

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

I, Lynn Curiale, 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-20-019 AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR THE 372 PARKVIEW STATION PLANNED UNIT DEVELOPMENT LOCATED AT 372 N. WOOD DALE RD. IN THE CITY OF WOOD DALE AND APPROVING THE PRELIMINARY AND FINAL MAJOR SITE PLAN RELATED THERETO** Passed by The City Of Wood Dale, Du Page County, Illinois, IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of the City of Wood Dale, this 16TH day of July, 2020



Lynn Curiale, City Clerk

SEAL



Ordinance #O-20-019

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR THE 372 PARKVIEW STATION PLANNED UNIT DEVELOPMENT LOCATED AT 372 N. WOOD DALE RD. IN THE CITY OF WOOD DALE AND APPROVING THE PRELIMINARY AND FINAL MAJOR SITE PLAN RELATED THERETO

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

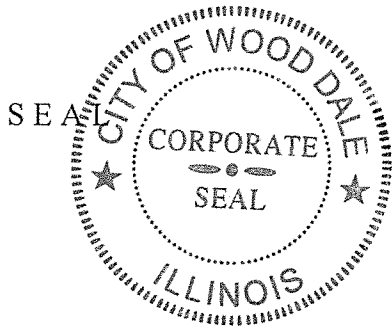
I, Lynn Curiale, as the City Clerk for the City of Wood Dale, hereby certify that the attached Ordinance is a true and correct copy of #O-20-019

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR THE 372 PARKVIEW STATION PLANNED UNIT DEVELOPMENT LOCATED AT 372 N. WOOD DALE RD. IN THE CITY OF WOOD DALE AND APPROVING THE PRELIMINARY AND FINAL MAJOR SITE PLAN RELATED THERETO

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



Lynn Curiale, City Clerk



ORDINANCE NO. O-20-019

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR THE 372 PARKVIEW STATION PLANNED UNIT DEVELOPMENT LOCATED AT 372 N. WOOD DALE RD. IN THE CITY OF WOOD DALE AND APPROVING THE PRELIMINARY AND FINAL MAJOR SITE PLAN RELATED THERETO

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

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

WHEREAS, in furtherance of this authorization, the City has adopted a the Unified Development Ordinance, codified in Chapter 17 of the City Code, which sets forth provisions regarding land use and improvement regulations, requirements and procedures in the City of Wood Dale, including regulations concerning the issuance of special use permits for planned unit developments; and

WHEREAS, in Case No. CDC-2020-05 Inter Continental Real Estate and Development Corporation (the "Petitioner") has petitioned for an approval of a Special Use for Multiple-Family Dwelling Units, Planned Unit Development (combined Preliminary & Final Plan), and Major Site Plan Review to demolish the vacant bank building and construct four new multi-family rental buildings in connection with property is located at 372 N Wood Dale Road, (PIN 03-09-413-044) (the "Petition"), which Property is owned by the City of Wood Dale; and

WHEREAS, on June 15, 2020, the Community Development Commission held a public hearing on the Petition filed by the Petitioner, following the necessary publication of a legal notice pursuant thereto, as required by law and the City Code; and

WHEREAS, following said hearing, the Community Development Commission voted 2-2 (with three absent) on a motion to recommend approval of the grant of a Special Use Permit for a Planned Unit Development and Major Site Plan review as requested by Petitioner, which is not the requisite number of affirmative votes, under law, so as to make a recommended approval of the zoning relief requested by Petitioner; and

WHEREAS, the City Council of the City of Wood Dale accepts and incorporates the averments in the Petition as well as the testimony provided in Case No. CDC-2020-05 as to the requisite standards for the zoning relief requested by Petitioner, and determines that the requested zoning relief, with specified conditions as indicted in Exhibit B, is in the best interests of the health, safety and welfare of the citizens of the City of Wood Dale.

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

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

SECTION TWO: That a Special Use Permit for a Planned Unit Development as indicated in the (combined Preliminary & Final Plan) attached hereto and incorporated herein as Exhibit A subject to conditions set forth in Exhibit B attached hereto and incorporated herein, as well as Major Site Plan Review for the same are hereby granted, such use being compatible with surrounding zoning and land use classifications, and meeting the requirements of the Unified Development Ordinance and being consistent with the City's Comprehensive Plan.

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

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

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

PASSED this 16th day of July, 2020

AYES: Alderman Sorrentino, Jakab, Woods, Susmarski,
E. Wesley, Catalano, Messina

NAYS: None

ABSENT: R. Wesley

APPROVED this 16th day of July, 2020

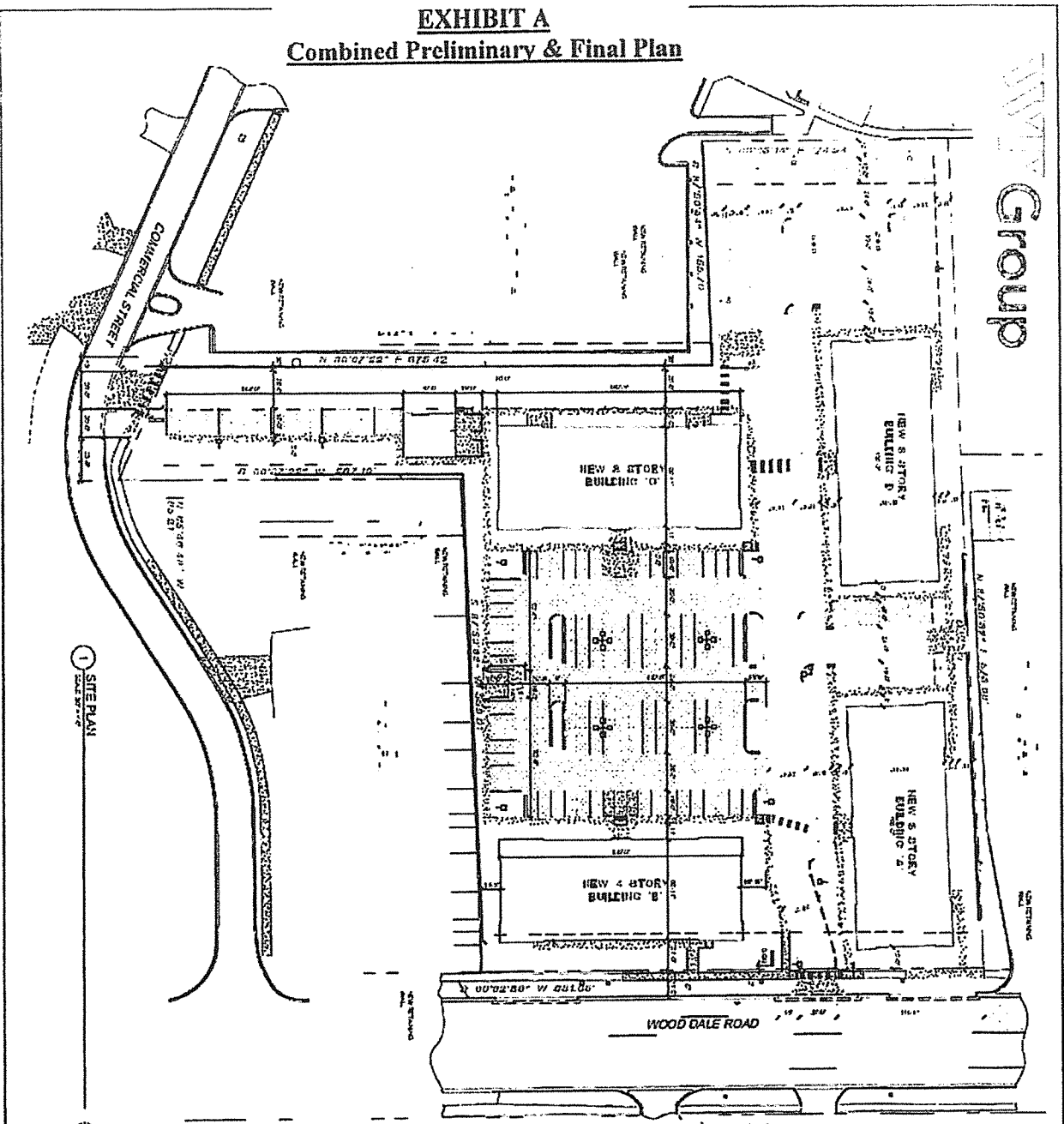
SIGNED: Annunziato Pulice
Annunziato Pulice, Mayor

ATTEST: Lynn Curiale
Lynn Curiale, City Clerk

Published in pamphlet form July 17, 2020.

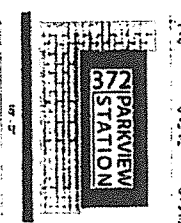
EXHIBIT A
Combined Preliminary & Final Plan

EXHIBIT A
Combined Preliminary & Final Plan



Current
Site Plan

ZONING INFORMATION	
EXISTING ZONING	RESIDENTIAL
PROPOSED ZONING	COMMERCIAL
PERMITTED USES	OFFICE, RETAIL, RESTAURANT, HOTEL, APARTMENT, MULTIFAMILY RESIDENTIAL
PERMITTED HEIGHT	80 FT
PERMITTED AREA	100,000 SQ FT
PERMITTED PARKING	100 SPACES
PERMITTED SIGNAGE	SEE SPECIFICATIONS
PERMITTED ACCESS	SEE SPECIFICATIONS



ARCHITECTURAL \ CIVIL \ MECHANICAL \ ELECTRICAL \ PLUMBING \ TELECOMMUNICATION \ STRUCTURAL \ ACCESSIBILITY CONSULTING \ DESIGN & PROGRAM MANAGEMENT \ LAND SURVEY

WT GROUP
372 PARKVIEW STATION
WOOD DALE, ILLINOIS 60090

WT GROUP
372 PARKVIEW STATION
WOOD DALE, ILLINOIS 60090

2221 CAYDEN COURT SUITE 200
OAKBROOK, ILLINOIS 60153

372 PARKVIEW STATION
372 NORTH WOOD GALE ROAD
WOOD DALE, ILLINOIS

A001

EXHIBIT B

Additional Conditions Required

1. The Developer satisfying the City of Wood Dale applicable Stormwater Code provisions at one hundred percent (100%) compliance; and
2. The Developer providing brick coverage changing the brick on the elevation from the Developer proposed forty-one percent (41%) to sixty-five (65%); and
3. Compliance with the City Code/Tree Ordinance or, in the alternative, for those trees that cannot be replaced on the Property due to space or other Development related restrictions, the Developer must provide a monetary equivalent or offset for any such trees not replaced, in accordance with the monetary values set forth in the City Code.