



PLANNING, ZONING & BUILDING COMMITTEE MINUTES

Committee Date: May 11, 2023
Present: Alderman Art Woods, Alderman Curiale, Alderman Messina,
Alderman Jakob, Alderman Susmarski, Alderman Artie Woods,
Alderman Catalano
Absent: Alderman Ames
Also Present: Mayor Pulice, Manager Mermuys, Director Springer, Director
Lange, Chief Zito, City Clerk Curiale, Treasurer Porch
Meeting Convened at: 07:30pm

APPROVAL OF MINUTES:

Ald. Susmarski made a motion, seconded by Ald. Catalano, to approve the minutes of the April 27th, 2023 meeting as presented. A voice vote was taken, with all members voting aye.

REPORT & RECOMMENDATION

ZONING VARIATIONS UPON LOT CONSOLIDATION FOR PROPERTY AT 950 SIVERT DRIVE AND 935 CENTRAL AVE

DISCUSSION:

Director Springer began her presentation by stating that an application has been filed by Ryan Wiegel representing Wiegel Tool Works, Inc. DBA Wiegel for zoning variations including reduction of the required side setback and allowing parking in the front yard pursuant to Section 17.204.C of the Municipal Code of the City of Wood Dale and applicable zoning regulations. The applicant is seeking to consolidate two lots and construct an addition that would connect two existing buildings at 935 Central Avenue and 950 Sivert Drive into one larger building on a single lot.

The applicant presented a petition before the Community Development Commission (CDC) in January of 2023. The original plan in case CDC-2022-0010 included a smaller building addition to the 950 Sivert property which triggered the need for zoning variations for setback, lot coverage and number of parking spaces. Since the January CDC meeting, the applicant decided to modify the scope of the project to include a lot consolidation, a building addition that would connect the two existing buildings and a parking expansion. Since the new plan is significantly different than the prior proposal, the applicant submitted a new petition for consideration.

The applicant is looking for two variants:

Side Setback:

The existing one-story brick commercial building at 950 Sivert was constructed with 15' side setback along the south property line. The current UDO requires a minimum of 20' side setback. The applicant wishes to construct the addition in line with the existing building; therefore, a variation is being requested to allow a reduction of setback for the new addition. Keeping the addition at 20' side setback would result in a jog in the building elevation, affecting the construction, appearance, and utility of the interior space.

Parking:

Per the proposed site plan, there will be a total of 163 parking spaces provided, including 6 accessible. This includes the 12 new parking spaces that will be added by the building addition and 28 new spaces that will be accommodated by the parking expansion in front of the 935 Central building. The UDO requires a minimum of 162 parking spaces and so the requirement is met. The Gateway Corridor regulations state that there shall be no parking located in the front yard or between the front of the principal building and front property line. There is existing parking in front of the 935 Central building and an additional parking expansion is being proposed in that area. The petitioners are seeking a zoning variation to allow parking in the front.

There is also a proposed lot consolidation between 935 Central and 950 Sivert and a lot between both buildings. There are currently ComEd lines between the 2 properties, and ComEd has agreed to move the utilities and will go around the buildings. The building addition and parking lot expansion will trigger the landscape requirements. The project will need to meet all the current landscape requirements including tree preservation, tree removal and replacement, foundation landscaping for the addition, parking perimeter landscaping and landscape islands if the row of parking spaces exceeds 20. Also, there are 21 trees on the property that are on the "No Planting" list which they would only have to replace 1 tree for every 2, and there are several dead trees on the property that need to be removed. This will be reviewed and approved during the permitting process by the discretion of staff.

The building addition will be constructed in the area that is currently occupied by an asphalt surface, therefore it will not trigger any increase in impervious surface. However, the proposed parking lot will add new impervious areas to the site and will trigger stormwater requirements per Chapter 10 of the Municipal Code. The project engineers are proposing the addition of a pervious brick paver surface and a detention area for stormwater management. The project will need to meet all the stormwater requirements during the permitting

process. And the CDC conducted a Public Hearing on April 17th, 2023, and they passed the approval 7 to 0. And that concluded the presentation. There were no questions at this time.

VOTE:

Ald. Messina made a motion, seconded by Ald Jakab, to approve Zoning Variations Upon Lot Consolidations for Property at 950 Sivert Drive and 935 Central Avenue. A roll call vote was taken, with the following results:

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

PRESENTATION BY RYAN WEIGEL:

After the vote Ryan Wiegel gave a presentation on an overview of Wiegel Tools history, expansion, day-to-day production, sales, and their contribution to the Wood Dale Community. In 1941 Industrial Tool Works was founded by Otto and Kathie Weigel in Chicago as a tool and die shop, and it later relocated to Franklin Park in 1954. In 1978 they purchased property in Wood Dale at their current location at 935 N Central Avenue and 950 Sivert Drive and built a new 25,000 sq-ft building for relocation. In 1993 Martin Wiegel assumed ownership of the company, and in 2010 Martins three children Aaron, Erica and Ryan took over the family business. In 2011 they invested in a 20,000 sq-ft building to house additional stamping equipment. In 2017 they purchased a 52,000 sq-ft building in Bensenville to expand production, and a new 62,000 sq-ft facility in Elk Grove for warehousing and distribution. The current Company overview shows its 2022 revenues at \$78.5mm, which is a 37% increase from 2021, and revenues are expected to increase by another 15% in 2023. Their current business employes 230 people, at 207,000 sq-ft, at 4 locations, and they are looking to increase to 19,000 sq-ft in 2023.

The current industries served by Wiegel Tools include: the Aerospace industry, appliance, automotive, electric vehicles, lighting, medical, military & defense, solar, and telecom industries. Their main production is in metal stampings which would include: battery components, brackets, busbars, lead frames, shields, terminals, and wire & cable connectors. As for their goals they are looking to train the next generation of skilled manufacturing workers. Wiegel Tools launched a new U.S. Department of Labor (DOL) Certified Apprenticeship Program in 2010. This is a 5-year training program which includes: 10,000 paid working hours of on-the job training in various departments, 3 years of paid schooling at the Technology & Manufacturing Association, and the ability to become certified from the

U.S. DOL, and Journeyman Tool & Die Maker position, which in granted at the end of the program. Every year Wiegel hosts a Manufacturing Day event at its plant headquarters and invites Students, teachers, parents, and government officials to tour the facility, to attend educational presentations, and learn about advanced manufacturing operations. They are excited about the new expansion in Wood Dale, and look forward to working with the Community.

ITEMS TO BE CONSIDERED AT FUTURE MEETINGS:

- Restrictions for Vehicles on Street – June 8
- Post Construction Variation Fines – June 8
- Data Centers Route 83 – August
- Building Code Amendments – Summer/Fall
- Signage for Projects – Added by Ald. Susmarski

ADJOURNMENT:

Ald. Catalano made a motion, seconded by Ald. Jakab, to adjourn the meeting at 7:53pm. Upon a voice vote, the motion carried unanimously.

Minutes taken by Julie Szabo



May 11, 2023

PUBLIC HEALTH, SAFETY, JUDICIARY & ETHICS
COMMITTEE MINUTES

Committee Date: May 11, 2023
Present: Alderman Art Woods, Alderman Curiale, Alderman Messina,
Alderman Jakab, Alderman Susmarski, Alderman Artie Woods,
Alderman Catalano
Absent: Alderman Ames
Also Present: Mayor Pulice, Manager Mermuys, Director Springer, Director
Lange, Chief Zito, City Clerk Curiale, Treasurer Porch
Meeting Convened at: 07:53pm

APPROVAL OF MINUTES:

Ald. Susmarski made a motion, seconded by Ald. Messina, to approve the minutes of the April 27th, 2023 meeting as presented. A voice vote was taken, with all members voting aye. Motion passed with a request by Alderman Curiale to add into the notes the completed roll call vote on the motion. The update was made May 12th, 2023, and was submitted to the Clerk's Office.

REPORT & RECOMMENDATION

CREATION OF A NEW LIQUOR LICENSE CLASSIFICATION FOR OUTDOOR DINING

DISCUSSION:

Director Springer began her presentation that in May 2022 the City adopted an updated Unified Development Ordinance (UDO). This UDO contained new language regarding outdoor seating which included the creation of an annual permit requirement and the addition of standards. In the prior UDO, language regulating outdoor dining was minimal. Due to the pandemic, the City had waived ordinances that would restrict restaurants from having outdoor dining for the past 3 summers. The waiver also extended to alcohol service at outdoor dining tables, and Restauranters and customers alike have enjoyed the outdoor dining experience. Now that the State of Illinois is ending the Covid-19 Emergency Declarations on May 11, we are returning to the enforcement of standard City regulations. As a result, staff has sent letters to restaurants, that have sufficient space to accommodate outdoor dining. TITLED: Creation of new Liquor License Classification for Outdoor Dining Packet informing them of the new annual permit requirement. One of the requirements in the new UDO regulations is that the sale and consumption of alcoholic beverages at the outdoor tables be restricted by the liquor license governing the restaurant and the City's Liquor Code. There is currently no liquor license classification that allows the service of liquor at seasonal outdoor dining tables. Restaurants have expressed interest in serving alcohol at the outdoor

tables as they have done over the last 3 years. To support local restaurants it would allow the expansion of their business outdoors and enhance the dining experience for their patrons.

ANALYSIS:

In order to obtain an annual temporary outdoor liquor license, a restaurant must already have an existing, valid liquor license for food and beverage service in good standing. They must also have a permit from the Community Development Department for outdoor seating. The hours of operation allowed for outdoor seating are 6:00 am to 11:00 pm, and the OD draft liquor license classification reflects this. This UDO contained new language regarding outdoor seating which included the creation of an annual permit requirement and the addition of standards. In the prior UDO, language regulating outdoor dining was minimal. Now that the State of Illinois is ending the Covid-19 Emergency Declarations on May 11, we are returning to the enforcement of standard City regulations. As a result, staff has sent letters to restaurants, that have sufficient space to accommodate outdoor dining.

Since an outdoor dining permit is required to obtain an OD liquor license the outdoor dining permit is only valid from April 15 to November 15, and the OD liquor license is also only valid during that same timeframe. Since seasonal Outdoor Seating Permits are issued annually, the OD liquor license will mirror that requirement. The requirement for an outdoor dining permit and OD liquor license will not be applicable to those restaurants that have a previously 'built-in' outdoor dining area constructed and compliant with the City Code. Those restaurants include T-Wood, American Legion, Bentley's Pancake House, JB's Inn, Local Bar & Grill, Starbucks, Shorty's Wood Dale, and White Cottage Pizza. Some of the businesses that would have to apply are Christy's, The Art Kafe, Pizza Kitchen, U Gazdy, and 7 additional restaurants.

Alderman Jakab inquired about U Gazdy who has had a deck outback of the business? Director Springer stated that they have parking stalls in back so during Covid they put up tents and Seating in the back and they took away some of their parking. So, they will be the exception to the rule and would need to get a variance on the number of parking spaces needed. She continued by explaining that it will be easy to apply for the new licenses the application can be filled out online at, www.wooddale.com. To serve liquor outside you will need an already existing liquor license, but must apply for the outdoor dining first and be in good standing. Alderman Jakab asked the definition of "in good standing"? Director Spring stated that you are current with payment on your liquor license, and have no current violations. Alderman Jakab asked additionally that if you had a violation and are paid up, would you also be in "good standing"? Director Springer replied, "Yes". Alderman Art Woods inquired about the difference between he licenses at Local Bar & Grill and the Pizza Kitchen? Director Springer it all depends on the original intent and purpose of the

original permit. Mayor Pulice stated that it still isn't clear about charges, and how to determine which businesses can use for outdoor dining. You have White Cottage that has just added a deck with fencing and they serve liquor, and Woody's who also has fencing around the sidewalk area. And he has several more questions that need to be answered before the final vote next week. We can wait for the legal questions next week when Mr. Pat Bond is here.

VOTE:

Ald. Susmarski made a motion, seconded by Ald. Jakab, to Approve the Creation of a New Liquor License Classification for Outdoor Dining and Outdoor Liquor Licensing, there should be no additional fees, and to give the Staff Direction to Move Forward with the Recommendations and The Council Will Discuss the Particulars Later. A roll call vote was taken, with the following results:

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

ITEMS TO BE CONSIDERED AT FUTURE MEETINGS:

- 18 Month Cooling Off Ordinance - Summer

ADJOURNMENT:

Ald. Susmarski made a motion, seconded by Ald. Jakab, to adjourn the meeting at 08:22 p.m. Upon a voice vote, the motion carried unanimously.

Minutes taken by Julie Szabo

PUBLIC WORKS **COMMITTEE MINUTES**

Committee Date: May 11, 2023
Present: Alderman Art Woods, Alderman Curiale, Alderman Messina,
Alderman Jakab, Alderman Susmarski, Alderman Artie Woods,
Alderman Catalano
Absent: Alderman Ames
Also Present: Mayor Pulice, Manager Mermuys, Director Springer, Director
Lange, Chief Zito, City Clerk Curiale, Treasurer Porch
Meeting Convened at: 08:22pm

APPROVAL OF MINUTES:

Ald. Woods made a motion, seconded by Ald. Messina, to approve the minutes of the April 27, 2023 meeting as presented. A voice vote was taken, with all members voting aye.

REPORT & RECOMMENDATION

- I. APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF WOOD DALE AND RJN GROUP, INC. FOR THE ADDISON ROAD WATERMAIN REHABILITATION PROJECT
- II. APPROVAL OF AN AGREEMENT BETWEEN THE CITY OF WOOD DALE AND COMPASS MINERALS AMERICA INC. FOR THE FY 2024 BULK ROCK SALT PURCHASE IN AN AMOUNT NOT TO EXCEED \$81,442.40
- III. REPLACEMENT OF UTILITIES DIVISION VEHICLE 514-088 IN AN AMOUNT NOT TO EXCEED \$124,592.26

DISCUSSION:

Director Lange introduced Patrick Hulsebosch from RJN to do his presentation on the Addison Road Water Main Phase III. The Addison Road Replacement Phases I and II were designed and constructed for 2010-2012, and it extended from Elizabeth Road to Potter Street. Phase III part of the project stalled in 2013 due to utility congestion and the de-energizing of ComEd poles. Also, DuDOT would not allow any new linear assets on Addison Road. After discussing design considerations with multiple agencies and local contractors, pressure lining and open-cut replacement were evaluated as options for the final phase of the Addison Road water main improvements. Appendix A contains map exhibits detailing the different construction methods.

PRESSURE LINING:

Since the first preliminary study in 2013, cured-in-place pressure pipelining (CIPP) has become more widely adopted, and as a result pricing has become more competitive. Lining also provides an alternative solution if DuDOT requires full removal of the existing water main to proceed with replacement. Temporary service would be provided to homes during lining using a stub connection at the Addison Road and Potter Street intersection in the east parkway. This stub was installed during the Phase 1 construction. Drinking water would be supplied to residences from a 2" temporary service, with residences remaining on the service for approximately 3 weeks. A larger bypass line would be needed if the City chose to provide fire service. Road ramps will be used to provide driveway access for residents during lining operations. An estimated five (5) 8'x10' access pits, in addition to two (2) smaller pits to service hydrants and valves, will be needed for lining operations. The southernmost valve vault on the line should be inspected to evaluate whether it needs to be replaced. If so, the vault would be used as the first access pit; if not, the first access pit would be located just north of the vault. Exhibits 3 and 4 in Appendix A highlight the locations of private wells, hydrants, valve vaults, and the 12" water main to be lined. RJN's budgetary cost estimate for this pressure lining, excluding the Irving Park scope, is approximately \$1.45M including engineering and construction management fees.

REPLACEMENT:

The last option is a full replacement of the water main using traditional open-cut construction methods. As shown in Exhibits 5 and 6 in Appendix A, the proposed alignment would be located in the western southbound lane and restricted to that lane for the entire length. This proposed alignment avoids utility congestion and effectively reduces traffic control. The existing water main could be abandoned in place via flowable fill if DuDOT permits. Full open-cut replacement offers advantages by eliminating bypass operations but has drawbacks with regards to traffic control, resident disruption, and increased restoration efforts.

With regards to material, polyvinyl chloride (PVC) pipes and ductile iron pipes (DIP) are both commonly used for water mains. Each material has its advantages and disadvantages. PVC is lightweight and easy to handle, making it easier and generally less expensive to install than DIP. PVC also has a smooth interior surface that resists scaling and buildup, which can improve water flow and reduce the risk of clogs and sediment buildup. However, PVC pipes may be more susceptible to damage from impacts or pressure fluctuations, which can lead to cracking or bursting.

DIP, on the other hand, is more durable and resistant to damage from pressure fluctuations and impacts. It is also heavier than PVC and more difficult to handle, which can make installation more challenging and costly. DIP also has a rougher interior surface than PVC pipes, which can increase the risk of scaling and buildup. RJN's budgetary cost estimate for open-cut replacement, excluding the Irving Park scope, is \$1.6M for PVC and \$1.7M for DIP including engineering and construction management fees.

Patrick then gave an overview of the advantages and disadvantages for both types of projects:

Option 1: Open-Cut Replacement

Advantages

No Bypass Operations Necessary
Reduced Utility Congestion
New Asset

Disadvantages

More Expensive
Increased Traffic Control and
Restoration Costs
Longer Project Duration

Option 2: Pressure Lining Rehabilitation

Advantages

Reduced Traffic Control, Restoration Costs
Shorter Project Duration
Removed Utility Congestion Related Issues

Disadvantages

Extensive Bypass Operations
Increased Resident Disruption
During Set-up Process
May Not Fix Underlying Issues

Alderman Messina asked if he heard correctly that the lining rehabilitation is not guaranteed to fix the underlying problem? And would Open-cut fix the issue? Patrick that is correct because we don't know if there are any underlying issues. Director Lange then stated that with the capacity in the area, and the way the hydraulics work, the real issue is the age of the current mains because they were designed in the 1960's. Alderman Messina has concerns that if we choose the Lining option, are we doing it to cut cost instead of fixing the problem? Alderman Catalano inquired if the pipes that are currently there being tested for lead? Director Lange stated that yes and we test everything by IEPA standards, and everything appears to be ok. Director Lange continued that when we bring this to the council next week, we will be approving the design, and afterwards when we go out to bid we can make a decision on pricing at that time. The Mayor stated that when we stopped at the end of Phase II there was a bunch of homes that wanted to hook up to water, are they going to get that opportunity this time? Director Lange they will have the ability to hook up to the

system at the B-box. The Mayor asked if they just wanted to pick an option at this time? And if option 2 is just like what we did on Roy? Director Lange stated that it is the same type of project as Roy Dr. As far as construction costs are concerned, we are trying to push that off until next year with the possibility of getting additional grant funding. That would mean that we wouldn't start until 2024. The Mayor asked what the actual construction time would be? Patrick stated that the lining project would be approximately 3 weeks, and the Open cut would be about 6 weeks.

Alderman Woods inquired about which type of piping has the longer life cycle? Patrick, there will always be some risks with both, but with PVC has less chance of corrosion. But they are both pressurized the same so they can take the same pressure. Alderman Jakab stated that it seems like PVC would be the way to go, but what are most of the surrounding City's doing? Mike Young, also of RJN, took this question and stated that it is about even, but lately there has been some questions about the safety of PVC.

VOTE:

Ald. Messina made a motion, seconded by Ald Jakab, to approve An Agreement Between the City and RJN to go with Option 1 Open Cut Replacement. A roll call vote was taken, with the following results:

Ayes: Alderman Art Woods, Alderman Curiale, Alderman Messina, Alderman Jakab, Alderman Susmarski, Alderman Artie Woods, Alderman Catalano
Nays: None
Abstained: None
Motion: Carried

VOTE:

Ald. Jakab made a motion, seconded by Ald Messina, to approve An Agreement Between the City and Compass Minerals Amercia, Inc. for the FY 2024 Bulk Rock Salt Purchase in and Amount not to Exceed \$81,442.40. A roll call vote was taken, with the following results:

Ayes: Alderman Art Woods, Alderman Curiale, Alderman Messina, Alderman Jakab, Alderman Susmarski, Alderman Artie Woods, Alderman Catalano
Nays: None
Abstained: None
Motion: Carried



VOTE:

Ald. Jakab made a motion, seconded by Ald Messina, to approve the Purchase of Utilities Division Vehicle 514-088 in an Amount not to Exceed \$124,592.26. A roll call vote was taken, with the following results:

Ayes: Alderman Art Woods, Alderman Curiale, Alderman Messina, Alderman Jakab, Alderman Susmarski, Alderman Artie Woods, Alderman Catalano
Nays: None
Abstained: None
Motion: Carried

ITEMS TO BE CONSIDERED AT FUTURE MEETINGS:

- FY 2024 Streetlight Installation – May/June
- To have the City to send a letter to County to block off Second Ave at 83.

The City Manager stated that he could put together a letter, and then get the Council's Approval prior to forwarding it to County.

ADJOURNMENT:

Ald. Jakab made a motion, seconded by Ald. Woods, to adjourn the meeting at 08:52pm. Upon a voice vote, the motion carried unanimously.

Minutes taken by Julie Szabo

FINANCE & ADMINISTRATION **COMMITTEE MINUTES**

Committee Date: March 23, 2023
Present: Alderwoman Ames, Alderman Curiale, Alderman Messina,
Alderman Susmarski and Alderman Woods
Absent: Alderman Catalano and Alderman Jakab
Also Present: Mayor Pulice, Director Lange, and Director Wilson
Meeting Convened at: 7:45 p.m.

APPROVAL OF MINUTES:

Ald. Messina 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

1. FY 22 Audit Report

DISCUSSION:

Director Wilson and the Representative from Sikich, Nick Bava, presented the FY 22 Audit Report. Mr. Bava started with congratulating the City of Wood Dale for receiving a clean report and another annual certificate of achievement. He proceeded to summarize the audit report and all supporting documents. It was a net positive year overall for the city with general funds breaking even and water funds getting healthier. The city was required to complete a single audit, triggered by the receipt of the ARPA funding, and both TIF Districts received their own reports. The cash balance in the TIF bond fund was up this year due to the bonds that were issued. Mayor Pulice asked if the 15.2 million TIF Bond balance was due to the new Public Works building and Director Wilson answered yes.

Mr. Bava continued by summarizing the pension funds. The financial reports show the IMRF net pension being 113% funded with an anticipation that it will decrease next year given the current economic climate. The police pension funds are at 55-56% which is standard for many municipalities. Ald. Messina asked if the funds are managed by an outside agency, and Director Wilson answered yes, it is managed by the Police Pension Board. Ald. Messina asked if they pick the investment holdings mix and Director Wilson answered yes and directed them to page 46 of the annual comprehensive financial report. Ald. Messina asked if these

are normal return rates. Director Wilson mentioned these numbers are right on target and referenced page 69 of the annual comprehensive financial report.

VOTE:

Ald. Susmarski made a motion, seconded by Ald. Curile for the approval of the FY 22 Audit Report.

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

ITEMS TO BE CONSIDERED AT FUTURE MEETINGS:

- None

ADJOURNMENT:

Ald. Ames made a motion, seconded by Ald. Susmarski, to adjourn the meeting at 8:04 p.m. Upon a voice vote, the motion carried unanimously.

Minutes taken by Julisa Nevarez