



**Ordinance #O-20-011**

**AN ORDINANCE APPROVING THE GRANT OF A SPECIAL USE PERMIT AND  
MAJOR SITE PLAN REVIEW TO ALLOW OPERATION OF AN EMPLOYMENT  
AGENCY AT THE PROPERTY LOCATED AT 345 E. IRVING PARK ROAD, WOOD  
DALE, IL**

Passed: April 16, 2020  
Published in Pamphlet Form: April 17, 2020

I, Lynn Curiale, as the City Clerk for the City of Wood Dale, hereby certify that the attached Ordinance is a true and correct copy of #O-20-011

**AN ORDINANCE APPROVING THE GRANT OF A SPECIAL USE PERMIT AND  
MAJOR SITE PLAN REVIEW TO ALLOW OPERATION OF AN EMPLOYMENT  
AGENCY AT THE PROPERTY LOCATED AT 345 E. IRVING PARK ROAD, WOOD  
DALE, IL**

Passed and approved by the City Council of the City of Wood Dale on April 16, 2020 and hereby published in pamphlet on April 17, 2020



Lynn Curiale, City Clerk



**ORDINANCE NO. O-20-011**

**AN ORDINANCE APPROVING THE GRANT OF A SPECIAL USE PERMIT  
AND MAJOR SITE PLAN REVIEW TO ALLOW OPERATION  
OF AN EMPLOYMENT AGENCY AT THE PROPERTY LOCATED AT  
345 E. IRVING PARK ROAD, WOOD DALE, IL**

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

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

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

**WHEREAS**, Article V, Section 17.503 of the UDO provides for certain permitted and special uses within the boundaries of City's C2 General Commercial Zoning District; and

**WHEREAS**, Nexus Employment Solutions ("Petitioner") submitted an application under Case No. 2020-CDC-02 for a Special Use Permit and Major Site Plan review to operate an employment agency at its property located at 345 E. Irving Park Road, located within the boundaries of City's C2 General Commercial Zoning District; and

**WHEREAS**, on February 24, 2020, the Community Development Commission held a public hearing on the requested Special Use Permit and Major Site Plan Review, following the necessary publication of a legal notice pursuant thereto, as required by law and the City Code; and

**WHEREAS**, following said hearing, the Community Development Commission adopted the findings of fact as set forth in Petitioner's application, the City Staff Memo dated February 24, 2020 and as further supported by the testimony and evidence submitted, and recommended approval of the requested Special Use Permit and Major Site Plan Review for operation of an employment agency at the property located at 345 E. Irving Park Road; and

**WHEREAS**, the City Council of the City of Wood Dale has reviewed the matter herein and accepts the findings and recommendation of the Community Development Commission, which findings and recommendation are expressly incorporated herein.

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

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

**SECTION TWO:** That Petitioner, Nexus Employment Solutions is hereby granted a Special Use Permit to operate an employment agency at the property located at 345 E. Irving Park Road, which is within the boundaries of City's C2 General Commercial Zoning District, and further, the Major Site Plan Review for the same is hereby approved.

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

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

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

PASSED this 16<sup>th</sup> day of April, 2020

AYES: Alderman Sorrentino, Jakab, Susmarski, Catalano, Messino

NAYS: Alderman Woods, E. Wesley

ABSENT: R. Wesley

APPROVED this 16<sup>th</sup> day of April 2020

SIGNED: Annunziato Pulice

Annunziato Pulice, Mayor

ATTEST: Lynn Curiale

Lynn Curiale, City Clerk

Published in pamphlet form on April 16, 2020.

# CITY OF WOOD DALE

Community Development



## MEMO

DATE: February 24, 2020  
TO: Community Development Commission  
FROM: Gosia Pociecha, AICP, Planner  
SUBJECT: Case No. CDC-2020-02, Special Use and Major Site Plan Review for an Employment Agency, 345 E Irving Park Rd, Unit 1-W

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### **REQUEST**

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An application has been filed by Nexus Employment Solutions, requesting:

1. A Special Use to operate an Employment Agency at 345 E Irving Park Road, (PIN 03-15-105-027); and
2. A Major Site Plan Review for the requested Special Use at 345 E Irving Park Road.

### **PROPERTY INFORMATION**

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Site Address: 345 E Irving Park Road, Unit 1-W  
PIN: 03-15-200-034  
Property Size: 0.19 Acres (approx. 8,588 square feet)  
Existing Land Use: Office  
Future Land Use: Retail/Commercial  
Existing Zoning: C-2 (General Commercial)

#### Surrounding Zoning / Land Use

North: R-4 (Medium Density Single Family) / Single Family Residential  
South: C-3 (Automotive Services) / Retail/Commercial  
East: C-2 (General Commercial) / Retail/Commercial  
West: C-2 (General Commercial) / Retail/Commercial

### **ANALYSIS**

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#### **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
- Proof of Ownership

- Letter of Authorization from Property Owners
- Letter of Authorization from Business Owner
- Plat of Survey (Exhibit A)
- Floor Plan (Exhibit B)
- Petitioner Narrative (Exhibit C)

**Project Description**

The subject property is located at the northwest corner of Irving Park Road and Hemlock Avenue (see image below) and is zoned C-2 General Commercial. The 0.19 acre site is improved with an existing two-story brick and frame building containing two commercial spaces on the ground floor and three residential apartments on the upper floor and surface parking (see Exhibits A). The address for the subject site is 345 E Irving Park Rd; East Suite (1,000 sf) is currently occupied by Spinal Health Clinic, while West Suite (900sf) is currently vacant (See Exhibit B for floor plan of the building).



The applicant has petitioned for Special Use approval (see Exhibit C) to permit the operation of an employment agency in the currently vacant west suite at 345 E Irving Park Road. No physical changes to the building or the site are requested as part of this application. The subject unit was occupied by Source One Staffing, Inc. between 2009-2017. Although the prior use was also an employment agency, there is no record of a Special Use approval.

Per the applicant's statement, there will be 2 employees present on site daily, serving an average 10-12 clients per day. The proposed hours of operation are Monday through Friday between 8am to 5pm. Daily operations at this location will include application intake and conducting interviews. There will be no day labor services or potential applicants waiting for a chance to work that day.

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

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

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

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

### **Compliance with the Unified Development Ordinance**

#### *Allowable Uses*

The subject site is located within the C-2, General Commercial district established to provide a wide range of retail, food service, service and repair businesses for community residents and outlying market areas. Such districts are generally located along arterial thoroughfares.

Per the Municipal Code, uses such as an employment agency are permitted only upon consideration as a Special Use. In each case, the impact of such use upon neighboring land and of the public need for such a use at the particular location is considered. As such, the applicant has requested an approval of a Special Use to operate an employment agency at 345 E Irving Park Rd. Due to the request for a Special Use, a Major Site Plan Review is also required.

#### *Lot Development Standards*

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

Development Standard	Type 9 Building Standards	Existing Property: 345 E Irving Park Rd
Lot Width, corner lot (min.)	60-feet	65.32-feet
Lot Depth (min.)	140-feet	<b>130.83-feet</b>
Lot Coverage (max.)	n/a	n/a
Front Setback (build-to)	20-feet	<b>25.31-feet</b>
Side Setback (min.)	0-feet	3.55-feet
Adjacent residential property	15-feet	n/a
Rear Setback (min.)	35-feet	<b>20.01-feet</b>
Building Coverage (max.)	n/a	n/a
Maximum Height	40-feet	Approx. 25-feet
Maximum stories	3	2
Building Use Standards – Ground Floor	Retail/office/food service	Office
Building Use Standards – Upper Floor	Office/residential	Residential
Parking	12 required	5 on-site + 8 on-street: 13 spaces provided
Handicapped Parking	1 required	<b>0 provided</b>

*Parking*

There currently are 5 parking spaces on site, although the property owner has indicated that he will stripe in one additional parking space bringing the total of on-site parking spaces to 6. There are 8 on-street parking spaces on the west side of Hemlock Ave, which per Sec. 17.607.E.4, may count toward fulfilling the parking requirement of the subject lot. Based on the size of the building and proposed use, the site meets the parking requirements (per table below) and the traffic impact will be negligible.

Building Unit	Required Ratio	Required Parking
East Suite - Office: 1,000 sf	1 space / 333 sf	3
West Suite - Office: 900 sf	1 space / 333 sf	3
Residential Dwelling Unit #1	2 spaces / dwelling unit	2
Residential Dwelling Unit #2	2 spaces / dwelling unit	2
Residential Dwelling Unit #3	2 spaces / dwelling unit	2
Total:		<b>12</b>

Currently, the site does not have any accessible parking. This is nonconforming with the current State of Illinois Accessibility Code, however, this condition remain until the parking lot is reconstructed in the future.

**Neighborhood Comment**

Notice was provided to adjacent property owners in accordance with Section 17.401.D of the UDO. Staff did not receive any inquiries regarding the petition as of February 19, 2020.



### Findings of Fact

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

#### Special Use Standards

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

*The proposed Special Use will provide employment services. While there are other employment agencies in the area, the proposed business will add to the variety of options for residents and visitors who looking for find employment. The location, which has previously been occupied by an employment agency, is desirable to provide a service that can benefit residents and visitors alike. This standard is met.*

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

*The proposed Special Use will not adversely affect the adjacent properties or character of the neighborhood. The proposed Special Use is requested for operation of an employment agency within an already established commercial building. It is not expected that the traffic conditions will be negatively affected as per the applicant the office will be visited by approximately 10-12 clients daily between hours of 9am to 3pm. The combination of on-site and on-street parking meets the code requirements and the subject unit has been previously occupied by an employment agency. Utility facilities and other matters affecting public safety are not anticipated to be impacted by the proposed Special Use. This standard is met.*

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

*The proposed Special Use will not be injurious to the use and enjoyment of other properties in the immediate vicinity nor will it substantially diminish or impair other property valuations within the neighborhood. The proposed Special Use intends to fill a vacant unit within an existing commercial building. Per the applicant, the use as an office with have a professional and quiet atmosphere. Surrounding properties will continue to operate as they do currently. This standard is met.*

4. The nature, location, and size of buildings or structures involved with the establishment of the Special Use will not impede, substantially hinder, or discourage

the development and use of adjacent land and buildings in accord with the zoning district within which they lie;

*The proposed Special Use of the subject property will not impede, hinder or discourage the development and use of adjacent land and buildings. The proposed Special Use intends to fill a vacant unit within an existing commercial building. The subject space has previously been occupied by a similar employment agency. The adjacent lots already have existing structures and new development can still occur on adjacent lots with the granting of the Special Use. This standard is met.*

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

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

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

*The proposed Special Use request does not include any interior or exterior work that would impact utilities. The existing commercial building is already served by adequate utilities. In addition, the site offers proximity to public transportation. This standard is met.*

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

*The proposed Special Use request does not propose any changes to the parking areas, although the property owner has indicated that he will stripe in one additional parking space bringing the total of on-site parking spaces to 6. The provided parking meets the current Code requirements. In addition, the site offers proximity to public transportation. This standard is met.*

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

*No other standards apply. This standard is met.*

### Standards For Site Plan Review

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

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

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

*The proposed Special Use does not propose any changes to the existing site plan. The number of provided parking spaces meet the current Code requirements, although the property owner has indicated that he will stripe in one additional parking space bringing the total of on-site parking spaces to 6. This standard is met.*

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

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

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

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

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

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

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

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

### **RECOMMENDATION**

The Community Development Department finds that the request for the Special Use and Major Site Plan Review to operate an employment agency is compatible with surrounding zoning and land use classifications, meets the requirements in the Unified Development Ordinance and is consistent with the City's Comprehensive Plan. Based on the above

considerations, staff recommends that the Community Development Commission make the following motion recommending approval of this petition:

Based on the submitted petition and the testimony presented, the proposed Special Use and Major Site Plan Review meets the standards of approval and is consistent with the Unified Development Ordinance and Comprehensive Plan; and, therefore, I move that the Community Development Commission adopt the findings of fact included within the staff memo dated February 24, 2020 as the findings of the Community Development Commission, and recommend to the City Council approval of the Special Use request to operate an Employment Agency at 345 E Irving Park Road, West Suite in Case No. CDC-2020-02.

***(Yes vote would be to approve; No vote would be to deny)***

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# PLAT OF SURVEY OF

EXHIBIT A



LOT 16 AND 17 IN BLOCK 16 IN H.O. STONE AND COMPANY'S SECOND IRVING PARK BOULEVARD ADDITION TO WOODDALE, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 10 AND PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 12, 1925 AS DOCUMENT 204619, IN DuPAGE COUNTY, ILLINOIS.

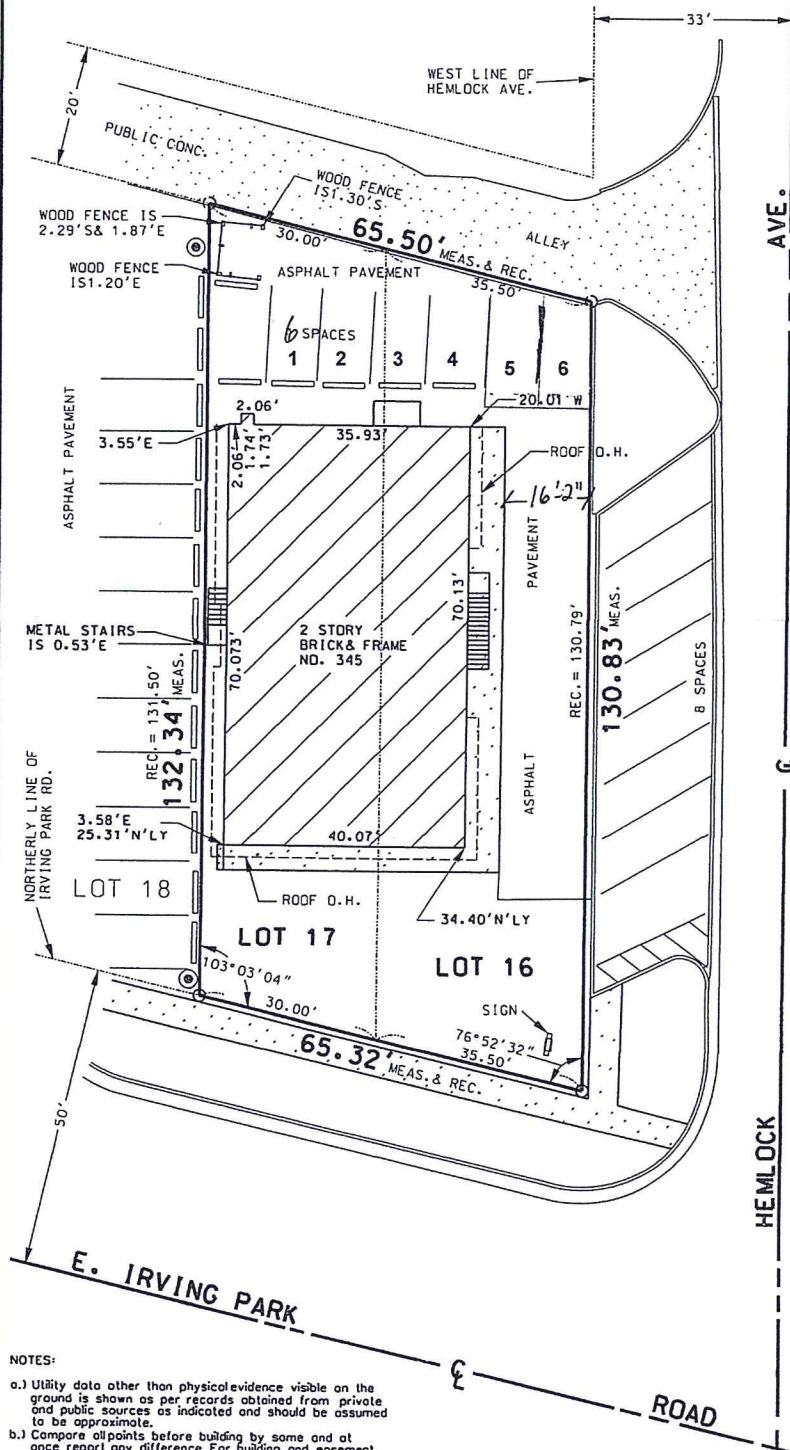
Scale: 1 Inch = 20' Feet  
Distances are marked in feet and decimals.

PIN NO.: 03-15-200-034  
COMMONY KNOWN AS: 345 East Irving Park Road, Wood Dale, IL 60191

KANTHAPHIXAY LAND SURVEYING  
17 N. Ridge Court  
Streamwood, IL 60107  
Phone: (630)736-5633  
Cell: (630)973-7491

### LEGEND

- FOUND IRON ROD
- FOUND IRON PIPE
- SET IRON PIPE
- IRON PIPE OR ROD NOT FOUND
- CHAIN LINK FENCE
- WOOD OR IRON FENCE
- CONCRETE
- BRICK PAVER



**NOTES:**

- a.) Utility data other than physical evidence visible on the ground is shown as per records obtained from private and public sources as indicated and should be assumed to be approximate.
- b.) Compare all points before building by some and at once report any difference. For building and easement lines and other restrictions not shown hereon, refer to your abstract, deed contract or zoning ordinance.

Ordered BY: Scott Cord  
Field work done on 1-17-20  
Drawn By: RK



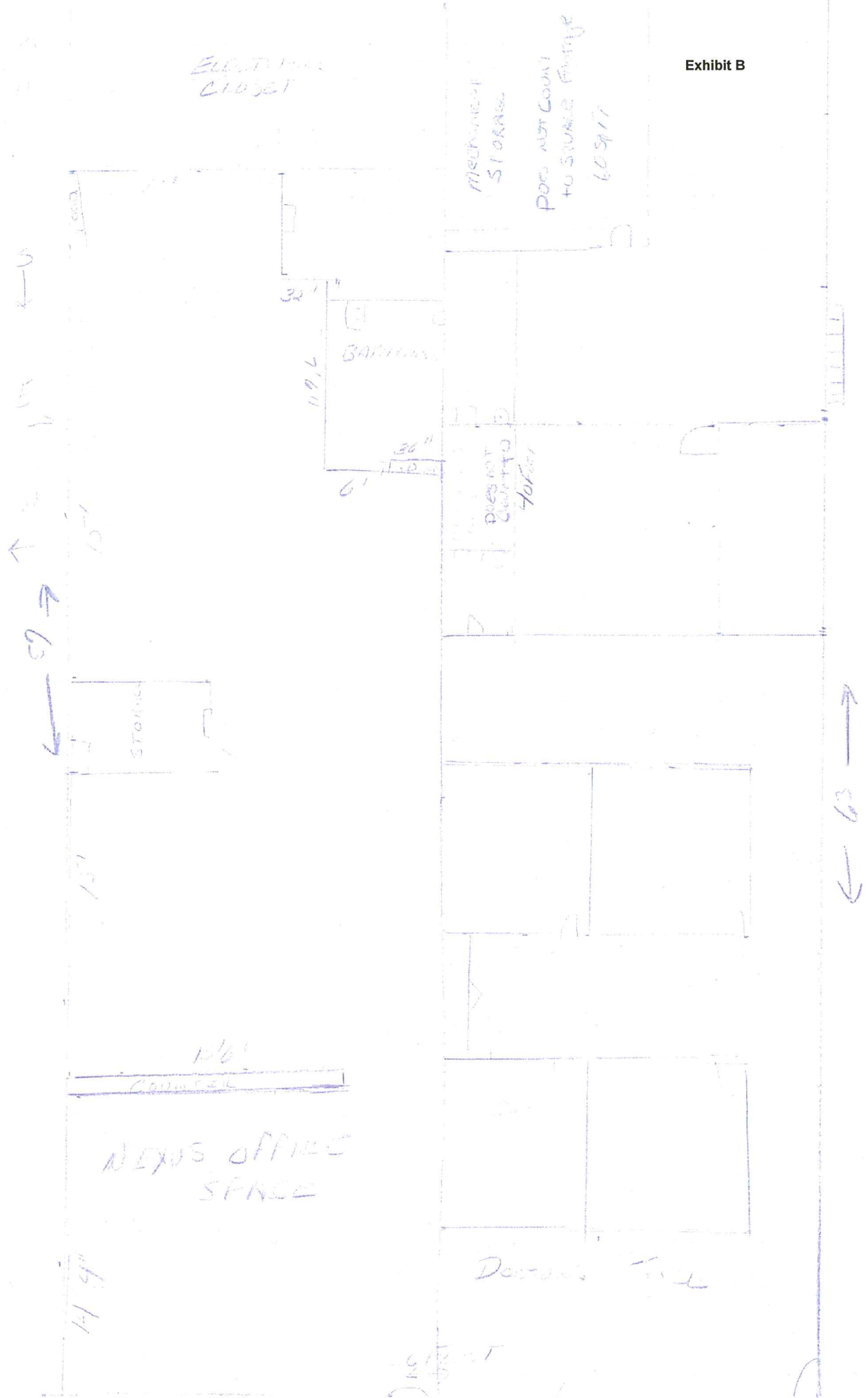
STATE OF ILLINOIS) s.s.  
COUNTY OF COOK)

I, RICHARD R. KANTHAPHIXAY, a Illinois Professional Land Surveyor, hereby certify that a survey has been made, at and under my direction, of the property described above, and that the survey hereon drawn is a correct representation of said survey and conforms to the current Illinois minimum standards for a boundary survey.

Streamwood, Illinois, January 20, A.D. 2020

By Richard R. Kanhaphixay  
Illinois Professional Land Surveyor  
Certificate No. 3807  
Expiration date: 11-30-2020

Exhibit B



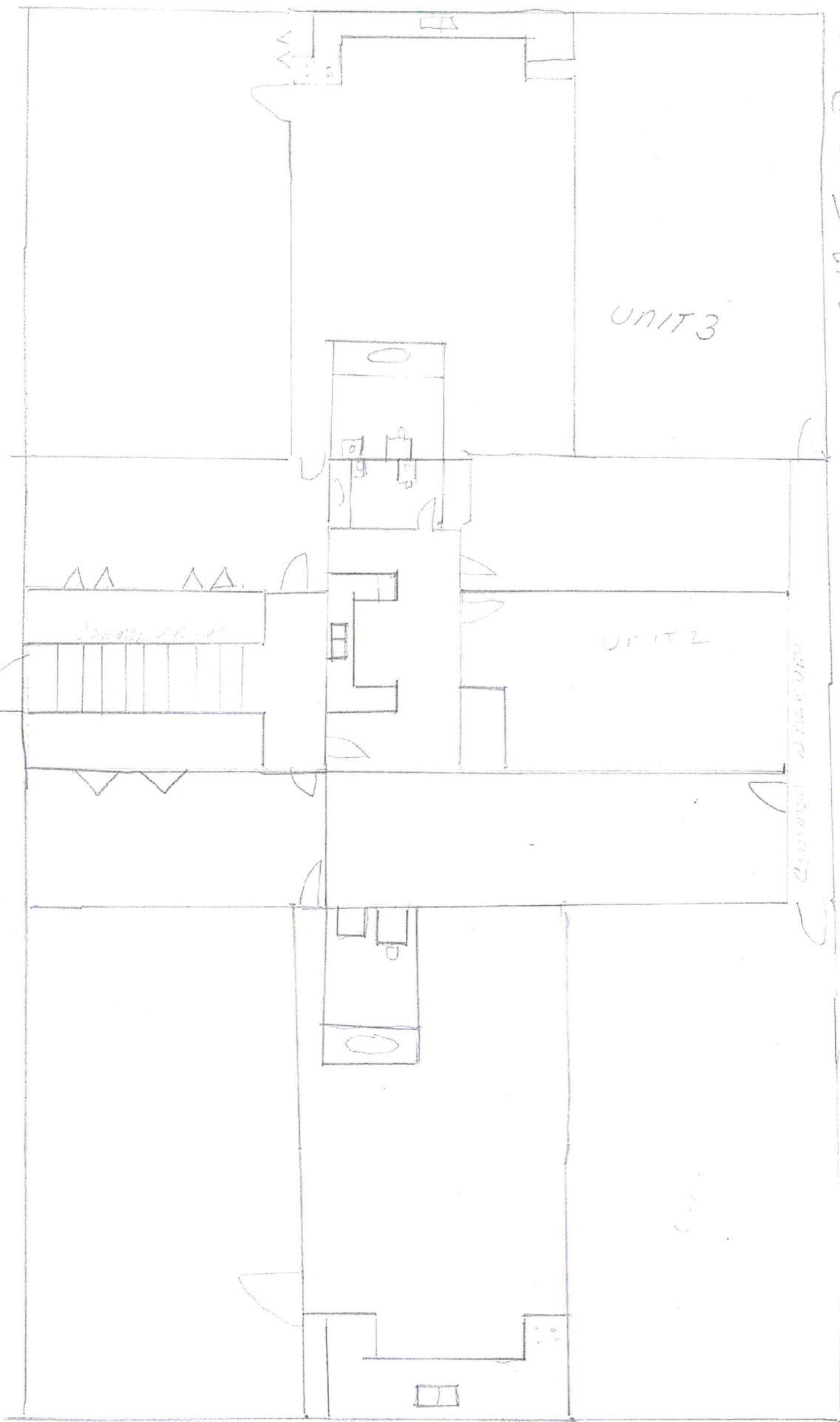
1

2

3

2ND FLOOR RESIDENCE

N ↑  
S ↓  
E →  
W ←



63 FEET →

← 71 FEET →



**Nexus Employment Solutions Plus, Inc.**

1054 Lincoln Drive | Manteno, IL 60950 | Phone  
815.522.3284 | Fax 708.983.1401

January 2, 2020

City of Wood Dale  
Department of Community Development  
404 N Wood Dale Rd.  
Wood Dale, IL 60191

Re: Special Use Application for 345 East Irving Park Rd., Unit 1W, Wood Dale, IL 60191

Dear Sir/Madam:

Nexus Employment Solutions Plus is submitting a Special Use Application Packet regarding the lease of property located at 345 East Irving Park Road, Unit 1W, Wood Dale, Illinois 60191. What follows herein is our Project Summary/Narrative relating to said Special Use Application.

Nexus Employment Solutions Plus, Inc. has been in the business of staffing services since 2007. Our employment services include long-term/temporary staffing, temp-to-hiring, and direct hiring. Nexus has 14 locations located throughout Illinois, Indiana and Texas. All of our office locations serve as application intake and interview centers. We do not offer day labor services, and there are no potential applicants waiting on the premises for a chance to work that day. All of our applicants come into the office and apply for positions that are in large part resume driven. The application process includes filling out an application for potential future employment and are contacted and interviewed at a later date.

The average time an applicant spends in our office is approximately twenty minutes or less. We expect to have 2 full time employees servicing 10-12 applicants per day. A corporate management representative will also stop by periodically. Normal business hours will be Monday through Friday from 8am to 5pm, with Nexus accepting applications between 9am and 3pm only.

**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;



- a. Nexus Reply: Nexus improves the community by employing citizens of the City of Wood Dale and surrounding communities. Nexus is committed to providing quality employment opportunities which utilize an applicant's skill set while at the same time meeting an applicant's needs.
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;
  - a. Nexus Reply: Nexus' location will not have a negative effect on the adjacent property or surrounding community. Based upon existing location and business experience, this location will not see a high volume of foot or vehicular traffic. We do not serve food or beverages, and our location is strictly office administration in nature. We do not pose a risk to the public health or welfare.
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;
  - a. Nexus Reply: See response to No. 2 above; in addition, the office will operate between the hours of 8am and 5pm, Monday through Friday, and the office itself is a quiet and professional atmosphere that will not intrude upon the citizenry or neighboring residences or businesses.
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;
  - a. Nexus Reply: Nexus is utilizing an existing structure that has already been occupied by a staffing agency and is seeking special permit use in the appropriate zoning district.
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;
  - a. Nexus Reply: Nexus fully intends to operate within and according to existing zoning requirements.
6. Adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided;

- a. Nexus Reply: Nexus is seeking to utilize a building which is already in existence and is not seeking to modify any utilities, access roads, drainage, etc. Nexus employees have toured the location and determined that its needs are met by what is already in place.
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
- a. Nexus Reply: Nexus anticipates, based on reliable and consistent past business experience, that its daily number of clients will not be excessive and will be readily handled by the existing parking spaces available (6). Nexus is not seeking to alter the existing parking entrance and exit and therefor will preserve the existing traffic flow.
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 Chapter 17 Article IV Section 403 of the Municipal Code , if applicable, and as applied to planned unit developments as set forth in Chapter 17, Article IV, Section 17.405 of the Municipal Code.
- a. Nexus Reply: Nexus is not seeking new provisions for off street parking, and Nexus is not a wireless service facility.

**Standards for Major Site Plan Review**

1. The relationship of the site plan is consistent with the policies, goals and objectives of the comprehensive plan;
- a. Nexus Reply: Nexus is seeking to occupy a business location that previously housed a staffing office. Nexus strongly believes that our policies, goals and objectives are consistent with the site plan.
2. The proposed traffic and parking layout minimizes the danger and conflicts between pedestrians and motorists, provides efficient and convenient movement of traffic not only within the site but on adjacent roadways, and otherwise complies with the requirements of the Unified Development Ordinance (UDO), Chapter 17 of the Municipal Code;
- a. Nexus Reply: Nexus believes by past business practices that any pedestrian traffic, parking or vehicular traffic will be minimal and have little to no impact on traffic in the area. Nexus currently has 14 locations and has never had conflict in any matter with any sort of traffic.

3. The location of principal structures, accessory structures and freestanding signs do not impede safe and efficient traffic circulation, stormwater drainage, or otherwise adversely impact adjoining land improvements;
  - a. Nexus Reply: Nexus will not be utilizing any freestanding signs or any type of accessory structures to conduct business in Wood Dale.
4. That the proposed use(s) is (are) permitted in the district in which the property is located;
  - a. Nexus Reply: Nexus is seeking a Special Use Permit as Nexus Employment Solutions is a permitted business within this zone.
5. That the proposed arrangement of buildings, off street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses and employs sound site planning principles; and
  - a. Nexus Reply: Nexus is looking to inhabit a business that was previously used for a staffing company and is not looking to alter any structure and finds it will be compatible with adjacent land uses.
6. That all outdoor storage areas are screened and are in accordance with standards specified by the UDO.
  - a. Nexus Reply: Nexus will not be utilizing any outdoor storage areas at any point.

Lastly, please find attached the Plat of Survey, a notarized letter from the property owner and pertinent drawings for your consideration as well as a notarized letter from Nexus owner, George Gorman, giving me permission to execute this narrative and the applicable Special Use Permit Application.

Please let me know if you need anything else to make your decision on our Special Use Permit other than the \$950.00 application fee. Thanks for you for your time and consideration. I look forward to hearing from you.

Sincerely,

John Dolan  
Growth and Development Officer  
Nexus Employment Solutions Plus, Inc.

