

**ORDINANCE NO. O-14-017**

**AN ORDINANCE AUTHORIZING A VARIANCE  
TO BUILDING HEIGHT TO ALLOW FOR CONSTRUCTION  
OF A ONE-STORY OFFICE BUILDING AT 300 BAUMAN COURT**

**WHEREAS**, the Community Development Commission of the City of Wood Dale did meet pursuant to public notice provided as required by the Unified Development Ordinance of the City of Wood Dale at the Wood Dale City Hall and did hear Case No. 14-V7; and

**WHEREAS**, Petitioner in Case No. 14-V7 is DCT Industrial Operating LLC (hereinafter referred to as the "Petitioner"); and

**WHEREAS**, Petitioner has petitioned the City of Wood Dale for approval of a variance to the allowed building height in the I-1 Light Industrial District to allow for the construction of single story industrial building on the property commonly identified as 300 Baumon Court, which is legally described in Exhibit "A," attached hereto and incorporated herein by reference; and

**WHEREAS**, the allowable building height in the I-1 Light Industrial District is thirty (30) feet, and Petitioner seeks a variance to provide a building height of forty-two (42) feet in order to construct a new Class A industrial warehouse building in place of the existing structure on site; and

**WHEREAS**, after discussion of the facts set forth in the hearing, the Community Development Commission voted unanimously to recommend to the City Council of the City of Wood Dale approval of the request under Case No. 14-V7, adopting the findings findings of fact Petition submitted which are required for the variation as set forth in the record of discussion of this Petition; 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 concurred in its recommendation for approval, and on a unanimous vote referred this matter to the City Council for consideration; and

**WHEREAS**, the City Council of the City of Wood Dale has reviewed the matter herein and has determined that the recommendation of the Planning, Zoning and Building Committee, recommending the approval of the requested variation, is in the best interests of the City of Wood Dale.

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

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

**SECTION TWO:** That the Property, as legally described in Exhibit "A" attached hereto; is currently zoned under the Zoning Ordinance of the City of Wood Dale as I-1 Light Industrial District, which zoning classification shall remain in effect subject to the variation granted herein:

a variation from the maximum building height allowance of thirty (30) feet to a height of forty-two (42) feet to accommodate construction of a new single story Class A industrial warehouse building on the Property.

**SECTION THREE:** 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, made and provided.

**SECTION FOUR:** 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 17th day of July, 2014.

AYES: Aldermen Catalano, Jakab, Lazzara, Susmarski, R. Wesley, Winger, and Woods


NAYES: None

ABSENT: Alderman E. Wesley

APPROVED this 17th day of July, 2014.

  
Annunziato Pulice, Mayor

ATTEST:

  
Shirley J. Siebert, City Clerk

Published in pamphlet form this 17th day of July, 2014

EXHIBIT A

LEGAL DESCRIPTION OF PREMISES

PARCEL 1:

LOTS 2 AND 3 IN FOREST CREEK UNIT 3N, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 4, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALSO TOGETHER WITH LOTS 350 AND 360 IN FOREST CREEK UNIT 3, IN THE SOUTH 1/2 OF SECTION 4, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 4, 1985 AS DOCUMENT R85-73708, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE PLAT OF EASEMENT RECORDED MAY 25, 2006 AS DOCUMENT R2006-099768 AND AS CREATED BY GRANT OF EASEMENT BY THE FOREST PRESERVE DISTRICT OF DUPAGE COUNTY, ILLINOIS, A BODY CORPORATE AND POLITIC TO OMNI-TECH LLC RECORDED JUNE 21, 2006 AS DOCUMENT R2006-118104 FOR STORM WATER DRAINAGE AND DETENTION OVER THE LAND DESCRIBED AND DEPICTED IN DOCUMENT RECORDED AS R2006-099768

Common Property Address: 300 Bauman Court, Wood Dale, Illinois

PIN(s): 03-04-303-009-0000; 03-04-405-002-0000