



COMMUNITY DEVELOPMENT COMMISSION MINUTES

Meeting Date: October 21, 2019

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

Absent: Rick St. Marie

Also Present: Gosia Pociecha, Ed Cage, Attorney Mary Dickson
Mayor Pulice, Kevin Mahoney, David Mangurten
Forty-Four Observers

Meeting Convened at: 7:00 P.M.

CALL TO ORDER:

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

APPROVAL OF THE MINUTES:

Mr. Karich made a motion to approve the minutes of the September 30, 2019 meeting; the motion was seconded by Mr. Woods and unanimously approved as presented via voice vote.

PUBLIC HEARINGS:

CASE NO. 2019-CDC-09

OVERVIEW:

Floor Pros, LLC had requested a Special Use and Major Site Plan Review to permit the operation of a flooring store. The subject property is located at 1450 N. Wood Dale Rd. William Lockwood is the owner of the parcel.

DISCUSSION:

Mr. Karich stated that the petitioner has requested withdrawal of their application, thus concluding Case No. 2019-CDC-09.

CASE NO. 2019-CDC-11

OVERVIEW:

Transwestern Development Company, LLC is requesting Rezoning from R-1, upon annexation, to I-1, Light Industrial, Final Plat of Subdivision, Special Use, Planned Unit Development, Final Development Plan and Major Site Plan Review to demolish thirty existing single-family homes in Branigar's Mohawk Manor and to construct a new 301,075 sq. ft. industrial building. The subject property is unincorporated and consists of thirty parcels located near the intersection of Bryn Mawr and IL Route 83. CH Realty VIII- TDC 1 Chicago Bryn Mawr, LLC is the property owner.

DISCUSSION:

Ms. Pociеча explained petitioner's proposal for demolishing thirty residential buildings in Branigar's Mohawk Manor, to consolidate those lots into one and to construct a 301,075 sq. ft. light industrial building on this 17,726-acre site. The proposal includes a partial vacation of Bryn Mawr Ave., which will be reduced in width from 100 to 66 feet in the vicinity of the development project. The subject property will be annexed and rezoned from unincorporated DuPage County residential R-3 in the City of Wood Dale I-1 Light Industrial zoning. The proposed building will be occupied by Nippon Express USA, Inc., a company that currently occupies two buildings in Wood Dale. Their proposal is to consolidate those operations, to relocate their corporate headquarters in the new building, and to use the majority of the building for warehousing with limited truck traffic. The site address will be 800 N. Rte. 83. Ms. Pociеча and Mr. Cage stated that the subject property is consistent with the land uses surrounding the subject property to the west, north and east. In addition, 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. Further, development as proposed meets the goals of the City Council. Mr. Cage noted that the proposed plan has been reviewed by the City Engineer, Building Administrator, Public Works, Planner and Wood Dale Fire Protection District. Mr. Kevin Mohoney of Transwestern Development Company pointed to Wood Dale's premier location for future developments of this type; he described the building's high-image design, extensive landscape plans for the site and stated that the project as designed is consistent with current marketing demands and re-development projects. He stated that the anticipated scheduling of demolition, construction and completion of the project would take approximately twelve months. At the conclusion of Mr. Mohoney's presentation, members of the public were sworn in and allowed to ask questions and to voice their concerns and/or objections to this project. Of prime importance to the remaining one hundred and four residents of Mohawk Manor are increased traffic in and out of the area and the resultant safety concerns, the existing problems regarding ingress/egress for the area and how any increase in vehicles will exacerbate an already difficult situation. In addition, environmental concerns re. the area's water supply via wells and the existing

septic fields were raised; petitioner was questioned regarding these issues during tree removal. Questions regarding the City's allowable hours of construction and the requirement that the petitioner provide oversight during all phases of construction were discussed. The conclusions reached in the traffic impact study provided by petitioner were challenged; in particular, the proposed access points along Bryn Mawr and the need to revise same. Petitioner is requesting deviations through the PUD process. One in particular regarding service and auto curb-cut width is viewed as problematic. In response to all of the comments raised by the attendees, Mr. Cage stated that he will contact DuPage County to determine whether or not petitioner has obtained all permits as required for work done to date and added that discussions with the developer will continue regarding modifications to the plan based upon comments made by residents affected by this project.

VOTE:

Mr. Karich made a motion that 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; therefore, he moved 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:

- 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.
- Final engineering approval
- An examination of the elimination of one of the Bryn Mawr access points
- Consideration of the use of emergency exits/egress with traffic flow
- Review of water/well concerns with demolition/pre-demolition as well as in relation to current residential area to the south
- Site supervision as well as protection (safety)
- Issuing permitting by DuPage County in place and/or with other entities (DuPage County Health Department)
- Consideration of another entrance off Edgewood

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

Ayes: Mr. Woods, Mr. Shimanek, Mr. Karich, Mr. Vant, Mr. Damasco

Nays: Mr. Petersen

Abstain: None

Motion carries

CASE NO. 2019-CDC-12

OVERVIEW

EmployBridge, LLC d/b/a Resource MFG and ProLogistix is requesting a Text Amendment, Special Use and Major Site Plan Review to permit the operation of an employment agency as a Special Use in the Town Center Business District. The subject property is located at 273 E. Irving Park Rd, Suite B. Mason Property Group LLC is the owner of the parcel,

DISCUSSION

Ms. Pociecha explained that the Municipal Code defines an employment agency as “a business that provides contractual employment for individuals, whether that is for a short-term or long-term period,” Currently, employment agencies are allowed as a Special Use in the C-1 and C-2 districts and permitted use in the C-3 zoning districts, If this text amendment is approved, any employment agency seeking to locate in the TCB would need a Special Use. The employment agency use is not permitted in the TCB District without the approval of the text amendment. To this effect, the applicant is concurrently requesting both the text amendment and, if approved, a Special Use to operate an employment agency at 273 E. Irving Park Rd., Suite B. In addition, a Major Site Plan Review is also required. Further, Ms. Pociecha advised commissioners that petitioner does not plan to make any changes to the site, that the parking requirements are met and that traffic impact will be negligible. Ms. C. Tomczyk, business owner at 265 E. Irving Park Rd. directly west of the subject site, was present to comment on parking problems which routinely occur from customers of the Sherwin Williams Paint Store in the 273 E. Irving Pk. Rd. building and the Sweet Baby Ray’s restaurant east of the building. She explained that here are often cars parked in the area serving her business at 265 E. Irving Pk. Rd., an inconvenience to her business. The petitioner has expressed desire to assist her in alleviating the problem by posting the parking area as an area to be used only for her establishment. In addition, owners of the other two businesses will be requested to educate their employees and customers as to where they may park.

VOTE

Mr. Karich made a motion that, based on the submitted petition and the testimony presented, the proposed Text Amendment is consistent with the Unified Development Ordinance and Comprehensive Plan, he moved that the Community Development Commission recommend to the City Council approval of the text amendment to allow an Employment Agency as a Special Use in the TCB, Town Center Business District in Case No, 2019-CDC-12. The motion was seconded by Mr. Vant. A roll call vote was taken with the following results:

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

Nays: None

Abstain: None

Motion: Passed

Re the Special Use and Major Site Plan Review: Mr. Karich made a motion that based on the submitted petition and the testimony presented, the proposed Special Use and Major Site Plan Review meet the standards of approval and is consistent with the Unified Development Ordinance and Comprehensive Plan; therefore, he moved that the Community Development Commission adopt the findings of fact included within the staff memo as the findings of the Community Development Commission and recommend to the City Council approval of the Special Use request to operate an Employment Agency at 273 E. Irving Park Rd, Suite B in Case No. 2019-CDC-12. Mr. Shimanek seconded the motion. A roll call vote was taken with the following results:

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

Nays: None

Abstain: None

Motion: Passed

STAFF LIAISON REPORT:

There were no items to report.

ADJOURNMENT:

Mr. Shimanek motioned to adjourn the meeting, which was seconded by Mr. Woods. The motion was unanimously approved via voice vote. The meeting adjourned at 10:00 P.M.

Minutes taken by Marilyn Chiappetta

Approved November 18, 2019