



January 26, 2023

PLANNING, ZONING & BUILDING COMMITTEE
COMMITTEE MINUTES

Committee Date: January 26, 2023
Present: Alderman Ames, Ald. Catalano, Ald. Curiale, Ald. Jakab, Ald. Messina, Ald. Susmarski, and Ald. Woods
Absent: None
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

APPROVAL OF MINUTES:

Ald. Messina made a motion, seconded by Ald. Susmarski, to approve the minutes of December 22, 2022 meeting as presented. A voice vote was taken, with all members voting Aye.

REPORT & RECOMMENDATION

ZONING VARIATIONS OFR PROPERTY AT 855 LIVELY BOULEVARD

DISCUSSION:

Director Springer began with an introduction of the requested zoning variation. The proposed variation is for the property located at 855 Lively Blvd, which has been purchased by RKC Cleaners. This will be a dry cleaning/commercial laundry facility, which is currently located in Elk Grove, and will be relocating to Wood Dale. We are very excited for them and would like to remind everyone that we had helped them out with some TIF money in order to relocate. The size of the property is currently 28,325 Sq. Ft., and they are looking to build 2 additions that are being proposed to the rear of the building, which will increase the total building size to 33,453 Sq. Ft. The applicant is petitioning for 2 variants. The first variant is a reduction in the required side setback from 20' to 15', and a reduction in the number of parking spaces from 68 to 45. During the CDC meeting there were no public comments, the full committee agreed that this would be consistent with the Comprehensive Plan and the UDO, and they unanimously recommended approval.

Alderman Messina inquired are there any outside guests that come to the facility due to the decrease in parking spaces? Director Springer stated that the only visitors to the facility would be at the beginning they are strictly a commercial cleaning company. Alderman Jakab asked that during the presentation didn't she already state that the parking was 15



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feet? Yes, it is already 15 feet, but every time you request a variant you must request the change. The previous owner did apply for one. Alderman Catalano asked if this has been looked at in reference to emergency vehicle responses? Yes, the plans have been approved by the Fire Department.

VOTE:

Ald. Susmarski made a motion, seconded by Ald Catalano to Review and approval of amendment to Recommend Zoning Variation for 855 Lively Boulevard. A roll call vote was taken, with the following results:

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

ITEMS TO BE CONSIDERED AT FUTURE MEETINGS:

- Data Center Route 83 - TBD
- Marino's Relocation - TBD
- Building Code Amendments - TBD

ADJOURNMENT:

Ald. Woods made a motion, seconded by Ald. Susmarski, to adjourn the meeting at 7:39pm p.m. Upon a voice vote, the motion carried unanimously.

Minutes taken by Julie Szabo



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FINANCE & ADMINISTRATION
COMMITTEE MINUTES

Committee Date: January 26, 2023
Present: Ald. Ames, Ald. Catalano, Ald. Curiale, Ald. Jakab, Ald. Messina,
Ald. Susmarski, Ald. Woods
Absent: None
Also Present: Mayor Pulice, City Manager Mermuys, Director Springer, Chief
Zito, Director Lange, Director Wilson, City Clerk Curiale, City
Treasurer Porch
Meeting Convened at: 7:44pm

APPROVAL OF MINUTES:

Ald. Susmarski made a motion, seconded by Ald. Jakab, to approve the minutes of the January 12, 2023 meeting as presented. A voice vote was taken, with all members voting aye.

REPORT & RECOMMENDATION:

NEW TIF INVESTIGATION PROPOSAL

DISCUSSION:

Director Wilson stated that he is looking for the Council to approve an agreement with SB Freidman in the amount of \$30,915.00 for consulting services for a new potential TIF District. The City currently has 3 TIF Districts, all of which have been reviewed and analyzed by SB Friedman. Our current TIF Districts are the Thorndale Corridor, Wood Dale Rd & Commercial, and along Route 83. The new proposal will focus on the remaining unincorporated area between Edgewood and Route 83, south of the newly created TIF and north of Foster Ave.

VOTE:

Ald. Messina made a motion, seconded by Ald. Woods, to approve \$30,915.00 for SB Friedman to investigate a new TIF District. A roll call vote was taken, with the following results:

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



Motion: Carried

ITEMS TO BE CONSIDERED AT FUTURE MEETINGS:

- FY 2024 Budget – February 23
- FY 22 Audit Report - March

ADJOURNMENT:

Ald. Catalano made a motion, seconded by Ald. Susmarski, to adjourn the meeting at 7:47pm. Upon a voice vote, the motion carried unanimously.

Minutes taken by Julie Szabo

PUBLIC WORKS **COMMITTEE MINUTES**

Committee Date: January 26, 2023
Present: Ald. Ames, Ald. Catalano, Ald. Curiale, Ald. Jakab, Ald. Messina,
Ald. Susmarski, Ald. Woods
Absent: None
Also Present: Mayor Pulice, City Manager Mermuys, Director Springer, Chief
Zito, Director Lange, Director Wilson, City Clerk Curiale, City
Treasurer Porch
Meeting Convened at: 7:41pm

APPROVAL OF MINUTES:

Ald. Jakab made a motion, seconded by Ald. Woods, to approve the minutes of the December 8, 2022 meeting as presented. A voice vote was taken, with all members voting aye.

REPORT & RECOMMENDATION

APPROVAL OF A PROPOSAL FROM LIBERTYVILLE TILE & CARPET, LTD. FOR THE CITY HALL STAIR TREAD REPLACEMENT PROJECT IN AN AMOUNT TO EXCEED \$13,946.00

DISCUSSION:

Alderman Woods inquired of the scope of the project, and does this include the landing, and anything attached to the stair area. Director Lange stated that the project does include anything attached to the stair area. Alderman Woods, did we go out and get other quotes? Director Lange stated that we received 3 quotes and Libertyville Tile & Carpet was the lowest. Alderman Jakab, Alan what was the \$16,000 number underneath the quote? The original quote was just for the tread, and the second quote included the attached risers. Alderman Woods Asked if the risers were plastic, or steel? Director Lange replied the risers are steel.

VOTE:

Ald. Susmarski made a motion, seconded by Ald. Jakab, to approve a proposal from Libertyville Tile & Carpet, LTD. For the City Hall Tread Replacement Project in an Amount Not to Exceed \$13,946.00. A roll call vote was taken, with the following results:

Ayes: Ald. Ames, Ald. Catalano, Ald. Curiale, Ald. Jakab, Ald. Messina, Ald.
Susmarski, Ald. Woods



Nays: None
Abstained: None
Motion: Carried

ITEMS TO BE CONSIDERED AT FUTURE MEETINGS:

- Clock Tower Panel Replacements – February 9
- Tall Oaks Detention Basin – February 9
- RJN I & I Agreement – March
- Kelfstad Lift Station Repair - March

ADJOURNMENT:

Ald. Woods made a motion, seconded by Ald. Susmarski, to adjourn the meeting at 7:44pm. Upon a voice vote, the motion carried unanimously.

Minutes taken by Julie Szabo