



COMMUNITY DEVELOPMENT COMMISSION MINUTES

Meeting Date: December 20, 2021

Present: Theresa Szatko, Jay Babowice, Richard Petersen, Jamie Ochoa, David Woods

Absent: Dave Shimanek, Ron Damasco

Also Present: Gosia Pociecha, Attorney Mary Dickson, Hailey Nicholas, E. Staszak, J. Callahon, D. Fankhauser, J. Marshall, M. Huberty, T. Milewski, J. DeBello, J. Malec, C Savickas, J. Wright, R. Marlon, D. Fenlon, J. Nieves, D. Palumbo, R. Marlon, M. Plizon, R. Lopez, M. Lopez

Meeting Convened at: 7:05 P.M.

CALL TO ORDER:

Chairman Ochoa called the meeting to order at 7:05 P.M. Roll call vote was taken and a quorum was present.

APPROVAL OF THE MINUTES:

Ms. Szatko made a motion to approve the minutes of the November 15, 2021 meeting; the motion was seconded by Mr. Woods. A roll call vote was taken with all members voting aye. Motion carried.

PUBLIC HEARINGS:

CASE NO. CDC-2021-0005

As described by Ms. Pociecha, an application has been filed by Wright Management, LLC, requesting a Special Use and Major Site Plan Review to permit the operation of a professional office for a management company. The subject property is located at 238 E. Irving Park Rd, Suite #103. Wood Dale Station, LLC is the owner of the property.

DISCUSSION:

Ms. Pociecha briefly reviewed the history of the subject property, explaining that it was approved in 2005 as Phase 1 of a Planned Unit Development. Few years after approval, a change in ownership of the property resulted in an amendment to that PUD. Mr. James Wright, representing Wright Management, LLC briefly described the nature of the business seeking tenancy, stating that no physical changes to the building's exterior or interior space are being proposed. Mr. Woods requested that staff determine whether or not the Special Use would be terminated should the business move or if it remains with the space in the building.

RECOMMENDATION

At the conclusion of the Public Hearing, Mr. Woods made a motion, seconded by Mr. Petersen, as follows:

Based on the submitted petition and the testimony presented, the proposed Special Use and Major Site Plan Review meets the standards of approval and is consistent with the UDO and Comprehensive Plan and, therefore, I move that the Community Development Commission adopt the findings of fact included within the staff memo dated December 20, 2021 as the findings of the Community Development Commission and recommend to the City Council approval of the Special Use and Major Site Plan Review to operate a professional office for a management company at 238 E. Irving Park Rd., Suite #103 in Case No. CDC-2021-0005. The recommendation for approval is conditioned on the Special Use being granted to the applicant and in the event of change in ownership, new application would need to be submitted. A roll call vote was taken with the following results:

Ayes: Babowice, Ochoa, Petersen, Szatko, Woods

Nays: None

Motion carries.

CASE NO. CDC-2021-0003

As described by Ms. Pociеча, an application has been submitted requesting a Rezoning from R-1 Estate Residential upon annexation to I-1 Light Industrial District, and for Special Use for a Planned Unit Development, Preliminary Plan and Major Site Plat Review and for approval of a Preliminary Plat of Subdivision to annex and redevelop properties generally located to the south-west of IL. Route 83 (Busse Road) and Bryn Mawr Avenue.

DISCUSSION

Ms. Pociеча described petitioner's proposal to annex the approximately 24+ acre unincorporated site in the area generally located to the south-west of IL. Route 83 (Busse Road) and Bryn Mawr. The site consists of thirty-three single-family residences, Mohawk Park and North St. and Pine Ave right-of-way. The proposal calls for re-zoning of the property upon annexation to I-1 Light Industrial zoning, demolishing of existing residences and constructing two new light industrial buildings on the site. The developer is in negotiations with the Wood Dale Park District to agree to a land swap in

exchange for Mohawk Park. Representatives of Transwestern Development Company were in attendance to describe current market conditions for this type of building, and to present a brief overview of the project. They stated that their proposal for underground storage meets the DuPage County Stormwater Management Ordinance. While the engineering plans have been reviewed by the City's Engineer and the Fire Protection District, their reviews are not yet final as details of the plan must still be addressed and approved. In addition, several deviations from the PUD are being requested. (See staff memo dated 12/20/21). Residents of properties located in adjacent areas which would be affected by this project were present to state their objections and concerns with this project; specifically, and of great importance to them are the developer's plan to vacate streets, which would eliminate one access point to the residential neighborhood, the lack of sufficient space to accommodate school bus traffic, and how emergency vehicles entering or exiting the area would be affected. They also questioned how the necessary changes in elevations could negatively impact some of the adjacent homes. A statement was made by one of the residents that the City of Wood Dale and the developer are disregarding the effect that this neighborhood altering project would have on the general area. In conclusion, the comments and concerns raised would indicate that additional input from both the Fire Protection District and the Wood Dale School District are necessary and that the developer must consider alternatives address resident concerns. To that effect, Mr. Petersen made a motion, seconded by Mr. Woods, to continue this Public Hearing until the January 17, 2022 meeting of the Community Development Commission.

A roll call vote was taken with the following results:

Ayes: Petersen, Woods, Szatko, Babowice

Nays: Ochoa

Motion carried.

STAFF LIAISON REPORT

There was no report.

ADJOURNMENT

The meeting was adjourned at 8:25 P.M.

Minutes taken by Marilyn Chiappetta

Approved January 17, 2022