

ORDINANCE NO. O-14-027

**AN ORDINANCE AUTHORIZING VARIATIONS
TO PARKING LOT SETBACK AND LANDSCAPE REQUIREMENTS
AS A RESULT OF A STATE TAKING OF PROPERTY
AT 935 N. CENTRAL, WOOD DALE, ILLINOIS**

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-V11; and

WHEREAS, Petitioner in Case No. 14-V11 is M&E Real Estate, LLC (Wiegel Tool Works) hereinafter referred to as the “Petitioner”); and

WHEREAS, Petitioner has petitioned the City of Wood Dale for approval of a variation to parking lot set back requirements, and to landscape requirements to make the property located at 935 N. Central, Wood Dale, Illinois, which is legally described in Exhibit “A,” attached hereto and incorporated herein by reference, compliant with City Code requirements following a taking of a portion of its property by the Illinois State Toll Highway Authority; and

WHEREAS, after discussion of the facts set forth in the application and at hearing, all of which appear in the records on this application in the Community Development Commission Department, 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-V11, adopting the findings of fact as presented by Petitioner as required for the variations 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 variations granted herein:

1. a variation from Section 17.606(C)(5) Additional Parking Lot Landscaping Requirements, reducing the landscape requirements to zero feet; and
2. a variation from Section 17.607(C)(5), yards, reducing the Parking Lot setback from ten feet to zero feet.
3. a variation from Section 17.902 (A) (1), Corporate Main Street; Block A, reducing the Surface Parking Lot setback from fifty feet to zero feet.

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.

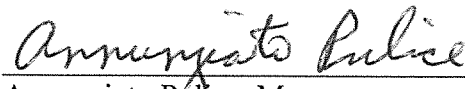
PASSED this 2nd day of October, 2014.

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

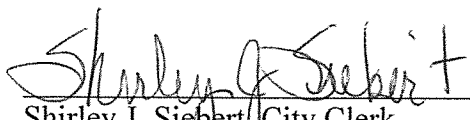
NAYES: None

ABSENT: Alderman Susmarski

APPROVED this 2nd day of October, 2014.


Annunziato Pulice, Mayor

ATTEST:


Shirley J. Siebert, City Clerk

Published in pamphlet form October 2, 2014.

EXHIBIT A

LEGAL DESCRIPTION

LOT 1 IN WIEGEL TOOL WORKS PLAT OF CONSOLIDATION, BEING A CONSOLIDATION OF PART OF LOT 10 AND PART OF LOT 11 IN KLEFSTAD'S WOOD DALE INDUSTRIAL PARK UNIT ONE, BEING A SUBDIVISION IN SECTIONS 3 AND 10, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO SAID PLAT OF CONSOLIDATION RECORDED JANUARY 6, 1998 AS DOCUMENT R98-1771, IN DUPAGE COUNTY, ILLINOIS.