



February 9, 2023

PLANNING, ZONING & BUILDING
COMMITTEE MINUTES

Committee Date: February 9, 2023
Present: Alderman Ames, Alderman Catalano, Alderman Curiale,
Alderman Jakab, Alderman Messina, Alderman Susmarski,
Alderman Woods
Absent: None
Also Present: Mayor Pulice, City Manager Mermuys, Director Springer,
Director Lange, Director Wilson, Chief Zito, City Clerk Curiale,
City Treasurer Porch
Meeting Convened at: 07:31 pm

APPROVAL **OF** **MINUTES:**

Ald. Messina made a motion, seconded by Ald. Susmarski, to approve the minutes of the January 26, 2023 meeting as presented. A voice vote was taken, with all members voting aye.

REPORT & RECOMMENDATION

Director Springer started off with a brief synopsis of the requested zoning variance. The subject property is located at 154 N Edgewood Ave., near the intersection of Edgewood Ave and Potter St. The size of the property is 0.17 acres and is zoned R-4 Medium Density Single-Family District, and currently has a recently constructed two-story brick and composite siding single-family house with an attached front-load garage. The permit for this residence was issued in September of 2021 at which time construction began. The issued permit had a conditional approval letter that indicated that the builder shall provide a copy of the spot survey once the foundation was poured, but prior to the beginning of the framing stage. This is done to verify that the foundation was poured in the correct location. However this step was not submitted by the permit application until September 2022, when the construction of the house was almost completed. Upon review it was discovered that the new construction of the building does not meet the required 5' setback from the side property line. The northeast corner is 4'6" and the south corner is at 4'10" away from the side property. It is believed that the contractor used an additional pin in the front yard in error. The Municipal Code allows the applicant to seek and administrative variation if the required relief is within 5% of the required dimensional regulation. However, the required reduction of the side setback for the subject property is 11% and the only option would be for the applicant to demolish the existing structure or apply for a zoning variation which requires a hearing. There were no Public comments prior to the CDC meeting and the Public meeting was held on January 16th, where the CDC Committee voted 6-0 to recommend approval.

Alderman Messina inquired if the side setback requirement is five feet? Director Springer replied. Yes. Alderman Messina in a follow-up question, can we address the petitioner? He continued I'm not a builder, but I have many friends that have built houses and they would have known that you have to file a permit. I would like to know how this didn't get caught? Considering Alderman Jakab and myself get a lot of calls about flooding and water considerations. Director Springer stated the Petitioner at the Public Hearing explained that he was aware that it was a requirement, but there was some miscommunication between himself and his partner. His partner was supposed to be responsible for the submittal of the plat of survey, and it wasn't submitted.

Alderman Jakab referred to Alderman Messina's point, how did the City not catch this? Director Springer stated that she wasn't here at the time, but based on the research we've done this was one of the first permits that was put into the new Energov system and it was actually converted from being started on paper. At that time the new system was being configured and we were still adding things, and we've since set it up so that there is a requirement that they have to submit the spot survey. Going forward, the scheduling of a framing inspection will not be issued until we receive the spot survey.

Mayor Pulice I am looking back at all the other setbacks and the front is farther back in coverage, and at the rear should be 30 feet, and he has 60 feet. As for lot coverage our code has lot coverage of 40 percent, he is at 37 feet. But I wouldn't be able to tell if he's going to put a patio in, so at some point it will take up that 3 percent. We had the same problem last year with a garage and it was the same deal, and I already spoke to Miss Springer and she is going to speak to the attorney, so that when this type of incident happens there should be some kind of penalty in place, which we do not currently have. Alderman Woods asked since the house next door has more than enough footage, and it is the same builder, did they follow all the rules with his second property? Director Springer we looked back at the time of our awareness of the problem and it does meet all the requirements. Alderman Woods further inquired if they had submitted all the proper paperwork during that construction? Director Springer did not know that, but she can look into it. Alderman Woods says that this is frustrating you don't want to have him tear the house down, but at some point you have to stop these practices, because people will keep doing this because the City won't make us tear the house down. We have to have some kind of trigger so they don't go to step 2 until everything has been approved with the first step of the building of a residential structure. Manager Mermuys stated that this is the beauty of the new software as Miss Springer had mentioned that before it would be relied upon paper copies and staff manually checking, and now that the system is fully implemented it will not allow you to go forward in the process without checking off the boxes. Alderman Woods suggested that on the first inspection ticket

given to the builder, perhaps we should put a big warning statement on it that after that step is completed they must hand in the spot survey, so they have multiple warnings in hopes that this does not happen again.

Alderman Catalano inquired if they had amended the plot of survey? Miss Spring responded that it would be an as-built survey to show exactly where the foundation landed so we have it on record. Alderman Catalano asked if that means that it has been reported to the County? Miss Springer that is not something we would do it is more our zoning requirement. We do send into the Township monthly all of our building permit information which it includes the square footing and the amount of the permit. Alderman Messina states that this would trend in other municipalities, and this should set the tone for future ignorance that in the city you just can't just build and you need to follow standards. Alderman Jakab pointed out there was already an issue at the project when they had cut all the trees down on the property. They received many complaints, and the City should have been on top of the situation. Mayor Pulice brought up the point that there is something in the tree ordinance against cutting down parkway trees, but nothing about private property. Miss Springer said that she will have to investigate the issue tomorrow. Request to ask petitioner Marcin Filip of PJ154 LLC questions about the tree removal. Mr. Filip stated that the land has changed hands several times, and even though he wasn't the group that cut down the trees he had paid the fines. They had to measure all the remainder of the tree trunks that had been removed, and we have an agreement in our plan to re-plant all the trees that were removed and plant them in the Wood Dale Forest Preserves.

DISCUSSION:

VOTE:

Ald. Woods made a motion, seconded by Ald. Susmarski, to approve a Zoning Variation for the Property at 154 N Edgewood. A roll call vote was taken, with the following results:

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

ITEMS TO BE CONSIDERED AT FUTURE MEETINGS:

- Marino's Relocation – April 13
- Data Center Route 83 - TBD



ADJOURNMENT:

Ald. Woods made a motion, seconded by Ald. Ames, to adjourn the meeting at 07:55 p.m. Upon a voice vote, the motion carried unanimously.

Minutes taken by Julie Szabo



January 26, 2023

PUBLIC HEALTH, SAFETY, JUDICIARY & ETHICS
COMMITTEE MINUTES

Committee Date: January 26, 2023
Present: Alderman Ames, Ald. Catalano, Ald. Curiale, Ald. Jakab, Messina,
Ald. Susmarski, 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: 7:39 PM

APPROVAL OF MINUTES:

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

REPORT & RECOMMENDATION

Chief Zito stated that we had received a request from Casey's 1000 N Wood Dale Rd, and they have requested a Class GS liquor license. This license authorizes the sale of alcoholic liquor in the original package for off premises consumption by any convenience or similar store selling food.

DISCUSSION:

Alderman Messina asked where the nearest location would be to their location to purchase alcohol? Alderman Susmarski replied across the street at the Shell station, and behind that location at the Thornwood Restaurant.

VOTE:

Ald. Messina made a motion, seconded by Ald. Susmarski, approval of a Request for Additional "Class GS" Liquor License. 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



January 26, 2023

ITEMS TO BE CONSIDERED AT FUTURE MEETINGS:

None

ADJOURNMENT:

Ald. Woods made a motion, seconded by Ald. Ames, to adjourn the meeting at 7:41 p.m. Upon a voice vote, the motion carried unanimously.

Minutes taken by Julie Szabo

PUBLIC WORKS **COMMITTEE MINUTES**

Committee Date: March 23, 2023
Present: Alderwoman Ames, Alderman Curiale, Alderman Messina,
Alderman Susmarski and Alderman Woods
Absent: Alderman Catalano and Alderman Jakob
Also Present: Mayor Pulice, Director Lange, and Director Wilson
Meeting Convened at: 7:30 p.m.

APPROVAL OF MINUTES:

Ald. Woods made a motion, seconded by Ald. Ames, to approve the minutes of the March 9, 2023, meeting as presented. A voice vote was taken, with all members voting aye.

REPORT & RECOMMENDATION

- I. Approval of an Agreement between the City of Wood Dale and Performance Pipelining, Inc. for the FY 2024 Sanitary Sewer Rehabilitation Project in an Amount Not to Exceed \$757,321.
- II. Approval of a Professional Engineering Services Proposal from RJN Group, Inc. for the FY 2024 Sanitary Sewer Rehabilitation Project in an Amount Not to Exceed \$158,030.

DISCUSSION:

Director Lange provided a summary of the work that has been completed under the I&I Program since 2013. The two major benefits of the program have been no sanitary sewer overflow since 2020 and no excess flow event at North WWTP since June of 2021. Mayor Pulice asked if the previous projects have been fully completed. Director Lange responded that all projects up to FY 23 have been completed. Ald. Susmarski then asked if the project on Itasca Street had been completed. Director Lange clarified this project is still on going.

Director Lange proceeded to summarize the upcoming I&I Program for FY 2024 covering both construction and engineering services.

VOTE:

- I. Ald. Ames made a motion, seconded by Ald. Curiale, for the approval of an Agreement between the City of Wood Dale and Performance Pipelining, Inc. for the FY 2024 Sanitary Sewer Rehabilitation Project in an Amount Not to Exceed \$757,321. A roll call vote was taken, with the following results:

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

- II. Ald. Ames made a motion, seconded by Ald. Curiale, for the approval of a Professional Engineering Services Proposal from RJN Group, Inc. for the FY 2024 Sanitary Sewer Rehabilitation Project in an Amount Not to Exceed \$158,030. A roll call vote was taken, with the following results:

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

REPORT & RECOMMENDATION

- III. Approval of an Agreement between the City of Wood Dale and Martam Construction, Inc. for the Klefstad Lift Station and Force Main Improvements in an Amount Not to Exceed \$1,993,945.

DISCUSSION:

Director Lange provided a summary of the proposed improvements to the Klefstad Lift Station. The lift station serves the industrial district and is in need of improvements and repairs due to a projected increase in flows prompted by development within the TIF areas.

Ald. Susmarski questioned if the type of liner used in the wet well is different than the one used on the sewer. Director Lange clarified it is in fact different since the wet well uses epoxy liners. Mayor Pulice questioned why we went over budget. Director Lange explained that the reason was due to the cost of the bypassing system that will need to be in place for the duration of the project, however the excess costs will be covered using TIF funds. Ald. Messina questioned how many bids we had, and Director Lange answered one.

- III. Ald. Curiale made a motion, seconded by Ald. Susmarski for the approval of an Agreement between the City of Wood Dale and Martam Construction, Inc. for the Klefstad Lift Station and Force Main Improvements in an Amount Not to Exceed \$1,993,945. A roll call vote was taken, with the following results:

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



Absent: Ald. Catalano and Jakab
Motion: Carried

ITEMS TO BE CONSIDERED AT FUTURE MEETINGS:

- i. Well 6 Rehabilitation – April 13
- ii. Stormwater Drainage Study – April 13
- iii. Senior Grass Cutting Program Eligibility – Summer
- iv. Senior Snow Program – Summerv.
- v. Salt Purchase – TBD

ADJOURNMENT:

Ald. Ames made a motion, seconded by Ald. Messina, to adjourn the meeting at 7:45 p.m. Upon a voice vote, the motion carried unanimously.

Minutes taken by Julisa Nevarez