



CITY OF WOOD DALE

404 North Wood Dale Rd. • Wood Dale, Illinois • 60191

MINUTES OF THE **REGULAR CITY COUNCIL MEETING**
OF THE CITY OF WOOD DALE, DU PAGE COUNTY, ILLINOIS
IN THE CITY ADMINISTRATION BUILDING
May 4, 2023

I. CALL TO ORDER REGULAR CITY COUNCIL MEETING:

Mayor Nunzio Pulice called the Regular City Council Meeting to Order at 7:30 p.m.

II. ROLL CALL

Upon roll call, the following were:

Present: Alderwoman Ames, Aldermen Catalano, Curiale, Jakab, Messina, Susmarski, and Woods, Mayor Pulice

Absent: None

Also Present: City Clerk Curiale, Treasurer Porch, City Manager Mermuys, Legal Counsel Bond, Sergeant Grant, Finance Director Wilson, Public Works Director Lange, Community Development Director Springer, Director of Administrative Services Ibares, Executive Assistant Administration Guy, Aldermen-elect Artie Woods, Executive Assistant Spiewak

Whereupon the Mayor declared a quorum present.

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF MINUTES

Alderman Messina made a motion, seconded by Alderwoman Ames, to approve the Regular City Council Minutes of April 20, 2023. When the question was put, a roll call vote was taken with the following results:

Ayes: Alderwoman Ames, Aldermen Catalano, Curiale, Jakab, Messina, Susmarski and Woods

Nays: None

Whereupon the Mayor declared the motion carried.

V. COMMUNICATIONS AND PETITIONS

i. *Citizens to be Heard*

None

ii. *Written Communiqués of Citizens to Be Heard*

None

VI. ADJOURNMENT OF THE 2021-2023 CITY COUNCIL FOR THE CITY OF WOOD DALE SINE DIE

On a motion by Alderman Woods, seconded by Alderman Curiale, to adjourn the 2021-2023 City Council for the City of Wood Dale *Sine Die*. When the question was put, all Aldermen voted in the Affirmative. Whereupon the Mayor declared the meeting adjourned at 7:31 pm.

Minutes taken by City Clerk Lynn Curiale
Reviewed by Legal Counsel Patrick Bond

CITY OF WOOD DALE, DU PAGE COUNTY, ILLINOIS
IN THE CITY ADMINISTRATION BUILDING
NEW CITY COUNCIL MEETING
May 4, 2023

I. CALL TO ORDER REGULAR CITY COUNCIL MEETING:

Mayor Nunzio Pulice called the Regular City Council Meeting of the new City Council to order at 7:32 p.m.

II. ROLL CALL

Upon roll call, the following were:

Present: Alderwoman Ames, Aldermen Catalano, Curiale, Jakab, Messina, Susmarski, and Woods, Mayor Pulice

Absent: None

Also Present: City Clerk Curiale, Treasurer Porch, City Manager Mermuys, Legal Counsel Bond, Sergeant Grant, Finance Director Wilson, Public Works Director Lange, Community Development Director Springer, Director of Administrative Services Ibares, Executive Assistant Administration Guy, Aldermen-elect Artie Woods, Executive Assistant Spiewak

Whereupon the Mayor declared a quorum present.

III. INTRODUCTION OF CIRCUIT COURT JUDGE FULLERTON

Legal Counsel Bond introduced Circuit Court Judge Paul Fullerton who swore in the Wood Dale Elected Officers after the 2023 Municipal Election. Attorney Bond briefly presented Judge Fullerton's credentials and thanked him for administering the Oath of Office to the newly elected City of Wood Dale Officials.

IV. SWEARING-IN OF NEWLY ELECTED CITY OF WOOD DALE ELECTED OFFICIALS

Honorable Judge Fullerton administered the Oath of Office to the newly elected City Officials, consisting of Mayor Nunzio Pulice, City Clerk Lynn Curiale, Treasurer Sandra Porch, Alderman Jakab, Alderman Susmarski, Alderman Art Woods, and Alderman Artie Woods

V. ROLL CALL:

Upon roll call, the following were:

Present: Alderwoman Ames, Aldermen Catalano, Curiale, Jakab, Messina, Susmarski, Art Woods and Artie Woods, along with Mayor Pulice

Absent: None

Also Present: City Clerk Curiale, Treasurer Porch, City Manager Mermuys, Legal Counsel Bond, Sergeant Grant, Finance Director Wilson, Public Works Director Lange, CDC Director Springer, Director of Administrative Services Ibares, Executive Assistant Administration Guy, Executive Assistant Spiewak
Whereupon the Mayor declared a quorum present.

VI. RECESS:

On a motion by Alderman Susmarski, seconded by Alderman Jakab, to take a short recess for newly elected officials to have photos taken with Judge Fullerton. When the question was put, all Aldermen voted in the Affirmative. Whereupon the Mayor declared a short recess at 7:44 pm.

VII. The Meeting reconvened at 7:59 pm

VIII. MAYOR'S REPORT

A. COMMITTEE CHAIR APPOINTMENTS

i. **Planning, Zoning and Building Committee**

Chair Alderman Tony Catalano and Vice-Chair Alderman Michael Susmarski

ii. **Public Health, Safety, Judiciary and Ethics Committee**

Chair Alderman Michael Curiale and Vice-Chair Alderman Arthur Woods

iii. **Public Works Committee**

Chair Alderman Peter Jakab and Vice-Chair Alderman Artie Woods

iv. **Finance and Administration Committee**

Chair Alderwoman Nadine Ames and Vice-Chair Alderman Randy Messina

v. **Mayor pro tempore (pro tem)**

Alderman Arthur Woods

IX. CITY MANAGER'S REPORT

City Manager Mermuys congratulated and welcomed the new Council on behalf of the whole Staff.

X. CONSENT AGENDA

A. Omnibus Vote

i. *An Ordinance Approving a Plat of Resubdivision for Consolidation of Property Located at 364-376 E. Irving Park Road*

ii. *An Ordinance Granting a Special Use Permit for a Planned Unit Development and Approving of a Site Plan for a New Restaurant Construction and Use for Property Located at 364-376 E. Irving Park Road*

The Mayor questioned if there were any objections to the Consent Agenda.

Alderman Woods made a motion, seconded by Alderman Susmarski, to remove Item 2 from the Consent Agenda.

Hearing no other objections and on a motion by Alderman Woods, seconded by Alderman Ames, to approve the Consent Agenda including Item 1. When the question was put, a roll call vote was taken with the following results:

Ayes: Alderwoman Ames, Aldermen Catalano, Curiale, Jakab, Messina, Susmarski, Art Woods and Artie Woods

Nays: None

Whereupon the Mayor declared the motion carried.

XI. COMMITTEE CHAIRMAN REPORTS

A. **Planning, Zoning and Building Committee**

No Report

B. **Public Health, Safety, Judiciary and Ethics Committee**

No Report

C. **Public Works Committee**

No Report

D. **Finance and Administration Committee**

No Report

XII. OTHER BUSINESS

CONSENT AGENDA

A. **Omnibus Vote**

- ii. *An Ordinance Granting a Special Use Permit for a Planned Unit Development and Approving of a Site Plan for a New Restaurant Construction and Use for Property Located at 364-376 E. Irving Park Road*

Alderman Woods made an amended motion, seconded by Alderman Susmarski, to Approve *An Ordinance Granting a Special Use Permit for a Planned Unit Development and Approving of a Site Plan for a New Restaurant Construction and Use for Property Located at 364-376 E. Irving Park Road*

(1) *Subject to the Conditions that the Rooftop Dining and Seating Area Reflected in the Rendering in Exhibit H to the CDC Materials, For Case Number 2022-0008, and as Further Set Forth in the Elevation Plans, Sheets A5.0 and A6.0, Be Installed Concurrently with the Construction of the New Restaurant Building, in Compliance with the City Building Code. The Rooftop Dining and Seating Area Shall Be Completed, Inspected and Approved by the City Prior to the Issuance of any Certificate of Occupancy.*

(2) *Subject to City Staff and City Attorney Entering into a Mutually Agreeable Sales Tax Rebate Incentive Program with Petitioner to Rebate Cost Associated with the Completion of Elevator, Second Floor Deck/Bar Area/Dining Area and All Other Required Associated Appurtenances as Indicated in Documents Listed Above, and if in the Event that an Agreement Cannot Be Made Within 45 Days, Petitioner Will Move Forward with Project as Passed by the CDC.*

Alderman Messina expressed very strong objections to this even being brought up stating the property was purchased for an extremely low price and have enough incentive to move forward, there is zero value to offering a rebate, they already received tax payer dollars, giving away a sales tax rebate and to subsidize based on tax revenues is setting a bad precedent. He stated the rooftop was never in the original plans.

Alderman Woods responded this is a second chance to get the project that was shown completed. It is better for the City, it helps future developments as rooftop dining at Marino's will attract more people to the Community than just a standard restaurant, and sales will grow helping fortify the sales tax. It is not a giving away of money. As for the sale of the property Market conditions existed, no one else had bought it and they paid what the market price was. This agreement may or may not work out. All this motion does is to allow the opportunity to see if something can be put together to have the rooftop dining sooner. Alderman Woods stated he was confused as to why Alderman Messina is now stating the rooftop was never in the picture as this is the same picture that Alderman Messina had shown that shows the rooftop that he had said he wanted. This is the same picture that everyone saw, was sold on, and every Resident is looking for. It is not in the condition of the CDC, but it was always in the future plan of that building. There is always the possibility the Council may choose not to pass what is presented.

Mayor Pulice stated the motion basically says Staff has 45 days and if the Landowner and the City come to an agreement. The building will still be built even if there is no agreement.

Attorney Bond made a point of clarification that if the conditions are not met, this will come back to the Council to decide on the action to remove the conditions and move forward with the original Proposal or leave the remaining conditions.

Alderman Jakab asked how much sales tax is generated and how much of a rebate is being considered.

Attorney Bond replied the amount of sales tax anticipated to be generated and rebate percentage are terms that would come to the Council within 45 days as an agreement the Council will need to take action on.

Alderman Catalano stated past City Administrations gave subsidizes to Corporations coming to the City and they had received rebates. He would like to have the discussion about this and be fair to any businesses to support what they have to say and then make a decision.

Mayor Pulice stated when Marino's offered the City money for the property, Council could have counteroffered. Council agreed to take the price. The roofing concept came about because they showed it on the drawings and everyone seemed to like it. Now it is a matter of whether an agreement can be reached. When the question was put a roll call vote was taken with the following results:

Ayes: Alderwoman Ames, Aldermen Catalano, Curiale, Susmarski, Art Woods and Artie Woods

Nays: Alderman Jakab and Alderman Messina

Whereupon the Mayor declared the motion carried.

A. Airport Noise Committee

No report

B. Stormwater Commission

No report

X. APPROVAL OF LIST OF BILLS: May 4, 2023 - - **\$856,259.50**

On a motion by Alderwoman Ames, seconded by Alderman Catalano, to approve the May 4, 2023 payment of the List of Bills, for the total amount of **\$856,259.50** for the following:

• General Fund	\$	211,414.81
• Road & Bridge Fund	\$	681.98
• Motor Fuel Tax Fund	\$	-
• Tourism Fund	\$	38,475.79
• Narcotics Fund	\$	-
• TIF District #1	\$	3,592.50
• TIF District #2	\$	-
• Capital Projects Fund	\$	509,540.06
• Land Acquisition Fund	\$	-
• Commuter Parking Lot Fund	\$	1,862.60
• Sanitation Fund	\$	72,102.94
• Water & Sewer Fund	\$	18,587.82
• CERF	\$	-
• Special Service Area Fund	\$	-

Total of all Funds: \$ **856,259.50**

Total Number of Checks: **81**

When the question was put a roll call vote was taken with the following results:

Ayes: Alderwoman Ames, Aldermen Catalano, Curiale, Jakab, Messina, Susmarski,
Art Woods and Artie Woods

Nays: None

Whereupon the Mayor declared the motion carried.

XI. EXECUTIVE SESSION

On a motion by Alderman Susmarski, seconded by Alderwoman Ames, to adjourn the New Meeting of May 4, 2023 to go to Executive Session to discuss Land Disposition [Pursuant to 5ILCS120/2(c)(6)]. When the question was put, all Aldermen voted in the Affirmative.

XII. ITEMS TO BE REFERRED

None

XIII. ITEMS FOR INFORMATION ONLY

None

XIV. ADJOURNMENT

On a motion by Alderman Susmarski, seconded by Alderwoman Ames, to adjourn the New Meeting of May 4, 2023 to go to Executive Session to discuss Land Disposition [Pursuant to 5ILCS120/2(c)(6)]. When the question was put, all Aldermen voted in the Affirmative.

Whereupon the Mayor declared the meeting adjourned at 8:17 p.m.

*Minutes Taken by City Clerk Lynn Curiale
Reviewed by Legal Counsel Patrick Bond*