



December 8, 2022

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

Committee Date: December 8, 2022
Present: Alderman Ames, Ald. Catalano, Ald. Curiale, Ald. Jakab, Ald. Susmarski, and Ald. Woods
Absent: Alderman Messina
Also Present: Mayor Pulice, Director Springer, Director Lange, Director Wilson, Chief Zito, City Manager Mermuys, City Clerk Curiale, Treasurer Porch.
Meeting Convened at: 07:30

i. **APPROVAL OF MINUTES:**

Ald. Susmarski made a motion, seconded by Ald. Ames, to approve the minutes of the October 27, 2022 meeting as presented. A voice vote was taken, with all members voting aye.

- ii. Ald. Susmarski made a motion, seconded by Ald. Ames, to approve the minutes of the November 10, 2022 meeting as presented. A voice vote was taken, with all members voting aye.

REPORT & RECOMMENDATION

REVIEW AND APPROVAL OF AMENDMENT TO ALLOW "FOOD PREPARATION" AS PERMITTED USE IN THE C-2A DISTRICT

DISCUSSION:

Director Springer began her presentation by reviewing the petitioner Diego De Astis request to modify the Southwest Irving Park Corridor Commercial to C-2a, to allow "Food Preparation". So, the petitioner is purchasing right now 390 E Irving Park Rd. this is located at the corner of Irving Park Rd. and Ash. Food Preparation is currently permitted in C-2, C-3, and C-1, an application was submitted to add "Food Preparation" to C-2a in order to facilitate the repurposing of an existing vacant commercial building along the Irving Park Corridor. This was taken to the CDC, and a Public Hearing on November 21st, where it was voted on unanimously 6 to 0 to recommend approval.

Alderman Woods began by commending staff this was done with lightning speed, and I don't think I've ever seen anything in my history here move through the system as this is almost impossible. So, I hope this is the new standard, because this will be the measuring stick I use

when somebody else comes to get a tax amendment done or some variations. Part of this is applause, and how do we do that and maintain that for everybody else? Director Springer says that we have Gosia Pociecha, because obviously she's involved in working all this magic. What we did in this case was accept the application it was a simple text amendment we went ahead and published for the Public Hearing, because that is what causes the most delays due to the amount of days' notice you have to give prior to the hearing. We had enough information prior in order to prepare the notification of signage and the newspaper. Alderman Woods inquired if we must own the building prior to the variance? The answer is no. Alderman Curiale asked for clarification on the term food preparation is that different than a restaurant, or food manufacturing? The definition of "Food Preparation" is a catering establishment where food is prepared on the premises for consumption elsewhere, so it is basically a catering business. Alderman Jakab inquired if they have the same standards as a restaurant, so does it need to be approved by the Health Department? Yes, we will not issue a business license without the Health Department certificate.

VOTE:

Ald. Susmarski made a motion, seconded by Ald Jakab, to Review and approval of amendment to allow "food preparation" as permitted use in the C-2A district. A roll call vote was taken, with the following results:

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

REPORT & RECOMMENDATION

REZONING UPON ANNEXATION FROM R-1 TO R-3 AND ZONING VARIATIONS FOR 150 PINE LN., 154 PINE LN., AND 470 ARBOR LN

DISCUSSION:

Director Springer stated that this is a request to rezone the subject properties would be zoned R-1, Estate Residential, to R-3 Single Family Residential, and a variation request for the lot width and the lot size for the two lots on Pine Lane. The applicants are Elmhurst Builders and Developers, and Nicole Giudice. Tonight, representing the petitioners is Natalie Krieger and a member of the family. The properties would be assigned the addresses of 154 and 150 Pine Lane, and 470 Arbor Lane these lots are currently unincorporated. She explained that the properties are facing or are surrounded by the R-3 zoning district, and therefore would

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be consistent with the surrounding districts. They would hook up to City water and sewer and petitioner would be responsible for the construction of public sidewalks at the site.

Alderman Woods inquired when we say no variation needed certainly the rule and the coverage would still apply to the smaller lot? Yes, we are just allowing them not to get a variance for the lot width and lot size. However, the lots on Pine they are both owned by the same owner and the UDO is like many others consistently zoning ordinances require that if you have two lots adjoining each other and neither of them meet the code requirements, and their both owned by the same entity, such that together they would make a conforming lot, then they're required to be just so joined. The petitioners have requested that they be allowed to be developed as two separate lots as they were originally platted. Alderman Woods inquired if we are still recording the CDC meetings that it would help in explaining the variances questions that come up? City Manager Mermuys stated they are, but there may have been a problem since we are transitioning to a new system. Alderman Woods wanted to make sure 40 percent of lot coverage under the zoning and the front build to line is 25 feet? Director Springer they are all held to 40 percent lot coverage, and 25 feet front build line to make sure all the houses on the block are even.

Alderman Jakab how are we going to make sure that there is just one unincorporated house on the block like it is around town? They would have to voluntarily want to annex into the City, or the City would take action to forcibly annex them, and it is not the policy in Wood Dale. Alderman Woods asked if the new structures would be able to take advantage of the discounted City water hook-up? They will look into it. Alderman Woods states that if you want to entice new building in Wood Dale it only makes sense.

VOTE:

Ald. Jakab made a motion, seconded by Ald Susmarski , to rezoning upon annexation for R-1 to R-3 And zoning variation for 150 Pine Ln., 154 Pine Ln., and 470 Arbor Ln. A roll call vote was taken, with the following results:

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



ITEMS TO BE CONSIDERED AT FUTURE MEETINGS:

- Marino's Relocation – Winter 2023
- Data Center Route 83 – January
- Building Code Amendments - TBD

ADJOURNMENT:

Ald. Woods made a motion, seconded by Ald. Susmarski, to adjourn the meeting at 7:52 p.m. Upon a voice vote, the motion carried unanimously.

Minutes taken by Julie Szabo



PUBLIC HEALTH, SAFETY, JUDICIARY & ETHICS
COMMITTEE MINUTES

Committee Date: December 8, 2022
Present: Alderman Ames, Ald. Catalano, Ald. Curiale, Ald. Jakab, Ald. Susmarski, Ald. Woods
Absent: Alderman Messina
Also Present: Mayor Pulice, Director Springer, Director Lange, Director Wilson, Chief Zito, City Manager Mermuys, City Clerk Curiale, Treasurer Porch
Meeting Convened at: 7:53 PM

APPROVAL OF MINUTES:

Ald. Susmarski made a motion, seconded by Ald. Ames, to approve the minutes of the November 10, 2022 meeting as presented. A voice vote was taken, with all members voting aye.

REPORT & RECOMMENDATION

APPROVAL OF A PROPOSAL FOR AN AGREEMENT WITH FGM ARCHITECTS SERVICES FOR THE WOOD DALE POLICE STATION INTERIOR RENOVATIONS

DISCUSSION:

Chief Zito I am here to get approval of an agreement with FGM Architects for the architectural services for the Wood Dale Police Department renovation in the amount to exceed \$190,716. Previously at the September 21, 2021 City Council meeting a resolution was passed approving with FGM Architects for a conceptual study for updates to the Police Department facility. Several months later a workshop was conducted with the results of a conceptual study with the Council. We are here to request to proceed with this project with the architectural plans with FGM Architecture.

Alderman Woods asked if we had determined the scope of work that we're going to do if I remember we went through multiple options? Yes, out of the workshop the preference of the Council was to complete the work in 2 phases.

VOTE:

Ald. Jakab made a motion, seconded by Ald. Susmarski, approval of a proposal for an Agreement with FGM Architects for architectural service for the Wood Dale Police Station Interior Renovations. A roll call vote was taken, with the following results:



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

ITEMS TO BE CONSIDERED AT FUTURE MEETINGS:

None

ADJOURNMENT:

Ald. Susmarski made a motion, seconded by Ald. Woods, to adjourn the meeting at 7:56 p.m. Upon a voice vote, the motion carried unanimously.

Minutes taken by Julie Szabo

FINANCE & ADMINISTRATION **COMMITTEE MINUTES**

Committee Date: December 8, 2022
Present: Alderman Ames, Ald. Catalano, Ald. Curiale, Ald. Jakab, Ald. Susmarski, Ald. Woods
Absent: Alderman Messina
Also Present: Mayor Pulice, Director Springer, Director Lange, Director Wilson, Chief Zito, City Manager Mermuys, City Clerk Curiale, Treasurer Porch
Meeting Convened at: 8:13 pm

APPROVAL OF MINUTES:

Ald. Curiale made a motion, seconded by Ald. Ames, to approve the minutes of the November 10, 2022 meeting as presented. A voice vote was taken, with all members voting aye.

REPORT & RECOMMENDATION:

REPORT, CASUALTY, CYBER, AND WORKERS COMPENSATION INSURANCE RENEWAL FOR THE 2023-2024 CALENDAR YEAR.

DISCUSSION:

None

VOTE:

Ald. Curiale made a motion, seconded by Ald. Catalano. A roll call vote was taken, with the following results:

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

ITEMS TO BE CONSIDERED AT FUTURE MEETINGS:

- CIP – January 12
- Audit Report – January 26



ADJOURNMENT:

Ald. Catalano made a motion, seconded by Ald. Woods, to adjourn the meeting at 8:15 p.m. Upon a voice vote, the motion carried unanimously.

Minutes taken by Julie Szabo



PUBLIC WORKS **COMMITTEE MINUTES**

Committee Date: December 8, 2022
Present: Alderman Ames, Ald. Catalano, Ald. Curiale, Ald. Jakab, Ald. Susmarski, Ald. Woods
Absent: Alderman Messina
Also Present: Mayor Pulice, Director Springer, Director Lange, Director Wilson, Chief Zito, City Manager Mermuys, City Clerk Curial, Treasurer Porch
Meeting Convened at: 7:56 pm

APPROVAL OF MINUTES:

Ald. Curiale made a motion, seconded by Ald. Jakab, to approve the minutes of the November 10, 2022 meeting as presented. A voice vote was taken, with all members voting aye.

REPORT & RECOMMENDATION

APPROVAL OF A PROPOSAL FOR PROFESSIONAL ENGINEERING SERVICES FROM RJN GROUP FOR THE ADDISON ROAD WATER MAIN PHASE 3 PRELIMINARY STUDY IN AN AMOUNT NOT TO EXCEED \$19,400

DISCUSSION:

Director Lange stated that the two phases of this project were completed back in 2011 and 2012 and covered replacement of the Addison Road water main from Elizabeth Dr. to Potter Street. At that time a third phase was planned which would cover the rest of the water main replacement from Potter Street to Irving Park Road. However due to some hurdles that were encountered at the time we never completed the next phase and are now looking to complete this project to eliminate a dead end that's located at Potter Street and Addison Road. We would like to hire RJN Group to identify a feasible project and move into the design phase.

Alderman Woods asked about the preliminary study, and what are they going to study? Director Lange stated they're going to coordinate with the various agencies involved DuDOT, IDOT, as well as a number of utilities that are along that stretch, and some high power transmission lines along the east side of the road, which would have to be de-energized if the main was going to be placed on that side of the street. To the south there's a number of utilities, and along the west side Nicor along with various fiber and cable optics, have been

buried since the last study. Another alternative would be lining the water main. It may be a more feasible option for the project as technology has increased greatly in the past 10 years.

Alderman Woods would like to know why we couldn't just engineer it and not pay \$20,000? Director Lange stated first we must identify which would be the more feasible project which would be the first information gathering portion of any engineering agreement. It would be part of phase one, because we don't want to go into the design phase without knowing that we have a project that we are confident in. Alderman Woods was glad to here it is phase one, and they are going to do the preliminary study anyway. Director Lange stated that we separated this out because we don't feel confident that we have a project that we can move forward with the design at this point. Alderman Woods wanted to know if while we are doing this project, would any of the properties that are not connected to the City water, will they be able to connect if they wish in the future? Director Lange yes, anyone parcel that doesn't have service will be provided a service to the B-box in the park way.

Mayor Pulice stated you say that we have a study to see if they're going to allow us run a line, but we have a line there already, and if I recall the reason we didn't go all the way was due to finances. Director Lange answered that there is no doubt that was part of it, as the city had some other very large projects on the horizon at that point as well. The Mayor pointed out that the water main was lousy back in 2011-2012, and I'm sure it hasn't gotten any better so can we just move onto design? We need to have a study or there is a chance DuDOT will not permit us for the project stated Lange. Manager Mermuys remembers this too, and the Mayor is correct it was anticipated to be way more in cost. The reason we ran out of funds was because there really was no way that we could figure out how to do it at the time. With all the pipes and utilities, it would have been the most difficult water main that we have ever done.

Alderman Ames inquired if the study that was originally done in 2011 is not relevant right now due to technologies that have changed ie. Lining? Director Lange stated that is correct new technologies, but also there are added utilities that were put underground along Addison Rd. That would have to be documented in the study.

VOTE:

Ald. Curiale made a motion, seconded by Ald. Woods, Approval for a Proposal for Professional Engineering Services from RJN Group for the Addison Road Water Main Phase 3 Preliminary Study in an Amount Not to Exceed \$19,400. A roll call vote was taken, with the following results:



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

ITEMS TO BE CONSIDERED AT FUTURE MEETINGS:

- IGA with Forest Preserve District of DuPage County for Elizabeth Drive – January
- RJN I & I Agreement - 2023

ADJOURNMENT:

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

Minutes taken by Julie Szabo