review to redevelop the property known as Bryn Mawr Industrial Redevelopment 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 Rezoning, Special Use, Planned Unit Development, Final Plat of Subdivision and Major Site Plan Review meet the standards of approval and are 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 dated October 21 2019 as the findings of the Community Development Commission, and recommend to the City Council approval of Rezoning to I-1, upon annexation, Special Use for a Planned Unit Development – Final Development Plan and Major Site Plan Review and for approval of a Final Plat of Subdivision for the Bryn Mawr Industrial Redevelopment at 800 N Route 83 in Case No. 2019-CDC-11 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 October 21, 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. Final engineering approval.



alst and a struction

RANSWESTERN

RIS ARCHITECTS INC

HARRI 4801 EMERSON AVE

OD DALE 2 WOO

8-19-19 8-27-19 9-09-19 9-23-19

REISSUED FOR ANNEXATION
REISSUED FOR ANNEXATION
REISSUED FOR ANNEXATION
N PROGRESS

PROJECT NO. 218362 DRAWN BY: JMW DATABASE: 218362FLR.DB

SHEET NO.

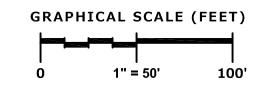
A-2.0

* OF * SHEETS

FINAL PLAT OF SUBDIVISION BRYN MAWR AVENUE ADDITION TO WOOD DALE

BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 3-40-11, DUPAGE COUNTY, ILLINOIS.





LEGEND OF LINES

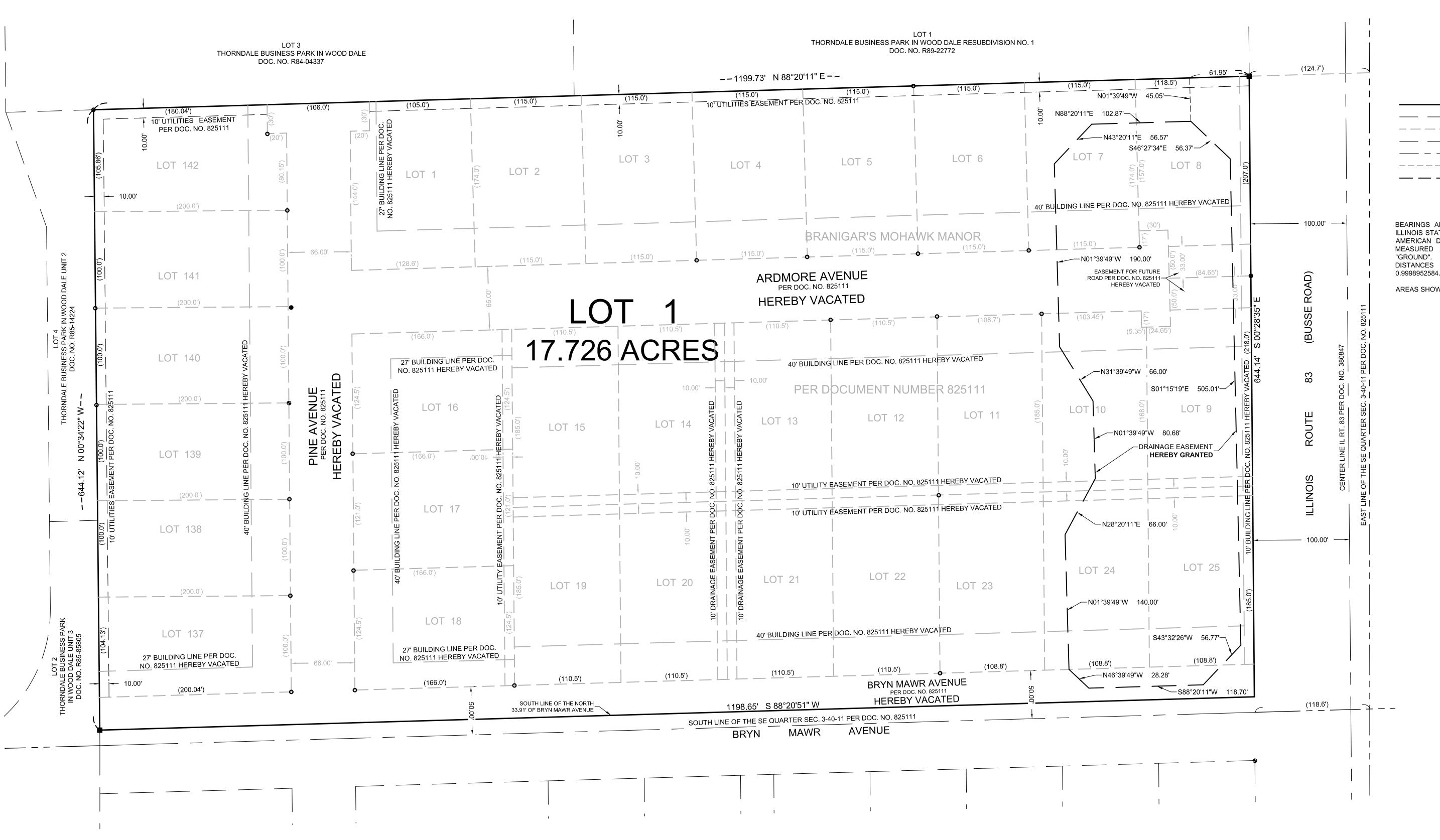
SUBDIVISION BOUNDARY

180.00' MEASURED DIMENSION

(180.0') RECORD DIMENSION

LINOIS STATE PLANE COORDINATE SYSTEM, EAST GRID, NORTH MERICAN DATUM OF 1983 (2011 ADJUSTMENT) "GRID". ALL EASURED AND CALCULATED DISTANCES ARE "GRID" NOT BROUND". TO OBTAIN GROUND DISTANCES, DIVIDE GRID ISTANCES SHOWN BY THE COMBINATION FACTOR OF 9998952584.

AREAS SHOWN ON PLAT ARE GROUND.



PLANIDESIGNIDELIVER

WWW.pinnacle-engr.com

BILLINOIS OFFICE:
1051 E. MAIN STREET - SUITE 217
EAST DUNDEE, IL 60118
(847) 551-5300

PINNACLE ENGINEERING I NATURAL RESOURCES I SURVEYING
CHICAGO I MIL WAUKEE: NATIONWIDE

BRYN MAWR AVENUE ADDITION
TO WOOD DALE
WOOD DALE, IL

FINAL PLAT OF SUBDIVISION

FINAL PLAT OF SUBDIVISION

BRYN MAWR AVENUE ADDITION TO WOOD DALE

BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 3-40-11, DUPAGE COUNTY, ILLINOIS.

OWNER'S CERTIFICATE:				
STATE OF)			
COUNTY OF) SS)			
THIS IS TO CERTIFY THAT C IS THE OWNER OF THE LAN BE SURVEYED, SUBDIVIDED SET FORTH AS ALLOWED AI CITY OF WOOD DALE, DUPA AFORESAID STYLE AND TITI	D DESCRIBED IN THE AND PLATTED AS SH ND PROVIDED BY STA GE COUNTY, ILLINOIS	FOREGOING SURVEYOR'S HOWN ON THE ANNEXED P ATUTE, THE SUBDIVISION T	CERTIFICATE AND HAS CAL LAT FOR THE USES AND PU O BE KNOWN AS "	USED THE SAME TO IRPOSES THEREIN
DATED THIS DAY OF		, 20		
BY: OWNER				
SCHOOL DISTRICT BOUNDA	RY STATEMENT			
STATE OF ILLINOIS)				
) SS COUNTY OF DUPAGE)				
THE UNDERSIGNED DO HEF CERTIFICATE, AND KNOWN COMPANY, TO THE BEST OF SCHOOL DISTRICT AND THE	AS CH REALTY VIII-TE THEIR KNOWLEDGE,	OC I CHICAGO BRYN MAWR IS LOCATED WITHIN THE E	, L.L.C., A DELAWARE LIMIT BOUNDARIES OF THE DISTE	ED LIABILITY
DATED AT	, ILL	INOIS THIS DAY OF	, 20	
Ву:				
OWNER				
NOTARY CERTIFICATE:				
STATE OF)			
) SS			
COUNTY OF)			
HEREBY CERTIFY THAT, THE SAME PERSON(S), WHO APPEARED BEFORE ME THI ACCOMPANYING INSTRUME VOLUNTARY ACT.	OSE NAME(S) IS(ARE) S DAY IN PERSON AN	D ACKNOWLEDGED THE E	(OWNER) PERSONALLY P EGOING CERTIFICATE AS S XECUTION OF THE ANNEXE	KNOWN TO ME TO E SUCH OWNER(S), ED PLAT AND
GIVEN UNDER MY HAND AN	O NOTARIAL SEAL TH	IS DAY OF	, 20	
MOTA DV DUDUO				
NOTARY PUBLIC				
DUPAGE COUNTY CLERK CER STATE OF ILLINOIS)	<u> </u>			
) SS COUNTY OF DUPAGE)				
I,	BENERAL TAXES, NO UN ID NO REDEEMABLE TA	X SALES AGAINST ANY OF TH	PECIAL ASSESSMENTS, NO HE LAND INCLUDED IN THIS	
GIVEN UNDER MY NAME AND S	EAL OF THE COUNTY (CLERK AT WHEATON, ILLINOIS	S, THIS DAY OF	
, 20 <u></u> .				
COUNTY CLERK				
DUDAGE COUNTY BECORDED	CEDTIEICATE			
DUPAGE COUNTY RECORDER STATE OF ILLINOIS)	CENTIFICATE			
) SS COUNTY OF DUPAGE)				
THIS INSTRUMENT NO COUNTY, ILLINOIS, ON THE	, WAS FILED	FOR RECORD IN THE RECO	RDER'S OFFICE OF DUPAGE	
COUNTY RECORDER				

PUBLIC UTILITY EASEMENTS

A PERPETUAL EASEMENT APPURTENANT IS HEREBY GRANTED TO THE CITY OF WOOD DALE. DUPAGE COUNTY. ILLINOIS, ITS SUCCESSORS AND ASSIGNS, OVER, UPON, ACROSS, THROUGH AND UNDER THOSE PORTIONS OF THE ABOVE DESCRIBED REAL ESTATE DESIGNATED PUBLIC UTILITY EASEMENT ON THIS PLAT FOR THE PURPOSE OF INSTALLING, LAYING, CONSTRUCTING, OPERATING, MAINTAINING, REPAIRING, RENEWING, AND REPLACING WATER MAINS, AND SANITARY SEWER LINES, STORM SEWER LINES, STREET LIGHT CABLE, AND ANY OTHER CITY UTILITIES TOGETHER WITH ALL APPURTENANT STRUCTURES, INCLUDING, BUT NOT LIMITED TO, MANHOLES, WET WELLS, LIFT STATIONS, FIRE HYDRANTS, VALVE VAULTS, AND ANY AND ALL OTHER FIXTURES AND EQUIPMENT REQUIRED FOR THE PURPOSE OF SERVING THE ABOVE DESCRIBED REAL ESTATE WITH WATER SERVICE, SANITARY SEWER SERVICE, STORM WATER COLLECTION, STREET LIGHTING, AND OTHER MUNICIPAL SERVICES AND FOR THE PURPOSE OF PROVIDING INGRESS AND EGRESS FROM THE PROPERTY SHOWN HEREON FOR EMERGENCY VEHICLES OF ANY AND ALL TYPES WHATSOEVER. IN NO EVENT SHALL ANY PERMANENT BUILDING BE PLACED UPON SAID EASEMENT AREAS. BUT THEY MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND SUCH OTHER PURPOSES THAT DO NOT, AND WILL NOT IN THE FUTURE. INTERFERE UNREASONABLY WITH EASEMENT RIGHTS HEREIN GRANTED TO THE CITY OF

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO:

COMMONWEALTH EDISON COMPANY

SBC - AMERITECH ILLINOIS A.K.A. ILLINOIS BELL TELEPHONE COMPANY, GRANTEES

THEIR RESPECTIVE LICENSES, SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION), AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DESIGNATED EASEMENT AREA WITHOUT THE PRIOR WRITTEN CONSENT OF THE GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NORTHERN ILLINOIS GAS COMPANY. IT SUCCESSORS AND ASSIGNS, IN ALL PLATTED "EASEMENT" AREAS, STREETS, ALLEYS, OTHER PUBLIC WAYS AND PLACES SHOWN ON THIS PLAT, SAID EASEMENT TO BE FOR THE INSTALLATIONS, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF GAS MAINS AND APPURTENANCES FOR THE PURPOSE OF SERVING ALL AREAS SHOWN ON THIS PLAT AS WELL AS OTHER PROPERTY, WHETHER OR NOT CONTIGUOUS THERETO. NO BUILDINGS OR OTHER STRUCTURES SHALL BE CONSTRUCTED OR ERECTED IN ANY SUCH "EASEMENT" AREAS, STREETS, ALLEYS OR OTHER PUBLIC WAYS OR PLACES, NOR SHALL ANY OTHER USE BE MADE THEREOF WHICH WILL INTERFERE WITH THE EASEMENTS RESERVED AND GRANTED HEREBY.

DRAINAGE EASEMENTS

A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF WOOD DALE (HEREINAFTER "THE GRANTEE"), AND TO ITS SUCCESSORS AND ASSIGNS IN, UPON, ACROSS, OVER, UNDER AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "DRAINAGE EASEMENT" ON THIS PLAT OF SUBDIVISION, OR WHERE OTHERWISE NOTED IN THE ABOVE LEGEND FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING, AND MAINTAINING STORM SEWERS, DRAINAGE WAYS, STORM WATER DETENTION AND RETENTION FACILITIES, SUBSURFACE DRAINAGE SYSTEMS AND APPURTENANCES, AND ANY AND ALL MANHOLES, PIPES, CONNECTIONS, CATCH BASINS, AND WITHOUT LIMITATIONS, SUCH OTHER INSTALLATIONS AS THE GRANTEE MAY DEEM NECESSARY. TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE REAL ESTATE PLATTED HEREON FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OR ALL OF THE ABOVE

IN FURTHERANCE OF THE FOREGOING AFFIRMATIVE RIGHTS, THE FOLLOWING COVENANTS SHALL RUN WITH SAID LAND IN PERPETUITY:

- NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID DRAINAGE EASEMENTS;
- NO TREES OR SHRUBS SHALL BE PLACED ON SAID DRAINAGE EASEMENT AT A LOCATION WITH A GROUND ELEVATION BELOW THE HIGHWATER LEVEL OF THE STORMWATER MANAGEMENT FACILITY WITHOUT APPROVAL BY THE CITY ENGINEER, BUT THE PREMISES MAY BE USED FOR LANDSCAPING, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES AND RIGHTS;
- THERE SHALL BE NO DREDGED OR FILL MATERIAL PLACED UPON SAID DRAINAGE EASEMENT; AND
- FENCES SHALL NOT BE ERECTED UPON SAID DRAINAGE EASEMENTS IN ANY WAY WHICH WILL RESTRICT THE USES HEREIN GRANTED.

THE RIGHT IS ALSO HEREBY GRANTED TO THE GRANTEE TO REMOVE ANY BUILDINGS OR STRUCTURES, TO CUT DOWN, TRIM OR REMOVE ANY TREES, FENCES, SHRUBS OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO SUCH DRAINAGE FACILITIES IN, ON, UPON, ACROSS, UNDER OR THROUGH SAID DRAINAGE EASEMENTS.

THE GRANTEE SHALL NOT BE RESPONSIBLE FOR REPLACEMENT OF ANY SUCH BUILDINGS, STRUCTURES, IMPROVEMENTS, FENCES, GARDENS, SHRUBS OR LANDSCAPING REMOVED DURING EXERCISE OF THE HEREIN GIVEN RIGHTS. REPLACEMENT OF ITEMS SO REMOVED SHALL BE THE RESPONSIBILITY OF THE THEN LOT OWNER.

WHERE DRAINAGE EASEMENTS ARE ALSO USED FOR ELECTRIC, TELEPHONE, CABLE TELEVISION, OR NATURAL GAS DISTRIBUTION SYSTEMS OR COMPONENTS, SUCH OTHER UTILITY INSTALLATIONS SHALL BE SUBJECT TO THE PRIOR APPROVAL OF THE CITY OF WOOD DALE SO AS NOT TO INTERFERE WITH THE MAINTENANCE OF GRAVITY FLOW AND STABILIZATION OF VEGETATION GROUND COVER ON THE ABOVE-MENTIONED DRAINAGE FACILITIES.

ANY AREA DISTURBED BY MAINTENANCE OR OTHER ACTIVITY SHALL BE RESTORED IN ACCORDANCE WITH ANY AND ALL WOOD DALE STORMWATER CERTIFICATIONS ISSUED FOR THIS SUBDIVISION. IN THE EVENT ANY OWNER OR SUBSEQUENT PURCHASER FAILS TO PROPERLY MAINTAIN THE WATER DETENTION AREA EASEMENTS, THE GRANTEE SHALL, UPON TEN (10) DAYS PRIOR WRITTEN NOTICE, RESERVE THE RIGHT TO PERFORM OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK WITHIN STORMWATER MANAGEMENT FACILITIES REASONABLY NECESSARY TO INSURE ADEQUATE STORMWATER STORAGE AND FREE FLOW OF STORMWATER THROUGH THE DRAINAGE EASEMENTS. IN THE EVENT THE GRANTEE SHALL BE REQUIRED TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK IN THE STORMWATER MANAGEMENT EASEMENT, THE COST TOGETHER WITH AN ADDITIONAL SUM OF TEN (10) PERCENT OF SAID COST SHALL UPON RECORDATION OF A NOTICE OF LIEN WITHIN NINETY (90) DAYS OF COMPLETION OF THE WORK CONSTITUTE A LIEN AGAINST ALL LOTS CREATED BY THIS PLAT WHICH MAY BE FORECLOSED BY ANY ACTION BROUGHT BY OR ON BEHALF OF THE GRANTEE.

<u>COMMUNITY</u>	DEVELOPMENT	COMMISSION	CERTIFICATE

STATE OF ILLINOIS)
) SS COUNTY OF DUPAGE)
PLAT APPROVED BY THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF WOOD DALE THIS DAY OF, 20
BY:COMMUNITY DEVELOPMENT COMMISSION CHAIRMAN
CITY COUNCIL CERTIFICATE
STATE OF ILLINOIS)) SS
COUNTY OF DUPAGE)
PLAT APPROVED BY THE CITY COUNCIL OF THE CITY OF WOOD DALE THIS DAY OF, 20
BY:
MAYOR
ATTEST:
CITY CLERK

STATE OF ILLINOIS)	SS
COUNTY OF DUPAGE)	33
VACATION OF THAT PART APPROVED AND ACCEPTE	<i>OF THE EASEMENT SHOWN AND DESCRIBED HEREON</i> D.
COMCAST	
BY:	

STATE OF ILLINOIS)

HIGHWAY

COUNTY OF DUPAGE)

DISTRICT ENGINEER

PUBLIC UTILITY CERTIFICATE

ITS: _	
	TITLE
COM	MONWEALTH EDISON COMPANY

SIGNATURE

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

THIS PLAT HAS BEEN APPROVED THIS ____ DAY OF _____

ILLINOIS DEPARTMENT OF TRANSPORTATION

TO ROADWAY ACCESS TO STATE HIGHWAY NO. 83 ALSO KNOWN AS ROBERT KINGERY

	SIGNATURE
ITS:	
	TITLE

NICOR GAS COMPANY

l <u>,</u> ,	TREASURER FOR THE CITY OF WOOD
DALE, DUPAGE COUNTY, ILLINOIS, DO H	EREBY CERTIFY THAT THERE ARE NO
DELINQUENT OR UNPAID CURRENT OR F	ORFEITED SPECIAL ASSESSMENTS OR
ANY DEFERRED INSTALLMENTS THERE	OF THAT HAVE BEEN APPORTIONED
AGAINST THE TRACT OF LAND INCLUDED	ON THIS PLAT.

DATED THIS _	DAY OF	, 20 <u> </u> .
-		

CITY TREASURER CERTIFICATI

STATE OF ILLINOIS)

CITY TREASURER

COUNTY OF DUPAGE)

ITS:	TITLE
ILLINOIS E	BELL TELEPHONE COMPANY DBA AT
BY:	
·	SIGNATURE

SIGNATURE

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT I, PAUL A. KUBICEK, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED, SUBDIVIDED AND PLATTED FOR THE OWNERS THEREOF THE FOLLOWING DESCRIBED

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 137, 138, 139, 140, 141 AND 142, AND ALL OF PINE AVENUE LYING NORTH OF THE NORTH RIGHT-OF-WAY LINE OF BRYN MAWR AVENUE, ALL OF ARDMORE AVENUE LYING EAST OF THE EAST RIGHT-OF-WAY LINE OF PINE AVENUE AND THE NORTH 33.91 FEET OF BRYN MAWR AVENUE LYING WEST OF THE WEST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 83 ALL IN BRANIGAR'S MOHAWK MANOR, BEING A SUBDIVISION IN SECTIONS 3 AND 10, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID BRANIGAR'S MOHAWK MANOR, RECORDED NOVEMBER 28, 1956 AS DOCUMENT 825111, IN DUPAGE COUNTY, ILLINOIS.

CONTAINING 17.726 ACRES, MORE OR LESS.

I FURTHER CERTIFY THAT IRON STAKES HAVE BEEN SET AT ALL LOT CORNERS, POINTS OF CURVATURE AND TANGENCY, EXCEPT WHERE CONCRETE MONUMENTS ARE INDICATED, AND THAT THE PLAT HEREON DRAWN CORRECTLY REPRESENTS SAID SURVEY AND SUBDIVISION. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT THE FOREGOING PROPERTY FALLS WITHIN THE CORPORATE LIMITS OF THE CITY OF WOOD DALE, AND I FURTHER CERTIFY THAT NO PART OF SAID PROPERTY IS SITUATED WITHIN A FLOOD HAZARD AREA, AS PER NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 17043C0302H, EFFECTIVE DATE DECEMBER 16,

DATED AT EAST DUNDEE, ILLINOIS, THIS 10th DAY OF SEPTEMBER, 2019

PAUL A. KUBICEK, ILLINOIS PROFESSIONAL LAND SURVEYOR 035-003296 EXPIRES 11/30/2020

PINNACLE ENGINEERING GROUP, LLC #184006289-0010 EXPIRES 04/30/2021





PLAN I DESIGN I DELIVER www.pinnacle-engr.com

(847) 551-5300

BRYN MAWR AVENUE ADDITION TO WOOD DALE WOOD DALE, IL

FINAL PLAT OF **SUBDIVISION**

	REVISIONS		
 1 CITY COMMENTS	9/23/19		
 _			

SHEET

PLAT OF ANNEXATION

SUBDIVISION BOUNDARY ADJACENT BOUNDARY

UNDERLYING LOT LINE

CENTER OF RIGHT-OF-WAY

EXISTING CORPORATE LIMITS

www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP

1051 E. MAIN STREET - SUITE 217

EAST DUNDEE, IL 60118

CONTAINING 19.549 ACRES, MORE OR LESS.

RIGHT-OF-WAY

AREA TO BE ANNEXED

(180.0') RECORD DIMENSION

BEARINGS AND DISTANCES SHOWN HEREON REFERENCE THE

ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST GRID, NORTH

AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) "GRID". ALL

TO THE CITY OF WOOD DALE, DUPAGE COUNTY, ILLINOIS

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 137, 138, 139, 140, 141 AND 142, ALL OF ARDMORE AVENUE, ALL OF PINE AVENUE LYING NORTH OF THE NORTH RIGHT-OF-WAY LINE OF BRYN MAWR AVENUE, AND ALL OF BRYN MAWR AVENUE LYING WEST OF ILLINOIS ROUTE 83 (BUSSE ROAD), ALL IN BRANIGAR'S MOHAWK MANOR, 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 NOVEMBER 28, 1956 AS DOCUMENT 825111, IN DUPAGE COUNTY, ILLINOIS.

GRAPHICAL SCALE (FEET)

OWNER CERTIFICATE

I, CH REALTY VIII-TDC I CHICAGO BRYN MAWR, L.L.C., HEREBY CERTIFY THAT I AM THE OWNER OF THE ABOVE DESCRIBED PROPERTY AND I HAVE CAUSED THE SAME TO BE SURVEYED AND ANNEXED AS SHOWN ON THE PLAT HEREON DRAWN.

NOTARIZED OWNER(S) SIGNATURE AND DATE

, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE AND COUNTY DO HEREBY CERTIFY THAT

OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THE ANNEXED PLAT AND ACCOMPANYING INSTRUMENTS FOR THE USES AND PURPOSES THEREIN SET FORTH AS HIS(THEIR) OWN FREE AND VOLUNTARY ACT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY

THE ANNEXED PROPERTY SHOWN ON THE ABOVE PLAT OF ANNEXATION IS IDENTIFIED AS THAT INCORPORATED AND MADE PART OF THE CITY OF WOOD DALE BY ORDINANCE NO ADOPTED BY THE COUNCIL OF SAID CITY ON

THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE _ __ 20____ A.D. AT ____ O'CLOCK ____.M. AS DOCUMENT

I, DONALD E RERICKA, AN ILLINOIS PROFESSIONAL LAND PREPARED THIS PLAT FROM EXISTING PLATS AND RECORDS FOR THE PURPOSE OF ANNEXATION TO THE CITY OF WOOD DALE

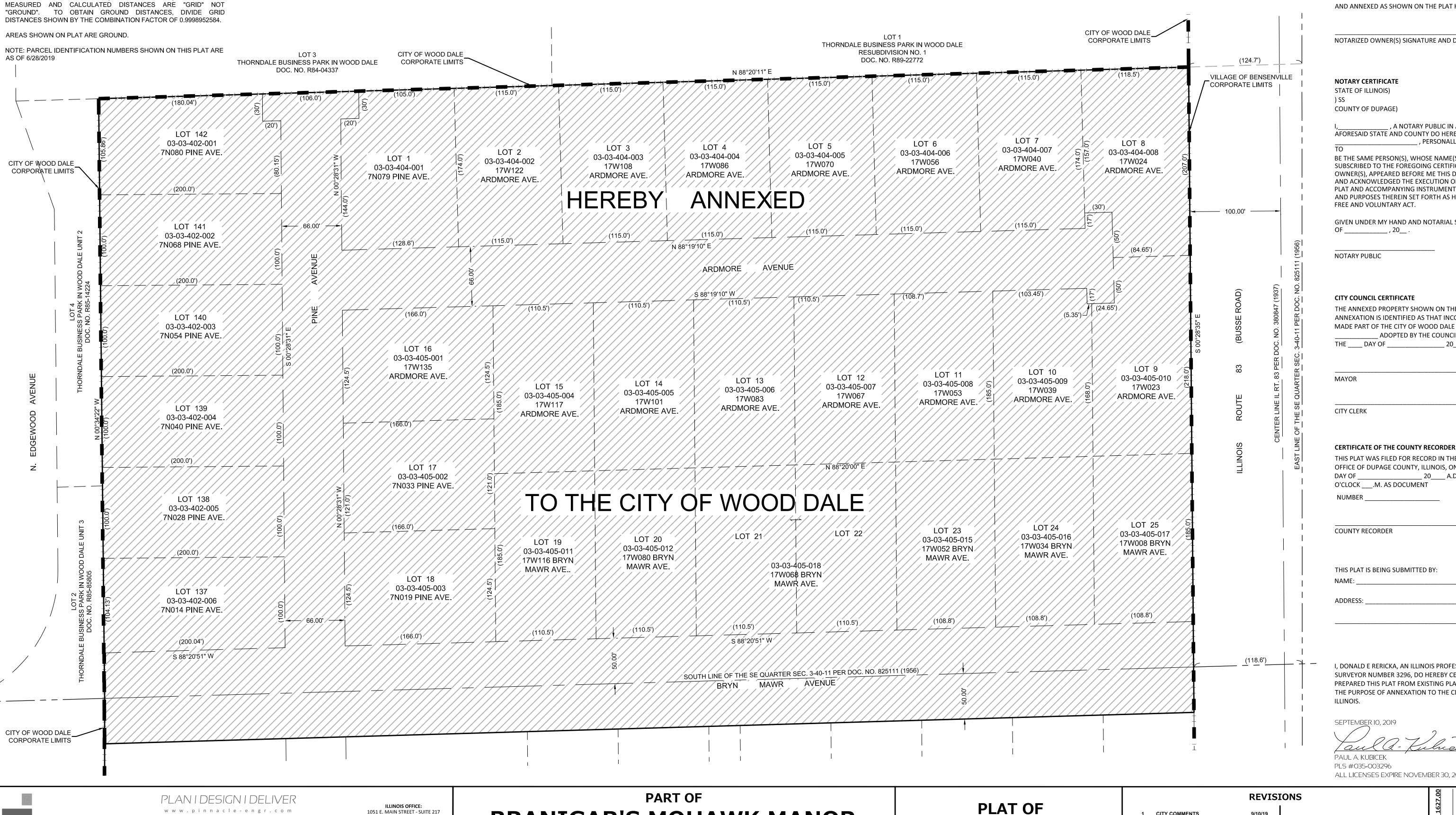
PLS #035-003296

CITY COMMENTS

9/23/19

ANNEXATION

ALL LICENSES EXPIRE NOVEMBER 30, 2020



BRANIGAR'S MOHAWK MANOR

WOOD DALE, IL



200 West Madison Street Suite 1200 Chicago, IL 60606 Phone: 312.881.7000

transwesterndevelopment.com

September 24, 2019

Mr. Ed Cage Community Development Director City of Wood Dale 404 N. Wood Dale Road Wood Dale, IL 60191

Re: Redevelopment of Bryn Mawr Avenue and Busse Road

Dear Mr. Cage:

CH Realty VIII-TDC I Chicago Bryn Mawr, L.L.C. ("Owner") has acquired the thirty (30) parcels located at Bryn Mawr Avenue and Busse Road, which is commonly known as Lots 1-25 & 137-142 of Branigar's Mohawk Manor in Unincorporated DuPage County ("Property"). In its capacity as development manager for the Owner, TDC Logistics Company, L.L.C. (a Transwestern Development Company entity) is proposing the voluntary annexation, rezone and subdivision (including street vacations) of the approximately 19.6-acre Property for a transformative 301,075 SF light industrial redevelopment ("Project") in the City of Wood Dale ("City"). The Project will serve as the headquarters for global logistics company and existing City of Wood Dale employer Nippon Express U.S.A., Inc. ("NEU").

Located at the intersection of Bryn Mawr Avenue and Busse Road, the Project is consistent with the City's future land use plan and will serve as a natural addition to the local industrial base. With a focus on high-image building design and extensive landscaping that is representative of a corporate headquarters, the Project will further strengthen the City's reputation as a premier location for high-image industrial users. The Project will create positive economic impacts for the City and will generate new funds that will directly support funding for local schools, fire safety, roads, parks and other critical services that allow the City to attract and retain residents. Moreover, once fully operational NEU is expected to employ approximately 210 people at the new facility which will further strengthen the City's ability to support additional commercial and retail amenities for the community.

We're confident that the Project conforms to future land use plans and is consistent with each goal and many of the objectives within the comprehensive plan, including creating opportunities for economic development, expanding job opportunities in the community and pursuing annexation of sites that add value to the City. We look forward to an opportunity to discuss this Project and the many benefits it will provide to the City.

Sincerely,

Kevin Mohoney Vice President

Transwestern Development Company



Project Overview

The Property is located near the City's primary industrial business park south of Illinois 390 and is surrounded by industrial buildings to the north and west. To the east of the Property is Busse Road and to the south is additional unincorporated residential. The Property is currently improved with thirty (30) residential homes which were primarily constructed before 1980. Due to the unincorporated nature of the parcels, water and sewer is provided individually to the homes by private well and septic systems. In total, the Property comprises approximately 19.6-acres (inclusive of the proposed vacated portions of Ardmore Avenue and Pine Street and partially vacated Bryn Mawr Avenue).

As further outlined in the detailed plans accompanying this submittal, the annexed Property is intended to accommodate the construction of a state-of-the-art light industrial building with a footprint totaling 301,075 square feet. The Project will be a high-image headquarters facility that is constructed of precast concrete, glass and steel, is consistent with the City's future land use plan and will serve as a natural addition to the area's high-image industrial base.

The following requested deviations are necessary to provide a building that meets modern design standards and while maximizing potential economic benefits to the City:

- 1) Service and Auto Drive Curb-Cut Width: driveway width for both service and auto drives has been widened to accommodate the safe and efficient flow of traffic;
- Build-To Line Requirement: the Project features an expanded eastern setback to better manage the natural flow of stormwater on site and to provide a high-image detention basin with decorative fountains along the main thoroughfare of Busse Road.
- 3) Elimination of Required Trash Enclosure: in lieu of a dedicated enclosed refuse collection area, it is anticipated that NEU will utilize a trash compactor at an existing exterior dock door which will be adequately screened from the right-of-way by a 14-foot screen wall on the east end of the dock area and substantial site landscaping throughout the dock areas.

The preliminary Project schedule targets City approval in November with demolition of existing structures to commence shortly thereafter. Vertical construction of the Project is expected to take approximately twelve (12) months with substantial completion projected by year-end 2020.

As detailed in the enclosed application, the Owner is requesting the following:

- Annexation into the City of Wood Dale pursuant to an annexation agreement
- Rezoning to I-1 Light Industrial
- Vacation of Ardmore Avenue and Pine Street and partial vacation of Bryn Mawr Avenue
- Final Plat of Subdivision to consolidate lots
- Special Use to allow a Planned Unit Development (PUD)
- PUD Final Development Plan with deviations



Comprehensive Plan

The Property is designated as Industrial/Business Park in the future land use map of the City's comprehensive plan which was adopted on August 2, 2018. The Project would support the following Goals and Objectives as outlined in the comprehensive plan:

• GOAL 1: Connect Wood Dale Citizens to...

- Objective 3: Increase opportunities for Wood Dale residents to work in Wood Dale
 - Once fully operational, NEU is expected to employ approximately 210 people as part of the Project.

• GOAL 2: Build Community Capacity

- Objective 1: Seek opportunities for economic development
 - The special use and PUD process will support the redevelopment and annexation of the Property which is currently unincorporated and, as low-density residential, provides limited value to the City in its current state.
- Objective 2: Expand job opportunities in the community
 - The Project will further strengthen the City's industrial base and will establish a headquarters facility for a global logistics services company.
- Objective 6: Pursue annexation of locations that can add value to the City by incorporating desired business, residential sites, or recreational function.
 - The Project will add value to the City through the creation of new tax revenues and local jobs.

GOAL 3: Embrace Small-Town Charm

- Objective 2: Enhance the appearance and "curb appeal" of commercial corridors and residential areas
 - With the use of attractive building design and extensive landscaping, the Project will greatly enhance an underutilized site that is not currently within the City's jurisdiction.
- Objective 3: Support and enhance existing businesses in Wood Dale through outreach efforts that build and strengthen partnerships.
 - The Project is a substantial investment in the City and represents a major expansion for an existing Wood Dale employer.

GOAL 4: Keep Wood Dale Diverse

- Objective 2: Manage development to create a balanced mix of land uses, promoting economic vitality and a sustainable quality of life
 - The Project is consistent with the City's stated strategy to "Remain current on the changing real estate market's needs for contemporary industrial uses that can be located in the city and complement existing industries."

• GOAL 5: Protect Land Values

- Objective 3: Encourage investment through redevelopment and by attracting new visitors and residents
 - The Project is consistent with the City's stated strategy to "Balance land use decisions to maintain strong tax base and minimize property tax burden on residents."



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 Project will greatly enhance an underutilized site that is not currently within the City's jurisdiction, will add value to the City through the establishment of new tax revenues and will encourage the creation of jobs for residents.

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 Project will further strengthen the City's industrial base by greatly enhancing an underutilized site that is not currently within the City's jurisdiction. Further, the use of attractive building design and extensive landscaping should promote investment in the adjacent properties. Additionally, as outlined in the enclosed traffic study, the Project will generate a low volume of traffic during peak hours and will not have a significant impact on the area roadways.

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 Project will allow adjacent property owners to continue to operate in accordance with existing zoning regulations and will serve to promote future investment in the area and ultimately enhance area property valuations.

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 Project will not impede, hinder or discourage the development of adjacent land and buildings. Further, the use of attractive building design and extensive landscaping should promote investment in the adjacent properties.

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 Project will be a high-image industrial building that is consistent with surrounding uses and will not inhibit the development and use of neighboring properties.

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

The Property has ready access to existing City utilities. The proposed utility connections as outlined in the enclosed utility plan shall be reviewed and approved by the City.

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

Parking for the Project complies with code and is adequate for the number of employees projected by NEU once the facility is fully operational. A heavily landscaped greenway buffer has been established along Bryn Mawr Avenue and a



high-image detention basin with decorative fountains has been established along Busse Road. Further, the proposed access points to the Property have been designed to minimize traffic hazards.

PUD Standards

1. The proposed development will not injure or damage the use, value and enjoyment of surrounding property nor hinder or prevent the development of surrounding property in accordance with the Wood Dale comprehensive plan.

The Property is designated as Industrial/Business Park in the future land use map and the Project is consistent with the type of redevelopment occurring within the industrial zoned areas within the City. The Project will be a high-image addition to the City's industrial base and will not injure or damage the use, value and enjoyment of adjacent properties or discourage the development of surrounding properties.

2. The proposed development can be substantially completed within the period of time specified in the schedule of development submitted by the applicant.

The preliminary Project schedule targets City approval in November with demolition of existing structures to commence shortly thereafter. Vertical construction of the Project is expected to take approximately twelve (12) months with substantial completion projected by year-end 2020.

3. The entire tract or parcel of land to be occupied by the proposed development shall be held in a single ownership, or if there are two (2) or more owners, the application for such proposed development shall be filed jointly by all such owners.

The Property is owned by CH Realty VIII-TDC I Chicago Bryn Mawr, L.L.C.

4. The development plan shall contain such proposed covenants, easements and other provisions relating to the bulk and location of buildings, uses and structures and public facilities as are necessary for the welfare of the planned unit development and are not inconsistent with the best interests of the city. Such covenants, easements and other provisions, when part of the approved final development, may be modified, removed or released only with the consent of the city council after a public hearing before, and recommendation by the community development commission as provided in this section.

Given the proposed single building and consolidation of multiple lots into one, it is applicant's understanding that Covenants, Conditions and Restrictions (CCRs) will not be necessary. Any proposed public utility easements would be identified on the enclosed Final Plat to be approved by the City.

5. Sanitary sewers, storm sewers and water supply to service the development are adequate to serve the proposed development and will not reduce existing capacity below that necessary to serve existing developments, or overload local facilities beyond design capacity.

The Property has ready access to existing utilities. The utility requirements of the Project shall not reduce capacity for existing developments nor overload local facilities beyond capacity.



6. The location and arrangement of structures, parking areas, walks, lighting and appurtenant facilities is compatible with the surrounding land uses, and any part of a proposed development not used for structures, parking and loading areas, or access ways, is landscaped or otherwise improved.

The Project is compatible with surrounding land uses and will incorporate substantial site landscaping, including a heavily landscaped greenway buffer that is to be established along Bryn Mawr Avenue.

7. The project area is adaptable to unified development and shall have within or through the area no physical features that will tend to destroy the neighborhood or community cohesiveness. There is no minimum project area for a planned unit development.

The Project is compatible with the surrounding area and will be a high-image addition to the City's industrial base. The use of attractive building design and extensive landscaping should enhance the surrounding area.

8. The uses permitted in the development are necessary or desirable and the need for such uses is clearly demonstrated by the applicant.

The Project is a high-image industrial building that conforms with the general design standards of the district and is consistent with the type of redevelopment occurring within the industrial zoned areas within the City.

9. The dominant land use of the proposed planned unit development is consistent with the recommendations of the Wood Dale comprehensive plan for the area containing the project.

The Project conforms to the City's designation as Industrial/Business Park in the future land use map of the comprehensive plan.

10. Any modifications of the standards and specifications of this chapter or other regulations that would otherwise be applicable to the site are warranted by the design of the development plan, and the amenities incorporated in it, and are not inconsistent with the public general welfare.

The Project is a high-image industrial building that conforms with the general design standards of the district and is not inconsistent with the public general welfare. The minimal deviations requested are minor in nature and are warranted to create a building that will support NEU's operations without negative impact to the surrounding street network and nearby properties while maximizing economic development within the City.

11. Exceptional landscaping features such as larger caliper, varied species and reduced spacing of trees and additional sodding above the minimum requirements specified in section 17.606 of Chapter 17 is provided.

As outlined in the enclosed landscaping plan, the Project features extensive site landscaping and includes a heavily landscaped greenway buffer that is to be established along Bryn Mawr Avenue and a high-image detention basin with decorative fountains along the main thoroughfare of Busse Road.



12. All proposed streets and driveways are adequate to serve the residents, occupants, visitors or other anticipated traffic of the planned unit development. Entrance points or locations of streets and driveways upon existing public roadways shall be subject to the approval of the city, and if applicable, the DuPage County highway department, and the Illinois department of transportation. If traffic control devices are required to prevent or relieve hazards or congestion on adjacent streets and the proposed control device is not within the normal or scheduled sequence of installations, the city council may require, as a condition of approval of a proposed planned unit development, such devices to be provided at the developer's cost.

Based on the enclosed Traffic Impact Study (TIS), the proposed access system for the development will be adequate in accommodating the traffic to be generated by the Project. Further, the TIS concludes that the Project will generate a low volume of traffic during peak hours and will not have a significant impact on the area roadways.

13. Off street parking is conveniently accessible to all dwelling units and other uses in the planned unit development. Where appropriate, common driveways, parking areas, walks, and steps to parking and service areas are to be screened through ample use of trees, shrubs, hedges, landforms and walls.

There are no dwelling units within the PUD.

14. A pedestrian circulation network is provided.

An internal circulation network will be provided on-site to connect the auto parking to the future office area.

15. The planned unit development provides for underground installation of utilities (including electricity and telecommunications) in public ways and private extensions thereof. Provisions shall be made for acceptable design and construction of storm sewer facilities including grading, gutter, piping and treatment of turf to handle stormwater, prevent erosion and the formation of dust. Utilities and maintenance of facilities shall be in accordance with the requirements and regulations of the city as set forth in this chapter.

All utilities to be provided for the Project as outlined in the enclosed utility plan shall be in accordance with the requirements and regulations of the City.

16. The proposed planned unit development satisfies the applicable objectives as provided in subsection B of this section.

The Project will support the following objectives as outlined in subsection B:

- *Objective 3*: functional and beneficial use of open space by providing better connectivity to existing properties and by providing a heavily landscaped greenway buffer along the primary street frontage.
- *Objective 4*: preservation of natural landscape features of the site by providing an improved and enhanced buffer for the off-site wetland located on the eastern border.
- Objective 5: provision for a safe and desirable environment characterized by a sensitive and unified building and site development program by maintaining and creating a heavily landscaped greenway buffer along Bryn Mawr Avenue, enhanced connectivity within and around the site and high-quality building design.
- Objective 6: rational and economic development in relation to public services by establishing a Project that conforms
 with future land use plans, creates a value-add annexation opportunity and has limited impact on public services
 required.



17. Existing ponds, creeks, rivers, lakes, wetlands or fens on or adjacent to the planned unit development are enhanced and protected from development.

As previously noted, the Project provides for improved and enhanced buffering for the off-site wetland located on the eastern border of the site.

Standards for Major Site Plan Review

1. The relationship of the site plan to the policies, goals and objectives of the comprehensive plan;

The Project conforms to future land use plans and is consistent with each goal and many of the objectives within the comprehensive plan.

2. Traffic and parking layout so as to minimize danger and conflicts between pedestrians and motorists, and otherwise comply with the requirements of Chapter 17;

The Project has been designed to increase pedestrian mobility on-site and the proposed points of ingress/egress have been designed to minimize conflict with neighboring properties and associated pedestrian and vehicle traffic.

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

The Project will not materially impede safe and efficient traffic circulation nor adversely impact stormwater drainage or adjoining land improvements.

4. The development administrator may enlist the services of other city departments and consultants to determine compliance with the provisions of Chapter 17 and other provisions of the Municipal Code;

Detailed engineering plans are enclosed for review and comment by City staff.

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

The Project is consistent with the Property's designation as Industrial/Business Park in the future land use map of the City's comprehensive plan.

6. 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;

The Project will be a high-image light industrial corporate headquarters building that is compatible with adjacent land uses and employs sound planning principles.

7. That the vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient and convenient movement of traffic not only within the site but on adjacent roadways as well; and

The Project provides for efficient separation of auto and truck traffic. Per the TIS, the proposed access points will be adequate to serve the Project with a low traffic impact on the surrounding roadway network.



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

No outdoor storage is planned as part of the Project.

Standards for Final Plat

1. The design and layout of the subdivision does not conform to the provisions of the UDO.

The design and layout of the subdivision does conform to the provisions of the UDO.

2. The applicant has not made adequate provision to install improvements required by the Community Development Commission or City Council under authority of the UDO.

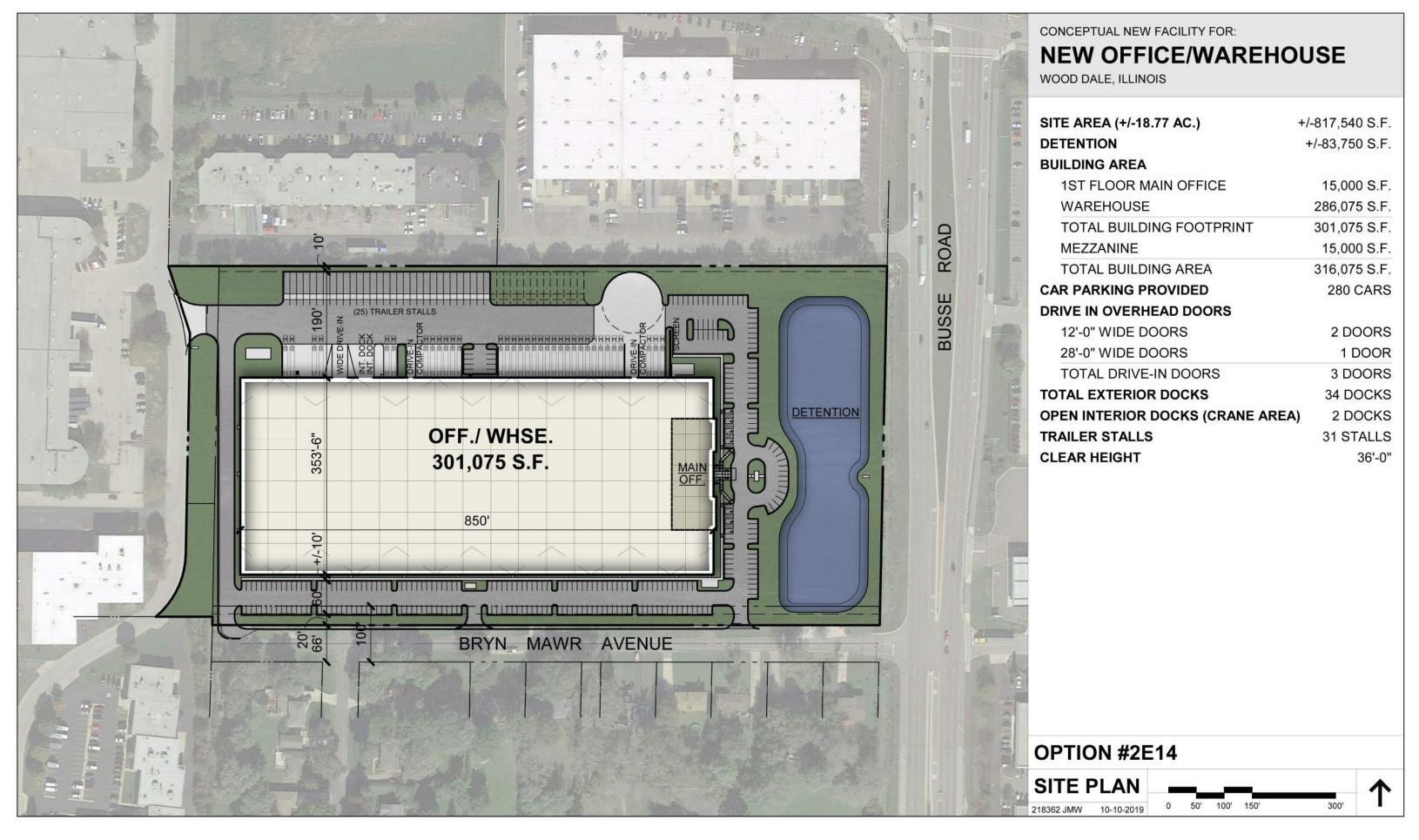
The applicant has made adequate provisions to install improvements required by the CDC or City Council under authority of the UDO.

3. The Final Plat fails to comply with an approved Preliminary Plat.

Not applicable as the applicant is applying for a combined Concept, Preliminary and Final Plat approval process.

4. The Plat does not conform to the Comprehensive Plan, the Official Zoning Map, Article IV of Chapter 17 (UDO), City ordinances, or established planning policies of the City.

The Final Plat of Subdivision conforms to the Comprehensive Plan, the Official Zoning Map, Article IV of Chapter 17, applicable City ordinances and planning policies of the City.









REQUEST FOR COMMITTEE ACTION

Referred to Committee: October 24, 2019

Subject: JB's Inn, Façade Grant Final Payment

Staff Contact: Ed Cage, AICP, CD Director

Department: Community Development Department

TITLE: AUTHORIZE THE FINAL FAÇADE IMPROVEMENT GRANT PAYMENT FOR JB'S INN, LOCATED AT 146 W. IRVING PARK ROAD, IN THE AMOUNT NOT TOO EXCEED \$8,826.25

RECOMMENDATION:

Staff concurs with the Applicant, the project has been completed, and the remaining payment of (10%) of the original façade improvement grant of \$8,826.25, can now be processed.

BACKGROUND:

As you will recall, the City Council approved the Façade Improvement Grant for JB's Inn February 1, 2018. JB's Inn, located at 146 W. Irving Park Road, received a total approved reimbursement grant of \$88,262.50.

ANALYSIS:

JB's Inn, located at 146 W. Irving Park Road, has been through a substantial and much improved façade change, via the City approved façade improvement grant. This is a great example of how much a property can be improved, with some seed funds.

The requested final payment of (10%) of the original façade improvement grant is now being requested by the applicant, because the final landscaping has now been installed. Prior payments were, \$44,131,25 on 11/2/2018 and \$35,305.00 on 2/11/2019.

This is the final payment request and the project has now been completed.

DOCUMENTS ATTACHED

✓ JB's Refund Request Letter 10/12/2019.

Dear Mr. Cage,

I am happy to report that JB's Inn, 146 W. Irving Park Rd., has completed our final landscaping which completes the façade project we worked with the City of Wood Dale on. At this time, I am requesting the project be completed and the city reimburse us the final amount for the project.

Thank you,

Kelly Bender

JB's Inn

630-660-5975



PUBLIC HEALTH, SAFETY, JUDICIARY & ETHICS COMMITTEE MINUTES

Committee Date: July 11, 2019

Present: Ald. Jakab, Messina, Sorrentino, Susmarski, E. Wesley

Absent: Ald. Catalano, R. Wesley & Woods

Also Present: Mayor Pulice, City Manager Mermuys, Treasurer Porch,

City Manager Mermuys, Police Chief Vesta, A. Lange,

B. Garelli & G. Pociecha

Meeting Convened at: 7:45 p.m.

APPROVAL OF THE MINUTES:

The minutes of the June 13, 2019 meeting were approved as presented.

REPORT & RECOMMENDATION

APPROVAL OF REPLACEMENT OF SQUAD #402, #406 & #407

DISCUSSION:

Chief Vesta provided the scoring from the garage on each of the vehicles being replaced. He explained that normally these cars would have been replaced at three years, but they are now actually five-year vehicles. The purchase price is \$35,342.00 for each and would be bought through a competitive bid with Curry Motors. Ald. Jakab asked if they are being replace with the same type of vehicle. Chief Vesta stated almost all equipment will transfer over for a fee, but it will not be necessary to buy new light bars, back partitions and backseats. The existing cars will be sold at auction and the monies will go back to the General Fund which funds the CERF budget.

VOTE:

Ald. E. Wesley made a motion, seconded by Ald. Messina, to approve replacement of Squads #402, #406 & #407 in the not-to-exceed amount of \$106,026.00. A voice call vote was taken, with the following results:

Ayes: Ald. Jakab, Messina, Sorrentino, Susmarski, E. Wesley

Nays: None Abstained: None Motion: Carried



REPORT & RECOMMENDATION:

RESOLUTION AUTHORIZING INTERGOVERNMENTAL AGREEMENT BETWEEN CITY OF WOOD DALE AND FENTON HIGH SCHOOL DISTRICT #100

DISCUSSION:

Chief Vesta explained that Wood Dale has provided the School Resource Officer to District #100 since 1999 when Bensenville could not staff it, and it has continued since then with a rolling Intergovernmental Agreement. Fenton still desires to have Wood Dale police presence there. The only change from the old to the new agreement are the reporting requirements from the Police Department to them for types of calls since these are stricter than they want. This now has a system that is mutually agreeable to both parties which both legal teams have reviewed. Wood Dale provides a budget at the beginning of the school year that list costs and then a bill is sent at the end of the year with OT, FICA, and life insurance. Ald. Jakab asked if there are any conflicting local ordinances between Bensenville and Wood Dale that could cause a problem. Chief Vesta stated they have not encountered any, and that Bensenville is involved for any felonies. It has worked out very well and both agencies work well together.

VOTE:

Ald. E. Wesley made a motion, seconded by Ald. Jakab, to approve a Resolution Authorizing an Intergovernmental Agreement between the City of Wood Dale and Fenton High School District #100. A roll call vote was taken, with the following results:

Ayes: Ald. Jakab, Messina, Sorrentino, Susmarski, E. Wesley

Nays: None Abstained: None Motion: Carried

REPORT & RECOMMENDATION:

ORDINANCE AMENDING CITY OF WOOD DALE MUNICIPAL CODE CHAPTER 4, ARTICLE 3, REGARDING SALES, POSSESSION & RESTRICTIONS OF TOBACCO PRODUCTS AS DEFINED BY ILLINOIS COMPILED STATUTES

DISCUSSION:

Deputy Chief Frese explained the first amendment is the Cigarette and Tobacco dealer ordinance. On July 1st the state passed an amendment increasing the buying age from 18 to 21 so staff wants to change the language in the City ordinance to make it the same. Mayor Pulice asked if the business establishments will be notified of the change. Deputy Chief Frese advised the state is sending out packets to every Police Department with a press release. This



will be in line with the grants the Department receive from the State of Illinois three times a year where underage volunteers attempt to purchase from the various establishments.

VOTE:

Ald. E. Wesley made a motion, seconded by Ald. Susmarski, to approve an Ordinance Amending the City of Wood Dale Municipal Code Chapter 4 Article 3, regarding the Sales, Possession and Restrictions of Tobacco Products as Defined by the Illinois Compiled Statutes. A voice call vote was taken, with the following results:

Ayes: Ald. Jakab, Messina, Sorrentino, Susmarski, E. Wesley

Nays: None
Abstained: None
Motion: Carried

REPORT & RECOMMENDATION:

AN ORDINANCE AMENDING CITY OF WOOD DALE MUNICIPAL CODE CHAPTER 14 TO ENACT THE OFFENSES OF THEFT & CRIMINAL DAMAGE TO PROPERTY

DISCUSSION:

Deputy Chief Frese explained that the reason for this is the state courts are getting overburdened with a lot of the City's prosecutions. In certain cases an offense might not rise to the level of a state charge, so this provides an option for officers to charge a lesser of an offense with only a monetary fine involved. It mirrors exactly what the state statute says.

VOTE:

Ald. Messina made a motion, seconded by Ald. Susmarski, to approve an Ordinance amending the City of Wood Dale Municipal Code Chapter 14, to enact the Offenses of Theft and Criminal Damage to Property. A voice vote was taken, with the following results:

Ayes: Ald. Jakab, Messina, Sorrentino, Susmarski, E. Wesley

Nays: None Abstained: None Motion: Carried

ITEMS TO BE CONSIDERED AT FUTURE MEETINGS:

None



ADJOURNMENT:

The meeting adjourned at 8:00 p.m.

Minutes taken by Eileen Schultz



REQUEST FOR COMMITTEE ACTION

Referred to Committee: October 24, 2019

Subject: Cannabis Ordinance Revisions
Staff Contact: Greg Vesta, Chief of Police

Department: Police

TITLE: Local Ordinance Revisions for Cannabis Possession and Use

RECOMMENDATION:

Approve an amendment to City Code Chapter XIV, Section 14.517, regarding the possession of drugs and drug paraphernalia. The proposed changes are attached to this memorandum.

BACKGROUND:

The City currently has an ordinance regarding the possession and use of cannabis and controlled substances, including the possession of drug paraphernalia. With the passage of a new Illinois law regarding the possession, use, and cultivation of cannabis, the current ordinance is in need of revision. In addition, there are still prohibitions against the use and possession of other controlled substances for everyone.

As with many current state laws, the City has chosen to have identical or similar prohibitions in the local ordinance that allow for local prosecution of minors, first time offenders, or those situations where a state charge would not be appropriate.

If we do not make amendments to our current ordinance, any violations after January 1, 2020 will have to result in state charges, as we would be unable to charge for a local ordinance that does not exist.

ANALYSIS:

This review of the current ordinance regarding cannabis is necessary, regardless of the future direction of City Council regarding the ability of dispensaries to be located in the

City of Wood Dale. It is staff's understanding that this will be presented at a meeting later in 2019.

Separate from the decision regarding the zoning regulations, there are conditions that will be in place beginning on January 1, 2020 that must be addressed in our current ordinance.

The new Illinois statute provides for the legal possession and use of cannabis for adults 21 years of age or older, with some restrictions. Staff has reviewed the conflicts between the current ordinance and state legislation, and feels that the proposed amendments to Chapter 14.517 address the legal possession by adults, exemptions for medical cannabis use, prohibitions against certain acts, and the fact that all use and possession for persons under 21 years of age are still in effect, unless they have a medical exemption under the law.

Components of the proposed ordinance include:

DEFINITIONS:

Terminology that will be necessary to address the changes in state law and violations of the new statute.

POSSESSION LIMITS:

Persons 21 years of age and older are permitted to possess up to 30 grams of cannabis, no more than 500 milligrams of THC in cannabis-infused products, 5 grams of cannabis concentrate, and provisions for medical marijuana patients.

The limits for non-residents of the state are half of the limits for residents.

Persons who are under 21 years of age are not allowed to possess, use, process, transport, grow, or consume cannabis except where authorized by the Compassionate Use of Cannabis Act.

Drug paraphernalia for the ingestion of cannabis will be legal for those who are 21 years of age, but not for those under 21, which is why the code still contains the definitions of drug paraphernalia. Paraphernalia that is used for the ingestion of other controlled substances such as cocaine or heroin is still prohibited by any age, and the revisions to the ordinance will delineate these uses.

Mirroring the state law, parents or guardians are not allowed to knowingly permit the use of cannabis in their residence or property under their control for invitees to their location.

UNLAWFUL ACTS:

There are several prohibitions that still apply to persons over 21 for the allowable possession and/or use of cannabis. This includes violations of excess limits, transportation that is not in a sealed and traceable container, using cannabis in a school bus, school, private vehicle, residence that is use for child care, in the close proximity to

persons under 21, in a public place, and in any place where smoking is prohibited under the Smoke Free Illinois Act.

In addition, the passage of this new law does not eliminate the prohibitions of sales of drug paraphernalia except at licensed locations.

CULTIVATION OF CANNABIS:

The new law allows for the cultivation of cannabis, with limits, by qualifying patients under the Compassionate Use of Medical Cannabis Act. The proposed ordinance mirrors the state law regarding this cultivation. Enacting a local ordinance will allow for prosecution of violations of this provision, and also as an option for prosecution if someone who is not operating under the Medical Cannabis Act is cultivating plants in their residence. It is anticipated that the local ordinance would be used for smaller violations, and any larger "grow" operations would still be charged with state law violations. This is all dependent upon approval of any felonies by the State's Attorney's office.

There has been speculation that the legislature may amend this law to allow for broader cultivation by all residents, but no action has been taken on that as of the writing of this memorandum.

PENALTIES:

Violations will be handled in accordance with the current master fee schedule, with minimum fine amounts of \$50, and up to \$750 if the violation goes to court, depending upon the discretion of a judge in the case of a finding of guilty.

If the committee approves the revisions to the current ordinance, staff will prepare the appropriate ordinance for final approval of City Council prior to the end of the calendar year.

Due to the fact that there may be revisions to the current state law in the veto session of the Illinois General Assembly, staff is recommending that the final passage does not occur until any changes that would affect this ordinance are finalized at the state level. Any changes from the attached proposal will be highlighted prior to final approval at the City Council level. These changes will be effective on January 1, 2020.

DOCUMENTS ATTACHED

✓ Proposed revisions to 14.517 of City Code

Sec. 14.517. Drugs And Drug Paraphernalia.

A. Definitions: Unless the context otherwise requires, the following terms as used in this section shall be construed according to the definitions given below:

CANNABIS: means marijuana, hashish, and other substances that are identified as including any parts of the plant Cannabis sativa and including derivatives or subspecies, such as indica, of all strains of cannabis, whether growing or not; the seeds thereof, the resin extracted from any part of the plant; and any compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds, or resin, including tetrahydrocannabinol (THC) and all other naturally produced cannabinol derivatives, whether produced directly or indirectly by extraction; however, "cannabis" does not include the mature stalks of the plant, fiber produced from the stalks, oil or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture, or preparation of the mature stalks (except the resin extracted from it), fiber, oil or cake, or the sterilized seed of the plant that is incapable of germination. "Cannabis" does not include industrial hemp as defined and authorized under the Industrial Hemp Act. "Cannabis" also means concentrate and cannabis-infused products.

CANNABIS CONCENTRATE: means a product derived from cannabis that is produced by extracting cannabinoids from the plant through the use of propylene glycol, glycerin, butter, olive oil or other typical cooking fats; water, ice, or dry ice; or butane, propane, CO2, ethanol, or isopropanol. The use of any other solvent is expressly prohibited unless and until it is approved by the Department of Agriculture.

CANNABIS CONTAINER: means a sealed, traceable, container, or package used for the purpose of containment of cannabis or cannabis-infused product during transportation.

CANNABIS FLOWER: means marijuana, hashish, and other substances that are identified as including any parts of the plant Cannabis sativa and including derivatives or subspecies, such as indica, of all strains of cannabis; including raw kief, leaves, and buds, but not resin that has been extracted from any part of such plant; nor any compound, manufacture, salt, derivative, mixture, or preparation of such plant, its seeds, or resin.

CANNABIS INFUSED PRODUCT: means a beverage, food, oil, ointment, tincture, topical formulation, or another product containing cannabis that is not intended to be smoked.

CONTROLLED SUBSTANCE: means a drug, substance, immediate precursor, or synthetic drug in the Schedules of Article II of the Illinois Controlled Substances Act.

DRUG PARAPHERNALIA: A device used, designed for use or intended for use in ingesting, smoking, administering or preparing any cannabis or controlled substance, and includes but is not limited to the following:

- 1. Metal, wooden, acrylic, glass, stone, plastic or ceramic marijuana (Cannabis sativa) or hashish pipes with or without screens, permanent screens, hashish heads or punctured metal bowls.
- 2. Water pipes designed for use or intended for use with marijuana (Cannabis sativa), hashish, hashish oil or cocaine.
- 3. Carburetion tubes and devices.
- 4. Smoking and carburetion masks.
- 5. Roach clips.
- 6. Separation gins designed for use or intended for use in cleaning marijuana.
- 7. Spoons used for preparing and ingesting controlled substances.
- 8. Chamber pipes.
- 9. Carburetor pipes.
- 10. Electric pipes.
- 11. Air driven pipes.
- 12. Chillums.
- 13. Bongs.
- 14. Ice pipes or chillers.

MINOR: Any person who has not attained twenty-one (21) years of age.

ORDINARY PUBLIC VIEW: means within the sight line with normal visual range of a person, unassisted by visual aids, from a public street or sidewalk adjacent to real property, or from within an adjacent property.

PRIMARY RESIDENCE: means a dwelling where a person usually stays or stays more often than other locations. It may be determined by, without limitation, presence, tax filings; address on an Illinois driver's license, an Illinois

Identification Card, or an Illinois Person with a Disability Identification Card; or voter registration. No person may have more than one primary residence.

PUBLIC PLACE: means any place where a person could reasonably be expected to be observed by others. "Public place" includes all parts of buildings owned in whole or in part, or leased, by the State or a unit of local government. "Public place" does not include a private residence unless the private residence is used to provide licensed child care, foster care, or other similar social service care on the premises.

PREMISES OPEN TO MINORS: Any business establishment which sells its wares or merchandise to minors or which permits minors to enter into its place of business.

SCHOOL: Any public or private elementary, junior high or high school.

B. POSSESSION LIMIT:

- 1. Except if otherwise authorized by the Illinois Compiled Statutes, for a person who is 21 years of age or older and a resident of this State, the possession limit is as follows:
 - a) 30 grams of cannabis flower;
 - b) no more than 500 milligrams of THC contained in cannabis-infused product;
 - c) 5 grams of cannabis concentrate; and
 - d) for registered qualifying compassionate use of marijuana patients, any cannabis produced by cannabis plants grown under subsection (b) of Section 10-5 of the Cannabis Control Act, provided any amount of cannabis produced in excess of 30 grams of raw cannabis or its equivalent must remain secured within the residence or residential property in which it was grown.
- 2. For a person who is 21 years of age or older and who is not a resident of this State, the possession limit is:
 - a) 15 grams of cannabis flower;
 - b) 2.5 grams of cannabis concentrate; and
 - c) 250 milligrams of THC contained in a cannabis-infused product.

The possession limits found in section B of this code are to be considered cumulative.

- 3. No person shall knowingly obtain, seek to obtain, or possess an amount of cannabis from a dispensing organization or craft grower that would cause him or her to exceed the possession limit under this Section, including cannabis that is cultivated by a person under this Act or obtained under the Compassionate Use of Medical Cannabis Pilot Program Act.
- 4. Persons under 21 years of age.
 - a) Nothing in this code is intended to permit the transfer of cannabis, with or without remuneration, to a person under 21 years of age, or to allow a person under 21 years of age to purchase, possess, use, process, transport, grow, or consume cannabis except where authorized by the Compassionate Use of Medical Cannabis Act or by the Community College Cannabis Vocational Pilot Program.
 - b) Notwithstanding any other provisions of law authorizing the possession of medical cannabis, nothing in this Act authorizes a person who is under 21 years of age to possess cannabis.
 - c) It is unlawful for any person under 21 years of age to use or possess any instrument of drug paraphernalia as identified above.
 - d) It is unlawful for any parent or guardian to knowingly permit his or her residence, any other private property under his or her control, or any vehicle, conveyance, or watercraft under his or her control to be used by an invitee of the parent's child or the guardian's ward, if the invitee is under the age of 21, in a manner that constitutes a violation of this Section. A parent or guardian is deemed to have knowingly permitted his or her residence, any other private property under his or her control, or any vehicle, conveyance, or watercraft under his or her control to be used in violation of this Section if he or she knowingly authorizes or permits consumption of cannabis by underage invitees.
- C. UNLAWFUL ACTS: It shall be unlawful for any person over the age of 21 to:
 - 1. Unlawfully possess cannabis in excess limits of what is described in section B of the municipal code.
 - To transport cannabis without a proper "Cannabis container" which is a sealed, traceable, container, or package used for the purpose of containment of cannabis or cannabis-infused product.
 - 3. Using cannabis:

- a) In a school bus, unless permitted for a qualifying patient or caregiver pursuant to the Compassionate Use of Medical Cannabis act; or
- b) In any public or private elementary, junior high or high school, unless permitted for a qualifying patient or caregiver pursuant to the Compassionate Use of Medical Cannabis Act; or
- c) In a vehicle not open to the public unless the cannabis is in a reasonably secured, sealed container, and reasonably inaccessible while the vehicle is moving; or
- d) In a private residence that is used at any time to provide licensed child care or other similar social service care on the premises; or
- e) Knowingly in close physical proximity to anyone under 21 years of age who is not a registered medical cannabis patient under the Compassionate Use of Medical Cannabis Act; or
- f) In any public place; or
- g) In any place where smoking is prohibited under the Smoke Free Illinois Act.
- 4. It shall be unlawful for persons over the age of 21 to use or possess an instrument of drug paraphernalia as described above that is used for ingesting controlled substances other than cannabis and cannabis infused products.
- 5. To sell or display any drug paraphernalia as defined in this code in or upon any premises which: a) is a premises open to minors; or b) any premises for which a liquor license has been issued. This does not apply to any locations that are exempted by the Illinois Cannabis Control Act for sales of drug paraphernalia.

D. CULTIVATION OF CANNABIS:

Cultivating cannabis for personal use is subject to the following limitations:

1. An Illinois resident 21 years of age or older who is a registered qualifying patient under the Compassionate Use of Medical Cannabis Act may cultivate cannabis plants, with a limit of 5 plants that are more than 5 inches tall, per household without a cultivation center or craft grower license. In this Section, "resident" means a person who has been domiciled in the State of Illinois for a period of 30 days before cultivation.

- 2. Cannabis cultivation must take place in an enclosed, locked space.
- Adult registered qualifying patients may purchase cannabis seeds from a dispensary for the purpose of home cultivation. Seeds may not be given or sold to any other person.
- 4. Cannabis plants shall not be stored or placed in a location where they are subject to ordinary public view, as defined in this code. A registered qualifying patient who cultivates cannabis under this Section shall take reasonable precautions to ensure the plants are secure from unauthorized access, including unauthorized access by a person under 21 years of age.
- 5. Cannabis cultivation may occur only on residential property lawfully in possession of the cultivator or with the consent of the person in lawful possession of the property. An owner or lessor of residential property may prohibit the cultivation of cannabis by a lessee.
- 6. A dwelling, residence, apartment, condominium unit, enclosed, locked space, or piece of property not divided into multiple dwelling units shall not contain more than 5 plants at any one time.
- 7. Cannabis plants may only be tended by registered qualifying patients who reside at the residence, or their authorized agent attending to the residence for brief periods, such as when the qualifying patient is temporarily away from the residence.

E. PENALTY:

Any person found guilty of a violation of any of the terms of this code shall be guilty of a business offense and shall be fined an amount as specified in the master fee schedule. Each day that a violation is found to have existed shall be deemed a separate offense.



PUBLIC WORKS COMMITTEE MINUTES

Committee Date: October 10, 2019

Present: Ald. Catalano, Jakab, Sorrentino, Susmarski, E. Wesley

& Woods

Absent: Ald. R. Wesley & Messina

Also Present: Mayor Pulice, City Manager Mermuys, Treasurer Porch, City

Manager Mermuys, Police Chief Vesta, A. Lange, E. Cage

Meeting Convened at: 7:55 p.m.

APPROVAL OF THE MINUTES:

The minutes of the September 12, 2019 meeting were approved as presented.

REPORT & RECOMMENDATION

APPROVAL OF FINAL PAYMENT TO UTILITY DYNAMICS CORPORATION FOR DIVISION STREET LIGHTING PROJECT

DISCUSSION:

None

VOTE:

Ald. Catalano made a motion, seconded by Ald. Sorrentino, to approve Final Payment to Utility Dynamics Corporation for the Division Street Lighting Project in the not-to-exceed amount of \$16,237.35. A roll call vote was taken with the following results:

Ayes: Ald. Catalano, Jakab, Sorrentino, Susmarski, E. Wesley & Woods

Nays: None Abstained: None Motion: Carried

REPORT:

PRESENTATION OF STREET SUFFICIENCY STUDY BY BAXTER & WOODMAN

DISCUSSION:

Jason Fluhr, Transportation Operations Manager for Baxter & Woodman, presented the 2019 Street sufficiency study results. He reviewed what pavement management is and why it is important, data collection and evaluation, street sufficiency study results, and future planning



for road rehabilitation from management. They created a recommended five-year plan for some future planning Wood Dale could do for rehab maintenance and tried to balance spending money in the different wards. He addressed some possible revenue sources and stated the Surface Transportation Program (STP) is opening in January. They feel Foster, Central and Mittel would have the greatest STP funding success. If the City wanted to get a project close to shovel ready, they could capture additional points prior to the call for projects coming out. Mr. Fluhr reported that the City's average street rating is 5.4 or FAIR; total cost for all improvements is \$15.8 million (2019 dollars) and the Five Year Plan was established based on a budget of approximately \$950K.

Mr. Mermuys explained to residents that staff takes this document and creates a menu for City Council to decide during the CIP process. He noted the City has applied for STP funds before, and the engineering firms sometimes do the design work. Ald. Catalano asked about streets that are in two jurisdictions; Mr. Mermuys explained the City usually partners with the other entity to split the cost. Ald. E. Wesley asked about a patching job done on Forest Preserve; Mr. Lang explained that preventative maintenance is done to extend the life of certain streets. Ald. Jakab suggested holding off on patching on the fifth year when the study is being done. Mr. Fluhr stated that patching could do several positive things and is not money wasted.

Mr. Mermuys noted that the current Ward 2 and 3 Stormwater project will take up half of the CIP every single year for several years. Some of the streets mentioned are in the industrial area and the option of a SSA could be considered.

REPORT & RECOMMENDATION:

APPROVAL OF FINAL PAYMENT TO R.W. DUNTEMAN CO. FOR 2019 STREET PATCHING PROGRAM

DISCUSSION:

None

VOTE:

Ald. Catalano made a motion, seconded by Ald. E. Wesley, to approve Final Payment to R.W. Dunteman Co. for 2019 Street Patching Program in the not-to-exceed amount of \$130,204.05. A roll call vote was taken, with the following results:

Ayes: Ald. Catalano, Jakab, Sorrentino, Susmarski, E. Wesley & Woods

Nays: None Abstained: None Motion: Carried



ITEMS TO BE CONSIDERED AT FUTURE MEETINGS:

- Reichert Station Painting Contract November 14th
- Robinson Engineering Update on stormwater November 14th

ADJOURNMENT:

The meeting adjourned at 8:32 p.m.

Minutes taken by Eileen Schultz



REQUEST FOR COMMITTEE ACTION

Referred to Committee: October 24, 2019
Subject: Mobile Lift Purchase

Staff Contact: Alan Lange, Public Works Director

Department: Public Works

TITLE: A Resolution Approving the Purchase of Mobile Vehicle Lifts from Stertil-Koni in the Amount of \$44,025

RECOMMENDATION:

Staff recommends a resolution approving the purchase of Mobile Vehicle Lifts from Stertil-Koni in the amount of \$44,025.

BACKGROUND:

The City purchased a set of Mobile Vehicle Lifts back in 2007. They are used especially during winter operations as they are the only equipment capable of lifting the large plow trucks. The current lifts were manufactured by Patriot Lifts who has since gone out of business, and purchased through Interstate Lifts. Interstate Lifts is a smaller outfit located in Michigan. Repairs and inspections take weeks if not months to schedule, and replacement parts are becoming obsolete and therefore difficult to find. Five quotes were received for replacement lifts meeting the required specifications. The quotes were as follows:

•	Rotary Lifts (wired)	\$42,248.77
•	Rotary Lifts (wireless)	\$48,311.59
•	Stertil-Koni (wireless)	\$44,025.00
•	Mohawk Lifts (wireless)	\$57,778.97
•	Gray Manufacturing	\$42,177.00

ANALYSIS:

The Department has budgeted \$42,000 within the Capital Equipment Replacement Fund (CERF) for the purchase of Mobile Vehicle Lifts within FY 2020. An additional \$2,000 was budgeted for replacement in the Capital Outlay of the Vehicle Maintenance

Fund bringing the total to \$44,000. The current lifts are operational and up to date on inspections thus there is a high likelihood that they offer significant resale value.

Of the quotes received, a wireless design is preferred as wires present a tripping hazard and are susceptible to damage. Gray Manufacturing while the least expensive does not offer fork extensions which provide additional safety while operating the lifts, and they have no local dealers for parts and onsite service. Mohawk lifts are significantly higher in cost thus not worth considering. Stertil-Koni lifts are manufactured in Illinois and have two local dealers in Chicago and Orland Park who can provide parts and onsite service. They offer onsite setup and as well as training. The wireless Rotary Lifts are \$4,286.59 more than the Stertil-Koni models. Given this information, staff recommends purchasing the Stertil-Koni Lifts. Stertil-Koni includes a 2-year warranty for parts and 1-year warranty for onsite labor.

DOCUMENTS ATTACHED

- ✓ Stertil Koni Quote
- ✓ Stertil Koni Brochure



October 15, 2019

Village of Wood Dale PW Mr. Bob Kazor 720 N. Central Wood Dale IL 60191 630-787-3772 bkazor@wooddale.com

Re: Mobile Lift Quote 080819-01 Sourcewell Customer # 30667

1 ea set of (4) ST-1085-2 FWA, Stertil-Koni Mobile Lifting System

- 18,500 lbs capacity per column,
- WIRELESS no communication cables
- 7 in touch screen w/e bright controls
- Adjustable carriage for smaller vehicles.
- Two (12) volt deep cycle batteries in each column
- 20 25 cycles prior to recharging
- Built in battery charger.
- Warranty 2 years parts / 1 year on site labor
- ALI/ ETL safety certified
- Shipping and operator training included in price

\$ 41,125.00

1 ea set of Base and Fork Extension (to accommodate 2 columns)

- Extends base and fork to 20 inches
- One set to accommodate (2) columns
- Extensions reduce capacity to 14,500 lbs per column

\$ 2,900.00

The above quotations includes freight to customer location, set up of equipment and operator safety training of the equipment. Stertil-Koni mobile lifts area manufactured in Streator Illinois. Standard delivery 30 days from receipt of PO. Sales terms net 30 days. Quote valid for 60 days.

Jim Sylvester 630-852-9908





Stertil-Koni, 200 Log Canoe Circle, Stevensville, MD 21666, United States



Superior solutions by quality people





The Stertil Group provides customized and technically advanced lifting solutions for heavy-duty customers worldwide, as well as the best possible after-sales service from factory trained local partners. These superior solutions are conceived, developed and implemented by a team of specialized professionals with unique experience.

Thanks to its quality people, its total in-house production process and its international organization, Stertil-Koni is the world leader in the field of heavy-duty vehicle lifting systems.

Wireless...

Our wireless mobile column lifts with the ebright Smart Control System represent the latest in mobile column lifting technology. Using the innovative ID key, you can connect up to 32 columns in a single lift set. In most cases, the special deep cycle batteries only need to be recharged every two weeks. No time is wasted connecting up cables and the mechanic has maximum access to the vehicle, without any tripping hazards.

... or cabled, it's up to you

If you predominantly work in a fixed location the cabled mobile column lifts could be the best solution for you. This setup offers the possibility to connect up to 28 columns in a single lift set. All interconnection cables are equipped with heavy-duty plugs at both ends. Optional extra strong drive-over interconnection cables are available to provide protection against damage.





Superior control for cabled version

Both the wireless and the cabled column lifts are equipped with a control panel on each individual column. Columns can be operated individually, in pairs or simultaneously as a complete set with the touch of a button. Each column can therefore be used at any given location.

Full color touch screen control

The revolutionary **ebright Smart Control System** combines intuitive **ease of use** with maximum visual information about the lifting process. The main advantages:

- 7 " full color touch screen, even when wearing gloves
- User-configured options, such as choice of language, safety warnings and scheduled maintenance notifications
- All relevant information available at a glance
- Customizable ID-Key to prevent unauthorized operation
- Wireless Mesh network for optimal connectivity





Reliable hydraulic technology

- Long usable life of the column with minimal repair and maintenance, thanks to reduced friction
- Stringent testing before leaving the factory
- Manual lowering in case of a power outage
- Maximum protection of the cylinder and seal against damage

Adjustable pick-up forks

ST 1085 mobile column lifts have a fork length of 14", ideal for picking up a variety of vehicles, including vehicles with super single tires in a safe and secure manner. The fork length for the ST 1100 mobile column lift is 12". Both models can handle wheels with rim diameters from R12 to R22.5 with an adjustable fork that is easy to move manually and includes a mechanical lock.

Retractable wheels

Both the wireless and the cabled mobile column lifts are available with retractable wheels. This unique Stertil-Koni design is the best available on the market. This prevents high point loading on the floor and reduces the floor surface pressure by a factor of 10. The system is fast, efficient, very stable and extremely reliable.

Adjustable lowering speed

If you need to lower the vehicle more slowly for precision placement of under carriage components, this is easily done with a single touch.



Power supply

The Stertil-Koni wireless mobile column lifts operate on 24 VDC and are easily recharged by means of a 110 VAC wall receptacle. The Stertil-Koni cabled mobile lifting columns operate on three phase at 208/230, 460/480 and 575 VAC, as well as single phase at 220 VAC.

Fast lifting and lowering

The ST 1085 and ST 1100 reach their maximum lifting height of 73" in just 94 seconds, making them one of the fastest mobile column lifts in the world.



Easy to move

Stertil-Koni mobile column lifts are indeed mobile, thanks to the synthetic roller wheels and hydraulic pallet jack mechanism with patented overload protection.

Safe working space

As an extra safety feature, we have also designed ample working space between the column and the vehicle. This ensures that the vehicle should not come into contact with the column.

Unique synchronization

The synchronization system is activated at a height difference of just 9/16". This ensures a safe and smooth lifting and lowering cycle, even in cases where the distribution of the vehicle weight is extremely uneven.

Lifetime guarantee

The innovative synthetic runner wheel within the column is self-lubricating, and comes with a lifetime parts guarantee.





- High resolution 7" touch screen
- Owner/User configurable system with user ID key
 - Individual user settings for language and units of measure
 - Protection against unauthorized use, thanks to personalized ID key
- Maintenance notifications
- Visual display of maximum programmable lifting height
- · Warning and failure information

- Operation manual available on-screen
- Tracking of specific operations and information codes
- Intuitive controls with actual data about the lift:
 - Indication for Single, All or Pair operation mode
 - Information about how many columns are in the set (up to 32 columns)
 - Actual lifting height displayed
 - Lowering speed can be manually adjusted on the touch screen
 - Battery status information
 - Customizable ID-Key to prevent unauthorized operation
- Wireless Mesh network with continuous active channel search offering optimal connectivity





Superior control for cabled version

Overview of ST 1085 – ST 1100 types and controls	ebright wireless ST 1085-FWA ST 1100-FWA	ebright wireless ST 1085-RWA ST 1100-RWA	superior cabled ST 1085-FSA ST 1100-FSA	superior cabled ST 1085-RSA ST 1100-RSA
ebright Smart Control System with a control box on each individual mobile column	•			
Touch screen with important information about the system e.g. lifting height, battery status				
Superior Control with a control box on each individual mobile column				
Adjustable lowering speed for slow or normal lowering speed				
Hydraulic pallet truck mechanism with patented overload protection				
14"-long adjustable fork, suitable for super single tires	ST 1085	ST 1085	ST 1085	ST 1085
12"-long adjustable fork	ST 1100	ST 1100	ST 1100	ST 1100
Fixed synthetic wheels that reduce the floor surface pressure			•	
Retractable synthetic wheels integrated into the base frame, for 10x less floor pressure				

Technical specifications

18,500 lbs. or 22,000 lbs. Lifting capacity: Lift system: hydraulic lifting system with

microprocessor-controlled

synchronization

Lifting height: maximum 73", automatic stop at

the highest position

Lifting time: 94 seconds

Motor rating: 3 hp / 4 hp per column

(Superior / Wireless)

Weight: 1,350 lbs per column (Wireless)

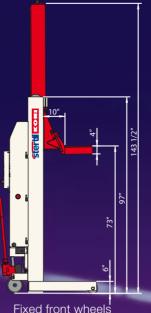
Column lift height: 97"

Highest safety requirements

- ANSI/ALI-ALCTV certified (USA), CSA certified (Canada), CE certified (Europe)
- Independent mechanical locking system engages at 5" above finished floor. Locking pawl engaged by gravity. The locking system is always active, even when the column is turned off
- Locking profile with locking increments of just 1 3/8"
- Synchronization between the mobile lifting columns starts at a height difference of 9/16"
- Automatic overload protection
- Low voltage control panel
- Each column is equipped with dead man's switches
- Each individual mobile lifting column is tested prior to leaving the factory
- Splash-proof electrical system (NEMA4).

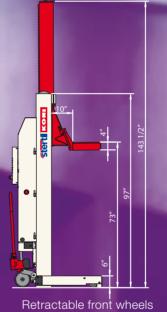
Accessories & options

Stertil-Koni offers an extensive package of accessories & options tailored to fit your specific needs.



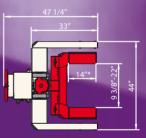


Adjustable forks





* For the ST 1100: 12"



Adjustable forks

More information?

For more information about the ST 1085, ST 1100, or any of Stertil-Koni's other top products, please do not hesitate to contact us. We will be pleased to assist you.















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^{*} Technical specifications are available at: www.stertil-koni.com