

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 Resolution **#R-20-85 A RESOLUTION APPROVING THE AMENDED FINAL PLAT OF SUBDIVISION FOR PROPERTY LOCATED AT 650 AND 750 N WOOD DALE ROAD (F.K.A. 700-770 N WOOD DALE RD) WOOD DALE, ILLINOIS** 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 19TH day of November, 2020.



Lynn Curiale, City Clerk

SEAL



Resolution #R-20-85

**A RESOLUTION APPROVING THE AMENDED FINAL PLAT OF
SUBDIVISION FOR PROPERTY LOCATED AT 650 AND 750 N WOOD DALE
ROAD (F.K.A. 700-770 N WOOD DALE RD) WOOD DALE, ILLINOIS**

Passed: November 19, 2020
Published in Pamphlet Form: November 20, 2020

I, Lynn Curiale, as the City Clerk for the City of Wood Dale, hereby certify that the attached Resolution is a true and correct copy of **#R-20-85**

**A RESOLUTION APPROVING THE AMENDED FINAL PLAT OF
SUBDIVISION FOR PROPERTY LOCATED AT 650 AND 750 N WOOD DALE
ROAD (F.K.A. 700-770 N WOOD DALE RD) WOOD DALE, ILLINOIS**

Passed and approved by the City Council of the City of Wood Dale on November 19, 2020 and hereby published in pamphlet on November 20, 2020.



Lynn Curiale, City Clerk

SEAL



RESOLUTION NO. R-20-85

**A RESOLUTION APPROVING THE AMENDED FINAL PLAT OF SUBDIVISION
FOR PROPERTY LOCATED AT 650 and 750 N. WOOD DALE ROAD
(F.K.A. 700-770 N. WOOD DALE RD) WOOD DALE, ILLINOIS**

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

WHEREAS, on March 21, 2019, the City Council approved the Final Plat of Subdivision submitted for the development of the property, as legally described in CDC case 2018-CDC-09 (the "Property"), it having been approved pursuant to the procedures set forth in the City Code, Section 17.406; and

WHEREAS, the Final Plat of Subdivision approved, along with the resolution approving it, has been recorded as Document R2019-043577; and

WHEREAS, since the date of approval and recordation, the Property Owner has requested a minor amendment to the Final Plat of Subdivision to (a) change the name of the subdivision to "BridgePoint of Wood Dale," (b) to call for the partial vacation of easement over Pond and Mittel, for a public sidewalk over the ATT easement shown on the Plat, and (c) to delineate multi-use trail maintenance responsibilities, all of which is shown on the amended Final Plat of Subdivision attached hereto as Exhibit A; and

WHEREAS, the Corporate Authorities of the City of Wood Dale have reviewed the proposed revisions to the approved Final Plat of Subdivision and determine them to be minor, and have determined that the Amended Final Plat of Subdivision is still in keeping with the recommendation of the Planning, Zoning and Building Committee and of the Community Development Commission, made in this case, and have determined therefore to approve the request for approval of the Amended Final Plat of Subdivision..

NOW, THEREFORE, BE IT RESOLVED 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: That the Amended Final Plat of Subdivision for "BridgePoint of Wood Dale" located at 650-750 N. Wood Dale Road (f.k.a. 700-770 N. Wood Dale Rd), Wood Dale, Illinois, is hereby approved, as part of the approval of the Special Use, Planned Unit Development and Major Site Plan Review in CDC case 2018-CDC-09 and conditions set forth relative thereto.

SECTION THREE: That the Mayor, City Clerk, City Treasurer and Community Development Commission Chairman are authorized and directed to sign the Amended

Final Plat of Subdivision (attached as Exhibit "A") by and on behalf of the City, and, thereafter, the City staff shall record said Plat with the DuPage County Recorder..

SECTION FOUR: That the Amended Final Plat of Subdivision shall replace in all respects for purposes of the subdivision of the Property referenced herein, the Plat as recorded in Document R2019-043577.

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

SECTION SIX: That this Resolution shall be in full force and effect from and after its adoption in the manner provided by law.

PASSED this 19 **day of November, 2020**

AYES: 6

NAYS: 0

ABSENT: R. Wesley, SusmarSKI

APPROVED this **day of November, 2020**

SIGNED: Annunziato Pulice
Annunziato Pulice, Mayor

ATTEST: Lynn Curiale
Lynn Curiale, City Clerk

EXHIBIT A

AMENDED FINAL PLAT OF SUBDIVISION

CURRENT PINS:

03-09-205-020

03-09-205-025

03-09-205-026

03-09-205-027

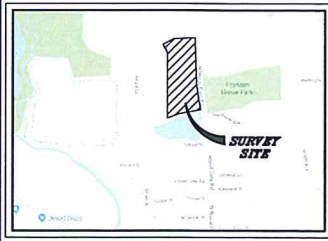
CURRENT ADDRESSES:

700-770 N. Wood Dale Road

NEW ADDRESSES:

650 N. Wood Dale Road

750 N. Wood Dale Road



LOCATION MAP
NOT TO SCALE

OWNER/DEVELOPER

BRIDGE DEVELOPMENT PARTNERS, LLC
1000 W. IRVING PARK ROAD, SUITE 150
ITASCA, IL 60143

SURVEY ENGINEER & LAND PLANNER

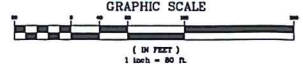
MANHARD CONSULTING, LTD.
700 SPRINGER DRIVE
LOWBAR, IL 60148

ARCHITECT

CORNERSTONE ARCHITECTS LTD.
1152 SPRING LAKE DRIVE
ITASCA, IL 60143

FINAL PLAT OF SUBDIVISION
OF
BRIDGE POINT WOOD DALE
BRIDGE DEVELOPMENT PARTNERS ADDITION TO WOOD DALE

A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 4, TOGETHER WITH THE NORTH HALF OF SECTION 9, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO ROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VES FOR NETWORK.

CURRENT P.I.N.'S

- 03-09-205-020
- 03-09-205-023
- 03-09-205-026
- 03-09-205-027

AREA SUMMARY

LOT 1: 368,129 SQUARE FEET (12.997 ACS)
LOT 2: 369,898 SQUARE FEET (10.614 ACS)
R.O.W.: 14,342 SQUARE FEET (0.413 ACS)
TOTAL: 800,460 SQUARE FEET (23.024 ACS)

SUBDIVISION DATA

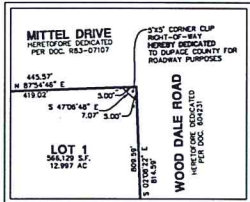
CURRENT ZONING: WOOD DALE ROAD SUB-AREA OF THE THORNDALE CORRIDOR CORPORATE (TCC) WITH UNDERLYING I-1, LIGHT INDUSTRIAL
PROPOSED ZONING: SAME AS CURRENT ZONING
4 EXISTING LOTS
2 PROPOSED LOTS
SITE AREA: 21.82 ACRES
MINIMUM LOT SIZE (ZONING): 2 ACRES
MINIMUM LOT SIZE (PROPOSED): 0.5 ACRES

LEGEND

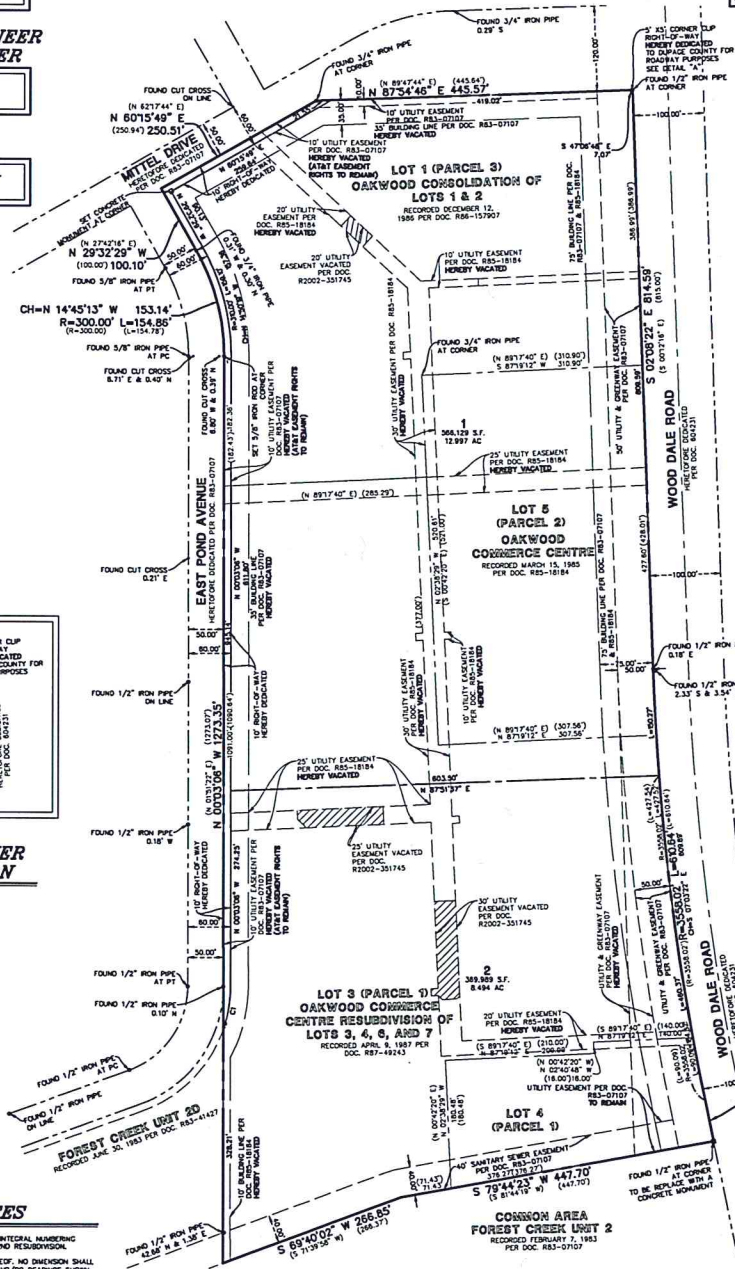
- EX. PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- EX. SECTION LINE
- EX. LOT LINE
- PROP. LOT LINE
- XXXXX MEASURED INFORMATION
- (XXXXX) RECORD INFORMATION

SHEET INDEX

SHEET 1 OF 3	BOUNDARY, EX. EASEMENT, LOT DETAIL AND SETBACK INFORMATION.
SHEET 2 OF 3	PROPOSED EASEMENT GRANT
SHEET 3 OF 3	LEGAL DESCRIPTION, PROVISION LANGUAGE AND CERTIFICATES.



DETAIL "A"
FOR 5'X5' CORNER CLIP DEDICATION
SCALE: 1" = 20'



SURVEYOR'S NOTES

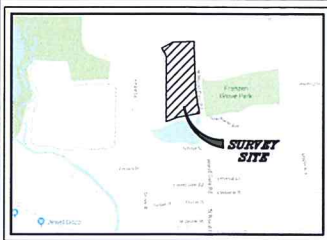
- THIS SUBDIVISION CONSISTS OF 2 LOTS AND IS PART OF AN INTERNAL NUMBERING SYSTEM TO ENBRACE ALL OF OAKWOOD COMMERCIAL CENTER 2ND SUBDIVISION.
- DISTANCES ARE SHOWN IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESES (58.87) ARE RECORD OR OLD VALUES.
- THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.
- - DENOTES CONCRETE MONUMENTS TO BE SET
- IN ACCORDANCE WITH CHAPTER 785 ICS SECTION 205/1 3/4" X 2 1/2" LONG IRON RODS WILL BE SET AT ALL PROPERTY CORNERS AND POINTS OF GEOMETRIC CHANGE.
- UTILITY EASEMENT AND ANY OTHER EASEMENTS SHALL BE GRANTED BY A PLAT OR GRANT RECORDED AS A SEPARATE DOCUMENT.
- CITY ORDINANCES SUPERSEDE ANY PRIVATE COVENANTS AND RESTRICTIONS.

DATE	BY	REVISION
04/27/18	JPH	ISSUED FOR CITY COMMISSION
04/27/18	JPH	ISSUED FOR COUNTY COMMISSION
04/27/18	JPH	ISSUED FOR TOWNSHIP COMMISSION
04/27/18	JPH	ISSUED FOR COUNTY COMMISSIONS
04/27/18	JPH	ISSUED FOR COUNTY COMMISSIONS
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04/27/18	JPH	ISSUED FOR CITY COMMISSION

BRIDGE POINT WOOD DALE
CITY OF WOOD DALE, ILLINOIS
FINAL PLAT OF SUBDIVISION

Manhard CONSULTING
700 Springer Drive, Lombard, IL 60148 PH: 630.681.8100 FX: 630.681.8185 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners

DATE	BY	REVISION	APPROVED BY
04/27/18	JPH	ISSUED FOR CITY COMMISSION	JPH
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04/27/18	JPH	ISSUED FOR CITY COMMISSION	JPH
04/27/18	JPH	ISSUED FOR CITY COMMISSION	JPH



LOCATION MAP
NOT TO SCALE

OWNER/DEVELOPER

BRIDGE DEVELOPMENT PARTNERS, LLC
1000 W. IRVING PARK ROAD, SUITE 150
ITASCA, IL 60143

SURVEYOR, ENGINEER & LAND PLANNER

MANHARD CONSULTING, LTD.
700 SPRINGERS DRIVE
LOMBARD, IL 60148

ARCHITECT

CORNERSTONE ARCHITECTS LTD.
1152 SPRING LAKE DRIVE
ITASCA, IL 60143

FINAL PLAT OF SUBDIVISION OF BRIDGE POINT WOOD DALE

BRIDGE DEVELOPMENT PARTNERS ADDITION TO WOOD DALE

A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 4, TOGETHER WITH THE NORTH HALF OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



BASIS OF BEARINGS

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AREA SUMMARY

LOT 1: 368,129 SQUARE FEET (8.399 AC)
LOT 2: 368,369 SQUARE FEET (8.404 AC)
G.O.W.: 14,347 SQUARE FEET (0.329 AC)
TOTAL: 750,845 SQUARE FEET (17.132 AC)

SUBDIVISION DATA

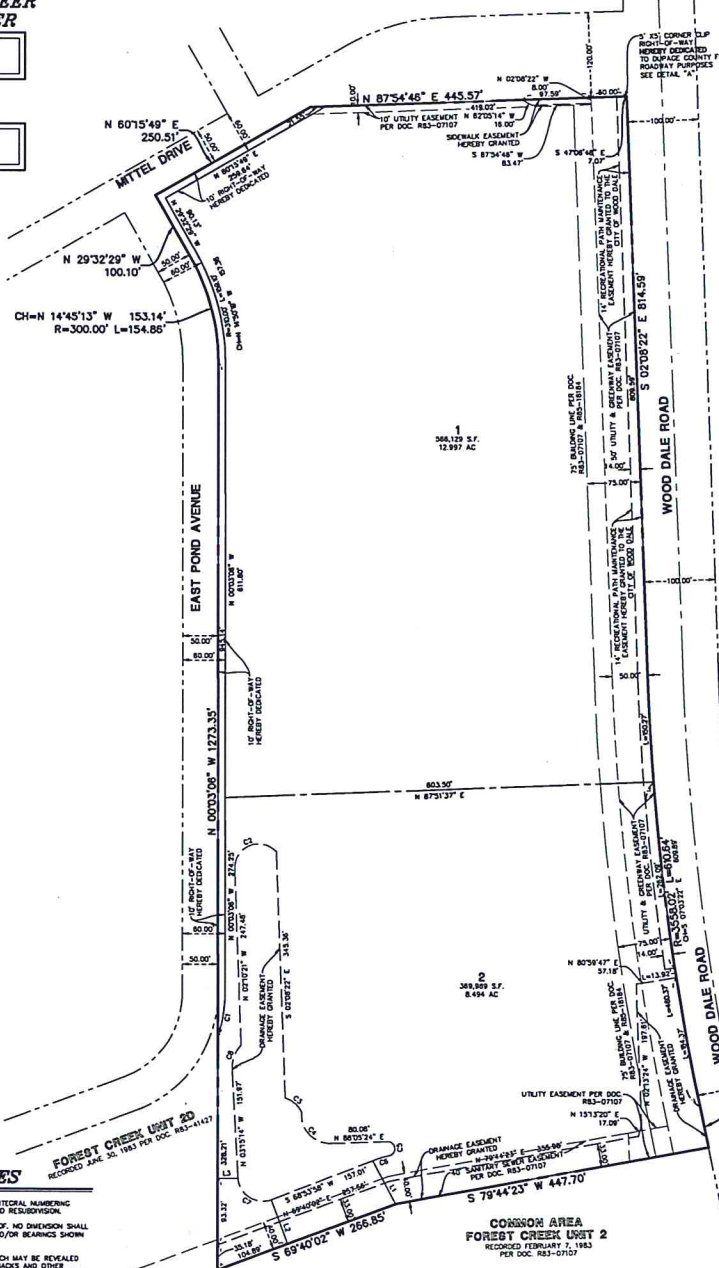
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4 EXISTING LOTS
2 PROPOSED LOTS
SITE AREA: 21.82 ACRES
MINIMUM LOT SIZE (ZONING): 2 ACRES
MINIMUM LOT SIZE (PROPOSED): 0.5 ACRES

LEGEND

- EX. PROPERTY LINE
- - - EASEMENT LINE
- - - SETBACK LINE
- - - EX. SECTION LINE
- - - EX. LOT LINE
- - - PROP. LOT LINE
- XXXXX = MEASURED INFORMATION
- (XXX.X) = RECORD INFORMATION

LINE TABLE		
LINE	BEARING	LENGTH
L1	N08°04'58"W	68.64'
L2	S27°19'34"E	83.98'
L3	S88°58'34"W	28.68'

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	183.00'	81.91'	N09°24'36"E	80.83'
C2	33.50'	81.98'	N67°53'36"E	83.00'
C3	40.00'	31.24'	S00°00'00"E	30.45'
C4	40.00'	88.98'	S47°04'00"E	80.37'
C5	10.00'	29.83'	S26°35'36"E	19.84'
C6	110.00'	18.44'	S73°34'36"W	18.41'
C7	33.00'	83.86'	N07°12'36"W	56.58'
C8	48.50'	37.85'	N07°12'36"E	36.82'



SURVEYOR'S NOTES

1. THIS SUBDIVISION CONSISTS OF 2 LOTS AND IS PART OF AN INTEGRAL NUMBERING SYSTEM TO EMBRACE ALL OF DAKBROS COMMERCIAL CENTER AND REDEVELOPMENT.
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4. □ - DENOTES CONCRETE MONUMENTS TO BE SET
5. IN ACCORDANCE WITH CHAPTER 785 ICS SECTION 220(A) 3/8" x 2 1/4" LONG IRON RODS WILL BE SET AT ALL PROPERTY CORNERS AND POINTS OF GEOMETRIC CHANGE.
6. UTILITY EASEMENT AND ANY OTHER EASEMENTS SHALL BE GRANTED BY A PLAT OR GRANT RECORDED AS A SEPARATE DOCUMENT.
7. CITY ORDINANCES SUPERSEDE ANY PRIVATE COVENANTS AND RESTRICTIONS.

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BRIDGE POINT WOOD DALE
CITY OF WOOD DALE, ILLINOIS
FINAL PLAT OF SUBDIVISION

700 Springers Drive, Lombard, IL 60148 PH 630.581.8552 FX 630.581.8553 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners

DATE	REVISION	BY
08-21-18	REVISION FOR CITY COMMENTS	WCS
08-21-18	REVISION FOR COUNTY COMMENTS	WCS
08-21-18	REVISION FOR UTILITY COMMENTS	WCS
08-21-18	REVISION FOR CITY COMMENTS	WCS
08-21-18	REVISION FOR COUNTY COMMENTS	WCS
08-21-18	REVISION FOR UTILITY COMMENTS	WCS
08-21-18	REVISION FOR CITY COMMENTS	WCS
08-21-18	REVISION FOR COUNTY COMMENTS	WCS

