

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-18-019**

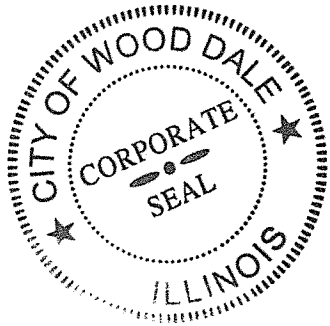
**AN ORDINANCE APPROVING A SPECIAL USE, A PLANNED UNIT DEVELOPMENT AND MAJOR SITE PLAN REVIEW FOR THE REDEVELOPMENT OF AN EXISTING PARK AT 111 N. WOOD DALE RD AND 50 E MONTROSE, AVE. COMMONLY KNOWN AS WHITE OAKS PARK (PINS 03-15-400-001-003, -003) IN THE CITY OF WOOD DALE** to The City Of Wood Dale, DuPage County, Illinois, IN WITNESS WHEREOF, I have hereunto Subscribed my name and affixed the seal of the City of Wood Dale, this 7TH day of June, 2018.



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Shirley J. Siebert, City Clerk  
City of Wood Dale  
DuPage County, Illinois

SEAL

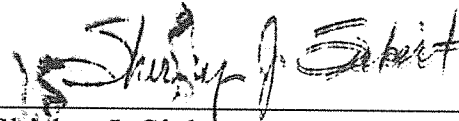


#O-18-019

AN ORDINANCE APPROVING A SPECIAL USE, A PLANNED UNIT DEVELOPMENT AND MAJOR SITE PLAN REVIEW FOR THE REDEVELOPMENT OF AN EXISTING PARK AT 111 N. WOOD DALE RD AND 50 E MONTROSE, AVE. COMMONLY KNOWN AS WHITE OAKS PARK (PINS 03-15-400-001-003, -003) IN THE CITY OF WOOD DALE

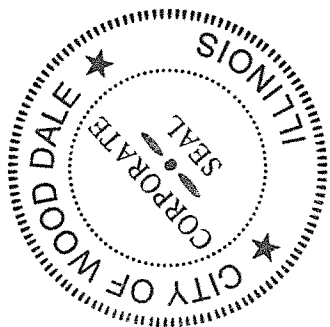
Passed: June 7, 2018  
Published in Pamphlet Form June 7, 2018

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 of #O-18-019 AN ORDINANCE APPROVING A SPECIAL USE, A PLANNED UNIT DEVELOPMENT AND MAJOR SITE PLAN REVIEW FOR THE REDEVELOPMENT OF AN EXISTING PARK AT 111 N. WOOD DALE RD AND 50 E MONTROSE, AVE. COMMONLY KNOWN AS WHITE OAKS PARK (PINS 03-15-400-001-003, -003) IN THE CITY OF WOOD DALE passed and approved by the City Council of the City of Wood Dale June 7, 2018 hereby published in pamphlet June 7, 2018.



Shirley J. Siebert  
City Clerk

SEAL



**ORDINANCE NO. O-18-019**

**AN ORDINANCE APPROVING A SPECIAL USE, A PLANNED UNIT DEVELOPMENT AND MAJOR SITE PLAN REVIEW FOR THE REDEVELOPMENT OF AN EXISTING PARK AT 111 N WOOD DALE RD AND 50 E MONTROSE AVE COMMONLY KNOWN AS WHITE OAKS PARK (PINS 03-15-400-001, - 002, -003) IN THE CITY OF WOOD DALE**

**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**, Wood Dale Park District as owner ("Petitioner"), has petitioned the City for approval of a Special Use, a Planned Unit Development and a Major Site Plan Review for the improvement of the Property being legally described as follows:

PARCEL 1:

THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, EXCEPTING THEREFROM THE SOUTH 150.0 FEET OF THE NORTH 340.0 FEET, BOTH AS MEASURED ON THE WEST LINE OF THE WEST 360.0 FEET AS MEASURED ON THE NORTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PORTION THEREOF PREVIOUSLY DEDICATED OR CONVEYED TO THE COUNTY OF DUPAGE, ILLINOIS, LYING WEST OF A LINE THAT COMMENCES AT THE NORTHWEST CORNER OF LOT 1 OF CRESTWOOD ESTATES (DOC. NO. R63-12443), A SUBDIVISION IN THE SOUTHWEST 1/4 OF SAID SECTION 15; THENCE RUNNING NORTHERLY TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 15, SAID POINT BEING 50.0 FEET EAST (AS MEASURED ON SAID NORTH LINE) OF THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE

COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO THE CITY OF WOOD DALE BY DOCUMENT R95-7600, AND DESCRIBED AS FOLLOWS: THAT PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY BEGINNING AT A POINT OF THE NORTH LINE OF SAID SOUTHWEST 1/4 THAT IS 50.0 FEET EAST OF THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE NORTH 88 DEGREES 00 MINUTES 12 SECONDS EAST (ASSUMED BEARING) BEING ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4, 1271.56 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 15; THENCE SOUTH 0 DEGREES 13 MINUTES 48 SECONDS EAST, 15.0 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 29 SECONDS WEST, 158.53 FEET; THENCE SOUTH 88 DEGREES 00 MINUTES 12 SECONDS WEST, 898.00 FEET; THENCE SOUTH 85 DEGREES 08 MINUTES 15 SECONDS WEST, 160.0 FEET; THENCE SOUTH 88 DEGREES 00 MINUTES 12 SECONDS WEST, 55.0 FEET TO THE EAST LINE OF WOOD DALE ROAD; THENCE NORTH 1 DEGREE 30 MINUTES 27 SECONDS WEST, ALONG SAID EAST LINE, 18.0 FEET TO THE PLACE OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

THE SOUTH 150.0 FEET OF THE NORTH 340.0 FEET (BOTH AS MEASURED ON THE WEST LINE) OF THE WEST 360.0 FEET (AS MEASURED ON THE NORTH LINE) OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE WESTERLY 45 FEET TAKEN BY CONDEMNATION CASE C 71 1572 IN FAVOR OF THE CITY OF WOOD DALE.

Commonly known as 111 N Wood Dale Rd and 50 E Montrose Ave, White Oaks Park, PINs 03-15-400-001, - 002, -003, (the "Property"); and

**WHEREAS**, a Special Use to allow for a Planned Unit Development is authorized under sections 17.403, 17.405, 17.503 of the Unified Development Ordinance ("UDO")

in the R-4, Single Family Residence District; and

**WHEREAS**, on April 16, 2018, the Community Development Commission held a public hearing on the proposed Special Use, Planned Unit Development and Major Site Plan Review, following the necessary publication of a Legal Notice pursuant thereto, as required by law; and

**WHEREAS**, the Community Development Commission considered the facts and testimony for Case Number 2018-CDC-01 and determined that the proposed Park Development Plan meets the standards of approval for a Special Use, Planned Unit Development and Major Site Plan Review and that Park Development Plan is consistent with the UDO and Comprehensive Plan; and in making its determination, the Community Development Commission adopted the findings of fact included within the Staff Memorandum, dated April 16, 2018, attached hereto and incorporated by reference as Exhibit A, as the findings of the Community Development Commission and recommended to the City Council approval of Case No. 2018-CDC-01 with the following conditions:

- (1) The Special Use, Planned Unit Development and Major Site Plan Review shall substantially conform to the staff memo dated April 16, 2018 and the attached exhibits, except as such plans may be modified to meet City code requirements. Where deviations to the codes have not been requested as part of this approval, the existing codes must be met, as applicable, at the time of permit application.
- (2) The phasing of the project shall be in accordance with the following:
  - a. Phase I is anticipated to be completed within the next 18-months.
  - b. Phase II is expected to be completed within approximately 3 years.
  - c. Phase III is anticipated to be completed within approximately 6 years.
  - d. If the improvements cannot be completed within the established time frame, the Petitioner shall be subject to a subsequent PUD approval process.
- (3) The Park District must maintain overflow parking arrangements to meet the parking needs of the various uses of the site or modify the

programming such that parking shortfalls are minimized for adjacent properties.

- (4) Driveway modifications at Wood Dale Road shall be subject to DuPage County approval and standards. Should the County standards modify the approved design, the City shall work with the County to reach a mutually agreeable solution.
- (5) The 16-foot parking stalls must have a wheelstop and no landscaping impediment within the required 2-foot overhang.
- (6) The Park District shall upgrade the Montrose Avenue crosswalk at Wood Dale Road in Phase I to a high visibility crosswalk as approved by DuPage County.
- (7) The Park District shall provide a mid-block crossing approved by the City Engineer at Oak Avenue when the entry trail is installed in Phase II at the northeast corner of the site; and

**WHEREAS**, the Planning, Zoning and Building Committee of the City Council of the City of Wood Dale reviewed the findings made by the Community Development Commission, and denied the request citing numerous concerns; and

**WHEREAS**, the Petitioner has submitted a revised Redevelopment Plan, Park Center Floor Plan, and Phasing Plan all dated May 30, 2018 and a revised Project Schedule dated May 31, 2018, attached hereto and incorporated by reference as Exhibits B, C, D and E, respectively, addressing the concerns raised by the Planning, Zoning and Building Committee of the City Council of the City of Wood Dale; and

**WHEREAS**, the Corporate Authorities of the City of Wood Dale have received the recommendation of the Planning, Zoning and Building Committee and 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 Special Use, Planned Unit Development and Major Site Plan Review, as amended.

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

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

**SECTION TWO:** The Property is hereby granted a Special Use, Planned Unit Development and Major Site Plan Review, pursuant to the Redevelopment Plan dated May 30, 2018 for the improvement of White Oaks Park subject to the following conditions:

- (1) The Special Use, Planned Unit Development and Major Site Plan Review shall substantially conform to the Amended Plan, referenced above and documents (Exhibits B, C, D and E) and other elements not amended but identified in the staff memo dated April 16, 2018 (Exhibit A), except as such plans may be modified to meet City code requirements. Where deviations to the codes have not been requested as part of this approval, the existing codes must be met, as applicable, at the time of Permit Application.
- (2) The phasing of the project shall be in accordance with the following:
  - a. Phase I is to be completed within the next 18-months, on or before December 31, 2019.
  - b. Phase II is to be completed within 3 years, on or before June 30, 2021.
  - c. Phase III is to be completed within 6 years, on or before June 30, 2024.
  - d. If the improvements are not completed within the established time frame, the Petitioner shall be subject to a subsequent PUD approval process.
- (3) Driveway modifications at Wood Dale Road shall be subject to DuPage County approval and standards. Should the County standards modify the approved design, the City shall work with the County to reach a mutually agreeable solution.
- (4) The 16-foot parking stalls must have a wheelstop and no landscaping impediment within the required 2-foot overhang.

**SECTION THREE:** That in the interest of taxpayers of the Park District and of the City, fees typically assessed for Development Review Procedures (Special Use, Planned Unit Development and Major Site Plan Review), with the exception of hard costs associated with providing the required notices, project reviews completed by outside consultants and other similar costs, are hereby waived. The waiver shall also apply to the performance security requirements in Chapter 17, Article VIII of the Wood

Dale Municipal Code.

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

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

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

PASSED this 7th day of June, 2018.

AYES: Alderman Jakab, Messina, Sorrentino, E. Wesley, R. Wesley, Woods

NAYS: Alderman Catalano

ABSENT: Alderman Susmarski

APPROVED this 7th day of June, 2018

SIGNED: Annunziato Pulice  
Annunziato Pulice, Mayor

ATTEST: Shirley J. Siebert  
Shirley J. Siebert, City Clerk



Published in pamphlet form \_\_\_\_\_, 2018



**WOOD DALE PARK DISTRICT**  
*Active Places. Friendly Faces.*

May 31, 2018

Mrs. Kelley Chrise, Assistant Community Development Director  
**CITY OF WOOD DALE**  
 404 North Wood Dale Road  
 Wood Dale, IL 60191

**SUBJECT: Planned Unit Development Revisions for White Oaks Park Redevelopment Project**

Dear Mrs. Chrise,

On April 26<sup>th</sup>, 2018 the City of Wood Dale's Planning Zoning and Building Committee voted not to approve our application for a Plan Unit Development for the White Oaks Park Project. The Board and Staff of the Wood Dale Park District have reassessed the White Oaks Park Project, in light of the feedback provided by the public and the City of Wood Dale and are requesting consideration for the approval of a revised Planned Unit Development Application in light of these developments.

The design has been revised and agreed upon initiatives for the parks improvement has been altered as directed by the Park Board of Commissioners at their special meeting on Wednesday, May 16<sup>th</sup>, 2018. We have prepared clarifying supporting documents depicting the changes to the project program, the site plan, and the building plan as summarized below.

**Plan Revisions Overview**

1. Removal of the Aerial Challenge Course entirely from the project plan and PUD application
2. Removal of the Oak Street entrance/extension trail from the project and PUD application
3. Alteration of the building interior floor plan, eliminating the Edge Adventures support areas on the west side of the building and replacing area/square footage with the following:
  - Eliminate the western nine feet (9'-0") of building area on the west side of the structure
  - Add nine feet (9'-0") to the double height Activity Room to the east
  - Add nine feet (9'-0") to the roof structure over an expanded Covered Outdoor Picnic Area to the east
  - Add an additional outdoor accessible toilet room to the west elevation of the building
  - Slightly expand the Park District Storage and Mechanical Room to the West



## WOOD DALE PARK DISTRICT

*Active Places. Friendly Faces.*

- Add an Archival Display Room (approximately 65 square feet in area) to the southeast corner of the building and west of the entry vestibule
  - Replace the archival display cabinet with a coat closet
4. Eliminate over-flow parking plans for project and
  5. Formulate and engage a working group for project planning that includes two neighborhood/community representatives, park district staff, board commissioners and project consultants to meet periodically throughout development.
  6. Formulate and coordinate a resident volunteer work team to conduct park clean-up and natural environment/trail restoration work.

I also want to inform you that work on the de-commissioning of the Cabin has progressed. This includes the completion of all remediation work and the removal of 3 trees posing a safety hazard with planned demolition. We are now working with all the utility companies to remove their meters so that demolition of the structure can take place. No other on-site work relative to the project has occurred.

The parking lot configuration, the landscape plan and the stormwater management system all remain as submitted per the original PUD application. The added pavement for the expanded Covered Outdoor Picnic Area is comprised of permeable pavement; therefore, does not have an impact to the stormwater design.

The schedule and phasing plans have been revised to reflect the above changes in scope. Thank you for your consideration and review of the revised project plan.

Sincerely,

Matthew Ellmann, CPRP  
Executive Director



# CITY OF WOOD DALE

Community Development

## MEMO

DATE: April 16, 2018  
TO: Community Development Commission  
FROM: Kelley Chrissie, AICP, Assistant Community Development Director  
SUBJECT: Case No. 2018-CDC-01, Special Use, Planned Unit Development and Major Site Plan Review for White Oaks Park, 50 E Montrose Avenue and 111 S Wood Dale Road

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### REQUEST

The property owner, Wood Dale Park District, has submitted an application requesting a Special Use, Planned Unit Development and Major Site Plan Review to redevelop an existing park located at 50 E Montrose Avenue and 111 S Wood Dale Road (PINs 03-15-300-001, -002, -003), commonly known as White Oaks Park.

### PROPERTY INFORMATION

Address: 50 E Montrose Avenue and 111 S Wood Dale Road  
PINs: 03-15-300-001, -002, -003  
Property Size: Approximately 19 Acres (approx. 827,640 square feet)  
Existing Land Use: Public Open Space/Park  
Future Land Use: Recreation/Public Open Space  
Existing Zoning: R-4, Medium Density Single-Family

#### Surrounding Land Use & Zoning

North: R-4, Medium Density Single-Family and R-2, Large Lot Single Family  
South: R-3, Single-Family  
East: R-3, Single-Family  
West: R-4, Medium Density Single-Family and R-2, Large Lot Single Family

Attachment: Exhibit A - Staff Memo (O-18-019 : White Oaks Park SPU & PUD Ordinance)

## ANALYSIS

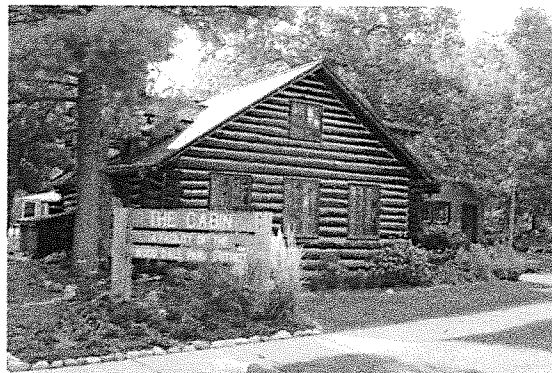
### Submittals

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
- Location Map (Exhibit A)
- Plat of Survey & Topography (Exhibit B)
- Wetland Report
- Tree Inventory (Plan and Detailed Inventory)
- Petitioner Narrative (Exhibit C)
- Project Schedule and Phasing Plan (Exhibit D)
- Architectural Rendering (Exhibit E)
- Aerial Challenge Course Specifications and Illustration (Exhibit F)
- Aerial Challenge Course Construction Narrative (Exhibit G)
- Agreement with Edge Adventures (Aerial Challenge Course Vendor)
- White Oaks Park Redevelopment Drawing Set (Exhibit H) – *the drawing sheets listed below are the only sheets attached to the staff memo as they summarize illustrate compliance with the Special Use, PUD and Major Site Plan Review standards:*
  - General Sheet G001
  - Civil Sheets C100, C101, C300, C301, C400, C401
  - Landscape Sheets L100, L200, L201, L202, L400, L401, L402, L403, L404, L405, L406, L407, L408, L409, L411, L412
  - Architectural Sheets A101, A102, A103, A201
- Impervious Area Exhibit (Exhibit I)
- Traffic Impact Study
- Traffic Diagrams – Fire Truck Maneuvers
- Draft Agreement with Calvary Lutheran Church

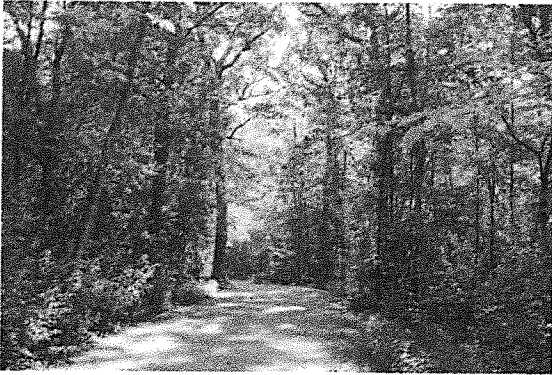
### Project Description

The subject property, commonly known as White Oaks Park, is located on the southeast side of Montrose Avenue and Wood Dale Road (see Exhibit A) and is zoned R-4, Medium Density Single-Family Residential. The site consists of approximately 19 acres of parkland that is heavily wooded and contains a significant amount of wetlands (see Exhibit B). The existing site improvements include a “cabin”, maintenance garage, four accessory structures (classroom, garage, shed and picnic shelter), two dog play areas, chipped limestone walking path and surface parking lot. The applicant has petitioned for Special Use and Planned Unit Development (PUD) approval (see Exhibit C) to modernize the existing park



Existing “cabin” structure

by demolishing the “cabin” and other accessory structures, constructing a new 2,350 square foot recreation building, installing an aerial challenge course, redeveloping the dog play areas, creating an open meadow, incorporating a nature-based play area for young children, constructing a gazebo (picnic shelter), building a new Scout camping area, creating a Spartan course, improving the pathway within and to the site, expanding the on-site parking and improving the wetlands.



Existing trail

The park improvements are anticipated to be completed in three phases (see Exhibit D). Phase I is anticipated to be completed within 18-months of the City’s approval and will include demolishing the “cabin” and all four existing accessory structures (classroom, garage, shed and picnic shelter), removal of the north dog play area, construction of the new 2,350 square foot recreation building (see Exhibit E) with associated buffering of the existing maintenance building, installing an aerial challenge course (see Exhibits F and G), creating an open meadow with accompanying trails, expanding the on-site parking and installing landscaping around the parking area and new building.



Existing dog play areas

Phase II is anticipated to be completed within the next three years and will include improvements to the wetlands (such as removal of invasive species and planting additional native plants) and installation of a pedestrian trail at the northeast corner of the site with a boardwalk over the existing wetland to fully connect to the rest of the site.

The completion of Phase III is anticipated to be within six years of the City’s approval and will include the redevelopment of the dog play areas, installation of a nature-based play area for young children, construction of a new gazebo (picnic shelter), redevelopment of a Scout camping area, trail improvements with Spartan course (including “gym” and exercise stations) and installation of environmental art.

The Redevelopment Drawing Set (Exhibit H) provides a more detailed scope of work for the project in total. Stormwater runoff will be minimized as the proposed redevelopment will reduce the amount of existing impervious area (see Exhibit I). However, the new parking stalls in the northwest corner of the site will use permeable paving to provide improved stormwater quality.

Attachment: Exhibit A - Staff Memo (O-18-019 : White Oaks Park SPU & PUD Ordinance)

The expanded parking lot will accommodate up to 61 vehicles and the Park District is close to entering into an agreement with Calvary Lutheran Church (directly north of the subject property) to provide an additional 36 parking spaces as overflow. The Park District has also entered discussions with School District 7 to provide additional overflow parking at the Oakbrook Elementary School located southwest of the subject site.

The hours of operation for the park are typically from 5:00 am until dusk. There may be instances where the Park District may program activities or allow space rentals in the recreation building as late as to 10:00pm. Other outside activities such as the Scarewalk or even the aerial challenge course may, on limited occasions, operate beyond dusk for special events. Generally, the aerial challenge course will have peak operations in the summer months with weekend and holiday activity in the spring and fall. The aerial challenge course is typically closed from November through April.

**Compliance with the Comprehensive Plan**

The subject property is designated as Recreation/Public Open Space in the Future Land Use Map of the Comprehensive Plan. This Land Use Category intends to maintain high quality public parks and recreational facilities.

The location of this park, along a major corridor, provides an ideal setting for the proposed complimentary and compatible land uses that can also utilize the existing road network and enhance the overall quality of life in Wood Dale. The variety of improvements will serve to draw in park visitors by providing improved passive and active recreation options within the community. The Special Use, Planned Unit Development and Major Site Plan Review requests are consistent with the Future Land Use and the Comprehensive Plan.

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

*Allowable Uses*

The subject property is zoned R-4, Medium Density Single-Family. Parks, recreational areas, playgrounds and forest preserves located in residentially zoned areas require a Special Use. Upon annexation in 1996, a Special Use was granted for the subject property to permit the operation of parks, forest preserves and recreational areas. This Special Use applied to numerous parks and did not include any indication of the types of structures that would be allowed. As this park incorporates a variety of functions and contains a number of structures, typical R-4 single-family regulations do not apply. To clarify the allowances, the petitioner has requested an amendment to the original Special Use, approval of a Planned Unit Development and Major Site Plan Review to permit the uses and structures in the general locations proposed in Exhibits F & H. It should be noted that the aerial challenge course is in draft form currently and will be further refined immediately prior to construction, as the course locations are dependent upon the health of the trees.

As part of the overall redevelopment, a fire pit is proposed as part of the newly reconstructed Scout camping area for campfire cooking. The use of the open fire is in accordance with Chapter 6, Article I, Section 6.103.

Attachment: Exhibit A - Staff Memo (O-18-019 : White Oaks Park SPU & PUD Ordinance)

*Accessory Structures*

The principal structure will be the new 2,350 square foot recreation building. Accessory structures include the existing maintenance building with outdoor storage yard (no change proposed), Edge Adventures starting platform(s), nature-based play area (playground & discovery area), and gazebo (picnic shelter). The UDO allows one of each accessory structure per Section 17.602.B.3.f(2), where the proposed structures would meet this requirement, unless there will be multiple starting platform(s) for the aerial challenge course. The location and the number of starting platforms will be determined as the plan is refined for the aerial challenge course, where a deviation is being requested to allow multiple platforms, if needed. The maximum height of accessory structures is limited to 15-feet per Section 17.602.B.2.b(2). In order to achieve the size of structure needed for the park, the prefabricated gazebo will be approximately 15.25-feet in height, which requires a deviation to permit the construction.

New fencing is proposed to buffer the maintenance building and outdoor storage from the public area of the park. However, the new fencing is proposed to be 8-feet in height, where Section 17.602.B.3.b(2)(B) allows a maximum of 6-feet tall fences in residential districts. Additionally, an 8-foot tall gate is proposed to provide access to the newly renovated dog play areas. Although this property is a recreational use it is residentially zoned, where a deviation is required to permit the construction of the 8-foot tall fence.

*Lot Development Standards*

The only permitted building types for residentially zoned properties are residential. As the park provides recreational facilities, the purpose of the PUD is to allow this building type that is not defined in the code. As such, the lot development standards for this redevelopment are proposed per the site plan and construction details provided in Exhibits F, G, H and I as a requested deviation. Without the deviation, the redevelopment would not be possible. Note that the redeveloped dog play areas will not be closer to the adjacent residential properties than they are currently. Additionally, the aerial adventure course will not be located closer than 250-feet from any adjacent residential property. When the spartan trail at the southeast corner of the site is installed, it will be approximately 60-feet from the adjacent residential properties.

With regard to the new recreation building, the Building Code requires the use of specified materials for new construction in Section 12.300.B. However, this building is a recreational building on a residential property. Since the only building types on residential properties are residential, the specific materials requirement does not apply. It should be noted that the recreational building will provide lobby/transaction and storage space for the aerial challenge course operator (Edge Adventures) and two multi-use meeting/classroom spaces. The Park District intends to rent out the meeting/classroom space when the programmed activities are not scheduled. The construction of the building will provide an energy efficient envelope and allow the capture of stormwater into cisterns.

*Landscaping*

Although trees will be removed as part of this redevelopment, the tree replacement provisions of Section 17.606.B do not apply. In fact, the removal of dead or dying trees will

Attachment: Exhibit A - Staff Memo (O-18-019 : White Oaks Park SPU & PUD Ordinance)



not only support the aerial adventure course but also improve the overall health of the tree canopy. The landscaping provisions relative to the parking lot expansion are generally being met. A deviation is requested to eliminate the landscape islands in parking rows that exceed 20 spaces as required by Section 17.606.C.9.b(2) due to the underdrain for the permeable paving proposed. If landscape islands are provided as required, the function of the permeable paving would be compromised. The landscape screening around the parking lot will be provided as required and depicted in Exhibit H.

A 10-foot setback is required to provide foundation landscaping per Section 17.606.C.10.b. A deviation is requested to eliminate the setback requirement, as the building is located within a densely vegetated park and already meets the intent of the requirement. Another UDO requirement is to provide a buffer between residential and non-residential uses per Section 17.606.C.11.b. The regulation would have the Park District install a fence along the entire south and east property line with the planting of shade trees. However, the existing dense vegetation meets the tree planting requirement and provides the buffering intended by the code. A deviation is requested to eliminate the fencing requirement. The Park District has also indicated that they have heard from adjacent residents who like that the park opens to their backyards.

The open meadow will not only remove the dead trees but will incorporate native vegetation, which can exceed 9-inches in height. Since this type of landscaping is not intended to be mowed regularly, it would not be considered a nuisance as defined in Chapter 6, Article II, Section 6.206 of the Municipal Code.

#### *Parking and Traffic*

The design of the expanded parking lot does not include curbing as required in Section 17.607.C.6.g of the UDO. The goal of eliminating the required curbing is to facilitate sheet draining of the parking area into the landscaped islands and existing swales. The landscape islands will have rock borders to define the edges and the perimeter border will be shrubs. Standard parking stalls are to be 9-foot wide and 18-foot deep. However, the new parking stalls are proposed to be 16-foot deep with a 2-foot overhang, which is allowed per Section 17.607. However, the stalls must have a wheelstop and no landscaping impediment within the 2-foot overhang in order to remain compliant with this regulation.

Pursuant to the Traffic Impact Study for the proposed redevelopment, the number of parking stalls to meet the peak parking demand is between 85 and 100. The Park District is proposing to expand the existing parking lot to accommodate 61 parking stalls, including the three required accessible stalls. (Note that the agreement with Edge Adventures requires a minimum of 50 parking spaces to serve the aerial challenge course.) With an immediately adjacent church (Calvary Lutheran Church) just north of the site, a draft agreement is being negotiated to provide an additional 36 parking stalls for overflow use by the Park District. With the 61 on-site parking stalls and the 36 parking stalls available at Calvary Lutheran Church, the site would have 97 parking spaces to serve the proposed redevelopment. Additionally, initial discussions have begun with Wood Dale School District 7 for a potential use of the parking lot at Oakbrook Elementary as another overflow parking location.

The Park District has full control over other programming activities at the recreation building and intends to monitor the usage and parking demand. In the event that the overflow parking is not sufficient, the Park District has indicated they will modify programming to minimize impact to adjacent properties. Ideally, they hope to enter into an agreement with Wood Dale School District 7 to allow full usage of the site as proposed without impacting adjacent properties.

The Traffic Impact Study also evaluated additional traffic anticipated by the proposed redevelopment. The findings of the study include:

- The additional traffic generated by the aerial challenge course will be limited to their peak activity periods: summer months and on the weekends and holidays in the spring and fall. The aerial challenge course is typically closed from November through April.
- The projected traffic volumes as a result of the proposed redevelopment do not reach the threshold to require a left-turn lane on Wood Dale Road. However, it is noted that the project volumes are approaching that threshold but would still operate at an acceptable level of service.
- The intersection capacity analysis found that there is sufficient reserve capacity to handle the anticipated traffic due to the proposed redevelopment.
- The existing three access points into the site with modifications as proposed in Exhibit H would be sufficient to address the increased traffic volumes on-site with minimal impact on through traffic.
- The pedestrian access to the site will be adequate with an upgrade to the existing crosswalk at Montrose Avenue to a high visibility crosswalk. The Park District has agreed to this upgrade but it will require coordination with DuPage County.

#### *Stormwater Management*

The proposed redevelopment will reduce the amount of impervious area on-site by providing permeable paving for the expanded parking lot. There will also be impervious surfacing immediately adjacent to the new recreation building. The permeable surfacing also provides the required best management practices by facilitating natural water penetration, which is also seen in the elimination of the curbs for the perimeter of the parking lot and landscape islands.

The proposed redevelopment also includes wetland improvements to remove invasive species and incorporate additional native vegetation. The improved quality of the wetlands will also encourage a diversity of flora and fauna over the coming years.

The Park District is requesting a waiver of the Performance Security requirements in Section 17.809 of the UDO, as they are a public entity. The Performance Security requirement in DuPage County's Stormwater Management regulations exempts public bodies from this requirement but ours does not. The City will be evaluating our stormwater regulations to see if this should be incorporated back into the code.

**Public Safety**

The Wood Dale Fire Protection District has reviewed the proposed improvements and determined that there is sufficient access for emergency vehicles to access the site. A manual and automatic fire alarm system and an automatic suppression system will be installed throughout the proposed recreation building.

**PUD Process**

The City Council reviewed the concept plan for the White Oaks Park Redevelopment on April 13, 2017 and provided positive feedback. The petitioner is requesting a combined preliminary and final development plan to facilitate construction commencement immediately upon approval. The requested Special Use, PUD and Major Site Plan Review is consistent with the UDO.

**Neighborhood Comment**

Notice was provided to adjacent property owners in accordance with Section 17.401.D of the UDO. Staff received one inquiry regarding the requests with concerns about the pedestrian connection to Oak Avenue and overflow parking. No objections to the project were received as of April 11, 2018.

**Findings of Fact**

The Community Development Commission may recommend approval of a Special Use, Planned Unit Development and Major Site Plan Review if evidence is presented to establish that the application meets the standards. The standards are as follows (*staff comments italicized*):

**Special Use Standards**

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

*The subject property has been used as a public park for more than 30 years. The proposed park improvements at this location will modernize the site and provide a diversity of uses and variety of structures and open spaces, which are designed as a unified recreation area that can be enjoyed by residents of all ages. As a community park, the location is necessary and desirable to provide greater access to recreational options within walking distance for the residents surrounding the park as well as for those traveling by bike or car. The site will be redesigned to provide functional and beneficial use of the open space, thereby enhancing the existing neighborhood and contributing to the general welfare of the neighborhood and community. 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, but would rather provide easy access to a diverse recreational amenity. The concentration of improvements is mostly limited to an area of the site that has minimal impact on the adjacent properties, which is at the northwest corner of the site. Additionally, the aerial challenge course cannot be located within 250-feet of the adjacent residential properties. Although traffic is anticipated to increase due to the proposed uses, the Traffic Impact Study concluded that the increased traffic can be adequately accommodated on the adjacent roadways. It was, however, noted that the crosswalk along Wood Dale Road at Montrose Avenue should be a high visibility crosswalk, which the Park District has agreed to. In order to better provide pedestrian access to the site, there will need to be a mid-block crossing at Oak Avenue for the proposed trail in Phase II. While the number of visitors to the site is anticipated to increase, overflow parking is required to minimize the impact on adjacent properties during peak activity periods. 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 impair the use or enjoyment of adjacent properties but instead would likely increase their property values. The existing single-family neighborhood will continue to be used as it is currently but with enhanced amenities at the park. It is important to note that the aerial challenge course is not a loud type of activity and will be occurring largely within the tree canopy. Thus, the impact to adjacent properties, especially given the minimum 250-foot setback, will be minimal. 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;

*Although the park is located within an existing single-family neighborhood, it consists of a variety of uses and structures that are compatible with and complementary to the neighborhood. The amendment of the Special Use to permit the redevelopment of the subject property will not impede, substantially hinder or discourage development of the adjacent properties. 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 enhanced recreational opportunities with minimal impact to adjacent properties. The development and use of neighboring*

Attachment: Exhibit A - Staff Memo (O-18-019 : White Oaks Park SPU & PUD Ordinance)

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 development plan provides for adequate utilities, drainage and other necessary facilities in accordance with code requirements. 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 existing parking lot is being expanded to accommodate what is anticipated to be typical usage of the park. As there will be peak activity periods, especially for the Aerial Challenge Course, overflow parking in one location has already been identified and is under negotiation. A second overflow parking area has been identified and the beginning discussions are underway. In the event that parking becomes an issue, the Park District has stated that their programming for the recreation building will be modified to minimize impact on adjacent residential properties. The use of existing driveways with slight modification will provide for safe and efficient circulation. Although the parking lot is located near the Montrose Avenue and Wood Dale Road intersection, it will be screened with landscaping in accordance with the code requirements. 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.

*The standards for PUDs are evaluated below, per Section 17.405 of the UDO. This standard is met.*

General Standards and Criteria for Planned Unit Developments

- 1. The proposed development will not injure or damage the use, value and enjoyment of surrounding property nor hinder or prevent the development of surrounding property in accordance with the Wood Dale comprehensive plan.

*The proposed redevelopment will not hinder or prevent the development of surrounding properties as the surrounding area was previously developed and any redevelopment of the area can still occur without impact. The existing single-family neighborhood will continue to be used as it is currently but with enhanced amenities at the park. The proposed development will provide enhanced recreational opportunities for not only nearby residents but the community as a whole. This standard is met.*

Attachment: Exhibit A - Staff Memo (O-18-019 : White Oaks Park SPU & PUD Ordinance)

- 2. The proposed development can be substantially completed within the period of time specified in the schedule of development submitted by the applicant.

*The proposed redevelopment will occur in three phases: Phase I will be completed within approximately 18 months, Phase II is anticipated to be completed within the next 3 years and Phase III is expected to be completed within 6 years, due to funding availability. This standard is met.*

- 3. The entire tract or parcel of land to be occupied by the proposed development shall be held in a single ownership, or if there are two (2) or more owners, the application for such proposed development shall be filed jointly by all such owners.

*Although the subject property contains three lots of record, it is treated as one zoning lot that is held in common ownership by the Wood Dale Park District. This standard is met.*

- 4. The development plan shall contain such proposed covenants, easements and other provisions relating to the bulk and location of buildings, uses and structures and public facilities as are necessary for the welfare of the planned unit development and are not inconsistent with the best interests of the city. Such covenants, easements and other provisions, when part of the approved final development, may be modified, removed or released only with the consent of the city council after a public hearing before, and recommendation by the community development commission as provided in this section.

*Although there are no covenants or easements required for the final development plan, the Park District is required to maintain an agreement for overflow parking until such time that the distribution of uses change. The agreement between the Park District and Edge Adventures to operate the aerial challenge course and a draft agreement between the Park District and Calvary Lutheran Church for 36 overflow parking spaces were submitted and reviewed as part of the submittal. Copies of the executed agreement will be kept on file with the City. This standard is met.*

- 5. Sanitary sewers, storm sewers and water supply to service the development are adequate to serve the proposed development and will not reduce existing capacity below that necessary to serve existing developments, or overload local facilities beyond design capacity.

*The proposed development includes installing a new water supply to service the new recreation building and other site improvements. Adequate public utility service, including sanitary sewer, storm sewer and water service will be provided to the proposed development. Improvements are being made to maximize drainage efficiency. This standard is met.*

- 6. The location and arrangement of structures, parking areas, walks, lighting and appurtenant facilities is compatible with the surrounding land uses, and any part of a

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proposed development not used for structures, parking and loading areas, or access ways, is landscaped or otherwise improved.

*The location and arrangement of structures, walks, lighting and appurtenant facilities is compatible with surrounding land uses and makes efficient and more effective use of the park. The buildings are located away from the adjacent residential areas to the south and east. Structures and improvements that are closer to the adjacent residential areas include trails (setback approximately 60-feet) and the aerial adventure courses (minimally setback 250-feet). The improvements closer to the adjacent residential area will have minimal impact on the adjacent properties since they are not a gathering point for the park or the recreation building. Parking and loading areas are planned for the northwest corner of the site, which is the furthest area from the adjacent residential area to the south and east. Landscaping is provided in the new parking lot and the area is currently heavily vegetated providing a buffer between the proposed redevelopment and the residential properties. The proposed development will provide enhanced recreational opportunities for not only nearby residents but the community as a whole. This standard is met.*

- 7. The project area is adaptable to unified development and shall have within or through the area no physical features that will tend to destroy the neighborhood or community cohesiveness. There is no minimum project area for a planned unit development.

*The subject property is currently an underutilized community park. The proposed redevelopment of the park is intended to more effectively use the large amount of land and provide a variety of amenities for residents of all ages in a unified recreational area. Neighborhood and/or community cohesiveness is likely to increase as a result of providing a community gathering space and activities for visitors of all ages. This standard is met.*

- 8. The uses permitted in the development are necessary or desirable and the need for such uses is clearly demonstrated by the applicant.

*The uses proposed in the PUD are both necessary and desirable for the community quality of life. The applicant has demonstrated this through conducting their own neighborhood and public meetings to discuss the proposed improvements. The applicant has identified that the current functions of the site are under-utilized by the community, with the dog play areas being the most accessed function of the park. The proposed development includes making improvements to the dog play areas and existing trails as well as opening an aerial adventure course and new Spartan fitness stations. The aerial adventure course will be one of the first aerial adventure course in the area, which will help draw visitors regionally. This standard is met.*

- 9. The dominant land use of the proposed planned unit development is consistent with the recommendations of the Wood Dale comprehensive plan for the area containing the project.

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*The 1997 Comprehensive Plan has designated the subject site as Recreation/ Public Open Space. The proposed development will continue the existing use of a public park and is consistent with the 1997 Comprehensive Plan. This standard is met.*

10. Any modifications of the standards and specifications of this chapter or other regulations that would otherwise be applicable to the site are warranted by the design of the development plan, and the amenities incorporated in it, and are not inconsistent with the public general welfare.

*The redevelopment of this site as a multi-functional community park would be subject to the regulations of the R-4, Medium Density Single-Family, zoning. However, the variety of recreational uses and structures cannot be constructed using conventional R-4 zoning regulations. The development plan provides the community with an improved environment for social interaction, an opportunity to be physically active and a more effective use of a large park area. These amenities promote the general welfare of the public and would be limited if required to adhere to the R-4 zoning regulations. This standard is met.*

11. Exceptional landscaping features such as larger caliper, varied species and reduced spacing of trees and additional sodding above the minimum requirements specified in section 17.606 of Chapter 17 is provided.

*The existing park is heavily wooded and vegetated with a large amount of the land containing critical wetlands. Given the dense vegetation, the improvements will remove invasive species, allowing the remaining vegetation to flourish and adding native plantings to encourage a variety of flora and fauna. Planting too much additional landscaping may have a negative impact on the existing vegetation as it would have to compete for resources. The diversity of trees, shrubs, flowers and native plantings qualifies as exceptional landscaping. This standard is met.*

12. All proposed streets and driveways are adequate to serve the residents, occupants, visitors or other anticipated traffic of the planned unit development. Entrance points or locations of streets and driveways upon existing public roadways shall be subject to the approval of the city, and if applicable, the DuPage County highway department, and the Illinois department of transportation. If traffic control devices are required to prevent or relieve hazards or congestion on adjacent streets and the proposed control device is not within the normal or scheduled sequence of installations, the city council may require, as a condition of approval of a proposed planned unit development, such devices to be provided at the developer's cost.

*No additional streets or driveways are proposed to serve the proposed redevelopment. As indicated previously, the Traffic Impact Study recommends, and the Park District has agreed, upgrading the crosswalk at Montrose Avenue and Wood Dale Road to a high visibility crosswalk. Additionally, in order to provide a safe pedestrian connection at Oak Avenue, a condition of approval is to provide a mid-block crossing. The Traffic Impact Study did not find that a left turn lane is*



warranted on Wood Dale Road with the proposed improvements. This standard is met.

13. Off street parking is conveniently accessible to all dwelling units and other uses in the planned unit development. Where appropriate, common driveways, parking areas, walks, and steps to parking and service areas are to be screened through ample use of trees, shrubs, hedges, landforms and walls.

*There are no dwelling units within the PUD and no off street parking is proposed. However, parking and service areas will be screened in accordance with the code requirements. This standard is met.*

14. A pedestrian circulation network is provided.

*The park improvements include an internal trail system that connects the various site amenities. The trail system will include boardwalks over portions of the wetland to connect the internal trail to the public sidewalk at Oak Avenue via a mid-block crossing in Phase II. This standard is met.*

15. The planned unit development provides for underground installation of utilities (including electricity and telecommunications) in public ways and private extensions thereof. Provisions shall be made for acceptable design and construction of storm sewer facilities including grading, gutter, piping and treatment of turf to handle stormwater, prevent erosion and the formation of dust. Utilities and maintenance of facilities shall be in accordance with the requirements and regulations of the city as set forth in this chapter.

*All required utilities will be installed in accordance with applicable codes. This standard is met.*

16. The proposed planned unit development satisfies the applicable objectives as provided in subsection B of this section.

*The proposed PUD will provide a diversity of uses and variety of structures and open spaces for the existing park, which is designed as a unified recreation area that can be enjoyed by residents of all ages. The site will be redesigned to enhance the existing neighborhood and provide effective functional and beneficial use of the open space. As such, objectives 2, 3 and 5 are met by the proposed park improvements and requested PUD. This standard is met.*

17. Existing ponds, creeks, rivers, lakes, wetlands or fens on or adjacent to the planned unit development are enhanced and protected from development.

*There are no existing ponds, creeks, rivers, lakes, or fens on or adjacent to the planned unit development. However, the proposed redevelopment includes enhancing the existing wetlands, which cover a majority of the park. The wetland improvements include removal of invasive species and planting native vegetation. This standard is met.*

Standards For Site Plan Review:

- 1. The relationship of the site plan to the policies, goals and objectives of the comprehensive plan;

*As presented, the site plan meets the policies, goals and objectives of the Comprehensive Plan. The ability to provide high quality recreation options through this redevelopment will achieve the intended goals of the Recreation/Public Open Space land use category. This standard is met.*

- 2. Traffic and parking layout so as to minimize danger and conflicts between pedestrians and motorists, and otherwise comply with the requirements of Chapter 17;

*Per the Traffic Impact Study, the existing but modified driveway access will provide adequate access while minimizing potential conflicts. This standard is met.*

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

*The location of the various accessory structures does not affect traffic circulation, as they are located within the park and are not located closer than 250-feet from adjacent residential properties. The proposed sign location will not affect the efficient traffic circulation, as it will be set back similar to the existing sign. Stormwater drainage is designed to account for the various improvements. This standard is met.*

- 4. The development administrator may enlist the services of other city departments and consultants to determine compliance with the provisions of Chapter 17 and other provisions of the Municipal Code;

*The City Engineer has provided approval of the proposed site and stormwater management design as well as the approach to address potential traffic and parking impacts. The Fire District also concurs with the site plan with regards to access.*

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

*The residential zoning of this property requires a Special Use to redevelop the park and the PUD approval will authorize the specific uses and proposed locations for the improvements. This standard is met.*

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

*If the site plan were revised in accordance with the originally contemplated future expansion, the parking expansion on 6N504 Central Ave could be reduced to meet the buffer requirements adjacent to the residential properties. Once the buffer areas are provided, the site will meet not only the intent of the Comprehensive Plan and minimize*

Attachment: Exhibit A - Staff Memo (O-18-019 : White Oaks Park SPU & PUD Ordinance)

*the impact of incompatible land uses but will support sound planning principles. As presented, however, the site plan does not meet this standard.*

- 7. That the vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient and convenient movement of traffic not only within the site but on adjacent roadways as well; and

*As indicated previously, the Traffic Impact Study has determined that the existing roadways have sufficient capacity to accommodate traffic generated by the proposed redevelopment. With the modifications to the existing western Montrose Avenue and Wood Dale Road driveways, the movement of traffic into, through and out of the site will be safe and efficient. This standard is met.*

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

*The existing outdoor storage adjacent to the maintenance building is currently screened. However, proposed improvements include further screening of the maintenance building from the park area with an 8-foot tall wood shadow box fence. Landscaping will also be incorporated, where appropriate to soften the fence. This standard is met.*

**RECOMMENDATION**

The Community Development Department finds that the request for a Special Use, Planned Unit Development and Major Site Plan Review to modernize and redevelop White Oaks Park is compatible with surrounding zoning and land use classifications, meets the requirements in the Unified Development Ordinance and is consistent with the City's Comprehensive Plan. Based on the above considerations, staff recommends that the Community Development Commission make the following motion recommending approval of this petition:

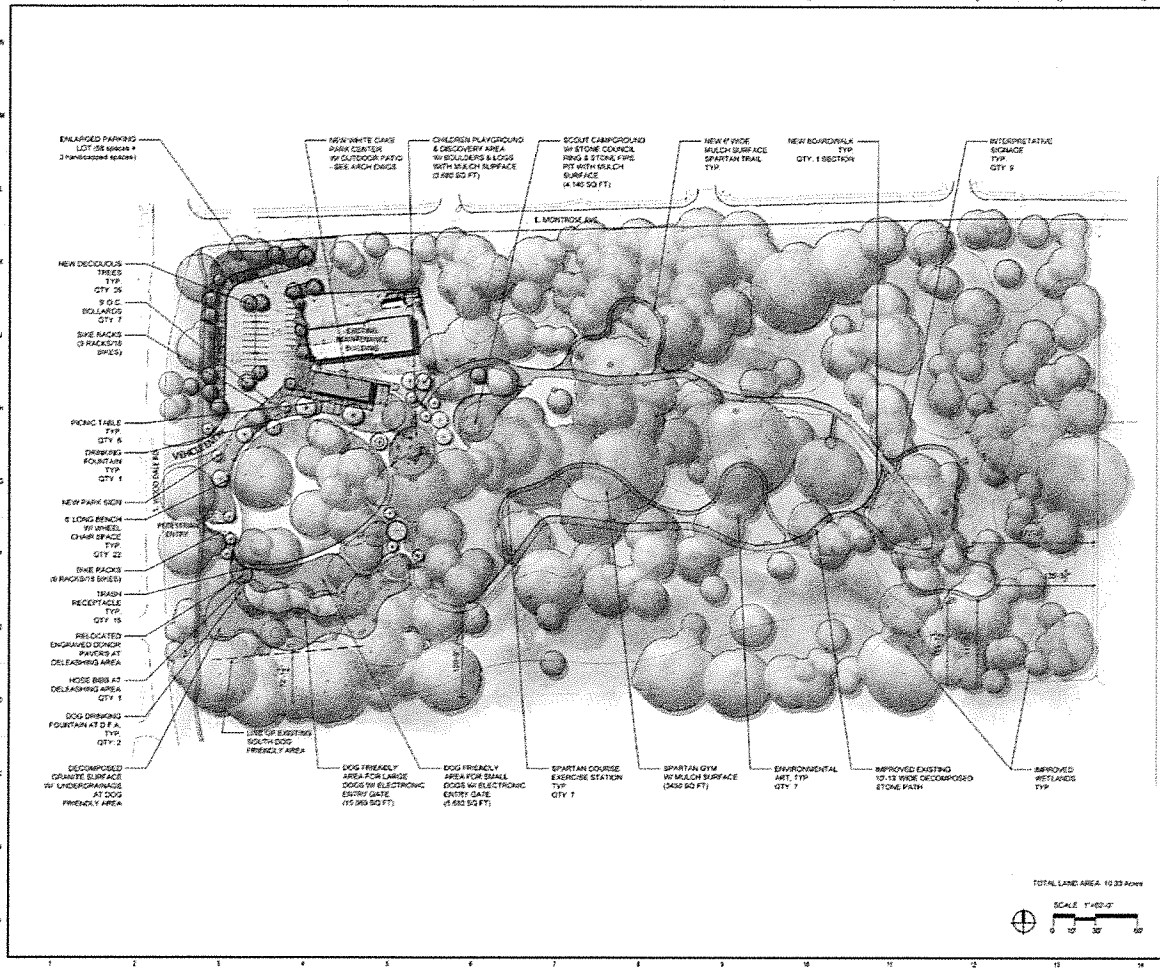
Based on the submitted petition and the testimony presented, the proposed Special Use, Planned Unit Development and Major Site Plan Review meets the standards of approval and is consistent with the UDO and Comprehensive Plan; and, therefore, I move that the Community Development Commission adopt the findings of fact included within the staff memo as the findings of the Community Development Commission, and recommend to the City Council approval of Case No. 2018-CDC-01 with the following conditions:

- 1. The Special Use, Planned Unit Development and Major Site Plan Review shall substantially conform to the staff memo dated April 16, 2018 and the attached exhibits, except as such plans may be modified to meet City code requirements. Where deviations to the codes have not been requested as part of this approval, the existing codes must be met, as applicable, at the time of permit application.
- 2. The phasing of the project shall be in accordance with the following:
  - a. Phase I is anticipated to be completed within the next 18-months.
  - b. Phase II is expected to be completed within approximately 3 years.
  - c. Phase III is anticipated to be completed within approximately 6 years.

Attachment: Exhibit A - Staff Memo (O-18-019 : White Oaks Park SPU & PUD Ordinance)

- d. If the improvements cannot be completed within the established time frame, the petitioner shall be subject to a subsequent PUD approval process.
- 3. The Park District must maintain overflow parking arrangements to meet the parking need of the various uses of the site or modify the programming such that parking shortfalls are minimized for adjacent properties.
- 4. Driveway modifications at Wood Dale Road shall be subject to DuPage County approval and standards. Should the County standards modify the approved design, the City shall work with the County to reach a mutually agreeable solution.
- 5. The 16-foot parking stalls must have a wheelstop and no landscaping impediment within the required 2-foot overhang.
- 6. The Park District shall upgrade the Montrose Avenue crosswalk at Wood Dale Road in Phase I to a high visibility crosswalk as approved by DuPage County.
- 7. The Park District shall provide a mid-block crossing approved by the City Engineer at Oak Avenue when the entry trail is installed in Phase II at the northeast corner of the site.

Attachment: Exhibit A - Staff Memo (O-18-019 : White Oaks Park SPU & PUD Ordinance)



**GENERAL NOTES**

**LEGEND**

- EXISTING LAND USE
- PROPOSED LAND USE
- PROPOSED IMPROVEMENTS
- PROPOSED PLANTING
- PROPOSED PATHS
- PROPOSED STRUCTURES
- PROPOSED UTILITIES
- PROPOSED FURNITURE
- PROPOSED LIGHTING
- PROPOSED SIGNAGE
- PROPOSED ART
- PROPOSED WATER
- PROPOSED SOUND
- PROPOSED SECURITY
- PROPOSED SAFETY
- PROPOSED ACCESSIBILITY
- PROPOSED SLOPE
- PROPOSED ELEVATION
- PROPOSED FINISH
- PROPOSED MATERIAL
- PROPOSED COLOR
- PROPOSED TEXTURE
- PROPOSED PATTERN
- PROPOSED SCALE
- PROPOSED ORIENTATION
- PROPOSED ANGLE
- PROPOSED DISTANCE
- PROPOSED DIRECTION
- PROPOSED VELOCITY
- PROPOSED ACCELERATION
- PROPOSED FORCE
- PROPOSED PRESSURE
- PROPOSED TEMPERATURE
- PROPOSED HUMIDITY
- PROPOSED WIND SPEED
- PROPOSED WIND DIRECTION
- PROPOSED WIND BURST
- PROPOSED WIND GUST
- PROPOSED WIND LULL
- PROPOSED WIND VELOCITY
- PROPOSED WIND ACCELERATION
- PROPOSED WIND FORCE
- PROPOSED WIND PRESSURE
- PROPOSED WIND TEMPERATURE
- PROPOSED WIND HUMIDITY
- PROPOSED WIND WIND SPEED
- PROPOSED WIND WIND DIRECTION
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- PROPOSED WIND WIND VELOCITY
- PROPOSED WIND WIND ACCELERATION
- PROPOSED WIND WIND FORCE
- PROPOSED WIND WIND PRESSURE
- PROPOSED WIND WIND TEMPERATURE
- PROPOSED WIND WIND HUMIDITY

NO.	DESCRIPTION	DATE
1	ISSUE FOR PERMITTING	01/15/2019
2	ISSUE FOR CONSTRUCTION	01/15/2019
3	ISSUE FOR FINISHING	01/15/2019
4	ISSUE FOR AS-BUILT	01/15/2019



**WHITE OAKS PARK REDEVELOPMENT**  
 815 S. WOOD DALE ROAD  
 WOOD DALE, ILLINOIS 60091

REDEVELOPMENT PLAN - COLOR  
**L100**  
 Packet Pg. 43

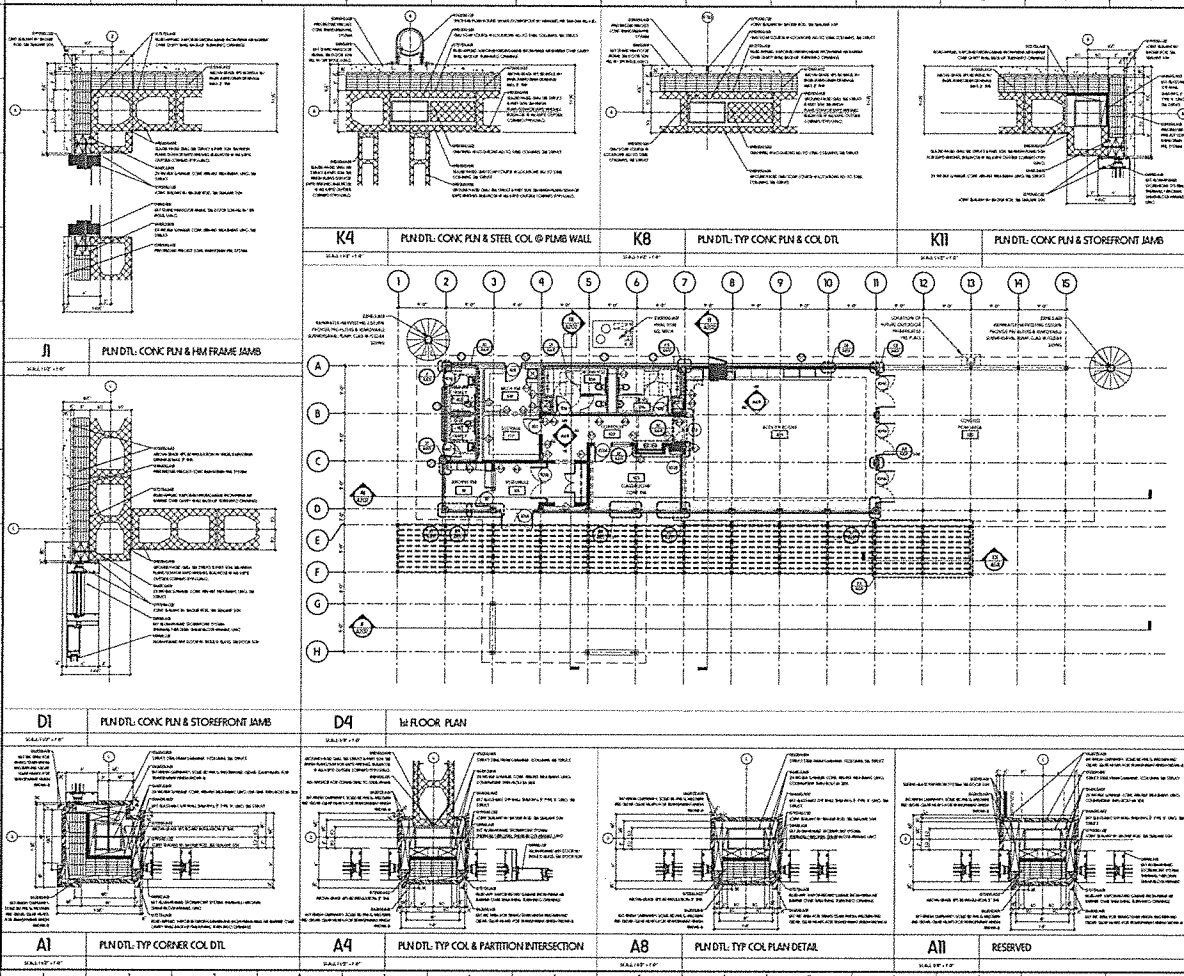
Attachment: Exhibit B - Redevelopment Plan (0-15-019 - White Oaks Park SPU & PUD Ordinance)

GENERAL NOTES

1. REFER TO SHED ROOF FOR TYPICAL PARTITION TYPES, SETBACKS & NOTES.
2. REFER TO SHED ROOF FOR FRAME TYPES, SCHEDULES, TYPICAL DOOR FINISHES.
3. REFER TO ENLARGE PLANS SHOWN BEHIND FOR ADDITIONAL INFORMATION.
4. REFER TO SHED ROOF FOR TYPICAL FLOOR FRAMING DETAIL. SEE FLOORING DRAWINGS FOR DISCREPANCY AND CLARIFICATION.
5. REFER TO SHED ROOF FOR TYPICAL ROOF DRAIN DETAIL. SEE FLOORING DRAWINGS FOR DISCREPANCY AND CLARIFICATION.
6. EXISTING CONCRETE SPINDLER FRAMING LOCATION. FRAMING TO BE REMOVED WITHIN VERTICAL ZONES. SEE B-B AND MECHANICAL ROOM SCHEDULES FOR B-B. ALL OTHER EXISTING FRAMING TO REMAIN UNLESS OTHERWISE INDICATED. FRAMING TO BE REMOVED SHALL BE REMOVED TO MATCH EXISTING WORK FOR CONNECTIONS.
7. ALL EXISTING ELEC. CONDUIT. PLUMB. PREV. INST. SHALL REMAIN UNLESS OTHERWISE TO BE REMOVED TO MATCH THE NEW WORK.
8. EQUIP. ELEC. CONDUIT FOR LIGHT FIXTURES AND/OR OTHER ELEC. DEVICES IN THE PERIMETER OF THE EXISTING SYSTEM ABOVE THE STRUCTURAL FLOOR SLAB.
9. VAIL ALL PENETRATIONS INCLUDING CONCRETE. PRIOR TO INSTALLATION OF ADHESIVE VAPOR BARRIER.

LEGEND - ACCESSORY FINISHES

- |  |                            |
|--|----------------------------|
| 1 HOUR FIRE RESISTANCE RATED PARTITION       | PERFORATED GLASS PARTITION |
| 2 HOUR FIRE RESISTANCE RATED PARTITION       | PERFORATED GLASS PARTITION |
| PERFORATED GLASS PARTITION WITH 1/2" GLASS   | PERFORATED GLASS PARTITION |
| PERFORATED GLASS PARTITION WITH 3/4" GLASS   | PERFORATED GLASS PARTITION |
| PERFORATED GLASS PARTITION WITH 1" GLASS     | PERFORATED GLASS PARTITION |
| PERFORATED GLASS PARTITION WITH 1 1/2" GLASS | PERFORATED GLASS PARTITION |
| PERFORATED GLASS PARTITION WITH 2" GLASS     | PERFORATED GLASS PARTITION |
| PERFORATED GLASS PARTITION WITH 2 1/2" GLASS | PERFORATED GLASS PARTITION |
| PERFORATED GLASS PARTITION WITH 3" GLASS     | PERFORATED GLASS PARTITION |
| PERFORATED GLASS PARTITION WITH 3 1/2" GLASS | PERFORATED GLASS PARTITION |
| PERFORATED GLASS PARTITION WITH 4" GLASS     | PERFORATED GLASS PARTITION |
| PERFORATED GLASS PARTITION WITH 4 1/2" GLASS | PERFORATED GLASS PARTITION |
| PERFORATED GLASS PARTITION WITH 5" GLASS     | PERFORATED GLASS PARTITION |
| PERFORATED GLASS PARTITION WITH 5 1/2" GLASS | PERFORATED GLASS PARTITION |
| PERFORATED GLASS PARTITION WITH 6" GLASS     | PERFORATED GLASS PARTITION |
| PERFORATED GLASS PARTITION WITH 6 1/2" GLASS | PERFORATED GLASS PARTITION |
| PERFORATED GLASS PARTITION WITH 7" GLASS     | PERFORATED GLASS PARTITION |
| PERFORATED GLASS PARTITION WITH 7 1/2" GLASS | PERFORATED GLASS PARTITION |
| PERFORATED GLASS PARTITION WITH 8" GLASS     | PERFORATED GLASS PARTITION |
| PERFORATED GLASS PARTITION WITH 8 1/2" GLASS | PERFORATED GLASS PARTITION |
| PERFORATED GLASS PARTITION WITH 9" GLASS     | PERFORATED GLASS PARTITION |
| PERFORATED GLASS PARTITION WITH 9 1/2" GLASS | PERFORATED GLASS PARTITION |
| PERFORATED GLASS PARTITION WITH 10" GLASS    | PERFORATED GLASS PARTITION |

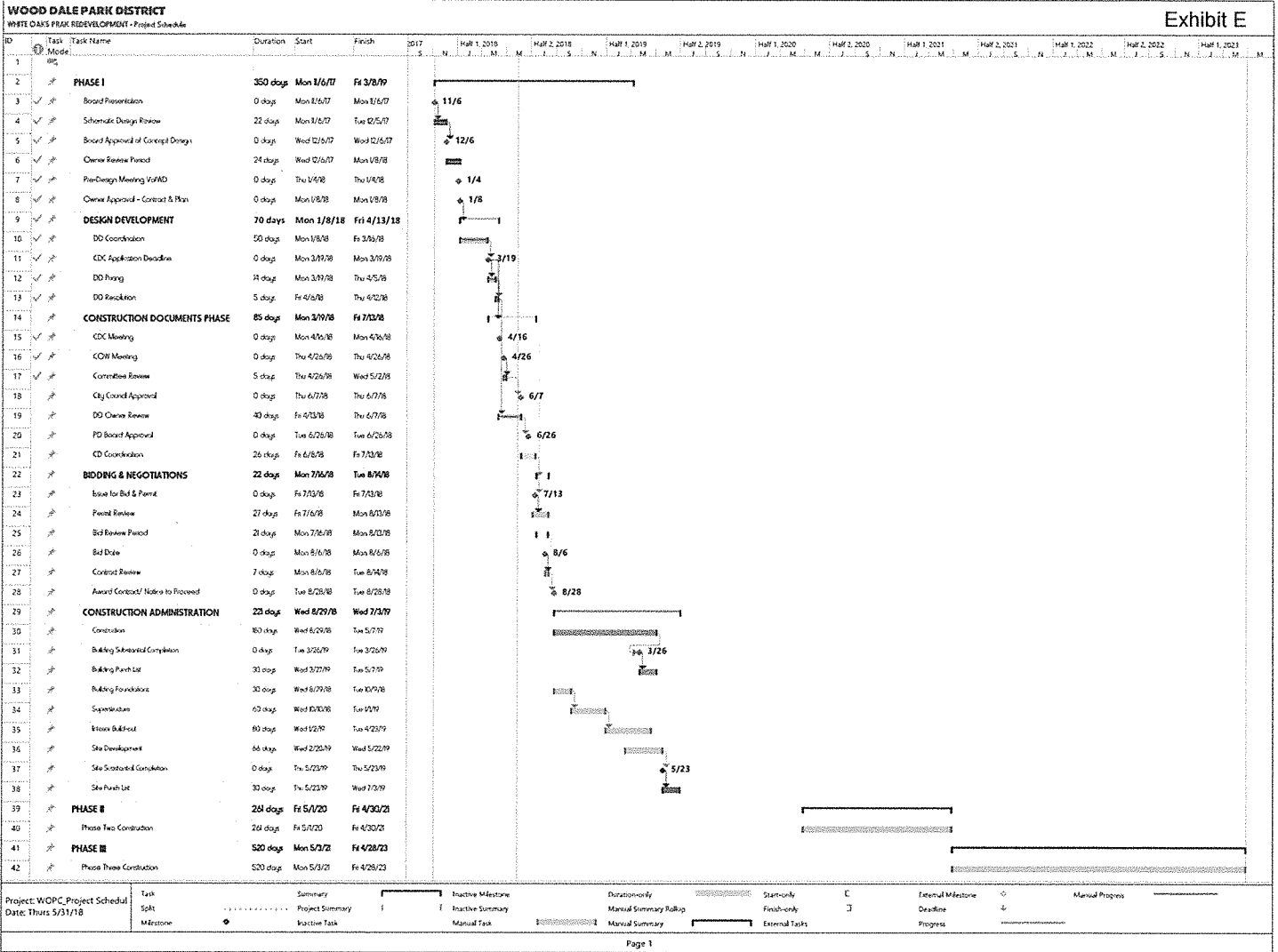


**WHITE OAKS PARK REDEVELOPMENT**  
 81 S. WOOD DALE ROAD  
 WOOD DALE, ILLINOIS 60091

FLOOR PLAN  
 1st FLOOR

Attachment - Exhibit C - Park Center Floor Plan (0-18-019 : White Oaks Park SPU & PUD Ordinance)





Attachment: Exhibit E - Project Schedule (O-18-019 : White Oaks Park SPU & PUD Ordinance)