



PLANNING, ZONING & BUILDING
COMMITTEE MINUTES

Committee Date: September 12, 2024
Present: Alderman Art Woods, Alderman Curiale, Alderman Messina,
Alderman Susmarski, Alderman Ames, Alderman Artie Woods,
Alderman Catalano
Absent:
Also Present: Mayor Pulice, Director Springer, Director Lange, Deputy Chief
Banaszynski, City Clerk Curiale, Treasurer Porch
Meeting Convened at: 7:30 PM

APPROVAL OF MINUTES:

Ald. Ames made a motion to approve the minutes of the August 8, 2024, meeting as presented. A voice vote was taken, with all members voting aye.

REPORT & RECOMMENDATION

- I. Multiple Text Amendments to the Unified Development Ordinance (Chapter 17) and the Sign Code (Chapter 13) – Discussion Continued from August 8, 2024

DISCUSSION:

Director Springer opened the discussion stating they went through in detail all the proposed text amendments at the August 8th PCB meeting, specifically focusing on three items that the PCB Committee asked for additional information on. First were the tree replacement regulations. Currently they require prohibited, and nuisance trees not wanted in the city to be replaced at a ration= of 1:1 and the PCB did not feel it was appropriate to continue so the regulations have since been revised to eliminate that requirement.

The second item is related to special uses, once they are approved who do they run with. In State Statute it is required that it runs with the land; however, this community has been tying it to the individual business owner so when the property sells, the existing special use goes away, and the new purchaser must go through the special use requirements again. Director Springer stated they are proposing to change it to the more common way of going with the land. Currently what has been happening over the last couple of years is a change we have been making in the approved conditions where we have stated the special use will run with the land to allow people who buy businesses in the property that are run the exact same way to not

have to go through another special use six-month pre-approval process, trying to make that the norm to make it more of a business friendly environment. New businesses are provided with and must be run in accordance with the existing special use that was granted, otherwise they will need to apply for an amended special use. Alderman Art Woods asked if the special use runs with the land and is already carved out for a particular property, how long does it stay there? Director Springer replied it expires six months after the property has been left vacant to accommodate changing regulations.

Discussion was held on classification of use in zoning districts already decided on and what would be approved for special use. Alderman Artie Woods clarified in special circumstances we can revert to being tied to the owner. Alderman Messina stated the objective here is to really lower the turnover time for businesses coming into the city.

Director Springer continued to the third item, code requirements for sidewalk installation. Concern about the fee in lieu that we have been collecting over the last five years. Background: Five years ago, the focus was directed on the installation of sidewalks in the city. The Public Works Director could waive installation where it is not practical to place a sidewalk, so for those properties a fee in lieu is collected in the amount of a contractor's estimate to be used for sidewalks constructed elsewhere in the city.

Resident's conducting new construction expressed concern about the code requiring sidewalk installation for a sidewalk that leads to nowhere, or where there are no other sidewalks in the subdivision and still having to pay for it. Resident Alexandra (Ally) DeVito was present and stated they have achieved the front sidewalk along with their neighbors, however, they do not have one on the side that leads to a lift station with high voltage, and felt would be unsafe to ever put one there, so they opted for the fee in lieu to put in escrow. Ms. DeVito requested an exemption for this \$6,000 fee.

Alderman Messina made a motion that the fee be waived for properties where a sidewalk cannot be installed and will likely never be installed in the future due to the character of the neighborhood as determined by the Public Works Director, seconded by Alderman Catalano.

VOTE:

Ald. Catalano made a motion, seconded by Ald. Ames, to Approve the Multiple Text Amendments to the Unified Development Ordinance (Chapter 17) and the Sign Code (Chapter 13). A roll call vote was taken, with the following results:



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

ITEMS TO BE CONSIDERED AT FUTURE MEETINGS:

- Bryn Mawr Remaining Seven Homes (Annexation, Rezoning, Revised Re-subdivision and Vacation of Street) – September 26
- Downtown Park Site Plan RFP Results – October 10

ADJOURNMENT:

Ald. Catalano made a motion to adjourn the meeting at 8:12 PM. Upon a voice vote, the motion was carried unanimously.

Minutes taken by Andrea Blake



PUBLIC WORKS
COMMITTEE MINUTES

Committee Date: September 12, 2024
Present: Alderman Art Woods, Alderman Curiale, Alderman Messina, Alderman Susmarski, Alderman Ames, Alderman Artie Woods, Alderman Catalano
Absent:
Also Present: Mayor Pulice, Director Springer, Director Lange, Deputy Chief Banaszynski, City Clerk Curiale, Treasurer Porch
Meeting Convened at: 8:13 PM

APPROVAL OF MINUTES:

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

REPORT & RECOMMENDATION

- I. Modifications to the Existing Skunk Removal Grant Program

DISCUSSION:

Director Lange began the discussion with a background of the 2018 City Council approved program that is a cost share program with the residents to have ABC Humane Wildlife install skunk traps on their property. The service included one trap installed with return trip to remove a trapped animal and/or re-set the trap. The only fee the resident paid was an initial \$25 and the city paid \$40 with an additional \$65 for any additional return visits. Discussion continued about service rates being increased, no limit on the amount of return visits from the vendor, or on the amount of time a trap could be on a property. Some were out for two weeks, others up to a year or more; incurring fees with minimal benefit.

Director Lange stated they are looking to amend the program to increase the initial cost share for the resident and to set a time limit for the duration, in line with our rat mitigation program. The new cost share is proposed to be a 50/50 split between the resident and the city. 2024 costs to install a trap is \$130 and one return visit is \$81 equaling \$211: making it \$105 for each. Residents may continue service and request additional visits directly at their discretion.

Alderman Ames inquired how many participants on average have been in the skunk program and Deputy Chief Banaszynski responded approximately 5 to 10 with the budget being \$5,000. Alderman Messina mentioned placing pro-active traps in some troubled areas like we do the rat program, and Director Lange stated we would have to speak with the contractor to identify these areas and it is possible.

Mayor Pulice suggested a two-week timeframe for the properties we do not see any activity and prolong the program where there's extenuating circumstances.

VOTE:

Ald. Art Woods made a motion for the two-week timeframe at a cost of \$211 with a 50/50 split between the city and resident, depending on the severity, seconded by Ald. Susmarski, to Approve the Modifications to the Existing Skunk Removal Grant Program. A roll call vote was taken, with the following results:

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

REPORT & RECOMMENDATION

- II. Approval of a Professional Services Agreement between the City of Wood Dale and HR Green for Phase II Engineering Services for the Elizabeth Drive Bridge Replacement Project

DISCUSSION:

Director Lange opened the discussion stating we have been awaiting design approval of our Phase I report from IDOT for over a year now and have just received it giving us the authorization to proceed with Phase II which is the actual design work. This is an agreement for the construction design and development of the construction documents as well as Right of Way acquisition and negotiation. Alderman Ames spoke to clarify we are getting the project funded with the STP bridge funds that 80% of the cost of this phase is covered and Director Lange confirmed it is. Director Lange continued with the timeline planned for 18 months for Phase II design and Right of Way acquisition moving us into early 2026.

VOTE:

Ald. Ames made a motion, seconded by Ald. Susmarski, to Approve the Professional Services Agreement between the City of Wood Dale and HR Green for Phase II Engineering Services for the Elizabeth Drive Bridge Replacement Project. A roll call vote was taken, with the following results:

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

REPORT & RECOMMENDATION

- III. Approval of an Agreement between the City of Wood Dale and Canadian Pacific Kansas City Limited (CPKC) for Installation and Funding of a Predictive Mobility System and ITS Interconnect for Advanced Warning Signs

DISCUSSION:

No discussion.

VOTE:

Ald. Ames made a motion, seconded by Ald. Susmarski, to Approve the Agreement between the City of Wood Dale and Canadian Pacific Kansas City Limited (CPKC) for Installation and Funding of a Predictive Mobility System and ITS Interconnect for Advanced Warning Signs. A roll call vote was taken, with the following results:

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



ITEMS TO BE CONSIDERED AT FUTURE MEETINGS:

- Addison Road Water Main – September

ADJOURNMENT:

Ald. Ames made a motion to adjourn the meeting at 8:30 PM. Upon a voice vote, the motion was carried unanimously.

Minutes taken by Andrea Blake