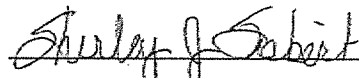


STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

I, Shirley J. Siebert, City Clerk of Wood Dale, Illinois DO HEREBY CERTIFY that as such City Clerk and keeper of the records, that the foregoing is a true and correct copy of Ordinance **#O-19-012 AN ORDINANCE APPROVING THE GRANT OF A SPECIAL USE PERMIT FOR AN INSURANCE AGENCY OFFICE AND MAJOR SITE PLAN REVIEW CONCERNING PROPERTY LOCATED AT 130 E. IRVING PARK ROAD IN THE CITY OF WOOD DALE**

Passed to The City Of Wood Dale, Dupage County, Illinois, IN WITNESS WHEREOF, I have hereunto Subscribed my name and affixed the seal of the City of Wood Dale, this 20TH day of June, 2019.



Shirley J. Siebert, City Clerk

SEAL



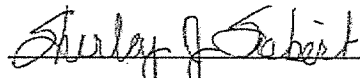
#O-19-012

**AN ORDINANCE APPROVING THE GRANT OF A SPECIAL USE PERMIT FOR AN
INSURANCE AGENCY OFFICE AND MAJOR SITE PLAN REVIEW CONCERNING
PROPERTY LOCATED AT 130 E. IRVING PARK ROAD IN THE CITY OF WOOD
DALE**

Passed: June 20, 2019
Published in Pamphlet Form June 20, 2019

I, Shirley J. Siebert, as the Clerk for the City of Wood Dale, hereby certify that the
attached Ordinance is a true and correct copy o #O-19-012
**AN ORDINANCE APPROVING THE GRANT OF A SPECIAL USE PERMIT FOR AN
INSURANCE AGENCY OFFICE AND MAJOR SITE PLAN REVIEW CONCERNING
PROPERTY LOCATED AT 130 E. IRVING PARK ROAD IN THE CITY OF WOOD
DALE**

Passed and approved by the City Council of the City of Wood Dale, June 20, 2019, hereby
published in pamphlet form June 20, 2019.


Shirley J. Siebert, City Clerk

SEAL



ORDINANCE NO. O-19-012

**AN ORDINANCE APPROVING THE GRANT OF A SPECIAL USE PERMIT
FOR AN INSURANCE AGENCY OFFICE AND MAJOR SITE PLAN REVIEW
CONCERNING PROPERTY LOCATED AT 130 E. IRVING PARK ROAD
IN THE CITY OF WOOD DALE**

WHEREAS, the City of Wood Dale (the City”) is a body politic and corporate, organized and existing pursuant to the Illinois Municipal Code, 65 ILCS 5/1-1-1 *et seq.*; and

WHEREAS, the City is authorized and empowered, under the Illinois Municipal Code and the Code of Ordinances of the City of Wood Dale (“City Code”), to regulate properties located within the municipal boundaries of the City; and

WHEREAS, in furtherance of this authorization, the City has adopted a the Unified Development Ordinance, codified in Chapter 17 of the City Code, which sets forth provisions regarding land use and improvement regulations, requirements and procedures in the City of Wood Dale; and

WHEREAS, Wood Dale Depot Center is a shopping center located near the southeast corner of Irving Park Road and Wood Dale Road, commonly identified as 120-158 E. Irving Park Road (“the Property”), as described legally, in Exhibit A, attached hereto and incorporated herein by reference, in which Brian and Amber Murphy (collectively “Petitioner”), have submitted a petition for the grant of a special use for the use of an insurance office at the unit located in the Property at 130 E. Irving Park Road, as well as a major site plan review in Case No. 2019-CDC-05 (the “Petition”); and

WHEREAS, section 17.503 D. of the City Code permits the grant of a special use permit for the use of a “insurance services” in the City’s Town Center Business District; and

WHEREAS, on May 20, 2019, the Community Development Commission held a public hearing on the Petition filed by Petitioner, following the necessary publication of a legal notice pursuant thereto, as required by law and the City Code; and

WHEREAS, following said hearing, the Community Development Commission recommended approval of the grant of a special use permit, based on and incorporating the averments in the Petitioner’s Petition and the testimony of City staff during the hearing as to the Petitioner’s satisfaction of the standards for approval of the requested special use permit and a major site plan review; and

WHEREAS, the proposed special use permit and major site plan review, as recommended for approval by the Community Development Commission, has been considered by the Planning, Zoning and Building Committee of the City Council of the City of Wood Dale, which has also recommended approval of the same; and

WHEREAS, the City Council of the City of Wood Dale accepts and incorporates the

recommendation of the Community Development Commission, in its entirety, as set forth in the Staff Report dated May 9, 2019 and attached hereto and incorporated herein as Exhibit B, as to the Petition and has determined that the same is in the best interests of the health, safety and welfare of the citizens of the City of Wood Dale.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WOOD DALE, DUPAGE COUNTY, ILLINOIS, as follows:

SECTION ONE: The recitals set forth above are incorporated herein and made a part hereof.

SECTION TWO: That a special use for the use of insurance agency office on the Property and a major site plan review for the same are hereby granted, such use being compatible with surrounding zoning and land use classifications, and meeting the requirements of the Unified Development Ordinance and being consistent with the City's Comprehensive Plan.

SECTION THREE: That all ordinances or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of such conflict, hereby repealed.

SECTION FOUR: That the City Clerk of the City of Wood Dale is hereby directed to publish this Ordinance in pamphlet form, pursuant to the statutes of the State of Illinois.

SECTION FIVE: That this Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

PASSED this 20th day of June, 2019

AYES: Alderman Catalano, Messina, Sorrentino, Susmarcki, E. Wesley,
Woods and Mayor Pulice

NAYS: None

ABSENT: Alderman Jakab, R. Wesley

APPROVED this 20th day of June, 2019

SIGNED: Annunziato Pulice
Annunziato Pulice, Mayor

ATTEST: Shirley J. Siebert
Shirley J. Siebert, City Clerk

Published in pamphlet form June 21st, 2019.

EXHIBIT A

Legal Description

Parcel 1

LOT 1 IN G. AND W. PLAT OF CONSOLIDATION, A RESUBDIVISION OF LOT 1 IN G. AND W. SUBDIVISION, BEING PART OF THE WEST L/2 OF THE NORTHWEST L/4 OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 15, 1977 AS DOCUMENT R77-17717, ALSO THAT PART OF VACATED WALNUT STREET RECORDED MARCH 15, 1977 AS DOCUMENT R77-17714, ALSO THE EASTERLY 25.0 FEET OF LOTS 2 AND 3, AS MEASURED ON THE ORIGINAL NORTHERLY LINE OF LOT 2 AND THE SOUTHERLY LINE OF LOT 3 AND LOTS 4 AND 5 (EXCEPT THE NORTH 23.0 FEET THEREOF) IN BLECK'S SUBDIVISION OF 5 ACRES IN THE NORTHWEST ¼ OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 2, 1889 AS DOCUMENT 40583, ACCORDING TO G. AND W. PLAT OF CONSOLIDATION RECORDED OCTOBER 24, 1979 AS DOCUMENT R79-96774, IN DUPAGE COUNTY, ILLINOIS.

Parcel 2

A STRIP OF LAND IN THAT PART OF THE NORTHWEST ¼ OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF EAST LINE OF WOODDALE ROAD WITH THE SOUTHERLY LINE OF IRVING PARK BOULEVARD; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF IRVING PARK BOULEVARD A DISTANCE OF 349.17 FEET TO A POINT ON THE SOUTHERLY LINE OF THE FORMER CHICAGO, MILWAUKE, ST. PAUL AND PACIFIC RAILROAD, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF LOT 1 IN G. AND W. PLAT OF CONSOLIDATION RECORDED OCTOBER 24, 1979 AS DOCUMENT R79-96774 AND ALSO BEING 209.79 FEET AS MEASURED ALONG SAID NORTHERLY LINE FROM THE MOST NORTHWEST CORNER OF LOT 1 OF SAID PLAT OF CONSOLIDATION; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 1 AND THE SOUTHERLY RIGHT OF WAY LINE OF SAID RAILROAD, A DISTANCE OF 80.0 FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING ALONG SAID RAILROAD RIGHT OF WAY LINE AND THE NORTHERLY LINE OF SAID LOT 1 A DISTANCE OF 260.0 FEET TO A POINT; THENCE AT RIGHT ANGLES TO THE NORTHEAST, A DISTANCE OF 30.0 FEET TO A POINT; THENCE WESTERLY ALONG A LINE PARALLEL WITH SAID SOUTHERLY LINE OF THE RAILROAD RIGHT OF WAY, THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 260.0 FEET TO A POINT; THENCE A RIGHT ANGLES TO THE SOUTHWEST, A DISTANCE OF 30.0 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

Common Address: 130 E Irving Park Road, Wood Dale, IL 60191
PIN: 03-15-107-020

EXHIBIT B

Staff Memo with Exhibits for Case No. 2019-CDC-05 dated May 9, 2019

CITY OF WOOD DALE

Community Development



MEMO

DATE: May 9, 2019
TO: Community Development Commission
FROM: Gosia Pociecha, AICP, Planner
SUBJECT: Case No. 2019-CDC-05, Special Use and Major Site Plan Review for the Allstate Insurance Agency, 130 E Irving Park Rd

REQUEST

An application has been filed by Brian and Amber Murphy for a Special Use and Major Site Plan Review to permit the operation of Allstate Insurance Agency at 130 E Irving Park Road, Wood Dale, Illinois.

PROPERTY INFORMATION

Unit Address: 130 E Irving Park Road
Site Address: 120-158 E Irving Park Road
PIN: 03-15-107-020
Property Size: 2.17 Acres (approx. 94,525 square feet)
Existing Land Use: Retail/Commercial
Future Land Use: Retail/Commercial
Existing Zoning: TCB (Town Center Business District)

Surrounding Zoning & Land Use

North: TCB, Retail/Commercial
South: TCB and R-G (General Residential), Townhouse/Multi-Family Residential
East: R-G, Utility/Transportation
West: TCB, Retail/Commercial

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:

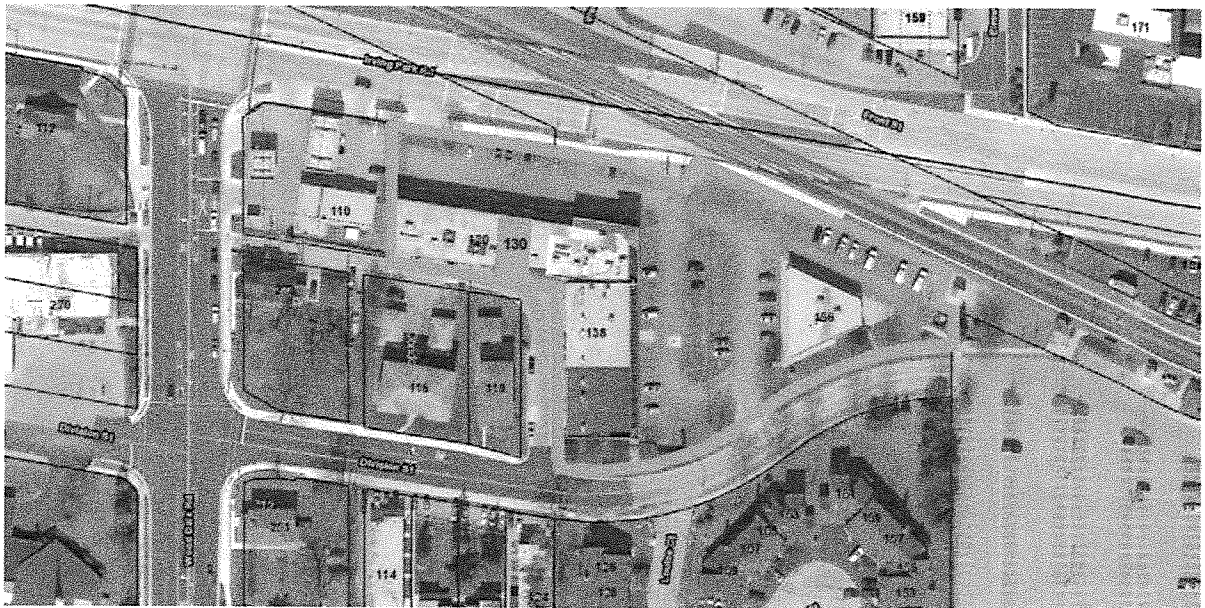
- Public Hearing Application

- Plat of Survey (Exhibit A)
- Site Plan (Exhibit B)
- Petitioner Narrative (Exhibit C)

Project Description

The subject property, commonly known as Wood Dale Depot Center, is a shopping center located near the southeast corner of Irving Park Road and Wood Dale Road (see image below) and is zoned TCB, Town Center Business. The 2.17 acre site is improved with two single-story brick buildings divided into multiple tenant-spaces and surface parking (see Exhibit A). The addresses for the subject site range from 120-158 E. Irving Park Road (Exhibit B).

The applicant has petitioned for Special Use approval (see Exhibit C) to permit the operation of Allstate Insurance Agency in one of the vacant units facing Irving Park Road. No physical changes to the building or the site are requested as part of this application.



Subject Site Location

Compliance with the Comprehensive Plan

The subject property is designated as Retail/Commercial in the Future Land Use Plan of the Comprehensive Plan. This Land Use Category intends to maintain a wide range of retail, restaurant and personal/business service uses. This use category includes small office uses and hotels.

The proposed business use of an insurance agency would be similar to what is described in the Comprehensive Plan and fits the general description of the Retail/Commercial category, therefore the request is consistent with the Comprehensive Plan.

The proposed development will help the City in achieving Goal 4, Objective 2: Keep Wood Dale diverse by managing development to create a balanced mix of land uses, promoting economic vitality and sustainable quality of life. The proposed use intends to fill a vacant space at an existing shopping center, adding to the diversity of services offered to the community.

Compliance with the Unified Development Ordinance

Allowable Uses

The subject site is located within the Town Center Business District established to create a walkable, pedestrian friendly environment. It is intended to contain specialty retail, civic, entertainment and service uses catering to the needs of the residents and attracting regional shoppers.

Per the Municipal Code, uses which are engaged in the finance, insurance and real estate services are permitted only upon consideration as a Special Use. In each case, the impact of such use upon neighboring land and of the public need for such a use at the particular location is considered. As such, the applicant has requested an approval of a Special Use to operate an insurance agency at 130 E Irving Park Rd. Due to the request for a Special Use, a Major Site Plan Review is also required.

Lot Development Standards

The applicable building type for this property is a Type 9 Building, Large Commercial Shop. An analysis of the lot development standards as compared to the existing property is summarized below with regulations in bold not meeting the current regulation:

Development Standard	Type 9 Building Standards	Existing Property: 120-158 E Irving Park Rd
Lot Width (min.)	40-feet	Approx. 563-feet
Lot Depth (min.)	140-feet	Approx. 298-feet
Lot Coverage (max.)	n/a	n/a
Front Setback (build-to)	20-feet	Approx. 70-feet
Side Setback (min.)	0-feet	Approx. 0.03-feet
Rear Setback (min.)	35-feet	4.67-feet
Maximum Height	60-feet	Approx. 25-feet
Building Use Standards – Ground Floor	Retail/office/food service	Retail/office/food service
Parking	112 spaces (per Ordinance #1379 granting Special Use/PUD for the Shopping Center)	125 spaces
Handicapped Parking	5 required	5 provided

Parking

No changes are proposed to the site of the subject property. Based on the size of the building and proposed use, the traffic impact will be negligible.

Neighborhood Comment

Notice was provided to adjacent property owners in accordance with Section 17.401.D of the UDO. Staff received two inquiries regarding the requests as of May 15, 2019. Both inquiries wanted clarification of the Special Use process and did not have any comments directly related to the establishment of a Special Use for an insurance agency.

Findings of Fact

The Community Development Commission may recommend approval of a Special Use and Major Site Plan Review if evidence is presented to establish that the application meets the standards. The applicant has provided responses to the standards in Exhibit B. The standards are as follows (*staff comments italicized*):

Special Use Standards

1. The proposed Special Use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of the public and will contribute to the general welfare of the neighborhood or community;

The proposed Special Use will provide agency insurance services. While there are other insurance agencies in the area, there are no other Allstate offices, as they are required to meet certain corporate separation requirements. The proposed business will add to the variety of options for residents and businesses who are shopping for insurance products. The location is desirable to provide a commercial use that can be used by residents and visitors alike. This standard is met.

2. The proposed Special Use will not have a substantial adverse effect upon the adjacent property, the character of the neighborhood, traffic conditions, utility facilities and other matters affecting the public health, safety and general welfare;

The proposed Special Use will not adversely affect the adjacent properties or character of the neighborhood. The proposed Special Use is requested for operation of an insurance agency within an already established shopping center. It is not expected that the traffic conditions will be negatively affected as per the applicant there will not be a large flow of customers at one time; most customers will be seen by appointment. Utility facilities and other matters affecting public safety are not anticipated to be impacted by the proposed Special Use. This standard is met.

3. The proposed Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purposes already permitted in such zoning district, nor substantially diminish and impair other property valuations within the neighborhood;

The proposed Special Use will not be injurious to the use and enjoyment of other properties in the immediate vicinity nor will it substantially diminish or impair other

property valuations within the neighborhood. The proposed Special Use intends to fill a vacant unit within an existing shopping center. Surrounding properties will continue to operate as they do currently. This standard is met.

4. The nature, location, and size of buildings or structures involved with the establishment of the Special Use will not impede, substantially hinder, or discourage the development and use of adjacent land and buildings in accord with the zoning district within which they lie;

The proposed Special Use of the subject property will not impede, hinder or discourage the development and use of adjacent land and buildings. The proposed Special Use intends to fill a vacant unit within an existing shopping center, possibly encouraging other business to move into the center. The adjacent lots already have existing structures and new development can still occur on adjacent lots with the granting of the Special Use. This standard is met.

5. The proposed Special Use will be designed, arranged and operated so as to permit the development and use of neighboring property in accordance with the applicable district regulations;

The proposed Special Use would provide additional service options for the community with minimal impact to adjacent properties. The development and use of neighboring properties would not be impaired by the approval of the requested Special Use. This standard is met.

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

The proposed Special Use request does not include any interior or exterior work that would impact utilities. The existing shopping center is already served by adequate utilities. This standard is met.

7. Parking areas shall be of adequate size for the particular Special Use, which areas shall be properly located and suitably screened from adjoining residential uses, and the entrance and exit driveways to and from these parking areas shall be designed so as to prevent traffic hazards, eliminate nuisance, and minimize traffic congestion in the public streets; and

The proposed Special Use request does not propose any changes to the parking areas. The shopping center is served by an adequate number of standard and accessible parking spaces. This standard is met.

8. Such other standards and criteria as are established by the ordinance for a particular Special Use as set forth in subsections D and H of this section, if applicable, and as applied to planned unit developments as set forth in Chapter 17, Article IV, Section 17.405.

No other standards apply. This standard is met.

Standards For Site Plan Review

1. The relationship of the site plan is consistent with the policies, goals and objectives of the comprehensive plan;

The existing site plan meets the policies, goals and objectives of the Comprehensive Plan. The ability to provide a wide range of retail, restaurant and personal/business uses in this development will achieve the intended goals of the Retail/Commercial land use category. This standard is met.

2. The proposed traffic and parking layout minimizes the danger and conflicts between pedestrians and motorists, provides efficient and convenient movement of traffic not only within the site but on adjacent roadways, and otherwise complies with the requirements of this chapter;

The proposed Special Use does not propose any changes to the existing site plan. There are no reports indicating that existing site plan has a negative impact on traffic or parking. This standard is met.

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

The proposed Special Use does not propose any changes to the existing site plan. The location of the existing structures does not affect traffic circulation, as they are located within the site. There are no reports related to stormwater drainage. This standard is met.

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

The operation of an insurance agency requires a Special Use, which is being requested by the applicant. This standard is met.

5. That the proposed arrangement of buildings, off street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses and employs sound site planning principles; and

The location and arrangement of existing structures, walks, lighting and appurtenant facilities is consistent with that provided along the corridor and is compatible with surrounding land uses. This standard is met.

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

No outdoor storage is proposed for this Special Use request. This standard is met.

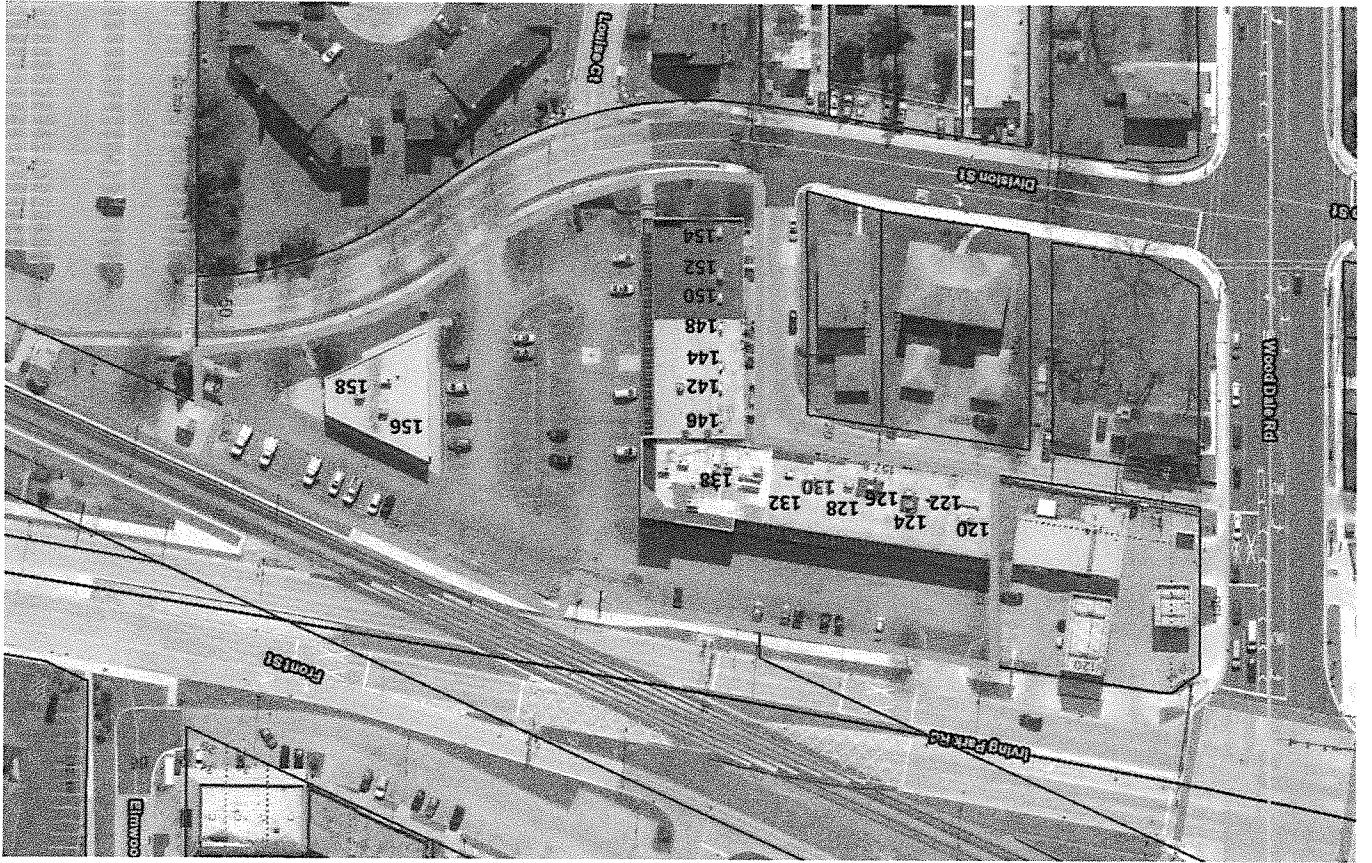
RECOMMENDATION

The Community Development Department finds that the request for a Special Use and Major Site Plan Review to operate an insurance agency 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 Special Use and Major Site Plan Review meets the standards of approval and is consistent with the UDO and Comprehensive Plan; and, therefore, I move that the Community Development Commission adopt the findings of fact included within the staff memo as the findings of the Community Development Commission, and recommend to the City Council approval of Case No. 2019-CDC-05.

(Vote Yes to approve; vote No to deny)



Wood Dale Depot Center
120-158 E Irving Park Road
Site Plan

Exhibit B

Brian Murphy

Thank you for your consideration.

I am looking forward to becoming operational within Wood Dale and being able to help service your community with your necessary insurance needs.

7. We will not require much parking outside of our small staff. We do not have a large flow of customers at one time. It will be by appointment.

6. Everything is currently set in accordance to standards as there are already operating businesses within this strip plaza.

5. This space will only be used for our Allstate insurance agency. It will not hinder any development of our neighboring properties

We are just adding to the community with our National Branding. requiring any build outs or special parking that would hinder any development in or around our area.

4. Our agency is going into an already existing location within the strip of business spaces. We are not

3. Our Allstate agency will not hinder the use or enjoyment of any of the local businesses within our vicinity. We stay to ourselves and our customers do not come into the office in droves, they usually come by appointment or drop ins for payments.

2. We will add more value by giving existing Allstate customers a local office to stop by with questions, concerns or to make payments. We will also become a household insurance name in the community that families can trust.

1. Having my agency in your city is in the best interest of the community because Allstate is a national brand which people recognize and trust. Having my agency in particular will bring added value because as a business owner I become very involved with my local community. I plan to participate in community events such as the Taste of Wood Dale and any not for profit runs or volunteer events. We also plan to help with local youth sports through sponsorships. Our agency will not cause any unnecessary traffic in your community.

I am writing to you to obtain special use for our incoming business. We wish to open an Allstate Insurance Agency at 130 E. Irving Park Rd. in Wood Dale, IL.

To Whom it May Concern:

Murphy Family Insurance Group
130 E. Irving Park Rd.
Wood Dale, IL 60191

Exhibit C

You're in good hands
Allstate

