



PLANNING, ZONING & BUILDING
COMMITTEE MINUTES

Committee Date: April 13, 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, Chief Zito, City Clerk Curiale, City Treasurer
Porch
Meeting Convened at: 07:30pm

APPROVAL OF MINUTES:

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

REPORT & RECOMMENDATION

SPECIAL USE FOR PARKING LOT AND ZONING VARIATIONS FOR SWEET BABY RAYS AT 227 E IRVING PARK ROAD

DISCUSSION:

Director Springer stating that this evening Duce Raymond, representing the SBR Events Group, would be requesting a Special Use for a parking lot and Zoning Variations related to lot area and street transition to permit the construction of a parking lot at 227 E Irving Park Road, Wood Dale, Illinois.

The subject property, and the parcels adjacent to the east, are all under common ownership and there is a total of seven parcels. The properties adjacent to the east of the subject property are improved with surface parking and two buildings: one housing the catering business (235 E. Irving Park Rd) and the other houses the Sweet Baby Rays restaurant (249 E. Irving Park Rd). The subject property is designated as Retail/Commercial in the Future Land Use Plan of the Comprehensive Plan. This Land Use Category intends to maintain a wide range of retail, restaurant and personal/business service uses, including small office uses and hotels. The proposed parking lot is intended to serve the existing catering business which fits the general description of Retail/commercial category; therefore, the request is consistent with the Comprehensive Plan.

What the petitioner is proposing is an area of an additional 19 parking spaces, to include landscaping and stormwater retention via retention pond on site and they will provide the plan at the time of the permit issuance, and they will be required to meet all the stormwater requirements. The parking lot will have one access road off Cedar Avenue, and it does meet all the landscaping requirements per the UDO. So, what is required to conform with the UDO? What is needed is the approval of a special use which is needed because the area is on a separate parcel from the existing structures. Mr. Raymond is requesting special use, and 2 zoning variations that they could not avoid, and that would be a requirement to have a 30-foot setback from the property line from where the parking stalls begin. What they have is 30 feet from the curb area. They are proposing 2 ½ feet from the property line which with the number of spaces would allow for circulation of the vehicles throughout. The other special use is the minimum lot area which is only 13,900 square feet and the UDO requires the lot to be 20,000 square feet, but when you consider the total feet for all the other 5 parcels it does exceed the minimum lot area.

The Community Development Department finds that the request for a Special Use and Zoning Variations to construct a parking lot is compatible with surrounding zoning and land use classifications and meets the requirements in the Unified Development Ordinance and is consistent with the City's Comprehensive Plan. Based on the above considerations, staff recommends that the Community Development Commission make the following motion recommending approval of this petition. These special uses and variations would take 2/3 of the council in order to pass.

Alderman Susmarski asked if he had heard at another meeting that they were looking for a new place in the industrial area? Mr. Raymond replied that they have considered going to another spot, but after considering the costs of moving, building and expanding, we believe it is in our best interest to stay where we are at. We think it will also be good for the community because so many employees must park on the street restricting the flow of residential traffic, and it will also make the appearance of the building look cleaner. Mayor Pulice had a few questions. About 14 years ago we had heard from Mr. Raymond's uncle about expansion, and that has not happened, is it coming in the future? Mr. Raymond replied that they have expanded from a 1.5 million a year business to 8 million, which is bringing revenue into the community. The mayor also inquired of staff what happens if he decides he doesn't need the parking lot in the future? Director Springer stated that in this case of the parcel he could indeed sell it off as a parking lot for anybody. The Mayor continued that he drove by last week and he saw that their dumpsters don't have enclosure, and would like to know why it wasn't taken care of? Staff will investigate it.

Alderman Messina stated that they have done a lot of good for the community beginning by demolishing the old house that was on the property. But he is still disappointed by the façade not being updated and there is not enough parking in front of the restaurant. I'm not saying that this is a bad proposal, I'm saying that you haven't taken advantage of the façade program. Mr. Raymond stated that he had requested twice reference the program and was denied twice. Alderman Messina asked Director Springer if she could confirm this statement? Director Springer said that she found an application for the program back in 2015 and at that time the CDC felt that they did not have enough information to make a recommendation.

Alderman Woods stated that he remembers the business applying, and the CDC did not accept their application because all it had was the parking lot and minor things that would not have made a difference that it was not enough to qualify for the program. And we then sent it back for reconsideration of what you were going to do. As far as this project is concerned it will help alleviate the parking problem on the side streets. Also, we realize you have a small area, but we would not want to have it look like the back alley with the garbage and dumpster. Another thing, Alderman Woods stated in order for him to vote yes, the proposal would need language added to the variance that "parking can only be used as an accessory structure of the existing business". Director Springer concurred.

VOTE:

Ald. Woods made a motion, seconded by Ald. Susmarski to Special Use for Parking Lot and Zoning Variations for Sweet Baby Rays at 227 E Irving Park Road the Parking can Only be Used as an Accessory Structure to the Existing Business. A roll call vote was taken, with the following results:

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|------------|--|
| Ayes: | Alderman Curiale, Alderman Jakab, Alderman Messina, Alderman Susmarski, Alderman Woods, Alderman Ames, Alderman Catalano |
| Nays: | None |
| Abstained: | None |
| Motion: | Carry |

ITEMS TO BE CONSIDERED AT FUTURE MEETINGS:

- Marino's Relocation – April 27
- Data Center Route 83 – TBD



ADJOURNMENT:

Ald. Woods made a motion, seconded by Ald. Ames, to adjourn the meeting at 07:53 p.m. Upon a voice vote, the motion carried unanimously.

Minutes taken by Julie Szabo



April 13, 2023

PUBLIC HEALTH, SAFETY, JUDICIARY & ETHICS
COMMITTEE MINUTES

Committee Date: April 13, 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, Chief Zito, City Clerk Curiale, City Treasurer
Porch
Meeting Convened at: 07:53pm

APPROVAL OF MINUTES:

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

REPORT & RECOMMENDATION

APPROVAL OF AN AGREEMENT WITH EMBASSY SECURITY GROUP FOR SERVICES & EQUIPMENT FOR PRAIRIE FEST 2023

DISCUSSION:

Chief Zito stated that the Security Group is meant to supplement the Police Department During Prairie Fest 2023, and will be outfitting us with metal detectors, security cameras, and personnel for screening patrons as they enter. Last year was the first year we had metal detectors after the Highland Park incident, and it was a success. The issue we ran into was that our staff was heavily focused on screening, which left us a little light patrolling the Fest. So, this year we will be supplemented with their trained security employees. Alderman Jakab inquired that he had mentioned that their employees had law enforcement training, do they have insurance in case something would occur? Chief Zito confirmed that they are fully bonded and insured. Alderman Messina agreed they need assistance to alleviate the long lines, and to give the Officers the ability to mingle with the residents. Alderman Ames pointed out before the vote that they needed to include the amount not to exceed \$24,000. Alderman Catalano inquired what kind of communications will we have with their Officers? We will have officers at the entrances with them, and if needed we can have them use some of our radios and use outside channels.



April 13, 2023

VOTE:

Ald. Susmarski made a motion, seconded by Ald. Jakab, to approve An Agreement With Embassy Security Group for Services & Equipment for Prairie Fest 2023 to Not Exceed \$24,000. A roll call vote was taken, with the following results:

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

ITEMS TO BE CONSIDERED AT FUTURE MEETINGS:

- 18 Month Cooling Off Ordinance - TBD

ADJOURNMENT:

Ald. Susmarski made a motion, seconded by Ald. Ames, to adjourn the meeting at 08:00pm. Upon a voice vote, the motion carried unanimously.

Minutes taken by Julie Szabo



PUBLIC WORKS
COMMITTEE MINUTES

Committee Date: April 13, 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, Chief Zito, City Clerk Curiale, City Treasurer
Porch
Meeting Convened at: 08:00pm

ATTENDANCE ROLL CALL:

In attendance: Alderman Ames, Alderman Catalano, Alderman Curiale, Alderman Jakab,
Alderman Messina, Alderman Susmarski, Alderman Woods

APPROVAL OF MINUTES:

Ald. Susmarski made a motion, seconded by Ald. Jakab, to approve the minutes of the March 23, 2023 meeting as presented. A voice vote was taken, with all members voting aye.

REPORT & RECOMMENDATION

APPROVAL OF AN AGREEMENT BETWEEN THE CITY OF WOOD DALE AND WATER WELL SOLUTIONS, LLC IN AN AMOUNT NOT TO EXCEED \$79,275.60

DISCUSSION:

The Mayor had a question for Director Lange: Somewhere he read that states that the wells are not enough water to take care of the whole city? Director Lange stated that we have 3 back-up emergency wells, and their design would be enough to meet the daily demand for the City if needed. Alderman Catalano stated that a lot of the residents ask about the function of the wells and asked for a brief explanation? Director Lange replied that the wells would be a backup for the city's water supply in case we lose connection with the City of Chicago water connection and the DuPage Water Commission.



VOTE:

Ald. Messina made a motion, seconded by Ald. Jakab, an approval of an Agreement between the City of Wood Dale and Water Well Solutions, LLC in an Amount Not to Exceed \$79,275.60. A roll call vote was taken, with the following results:

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

ITEMS TO BE CONSIDERED AT FUTURE MEETINGS:

- Stormwater Drainage Study – April 27
- Senior Grass Cutting Eligibility – Summer
- Senior Snow Program – Summer
- Salt Purchase – Summer
- Addition to the Sidewalk Program - Summer

ADJOURNMENT:

Ald. Messina made a motion, seconded by Ald. Susmarski, to adjourn the meeting at 08:05pm p.m. Upon a voice vote, the motion carried unanimously.

Minutes taken by Julie Szabo