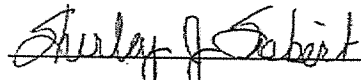


STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

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-19-024 AN ORDINANCE DENYING APPROVAL OF THE FINAL PLAT/PLAN OF CONSOLIDATION OF THREE LOTS LOCATED AT 131-133 CENTER STREET AND 140 FLORINA COURT, 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 18TH day of July, 2019.


Shirley J. Siebert, City Clerk

SEAL



#O-19-024


**AN ORDINANCE DENYING APPROVAL OF THE FINAL PLAT/PLAN
OF CONSOLIDATION OF THREE LOTS LOCATED AT 131-133 CENTER
STREET AND 140 FLORINA COURT, WOOD DALE, ILLINOIS**

Passed: July 18, 2019
Published in Pamphlet Form July 18, 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-19-024

**AN ORDINANCE DENYING APPROVAL OF THE FINAL PLAT/PLAN
OF CONSOLIDATION OF THREE LOTS LOCATED AT 131-133 CENTER
STREET AND 140 FLORINA COURT, WOOD DALE, ILLINOIS**

Passed and approved by the City Council of the City of Wood Dale, July 18, 2019, hereby published in pamphlet form July 18, 2019.



Shirley J. Siebert, City Clerk



SEAL

ORDINANCE NO. O-19-024

AN ORDINANCE DENYING APPROVAL OF THE FINAL PLAT/PLAN OF CONSOLIDATION OF THREE LOTS LOCATED AT 131-133 CENTER STREET AND 140 FLORINA COURT, WOOD DALE, ILLINOIS

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

WHEREAS, the City’s Unified Development Ordinance provides that the Community Development Commission shall recommend approval and the City Council shall approve a final plat/plan of consolidation, unless the Community Development Commission and the City Council make findings in support of the denial of the proposed plat/plan of consolidation; and

WHEREAS, on June 17, 2019, in Case No. 2019-CDC-02, the Community Development Commission considered and reviewed: (1) a final plat/plan of consolidation of three lots located at 131-133 Center Street and 140 Florina Court, Wood Dale, Illinois proposed by the property owners Steven and Samira Rodriguez (the “Property Owners”); (2) the Staff Memorandum; and (3) the statements of the Property Owners and their Agents in support of the proposed plat/plan of consolidation; and

WHEREAS, based on the Community Development Commission’s review and consideration, it accepted and adopted City Staff’s findings and recommended denial of the proposed plat/plan of consolidation; and accordingly, the Community Development Commission voted to recommend denial of the proposed plat/plan of consolidation for the reasons set forth in the Staff Memorandum in Case No. 2019-CDC-02, which Staff Memorandum is attached hereto and incorporated by reference herein as Exhibit A; and

WHEREAS, the Community Development Commission specifically determined that the proposed lot consolidation does not support certain goals of the City’s Comprehensive Plan including the goal of building community capacity by supporting improvement to existing housing stock and investment in residential neighborhoods recognizing that the most probable future redevelopment of residential areas would be infill construction and the goal of embracing small-town charm by enhancing the appearance and curb appeal of residential areas by identifying opportunities in residential areas to improve pedestrian safety and comfort; and

WHEREAS, the Community Development Commission also specifically determined that the proposed lot consolidation conflicts with certain purpose and intent provisions of the City’s Unified Development Ordinance, fully set forth in the Staff Memorandum, due to the irregular and incongruous nature of the proposed lot consolidation in relation to the surrounding residential properties; and

WHEREAS, the recommendation and findings of the Community Development Commission as to Case No. 2019-CDC-02 have been received and considered by the City Council; and

WHEREAS, the City Council finds that it is in the best interests of the Citizens of the City to accept and approve the recommendation and findings of the Community Development Commission, as to Case No. 2019-CDC-02, and to deny the proposed plat/plan of lot consolidation for the reasons adopted by the Community Development Commission, which reasons are fully set forth in the Staff Memorandum attached hereto and incorporated by reference herein as Exhibit A.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WOOD DALE, DUPAGE COUNTY, ILLINOIS, DULY ASSEMBLED AT A REGULAR MEETING, as follows:

SECTION ONE: The recitals set forth hereinabove are incorporated herein by reference as part of this Ordinance.

SECTION TWO: The passage of this Ordinance shall constitute a denial the final proposed plat/plan of lot consolidation in Case No. 2019-CDC-02 for the following reasons:

- A. The proposed lot consolidation does not support certain goals of the City's Comprehensive Plan including the goal of building community capacity by supporting improvement to existing housing stock and investment in residential neighborhoods recognizing that the most probable future redevelopment of residential areas would be infill construction or the goal of embracing small-town charm by enhancing the appearance and curb appeal of residential areas by identifying opportunities in residential areas to improve pedestrian safety and comfort; and
- B. The proposed lot consolidation conflicts with certain purpose and intent provisions of the City's Unified Development Ordinance, fully set forth in the Staff Memorandum, due to the irregular and incongruous nature of the proposed lot consolidation considering the surrounding residential properties; and
- C. Any further reasons set forth in the Staff Memorandum attached hereto and incorporated herein as Exhibit A.

SECTION THREE: 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 FOUR: 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 FIVE: 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 18th day of July 2019.

AYES: Aldermen Catalano, JAKOB, Messina, Sorrentino, Susma
E. Wesley, R. Wesley and Woods

NAYS: None

ABSENT: None

APPROVED this 18th day of July 2019.

SIGNED: Annunziato Pulice
Annunziato Pulice Mayor

ATTEST: Amanda Melone, Deputy Clerk for Shirley
Shirley J. Siebert, City Clerk
Siebert City clerk

Published in pamphlet form July 18, 2019

CITY OF WOOD DALE

Community Development



MEMO

DATE: June 17, 2019
TO: Community Development Commission
FROM: Gosia Pociecha, AICP, Planner
SUBJECT: Case No. 2019-CDC-02, Lot Consolidation for 131-133 Center Street and 140 Florina Court

REQUEST

An application has been filed by Steven and Samira Rodriguez for a Lot Consolidation of three lots into one recorded lot for residential use to accommodate construction of accessory structures including an in ground pool, shed and basketball court at 131-133 Center Street and 140 Florina Court.

PROPERTY INFORMATION

Address: 131-133 Center Street and 140 Florina Court
PINs: 03-09-412-019, 03-09-412-011, 03-09-412-031
Property Size: 0.8882 Acres when combined (approx. 38,285 square feet)
Existing Land Use: Single Family Residential
Future Land Use: Single Family Residential
Existing Zoning: R-2 (Large Lot Single Family)

Surrounding Zoning & Land Use

North: R-2 (Large Lot Single Family), Single-Family Residential
South: R-2 (Large Lot Single Family), Single-Family Residential and C-1 (Neighborhood Commercial), Civic Institutional
East: R-2 (Large Lot Single Family), Single-Family Residential
West: R-2 (Large Lot Single Family), Single-Family Residential

ANALYSIS

Submittals

The analysis and recommendation provided within this memo are based on the following documents, which are on file in the Community Development Department and attached as noted:

- Public Hearing Application

- Petitioner Narrative (Exhibit A)
- Plat of Survey for 140 Florina Ct (Exhibit B)
- Plat of Survey for 131-133 Center St (Exhibit C)
- Existing Site Plan (S100) (Exhibit D)
- Existing Conditions Photos (Exhibit E)
- Proposed Site Plan (S101) (Exhibit F)
- Plat of Consolidation (Exhibit G)

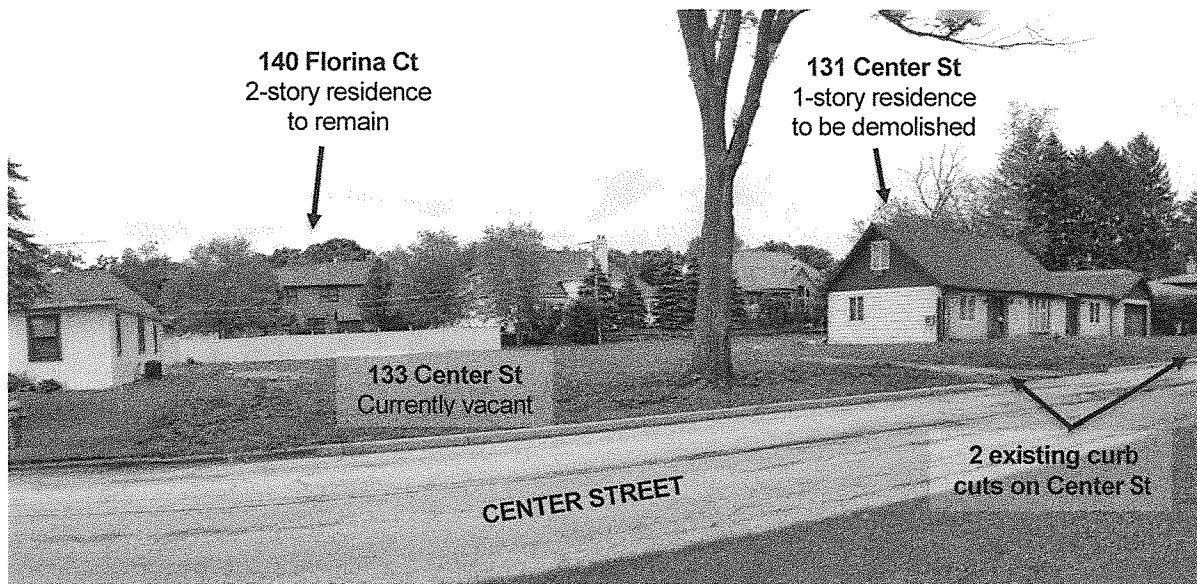
Project Description

The subject properties are located at 131-133 Center Street and 140 Florina Court (see image below) and are zoned R-2, Large Lot Single Family. The existing properties are improved as listed in the table below (also see Exhibit B, C, D and E).

Address	Improvement
140 Florina Ct	Two-story brick residence
131 Center St	One-story frame residence
133 Center St	Vacant



Subject Site Location



View 131-133 Center Street looking north

The applicants have petitioned for a Lot Consolidation of three lots into one recorded lot for residential use (see Exhibit G). The proposal calls for the following improvements (also see Exhibit F):

- demolition of the existing single-family residence at 131 Center Street; and
- expansion of existing patio;
- pergola over the patio;
- a pool;
- a shed;
- a basketball court; and
- relocation of the existing playground area.

The applicants are the owners of all three lots. They reside at 140 Florina Court and purchased 131-133 Center Street on November 8, 2017. For clarification, the existing structure at 131 Center Street is vacant, but the City has no records indicating that it has been deemed condemned. In 2018 a violation notice was issued for tall grass/weeds and uninhabitable structure as its exterior was in disrepair due to lack of maintenance and it is not served by city water. Invoice for the grass cutting was reconciled by property owners in December of 2018. The property owners have indicated a desire to demolish the structure, therefore no water service has been installed.

Compliance with the Comprehensive Plan

The subject property is designated as Single Family Residential in the Future Land Use Map of the Comprehensive Plan. This Land Use Category intends to maintain the established pattern of single family development with similar home and lot sizes on a grid street network.

The Comprehensive Plan recognizes that due to the lack of vacant land and the fact that 65% of Wood Dale's homes were built before 1980, the future residential development will mostly consist of infill sites, where tear-downs of existing homes and construction of new

ones on those sites may be seen. The current market is seeing more demand for larger homes on smaller lots.

Further, the proposed lot consolidation does not support the following goals of the Comprehensive Plan:

- Goal 2, Objective 4 intends to build community capacity by supporting improvement to existing housing stock and investment in residential neighborhoods recognizing that the most probable future redevelopment of residential areas would be infill construction.
- Goal 3, Objective 2 intends to embrace small-town charm by enhancing the appearance and curb appeal of residential areas by identifying opportunities in residential areas to improve pedestrian safety and comfort.

While lot consolidation and related standards are not specifically addressed in the Comprehensive Plan, the proposed lot consolidation and improvements do not align with the future residential development pattern which calls for infill construction of larger homes on smaller lots while maintaining the grid street network. The proposed lot consolidation creates a double frontage lot, where the rear yard of the subject property would be facing Center Street. This would not enhance the curb appeal or improve the pedestrian comfort as it would create approximately 177' of fenced in backyard among single-family residences facing Center Street.

Compliance with the Unified Development Ordinance

Allowable Uses

Upon consolidation, the new lot will remain designated as R-2, Large Lot Single Family. This district is established to provide and maintain area for development of low density single-family residences on generally uniform lots. This district is intended for the exclusive development of larger lot detached single-family residences served by municipal water and sewer systems. While the general residential use of the consolidated lot would meet the intent of low density single-family residential use, the created lot would not be uniform.

Lot Development Standards

The table below outlines the lot developments standards for each of the lot, along with the proposed consolidated lot.

Development Standard	Type 2 Building Standards	131 Center St	133 Center St	140 Florina Ct	Consolidated Lot
Lot width	80 ft minimum	77 ft	100 ft	85.42 ft	85.42 ft
Lot depth	125 ft minimum	142 ft	142 ft	158.99 ft	300.99 ft
Lot area	10,000 sf	10,934 sf	14,200 sf	13,151 sf	38,285 sf (0.88 acres)
Lot coverage	40% maximum	2,492 sf (23%)	0 sf	4,366 sf (33%)	9,493 sf (25%)
Front built-to line	25 ft	25 ft	25 ft	25 ft	25 ft

Development Standard	Type 2 Building Standards	131 Center St	133 Center St	140 Florina Ct	Consolidated Lot
Side setback	10 ft or 10% of lot width	7.7 ft	10 ft	8 ft	8 ft
Rear setback	30 ft	30 ft	30 ft	30 ft	30 ft along Center Street
Building coverage	30% maximum	1,900 sf (17%)	0 sf	2,720 sf (21%)	2,832 (7%)

Consolidation of the subject three lots into one lot of record would produce a double frontage lot, defined by the Unified Development Ordinance (UDO) as a lot which has its "rear and front yard bordering on a street". The "front yard" is the open space on a lot between the front lot line and the front wall of the principal structure, while the "rear yard" would be located between the rear wall of the principal structure and the rear lot line. Upon consolidation of the subject lots, the "rear yard" would be the open space behind the rear wall of the structure at 140 Florina Ct, hence establishing a 30' rear setback along Center St. However, that would be in conflict with the 25' established front setback for the existing properties along Center St.

Generally, lot consolidation that would produce irregularly shaped and double frontage lots is not considered good planning practice. Per Section 17.401 of the UDO, one of the purposes of the development review procedures is to prevent poorly designed sites and to support improvements that will promote safety and convenience for the public and will preserve the value of surrounding property. Irregular, double frontage lots tend to have a negative effect on adjoining properties, especially when located in a residential subdivision which contains mostly similarly sized lots and homes. Double frontage lots may also create potential maintenance problems, especially behind the rear fence line which is also facing a street.

Table below outlines few of the "purpose and intent" items listed under the general provisions of the UDO in Sec.17.102 along with comments related to the proposed lot consolidation:

Purpose and Intent	Comment
To protect the character and stability of the residential, business, and manufacturing areas within the City and to promote the orderly and beneficial development of such areas;	The proposed lot consolidation would result in an irregular, double frontage lot that would affect the character of existing residential neighborhood and would not promote orderly development.
To prohibit uses, buildings or structures incompatible with the character of development or intended uses within specified zoning districts;	The proposed lot consolidation would result in an irregular, double frontage lot that would be incompatible with the character of the existing residential neighborhood.
To enhance aesthetic values within the city;	The proposed lot consolidation would not enhance the aesthetic values of the city as the proposal calls for installation of a privacy fence along residential street frontage.
To ensure that land is subdivided only when subdivision is necessary to provide for uses of land which market demand exists and which are in the public interest;	The proposed lot consolidation would produce very large irregular residential lot. Per the Comprehensive Plan, the current market is seeing more demand for larger homes on smaller lots.
To strive to remedy the problems associated with inappropriately subdivided lands, including premature subdivision, excess subdivision, partial or incomplete subdivision, scattered and low grade subdivision	The proposed lot consolidation would produce an irregular, double frontage lot which would be generally considered low grade subdivision of land.
To preserve the character and quality of city neighborhoods by maintaining the integrity of those areas which have a discernible character and are harmonious in design;	The proposed lot consolidation would result in an irregular, double frontage lot that would be incompatible with the character of the existing residential neighborhood which contains mostly similarly sized lots and homes.

Accessory structures

The proposed site plan for development shows the shed/pool equipment located within the public utilities & drainage easement. Accessory structures may not encroach into the easement, except with the written permission of the City and all utility companies having rights to use the easement. Alternatively, the location of the shed will need to be modified during permitting process.

Lighting

The original proposal for the redevelopment of the lots included site lighting. Basketball court lighting has been removed from the proposal during the revision process, but in case any site lighting is to be added at a later date, it would need to meet the requirements per Sec. 17.609 of the Municipal Code.

Engineering / Stormwater Management

The proposed improvements add approximately 5,127 sf of new impervious area, therefore DuPage County stormwater certification and post construction best management practices (PCBMP) storage volume designed by an engineer will be required. The applicants are proposing to install a rain garden along the south edge of the lots along Center Street as their storm water management system. If approved, a note will need to be recorded on the title to the property to ensure that the proposed stormwater system is maintained.

The full engineering review for the proposal shall be conducted during permitting process, however the City engineer noted that the runoff from all proposed impervious surface shall be conveyed to the proposed volume control (rain garden) area, via grading or underground piping, prior to it discharging off-site per section 17.805.C.12 of the City Code. The volume of storage provided shall be in accordance with the aforementioned City Code section.

There are two existing curb cuts along Center Street. No specific plans related to the curb cuts have been provided, but it would need to be addressed if the project moves to permitting.

Neighborhood Comment

Notice was provided to adjacent property owners in accordance with Section 17.401.D of the UDO. No comments have been received as of June 11, 2019.

Findings of Fact

The Community Development Commission may recommend denial of a Lot Consolidation **if** it makes finding of the following standards. The standards are as follows (*staff comments italicized*):

Subdivision Plat Standards

1. The design and layout of the subdivision does not conform to the provisions of this chapter;

The design and layout of the subdivision would create a double frontage lot which would be incompatible with existing neighborhood. It would have a negative effect on the character of residential street and curb appeal. The proposal creates a non-uniform, poorly designed site, which does not align with a number of items listed as the purpose and intent of the UDO. The standard is met.

2. The applicant has not made adequate provision to install improvements required by the community development commission or city council under authority of this chapter;

This standard is not applicable since public improvements have previously been installed.

3. The final subdivision or development plan fails to comply with an approved preliminary plat/plan;

This standard is not applicable as this petition is concurrently approving the concept, preliminary, and final plat of subdivision.

4. The plat does not conform with the comprehensive plan, the official map, this chapter, city ordinances, or established planning and development policies of the city;

While the plat conforms with the zoning map, it does not conform with the Comprehensive Plan as it does not align with the future residential development pattern which calls for infill construction of larger homes on smaller lots while maintaining the grid street network. The proposed redevelopment also affects the curb appeal and pedestrian comfort by creating a double frontage lot, where the rear yard of the subject property would be facing Center Street. The standard is met.

RECOMMENDATION

The Community Development Department finds that the request for a Lot Consolidation of three lots into one recorded lot for residential use to accommodate construction of accessory structures is not compatible with surrounding neighborhood, does not meet the requirements in the Unified Development Ordinance and is not consistent with the City's Comprehensive Plan. Based on the above considerations, staff recommends that the Community Development Commission make the following motion recommending denial of this petition:

Based on the submitted petition and the testimony presented, the proposed Lot Consolidation does meet the standards for denial, and is not 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 denial of Case No. 2019-CDC-02.

(Vote Yes to deny the lot consolidation; vote No to approve)

Applicant: Steven Rodriguez
Address: 140 Florina Ct.
Wood Dale, IL 60191
Phone: 773-671-5090

Exhibit A

Project Summary/Narrative

The purpose of this application and drawing submission is for approval to combine 3 building lots that are owned by Steven Rodriguez into 1 consolidated lot. The property surveys and deeds of the properties that are to be combined are included with this submission. Existing and proposed yard renovation plans are also included with this submission. The itemized lot coverage areas and calculations are shown on the Existing Site Plan – S100 and the Proposed Site Plan – S101. The existing structure on 131-33 W Center St is condemned and the lot was overgrown with trees and weeds prior to Mr. Rodriguez purchasing the property.

Response to UDO standards

- a. The design and layout of the subdivision does not conform to the provisions of the UDO.
-The proposed design and layout conforms with the provisions of the UDO, except for a rear yard along W Center Street, which will need approval from the CDC or City Council.
- b. 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 plans are being submitted for review by the city council and provisions have been made to conform with the UDO.
- c. The Final Plat fails to comply with an approved Preliminary Plat.
-Not applicable. Preliminary Plat and Final Plat review were combined to one submission.
- d. 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 plat conforms to the Comprehensive Plan, the Official Zoning Map, Article IV of Chapter 17 (UDO), City ordinances, and established planning policies of the City, except for a rear yard along W Center Street, which will need approval from the CDC or City Council.

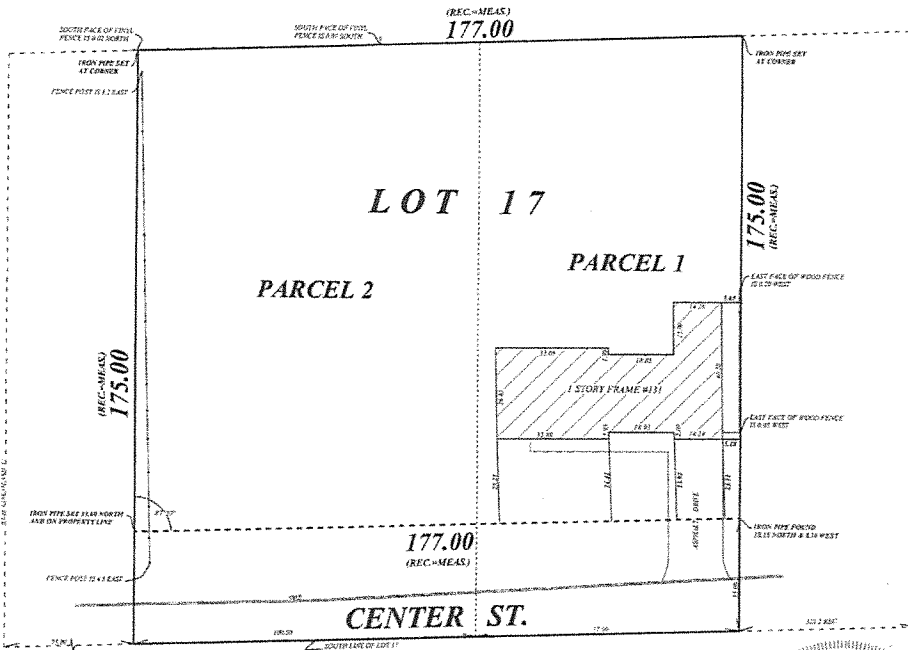


PLAT OF SURVEY

DESCRIBED AS :

PARCEL 1: THE EAST 60 FEET OF THE WEST 235 FEET AND THE EAST 17 FEET OF THE WEST 252 FEET OF LOT 17 IN WOODDALE ACRES, A SUBDIVISION OF PART OF SECTION 9, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON DECEMBER 17, 1915 AS DOCUMENT 123296, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: THE EAST 100 FEET OF THE WEST 175 FEET OF LOT 17 IN WOODDALE ACRES, A SUBDIVISION OF THAT PART OF SECTION 9, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON DECEMBER 17, 1915 AS DOCUMENT 123296 IN DUPAGE COUNTY, ILLINOIS.



LEGEND

- CHAIN LINK FENCE
- WOOD FENCE
- IRON FENCE
- CONCRETE PAVEMENT
- E. FR. P. ENCLOSED FRAME PORCH
- O. FR. P. OPEN FRAME PORCH
- SIDE BOUNDARY LINE
- BASEMENT LINE
- BLDG. SETBACK LINE
- CENTER LINE

ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

SCALE: 1" = 25'

ORDERED: STEVEN RODRIGUEZ

JOB NO : 180825R

FIELDWORK

COMPLETION

DATE: AUGUST 24, 2018

MUNICIPALITY: WOOD DALE

THE LEGAL DESCRIPTION NOTED ON THIS PLAT IS A COPY OF THE ORDERS AND FOR ACCURACY MUST BE COMPARED WITH THE DEED.

STATE OF ILLINOIS
COUNTY OF COOK SS

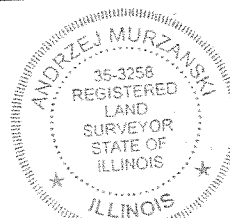
SIGNATURE DATE:
...AUGUST 28, 2018...

I, ANDRZEJ MURZANSKI, AN ILLINOIS REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT PLAT HEREON DRAWS IS A CORRECT REPRESENTATION OF SAID SURVEY.

ANDRZEJ MURZANSKI PLS. NO. 35-3258 EXPIRES 11/30/2018
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

ANY DISCREPANCY IN MEASUREMENT SHOULD BE PROMPTLY REPORTED TO THE SURVEYOR FOR EXPLANATION OR CORRECTION.

FOR EASEMENTS, BUILDING LINES AND OTHER RESTRICTIONS NOT SHOWN ON THIS PLAT REFER TO YOUR ABSTRACT, DEED, TITLE POLICY AND LOCAL BUILDING REGULATIONS.



ANDRZEJ MURZANSKI
LAND SURVEYORS, INC
PROFESSIONAL DESIGN FIRM
NO. 184-004748

240 COUNTRY LANE
GLENVIEW, IL 60025
PHONE : 847-486-8731
FAX : 847-486-8732

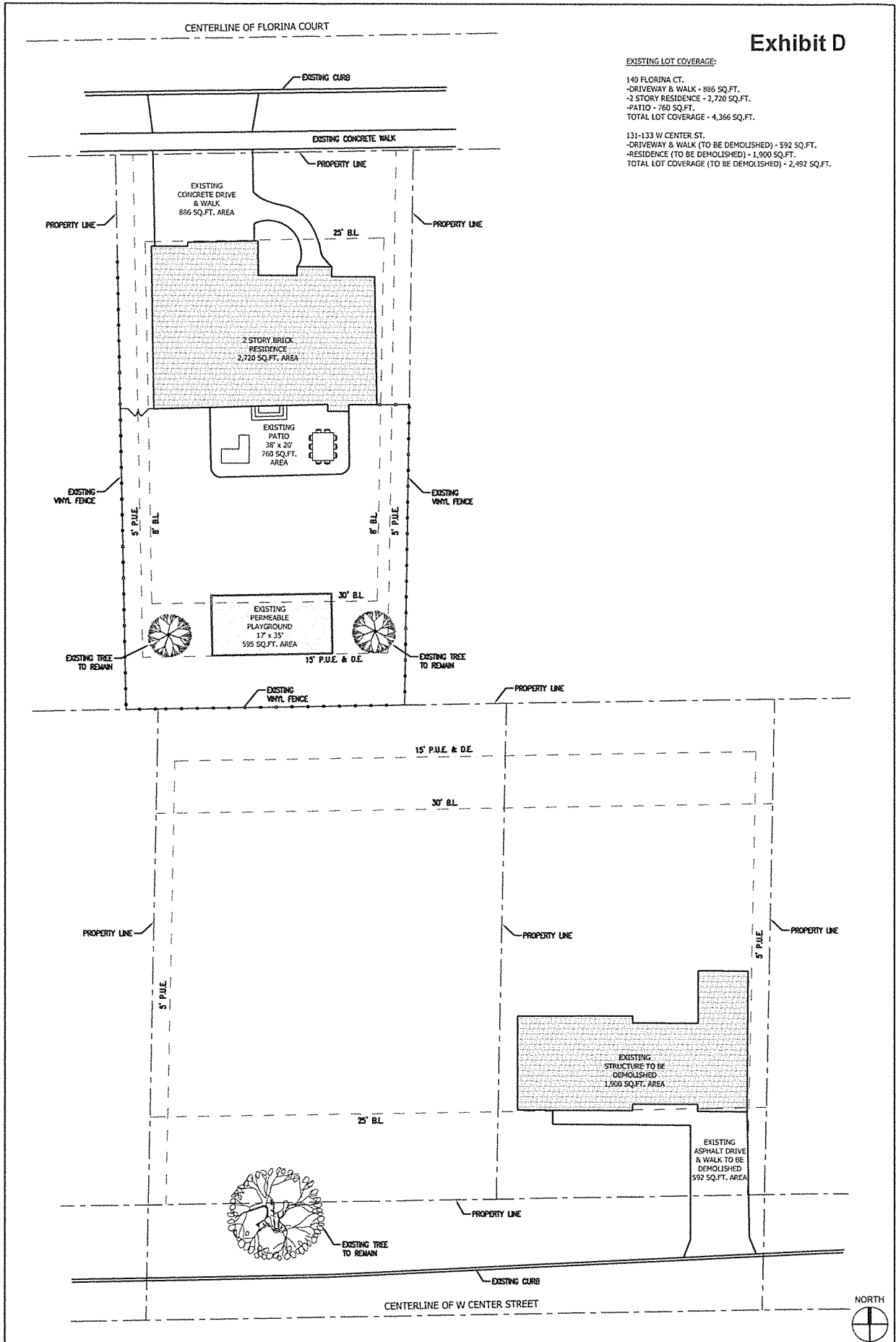
amurzanski@outlook.com

Exhibit D

EXISTING LOT COVERAGE:

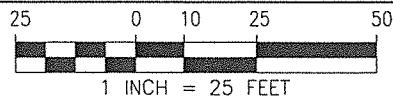
140 FLORINA CT.
 -DRIVEWAY & WALK - 886 SQ.FT.
 -2 STORY RESIDENCE - 2,720 SQ.FT.
 -PATIO - 760 SQ.FT.
 TOTAL LOT COVERAGE - 4,366 SQ.FT.

131-133 W CENTER ST.
 -DRIVEWAY & WALK (TO BE DEMOLISHED) - 592 SQ.FT.
 -RESIDENCE (TO BE DEMOLISHED) - 1,900 SQ.FT.
 TOTAL LOT COVERAGE (TO BE DEMOLISHED) - 2,492 SQ.FT.



**RODRIGUEZ YARD RENOVATION
 EXISTING SITE PLAN - S100**

APPLICANT: STEVEN RODRIGUEZ
 ADDRESS: 140 FLORINA CT.
 WOOD DALE, ILLINOIS 60191
 PHONE: 773-671-5090



SCALE:
 1" = 25'-0"

DISENO ARCHITECTS
 Packet Page 86
 APRIL 12, 2019



EXISTING LOT 131-33



EXISTING LOT 131-33

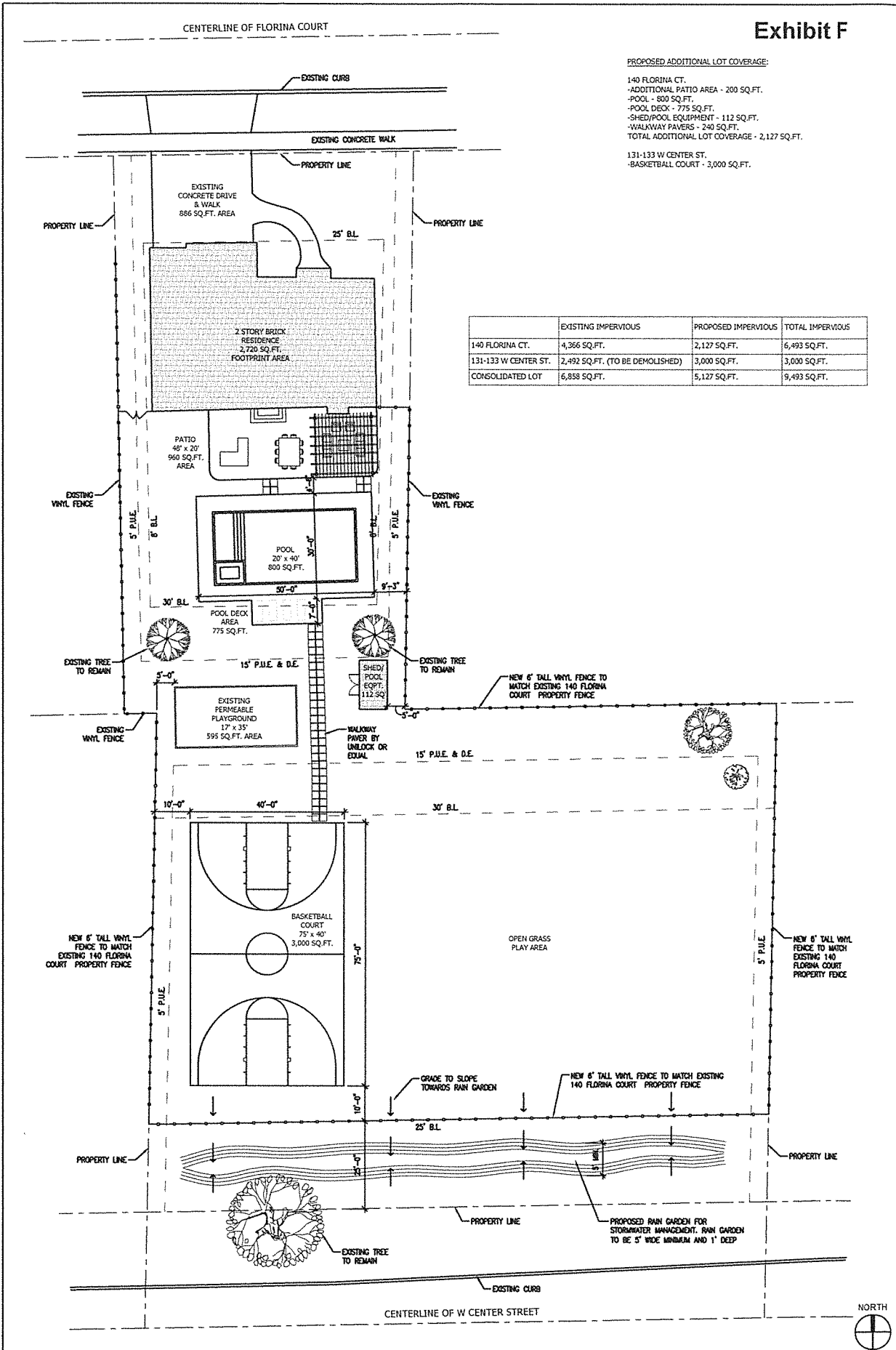


**RODRIGUEZ YARD RENOVATION
EXISTING CONDITIONS**

APPLICANT: STEVEN RODRIGUEZ
ADDRESS: 140 FLORINA CT,
WOOD DALE, ILLINOIS 60191
PHONE: 773-671-5090

EXISTING PROPERTY FENCE. NEW FENCE TO MATCH

Exhibit F

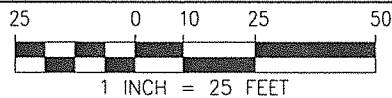


PROPOSED ADDITIONAL LOT COVERAGE:
 140 FLORINA CT.
 -ADDITIONAL PATIO AREA - 200 SQ.FT.
 -POOL - 800 SQ.FT.
 -POOL DECK - 775 SQ.FT.
 -SHED/POOL EQUIPMENT - 112 SQ.FT.
 -WALKWAY PAVERS - 240 SQ.FT.
TOTAL ADDITIONAL LOT COVERAGE - 2,127 SQ.FT.
 131-133 W CENTER ST.
 -BASKETBALL COURT - 3,000 SQ.FT.

	EXISTING IMPERVIOUS	PROPOSED IMPERVIOUS	TOTAL IMPERVIOUS
140 FLORINA CT.	4,366 SQ.FT.	2,127 SQ.FT.	6,493 SQ.FT.
131-133 W CENTER ST.	2,492 SQ.FT. (TO BE DEMOLISHED)	3,000 SQ.FT.	3,000 SQ.FT.
CONSOLIDATED LOT	6,858 SQ.FT.	5,127 SQ.FT.	9,493 SQ.FT.

**RODRIGUEZ YARD RENOVATION
 PROPOSED SITE PLAN - S101**

APPLICANT: STEVEN RODRIGUEZ
 ADDRESS: 140 FLORINA CT.,
 WOOD DALE, ILLINOIS 60191
 PHONE: 773-671-5090



SCALE:
 1" = 25'-0"

DISENO ARCHITECTS
 Packet Page 88
 MAY 29, 2019



RUSSELL W. SCHOMIG, PLS
WILLIAM K. SCHOMIG

BOUNDARY • TOPOGRAPHICAL • SUBDIVISIONS • ALTA/CAS • CONDOMINIUMS • SITE PLANS • CONSTRUCTION • FEMA CERTIFICATES

SCHOMIG LAND SURVEYORS, LTD. CONNOR'S RESUBDIVISION

BEING A RESUBDIVISION OF LOT 12 IN PARK PLACE OF WOOD DALE AND PART OF LOT 17 IN WOODDALE ACRES, BEING PART OF SECTION 9, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

BEING A RESUBDIVISION OF PARCELS 1, 2 AND 3 DESCRIBED BELOW.

PARCEL 1: THE EAST 100.00 FEET OF THAT PART OF THE WEST 175.00 FEET OF LOT 17 IN WOODDALE ACRES, BEING A SUBDIVISION OF PART OF SECTION 9, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAN THEREOF RECORDED DECEMBER 11, 1915 AS DOCUMENT 123296, IN DU PAGE COUNTY, ILLINOIS.

COMMON ADDRESS: 133 CENTER ROAD, WOOD DALE.

809 EAST 31st STREET
LA GRANGE PARK, ILLINOIS 60138
E-MAIL: SCHOMIG-SURVEYORS@GMAIL.COM
WEB: WWW.SCHOMIG-SURVEYORS.COM
PHONE: 708-352-1452
FAX: 708-352-1454

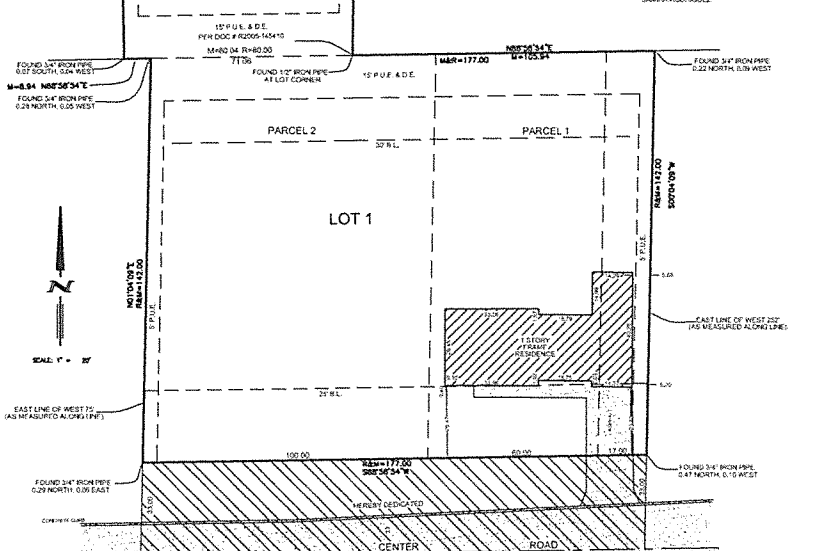
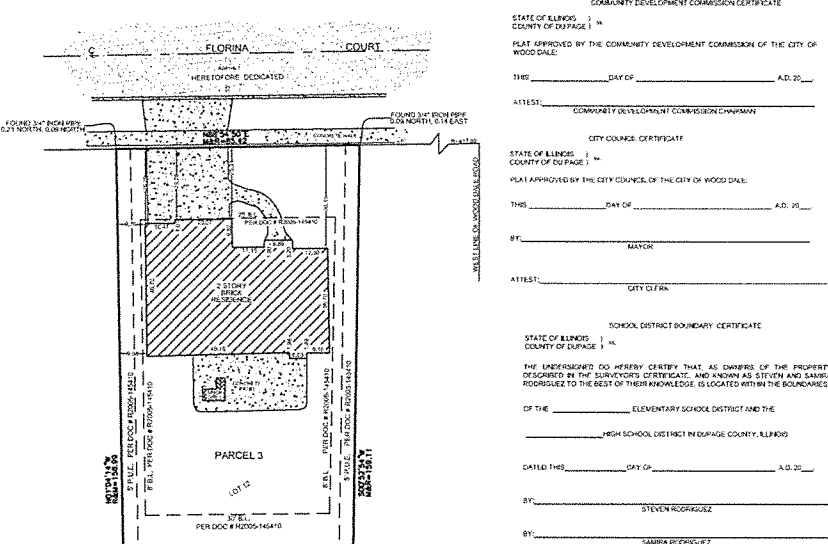
Exhibit G

PARCEL 2: LOT 12 IN PARK PLACE OF WOOD DALE SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAN THEREOF RECORDED JULY 8, 2005, AS DOCUMENT 82035-145410, IN DU PAGE COUNTY, ILLINOIS.

COMMON ADDRESS: 140 FLORINA COURT, WOOD DALE.

PARCEL 3: THE EAST 60.00 FEET OF THE WEST 250.00 FEET AND THE EAST 17 FEET OF PART OF THE WEST 250.00 FEET OF LOT 17 IN WOODDALE ACRES, BEING A SUBDIVISION OF PART OF SECTION 9, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAN THEREOF RECORDED DECEMBER 11, 1915 AS DOCUMENT 123296, IN DU PAGE COUNTY, ILLINOIS.

COMMON ADDRESS: 131 CENTER ROAD, WOOD DALE.



STATE OF ILLINOIS)
COUNTY OF DU PAGE)
I, COUNTY CLERK OF DU PAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES OR SPECIAL ASSESSMENTS, NO UNPAID FORECLOSURE TAXES, AND NO DEFERRABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THIS PLAN. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THIS PLAN.

STATE OF ILLINOIS)
COUNTY OF DU PAGE)
I, COUNTY CLERK OF DU PAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT STEVEN AND SAUNDRA RODRIGUEZ ARE THE OWNERS OF THE LAND DESCRIBED IN THE FOREGOING SURVEYING CERTIFICATE, AND HAVE SIGNED THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN ON THE ANNEXED PLAT FOR THE USES AND PURPOSES THEREIN SET FORTH AS ALLOWED AND PROVIDED BY STATUTE. THE SUBDIVISION TO BE KNOWN AS "CONNOR'S RESUBDIVISION, CITY OF WOOD DALE, DU PAGE COUNTY, ILLINOIS" AND I HEREBY ACKNOWLEDGE AND ADMIT SAME UNDER THE FOREGOING STATE AND TITLE.

STATE OF ILLINOIS)
COUNTY OF DU PAGE)
I, COUNTY CLERK OF DU PAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT STEVEN AND SAUNDRA RODRIGUEZ ARE PERSONALLY KNOWN BY ME, TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, AS SUCH CONSENT, APPEARED BEFORE ME, IN MY PRESENCE AND ACKNOWLEDGED THE EXECUTION OF THE ANNEXED PLAT AND ACCOMPANYING INSTRUMENTS FOR THE USES AND PURPOSES THEREIN SET FORTH AS THEIR OWN FREE AND VOLUNTARY ACT.

STATE OF ILLINOIS)
COUNTY OF DU PAGE)
I, TREASURER FOR THE CITY OF WOOD DALE, DU PAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORECLOSURE SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREON THAT HAVE BEEN APPOINTMENT AGAINST THE TRACT OF LAND INCLUDED ON THIS PLAN.

UTILITY EASEMENTS
A PERPETUAL EASEMENT APPURTENANT IS HEREBY GRANTED TO THE CITY OF WOOD DALE, DU PAGE COUNTY, ILLINOIS, ITS SUCCESSORS AND ASSIGNS, OVER UPON ACROSS, THROUGH AND UNDER THOSE PORTIONS OF THE ABOVE DESCRIBED REAL ESTATE DESIGNATED PUBLIC UTILITY EASEMENT ON THIS PLAT FOR THE PURPOSES OF INSTALLING, LAYING, CONSTRUCTING, OPERATING, MAINTAINING, REPAIRING, RENEWING, AND REPAIRING WATER MAINS AND SANITARY SEWER LINES, STORM SEWER LINES, STREET LIGHT CABLES AND ANY OTHER CITY UTILITIES TOGETHER WITH ALL APPURTENANT STRUCTURES, INCLUDING BUT NOT LIMITED TO: MANHOLE COVERS, WELLS, LIGHT STATIONS, FIBER HYDRANTS, VALVE VAULTS, AND ANY AND ALL OTHER UTILITIES AND EQUIPMENT NECESSARY FOR THE PURPOSES OF SERVING THE ABOVE DESCRIBED REAL ESTATE WITH WATER SERVICE, SANITARY SEWER SERVICE, STORM WATER COLLECTION STREET LIGHTING AND OTHER MUNICIPAL SERVICES AND FOR THE PURPOSES OF ENFORCEMENT RULES AND OTHER MUNICIPAL ORDINANCES HEREOF FOR EMERGENCY SERVICES OF ANY AND ALL TYPES WHATSOEVER, IN NO EVENT SHALL ANY PERMANENT RULES AND REGULATIONS OF THE CITY OF WOOD DALE BUT THEY MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND SUCH OTHER PURPOSES THAT DO NOT, AND WILL NOT IN THE FUTURE, INTERFERE INDETERMINABLY WITH EASEMENTS HEREBY GRANTED TO THE CITY OF WOOD DALE.

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO THE COMMONWEALTH EDISON COMPANY AND SECUREMATECH, ILLINOIS A.K.A. ELNOC, BELL TELEPHONE COMPANY, GUARANTEE.

THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, RENEW, REPLACE, UPGRADE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, TOWERS, MASTS, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, FUSES, ELECTRICAL CABINETS AND OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION OF ELECTRICITY AND TELEPHONE AND COMMUNICATIONS SIGNALS IN OVER UNDER ACROSS ADJACENT AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE BOUNDARY OF ZONED LINES OR SIMILAR DESIGNATION, ON THE PLAT AND HENCEFORTH "PUBLIC UTILITY EASEMENT," PUBLIC UTILITY EASEMENT," FOR THE PURPOSES OF SERVING THE ABOVE DESCRIBED REAL ESTATE WITH WATER SERVICE, SANITARY SEWER SERVICE, STORM WATER COLLECTION STREET LIGHTING AND OTHER MUNICIPAL SERVICES AND FOR THE PURPOSES OF ENFORCEMENT RULES AND OTHER MUNICIPAL ORDINANCES HEREOF FOR EMERGENCY SERVICES OF ANY AND ALL TYPES WHATSOEVER, IN NO EVENT SHALL ANY PERMANENT RULES AND REGULATIONS OF THE CITY OF WOOD DALE BUT THEY MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND SUCH OTHER PURPOSES THAT DO NOT, AND WILL NOT IN THE FUTURE, INTERFERE INDETERMINABLY WITH EASEMENTS HEREBY GRANTED TO THE CITY OF WOOD DALE.

DRAINAGE EASEMENTS
A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF WOOD DALE, DU PAGE COUNTY, ILLINOIS, ITS SUCCESSORS AND ASSIGNS, OVER UPON ACROSS, THROUGH AND UNDER THOSE PORTIONS OF THE ABOVE DESCRIBED REAL ESTATE DESIGNATED DRAINAGE EASEMENT ON THIS PLAT FOR THE PURPOSES OF INSTALLING, LAYING, CONSTRUCTING, OPERATING, MAINTAINING, REPAIRING, RENEWING, AND REPAIRING WATER MAINS AND SANITARY SEWER LINES, STORM SEWER LINES, STREET LIGHT CABLES AND ANY OTHER CITY UTILITIES TOGETHER WITH ALL APPURTENANT STRUCTURES, INCLUDING BUT NOT LIMITED TO: MANHOLE COVERS, WELLS, LIGHT STATIONS, FIBER HYDRANTS, VALVE VAULTS, AND ANY AND ALL OTHER UTILITIES AND EQUIPMENT NECESSARY FOR THE PURPOSES OF SERVING THE ABOVE DESCRIBED REAL ESTATE WITH WATER SERVICE, SANITARY SEWER SERVICE, STORM WATER COLLECTION STREET LIGHTING AND OTHER MUNICIPAL SERVICES AND FOR THE PURPOSES OF ENFORCEMENT RULES AND OTHER MUNICIPAL ORDINANCES HEREOF FOR EMERGENCY SERVICES OF ANY AND ALL TYPES WHATSOEVER, IN NO EVENT SHALL ANY PERMANENT RULES AND REGULATIONS OF THE CITY OF WOOD DALE BUT THEY MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND SUCH OTHER PURPOSES THAT DO NOT, AND WILL NOT IN THE FUTURE, INTERFERE INDETERMINABLY WITH EASEMENTS HEREBY GRANTED TO THE CITY OF WOOD DALE.

NO PERMANENT SUBDIVISIONS SHALL BE PLACED ON SAID DRAINAGE EASEMENTS.

NO TREES OR SHRUBS SHALL BE PLACED ON SAID DRAINAGE EASEMENT WITHOUT APPROVAL BY THE CITY ENGINEER, BUT THE PREMISES MAY BE USED FOR LANDSCAPING AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE OPERATION OF SAID DRAINAGE FACILITIES IN DU PAGE COUNTY, ILLINOIS.

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

WHERE DRAINAGE EASEMENTS ARE ALSO USED FOR ELECTRIC, TELEPHONE, CABLE TELEVISION OR NATURAL GAS DISTRIBUTION SYSTEMS OR COMPONENTS, SUCH OTHER UTILITIES INSTALLATIONS SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF WOOD DALE, DU PAGE COUNTY, ILLINOIS, AND THE MAINTENANCE OF GRADE, FLOOD AND STABILITY OF VEGETATION GROUND COVER ON THE ABOVE DESCRIBED DRAINAGE FACILITIES.

ANY AREAS DESTROYED BY MAINTENANCE OR OTHER ACTIVITY SHALL BE RESTORED IN ACCORDANCE WITH AN AND ALL WOOD DALE COMMUNITY DEVELOPMENT DEPARTMENT FOR THE SUBDIVISION. IN THE EVENT THE GRANTEE OR SUBDIVISION GRANTEE FAILS TO PROPERLY MAINTAIN THE WATER DETENTION AREA EASEMENTS, THE GRANTEE SHALL, UPON TEN (10) DAYS NOTICE WRITTEN BY THE CITY OF WOOD DALE, TO PERFORM OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK WITHIN THE DRAINAGE EASEMENTS. IN THE EVENT THE GRANTEE SHALL BE REQUIRED TO PERFORM OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK WITHIN THE DRAINAGE EASEMENTS, THE GRANTEE SHALL, UPON TEN (10) DAYS NOTICE WRITTEN BY THE CITY OF WOOD DALE, TO PERFORM OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK WITHIN THE DRAINAGE EASEMENTS. IN THE EVENT THE GRANTEE SHALL BE REQUIRED TO PERFORM OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK WITHIN THE DRAINAGE EASEMENTS, THE GRANTEE SHALL, UPON TEN (10) DAYS NOTICE WRITTEN BY THE CITY OF WOOD DALE, TO PERFORM OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK WITHIN THE DRAINAGE EASEMENTS.

LEGEND
M. = MEASURED DIMENSION
R. = RECORDED DIMENSION
B.L. = BUILDING LINES
P.L. = PUBLIC UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
C. = CENTER LINE
M.F. = MAIN FENCE
C.F. = CHAIN FENCE
W.F. = WOOD FENCE

STATE OF ILLINOIS)
COUNTY OF DU PAGE)
I, RUSSELL W. SCHOMIG, AN ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND SUBDIVIDED AND PLATTED FOR THE OWNERS THEREOF THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1: THE EAST 60.00 FEET OF THE WEST 250.00 FEET AND THE EAST 17 FEET OF PART OF THE WEST 250.00 FEET OF LOT 17 IN WOODDALE ACRES, BEING A SUBDIVISION OF PART OF SECTION 9, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAN THEREOF RECORDED DECEMBER 11, 1915 AS DOCUMENT 123296, IN DU PAGE COUNTY, ILLINOIS.

COMMON ADDRESS: 131 CENTER ROAD, WOOD DALE.

PARCEL 2: THE EAST 100.00 FEET OF THAT PART OF THE WEST 175.00 FEET OF LOT 17 IN WOODDALE ACRES, BEING A SUBDIVISION OF PART OF SECTION 9, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAN THEREOF RECORDED DECEMBER 11, 1915 AS DOCUMENT 123296, IN DU PAGE COUNTY, ILLINOIS.

COMMON ADDRESS: 133 CENTER ROAD, WOOD DALE.

PARCEL 3: LOT 12 IN PARK PLACE OF WOOD DALE SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAN THEREOF RECORDED JULY 8, 2005, AS DOCUMENT 82035-145410, IN DU PAGE COUNTY, ILLINOIS.

COMMON ADDRESS: 140 FLORINA COURT, WOOD DALE.

CONTAINING AGRICULTURAL EASEMENTS.

FURTHER CERTIFY THAT BEYOND SAID PLAT THERE IS NO OTHER EASEMENT, RIGHT OF CURFEW AND TANGENCY, EXCEPT WHERE CONCRETE MONUMENTS ARE LOCATED, AND THAT SAID PLAT HEREOF IS CORRECTLY AND ACCURATELY MADE AND SUBDIVISION, ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

I HEREBY CERTIFY THAT THE FOREGOING PROPERTY FALLS WITHIN THE CORPUS QUARTER LIGHTS OF THE CITY OF WOOD DALE, AND I FURTHER CERTIFY THAT NO PART OF SAID PROPERTY IS SITUATED WITHIN A FLOOD HAZARD AREA AS PER NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP PANEL NUMBER 1704000000, EFFECTIVE DATE DECEMBER 16, 2004.

FURTHERMORE, I DESIGNATE THE CITY OF WOOD DALE, TO ACT AS MY AGENT, FOR THE PURPOSES OF RECORDING THIS DOCUMENT.

SURVEYED AND RESUBDIVIDED: MARCH 16TH, 2018.

PRELIMINARY PDF FOR REVIEW
RUSSELL W. SCHOMIG, PROFESSIONAL ILLINOIS LAND SURVEYOR LICENSE # 03660446



STATE OF ILLINOIS)
COUNTY OF DU PAGE)
I, RUSSELL W. SCHOMIG, AN ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND SUBDIVIDED AND PLATTED FOR THE OWNERS THEREOF THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1: THE EAST 60.00 FEET OF THE WEST 250.00 FEET AND THE EAST 17 FEET OF PART OF THE WEST 250.00 FEET OF LOT 17 IN WOODDALE ACRES, BEING A SUBDIVISION OF PART OF SECTION 9, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAN THEREOF RECORDED DECEMBER 11, 1915 AS DOCUMENT 123296, IN DU PAGE COUNTY, ILLINOIS.

COMMON ADDRESS: 131 CENTER ROAD, WOOD DALE.

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COMMON ADDRESS: 133 CENTER ROAD, WOOD DALE.

PARCEL 3: LOT 12 IN PARK PLACE OF WOOD DALE SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAN THEREOF RECORDED JULY 8, 2005, AS DOCUMENT 82035-145410, IN DU PAGE COUNTY, ILLINOIS.

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I HEREBY CERTIFY THAT THE FOREGOING PROPERTY FALLS WITHIN THE CORPUS QUARTER LIGHTS OF THE CITY OF WOOD DALE, AND I FURTHER CERTIFY THAT NO PART OF SAID PROPERTY IS SITUATED WITHIN A FLOOD HAZARD AREA AS PER NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP PANEL NUMBER 1704000000, EFFECTIVE DATE DECEMBER 16, 2004.

FURTHERMORE, I DESIGNATE THE CITY OF WOOD DALE, TO ACT AS MY AGENT, FOR THE PURPOSES OF RECORDING THIS DOCUMENT.

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