



PLANNING, ZONING & BUILDING
COMMITTEE MINUTES

Committee Date: May 9, 2024
Present: Alderman Art Woods, Alderman Curiale, Alderman Messina, Alderman Jakab, Alderman Ames, Alderman Artie Woods, Alderman Catalano
Absent: Alderman Susmarski
Also Present: Mayor Pulice, City Manager Mermuys, Director Springer, Director Lange, Director Wilson, Attorney Bond, Sergeant Zlotnicki, City Clerk Curiale, Treasurer Porch
Meeting Convened at: 7:30 p.m.

APPROVAL OF MINUTES:

Ald. Ames made a motion to approve the minutes of the April 25, 2024 meeting as presented. A voice vote was taken, with all members voting aye.

07:47 p.m. Alderman Susmarski arrived.

REPORT & RECOMMENDATION

I. ADDITIONAL PUBLIC BENCHES FOR CLOCKTOWER AND METRA STATION

DISCUSSION:

Alderman Catalano opened the discussion for Director Springer who stated the additional public benches were recommended by the Streetscapes Committee because of a public art grant that was available. Director Springer continued stating the Streetscapes Committee discussed various locations within the city. They then refined the scope and decided to start the focus on the Clock Tower and Metra Station and are recommending the “Silhouette” benches constructed of recycled plastic, each at a cost of \$878.85; two benches at each location with an option to include the City of Wood Dale plaque or cut out.

The Committee began discussion of several issues regarding the benches such as the different styles and types of material offered, i.e. Plastisol, and their cost, buying bulk for a price break, and continuity throughout the city. They also discussed placement in future locations, for example, Veterans Memorial Park and others, in addition to the Lions Club or other programs participation and co-sponsoring, along with the possibility of other people being able to purchase some type of dedication or organizational sponsor plaque as an

alternative. Director Wilson informed Director Springer the budget is between \$4,000 or \$5,000. Alderman Ames asked if the price included installation. Director Springer stated it includes delivery; installation would be completed by Public Works.

VOTE:

Ald. Art Woods made a motion for the black benches at a cost of \$1,789 per bench with the Lions Club funding part of the purchase, depending on how many, seconded by Ald. Jakab, to Approve the Additional Public Benches for Clocktower and Metra Station. 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

II. MEMORANDUM OF UNDERSTANDING WITH HOLLADAY PROPERTIES FOR REDEVELOPMENT FOR 372 N WOOD DALE ROAD

DISCUSSION:

Director Springer began the discussion stating some history of the property that they have been working on to spur economic development. She continued stating Holladay's higher end apartment dwellings are in high demand, so the idea is to bring more residents into Wood Dale to patronize our local commercial businesses; thus, to further encourage additional types of commercial development in Wood Dale.

Director Springer proceeded to introduce the team from Holladay Properties: Partner and Senior V.P. Drew Mitchell, Associate Mike O'Connor, Development Manager Mike Doyle, and Chris Walsh, Partner – Tandem Architecture & Construction. They are excited to move forward with the project they are proposing; a single building, four stories tall with approximately 150 rental units with cutting edge amenities to include some enclosed parking and outdoor spaces.

Director Springer stated the potential timeline for the project would be:

- CDC application by August 1, 2024.
- Approval of all entitlements and Redevelopment Agreement (RDA) by year end.
- Permit application upon approval.
- Development starts by September 1, 2025; with completion in two years or sooner.

The Memorandum of Understanding (MOU) lays out the standards and outlines the responsibilities of each party that would be valid for one year. This would be as a basis to create the RDA, Purchase Agreement and solidify details for financing to determine the TIF-eligible costs and expenses as well as give the developer the assurance we are on the same page; therefore, staff is recommending approval of the draft MOU subject to city attorney final approval.

Mr. Mitchell gave a brief background of Holladay Properties who are based in South Bend Indiana and spoke about the various locations they have developed for other properties. He stated they are known for their luxury suburban train station-oriented projects and shared examples of the other projects like this one proposed for comparison with different renderings. He mentioned how each building pays homage to something in each town to bring them more to life and vibrancy. In example, to salvage the old ticket booth medallions in the former DuPage theater they took a mold and incorporated that into the new building.

Mr. Mitchell continued to talk about the research they've done on Wood Dale and the site, specifically working with their market study consultant Tracy Cross and Associates. The changing tide of demographics in the area, bringing in young people to raise their families, older people who no longer want the maintenance of owning, or those who may be downsizing.

Mr. Walsh presented an ariel view of the proposed property with a mix of different units, i.e. studio, one, two, and three bedrooms with and without dens, a fitness center, and a clubhouse with a lot of variety. Each unit has access to the outdoors. The building would be "U" shaped facing south for the sun to shine in with an open-air detention area and other outdoor amenities to be figured out in time.

Of concern were issues such as each party spending a lot of time and money and the project not going through so Mr. Mitchell stated this needs to be a cooperative partnership for this to be successful. The objective is to align the development with the interest of the community's comprehensive plan of what our city wants to do with the downtown. It was also discussed to add storefronts at the bottom,

but Mr. Mitchell does not think this building warrants it as there's already a lot of competition for the first floor such as the concierge, trash, receiving of mail or packages, getting resident's in and out, along with parking.

Alderman Jakab inquired about the projects incremental tax distributions. Attorney Bond stated there is a mandatory formula under the TIF Act for eligible costs that are built in to first fund annual school district and library payments, and then the City.

VOTE:

Ald. Art Woods made a motion, seconded by Ald. Susmarski, to Approve the Memorandum of Understanding between the City of Wood Dale and Holladay Properties for the Acquisition and Redevelopment of 372 N Wood Dale Road, Wood Dale, Illinois with a term of December 31, 2024, subject to extension by agreement of the parties and subject to final attorney review and approval. 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

III. LOT CONSOLIDATION FOR 333 E POTTER STREET

DISCUSSION:

Director Springer gave a brief background on the history of the property and stated the purpose of the project is to bring the property into conformance with the provisions, codes, and standards of the UDO. She continued by stating some of the conditions staff would recommend be considered. Director Springer then introduced the applicant, Dominick Lanzito of PJM Law, representing the property owner, Jordan Zulauf.

Attorney Lanzito stated the property is not going to be an active business, it will only be used for the managing member of the LLC that owns the lot to store and personally show inside his garage his 16-20 high value collector cars, and further clarified there may be storage lifts so the owner may put cars under cars. He continued stating the owner will not be working on any of these automobiles, it will be for the owner's personal use so there will not be a



high traffic volume coming in and out. The only entry will be a slight driveway with a solid 6ft. privacy fence of new construction with some security safeguards surrounding the area.

VOTE:

Ald. Art Woods made a motion, seconded by Ald. Catalano, to Approve the Lot Consolidation for 333 E Potter Street. 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:

- Wood Dale Park District Annexation, Special Use and Lot Consolidation –
- June 13
- 332 Beinoris Fence Variation – June 13
- Shorty’s Façade Improvement Grant Agreement – June 13
- Scope of Work for Community Park – June 13

ADJOURNMENT:

Ald. Catalano made a motion to adjourn the meeting at 08:44p.m. Upon a voice vote, the motion was carried unanimously.

Minutes taken by Andrea Blake



PUBLIC WORKS
COMMITTEE MINUTES

Committee Date: May 9, 2024
Present: Alderman Art Woods, Alderman Curiale, Alderman Messina, Alderman Jakab, Alderman Susmarski, Alderman Ames, Alderman Artie Woods, Alderman Catalano
Absent:
Also Present: Mayor Pulice, City Manager Mermuys, Director Springer, Director Lange, Director Wilson, Attorney Bond, Sergeant Zlotnicki, City Clerk Curiale, Treasurer Porch
Meeting Convened at: 8:45p.m.

APPROVAL OF MINUTES:

Ald. Jakab made a motion, seconded by Ald. Ames, to approve the minutes of the April 25, 2024, meeting as presented. A voice vote was taken, with all members voting aye.

REPORT & RECOMMENDATION

- I. APPROVAL OF A PROPOSAL FROM CHEM-WISE ECOLOGICAL PEST MANAGEMENT FOR THE RAT MITIGATION PROGRAM IN AN AMOUNT NOT TO EXCEED \$5,650.00 FOR FY 2025

DISCUSSION:

Director Lange started by stating this is a new program in response to residents along the Irving Park corridor concerns regarding increased rat activity, so they are deciding to take a proactive multi-pronged approach to mitigation. First by enhancing PMI enforcement through the area for weeds and garbage where the rats harbor, and second by placing active bait stations along the corridor within the public right of way, this would include a cost share aspect with the residents. Lastly, further enforcement and coordination with the Community Development Department for the businesses along that corridor to make sure they have their pest management programs in place as required by their Commercial Occupancy Certificate.

Director Lange continued stating that dumping is a regular occurrence in this area and with this program they want to enhance property maintenance with PMI inspections occurring more frequently. Alderman Jakab inquired if street sweeping in these alleys is being done to

remove some of the debris and make it cleaner? Director Lange replied and stated they are not currently being swept; however, he will reach out to our contractor to see if they can add those alleyways. Alderman Ames asked about how the cost share would work and how would people be notified of the program? Director Lange stated the cost would cover both the initial setup of the base station and the routine inspection of removing and refilling the traps, along with enough funds to sponsor 12-15 private properties. He continued with the marketing aspect being through regular media channels now being used, the newsletter, and social media along with targeted letters to affected residents and again stated it all needs to be coordinated between Public Works, PMI, and Community Development to be successful. Alderman Ames and Alderman Susmarski thanked Director Lange for looking into this.

Discussions continued about the Metra station easement and the properties behind there being an issue; however, it was determined that is between Metra and the residents because it does not affect what they use the property for.

VOTE:

Ald. Jakab made a motion, seconded by Ald. Ames, to Approve the Proposal from Chem-Wise Ecological Pest Management for the Rat Mitigation Program in an Amount Not to Exceed \$5,650.00 for FY 2025. 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

II. APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF WOOD DALE AND ROBINSON ENGINEERING FOR THE FY 2025 INDUSTRIAL PRETREATMENT PROGRAM IN AN AMOUNT NOT TO EXCEED \$194,250

DISCUSSION:

No discussion.

VOTE:

Ald. Jakab made a motion, seconded by Ald. Ames, to Approve a Professional Services Agreement between the City of Wood Dale and Robinson Engineering for the FY 2025 Industrial Pretreatment Program in an Amount Not to Exceed \$194,250. 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

- III. APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF WOOD DALE AND GREAT LAKES URBAN FORESTRY, INC. FOR THE TREE INVENTORY PROJECT IN AN AMOUNT NOT TO EXCEED \$25,173.00

DISCUSSION:

Director Lange led the discussion commending Assistant Director, Patrick Hastings who applied for and received this grant for Public Works which includes a full assessment of all the trees within the public right of way, their species, approximate size, and recommendation for maintenance as needed. He continued stating it will help give us a better understanding of our tree infrastructure and identify areas where we can plant new trees and utilize preventative maintenance measures.

Alderman Jakab asked about dead trees being reported on private property. Director Lange stated those are referred to PMI to manage. However, if they have concern about a tree on a neighbor's property that may be posing a risk, we will send out an arborist to inspect the tree and make an assessment for PMI to enforce.

VOTE:

Ald. Jakab made a motion, seconded by Ald. Ames, to Approve a Professional Services Agreement between the City of Wood Dale and Great Lakes Urban Forestry, Inc. for the Tree Inventory Project in an Amount Not to Exceed \$25,173.00. 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:

- FY 2025 Salt Purchase – June 13
- Spruce Road Sidewalk – June 13
- Bensenville Park District IGA for Sidewalk Installation – June 13
- Ordinance Changes for Stormwater/Wood Dale for a Greener Tomorrow Subcommittee Merge – June 13
- Tree Ordinance Amendments – June 13
- North Plant Aspirator Pump Replacement – June 13

ADJOURNMENT:

Ald. Jakab made a motion, seconded by Ald. Susmarski, to adjourn the meeting at 8:56p.m. Upon a voice vote, the motion was carried unanimously.

Minutes taken by Andrea Blake