
PLANNING, ZONING & BUILDING COMMITTEE
COMMITTEE MINUTES

Committee Date: April 28, 2022
Present: Mayor Pulice, Alderman Ames, Alderman Catalano, Alderman Curiale, Alderman Jakab, Alderman Messina, Alderman Sorrentino, Alderman Susmarski, Alderman Woods.
Absent: None
Also Present: Director Lange, Finance Director Wilson, Chief Vesta, City Manager Mermuys, Pat Bond
Meeting Convened at: 07:30 PM

APPROVAL OF MINUTES:

Ald. Susmarski made a motion, seconded by Ald. Ames, to approve the minutes of the _April 14, 2002_ meeting as presented. A voice vote was taken, with all members voting aye.

REPORT & RECOMMENDATION

REVIEW AND APPROVAL OF THE REVISED CONCEPT PLAN FOR THE PROPOSED APARTMENTS AT 372 N WOOD DALE RD.

DISCUSSION:

City Manager Mermuys began by stating that there is a slight revision of the concept plan for the Apartments at 372 N Wood Dale Rd. The presenter is Brad Friedman from the Lynmark Group. They will be looking for input from the Council, so they can move forward with the project.

Mr. Friedman stated that last time he was here he had presented a plan of a 4-story wood framed building with a little over 200 units, and a parking garage with an estimated project cost was \$66 million. Based on what happened during co-vid, and due to price increases, we had to take a step back and reassess the concept plan. The new concept plan is a 5-story light gauge metal frame, with 176 units, open surface parking, with an estimated cost of \$56.5 million. The TIF request has decreased from \$6.5 million down to \$5.9 million. The amenities are the same from the original plan.

Mr. Friedman stated that no matter how many units that get built, the sitework costs will remain constant at \$4.5 million. Sitework includes stormwater detention, sewer sanitation, underground utilities, landscaping, paving, etc. All the costs remain constant when we first approached you, we had \$7.1 million in eligible TIF costs, and because prices are increasing,

we now have \$7.5 million in eligible costs. But we are lowering our request due to changes that have been made. The numbers show that there is simply no project without the TIF money, because there is no cash flow. He will go back and meet with his team and do new renderings. The City Manager said that we already have an RDA, and we will be discussing it at the May 19th meeting. We will discuss the stipulations and parameters of the agreement, with a possibility of earnest money.

VOTE:

Ald. Woods made a motion: I move to approve, in concept, The Lynmark Group Revised Concept Plan, with a 5 story, as depicted in the renderings, subject to compliance with the City Code requirements.

Ayes: 8
Nays: 0
Abstained: 0
Motion: Carries

ITEMS TO BE CONSIDERED AT FUTURE MEETINGS:

- i. UDO Update – May 12, 2022
- ii. Pine Ave Single Family Annexation – May 12, 2022
- iii. Fair Housing – July 14, 2022
- iv. Rental Housing Code Change – Spring/Summer

ADJOURNMENT:

Ald. Sorrentino made a motion, seconded by Ald. Jakobs, to adjourn the meeting at 08:03 p.m. Upon a voice vote, the motion carried unanimously.

Minutes taken by Julie Szabo



FINANCE & ADMINISTRATION COMMITTEE
MINUTES

Committee Date: April 28, 2022
Present: Ald. Ames, Catalano, Curiale, Jakab, Messina, Sorrentino, Woods, and Susmarski
Absent: None
Also Present: Mayor Pulice, Treasurer Porch, Clerk Curiale, City Manager Mermuys, Police Chief Vesta, Director Lange, Director Wilson
Meeting Convened at: 08:05PM

APPROVAL OF MINUTES:

Ald. Catalano made a motion, seconded by Ald. Woods, to approve the minutes of the April 14, 2022 meeting as presented. A voice vote was taken, with all members voting aye.

REPORT & RECOMMENDATION
WATER/SEWER RATES

DISCUSSION:

Director Brad Wilson opened with good news that the water rate increase that you passed last year in reference to revenue generation is working. The unfortunate part in reference to the water rate is that we were contacted by the DuPage Water Commission that the City of Chicago is raising their water rate by 2 percent, or .21 cents per 1,000 gallons, and that they would be passing the increase on to all their member communities. The Director recommends that the City pass along the rate increase to the residents. If we don't, we would be exposed to having to subsidize the increase.

Alderman Ames was asking for clarification that it would be .21 cents per 1,000 gallons. Director Wilson states that the amount and rate is correct. Alderman Ames asked how would these rates increase affect the average family? Director Wilson stated that the average water usage per person is 3,000 gallons, so with the 2% increase a family household with 2 people would see an increase of \$1.26 per month. Alderman Catalano asked if we did not pass the increase onto the residents, how much would it cost the City? Director Wilson stated that the cost would be somewhere between \$80,000 and \$85,000 a year.

VOTE: Ald. Catalano made a motion, seconded by Ald. Jakab's, a vote to pass on the \$.21 cent increase onto the resident's due to the Chicago water increase.



Ayes: Ald. Ames, Ald. Curiale, Ald. Woods

Nays: Ald. Catalano, Ald. Jakab, Ald. Messina, Ald. Sorrentino, Ald. Susmarski

Abstained: None

Motion: Failed

DISCUSSION:

Alderman Susmarski inquired if he could change his vote, because he has reconsidered his vote. Pat Bond answered, you would have to pass a motion to reconsider the vote.

VOTE: Ald. Susmarski made a motion, seconded by Ald. Ames. A vote to reconsider the prior vote to pass on the \$.21 cent increase onto the resident's due to the Chicago water increase.

Ayes: Ald. Ames, Ald. Curiale, Ald. Woods, Ald. Sorrentino, Ald. Susmarski, Ald. Woods

Nays: Ald. Catalano, Ald. Jakab, Ald. Messina

Abstained: None

Motion: The motion passed.

Pat Bond stated that the original recommendation is back up for vote for the \$.21 cent increase to be handed down to the residents.

DISCUSSION:

Alderman Ames said if I understand this is just passing along the rate increase from Chicago to all the members of the DuPage Water Commission. She also asked how often can the City of Chicago raise their rates? Director Wilson replied The City of Chicago can adjust their rates on an annual basis. The last time we got a raise from them was 7 years ago, and it was 102% raise which included covering the DuPage Water Commission short fall. Further discussion about possible solutions to revenue streams, and the motion was put up for a vote.

VOTE: VOTE: Ald. Woods made a motion, seconded by Ald. Ames A vote to pass on the \$.21 cent increase onto the resident's due to the Chicago water increase.

Ayes: Ald. Ames, Ald. Curiale, Ald. Woods, Ald. Sorrentino, Ald. Susmarski, Ald. Woods

Nays: Ald. Catalano, Ald. Jakab, Ald. Messina

Abstained: None

Motion: Passed



ITEMS TO BE CONSIDERED AT FUTURE MEETINGS:

- i. Line of Credit – Spring/Summer
- ii. IT Control Room – Spring/Summer
- iii. Alderman Ames wanted it added the Council should consider giving the family of the City Sticker contest 2 free stickers per family.
- iv. Alderman Catalano would like to have a meeting to figure out for future increases a way to come up with new revenue streams.

ADJOURNMENT:

Ald. Catalano asked for adjournment, all said aye

___ 09:07 ___ p.m. Upon a voice vote, the motion carried unanimously.

Minutes taken by Julie Szabo



PUBLIC WORKS
COMMITTEE MINUTES

Committee Date: April 28, 2022
Present: Ald. Ames, Catalano, Curiale, Jakab, Messina, Sorrentino and Woods, Susmarski
Absent: None
Also Present: Mayor Pulice, Treasurer Porch, Clerk Curiale, City Manager Mermuys, Police Chief Vesta, A. Lange
Meeting Convened at: 8:03 p.m.

APPROVAL OF MINUTES:

Ald. Alderman Ames made a motion, seconded by Ald. Jakob, to approve the minutes of the March 24, 2022 meeting as presented. A voice vote was taken, with all members voting aye.

REPORT & RECOMMENDATION

APPROVAL FOR THE REPLACEMENT OF PUBLIC WORKS TRUCK #231-122 IN AN AMOUNT NOT TO EXCEED \$260,973.90

DISCUSSION:

Alderman Catalano if the purchase price was for just one vehicle. Director Lange stated that it is one of are larger dump trucks that we use for snow removal. The price for the 2023 Peterbilt truck, money for the buildouts on the vehicle, and a 10% sir charge for additional costs. He stated that the price is for a 2023, because of stock you must order a year ahead of the actual purchase. Mayor inquired about the model he thought that we normally purchase International models. Director Lange stated that we have been moving towards the Peterbilt models because they are more reliable and have fewer mechanical issues.

VOTE:

Approval for the replacement of Public Works Truck #231-122 in an amount not to exceed \$260,973.90.

Ayes: Ald. Ames, Catalano, Curiele, Jakab, Messina, Sorrentino, Susmarski, Woods.
Nays: None
Abstained: None
Motion: Carried



ITEMS TO BE CONSIDERED AT FUTURE MEETINGS:

- Road Program – May 12
- Public Works Campus Phase II Bid – May 12
- City Sign Program – June 9
- 2nd Avenue Design Options – May/June
- Salt Purchase – Summer

ADDITIONAL DISCUSSION

Alderman Susmarski asked about the 2nd Avenue Design Project. He thought that the area was all unincorporated. City Manager Mermuys explained that the intersection is actually under the City's control. The project would entail shutting off access to 83 from 2nd Avenue from Spruce.

ADJOURNMENT:

Adjourned at 08:06PM

Minutes taken by Julie Szabo