



---

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

Committee Date: August 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 Springer,  
Director Lange, Deput Chief Banaszynski, Clerk Curiale,  
Treasurer Porch  
Meeting Convened at: 07:30

### **APPROVAL OF MINUTES:**

Ald. Ames made a motion, seconded by Ald. Susmarski, to approve the minutes of the June 13, 2024, meeting as presented. A voice vote was taken, with all members voting aye.

### **REPORT & RECOMMENDATION**

Director Springer began her presentation by stating that shorties at 123 W Irving Park Rd., has requested reimbursement for site and façade improvements with the Streetscape and Economic Enhancement Committee with a recommendation to reimburse them through the Façade Improvement Grant Program. One of the improvements that he would like to do is paint the edge of the canopy yellow, and he would like to paint the sign to give it and upgrade. They are proposing arborvitae along the rear of the property line to screen the property from the train tracks, and to beautify the property year-round. They also are looking to add 2-tierd planter boxes on the stairs at the edge of the canopy. So, they would be uni-lock pavers or some kind of pave type material, and he is proposing to install perennials and some shrubs, and lighting that would increase the quality of the project. Their request was sent to the Streetscape Committee, and he did get three quotes, and the lowest quote totaled \$20,730.00 for the project. When it came to scoring criteria, it scored 12 points comes to 37.5%, which comes to a reimbursement of \$7,773.75. The Streetscape Committee voted 4 to 0 to recommend the approval of the grant.

### **DISCUSSION:**

Alderman Ames asked that in the proposal the site improvements that it was proposing yellow, but the Streetscape Committee had felt strongly in favor of another color that would better complement the existing colors of the building materials, or the design guidelines of the city code. So, is it yellow or is it some other different color? Director Springer stated

---

that she didn't know if there was a typo, but the memo to the committee said that the guidelines for the design in Wood Dale suggest earth tones that match the color of the building. So, the language that was put in the staff report was that the Committee stated the color isn't matching, or the yellow is too bright, then the property owner is open to suggestions. Alderman Jakab stated that he was at the meeting and there was a discussion about it, and I was not fond of the color. But, at the first meeting it did say the owner preferred the yellow because they wanted it to stand out more. Alderman Curiale stated that at the meeting it was a split vote amongst the Committee, so they decided to let him do whatever color he decided upon. Alderman Art Woods stated that for a drive-in those high visual impact colors are really what they use, so it is in keeping with the style of this type of business.

**VOTE:**

Ald. Susmarski made a motion, seconded by Ald Jakab, to Approve to Draft a Façade Improvement Grant Agreement with Shorty's Restaurant (Sperxios Inc.), for Site and Façade Improvements at 123 W Irving Park Road in and Amount not to Exceed \$7,773.75. 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

**REPORT & RECOMMENDATION**

Director Springer began by stating that they are proposing 14 text amendments. As for the UDO, the more you use a document and you apply it to certain situations, such as reviewing permits, things come up and there are inconsistencies, and you find something that isn't covered at all. So, we place them on a list and bring some before you to try and clean up code issues. Here are a few of the amendments we will review:

1. Tree removal requirements, and to authorize variations to the code. When the UDO was updated in 2022 the tree replacement was doubled. It used to be if you had a very large parcel of land, you would have to replace it with another tree, and you now would have to replace it with 2 trees. So, if you can't fit that many trees on the site you can pay \$650.00 for each tree that won't fit, and it can be the Public Works Director discretion to reduce the number by 25%. This amendment would allow the applicant to request variances. The staff would like to go back and look at this,

---

because we don't want to discourage people from coming here and doing business. But in the meantime, we would like them to be allowed to request a variation for the tree replacement requirements, but they would have to justify it.

The mayor stated that he knew when we had the developer looking at the property next door to the City Hall, 372 N Wood Dale Rd, there was a lot of buckthorns and dead trees, and at that time I believe we said we didn't want them to replace them only the good trees. So, do we have to rewrite the whole ordinance, or can we give staff latitude on that issue? Because, when the next developer comes, we would have to waste two months for a tree variance and that would stall a project. Director Springer stated that only with PUD's (Planned Unit Developments), are we able to grant deviations, and they didn't have to meet the standards they received variations. So, we do have flexibility with the PUD, and we can absolutely write in some discretion as a change as you are suggesting. Alderman Art Woods asked if we could just eliminate the prohibited trees from the tree count? Director Springer stated that they could add that in for next week.

2. Director Springer continued with the next proposed text amendment update which was for the section that the new UDO required a special use approval to be tied to the owner rather than the property. Our previous UDO tied the special use to the property. Now if someone who wants to sell the business to a subsequent owner who will operate under the same terms, the new owner would have to go through the full CDC special use process. In most situation by state law, they run with the property, so when a new owner comes along, and wants to buy your restaurant with a bar and it has a special use, it runs with the property, and when he sells it, the next owner can continue with the special use.
3. Director Springer continued by stating that the next text amendment is related to public sidewalks. They are required when there is a new development, but the language is not incredibly clear, so there is a need for some clarifying language. That installation for new construction and additions, if you are adding more than 75% floor area, or almost doubling the size of your building, you should install a sidewalk. Alderman Woods asked if there is a lot of areas where we don't have sidewalks? And if we don't have sidewalks, is there a reason we don't have them? Director Springer stated that when we incorporate property, and there is no sidewalk, obviously there will be missing sidewalk connections for one reason or another. Either the developer didn't install them, or they weren't required, and when that happens, we usually fill in the sidewalk gaps, and Public Works brings us proposals for the projects. Alderman Jakob stated that he knows of several subdivision that there are no

---

sidewalks, so if someone builds a new house there, and no one else has a sidewalk, would they still have to put in a sidewalk? Director Springer stated that the installation of sidewalks is under the jurisdiction of the Public Works Director, so if it wasn't a plan to add them and you didn't want to peace meal it over time, the Director could either wave that or the city could put together a plan to put in sidewalks in the future. Alderman Art Woods brought up that in some of the subdivisions the area you would put a sidewalk, is where they have swains and stuff for their drainage. So, for a new builder can we add some language to make it clearer for the outside contractors, builders or homeowners, and some directive for inside staff. Alderman Jakab asked director Lange if this has ever come up in the past? Director Lange responded yes that it just came up within the past week. We had a new developer of a new single-family home that they were going to put in a sidewalk along the front and then there was no sidewalk going to the north of them. We thought that it wasn't reasonable to have them put the sidewalk in because of utilities, so we were willing to accept at fee in leu of installation to cover expenses if in the future the city wanted to install sidewalks. Alderman Jakab and Alderman Art Woods stated that they felt if there are no sidewalks in the area there should be no fee's. Director Springer stated that the way it is currently written it is up to the Public Works Director, but if you want no fees, we can look into adding the language for no charge. Alderman Ames stated that there was a new house that went up on Stoneham where there are no sidewalks, and he wasn't required to put in a sidewalk. She added that she wouldn't put in the fee if there is nothing literally to connect to another sidewalk. Alderman Art Woods stated that if it is a new development then you should have to be required to put a sidewalk in. He also stated that there should be language installed that if sidewalks cannot be installed due to drainage, they should be exempt. Director Springer stated that this isn't a new regulation all this language already exists. This is basically copying some language from one document and put it in another. She continued, that we can show you where the language is, and what it says when we bring that when we comeback.

4. Director Springer says that the next proposed amendment is about sidewalks and driveway setbacks. Right now, accessory structures are required to be 5 feet from property lines, and sidewalks and driveways are classified as accessory structures. So, what we would like to do is solidify what staff has been doing daily and not accessing the 5 feet setbacks for the driveways and sidewalks.

5. Director Springer continued with the next amendment by explaining that the definition of an above ground pools is excluded from the lot coverage calculation. However no one looks in the definition section, so we are basically just copying the definition and adding it to the swimming pool section. So, there is no change.
6. Director Springer moved on to “Lot Width” which is inconsistent throughout the UDO. The lot width is supposed to be measured along the front of the building line but in some areas of the code say, some places have front yard line, and yet others refer to set-back line. So, we are just making it consistent to be just one term “building line”.
7. Director Springer stated that we currently do not have a code for electric vehicle charging stations. So technically if someone wanted to build one, they would not be permitted, and of course we want to encourage them to do so. So, the staff has been issuing permits for these to establish some regulations for them. One of the things that the ordinance would eliminate is billboards that are 6 feet tall and 3 feet wide near the charging stations. So, we did a lot of research and talked to other communities about their ordinances, and we are proposing something that would be good for Wood Dale, and we won’t allow these signs in Wood Dale per the ordinance.
8. The next amendment covered was that parking should be in striped spaces only. There are some businesses that vehicles are parking all over the lot, and not in spaces. We have heard from the Fire Department that they are very concerned about some of these locations where they cannot get onto the site when responding to calls. So, this ordinance would require them to have the proper striping in the parking lots.
9. Director Springer moved onto the vehicular use area landscaping. This ordinance is hard to explain and that would be why they want to get rid of it. So, in the addition to all the landscaping codes the city has, which is 8 pages of landscaping, this ordinance requires that at least 10% of the interior lot needs landscaping. Because some lots are small, they are unable to fit random landscape islands. The ordinance is not clear and confusing, so we think that it is covered already in the existing landscaping codes.

And that is the conclusion of Director Springers presentation, and she added that the Attorneys have reviewed all amendments, and they had no problems, and the

CDC voted 4 to 0 in favor of passing them.

**VOTE:**

Ald. Ames made a motion, seconded by Ald Art Woods, to Approve Multiple Text Amendments to the Unified Development Ordinance (Chapter 17) and the Sign Code (Chapter 13). A voice vote was taken, and all were in favor, Aye.

Alderman Art Woods inquired if when it is presented at the next meeting if all the changes will be made? Director Springer stated the changes will be made, but it will not be at the next meeting.

**ITEMS TO BE CONSIDERED AT FUTURE MEETINGS:**

- i. Bryn Mawr Remaining Seven Homes (Annexation, Rezoning, Revised Re-subdivision and Vacation of Streets) – September 12
- ii. Building Code Amendments RFP – TBD

**ADJOURNMENT:**

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

*Minutes taken by Julie Szabo*

---

## **PUBLIC WORKS** **COMMITTEE MINUTES**

Committee Date: August 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 Springer,  
Director Lange, Deputy Chief Banaszynski, Clerk Curiale,  
Treasurer Porch  
Meeting Convened at: 08:20pm

### **APPROVAL OF MINUTES:**

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

### **REPORT & RECOMMENDATION**

- i. APPROVAL OF A PROPOSAL FROM LANDMARK SIGN GROUP FOR THE PURCHASE AND INSTALLATION OF A CITY ENTRYWAY SIGN TO BE LOCATED ON SOUTH THORNDALE AVENUE AT THE IL-390 EASTBOUND EXIT RAMP.
- ii. AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF WOOD DALE CHAPTER 3, ARTICLE VII TO COMBINE THE WOOD DALE FOR A GREENER TOMORROW COMMISSION AND THE STORMWATER MANAGEMENT COMMITTEE INTO A NEW ENVIRONMENTAL AND SUSTAINABILITY COMMITTEE AND AMENDING CHAPTER 3 ARTICLE 1 SECTION 3.106 (B) TO REMOVE REFERENCES TO WOOD DALE FOR A GREENER TOMORROW COMMISSION AND THE STORMWATER MANAGEMENT COMMITTEE.
- iii. APPROVAL OF THE FY 2025 STREETLIGHT INSTALLATION PROGRAM.

### **DISCUSSION:**

Director Lange began by stating that the subject of the city entryway sign had come up at the strategic plan meeting and they mentioned that they would like to put a sign at this location. This location comes under DuPage's jurisdiction, so we have already sent over preliminary plans for the permitting approval. This proposal is for the purchase and sale from Landmark Sign Group. There were no questions.

**VOTE:**

Ald. Jakob made a motion, seconded by Ald Ames, to Approve a Proposal from Landmark Sign Group for the Purchase and Installation of a City Entryway Sign to be Located on South Thorndale Avenue at the IL-390 Eastbound Exit Ramp for an Amount of \$19,130.00. A roll voice vote was taken, with the following vote:

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

**DISCUSSION:**

No questions.

**VOTE:**

Ald. Jakob made a motion, seconded by Ald Catalano, to Approve an Ordinance Amending the Code of Ordinances of the City of Wood Dale Chapter 3, Article VII to Combine the Wood Dale for a Greener Tomorrow Commission and the Stormwater Management Committee into a New Environmental and Sustainability Committee and Amending Chapter 3, Article I Section 3.106 (B) to Remove References to Wood Dale for a Greener Tomorrow Commission and the Stormwater Management Committee . A voice vote was taken, all in favor, Aye.

**REPORT & RECOMMENDATION**

The mayor began with a question about why the request is for \$51,000 when we budgeted \$100,000 why wouldn't we use the whole amount and make more purchases of lights? Director Lange stated that we were fortunate that a lot of the locations we picked have available ComEd utility poles in the area, so they are much cheaper to affix the lights to, versus us having to install our own. So, we were able to save significant funds. Director Lange continued by stating that if there are any more suggestions, of where to place the lights, we are open to hearing them and looking into it, but Ward 4 is well it. The mayor asked that if that Ward 4 is complete why don't we just move onto the next section? Director Lange stated that he has no problem with that so if there's other suggestions, I am more than willing to hear about them and get pricing for them. Alderman Ames and Alderman Susmarski both agreed that they have no need for additional lights. Alderman Ames then asked if there is a requirement of how many feet the lights must be apart? Director Lange stated that our standard is 300 feet between lights. Alderman Ames then



---

asked about the area on Wood Dale Road where we possibly could place more? Director Lange stated that we have looked at this before but there were plans to put up prairie lights, so we didn't want to interfere with that possible project. Alderman Messina inquired if there are actual policies on the streetlighting program? Director Lange stated that it basically based on feedback, where accidents are occurring, or where there are gaps in our streetlight network. Alderman Ames suggested that possibly we could move onto the next scheduled Ward to use the additional funds. Alderman Messina suggested that if there is a policy then lights should be made mandatory around schools and churches, especially schools due to kids walking to school. When we put lights on Murray that was our reasoning, because children were using the street to go to school. Alderman Jakab concluded with a request to Manager Mermuys that we need to have this brought up at one of the next meetings.

**VOTE:**

Ald. Jakab made a motion, seconded by Ald Ames, to Approve the FY2025 Streetlight Installation 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  
Nays: None  
Abstained: None  
Motion: Passed

**ITEMS TO BE CONSIDERED AT FUTURE MEETINGS:**

- i. Skunk Program Modifications – September 5
- ii. Pump Station Piping Replacement/Painting – September 26
- iii. Dominion Street Signs – October 10 - Alderman Catalano also requested 2 stop signs
- iv. Addison Road Watermain – Fall
- v. Elizabeth Drive Bridge Phase II Engineering – Fall
- vi. Tree Ordinance Amendments – Fall

**ADJOURNMENT:**

Ald. Jakab made a motion, seconded by Ald. Ames, to adjourn the meeting at 08:40 p.m. Upon a voice vote, the motion carried unanimously.

*Minutes taken by Julie Szabo*