

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-20-028 AN ORDINANCE APPROVING A MAP AMENDMENT REZONING PROPERTY COMMONLY KNOWN AS 420 N. ASH AVENUE, WOOD DALE, ILLINOIS 60191**

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 1<sup>st</sup> day of October, 2020



Lynn Curiale, City Clerk



SEAL

**Ordinance #O-20-028**

**AN ORDINANCE APPROVING A MAP AMENDMENT REZONING PROPERTY  
COMMONLY KNOWN AS 420 N. ASH AVENUE, WOOD DALE, ILLINOIS 60191**

Passed: October 1, 2020  
Published in Pamphlet Form: October 2, 2020

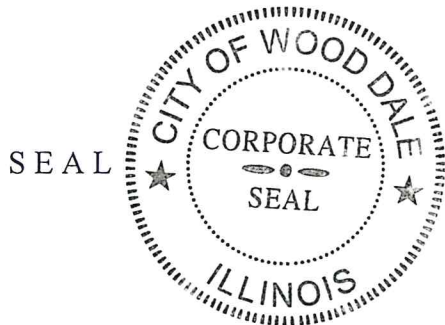
I, Lynn Curiale, as the City Clerk for the City of Wood Dale, hereby certify that the attached Ordinance is a true and correct copy of **#O-20-028**

**AN ORDINANCE APPROVING A MAP AMENDMENT REZONING PROPERTY  
COMMONLY KNOWN AS 420 N. ASH AVENUE, WOOD DALE, ILLINOIS 60191**

Passed and approved by the City Council of the City of Wood Dale on October 1, 2020 and hereby published in pamphlet on October 2, 2020



Lynn Curiale, City Clerk



**ORDINANCE NO. O-20-028**

**AN ORDINANCE APPROVING A MAP AMENDMENT REZONING PROPERTY COMMONLY KNOWN AS 420 N. ASH AVENUE, WOOD DALE, ILLINOIS 60191**

**WHEREAS**, Edyta Ostas (“Owner”) is the owner of property identified by PIN: 03-10-405-011, commonly known upon annexation to the City of Wood Dale, Illinois, as 420 N. Ash Avenue, (“Subject Realty”), the legal description of which is as follows:

LOT 11 IN BLOCK 9 IN WOODDALE HIGH VIEWS, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 11, 1994 AS DOCUMENT 464774, IN DUPAGE COUNTY ILLINOIS.

which Subject Realty was recently annexed to the City of Wood Dale by action of the Corporate Authorities; and

**WHEREAS**, by operation of law, upon annexation, the Subject Realty was zoned R-1, Estate Residential, in the City of Wood Dale; and

**WHEREAS**, Owner has petitioned for a map amendment to rezone the Subject Realty from R-1, Estate Residential, to R-4, Medium Density Single-Family; and

**WHEREAS**, Notice of Public Hearing on said Application, under Case No. CDC-2020-06, was published in a newspaper of general circulation in the City of Wood Dale as required by the ordinances of the City of Wood Dale and the statutes of the State of Illinois; and

**WHEREAS**, all other notices required by law were given; and

**WHEREAS**, a Public Hearing on the proposed rezoning was conducted on August 17, 2020 by the Community Development Commission of the City of Wood Dale in accordance with statutes and ordinances pertaining thereto; and

**WHEREAS**, based upon the facts presented at hearing, the Community Development Commission voted unanimously (7 to 0) to recommend the map amendment (rezoning) of the Subject Realty, said findings of fact being stated at hearing on this matter and as set forth in the Staff Memorandum attached hereto as Exhibit A; and

**WHEREAS**, the Corporate Authorities of the City of Wood Dale have received the recommendation of the Community Development Commission, and have reviewed the findings made relative to the application, and upon its consideration, determined to



approve the request for rezoning.

**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:** That based on the findings adopted by the Community Development Commission, as set forth in the staff memorandum attached as Exhibit A, the map amendment rezoning the Subject Realty described herein is hereby granted, changing the existing zoning from R-1, Estate Residential, to R-4, Medium Density Single-Family.

**SECTION THREE:** 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 FOUR:** That the City Clerk of the City of Wood Dale is directed hereby 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 1<sup>st</sup> day of October, 2020

AYES: Alderman Sorentino, Jakab, Woods, Catalano, E. Wesley

NAYS: None

ABSENT: Alderman Susmarski, Messina, R. Wesley

APPROVED this 1<sup>st</sup> day of October, 2020

Annunziato Pulice  
Annunziato Pulice, Mayor

ATTEST:

Lynn Curiale  
Lynn Curiale, City Clerk

Published in pamphlet form October 2, 2020

**EXHIBIT A**  
**STAFF MEMORANDUM**

# CITY OF WOOD DALE

Community Development



## MEMO

DATE: August 17, 2020

TO: Community Development Commission

FROM: Gosia Pociecha, AICP, Planner

SUBJECT: Case No. CDC-2020-06, Rezoning upon annexation from R-1 to R-4, 6N204 Ash St (to be known as 420 N. Ash St)

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### **REQUEST**

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An application has been filed by Edyta Ostas for a zoning map amendment (rezoning) of residential property located at 6N204 Ash St (to be known as 420 N. Ash St). Currently, the property is unincorporated. Upon annexation, the property would be zoned R-1, Estate Residential. The request is to rezone the subject property upon annexation from R-1, Estate Residential, to R-4, Medium Density Single Family.

### **PROPERTY INFORMATION**

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Site Address: 6N204 Ash St (to be known as 420 N. Ash St)  
PIN: 03-10-405-011  
Property Size: 0.25 Acres (approx. 11,097 square feet)  
Existing Land Use: Single Family Residential  
Future Land Use: Single Family Residential  
Existing Zoning: R-4 (Single Family) DuPage County Unincorporated

#### Surrounding Zoning / Land Use

North: R-4 (Single Family) DuPage County Unincorporated  
South: R-4 (Medium Density Single Family) / Single Family Residential  
East: R-4 (Medium Density Single Family) / Single Family Residential  
West: R-4 (Medium Density Single Family) / Single Family Residential

### **ANALYSIS**

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#### **Submittals**

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

- Public Hearing Application
- Proof of Ownership

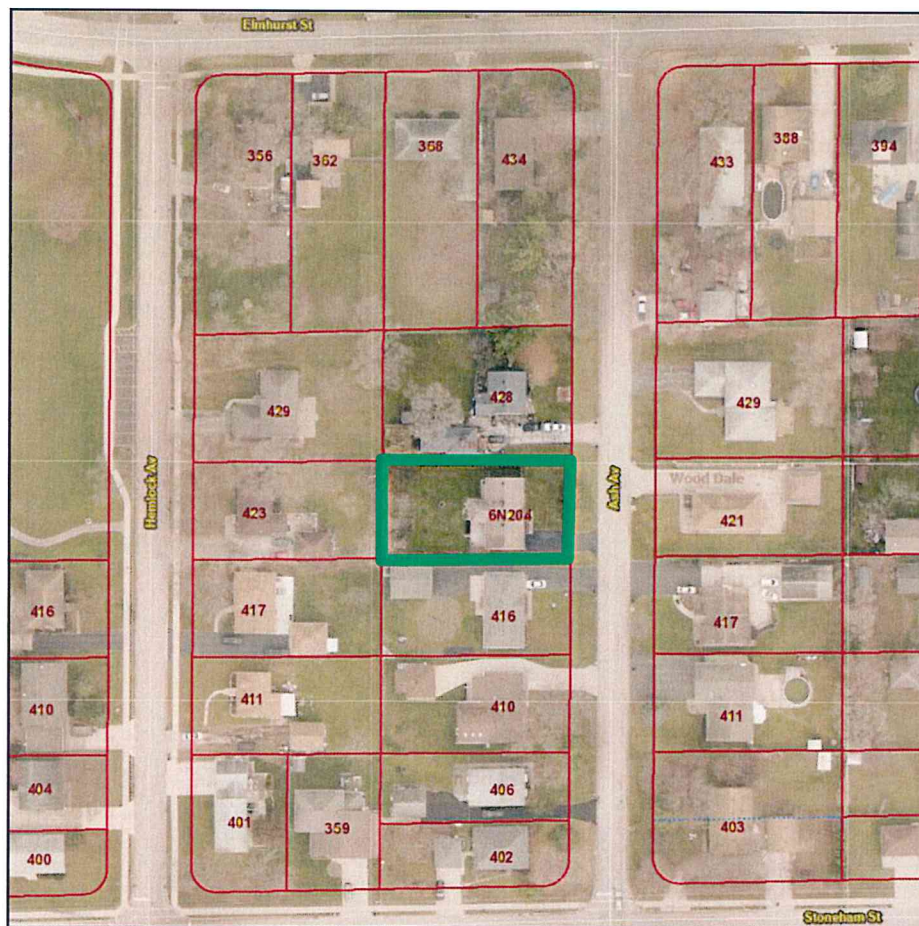


- Plat of Survey (Exhibit A)
- Petitioner Narrative (Exhibit B)
- Petition for voluntary Annexation (Exhibit C)
- Plat of Annexation (Exhibit D)

**Project Description**

The subject property is located at 6N204 Ash St, (PIN 03-10-405-011), approximately in the middle of the block between Stoneham Street on the south and Elmhurst Street on the north (see the location map below) in Unincorporated DuPage County. Upon annexation, the address will be changed to: 420 N. Ash Ave, Wood Dale, IL 60191. Currently, the property is classified R-4, Single Family, according to DuPage County Unincorporated Zoning. The property is improved with a single family home with carport and a detached shed (Exhibit A). Edyta Ostas is the owner of the property and the petitioner.

The applicant has petitioned for voluntary annexation in order to connect to city water and sewer services and upon annexation is requesting a rezoning from R-1, Estate Residential, which is the default zoning designation for all annexed property, to R-4, Medium Density Single-Family (Exhibit B). The annexation petition is included with this request as the rezoning is contingent upon the annexation (Exhibits C and D).



**Compliance with the Comprehensive Plan**

The property is designated as Single Family Residential in the Future Land Use Map of the Comprehensive Plan. The Single Family Residential land use category for properties located in the northeast area of the City is intended to preserve the primarily single-family neighborhood with similar home and lot sizes on a grid street network.

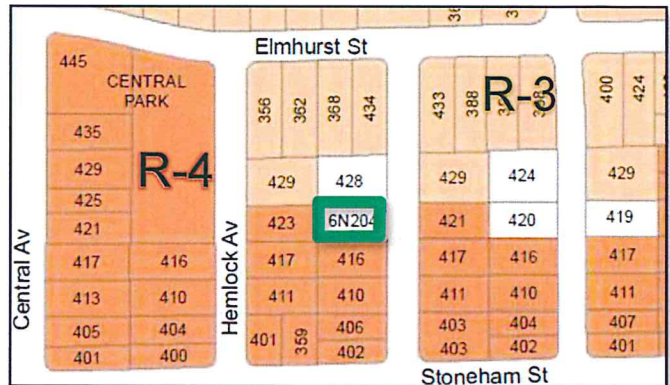
The proposed development will help the City in achieving Goal 2, Objective 6: Pursue annexation of locations that can add value to the City by incorporating desired business, residential sites, or recreational function by supporting voluntary annexation of residential property.

The requested rezoning to R-4, Medium Density Single Family, will continue the use of the property as a single-family home and is consistent with the Comprehensive Plan.

**Compliance with the Unified Development Ordinance (UDO)**

*Lot Development Standards*

Upon annexation, the subject property will be designated as R-1, Estate Residential, by default. The petitioner has requested a rezoning from the default R-1 zoning to R-4, Medium Density Single Family. A Type 4 Building is allowed to be constructed in the R-4 Zoning Districts. The subject property meets the minimum R-4 lot standards set forth in the UDO with the exception of the lot depth (per table below). However, since the lot is surrounded by similarly sized (including the same lot depth) residential lots that are zoned R-4, this zoning designation is the most appropriate and is compliant with the UDO.



	R-1 Lot Standards	R-4 Lot Standards	6N204 Ash (420 N Ash)
Lot Width (min.)	100 Ft.	50 Ft.	74.87 Ft.
Lot Depth (min.)	150 Ft.	150 Ft.	147.54 Ft.
Lot Size (min.)	15,000 Ft. <sup>2</sup>	7,500 Ft. <sup>2</sup>	11,046 Ft. <sup>2</sup>
Lot Coverage (max.)	40%	40%	25%
Front Built-to-Line	25 Ft.	25 Ft.	40.17' (established)
Side Setback	10 Ft. or 10% (whichever is less)	10 Ft. or 10% (whichever is less)	9 Ft. (south) 11.3 Ft. (north)
Rear Setback (min.)	30 Ft.	30 Ft.	68 Ft.
Building Coverage (max.)	30%	30%	15%
Height (max.)	30 Ft.	30 Ft.	Less than 20 Ft.



**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 August 11, 2020.

**Findings of Fact**

The Community Development Commission may recommend approval of a map amendment upon compliance with the Comprehensive Plan and Unified Development Ordinance. As stated previously, the requested rezoning of the subject property from R-1, Estate Residential, upon annexation to R-4, Medium Density Single Family, is consistent with both the Comprehensive Plan and the Unified Development Ordinance.

**RECOMMENDATION**

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The Community Development Department finds that the request for map amendment (rezoning) of residential property located at 6N204 Ash St (to be known as 420 N. Ash St) from a default R-1, Estate Residential, upon annexation to R-4, Medium Density Single-Family, 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 map amendment (rezoning) 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 August 17, 2020 as the findings of the Community Development Commission, and recommend to the City Council approval of map amendment (rezoning) for 6N204 Ash St (to be known as 420 N. Ash St) in Case No. CDC-2020-06.

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



Wood Dale IL 07-30-2020

Edyta Ostas

6N204 Ash St

Wood Dale,IL 60191

**TO: CITY CLERK OF THE CITY OF  
WOOD DALE  
DUPAGE COUNTY, ILLINOIS**

I, the undersigned EDYTA OSTAS owner of the property located at 6N204 ASH ST in WOOD DALE IL, 60191 PIN 03-10-405-011 am asking for voluntary annexation to CITY OF WOOD DALE and rezoning to R-4 Medium Density Single Family.

City Of Wood Dale encouraged me for that process because of Waiver of Annexation fees, Waiver of tap-on fees and Reimbursement of cost of connecting from the water main to to the water meter and exterior sewer connection up to \$5000.00 I would like to take advantage of that offer and be able to use municipal water and drain sewage system and all City Services.

I hope I can become full member of Local Community for good after 15 years of living in the neighborhood. Thank You in advance for positive consideration of my case and I hope I can join Wood Dale residents soon.

Sincerely,





PETITION FOR ANNEXATION

TO: CITY CLERK
OF THE CITY OF WOOD DALE
DUPAGE COUNTY, ILLINOIS

The undersigned Petitioner(s) state, on oath, as follows:

- 1. This Petition for Annexation is presented to the City of Wood Dale pursuant to 65 ILCS 5/7-1-8.
2. The Property subject to this Petition ("Subject Property") bears the common address: 6N204 ASH ST WOOD DALE IL 60191, and is legally described as follows and bears the following permanent index numbers: [You may attach a copy of the legal description and PIN]

The Subject Property \_\_\_ is \_\_\_X\_\_\_ is not currently vacant.

3. The Subject Property is owned by:

EDYTA OSTAS

[Note, if the Property is owned by a Partnership, Corporation, Land Trust or Limited Liability Company, the appropriate form must be executed.]

NOTE: A copy of the Deed to the Subject Property must accompany this Petition.

As of the date of the filing of this Petition there are 0 electors residing on the Subject Property. Of these electors, no less than 51% approve of the filing of this Petition, as signified by their signatures as follows: [If there are no electors, please state "NONE"]

NONE
Printed Name/Signature Address
Printed Name/Signature Address
Printed Name/Signature Address

[If additional space for signatures of electors is necessary, please add to this Petition].

4. That the Subject Property lies contiguous to the following rights-of-way:  
ASH Ave.

5. The undersigned Petitioner(s) hereby request that the Subject Property be annexed to and become part of the City of Wood Dale, County Of DuPage, State of Illinois. Said Subject Property is not within the corporate limits of any municipality. Said Subject Property is contiguous to the City of Wood Dale, Illinois.

6. The undersigned Petitioner(s) understand and acknowledge that as a result of the determination to voluntarily annex the Subject Property to the City of Wood Dale, the Subject Property shall become subject to all of the laws of the City of Wood Dale.

7. That pursuant to the Illinois Statutes relative to annexation of property, when and if the said Subject Property is annexed to the City of Wood Dale, the new boundaries of the City of Wood Dale shall extend to the far side of the Subject Property and such new boundaries shall include all of every right-of-way within the area annexed.

Further affiants sayeth not.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**AFFIDAVIT**

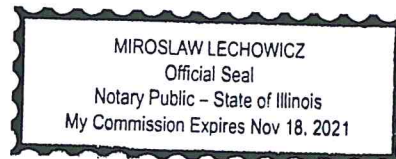
The undersigned, being all of the Owners of Record and electors residing on the Subject Property as described herein, each being first duly sworn on oath, state that they have read the foregoing Petition for Annexation and each of them have subscribed thereto, and the facts as stated therein are true and correct.

**Owners of Record:** (Each signature must be made before a Notary)

Edyta Osba  
\_\_\_\_\_  
\_\_\_\_\_

SUBSCRIBED TO and SWORN BEFORE  
me this 10 day of July, 2020..

[Signature]  
\_\_\_\_\_  
NOTARY PUBLIC



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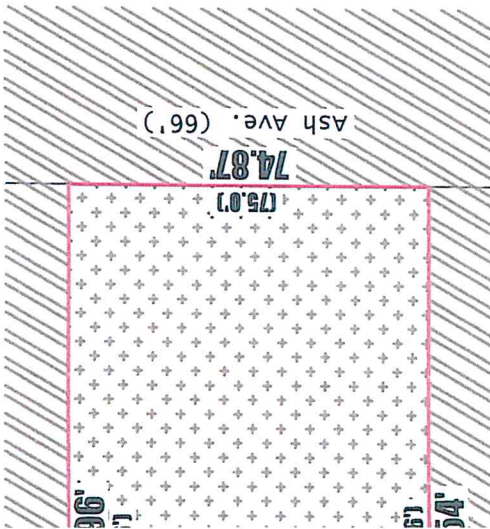
= Annexation



= DuPage unincorporated

X.xx' = Measured

(X.xx') = Record



**PROPERTY OWNER'S CERTIFICATE**  
 STATE OF ILLINOIS )  
 COUNTY OF DU PAGE ) SS

This is to certify that the undersigned is the legal owner of the land described on the attached plat, and has caused the same to be surveyed, subdivided and/or dedicated, and platted as shown by the plat for the uses and purposes indicated thereon and does hereby acknowledge and adopt the same under the style and title thereon indicated.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, AD 202\_\_\_\_\_

Owner (print) \_\_\_\_\_ Signature \_\_\_\_\_

Address \_\_\_\_\_

Owner (print) \_\_\_\_\_ Signature \_\_\_\_\_

Address \_\_\_\_\_

**NOTARY CERTIFICATE OF PROPERTY OWNER**

STATE OF ILLINOIS )  
 COUNTY OF \_\_\_\_\_ ) SS

I, \_\_\_\_\_, a Notary Public in and for said County, in the

state aforesaid, do hereby certify that \_\_\_\_\_ personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument as such owner(s), appeared before me this day in person and acknowledged that they signed the plat as their own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal, this \_\_\_\_\_ day of \_\_\_\_\_, AD 202\_\_\_\_\_, at \_\_\_\_\_, Illinois.

Notary Public \_\_\_\_\_ (SEAL)

**For**

**CITY COUNCIL CERTIFICATE**  
 STATE OF ILLINOIS )  
 COUNTY OF DU PAGE ) )S.S.

THE ANNEXED PROPERTY SHOWN ON IDENTIFIED AS THAT INCORPORATED,

DALE BY ORDINANCE NO. \_\_\_\_\_

SAID CITY ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_

By: \_\_\_\_\_ Mayor

**COUNTY RECORDERS CERTIFICATE**  
 STATE OF ILLINOIS )  
 COUNTY OF DU PAGE ) )S.S.

THIS INSTRUMENT NUMBER \_\_\_\_\_

RECORDING THE RECORDERS OFFICE \_\_\_\_\_

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., \_\_\_\_\_

By: \_\_\_\_\_ County Recorder

**SURVEYORS CERTIFICATE**  
 STATE OF ILLINOIS )  
 COUNTY OF DU PAGE ) SS.

THIS IS TO CERTIFY THAT PREMIER PREPARED THE MAP HEREON FROM OF ANNEXING THE SAME INTO THE THE MAP HEREON DRAW IS A CORRI PROPERTY TO BE ANNEXED. GIVEN UNDER MY HAND AND SEAL THIS 28th DAY OF July, 2020 A.D.

**Wood Dale**

BRIAN C. PLAUTZ I.P.L.S. NO. 035-311- PREMIER LAND SURVEYING L.L.C. PROFESSIONAL DESIGN FIRM NO. 184-131 SCHILLER PLACE, ITASCA, IL, 6014 PLAT IS VALID ONLY IF ORIGINAL SE/ © 2020 PREMIER LAND SURVEYING L