



March 14, 2024

PLANNING, ZONING & BUILDING COMMITTEE **COMMITTEE MINUTES**

Committee Date: March 14, 2024
Present: Alderman Art Woods, Alderman Curiale, Alderman Messina,
Alderman Susmarski, Alderman Ames, Alderman Artie Woods,
Alderman Catalano
Absent: Alderman Jakab
Also Present: Mayor Pulice, City Manager Mermuys, Director Springer,
Attorney Bond, Chief Zito, Sergeant Grant, Special Events
Coordinator Silva, City Clerk Curiale, Treasurer Porch
Meeting Convened at: 0732pm

APPROVAL OF MINUTES:

Ald. Catalano made a motion, seconded by Ald. Artie Woods, to approve the minutes of the February 8, 2024 meeting as presented. A voice vote was taken, with all members voting aye.

REPORT & RECOMMENDATION

- i. SPECIAL USE FOR PLANNED UNIT DEVELOPMENT-CONCEPT PLAN AND FINAL DEVELOPMENT PLAN FOR PHASE I, SPECIAL USE FOR MAJOR UTILITIES AND PUBLIC SERVICE FACILITIES, FINAL SUBDIVISION PLAT (RESUB DIVISION), AND SITE PLAN REVIEW FOR CYRUSONE DATA CENTERS-PHASE I (BRYN MAWR PHASE II)
- ii. MAP AMENDMENT (REZONING) UPON ANNEXATION VIA ANNEXATION AGREEMENT AND PRELIMINARY SUBDIVISION PLAT INCLUDING VACATION OF STREETS FOR CYRUSONE DATA CENTERS PHASE II (BRYN MAWR PHASE III)

DISCUSSION:

Alderman Catalano opened up the floor for Public Comments:

First resident was Jason DeBello, of 17W040 Washington St. He began by saying good evening to the mayor, Alderman and Alderwomen of the City Council. Mr. DeBello stated that he has been a resident of this community for 42 years. That is with a business and supporting local businesses and residents for almost 24 years. His property lies in the center of the CyrusOne proposed development and he has been vocal over concerns of having to live in the shadow of this type of development. During the meeting with the CDC one of the questions was how a development like this could be allowed while residents still live in the middle of the project with some residents living only 100 ft away from the buildings. This question without answers was the reason that compelled the CDC to veto the item

unanimously they said no to this petition. I believe CyrusOne wants this project, and has no intention of pulling stakes and leaving, and it will also be a great thing for the city of Wood Dale, just not at my family's expense. After the meeting their representative Brad Haupt reached out to the remaining residents to address their individual concerns. And as of today, I can say that we all have signed contracts with a closing date of May 1st. If the contracts are to be executed by CyrusOne there will be no further concerns from us. And he thanked us for our time to listen on this matter.

Second resident was Thomas Milewski, of 17W061 Washington St. He began by stating that it has been a contentious six years in our neighborhood with the gradual dismantling of a neighborhood that consisted of 120 houses. In November they bought out additional 63 houses, which left 7. As my predecessor has just said we have all signed contracts and our only concern is that the contracts be executed on the promised date of May 1st. In the past the contracts were not closed in a timely fashion, but they seem to be genuine and straight forward and we should have no problems. We are asking for your consideration that the contracts get executed on May 1st, and that we will all be out of our residence by July. Thank you to the Community Development Commission for understanding our issues and showing it in their vote. Thank you very much.

Next was Matthew Plizga, of 17W0756 Washington St. He began with a little intro about himself that he had gone to all the schools here in Wood Dale. When everyone was talking about having contracts, and this all started when I was in Fenton which would have been six or seven years. He asked that we please protect us since he has already graduated college and is trying to leave this all behind. Thank you.

Rafael Velasco, of 17W061 Washington St. He stated that he is also a resident of the Mohawk Manor Subdivision, and I am here tonight to express my gratitude for the prompt and effective response to our safety concerns that our community was facing a few weeks back. A Special thank you to the mayor for listening to our concerns they are still there but dramatically improved. And as previously mentioned we would like continued security while we're there because we are still seeing some break-ins, but all in all, things are trending in a positive direction. We appreciate the Mayor and Brad Haupt for addressing our concerns. Thank you.

Director Springer began her presentation by covering the 2 requests are being made by CyrusOne for Bryn Mawr Phase 1, and Phase 2 and 3. The petitioner CyrusOne is making a request for a special PUD: The concept plan and final Development Plan for Phase I, Special Use for Major Utilities and Public Utilities, Final Subdivision Plat, and Site Plan Review for CyrusOne Data Centers. They are also petitioning for Phase III Mawr Amendments rezoning upon annexation. Phase I included the ComEd substation, the Storm Water detention area, and building one. The Second Phase will include building 2 and the underground detention will be beneath the attached parking lot. This was heard by the CDC

in a public hearing held January 22nd and was continued till February 26th to allow time to answer their questions. On February 26th the CDC voted 5 “No” to 0 “yes”, which is a recommendation for denial. The CD Staff recommend approval with conditions. Alderman Art Woods asked about Phase I is it Building One and the detention being built at the same time? Director Springer stated that Substation Building I and a portion of the parking lot will be built, the other sites won’t get built until Phase II. Alderman Art Woods asked if there is a timeline on either one of the phases? Director Springer believes that the petitioner anticipates starting building one this summer, which takes about 24 months, and then starting another building. Alderman Art Woods then asked if the building is going to be 70 ft, instead of 75 ft? Director Spring stated yes. Alderman Art Woods asked if with that reduction does that have anything to do with the screening that would be on the roof the sound panels? Director Springer stated that is correct the 70 ft is the height of the rooftop with screening and all the rooftop equipment. Alderman Art Woods stated that he was just making sure that the reduction in the height wasn’t eliminating the sound proofing panels. And, when they are doing construction are they putting fencing around the whole site? Director Springer Stated that is a question for the petitioner, but they will have to secure the building, substation, and the detention area, but she is not sure if it is just going to be temporary fencing.

Director Springer continued with the request by Transwestern Development Corp for Bryn Mawr Phase III. Their request for this evening is for a map amendment, or rezoning to I1 Industrial Business Park, which would happen after the property is annexed, and there is an annexation approval that will happen at the City Council meeting tonight, and an approval of a preliminary subdivision plat, and vacation of the streets within the site itself. They are proposing a total of 3 buildings on the site that will be over 500,000 sq. ft., so in total between Phase I and Phase II and III, we anticipate 5 Data Center buildings totaling just shy of 1,000,000 sq. ft. Alderman Art Woods asked if we are approving the building or just the annexation, upselling, and the vacation of the streets? Director Springer stated that it’s just a concept plan that will be attached to the annexation agreement. They will need to come back in Phase II and go back to CDC with their final site plans, landscaping plans and elevations. There was a plan to install a cul-de-sac to serve the remaining homes obviously the plans will be updated when they come in for their final approvals to reflect the changes. As for construction trucks and delivery trucks will not use Foster Avenue, because the codes for Bensenville and Wood Dale do not allow the trucks on that roadway. That concludes the presentation, so we are open to questions, along with the petitioners to answer your questions.

Alderman Art Woods asked why they were all combined into one motion not giving us time to look at each separate planned uses? Director Springer stated we had scheduled them on separate dates, but due to pushing the January meeting back to obtain answers to everyone's concerns, they ended up on the same agenda. The mayor asked about her mentioning the Fire Department a couple of times, so then everything is signed off as far everything has been taken care of. Director Springer stated yes that the Fire Department District and the petitioners have agreed on a route from Bryn Mawr through to Foster. Alderman Ames asked since the homes for Phase II were demolished a while ago what would be an anticipated start date? Director Springer has talked to the petitioner, and they believe that their plans should be ready to submit sometime in April, and hopefully we will get it approved within 60 days, and then they could break ground this spring. Alderman Susmarski states that there is truck traffic going down Foster, and we have tried to stop it numerous times. So, he questions that there will be no trucks that travel down Foster. And secondly, he asked if anyone has done any noise studies of how it will affect the neighbors? Director Springer stated that as part of their application process CyrusOne did submit a noise study, and they must meet the IEPA standards for sound, so it is restrictive.

Alderman Curiale had a question about the privacy fence his understanding it is an 8 ft. privacy fence. Director Springer stated that there will be an 8 ft. fence going around the buildings, and around the ComEd station will be standard for all their facilities. Alderman Curiale was concerned that people passing by will see the ComEd station. Director Springer stated that it will be set back from the roadway so it shouldn't be visible to the public, and the plan is to have fencing around the whole campus. Alderman Artie Woods asked about the decibel issues that he read about in Arizona reference CyrusOne and noise complaints. He asked for comments on this matter from the petitioner. Brad Haupt the petitioner for CyrusOne started by stating that in reference to the project we have the benefit of having a new building and being able to spec the equipment specific to the IEPA standard. He continued that the challenge that we run into with some of our older sites is the equipment gets older and the perception of the noise changes, and so you then must go back and address those. There are a couple of things you can do such as add new screening walls, add padding, or change out the equipment. Alderman Artie Woods then asked what kind of recourse would we have if the exceed the decibel levels? Director Springer stated that if it is within the regulations there would be no action that the City could take. Alderman Art Woods then asked if within our ordinances do we have a certain decibel that the businesses must meet? Director Springer stated that the wording in our UDO is very strange, and it doesn't list a decibel level, but there is a standard.

VOTE:

Ald. Catalano made a motion, seconded by Ald. Messina, to Approve the Special Use for Planned Unit Development-Concept Plan for Phase I, Special Use for Major Utilities and Public Service Facilities, Final Subdivision Plat (Resub division), and Site Plan Review for CyrusOne Data Centers-Phase I (Bryn Mawr Phase I). A roll call vote was taken, with the following results:

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

DISCUSSION:

No questions.

VOTE:

Ald. Catalano made a motion, seconded by Ald. Ames, to Approve the Map Amendment (Rezoning) Upon Annexation Via Annexation Agreement and Preliminary Subdivision Plat Including Vacation of Streets for CyrusOne Data Centers Phase II (Bryn Mawr Phase III). A roll call vote was taken, with the following results:

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

ITEMS TO BE CONSIDERED AT FUTURE MEETINGS:

- UDO Text Amendment for Public Hearing Signs-March 28
- 118 Homestead Lot Variation-March 28
- Façade Program Improvements-Spring/Summer
- Building Code Amendments RFP-Summer
- Downtown Park Site Plan RFP-Summer



ADJOURNMENT:

Ald. Catalano made a motion, seconded by Ald. Ames, to adjourn the meeting at 08:11p.m. Upon a voice vote, the motion was carried unanimously.

Minutes taken by Julie Szabo



PUBLIC WORKS
COMMITTEE MINUTES

Committee Date: February 8, 2024
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, City Manager Mermuys, Director Lange, Director Wilson, Director Springer, Deputy Chief Banaszynski, City Clerk Curiale, Treasurer Porch
Meeting Convened at: 07:50pm

APPROVAL OF MINUTES:

Ald. Jakab made a motion, seconded by Ald. Ames, to approve the minutes of the January 11, 2024, meeting as presented. A voice vote was taken, with all members voting aye.

REPORT & RECOMMENDATION

- I. REPLACEMENT OF CITY EQUIPMENT #241-109 IN AN AMOUNT NOT TO EXCEED \$76,038.20
- II. COMMITTEE DISCUSSION ON PROPOSED LOCATIONS FOR RECONSTRUCTION OF WATER TOWER 1

DISCUSSION:

No questions.

VOTE:

Ald. Jakab, made a motion, seconded by Ald Ames, to Approve the Replacement of City Equipment #241-109 in an Amount not to exceed \$76,038.20. 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
Nay: None
Abstained: None
Motion: Passed

DISCUSSION:

Director Lange stated that tonight we will be discussing the potential locations for the reconstruction of Water Tower 1 that is currently located at the North Treatment Plant at, 269 W Irving Park Rd. We will be looking for a recommendation from the committee on a preferred location to proceed with the necessary environmental surveys, and eventually the design. Some background to begin with back in 2022 we presented the water system master plan, and in that plan several deficiencies were identified associated with the 100,000-gallon tower that supports the low-pressure zone. It was determined that those deficiencies would only worsen with continued development within the city. The report recommended replacing the 100,000-gallon tower with a 750,000-gallon tower. We would use TIFF funds since it is in the TIFF District 1, and near a commercial district.

So, HR Green completed phase 1 with the identification of possible locations. While doing so they took into consideration several factors. First it would have to be located within Pressure Zone 1 and near a central business district. Also, should be adjacent to a large transmission main, and preferably on city-owned property. Some other construction issues were lay-down area, accessibility and security, elevation proximity to the airport, foundation and not in the floodplain, and the potential impact to residents.

The first proposed location is at the existing location which is at 269 W Irving Park Road. The next location would be at 164 W Commercial St located behind City Hall. The third would be located at 150 S Addison Rd near the residential area at Addison Rd and Forest Preserve Dr. And finally, 310 E Irving Park Rd near the intersection of Irving Park Rd. and Central Ave where the new traffic signal is set to be constructed. He then covered the pros and cons for each location. Alderman Messina asked if the listed costs contain a 30% contingency in the price? Director Lange stated that most plans take a 25% to 30% contingency, and we would have a better idea when we have an adequate design. Alderman Jakab asked what the disadvantage of taking the water tower offline? Director Lange stated that we would be forced to run our pumps continuously at the pump stations to maintain the pressure, and we would have no kind of reserve storage to help maintain pressure in the event of something like a water main break, or fire. Alderman Jakab asked if other town usually build new towers where they already have an existing tower? Director Lange stated that when Elk Grove constructed their new tower they picked a different location, and used the existing tower until the project was completed. Alderman Curiale asked if we didn't use the current location what we do with the property? Director Lange stated that the land would remain empty. But if we decided to use solar energy it would be nice to have that space to enact the green program.

Alderman Ames asked if we have ever tested the system if we took down the tower? Would we have adequate pressure for the city? Director Lange stated that it is not a major concern on a short-term basis, but we are talking about 12 to 16 months, it would put stress on the system. Alderman Messina questioned about site 4, why the statement was made that it does not have any commercial viability? Director Lange stated that if you redirected Central to put in signal you would need to take a portion of the lot to extend the road on the south side of Irving Park. Alderman Artie Woods asked if we know who owns the land, and the potential cost of the purchase? Director Lange stated that he doesn't have the cost of Site-4 the price is strictly construction costs it does not include the price to purchase the land. But he pointed out that it is part of the city's strategic plan to purchase lots for development along Irving Park Rd. Alderman Art Woods stated that he does not think anything can fit in there that would follow code. He asked if there is any way we could get a rendering so we could get an idea of how it would look? HR Green engineer Ravi Jayaraman stated that he would be able to get the council a drawing. Alderman Messina asked if we could purchase the land next to Site-4 would that make the property viable, with a possibility of developing the property? Director Lange stated that is why we gave you several recommendations, but from a utility standpoint, this is where we would put it. It checks all the boxes. Alderman Art Woods asked Director Springer if we could figure out the footprint for the property if it could be a drive-through business, or what commercial business could be put there? Director Springer said that she could get that information by the next time this comes up.

VOTE:

Ald. Jakab made a motion, seconded by Ald. Messina, to Approve the Tabling of the Water Tower Reconstruction Project Until we get further information. A roll call vote was taken, with the following results:

Ayes:	Alderman Art Woods, Alderman Curiale, Alderman Messina, Alderman Jakab, Alderman Artie Woods, Alderman Catalano
Nays:	Alderman Ames
Abstained:	Alderman Susmarski
Motion:	Passed

ITEMS TO BE CONSIDERED AT FUTURE MEETINGS:

- 720 n Central Flooring – March 14
- Elizabeth Drive Phase II Engineering – Spring 2024
- Rear Yard Drainage Program Updates – Spring 2024



ADJOURNMENT:

Ald. Jakab made a motion, seconded by Ald. Ames, to adjourn the meeting at 08:20pm. Upon a voice vote, the motion carried unanimously.

Minutes taken by Julie Szabo