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FRED BUCHOLZ, RECORDER  
DUPAGE COUNTY ILLINOIS  
09/04/2019 04:06 PM  
RHSP

DOCUMENT # R2019-077139

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-19-016 AN ORDINANCE APPROVING A SPECIAL USE FOR A PLANNED UNIT DEVELOPMENT FOR THE WASHINGTON STREET REDEVELOPMENT PROPERTY, 640 N. CENTRAL AVENUE , WOOD DALE, ILLINOIS** 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



Submitted/Prepared By:  
(Bond, Dickson & Conway)  
Mary E. Dickson  
400 S. Knoll Street, Unit C  
Wheaton, IL 60187

*#O-19-016*

**AN ORDINANCE APPROVING A SPECIAL USE FOR A PLANNED UNIT  
DEVELOPMENT FOR THE WASHINGTON STREET REDEVELOPMENT  
PROPERTY, 640 N. CENTRAL AVENUE , WOOD DALE, ILLINOIS**

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-19-016**

**AN ORDINANCE APPROVING A SPECIAL USE FOR A PLANNED UNIT  
DEVELOPMENT FOR THE WASHINGTON STREET REDEVELOPMENT  
PROPERTY, 640 N. CENTRAL AVENUE , WOOD DALE, ILLINOIS**

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-19-16

AN ORDINANCE APPROVING A SPECIAL USE  
FOR A PLANNED UNIT DEVELOPMENT FOR  
THE WASHINGTON STREET REDEVELOPMENT PROPERTY  
640 N. CENTRAL AVENUE, WOOD DALE, ILLINOIS 60191

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, CH REALTY VIII/I CHICAGO WASHINGTON ST., L.L.C. ("Petitioner"), has petitioned the City for approval of a Special Use, Planned Unit Development, for the improvement of the Property, commonly identified (after annexation ) as 640 N. Central Avenue, Wood Dale, being described as:

Lot 1 in Wood Dale Highland Garden Lots, being a subdivision in the North half of section 10, township 40 North, Range 11, East of the third principal meridian, according to the plat thereof recorded June 17, 1946, as document 500132 in DuPage County, Illinois.

Lot 2 in Wood Dale Highland Gardens Lots in the northwest 1/4 of section 10, township 40 North, Range 11, East of the third principal meridian, according to the plat recorded June 7, 1946 as document 500132, in DuPage County, Illinois.

Lot 3 in Wood Dale Highland Garden Lots, being a subdivision in the North 1/2 of section 10, township 40 North, Range 11, East of the third principal meridian, according to the plat thereof recorded June 17, 1946 as document 500132, in DuPage County, Illinois.

Lot 4 in Wood Dale Highland Garden Lots, being a subdivision in the North 1/2 of section 10, township 40 North, Range 11, East of the third principal meridian, according to the plat thereof recorded June 17, 1946 as document 500132, in DuPage County, Illinois.

Lot 5 in Wood Dale Highland Garden Lots, being a subdivision in the North 1/2 of section 10, township 40 North, Range 11, East of the third principal meridian, according to the plat thereof recorded June 17, 1946 as document 500132, in DuPage County, Illinois.

Lot 6 in Wood Dale Highland Garden Lots, being a subdivision in the North half of section 10, township 40 North, Range 11, East of the third principal meridian, according to the plat thereof recorded June 17, 1946 as document 500132, in DuPage County, Illinois.

Lot 7 in Wood Dale Highland Gardens Lots, being a subdivision of lots 10 and 11 in Addison township supervisor's assessment plat No. 9, being a part of the North 1/2 of section 10, township 34 North, Range 11, East of the third principal meridian, according to the plat of Wood Dale highlands garden lots recorded June 17, 1976 as document 500132, in DuPage County, Illinois.

Lot 8 in Wood Dale Highland Gardens Lots in the northwest 1/4 of section 10, Township 40 North, Range 11, East of the third principal meridian, according to the plat recorded June 7, 1946 as document 500132, in DuPage County, Illinois.

Lot 9 in Wood Dale Highland Garden lots, being a subdivision of lots 10 and 11 in Addison township supervisor's assessment plat No. 9 being a part of section 10, Township 40 North, Range 11, East of the third principal meridian, according to the plat of Wood Dale Highland Garden Lots recorded June 17, 1946, as document No. 500132 in DuPage County, Illinois.

Lot 10 in Wood Dale Highland Garden Lots, being a subdivision in the North 1/2 of Section 10, township 40 North, Range 11, East of the third principal meridian according to the plat thereof recorded June 17, 1946, as document number 500132, in DuPage County, Illinois.

Lot 11 in Wood Dale Highland Garden Lots, being a subdivision of lots 10 and 11 in Addison township supervisor's assessment plat No. 9, being a part of the North half of section 10, township 40 North, Range 11, East of the third principal meridian, according to the plat of Wood Dale highland garden lots recorded June 17, 1946, as document 500132, in DuPage County, Illinois.

Lot 12 in Wood Dale Highland Garden Lots, being a subdivision in the North 1/2 of Section 10, township 40 North, Range 11, East of the third principal meridian, according to the plat thereof recorded June 17, 1946 as document 500132, in DuPage County, Illinois.

Lot 13 in Wood Dale Highland Garden Lots, being a subdivision in the north 1/2 of Section 10, township 40 North, Range 11, East of the third principal meridian, according to the plat thereof recorded June 17, 1946 as document 500132, in DuPage County, Illinois.

Lots 14 and 15 in Wood Dale Highland Garden Lots, being a subdivision of lots 10 and 11 in Addison township supervisors assessment plat No.9, being a part of the North 1/2 of section 10, township 40 North, Range 11, East of the third principal meridian, according to the plat of said wood dale highland garden Lots, recorded June 17, 1946 as document 500132, in DuPage County, Illinois.

Lot 16 in Wood Dale Highland Garden subdivision, subdivision of lots 10 and 11 in Addison township supervisors assessment plat No. 9 in the northwest quarter of section 10, township 40 North, Range 11, East of the third principal meridian, in DuPage County, Illinois.

Lot 17 in Wood Dale Highland Garden Lots, being a subdivision in the North 1/2 of Section 10, township 40 North, Range 11, East of the third principal meridian, according to the plat thereof recorded June 17, 1946 as document 500132, in DuPage County, Illinois.

Lot 18 in Wood Dale Highland Garden Lots, being a subdivision of lots 10 and 11 in Addison township supervisors assessment plat No. 9, being a part of the North 14 of section 10, township 40 North, Range 11, East of the third principal meridian, according to the plat of Wood Dale Highland Garden Lots recorded June 17, 1946 as document number 500132 in DuPage County, Illinois.

Lot 19 in Wood Dale Highland Garden Lots, being a subdivision of lots 10 and 11 in Addison township supervisor's assessments plat No.9, being a part of the North 1/2 of section 10, township 40 North, Range 11, East of the third principal meridian, according to the plat of Wood Dale Highland Garden Lots recorded June 17, 1946 as document 500132, in DuPage County, Illinois.

Lot 20 in Wood Dale Highland Garden Lots, being a subdivision of lots 10 and 11 in Addison township supervisors assessment plat No. 9, being a part of the North 1/2 of section 10, township 40 North, Range 11, East of the third principal meridian, according to the plat of Wood Dale Highland Garden Lots recorded June 17, 1946, as document 500132, in DuPage County, Illinois.

Consisting of PINs: 03-10-107-009; 03-10-107-010; 03-10-107-008; 03-10-107-007; 03-10-107-005 and -004; 03-10-107-002; 03-10-106-007; 03-10-106-009; 03-10-106-010; 03-10-106-015; 03-10-106-013; 03-10-106-008; 03-10-106-011; 03-10-107-006; 03-10-107-003; 03-10-107-001; 03-10-106-006; 03-10-106-012; and 03-10-106-014)

("Subject Property"); and

**WHEREAS**, a Special Use Permit to allow a Planned Unit Development is authorized under sections 17.403, 17.405, and 17.503 of the Unified Development Ordinance (“UDO”) in the Thorndale Corridor Corporate Overlay District; and

**WHEREAS**, on May 20, 2019, the Community Development Commission held a public hearing on the proposed Special Use Permit for a Planned Unit Development, following the necessary publication of a legal notice pursuant thereto, as required by law; and

**WHEREAS**, the Community Development Commission considered the facts and testimony for Case Number 2019-CDC-01 and determined that the proposed Final Development Plan meets the standards of approval for a Special Use Permit for a Planned Unit Development and that the Final Development Plan is consistent with the UDO and the City’s Comprehensive Plan, with the following approved deviations (as identified on the Final Development Plan) from the UDO:

(1) A deviation from Section 17.906 to allow 144 off-street parking spaces to serve the Project instead of the otherwise applicable 240-space off-street parking minimum requirement,

(2) A deviation from Section 17.607(C)(6)(i)(2) to allow for the location of the northern service drive of the Project notwithstanding the location of any other access drives on the eastern side of Central Avenue,

(3) A deviation from Section 17.607(D)(3)(c)(3)(C) to allow for driveway widths which exceed 34 feet in width at the right-of-way line of Central Avenue and 44 feet in width at the roadway line,

(4) Deviations from Section 17.902(A)(8) to eliminate any requirement for a surface parking zone along the Project's east side and, as well, strict compliance with any "build to line" requirements, and

(5) Deviations from Sections 17.502(A)(j)(3) and 17.907(C)(7)(a) to allow for incorporation into the Project of a trash compactor without the need for strict compliance with enclosure requirements due to the screening provided by the Project design; and

**WHEREAS**, in making its determination, the Community Development Commission adopted the findings of fact provided by staff within the staff memorandum dated May 20, 2019, attached hereto and incorporated by reference as Exhibit A as the findings of the Community Development Commission and recommended to the City Council approval of Case No. 2019-CDC-01 with the following conditions:

1. The Special Use Permit for a Planned Unit Development, Final Plat of Subdivision and Major Site Plan Review shall substantially conform to the staff memo dated May 20, 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, and

2. Prior to the issuance of a Certificate of Occupancy: the concrete sidewalk along the western side of Central Avenue shall be installed and inspected by the City of Wood Dale; and

**WHEREAS**, the Planning, Zoning and Building Committee of the City Council of the City of Wood Dale reviewed the findings made by the Community Development Commission, and concurred with its recommendation for approval with conditions as stated therein, and voted to refer this matter to the City Council for consideration; and

**WHEREAS**, the City Council of the City of Wood Dale has received the recommendation of the Planning, Zoning and Building Committee and of the Community Development Commission, and has reviewed the findings made relative to the application, and upon its consideration, determined to approve the request for a Special Use Permit for a Planned Unit Development in the Business Park Sub-area of the Thorndale Corridor Corporate Overlay District (with application of the Business Park Block H development standards to the Subject Property), with underlying I-1 Light Industrial zoning.

**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 hereinabove are incorporated herein by reference as part of this Ordinance.

**SECTION TWO:** The Property is hereby granted a Special Use Permit for a Planned Unit Development, pursuant to the Final Development Plan dated May 10, 2019, which identifies the following deviations to the UDO:

(1) A deviation from Section 17.906 to allow 144 off-street parking spaces to serve the Project instead of the otherwise applicable 240-space off-street parking minimum requirement,

(2) A deviation from Section 17.607(C)(6)(i)(2) to allow for the location of the northern service drive of the Project notwithstanding the location of any other access drives on the eastern side of Central Avenue,

(3) A deviation from Section 17.607(D)(3)(c)(3)(C) to allow for driveway widths which exceed 34 feet in width at the right-of-way line of Central Avenue and 44 feet in width at the roadway line,

(4) Deviations from Section 17.902(A)(8) to eliminate any requirement for a surface parking zone along the Project's east side and, as well, strict compliance with any "build to line" requirements, and

(5) Deviations from Sections 17.502(A)(j)(3) and 17.907(C)(7)(a) to allow for incorporation into the Project of a trash compactor without the need for strict compliance with enclosure

requirements due to the screening provided by the Project design; and

Which approval is subject to the following conditions:

1. The Special Use Permit for a Planned Unit Development, Final Plat of Subdivision and Major Site Plan Review shall substantially conform to the staff memo dated May 20, 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, and

2. Prior to the issuance of a Certificate of Occupancy: the concrete sidewalk along the western side of Central Avenue shall be installed and inspected by the City of Wood Dale.

**SECTION THREE:** Any use now or hereafter allowed as a permitted use under the Thorndale Corporate Corridor Overlay District Business Park Sub-area shall be permitted on the Subject Property without necessity of further hearings or zoning relief.

**SECTION FOUR:** That all Ordinances and Resolutions, or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of such conflict, expressly repealed.

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

**SECTION SIX:** 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: 7

NAYS: 0

ABSENT: 2

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 20, 2019

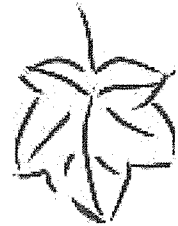
EXHIBIT A

STAFF MEMORANDUM DATED MAY 20, 2019



# CITY OF WOOD DALE

Community Development



## MEMO

DATE: May 20, 2019

TO: Community Development Commission

FROM: Ed Cage, AICP, Community Development Director

SUBJECT: Case No. 2019-CDC-01, Rezoning, Special Use, Planned Unit Development, Final Plat of Subdivision and Major Site Plan Review for the redevelopment of Washington Street Properties (640 N. Central Avenue)

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### **REQUEST**

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An application has been submitted requesting a Special Use, Planned Unit Development, Final Plat of Subdivision and Major Site Plan Review to annex and redevelop the Washington Street Properties (640 N. Central Ave – Formerly 6N606 Central Ave).

### **PROPERTY INFORMATION**

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Address: 640 N. Central Avenue (Formerly 6N606 Central Avenue)  
PINs: 03-10-106-014, 006, 007, 008, 009, 010, 011, 012, 013, 015  
03-10-107-001, 002, 003, 004, 005, 006, 007, 008, 009, 010  
Property Size: 9.59 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: I-1, Industrial  
South: I-1, Industrial  
East: I-1, Industrial  
West: R-4, Medium Density Single Family

## ANALYSIS

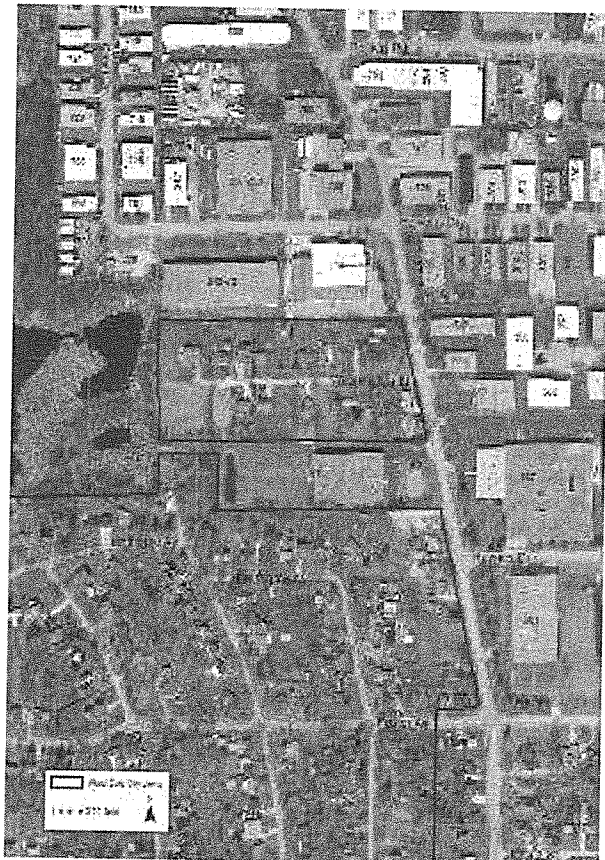
### Submittals

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:

- Engineering Improvement Plans (Exhibit A)
- Landscaping Plans (Exhibit B)
- Photometric Plan
- Plat of Annexation (Exhibit C)
- Plat of Subdivision (Exhibit D)
- ALTA/NSPS Land Title Survey (Exhibit E)
- Stormwater Management Report
- Building Floor Plan & Elevations (Exhibit F)
- Project Narrative (Exhibit G)
- Traffic Study
- Fire-Truck and Semi-Trailer Turning Exhibits
- Circulation Diagram
- Kane DuPage SWCD Land Use Opinion

### Project Description

The subject property is 9.59-acres and consists of 20 residential lots and the Washington Street right-of-way. The property is located on the West side of Central Avenue and the subject property is located within unincorporated DuPage County. The 15 vacant residences will be demolished to make way for one new 159,170 square foot Light Industrial Building. The subject property will be annexed and rezoned from unincorporated DuPage County residential to the City of Wood Dale I-1, Light industrial zoning. The subject property will also be brought within the Business Park sub-area of the Thorndale Corridor Overlay.



### **Compliance with the Comprehensive Plan**

The subject property is designated as Industrial/Business Park 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. 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 2: Increase walking and biking amenities.*
    - Construction of pedestrian sidewalk to connect existing properties along Central Avenue.
  - *Objective 3: Increase opportunities for Wood Dale residents to work in Wood Dale.*
    - The project will attract a broad range of high-quality corporate tenants and the jobs that accompany them.
- **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 be attractive to a range of business and associated jobs.
  - *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.
- **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 brought within the Business Park sub-area of the Thorndale Corridor (TCC) Overlay District with I-1, Light Industrial underlying zoning. 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 part of the subdivision, the petitioner is dedicating additional right-of-way (ROW) along the west side of Central Avenue.

Street trees are required according to Sec. 17.703.D.2.d of the Municipal Code.

#### *Allowable Uses*

The proposed user is unknown at this time but will be a warehouse and distribution type user. Warehouse and distribution, as the principal use, is a permitted use in the Business Park sub-area of the Thorndale Corridor Corporate (TCC) 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 Business Park sub-area of the TCC, the Block H Development Framework applies. The following table summarizes the regulations and how the redevelopment meets code requirements. See Exhibits A for detailed plans. Note that regulations **bold** indicate where deviations are being requested.

Regulation Type	Required/Allowed	Proposed
a. Building Height	50-feet max.	41-feet.
b. Build to Line	All Principal Buildings must Abut Line	<b>20-feet &amp; Varies due to lot angle</b>
c. Parking Setback	100-feet min.	100-feet.
d. Landscape Buffer		
Central Avenue	20-feet min.	20-feet.

### *Parking and Traffic*

The proposed development will be served by 144 off-street parking spaces. The Thorndale Corridor Overlay Business Park requires 240 off-street parking spaces. Therefore, this requires a deviation. It is important to note that reviewing the regular Unified Development Code, this typically would require 111 off-street parking spaces for such a use. The petitioner has submitted evidence that 144 off-street parking spaces will be sufficient for such an Industrial use. Staff believes that 240 off-street parking spaces is very restrictive and that no logistics/warehouse type use would need that amount of off-street parking.

Access to the redeveloped site is via two driveways, which also provide emergency access on all four sides of the proposed building. The southern driveway is essentially for automobiles and provides access to the off-street parking spaces. The northern driveway, which requires a deviation for its proposed width, would provide access mainly for semi-truck access to the loading dock doors.

Pedestrian traffic can easily traverse the site with a proposed sidewalk along Central Avenue.

It has been recommended and the applicant has illustrated that an additional seven-feet of right-of-way be dedicated to the Central Avenue right-of-way. This would make the Central Avenue right-of-way consistent throughout then Business Park.

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.
- The results of the capacity analysis indicate that the proposed development traffic will not have a significant impact on the area roadways.
- Providing access to the proposed warehouse/distribution development off Central Avenue at two locations will be adequate in accommodating the traffic to be generated by the proposed development.
- The existence of a two-way left-turn lane on Central Avenue will ensure that the inbound left turns at both access drives will be adequately accommodated.

### *Landscaping*

The petitioner has submitted a high-quality landscape plan that includes a 20-foot greenway buffer along Central Avenue. The submitted plan meets or exceeds 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, but overall the plans are in compliance with the UDO requirements. The site is illuminated by mainly wall-packs on the proposed building with a couple of light poles that are utilized within the proposed western parking lot.

### *Stormwater Management*

The proposed plan calls for two stormwater facilities, one to the north of the proposed building which is located under the truck dock and maneuvering area, and the other being a more traditional pond which is to the west of the proposed building and parking lot. The City Consultant Engineers have reviewed the stormwater plans and calculations and have approved them.

### *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.

### *Public Safety*

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:

1. Required Parking Spaces Number: 144 instead of 240, per the reasoning aforementioned within this report.
2. Service Drive Off-Set: Does not line-up with opposite access drive, due to site constraints.
3. Service & Auto Curb Cut Width: Driveway width for both driveways have been proposed to be widened, which is consistent with other such approved requests.
4. Elimination of Surface Parking Zone: The proposed building has been shifted to the east to accommodate both the wetland and wetland buffer to the west of the proposed building.

5. Elimination of Build-to-Line Requirement: The angled nature of the site makes compliance with this requirement problematic.
6. Elimination of Trash Enclosure: A trash compactor is proposed to be used, this will be screened by both the proposed building 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, there is a public sidewalk along Central Avenue planned, a 20-foot greenway buffer, high-quality building architecture, underground stormwater detention that allows for a significant wetland buffer and overall the annexation of 9.59-acres.

### **Neighborhood Comment**

Notice was provided to adjacent property owners in accordance with Section 17.401.D of the UDO.

### **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

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 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, which are also industrial in use and also in zoning. Therefore, the proposed special use meets the standards set forthwith.*
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 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.*

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 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.*

6. 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 which run along Central Avenue. The proposed utility connections have been submitted on the applicant's engineering plans.*

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 20-foot greenway buffer will be established along Central Avenue. The proposed access points to the property have been designed to minimize traffic hazards and where possible have been aligned with existing access points on the east side of Central Avenue.*

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 and approval this summer with demolition of the existing structures, occurring soon thereafter. Vertical construction of the proposed building is anticipated to take approximately seven months with substantial completion projected in January 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 included on the Final Plat of Subdivision and 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 that run along Central Avenue. 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 a 20-foot greenway buffer that will be established along Central Avenue. Furthermore, the proposed project will include the construction of a pedestrian sidewalk to connect existing properties along Central 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 and the additions of sidewalks will enhance the surrounding area and encourage pedestrian mobility. 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 a 20-foot greenway buffer that is planned along and abutting Central Avenue. 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 two proposed access points from Central Avenue 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.

*The proposed project will include the construction of a pedestrian sidewalk to connect existing properties along Central Avenue. In addition, a pedestrian walkway 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 along Central Avenue and by providing a 20-foot landscaped 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 critical wetland located on the western 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 20-foot landscape buffer along Central Avenue, enhanced pedestrian 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 western 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 each goal 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 both on-site and along Central Avenue. 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.*

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 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 along Central Avenue will be sufficient to serve the planned project with a low traffic impact on the surrounding roadway network. Further, the construction of an on-site walkways and a pedestrian sidewalk along Central Avenue shall provide for the safe movement of pedestrian traffic. 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 proposed subdivision includes an additional seven foot of right-of-way dedication, and all required improvements with an additional pedestrian sidewalk along Central Avenue. 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.*

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 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.*

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 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**

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The Community Development Department finds that the request for a Special Use, Planned Unit Development, Final Plat of Subdivision and Major Site Plan Review to redevelop 640 N. Central Avenue 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, Planned Unit Development, Final Plat of Subdivision and Major Site Plan Review meets the standards of approval and is consistent with the UDO and Comprehensive Plan; and, therefore, I move that the Community Development Commission adopt the findings of fact included within the staff memo as the findings of the Community Development Commission, and recommend to the City Council approval of Case No. 2019-CDC-01 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 May 20, 2019 and the attached exhibits, except as such plans may be modified to meet City code requirements. Where deviations to the codes have not been requested as part of this approval, the existing codes must be met, as applicable, at the time of permit application.
2. Prior to the issuance of a Certificate of Occupancy: the concrete sidewalk along the western side of Central Avenue shall be installed and inspected by the City of Wood Dale.





<p><b>GENERAL NOTES</b></p> <p>1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SPECIFICATIONS FOR CONSTRUCTION OF BUILDINGS AND STRUCTURES, AND THE SPECIFICATIONS FOR THE CONSTRUCTION OF STEEL DECKING AND JOISTS.</p> <p>2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.</p> <p>3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.</p> <p>4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT AND THE LOCAL BUILDING DEPARTMENT.</p> <p>5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.</p> <p>6. ALL WASTE MATERIALS SHALL BE PROPERLY DISPOSED OF AT AN APPROVED LOCATION.</p> <p>7. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.</p> <p>8. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.</p> <p>9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.</p> <p>10. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LOCAL, STATE, AND FEDERAL REGULATIONS.</p>	<p><b>FOUNDATION</b></p> <p>1. ALL FOUNDATION WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SPECIFICATIONS FOR CONSTRUCTION OF FOUNDATIONS.</p> <p>2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.</p> <p>3. ALL FOUNDATION WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.</p> <p>4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.</p> <p>5. ALL WASTE MATERIALS SHALL BE PROPERLY DISPOSED OF AT AN APPROVED LOCATION.</p> <p>6. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.</p> <p>7. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LOCAL, STATE, AND FEDERAL REGULATIONS.</p>	<p><b>CONCRETE</b></p> <p>1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SPECIFICATIONS FOR CONSTRUCTION OF CONCRETE.</p> <p>2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.</p> <p>3. ALL CONCRETE WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.</p> <p>4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.</p> <p>5. ALL WASTE MATERIALS SHALL BE PROPERLY DISPOSED OF AT AN APPROVED LOCATION.</p> <p>6. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.</p> <p>7. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LOCAL, STATE, AND FEDERAL REGULATIONS.</p>	<p><b>STEEL DECKING</b></p> <p>1. ALL STEEL DECKING SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SPECIFICATIONS FOR CONSTRUCTION OF STEEL DECKING.</p> <p>2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.</p> <p>3. ALL STEEL DECKING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.</p> <p>4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.</p> <p>5. ALL WASTE MATERIALS SHALL BE PROPERLY DISPOSED OF AT AN APPROVED LOCATION.</p> <p>6. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.</p> <p>7. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LOCAL, STATE, AND FEDERAL REGULATIONS.</p>	<p><b>MECHANICAL</b></p> <p>1. ALL MECHANICAL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MECHANICAL CODES.</p> <p>2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.</p> <p>3. ALL MECHANICAL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.</p> <p>4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.</p> <p>5. ALL WASTE MATERIALS SHALL BE PROPERLY DISPOSED OF AT AN APPROVED LOCATION.</p> <p>6. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.</p> <p>7. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LOCAL, STATE, AND FEDERAL REGULATIONS.</p>
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<p><b>PROJECT SPECIFICATIONS</b></p> <p>SHEET C-2 OF C-14</p>	<p><b>REVISIONS</b></p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION							<p><b>WOOD DALE INDUSTRIAL REDEVELOPMENT</b> WOOD DALE, ILLINOIS</p>	<p><b>Pinnacle Engineering Group</b> 1111 N. WASHINGTON ST., SUITE 200 CHICAGO, IL 60610 TEL: (773) 344-1111 WWW.PINNACLEENGINEERING.COM</p>
NO.	DATE	DESCRIPTION										

PROJECT SPECIFICATIONS

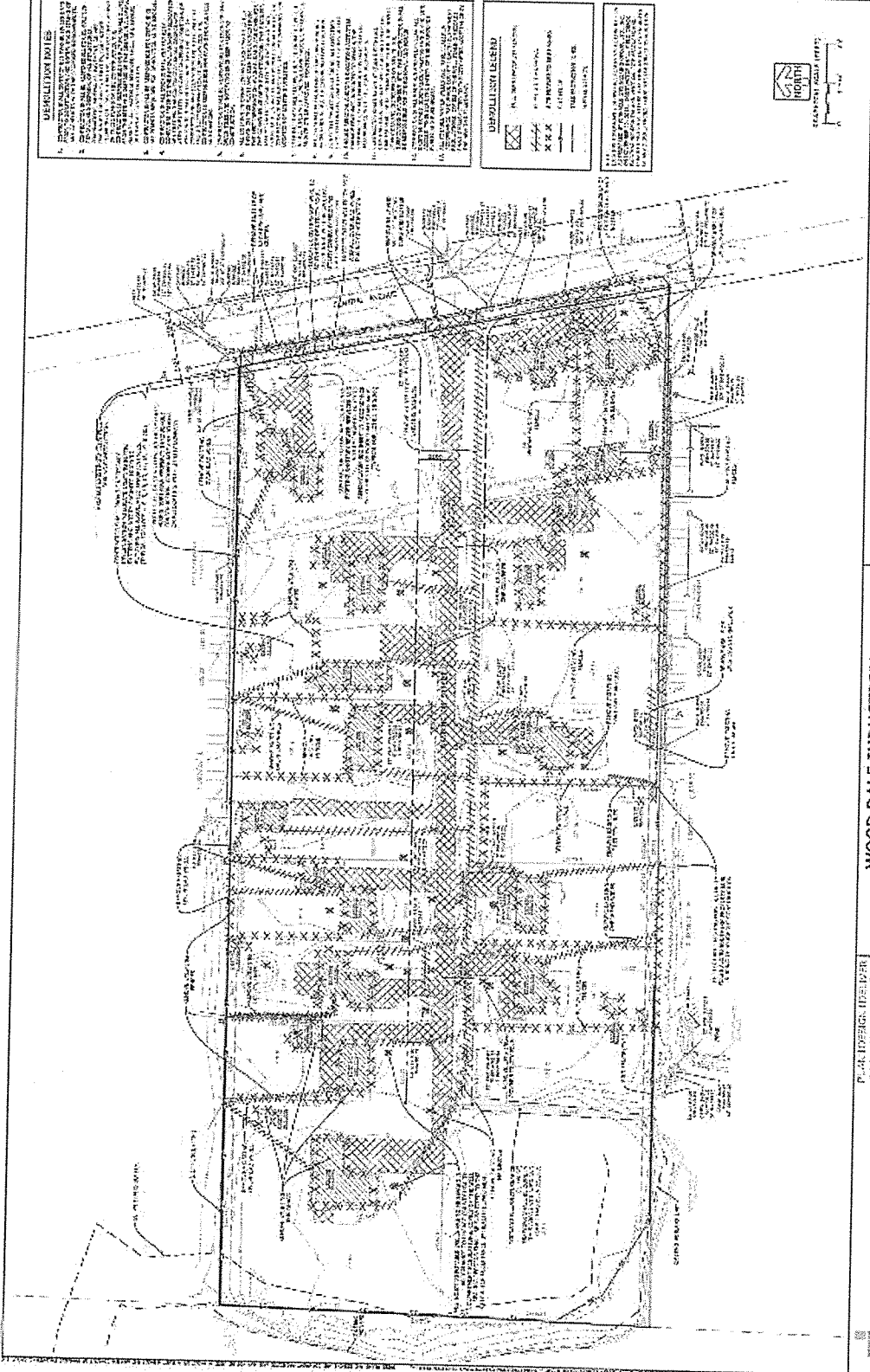
SHEET C-2 OF C-14

**REVISIONS**

NO.	DATE	DESCRIPTION

**WOOD DALE INDUSTRIAL REDEVELOPMENT**  
WOOD DALE, ILLINOIS

**Pinnacle Engineering Group**  
1111 N. WASHINGTON ST., SUITE 200  
CHICAGO, IL 60610  
TEL: (773) 344-1111  
WWW.PINNACLEENGINEERING.COM



- DEMOLITION NOTES**
1. DEMOLITION SHALL BE ACCORDING TO THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) MANUAL FOR CONSTRUCTION, SECTION 310.
  2. STRUCTURES ARE TO BE DEMOLISHED BY THE CONTRACTOR.
  3. DEMOLITION SHALL BE ACCORDING TO THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) MANUAL FOR CONSTRUCTION, SECTION 310.
  4. DEMOLITION SHALL BE ACCORDING TO THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) MANUAL FOR CONSTRUCTION, SECTION 310.
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  20. DEMOLITION SHALL BE ACCORDING TO THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) MANUAL FOR CONSTRUCTION, SECTION 310.

- DEMOLITION LEGEND**
- DEMOLITION BY EXPLOSION
  - DEMOLITION BY CONCRETE
  - DEMOLITION BY STEEL
  - DEMOLITION BY MASONRY
  - DEMOLITION BY TIMBER
  - DEMOLITION BY OTHER

DEMOLITION SHALL BE ACCORDING TO THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) MANUAL FOR CONSTRUCTION, SECTION 310.

DATE	DESCRIPTION
03/14/2014	ISSUED FOR PERMIT
03/14/2014	ISSUED FOR CONSTRUCTION
03/14/2014	ISSUED FOR RECORD

**EXISTING CONDITIONS & DEMOLITION PLAN**

OWNER	
PROJECT NAME	WOOD DALE INDUSTRIAL REDEVELOPMENT
PROJECT ADDRESS	WOOD DALE, ILLINOIS
DATE	03/14/2014
SCALE	AS SHOWN
DRAWN BY	[Name]
CHECKED BY	[Name]
APPROVED BY	[Name]

**WOOD DALE INDUSTRIAL REDEVELOPMENT**  
WOOD DALE, ILLINOIS

**Pinnacle Engineering Group**  
Pinnacle Engineering Group, Inc.  
1111 W. 14th Street, Suite 200  
Wood Dale, IL 60191  
Tel: 708.481.1111  
Fax: 708.481.1112  
www.pinnacle-engine.com



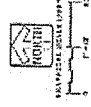
GRADING PLAN

WOOD DALE INDUSTRIAL REDEVELOPMENT WOOD DALE, ILLINOIS

PINNACLE ENGINEERING GROUP

PLAN ELEVATION DATE

REVISIONS



**FINISHES**

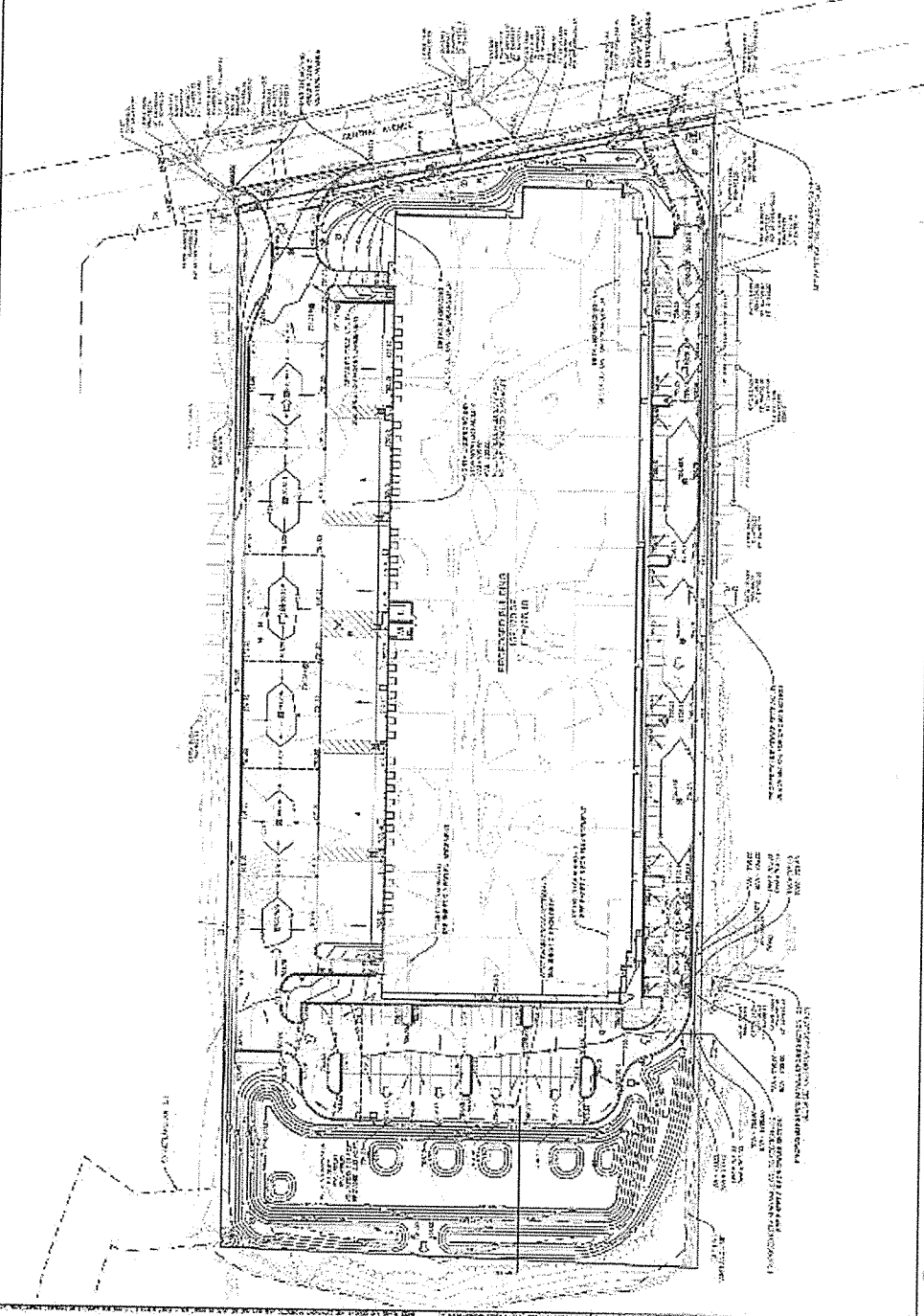
1. ASPHALT
2. CONCRETE
3. GRAVEL
4. SAND
5. GRAVEL
6. SAND
7. GRAVEL
8. SAND
9. GRAVEL
10. SAND
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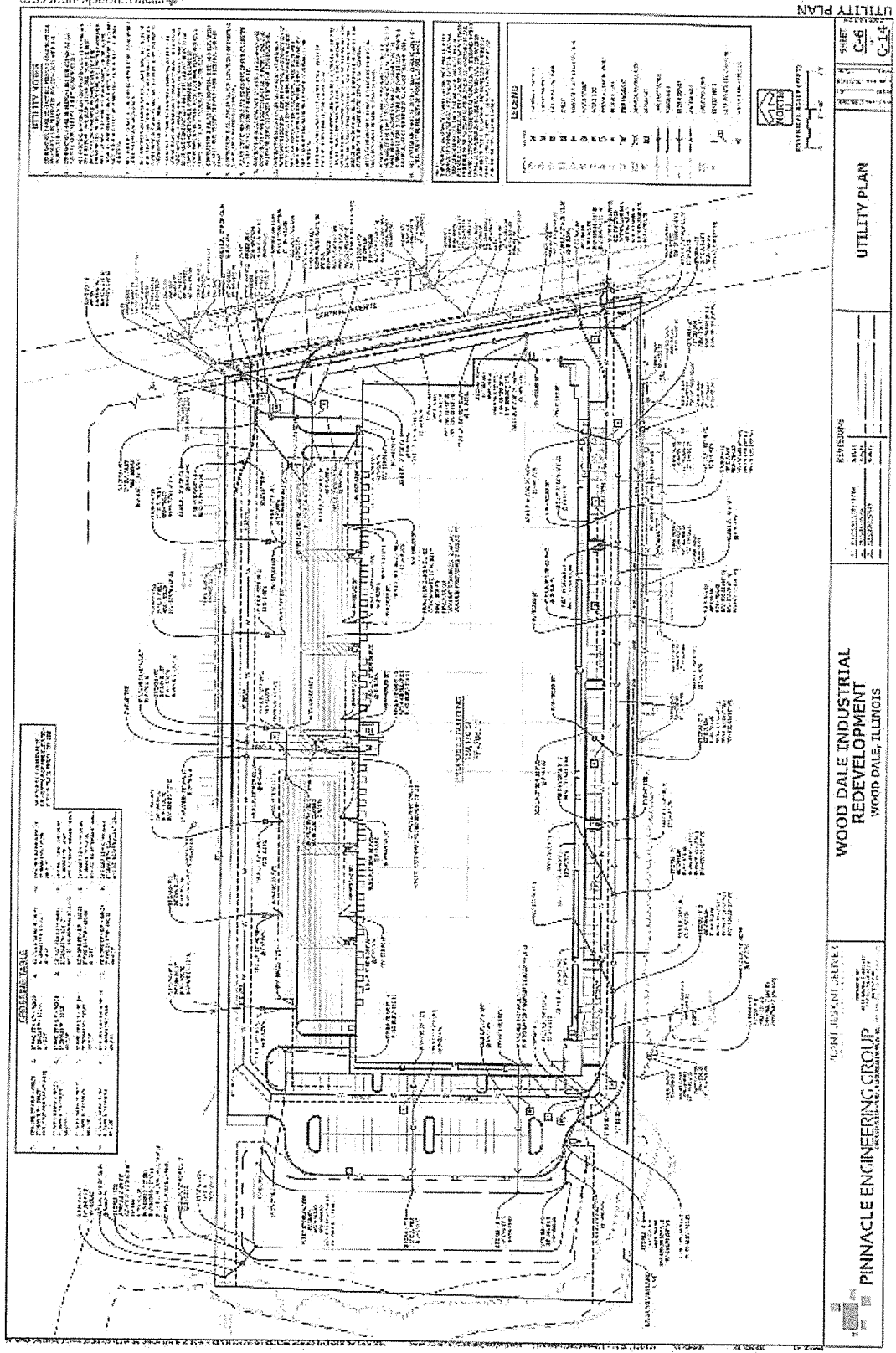
**LEGEND**

1. EXISTING GRADE
2. PROPOSED GRADE
3. EXISTING CURB
4. PROPOSED CURB
5. EXISTING DRIVEWAY
6. PROPOSED DRIVEWAY
7. EXISTING SIDEWALK
8. PROPOSED SIDEWALK
9. EXISTING PAVEMENT
10. PROPOSED PAVEMENT
11. EXISTING ASPHALT
12. PROPOSED ASPHALT
13. EXISTING SAND
14. PROPOSED SAND
15. EXISTING GRAVEL
16. PROPOSED GRAVEL
17. EXISTING CONCRETE
18. PROPOSED CONCRETE
19. EXISTING ASPHALT
20. PROPOSED ASPHALT

**GRADING NOTES**

1. EXISTING GRADE SHOWN BY DASHED LINES.
2. PROPOSED GRADE SHOWN BY SOLID LINES.
3. EXISTING CURB SHOWN BY DASHED LINES WITH DOTS.
4. PROPOSED CURB SHOWN BY SOLID LINES WITH DOTS.
5. EXISTING DRIVEWAY SHOWN BY DASHED LINES WITH DOTS.
6. PROPOSED DRIVEWAY SHOWN BY SOLID LINES WITH DOTS.
7. EXISTING SIDEWALK SHOWN BY DASHED LINES WITH DOTS.
8. PROPOSED SIDEWALK SHOWN BY SOLID LINES WITH DOTS.
9. EXISTING PAVEMENT SHOWN BY DASHED LINES WITH DOTS.
10. PROPOSED PAVEMENT SHOWN BY SOLID LINES WITH DOTS.
11. EXISTING ASPHALT SHOWN BY DASHED LINES WITH DOTS.
12. PROPOSED ASPHALT SHOWN BY SOLID LINES WITH DOTS.
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14. PROPOSED SAND SHOWN BY SOLID LINES WITH DOTS.
15. EXISTING GRAVEL SHOWN BY DASHED LINES WITH DOTS.
16. PROPOSED GRAVEL SHOWN BY SOLID LINES WITH DOTS.
17. EXISTING CONCRETE SHOWN BY DASHED LINES WITH DOTS.
18. PROPOSED CONCRETE SHOWN BY SOLID LINES WITH DOTS.
19. EXISTING ASPHALT SHOWN BY DASHED LINES WITH DOTS.
20. PROPOSED ASPHALT SHOWN BY SOLID LINES WITH DOTS.





**UTILITY NOTES**

1. ALL UTILITIES SHOWN ON THIS PLAN ARE TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF WOOD DALE SPECIFICATIONS FOR UTILITIES.

2. ALL UTILITIES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 48" BELOW FINISHED GRADE UNLESS OTHERWISE NOTED.

3. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF WOOD DALE SPECIFICATIONS FOR UTILITIES.

4. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF WOOD DALE SPECIFICATIONS FOR UTILITIES.

5. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF WOOD DALE SPECIFICATIONS FOR UTILITIES.

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10. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF WOOD DALE SPECIFICATIONS FOR UTILITIES.

**LEGEND**

—	WATER
- - -	SEWER
- - -	GAS
—	ELECTRICAL
—	TELEPHONE
—	CABLE TV
—	STORM SEWER
—	RAIN WATER
—	IRRIGATION
—	SLURRY WALL
—	FOUNDATIONS
—	WALLS
—	ROOFS
—	DOORS
—	WINDOWS
—	STAIRS
—	ELEVATIONS
—	SECTION CUTS
—	ADDITIONAL NOTES

**WOOD DALE INDUSTRIAL REDEVELOPMENT**

WOOD DALE, ILLINOIS

DATE: 10/15/2010

SCALE: 1" = 10'

PROJECT NO: 10-001

CLIENT: Pinnacle Engineering Group

DESIGNER: LORI J. ADAMI, P.E.

REVISIONS:

NO.	DESCRIPTION
1	ISSUED FOR PERMIT
2	REVISED PER CITY COMMENTS

UTILITY PLAN

DATE: 10/15/2010

SCALE: 1" = 10'

PROJECT NO: 10-001

CLIENT: Pinnacle Engineering Group

DESIGNER: LORI J. ADAMI, P.E.

**WOOD DALE INDUSTRIAL REDEVELOPMENT**

WOOD DALE, ILLINOIS

**Pinnacle Engineering Group**

1000 W. WOOD DALE AVENUE

WOOD DALE, ILLINOIS 60191

TEL: 630-584-1100

WWW.PINNACLEENGINEERING.COM

LORI J. ADAMI, P.E.

**SITE STABILIZATION NOTES**

1. ALL EXISTING AND PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ILLINOIS EROSION CONTROL ACT (20 ILCS 150/1-150/10) AND THE ILLINOIS WATER POLLUTION CONTROL ACT (15 ILCS 5/1-15 ILCS 5/10).
2. THE EROSION CONTROL PLAN SHALL BE SUBMITTED TO THE ILLINOIS DEPARTMENT OF NATURAL RESOURCES (IDNR) FOR REVIEW AND APPROVAL PRIOR TO THE START OF CONSTRUCTION.
3. THE EROSION CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE IMMEDIATELY REPORTED TO THE IDNR IN WRITING IN THE EVENT OF A VIOLATION.
4. THE EROSION CONTROL PLAN SHALL BE REVISED AS NECESSARY TO REFLECT ANY CHANGES TO THE CONSTRUCTION SCHEDULE OR METHODS.
5. THE EROSION CONTROL PLAN SHALL BE SUBMITTED TO THE IDNR FOR REVIEW AND APPROVAL PRIOR TO THE START OF CONSTRUCTION.
6. THE EROSION CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE IMMEDIATELY REPORTED TO THE IDNR IN WRITING IN THE EVENT OF A VIOLATION.
7. THE EROSION CONTROL PLAN SHALL BE REVISED AS NECESSARY TO REFLECT ANY CHANGES TO THE CONSTRUCTION SCHEDULE OR METHODS.
8. THE EROSION CONTROL PLAN SHALL BE SUBMITTED TO THE IDNR FOR REVIEW AND APPROVAL PRIOR TO THE START OF CONSTRUCTION.
9. THE EROSION CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE IMMEDIATELY REPORTED TO THE IDNR IN WRITING IN THE EVENT OF A VIOLATION.
10. THE EROSION CONTROL PLAN SHALL BE REVISED AS NECESSARY TO REFLECT ANY CHANGES TO THE CONSTRUCTION SCHEDULE OR METHODS.

**CONSTRUCTION SITE REQUIREMENTS**

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ILLINOIS EROSION CONTROL ACT (20 ILCS 150/1-150/10) AND THE ILLINOIS WATER POLLUTION CONTROL ACT (15 ILCS 5/1-15 ILCS 5/10).

THE EROSION CONTROL PLAN SHALL BE SUBMITTED TO THE ILLINOIS DEPARTMENT OF NATURAL RESOURCES (IDNR) FOR REVIEW AND APPROVAL PRIOR TO THE START OF CONSTRUCTION.

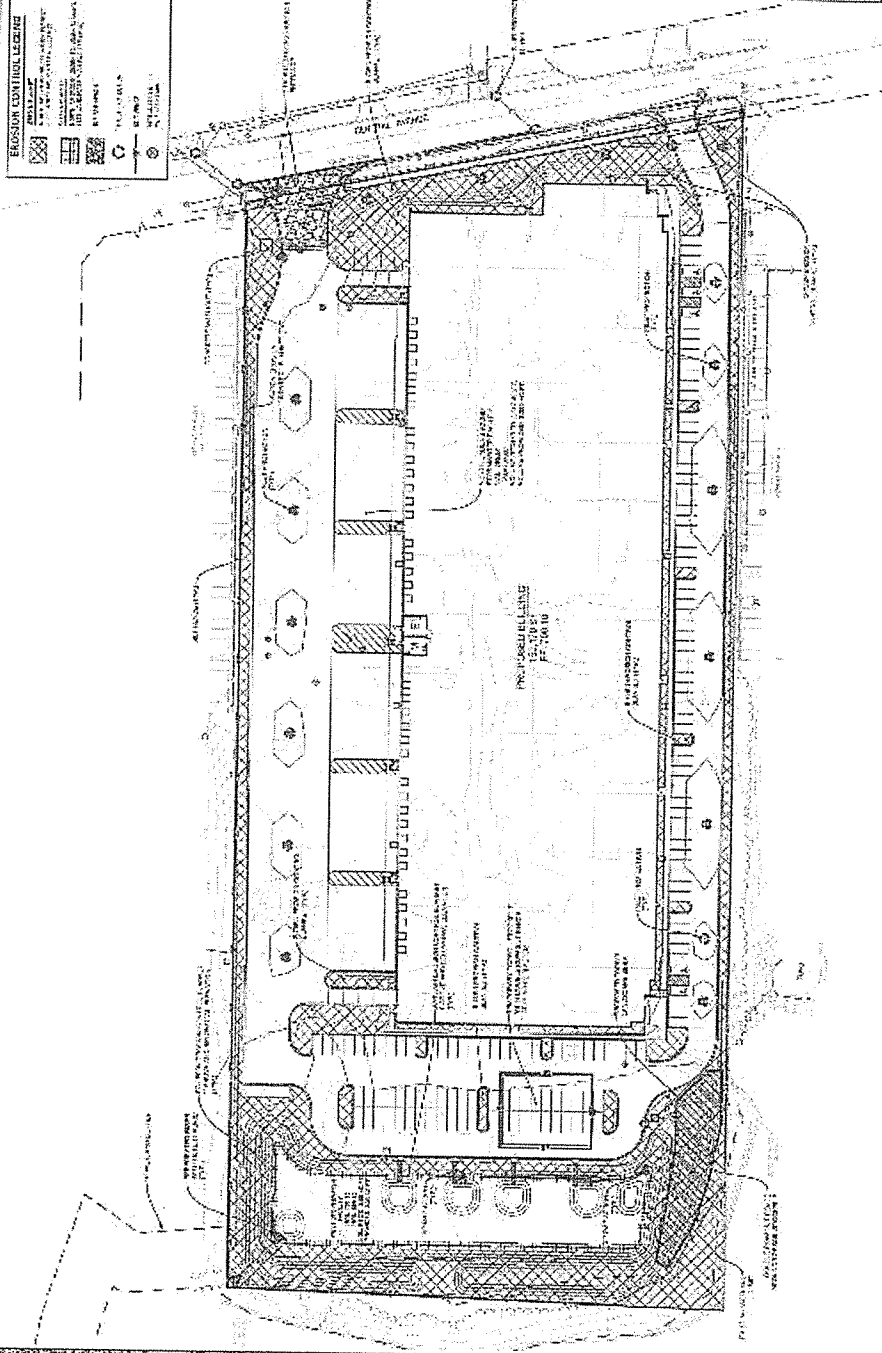
THE EROSION CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE IMMEDIATELY REPORTED TO THE IDNR IN WRITING IN THE EVENT OF A VIOLATION.

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THE EROSION CONTROL PLAN SHALL BE REVISED AS NECESSARY TO REFLECT ANY CHANGES TO THE CONSTRUCTION SCHEDULE OR METHODS.



**REVISIONS**

NO.	DATE	DESCRIPTION

**PROJECT INFORMATION**

PROJECT: WOOD DALE INDUSTRIAL REDEVELOPMENT  
 LOCATION: WOOD DALE, ILLINOIS

**CLIENT INFORMATION**

CLIENT: PINNACLE ENGINEERING GROUP  
 ADDRESS: 1111 W. WASHINGTON ST., CHICAGO, IL 60604  
 PHONE: (773) 344-1111  
 FAX: (773) 344-1112  
 WWW: WWW.PINNACLE-ENGINEERING.COM

**DESIGNER INFORMATION**

DESIGNER: PINNACLE ENGINEERING GROUP  
 ADDRESS: 1111 W. WASHINGTON ST., CHICAGO, IL 60604  
 PHONE: (773) 344-1111  
 FAX: (773) 344-1112  
 WWW: WWW.PINNACLE-ENGINEERING.COM

**DATE:** 10/15/2010

**SCALE:** AS SHOWN

**PROJECT NO.:** 101010

**SHEET NO.:** C-7

**TOTAL SHEETS:** C-14

**WOOD DALE INDUSTRIAL REDEVELOPMENT**  
 WOOD DALE, ILLINOIS

**PINNACLE ENGINEERING GROUP**  
 1111 W. WASHINGTON ST., CHICAGO, IL 60604  
 (773) 344-1111  
 WWW.PINNACLE-ENGINEERING.COM

**DESIGNER:** PINNACLE ENGINEERING GROUP

**DATE:** 10/15/2010

**SCALE:** AS SHOWN

**PROJECT NO.:** 101010

**SHEET NO.:** C-7

**TOTAL SHEETS:** C-14





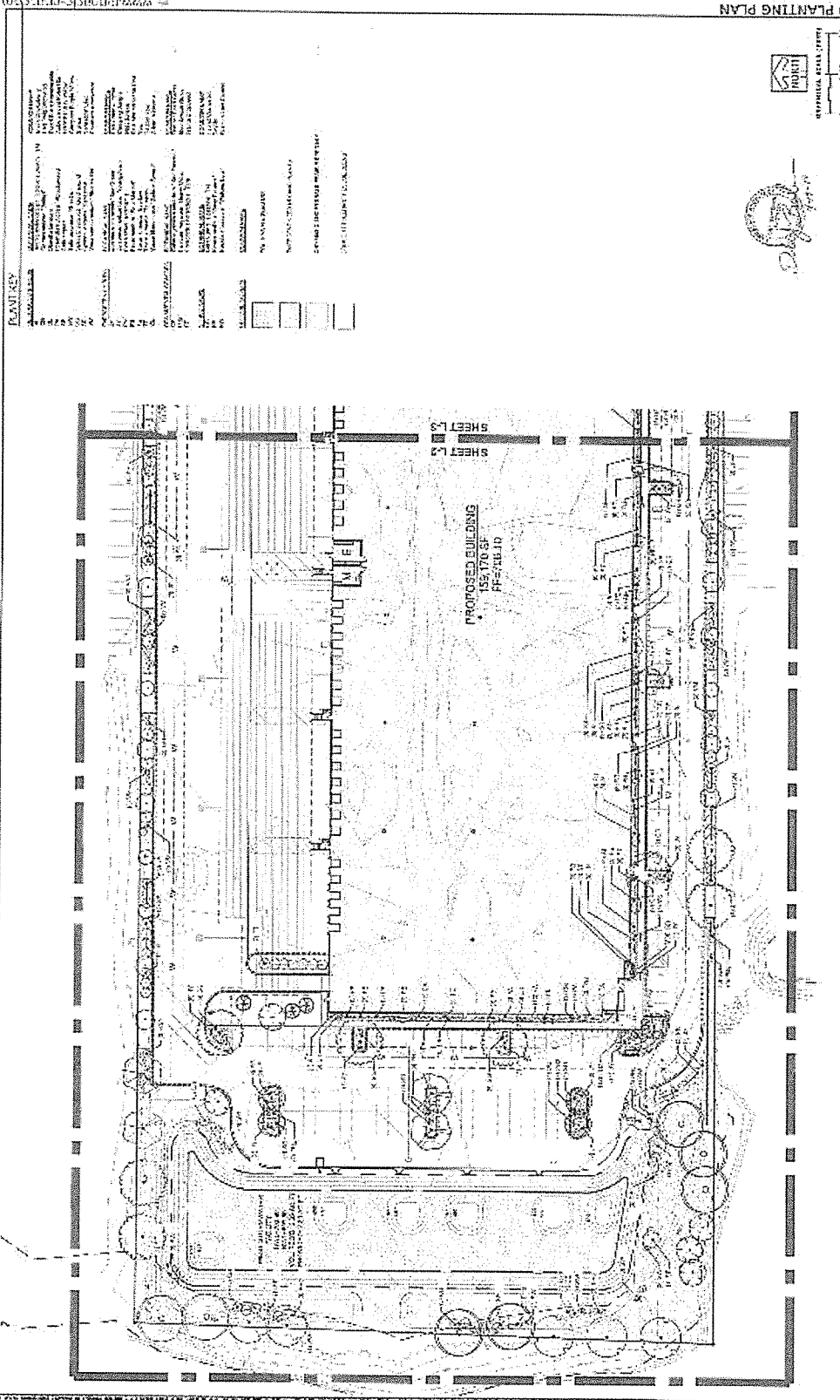
PROJECT	WOOD DALE INDUSTRIAL REDEVELOPMENT
DATE	10/15/10
DRAWN BY	J. WOOD
CHECKED BY	J. WOOD
SCALE	AS SHOWN
SHEET	L-2
OF	L-5

ENLARGED PLANTING PLAN

REVISIONS		
NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/15/10
2	ISSUED FOR CONSTRUCTION	10/15/10

WOOD DALE INDUSTRIAL REDEVELOPMENT  
WOOD DALE, ILLINOIS

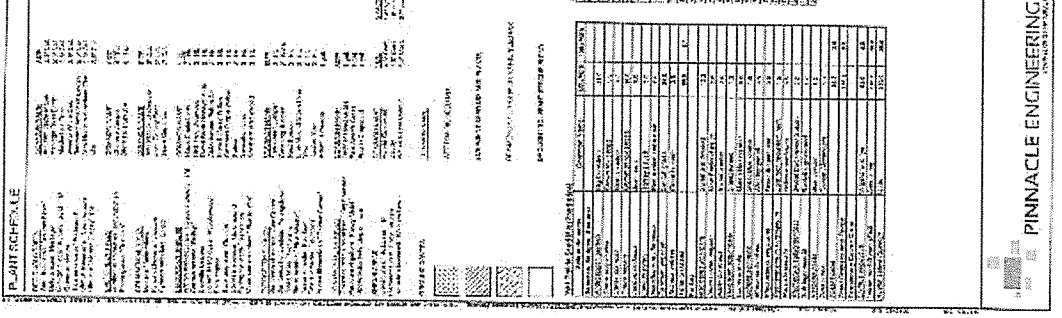
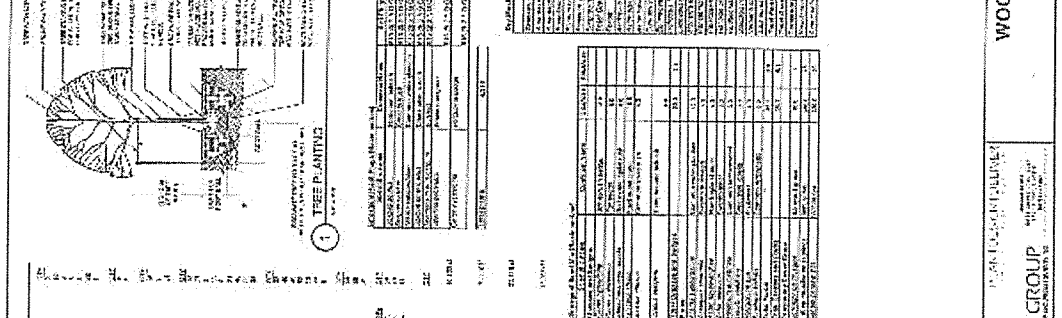
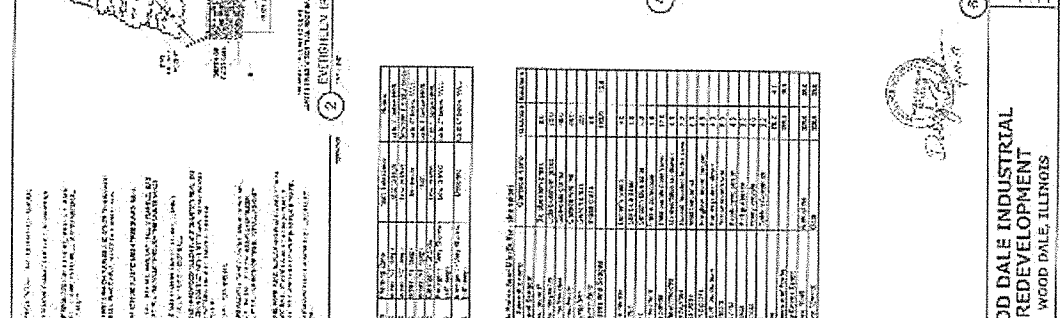
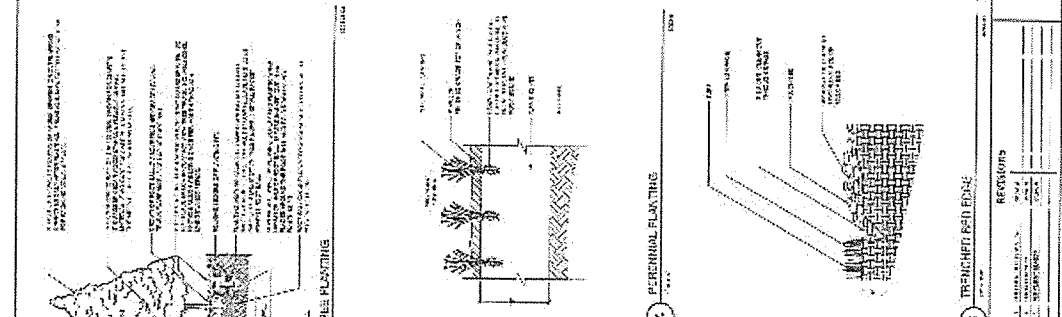
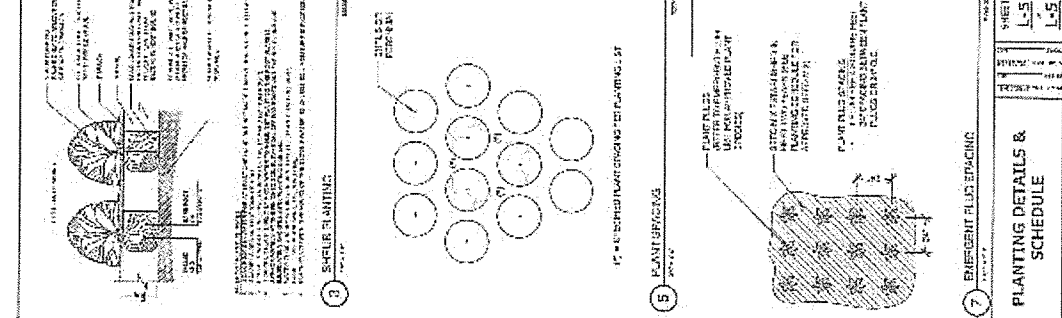
PINNACLE ENGINEERING GROUP  
1100 W. JACKSON ST. SUITE 100  
CHICAGO, IL 60606  
TEL: 312.566.1100 FAX: 312.566.1101  
WWW.PINNACLEENG.COM







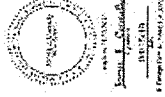




**PLANT SCHEDULE**

NO.	DESCRIPTION	QUANTITY	UNIT
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100	...	...	...

**CONNELLY ELECTRIC**  
 40 S. ADDISON ROAD  
 ADDISON, IL 60101  
 (630) 553-8088  
 www.connelyelectric.com



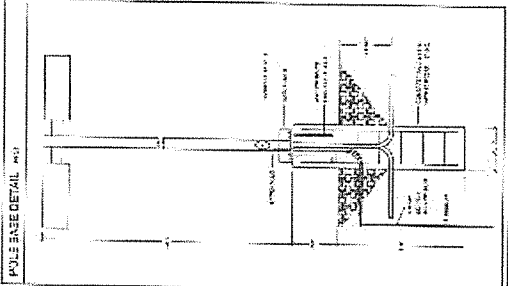
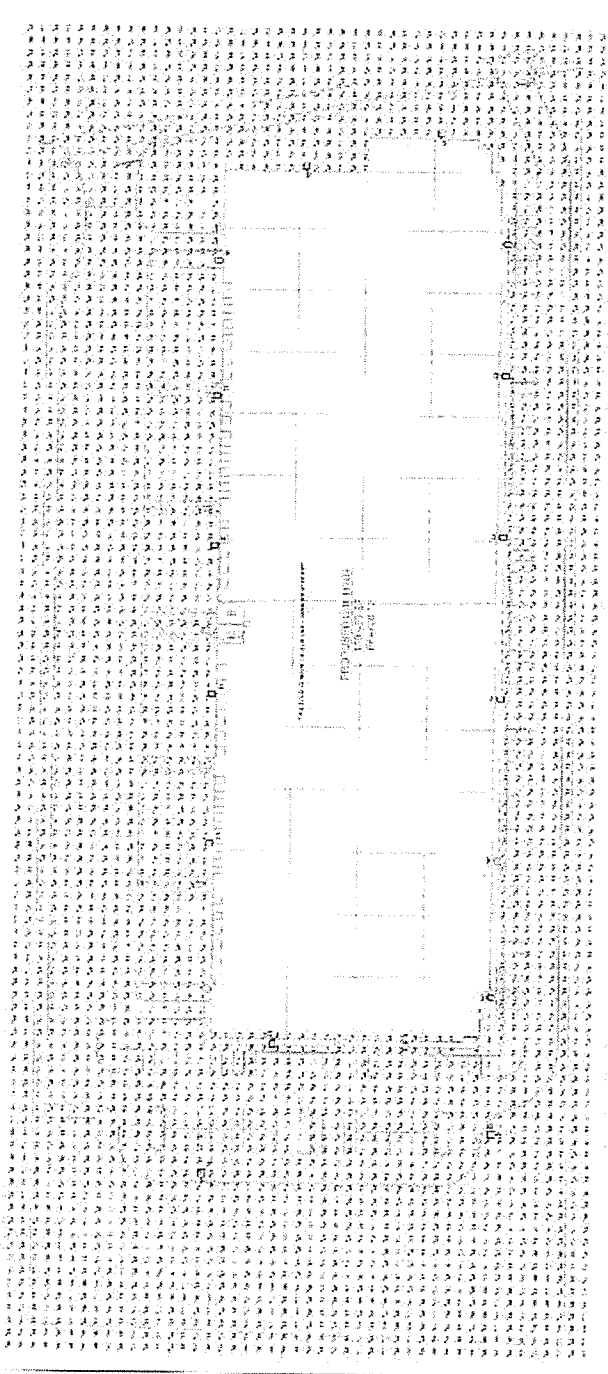
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4	REVISED	05/20/16
5	REVISED	05/20/16
6	REVISED	05/20/16
7	REVISED	05/20/16
8	REVISED	05/20/16
9	REVISED	05/20/16
10	REVISED	05/20/16

**WOOD DALE  
 PHOTOMETRIC  
 CENTRAL AVE.  
 WOOD DALE**

**SITE  
 PHOTOMETRIC**

NO. 1001  
 DATE: 05/20/16  
 DRAWN BY: JAC  
 CHECKED BY: JAC  
 SCALE: AS SHOWN

**E100**



**VILLAGE COMMENTS**

1. ALL LIGHT FIXTURES SHALL BE OF THE FOLLOWING SPECIFICATIONS:  
 2. ALL LIGHT FIXTURES SHALL BE OF THE FOLLOWING SPECIFICATIONS:  
 3. ALL LIGHT FIXTURES SHALL BE OF THE FOLLOWING SPECIFICATIONS:  
 4. ALL LIGHT FIXTURES SHALL BE OF THE FOLLOWING SPECIFICATIONS:  
 5. ALL LIGHT FIXTURES SHALL BE OF THE FOLLOWING SPECIFICATIONS:  
 6. ALL LIGHT FIXTURES SHALL BE OF THE FOLLOWING SPECIFICATIONS:

**PHOTOMETRIC STATISTICS**

NO. OF FIXTURES	WATTAGE	WATTAGE	WATTAGE	WATTAGE
100	100	100	100	100
200	200	200	200	200
300	300	300	300	300
400	400	400	400	400
500	500	500	500	500

**DESIGNER'S AGREEMENT**

NO.	DATE	BY	FOR
1	05/20/16	JAC	WOOD DALE
2	05/20/16	JAC	WOOD DALE
3	05/20/16	JAC	WOOD DALE
4	05/20/16	JAC	WOOD DALE
5	05/20/16	JAC	WOOD DALE

① SITE PHOTOMETRIC PLAN  
 05/20/16

# PLAT OF ANNEXATION

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 AND 20, AND ALL OF WASHINGTON STREET LYING WEST OF THE WEST RIGHT-OF-WAY LINE OF  
 CENTRAL AVENUE, ALL IN WOODDALE HIGHLAND GARDEN LOTS, BEING A SUBDIVISION OF LOTS 10 AND 11 IN ADDISON TOWNSHIP SUPERVISOR'S ASSESSMENT  
 PLAT NO. 9, BEING A PART OF THE NORTH 1/2 OF SECTION 10, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS,  
 PLAT OF SAID WOOD DALE HIGHLAND GARDEN LOTS, RECORDED JUNE 17, 1946 AS DOCUMENT 500132, IN DUPAGE COUNTY, ILLINOIS,  
 CONTAINING 9.663 ACRES, MORE OR LESS.

Exhibit C

www.pinnacle-engr.com



GRAPHICAL SCALE (FEET)  
 0 1" = 40'  
 0 1" = 80'

LEGEND OF LINES

- SUBDIVISION BOUNDARY
- ADJACENT BOUNDARY
- UNDERLYING LOT LINE
- RIGHT-OF-WAY
- CENTER OF RIGHT-OF-WAY
- EXISTING CORPORATE LIMITS

198.07' MEASURED DIMENSION  
 (198.07' RECORDED DIMENSION)

BEARING AND DISTANCE BOUNDARY REFERENCE THE  
 ILLINOIS STATE PLANE COORDINATE SYSTEM EAST ZONE, NORTH  
 ZONED AND DATUM TO THE CENTER OF THE EARTH. ALL  
 DIMENSIONS AND DISTANCES ARE TO BE MEASURED  
 TO THE CENTER OF THE RIGHT-OF-WAY UNLESS  
 OTHERWISE SHOWN BY THE COORDINATION FACTOR OF DIMENSION.  
 AREAS SHOWN ON THIS PLAT ARE GROUND.

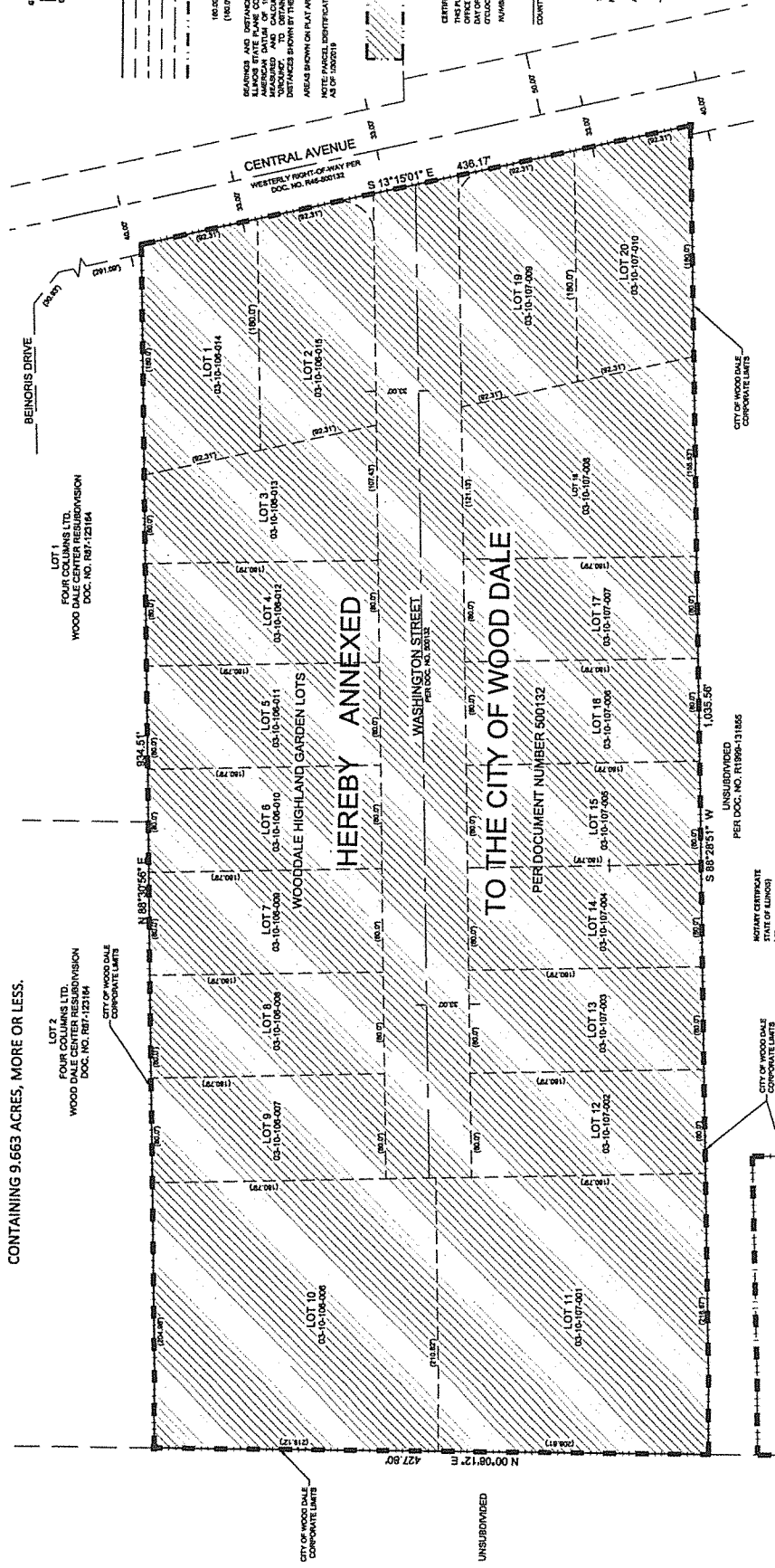
NOTE: PARCEL IDENTIFICATION NUMBERS SHOWN ON THIS PLAT ARE  
 OF RECORD.

AREA TO BE ANNEXED

CERTIFICATE OF THE COUNTY RECORDER  
 THIS PLAT WAS FILED FOR RECORD IN THE RECORDS OF THE  
 OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE  
 DATE OF \_\_\_\_\_, A.D. AS DOCUMENT  
 NUMBER \_\_\_\_\_

CITY RECORDER  
 THIS PLAT IS BEING SUBMITTED BY:  
 NAME: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_

L. DONALD PERDICA, AN ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 3454,  
 HAS PREPARED THIS PLAT FOR THE PURPOSE OF ANNEXATION TO THE CITY OF WOOD DALE, ILLINOIS.  
 MARCH 14, 2019  
 ALL LICENSES EXPIRE NOVEMBER 30, 2019



PARCEL ADDRESSES  
 03-10-106-001: 17400 WASHINGTON STREET (LOT 1)  
 03-10-106-002: 17400 WASHINGTON STREET (LOT 2)  
 03-10-106-003: 17400 WASHINGTON STREET (LOT 3)  
 03-10-106-004: 17400 WASHINGTON STREET (LOT 4)  
 03-10-106-005: 17400 WASHINGTON STREET (LOT 5)  
 03-10-106-006: 17400 WASHINGTON STREET (LOT 6)  
 03-10-106-007: 17400 WASHINGTON STREET (LOT 7)  
 03-10-106-008: 17400 WASHINGTON STREET (LOT 8)  
 03-10-106-009: 17400 WASHINGTON STREET (LOT 9)  
 03-10-106-010: 17400 WASHINGTON STREET (LOT 10)  
 03-10-106-011: 17400 WASHINGTON STREET (LOT 11)  
 03-10-106-012: 17400 WASHINGTON STREET (LOT 12)  
 03-10-106-013: 17400 WASHINGTON STREET (LOT 13)  
 03-10-106-014: 17400 WASHINGTON STREET (LOT 14)  
 03-10-106-015: 17400 WASHINGTON STREET (LOT 15)  
 03-10-106-016: 17400 WASHINGTON STREET (LOT 16)  
 03-10-106-017: 17400 WASHINGTON STREET (LOT 17)  
 03-10-106-018: 17400 WASHINGTON STREET (LOT 18)  
 03-10-106-019: 17400 WASHINGTON STREET (LOT 19)  
 03-10-106-020: 17400 WASHINGTON STREET (LOT 20)

CERTIFICATE  
 I, A NOTARY PUBLIC IN AND FOR THE ABOVE STATE AND COUNTY DO HEREBY  
 CERTIFY THAT THE PERSON WHOSE NAME IS PERSONALLY KNOWN TO ME TO  
 BE THE OWNER OF SAID PROPERTY, HAS APPLIED TO ME TO REGISTER SAID  
 AS SUCH OWNERSHIP, AND BEFORE ME THE DAY OF \_\_\_\_\_, A.D. AS DOCUMENT  
 NUMBER \_\_\_\_\_, AND ACCOMPANYING INSTRUMENTS FOR THE USES AND  
 PURPOSES HEREIN SET FORTH AS REQUIRED BY LAW AND VOLUNTARILY ACT.  
 GIVEN UNDER MY HAND AND NOTARIAL SEAL, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.  
 NOTARY PUBLIC

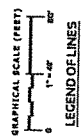
CITY COUNCIL CERTIFICATE  
 THE ANNEXED PROPERTY SHOWN ON THE ABOVE PLAT OF ANNEXATION IS  
 IDENTIFIED AS THAT INCORPORATED AND MADE PART OF THE CITY OF WOOD  
 DALE, ILLINOIS, BY THE CITY OF WOOD DALE, ILLINOIS, ON THE  
 DATE OF \_\_\_\_\_, A.D. AS DOCUMENT  
 NUMBER \_\_\_\_\_, AND ADOPTED BY THE COUNCIL OF SAID CITY  
 ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.  
 MAYOR \_\_\_\_\_  
 CITY CLERK \_\_\_\_\_

PLANNING DESIGN DELIVER  
 Pinnacle Engineering Group  
 PROFESSIONAL LAND SURVEYING & ENGINEERING

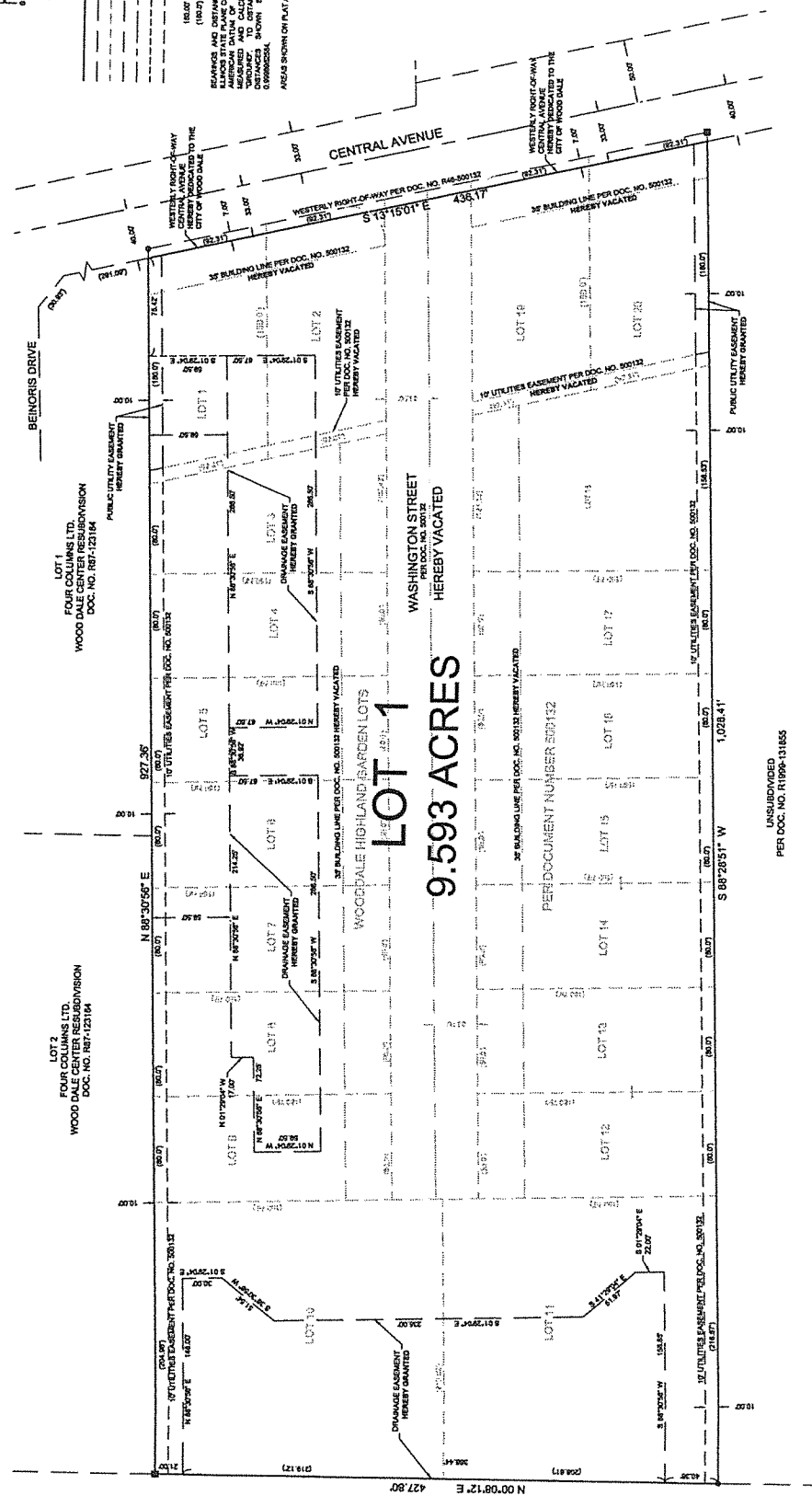
SHEET	
1	1
REVISIONS	
PLAT OF ANNEXATION	
WOODDALE HIGHLAND GARDEN LOTS WOOD DALE, IL	
PLANNING DESIGN DELIVER <b>PINNACLE ENGINEERING GROUP</b> PROFESSIONAL LAND SURVEYING & ENGINEERING	

# FINAL PLAT OF SUBDIVISION WASHINGTON STREET ADDITION TO WOOD DALE BEING A SUBDIVISION OF THAT PART OF THE NORTH HALF OF SECTION 10-40-11, DUPAGE COUNTY, ILLINOIS.

Exhibit D



- LEGEND OF LINES**
- SUBDIVISION BOUNDARY
  - ADJACENT BOUNDARY
  - UNDERLYING LOT LINE
  - CENTER OF FRONT-OF-WAY
  - EXISTING EASEMENT LINE
  - PROPOSED EASEMENT LINE
  - 18.00' MEASURED DIMENSION (18.00' RECORD DIMENSION)
- BEARINGS AND DISTANCES SHOWN HEREON REFERENCE THE AMERICAN DATUM OF 1983 (1911 ADJUSTMENT). WORKING DIMENSIONS ARE CALCULATED DISTANCES AND "GROSS" DISTANCES ARE CALCULATED DISTANCES AND "NET" DISTANCES SHOWN BY THE COMBINATION FACTOR OF 1.0000. AREAS SHOWN ON PLAT ARE GROUND.



**PINNACLE ENGINEERING GROUP**  
INCORPORATED  
1111 W. WASHINGTON STREET, SUITE 200  
WILMINGTON, ILLINOIS 62691-1111  
TEL: 618-242-1111  
WWW.PINNACLE-ENG.COM

PLAN / DESIGN / DELIVER  
Pinnacle Engineering Group, Inc.  
1111 W. Washington Street, Suite 200  
Wilmington, Illinois 62691-1111  
Tel: 618-242-1111  
www.pinnacle-eng.com

**WASHINGTON STREET ADDITION TO  
WOOD DALE  
WOOD DALE, IL**

**FINAL PLAT OF  
SUBDIVISION**

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		

SHEET 1 2







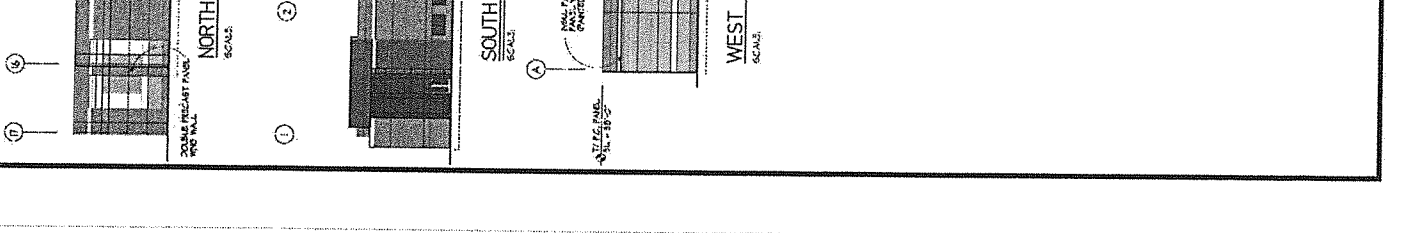
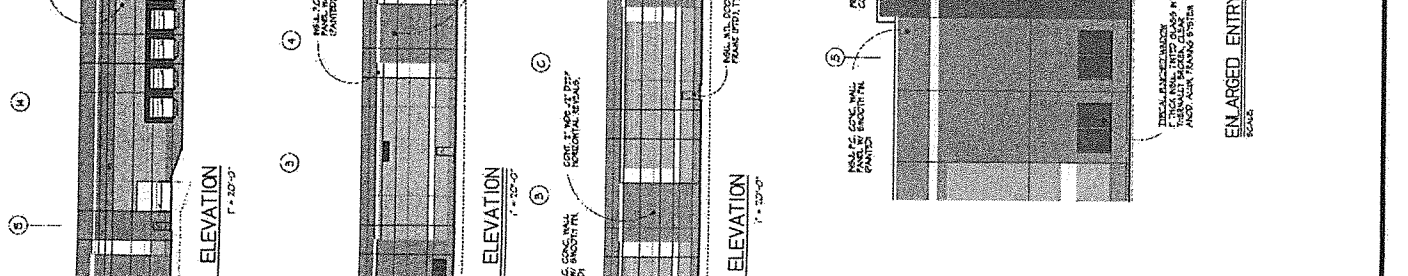
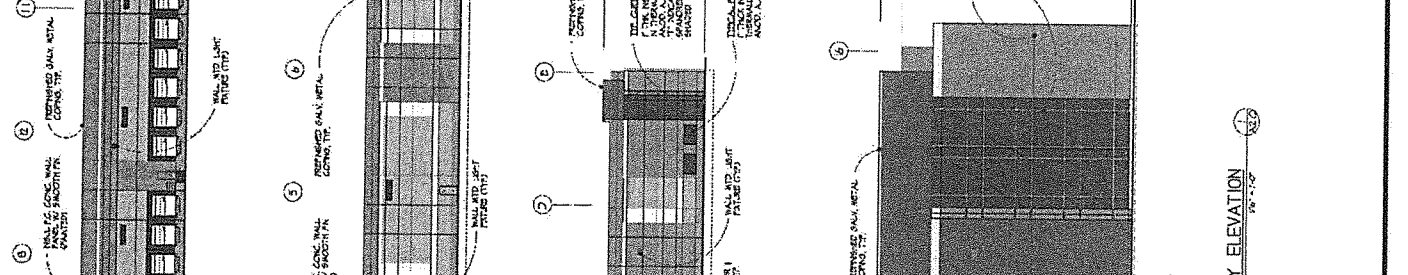
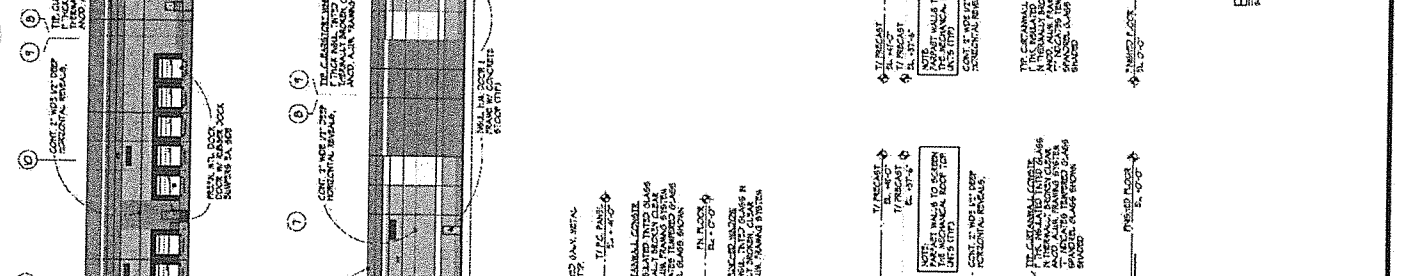
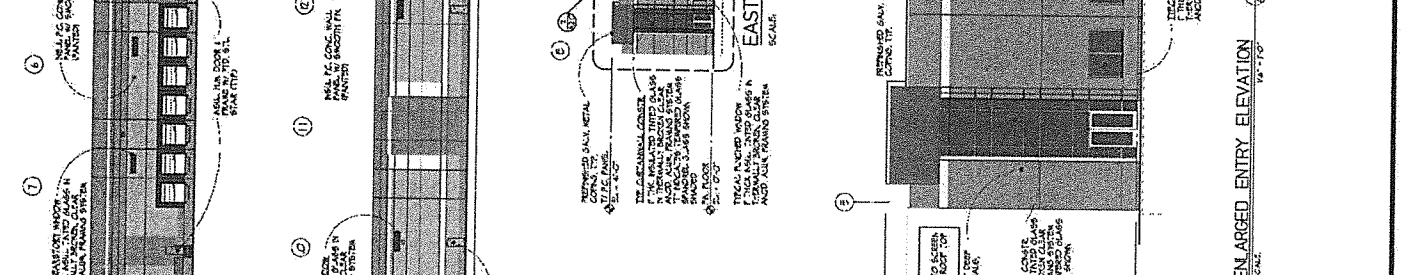


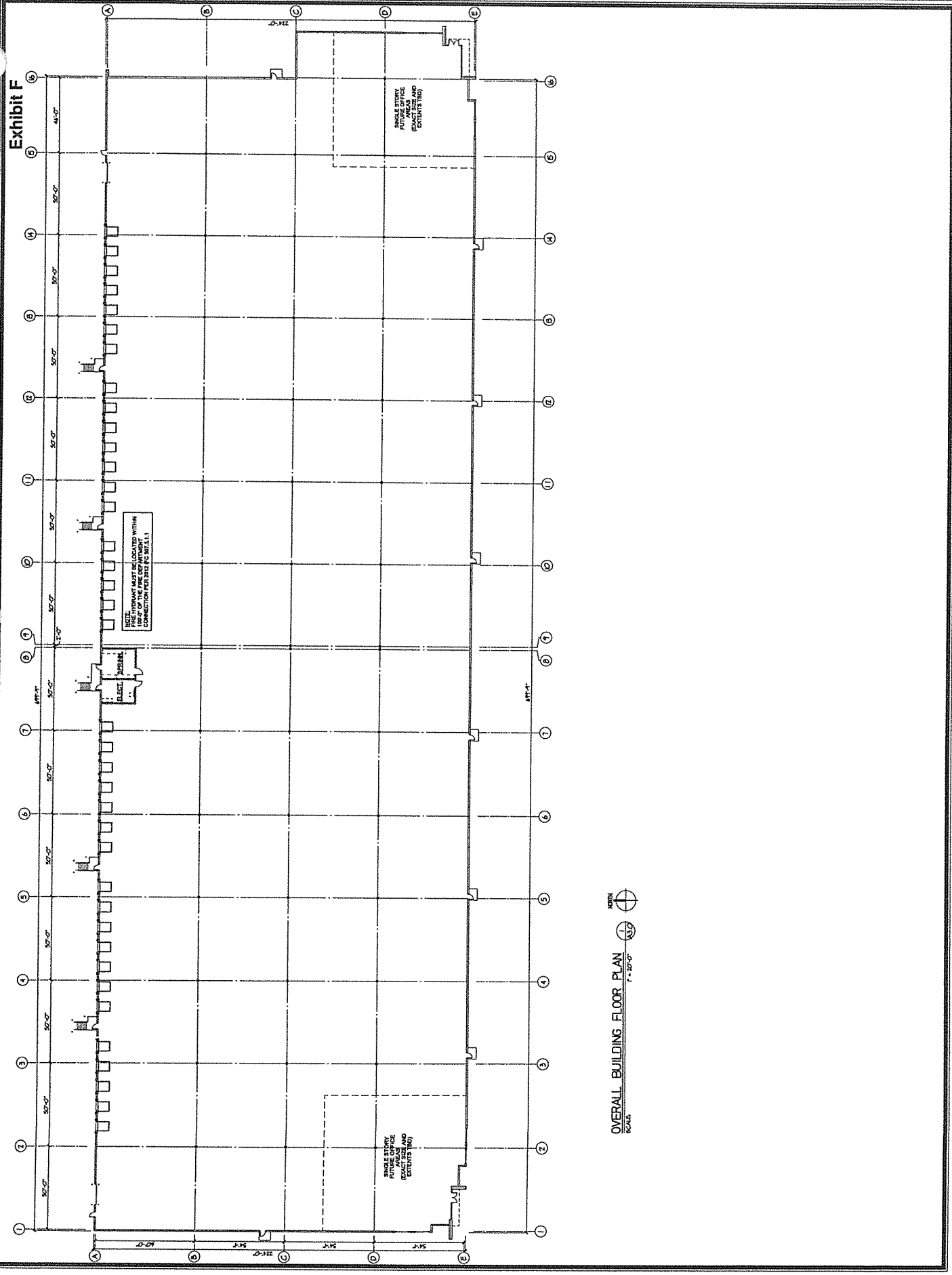
5 SHEET CT  
 A-2.0  
 SHEET NO.  
 DATE  
 DESIGNER  
 DRAWN  
 CHECKED  
 APPROVED FOR ARCHITECT  
 APPROVED FOR ANNOTATION

**HARRIS ARCHITECTS INC.**  
 200 N. LAUREL STREET, SUITE 200  
 WOOD DALE, ILLINOIS 60097  
 TRANSPORTATION DIVISION  
 PROJECT NO. 1000000000

**COLOR LEGEND**

[Symbol]	TRICAL ANCHOR SYSTEM
[Symbol]	TRICAL ANCHOR SYSTEM WITH ANCHORS
[Symbol]	TRICAL ANCHOR SYSTEM WITH ANCHORS AND ALUMINUM STUDS
[Symbol]	TRICAL ANCHOR SYSTEM WITH ANCHORS AND ALUMINUM STUDS AND ALUMINUM STUDS
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200 West Madison Street  
Suite 1200  
Chicago, IL 60606  
Phone: 312.881.7000  
transwesterndevelopment.com



April 19, 2019

Ms. Kelley Chrissie  
Assistant Community Development Director  
City of Wood Dale  
404 N. Wood Dale Road  
Wood Dale, IL 60191

Re: Redevelopment of Washington Street and Central Avenue

Dear Ms. Chrissie:

CH Realty VIII/I Chicago Washington St., L.L.C. ("Owner") has acquired the twenty (20) parcels located at Washington Street and Central Avenue, which is commonly known as Lots 1-20 of the Wood Dale Highland Garden Lots in Unincorporated DuPage County ("Property"). In its capacity as development manager for the Owner, Ridge Development Company, L.L.C. (a subsidiary of Transwestern Development Company) is proposing the voluntary annexation, rezone and subdivision of the 9.6-acre Property for a transformative light industrial redevelopment ("Project") in the City of Wood Dale ("City"). 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, the creation of local employment opportunities through a successful Project will further strengthen the City's ability to support additional commercial and retail amenities for the community.

Located at the intersection of Washington Street and Central Avenue, 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 attractive building design, modern amenities and extensive landscaping, the Project will further strengthen the City's reputation as a premier location for high-image industrial users. Further, the Project will attract a broad range of high-quality corporate tenants, along with the jobs and tax revenues that accompany them.

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,

A handwritten signature in black ink, appearing to read 'Kevin Mohoney'.

Kevin Mohoney  
Vice President  
Transwestern Development Company

### Project Overview

The Property is located within the City's primary industrial business park south of Illinois 390 and is surrounded by industrial buildings to the north, east and south. To the west of the Property is a known wetland which is owned by the City of Wood Dale Park District. The Property is currently improved with fifteen (15) 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. The Property also includes five (5) unimproved vacant land parcels. In total, the twenty (20) parcels comprise approximately 9.6-acres (inclusive of Washington Street). In its current state, the Property provides limited benefits to the City and as such has been a longtime target for annexation.

As further outlined in the detailed plans accompanying this submittal, the annexed Property can accommodate the construction of a state-of-the-art light industrial building totaling 159,170 square feet. The Project, to be 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.

Existing site constraints including poor soil conditions and required wetland buffering prevent the opportunity to develop the western boundary of the site. As a result, the building has been oriented to the eastern boundary of the site while maintaining the required 20-foot greenway buffer and 7-foot ROW dedication along Central Avenue. The following requested deviations are necessary to provide a building that meets modern design standards while maximizing potential economic benefits to the City:

- 1) *Number of Required Parking Spaces:* parking for the Project, currently designed at 1 space per 1,098 SF, is adequate for a typical distribution tenant. The requested reduction in spaces will allow the Project to maintain a low traffic impact on the surrounding roadway network as outlined in the enclosed traffic study;
- 2) *Service Drive Off-Set:* with respect to driveway alignment, auto access has been aligned with Tempco's northerly access drive. Site constraints do not allow for alignment of the proposed service drive, however as outlined in the enclosed traffic study the proposed access point shall provide minimal potential conflicts;
- 3) *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;
- 4) *Elimination of Surface Parking Zone:* the building has been oriented to avoid unsuitable soils while also preserving the natural landscape features of the site by providing an improved and enhanced buffer for the critical wetland located on the western border. Further, the proposed layout highlights the building's architecturally significant features along Central Avenue while efficiently dispersing auto parking around the building to accommodate multiple future tenants.
- 5) *Elimination of Build-To Line Requirements:* the angled nature of the Property line prevents the ability to fully comply with the build-to line requirements. The building has been designed to meet as much of the requirement as possible, while maintaining a building that meets modern design standards.
- 6) *Elimination of Required Trash Enclosure:* in lieu of a dedicated enclosed refuse collection area, it is typical for tenants to utilize a trash compactor at an existing dock door. Given the orientation of the building and the use of extensive landscaping, it is expected that these future areas would be adequately screened from both the ROW and adjacent properties.

The preliminary Project schedule targets City approval in June with demolition of existing structures to commence shortly thereafter. Vertical construction of the Project is expected to take approximately seven (7) months with substantial completion projected in January 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 Business Park sub-area of the Thorndale Corridor Corporate Overlay with I-1, Light Industrial, underlying zoning
- Vacation of Washington Street
- 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 2: Increase walking and biking amenities*
    - Construction of pedestrian sidewalk to connect existing properties along Central Avenue.
  - *Objective 3: Increase opportunities for Wood Dale residents to work in Wood Dale*
    - The Project will attract a broad range of high-quality corporate tenants and the jobs that accompany them.
- **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 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 be attractive to a range of businesses and associated jobs.
  - *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.
- **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 which run along Central Avenue. 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 is adequate for a typical light industrial user and has been designed to meet code requirements in terms of size, location and screening. A heavily landscaped 20-foot greenway buffer has been established along Central Avenue. The proposed access points to the Property have been designed to minimize traffic hazards and where possible have been aligned with existing access points on the east side of Central Avenue.

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 June with demolition of existing structures to commence shortly thereafter. Vertical construction of the Project is expected to take approximately seven (7) months with substantial completion projected in January 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/I Chicago Washington St., 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 which run along Central Avenue. 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 20-foot greenway buffer that is to be established along Central Avenue. Further, the Project will include the construction of a pedestrian sidewalk to connect existing properties along Central 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, extensive landscaping and the addition of sidewalks should enhance the surrounding area and encourage pedestrian mobility.

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 deviations requested are warranted to create a building that will attract high-image tenants and jobs 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 20-foot greenway buffer that is to be established along Central Avenue.

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 two (2) proposed access points off Central Avenue 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.**

The Project will include the construction of a pedestrian sidewalk to connect existing properties along Central Avenue. In addition, a pedestrian walkway will be provided on-site to connect the auto parking to future office areas.

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 along Central Avenue and by providing a 20-foot landscaped 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 critical wetland located on the western 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 20-foot landscaped buffer along Central Avenue, enhanced pedestrian 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 critical wetland located on the western border of the Property.

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 both on-site and along Central Avenue. Further, 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 industrial 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 along Central will be adequate to serve the Project with a low traffic impact on the surrounding roadway network. Further, the construction of on-site walkways and a pedestrian sidewalk along Central Avenue shall provide for the safe movement of pedestrian traffic.

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 proposed subdivision includes the requested 7-foot ROW dedication and all required improvements, including a pedestrian sidewalk along Central Avenue. 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.