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**PLANNING, ZONING & BUILDING COMMITTEE**  
**COMMITTEE MINUTES**

Committee Date: May 12, 2022  
Present: Ald. Ames, Catalano, Curiale, Jakab, Messina, Sorrentino, Susmarski, and Woods  
Absent:  
Also Present: Mayor Pulice, Clerk Curiale, City Manager Mermuys, Police Chief Vesta, A. Lange, G. Pociecha.  
Meeting Convened at: 7:34 p.m.

**APPROVAL OF MINUTES:**

Ald. Messina made a motion, seconded by Ald. Susmarski, to approve the minutes of the April 28, 2022 meeting as presented. A voice vote was taken, with all members voting aye.

**REPORT & RECOMMENDATION**

**REZONING UPON ANNEXATION FROM R-1 TO R-4 AND LOT CONSOLIDATION FOR 160 PINE LN (FORMERLY KNOWN AS 5N510 AND 5N514 N PINE LANE)**

**DISCUSSION:**

None.

**VOTE:**

Ald. Messina made a motion, seconded by Ald. Jakab Rezoning upon annexation from R-1 to R-4 and lot consolidation for 160 Pine Ln. (formerly known as 5N510 and 5N514 N Pine Lane). A roll call vote was taken, with the following results:

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

**REPORT & RECOMMENDATION**

**REVIEW AND APPROVAL OF THE COMPREHENSIVE REWRITE OF THE UNIFIED DEVELOPMENT ORDINANCE (UDO) AND REZOING OF CERTAIN PROPERTIES WITH ANY AMENDMENTS AS DEEMED NECESSARY**

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**Alderman Woods: PZB MOTION ON UDO – 05/12/2022**

I move that the PZB Committee recommend to the City Council approval of the comprehensive rewrite of the Unified Development Ordinance (UDO), Chapter 17 of the Municipal Code and rezoning of certain properties *with the additional following recommended changes:*

- (1) That the proposed permitted uses applicable to the proposed C-3 District include the following additional permitted uses:
  - a. Manufacturing, Limited
  - b. Office, administrative and professional
  - c. Warehouse
  - d. Wholesale
  - e. Personal storage facility
  - f. Passenger motor vehicle repair
  - g. Automotive tire and battery store, including installation
  - h. Recreational equipment sales, service, and rental
  - i. Commercial, radio, and microwave antenna and cell towers
  - j. Personal wireless communication facilities
  - k. Commercial/trade schools
  - l. Indoor athletic facility
  - m. Product showroom
  - n. Internet sales with warehouse
  - o. Printing establishments
  
- (2) That the proposed special uses applicable to the proposed C-3 District include the following additional special use:
  - a. Towing service without on-site impoundment
  
- (3) That the right to continue a legal nonconforming use or structure runs with the land and is transferrable to subsequent property owners and lessees subject to the limitations in sections 17.701 through 17.705 of the proposed UDO and any other applicable discontinuance provisions of the proposed UDO.

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- (4) That the Minimum Development Area for Developments in the Thorndale Interchange Overlay District (TIO District) be changed from 20 to 10 acres, which Minimum Development Area is subject to a request for variation through the PUD approval process.

Alderman Woods made a motion, and it was seconded by Alderman Messina.

**DISCUSSION:**

Alderman Woods, now the issue is open for comments:

1. Carrie Savickas, 229 N Central. She has had her business in town for 30 to 40 years, and zoning change to CA-2 from Industrial will devalue her property and will make it harder to sell.
2. Karl Camillus, Taft Stettinius & Hollister, LLC. representing the Gullo Corporation. Their main concern is about the mandate for the minimum size of a lot determined to be 10 acre in the TIO. This would discourage new development in town.
3. Marshall Subach, 168 S Central Ave. He is also concerned about the effect on the property values, and he has not been able to evaluate the UDO due to the size of the document and was not given adequate time to review it.
4. Anthony Trotto, 138 W Irving Park Rd. He requested that we engage the business's and get more input from them. Together it could help rejuvenate Irving Park Rd.
5. Kevin Shields, Sealmaster, 367 E Potter. The new UDO will decrease the value of his property and business and would restrict our ability to grow the business. Due to the size restriction the City should offer financial incentives to move to a more suitable facility.
6. Bruce Larson, 385-395 E Potter. He stated that they should delay the vote in order to re-write some of the proposal and should include the business owners in the discussion.

Mayor Pulice questioned about the updating of the residential pool size. The restrictions would not any longer cover above ground pools. He asked if there are any restrictions, and Ms. Pociecha stated there still is some exceptions such as distance from the house, backyard easements, and utilities. These would all be addressed during the issuance of the permit. Mayor Pulice had questions about parcel sizes going from 20 to 10 acres and questioned if it was fair for one who had 8 acres and still had room for expansion. Would he still need a variance? Yes, that its part of the process. Ald. Messina would like to thank all the business's for coming out today, but at the same time we are listening to the resident's that live across the street from you. This is not a final vote, that will be next week at the City Council meeting. Ald.



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Jakab suggested to continue to review the document, and return next week with any concerns, or questions you may have.

**VOTE:** Ald. Woods made a motion, seconded by Ald. Messina:  
**REVIEW AND APPROVAL OF THE COMPREHENSIVE REWRITE OF THE UNIFIED DEVELOPMENT ORDINANCE (UDO) AND REZOING OF CERTAIN PROPERTIES WITH ANY AMENDMENTS AS DEEMED NECESSARY**

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

**ITEMS TO BE CONSIDERED AT FUTURE MEETINGS:**

- Rental Housing Code Change - Summer

**ADJOURNMENT:**

Ald. Woods made a motion, seconded by Ald. Sorrentino, to adjourn the meeting at 8:13\_ p.m. Upon a voice vote, the motion carried unanimously.

*Minutes taken by Julie Szabo*



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## PUBLIC WORKS COMMITTEE MINUTES

Committee Date: May 12, 2022  
Present: Ald. Ames, Catalano, Curiale, Jakab, Messina, Sorrentino, Woods, and Susmarski  
Absent:  
Also Present: Mayor Pulice, Clerk Curiale, City Manager Mermuys, Police Chief Vesta, A. Lange  
Meeting Convened at: 7:30 p.m.

### APPROVAL OF MINUTES:

Ald. Messina made a motion, seconded by Ald. Jakabs, to approve the minutes of the April 28, 2022 meeting as presented. A voice vote was taken, with all members voting aye.

### INTRODUCTION: PUBLIC COMMENTS

Prior to the beginning of the 2 committee meetings Pat Bonds made an opening statement referencing Public Comments during a committee meeting at 07:31 pm:

**GOOD EVENING. THIS IS A MEETING OF THE STANDING COMMITTEES OF THE CITY. THERE ARE TWO COMMITTEE MEETINGS TONIGHT. THE ILLINOIS MEETINGS ACT PROVISION WILL BE FOLLOWED THIS EVENING. IN ORDER TO ALLOW THE COMMITTEES TO GET TO THEIR PUBLIC BUSINESS, PLEASE KEEP YOR COMMENTS BRIEF. THE PUBLIC COMMENT RULES OF THE CITY OF WOOD DALE WILL BE FOLLOWED.**

#### **SPECIFICALLY:**

- ANY INDIVIDUAL DESIRING TO ADDRESS THE CITY IS REQUIRED TO COMPLETE A PUBLIC COMMENT CARD.
- PLEASE INDICATE THE NAME OF THE SPEAKER.
- PLEASE IDENTIFY THE TOPIC TO BE DISCUSSED AND DESCRIBE THE ACTION, IF ANY, YOU ARE REQUESTING THE CITY TO TAKE.
- EACH INDIVIDUAL MUST FIRST BE RECOGNIZED BY THE CHAIR.
- PUBLIC COMMENT SHALL BE LIMITED TO THREE (3) MINUTES PER PERSON. WHICH TIME SHALL INCLUDE ANY QUESTIONS OR RESPONSES TO THE INDIVIDUAL.
- ALL PUBLIC COMMENTS SHALL BE LIMITED TO A TOTAL OF THIRTY MINUTES AT ANY PUBLIC MEETING.
- PUBLIC COMMENT WHICH INTERFERES WITH THE ORDERLY CONDUCT OF A MEETING, OR OTHERWISE DISRUPTS OR INTERFERES WITH CITY BUSINESS, OR IMPACTS THE ORDER OR DECORUM OF THE MEETING IS PROHIBITED.



**REPORT & RECOMMENDATION**  
**PUBLIC WORKS – PHASE II BID RELEASE**

**DISCUSSION:**

Director Lange reported that the bids had closed Tuesday, May 10<sup>th</sup>, and we should be getting the recommendations next week.

**REPORT & RECOMMENDATION**  
**APPROVAL OF AN AGREEMENT BETWEEN THE CITY OF WOOD DALE AND MORTON SALT, INC. FOR THE FY 2023 BULK ROCK SALT PURCHASE IN AN AMOUNT NOT TO EXCEED \$78,915.20.**

**DISCUSSION:**

None.

**VOTE:**

Ald. Messina made a motion, seconded by Ald. Susmarski for the approval of an Agreement between the City of Wood Dale and Morton Salt, Inc. for the FY 2023 Bulk Rock Salt Purchase in an amount not to exceed \$78,915.20.

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

**ITEMS TO BE CONSIDERED AT FUTURE MEETINGS:**

- City Sign Program – June 9
- 2<sup>nd</sup> Ave Design Options – June 9
- Road Program – July 14

**ADJOURNMENT:**

Ald. Messina made a motion, seconded by Ald. Jakabs, to adjourn the meeting at 7:34 p.m. Upon a voice vote, the motion carried unanimously.

*Minutes taken by Julie Szabo*