



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
November 16, 2023

I. CALL TO ORDER REGULAR CITY COUNCIL MEETING:

Mayor 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, Alderman Catalano, Alderman Curiale, Alderman Jakab, Alderman Art Woods, Alderman Artie Woods, Alderman Susmarski (arrived 7:46 pm), Mayor Pulice

Absent: Alderman Messina

Also Present: City Clerk Curiale, Treasurer Porch, Legal Counsel Bond, City Manager Mermuys, Chief Zito, Finance Director Wilson, Public Works Director Lange, Community Development Director Springer

Whereupon the Mayor declared a quorum present.

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF MINUTES

Alderwoman Ames made a motion, seconded by Alderman Jakab, to approve the Regular City Council Minutes of November 2, 2023 as amended, to reflect Alderman Art Woods. When the question was put, a voice call vote was taken with the following results:

Ayes: Alderwoman Ames, Alderman Catalano, Alderman Curiale, Alderman Jakab, Alderman Art Woods, Alderman Artie 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. MAYOR'S REPORT

None

VII. CITY MANAGER'S REPORT

Manager Mermuys had 2 items to report:

- City Hall will be closed for Thanksgiving and the day after Thanksgiving
- The City now provides a Cooking Oil drop off location at the Public Works Facility at 720 N. Central that helps keep oil out of the City sewer system and residential drains. If you would like more information, please stop by Public Works or call 630-350-3530.

VIII. CONSENT AGENDA**A. Omnibus Vote**

- i. *A Resolution Approving an Amendment to PCS Site Agreement with T-Mobile Central, LLC for Telecommunication Equipment at 269 West Irving Park Road*
- ii. *A Resolution Approving an Amendment to Land Lease Agreement with Chicago SMSA Limited Partnership d/b/a Verizon Wireless for Telecommunication Equipment at 320 Richert Road*

The Mayor questioned if there were any objections to the Consent Agenda. Hearing none and on a motion by Alderman Jakab, seconded by Alderwoman Ames, to approve the Consent Agenda. When the question was put, a roll call vote was taken with the following results:

Ayes: Alderwoman Ames, Alderman Catalano, Alderman Curiale, Alderman Jakab, Alderman Art Woods, and Alderman Artie Woods

Nays: None

Whereupon the Mayor declared the motion carried, approving the following items:

- i. *A Resolution Approving an Amendment to PCS Site Agreement with T-Mobile Central, LLC for Telecommunication Equipment at 269 West Irving Park Road*
- ii. *A Resolution Approving an Amendment to Land Lease Agreement with Chicago SMSA Limited Partnership doing business as Verizon Wireless for Telecommunication Equipment at 320 Richert Road*

On a motion by Alderman Jakab, seconded by Alderwoman Ames, to approve items on the Consent Agenda, consisting of Items 1 through 2. When the question was put, a roll call vote was taken with the following results:

Ayes: Alderwoman Ames, Alderman Catalano, Alderman Curiale, Alderman Jakab,
Alderman Art Woods, Alderman Artie Woods

Nays: None

Whereupon the Mayor declared the motion carried.

IX. COMMITTEE CHAIR REPORTS

A. Planning, Zoning and Building Committee

- i. *A Resolution Authorizing the Execution of a Development Agreement with
Cyrus One, LLC for Bryn Mawr Phase III*

On a motion by Alderman Catalano, seconded by Alderwoman Ames, to *Approve A
Resolution Authorizing the Execution of a Development Agreement with Cyrus One,
LLC for Bryn Mawr Phase III subject to Attorney Review.* When the question was put,
a roll call vote was taken with the following results:

Ayes: Alderwoman Ames, Alderman Catalano, Alderman Curiale, Alderman Jakab

Nays: Alderman Art Woods and Alderman Artie Woods

Whereupon the Mayor declared the motion carried.

B. Public Health, Safety, Judiciary and Ethics Committee

- i. *An Ordinance Declaring Property Owned by the City of Wood Dale Surplus for
the Purpose of Selling*

On a motion by Alderman Curiale, seconded by Alderman Jakab, to *Approve An
Ordinance Declaring Property Owned by the City of Wood Dale Surplus for the Purpose
of Selling.* When the question was put, a roll call vote was taken with the following
results:

Ayes: Alderwoman Ames, Alderman Catalano, Alderman Curiale, Alderman Jakab,
Alderman Art Woods, Alderman Artie Woods

Nays: None

Whereupon the Mayor declared the motion carried.

C. Public Works Committee

- i. *A Resolution Approving an Easement Agreement for the Release of
Unimproved Easements within Maple Meadows Golf Club*

On a motion by Alderman Jakab, seconded by Alderman Curiale, to *Approve A
Resolution Approving an Easement Agreement for the Release of Unimproved
Easements within Maple Meadows Golf Club.*

Alderman Art Woods inquired as to how it was determined these easements are not
needed. Director Lange explained these easements have been in place for about 40
years and have never been utilized. The surrounding residential areas are all built
out and fully equipped with utilities and there is no need for these easements. If a
need arises in the future, the Forest Preserve has been easy to work with to grant
the City the easement needed at no cost. There is one existing easement being used
for a water main in this area.

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

Ayes: Alderwoman Ames, Alderman Catalano, Alderman Curiale, Alderman Jakab,
Alderman Art Woods, Alderman Artie Woods
Nays: None
Whereupon the Mayor declared the motion carried.

ii. *Approval of Final Payment to Superior Road Striping Inc. for the FY2024 Pavement Marking Program in the Amount of \$19, 771.51*

On a motion by Alderman Jakab, seconded by Alderwoman Ames, to *Approve Final Payment to Superior Road Striping Inc. for the FY2024 Pavement Marking Program in the Amount of \$19, 771.51*. When the question was put, a roll call vote was taken with the following results:

Ayes: Alderwoman Ames, Alderman Catalano, Alderman Curiale, Alderman Jakab,
Alderman Art Woods, Alderman Artie Woods
Nays: None
Whereupon the Mayor declared the motion carried.

iii. *Approval of Final Payment to Globe Construction, Inc. for the FY2024 Sidewalk Replacement Program in the Amount of \$57,020.00*

On a motion by Alderman Jakab, seconded by Alderman Curiale, to *Approve Final Payment to Globe Construction, Inc. for the FY2024 Sidewalk Replacement Program in the Amount of \$57,020.00*. When the question was put, a roll call vote was taken with the following results:

Ayes: Alderwoman Ames, Alderman Catalano, Alderman Curiale, Alderman Jakab,
Alderman Art Woods, Alderman Artie Woods
Nays: None
Whereupon the Mayor declared the motion carried.

D. Finance and Administration Committee

i. *A Resolution Approving a Non-Exclusive Parking License Agreement for the Use of City Property for Additional Parking for Woody's Sports Bar, Located at 230 East Irving Park Road, Wood Dale*

On a motion by Alderwoman Ames, seconded by Alderman Artie Woods, to *Approve A Resolution Approving a Non-Exclusive Parking License Agreement for the Use of City Property for Additional Parking for Woody's Sports Bar, Located at 230 East Irving Park Road, Wood Dale*.

Alderman Art Woods asked Attorney Bond to elaborate on some adjustments that were made.

Attorney Bond stated the current non-exclusive license agreement is something that has been used in the past that gives the City authorization if there is non-compliance with the terms of the License, such as a change in ownership. The City has the authority, under the law, to grant it and also have the authority to pull the License. There was a reduction in the monthly fee from \$450/Quarter to \$150/Quarter.

There was a 6-month renewal by agreement of the Parties. Additional language can be added relative to the unique nature of this particular establishment. The purpose of this is to allow the employees to have access to parking in the Metra parking lot to free up parking for patrons so the patrons would not be crossing the railroad tracks.

Mayor Pulice asked for clarification if it was \$150/quarter or was it \$120/month Attorney Bond responded it was \$150/month for \$450/Quarter, The original was \$270/month, \$810/Quarter

Alderman Jakab asked for confirmation the parking was to be used only by employees and not by the patrons because of having to cross the tracks Attorney Bond stated it is a non-exclusive easement and is intended for the employees to open more spaces for patrons to park.

Alderman Art Woods inquired about additional language to make sure the City is covered when geographic areas are discussed for type of use such as:

- a) It has to be a business in town
 - b) The business has to be within a certain distance of the train station
 - c) It must be employees of the business and not giving passes to other people
- No overnight parking, all cars must be licensed, etc.

Attorney Bond stated he would make sure it clearly says commercial to prevent overflow parking from residential buildings, and will highlight it is for employees of the establishment.

Alderman Artie Woods inquired if this License Agreement would add any potential liability for the City

Attorney Bond responded there is no additional liability because it is at a Railroad that is an open and obvious hazard.

Mayor Pulice asked if it has to be stated that they have to cross at the crossing. Attorney Bond said it was in there, and he will make sure it is very clear.

On an amended motion, Alderwoman Ames, seconded by Alderman Artie Woods, to *Approve A Resolution Approving a Non-Exclusive Parking License Agreement for the Use of City Property for Additional Parking for Woody's Sports Bar, Located at 230 East Irving Park Road, Wood Dale upon Attorney Review for clarity.*

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

Ayes: Alderwoman Ames, Alderman Catalano, Alderman Curiale, Alderman Jakab, Alderman Art Woods, Alderman Artie Woods

Nays: None

Whereupon the Mayor declared the motion carried.

- ii. *An Ordinance Approving a Water Purchase and Sale Contract Between the DuPage Water Commission and Contract Customers*

On a motion by Alderwoman Ames, seconded by Alderman Artie Woods, to *Approve An Ordinance Approving a Water Purchase and Sale Contract Between the DuPage Water Commission and Contract Customers.*

Alderman Susmarski arrived at 7:46 pm

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

Ayes: Alderwoman Ames, Alderman Catalano, Alderman Curiale, Alderman Jakab, Alderman Art Woods, Alderman Artie Woods

Abstain: Alderman Susmarski

Nays: None

Whereupon the Mayor declared the motion carried.

iii. *A Resolution Approving an Extension of the Water Supply Contract Between the DuPage Water Commission and the City of Chicago*

On a motion by Alderwoman Ames, seconded by Alderman Artie Woods, to *Approve A Resolution Approving an Extension of the Water Supply Contract Between the DuPage Water Commission and the City of Chicago.* When the question was put, a roll call vote was taken with the following results:

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

Nays: None

Whereupon the Mayor declared the motion carried.

X. OTHER BUSINESS

A. **Airport Noise Committee**

No Report

B. **Stormwater Commission Report:**

No Report

XI. APPROVAL OF LIST OF BILLS: November 16, 2023 \$ 1,770,032.48

On a motion by Alderwoman Ames, seconded by Alderman Susmarski, to approve the November 16, 2023 payment of the List of Bills, for the total amount of **\$1,770,032.48** for the following:

• General Fund	\$	218,616.66
• Road & Bridge Fund	\$	376.81
• Motor Fuel Tax Fund	\$	9,720.10
• Tourism Fund	\$	4,374.97
• Narcotics Fund	\$	-
• TIF District #1	\$	550,945.80
• TIF District #2	\$	-
• Capital Projects Fund	\$	65,496.66
• Land Acquisition Fun	\$	-
• Commuter Parking Lot Fund	\$	419.72
• Sanitation Fund	\$	-

• Water & Sewer Fund	\$	920,081.76
• CERF	\$	-
• Special Service Area Fund	\$	-
Total of all Funds:		\$ 1,770,032.48
Total Number of Checks:		76

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

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

Nays: None

Whereupon the Mayor declared the motion carried.

XII. EXECUTIVE SESSION

Review of the Executive Session Official Minutes [Pursuant to 5 ILCS 120/2(c)(21)], and to discuss Land Acquisition [Pursuant to 5 ILCS 120/(c)(5)], Land Disposition [Pursuant to 5 ILCS 120/2(c)(6)] and Pending Litigation [Pursuant to 5 ILCS 120/2(c)(11)].

XIII. ITEMS TO BE REFERRED

None

XIV. ITEMS FOR INFORMATION ONLY

None

XV. ADJOURNMENT

On a motion by Alderwoman Ames, seconded by Alderman Artie Woods, to adjourn the Meeting of November 16, 2023 to go to Executive Session to Review Executive Session Official Minutes [Pursuant to 5 ILCS 120/2(c)(21)], and to discuss Land Acquisition [Pursuant to 5 ILCS 120/(c)(5)], Land Disposition [Pursuant to 5 ILCS 120/2(c)(6)], and Pending Litigation [Pursuant to 5 ILCS 120/2(c)(6)]. When the question was put, all Aldermen voted in the affirmative. Whereupon the Mayor declared the City Council Meeting adjourned to Executive Session at 7:49 p.m.

Minutes Taken by City Clerk Lynn Curiale

Reviewed by Legal Counsel Patrick Bond