



August 10, 2023

PLANNING, ZONING & BUILDING COMMITTEE MINUTES

Committee Date: August 10, 2023
Present: Alderman Art Woods, Alderman Curiale, Alderman Messina,
Alderman Jakab, Alderman Susmarski, Alderman Ames,
Alderman Artie Woods, Alderman Catalano
Absent: None
Also Present: Mayor Pulice, Manager Mermuys, Director Lange, Director
Springer, Clerk Curiale, Treasurer Porch
Meeting Convened at: 7:30 PM

APPROVAL OF MINUTES:

Ald. Messina made a motion, seconded by Ald. Ames, to approve the minutes of the July 13, 2023, meeting as presented. A voice vote was taken, with all members voting aye.

REPORT & RECOMMENDATION

- i. FENCE VARIATION TO ALLOW 6' HIGH FENCE IN THE FRONT YARD FOR 331 N CENTRAL AVENUE
- ii. SPECIAL USE FOR PLAYGROUND AND ZONING VARIATIONS, 475 POTTER STREET (BENSENVILLE PARK DISTRICT)

DISCUSSION:

Director Springer presented the request for the fence variation at the property 331 N Central Ave. The homeowner currently lives at the property located on the corner of Central Ave and Commercial St. They are requesting to install a 6ft wooden privacy fence passing the 25 ft front yard setbacks, which would be on the side of the current garage. The CDC held a public hearing for this request and recommended approval 6 to 0.

Alderman Art Woods asked why the property owner would only be allowed to install the proposed fence with a variation. Director Springer explained that since the property is a corner lot, the front yard setback of the primary structure is located on the side of the garage. Alderman Messina questioned if this would address all the property maintenance issues the house currently has. Director Springer explained that the PMI issues initiated the property owner to submit this request. Alderman Jakab questioned why this variance differed from the 2021 fence variation request for 394 Preserve Ln. Director Springer confirmed the owners had requested a 6ft privacy fence leading up to the front property line, which the City does not allow, and the City Council denied it. They later received a

building permit to install a 4ft decorative fence at the 25ft front yard setback with a 6ft privacy fence toward the back.

VOTE:

Ald. Art Woods made a motion, seconded by Ald. Susmarski, to Approve a Fence Variation to Allow 6' High Fence in the Front Yard for 331 N. Central Avenue, with the following results:

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

DISCUSSION:

Director Spring started by explaining the request for the special use, variations, and lot consolidation for the Bensenville Park District located at 475 Potter St. This lot is zoned General Residential (R-G) with five parcels under common ownership and is currently vacant. The petitioners are proposing a Kaboom Playground (being installed by Kaboom), the planting of trees (required by Code), and the installation of a public sidewalk and a private sidewalk leading up to the playground (by the Park District). The request is for the special use of the playground in R-G, a variation request for the lot width, and relief from the requirement to install the public sidewalk on a portion of the lot. This request went to the CDC public hearing meeting on July 17, resulting in five ayes and one abstained with a positive recommendation.

Alderman Susmarksy started the discussion by questioning why the petitioners are asking for relief on the section of the sidewalk. It is to Director Springer understanding that the sidewalk was not budgeted for and would require Park Board approval. Ald Messina explained the process of Kaboom grants and why the Park District would not meet the timeline required for this grant. Mayor Pulice proceeded to express concerns regarding the accessibility of the proposed sidewalk and having to use the neighbor's driveway as a form of accessibility if someone needed it. Ald. Artie Woods conveyed that they are cars parked on the residential driveway blocking off the accessible pathway.

The Executive Director at the Bensenville Park District, Joseph C. Vallez, communicated the challenges the Park District has faced with the Kaboom Project. They received confirmation of the approved Kaboom project in July of 2023, with installation dates of September 12, 13, and 14. Given the tight deadline, he cannot promise the extended sidewalk at this time but presented the proposed site plan that would demonstrate the vision of the park (gazebo,

benches, spray park, fencing, a section of the sidewalk, security light, and additional landscaping). Ald. Jakob and Ald. Messina spoke about the importance of a park in Ward 1 and Ward 3, as the only other park residents can access is located on Montrose Ave and Wood Dale Rd.

Ald. Catalano asks what the timeline would be for phase two of this project. Mr. Vallez communicated that they need to determine if they will be constructing diagonal parking before the sidewalk installation to avoid removing any new concrete in the future. The Council disagreed with the permanent relief of the requested public sidewalk. The Park District were given three years to include and complete the public sidewalk extension.

VOTE:

Ald. Messina made a motion, seconded by Ald. Jakob, to Approve a Special Use for Playground and Zoning Variations, 475 Potter Street (Bensenville Park District), with the exclusion of the sidewalk requirements within 36 months as part of phase two and/or three, with the following results:

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

ITEMS TO BE CONSIDERED AT FUTURE MEETINGS:

- Data Center Route 83 - Fall
- Building Code Amendments – Fall
- Post Construction Variations Fines - Fall

ADJOURNMENT:

Ald. Catalano made a motion, seconded by Ald. Artie Woods, to adjourn the meeting at 8:23 p.m. Upon a voice vote, the motion carried unanimously.

Minutes taken by Julisa Nevarez



PUBLIC WORKS
COMMITTEE MINUTES

Committee Date: August 10, 2023
Present: Alderman Art Woods, Alderman Curiale, Alderman Messina, Alderman Jakab, Alderman Susmarski, Alderman Ames, Alderman Artie Woods, Alderman Catalano
Absent: None
Also Present: Mayor Pulice, Manager Mermuys, Director Lange, Director Springer, Clerk Curiale, Treasurer Porch
Meeting Convened at: 8:24 PM

APPROVAL OF MINUTES:

Ald. Ames made a motion, seconded by Ald. Artie Woods, to approve the minutes of the July 13, 2023, meeting as presented. A voice vote was taken, with all members voting aye.

REPORT & RECOMMENDATION

- i. APPROVAL OF A PROPOSAL FROM PERFORMANCE PIPELINING, INC. FOR THE GILBERT DRIVE SANITARY SEWER REPAIR PROJECT IN AN AMOUNT NOT TO EXCEED \$74,420.36
- ii. APPROVAL OF A PURCHASE AGREEMENT FOR LANDMARK SIGN GROUP FOR THE PUBLIC WORKS FACILITY EXTERIOR SIGNAGE IN AN AMOUNT NOT TO EXCEED \$29,974.99
- iii. REPLACEMENT OF PUBLIC WORKS VEHICLES #450-086, #454-114 AND #504-123 IN A TOTAL NOT TO EXCEED \$262,884.00
- iv. RECOMMENDATION ON AND APPROVAL OF UPDATED QUALIFICATIONS FOR THE SENIOR GRASS CUTTING ASSISTANCE PROGRAM
- v. RECOMMENDATION AND APPROVAL OF GUIDELINES FOR THE SENIOR SNOW REMOVAL ASSISTANCE PROGRAM
- vi. APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF WOOD DALE AND ROBINSON ENGINEERING FOR THE WARD 1 STORMWATER IMPROVEMENT PROJECT – PHASE 1 IN AN AMOUNT NOT TO EXCEED \$286,300.00

DISCUSSION:

Ald. Catalano questions when the sewer repair project on Gilbert Dr will start. Director Lange explained that he will grant immediate approval to proceed after the next Council Meeting; he is anticipating early September.

VOTE:

Ald. Jakab made a motion, seconded by Ald Ames, to Approve a Proposal from Performance pipelining, Inc. for the Gilbert Drive Sanitary Sewer Repair Project in an Amount not to Exceed \$74,420.36. A roll call vote was taken, with the following results:

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

DISCUSSION:

No Discussion.

VOTE:

Ald. Jakab made a motion, seconded by Ald Art Woods, to Approve a Purchase Agreement from Landmark Sign Group for the Public Works Facility Exterior Signage in an Amount not to Exceed \$29,974.99. A roll call vote was taken, with the following results:

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

DISCUSSION:

Ald. Artie Woods expressed excitement over the involvement with a public joint bid with Northwest Suburban Municipal Conference. Director Lange said they were surprised to see this open back up and hope prices average out moving forward.

VOTE:

Ald. Jakab made a motion, seconded by Ald. Ames, to Approve the Replacement of Public Works Vehicles #459-086, #514-088, #454-114 and #504-123 in an Amount not to Exceed \$262,884.00. A roll call vote was taken, with the following results:

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

DISCUSSION:

Director Lange presented the recommendation to update the qualification requirements for the Senior Grass Cutting Assistance Program, which were brought up during the CIP discussions. It was recommended qualifications are extended to anyone over 65 and eliminate any of the income requirements; the staff is looking for direction from the committee.

Mayor Pulice expressed concerns regarding eliminating the income requirements since it raises the issues of the first come, first served approach. Eliminating the income requirements will take away from residents who would genuinely benefit from the program. The Mayor and Alderman's suggested leaving the program as it is, without any changes.

VOTE:

Ald. Jakab made a motion, seconded by Ald Susmarski, to Approve on a Recommendation of Updated Qualifications for the Senior Grass Cutting Assistance Program. A roll call vote was taken, with the following results:

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

DISCUSSION:

Director Lange presented the recommendation to update the qualification requirements for the Senior Snow Removal Assistance Program, which were brought up during the CIP discussions. It was recommended qualifications are extended to anyone over 65 and eliminate any of the income requirements. Dir. Lange explained the pricing breakdown for the different services residents will be provided. The pricing is \$50 per corner lot with sidewalks, \$40 for an interior lot and sidewalks, and \$30 for a lot with no sidewalks. The staff is looking for direction from the committee.

Ald. Ames questions if it is a requirement that the public sidewalk be shoveled, and Dir. Lange confirmed it is not in our Code, but the public sidewalk would still be included with contact. Ald. Curiale questioned what the requirement would be depending on the inches of snowfall we receive. Director Lange confirmed the contractor would be given guidelines for when to shovel. The minimum requirements are two inches, and the Public Works Department would coordinate with them as they receive more snow. Residents would receive multiple charges for each time the snow is plowed.

The Mayor and Alderman's suggested leaving the program as it is, without any changes.

VOTE:

Ald. Jakab made a motion, seconded by Ald Catalano, to Recommend and Approval of Guidelines for the Senior Snow Removal Assistance Program. A roll call vote was taken, with the following results:

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

DISCUSSION:

Ald. Messina questions whether there was any consideration to tablet this project later, given the empty lots surrounding this area. Director Lange mentioned there was no need to do so because of the possible grant money the city would be eligible for. If any vacant property becomes available, it can be added to the plans.

VOTE:

Ald. Jakab made a motion, seconded by Ald. Catalano, to Approve a Professional Services Agreement Between the City of Wood Dale and Robinson Engineering for the Ward 1 Stormwater Improvement Project – Phase 1 in an Amount not to Exceed \$286,300.00. A roll call vote was taken, with the following results:

Ayes: Alderman Art Woods, Alderman Curiale, Alderman Messina, Alderman Jakab, Alderman Susmarski, Alderman Ames, Alderman Artie Woods, Alderman Catalano

Nays: None

Abstained: None

Motion: Passed

ITEMS TO BE CONSIDERED AT FUTURE MEETINGS:

- Crack Sealing – September 7
- Pavement Marking – September 7
- Tower Phase 1 Phase 1 – September 28
- Central Avenue Phase III Engineering – September 28

ADJOURNMENT:

Ald. Jakab made a motion, seconded by Ald. Ames, to adjourn the meeting at 8:57 p.m. Upon a voice vote, the motion carried unanimously.

Minutes taken by Julisa Nevarez