



# CITY OF WOOD DALE

**NEXT ORDINANCE NUMBER: O-19- 030**

**NEXT RESOLUTION NUMBER: R-19- 48**

## **PUBLIC NOTICE OF CITY COUNCIL MEETING**

IN ACCORDANCE WITH THE APPLICABLE STATUTES OF THE STATE OF ILLINOIS AND THE ORDINANCES OF THE CITY OF WOOD DALE, THE NEXT REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF WOOD DALE IS SCHEDULED TO BE HELD AT THE HOUR OF 7:30 P.M. ON THURSDAY, OCTOBER 17, 2019 IN THE COUNCIL CHAMBERS OF THE CITY HALL, 404 N. WOOD DALE ROAD, WOOD DALE, ILLINOIS, DURING WHICH MEETING IT IS ANTICIPATED THAT THERE WILL BE DISCUSSION OF THE FOLLOWING:

AGENDA  
CITY OF WOOD DALE, ILLINOIS  
REGULAR CITY COUNCIL MEETING  
OCTOBER 17, 2019

**I. CALL TO ORDER**

**II. ROLL CALL**

**Mayor Pulice**

**Alderman Catalano**

**Alderman Jakab**

**Alderman Messina**

**Alderman Sorrentino**

**Alderman Susmarski**

**Alderman Eugene Wesley**

**Alderman Roy Wesley**

**Alderman Woods**

**III. PLEDGE OF ALLEGIANCE**

**IV. APPROVAL OF MINUTES**

A. October 3, 2019 Regular City Council Meeting Minutes

**V. COMMUNICATIONS AND PETITIONS**

*Citizens will be given the opportunity to address the City Council during the time set aside in the Meeting for Public Comment under Communications and Petitions. Please direct your comments to the Mayor, limit your remarks to three (3) minutes, and kindly refrain from making repetitive statements.*

A. Citizens To Be Heard

B. Written Communiques of Citizens to Be Heard

**VI. MAYOR'S REPORT**

A. Proclamation for Eagle Scout

**VII. CITY MANAGER'S REPORT**

**VIII. CONSENT AGENDA**

A. Omnibus Vote

- i. Approval of Final Payment to Utility Dynamics Corporation for the Division Street Lighting Project in an Amount Not to Exceed \$16,237.35
- ii. Approval of Final Payment to R.W. Dunteman Co. for 2019 Street Patching Program in an Amount Not to Exceed \$130,204.05

**IX. COMMITTEE CHAIRMAN REPORTS**

A. Planning, Zoning And Building Committee

- i. An Ordinance Approving a Text Amendment to Section 17.903 of the City's Unified Development Ordinance to Provide for the Special Use of "Motor Vehicle Repair Facility for Commercial Motor Vehicles" Within the Corporate Main Street Subarea of the Thorndale Corridor Corporate Overlay District
- ii. An Ordinance Approving The Grant of a Special Use Permit to Trust 1186 Partnership for Use of its Property Located at 885 Lively Blvd. For a Motor Vehicle Repair Facility for Commercial Motor Vehicles within the Corporate Main Street Subarea of the Thorndale Corridor Corporate Overlay District

B. Public Health, Safety, Judiciary And Ethics Committee

C. Public Works Committee

- i. Approval of Final Payment to Dahme Mechanical Industries for Emergency Repairs to South Wastewater Treatment Plant in an Amount Not to Exceed \$19,000

D. Finance And Administration Committee

**X. OTHER BUSINESS**

A. Airport Noise Report

B. Stormwater Commission Report

**XI. APPROVAL OF LIST OF BILLS**

- i. List of Bills for October 17, 2019 - \$978,431.53

**XII. EXECUTIVE SESSION**

**XIII. ITEMS TO BE REFERRED**

**XIV. ITEMS FOR INFORMATION ONLY**

**XV. ADJOURNMENT**

**POSTED IN CITY HALL ON OCTOBER 11, 2019 AT 4:00 PM**

Shirley J. Siebert, City Clerk



# CITY OF WOOD DALE

404 North Wood Dale Rd • Wood Dale, Illinois 60191

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MINUTES OF THE REGULAR CITY COUNCIL MEETING OF THE CITY OF WOOD DALE, DU PAGE COUNTY, ILLINOIS IN THE CITY ADMINISTRATION BUILDING OCTOBER 3, 2019:

**PUBLIC HEARING- CITY'S PLAN TO ISSUE GENERAL OBLIGATION BONDS (ALTERNATE REVENUE SOURCE), SERIES 2020, FOR THE WARD 2 AND 3 STORMWATER PROJECT**

**I. CALL PUBLIC HEARING TO ORDER:**

Mayor Nunzio Pulice called the Public Hearing on the City's Plan to Issue General Obligation Bonds (Alternate Revenue Source), Series 2020, for the Ward 2 and 3 Stormwater Project, Meeting to Order at 7:30 p.m.. Upon Roll Call the following were:

Present: Aldermen Catalano, Messina, Sorrentino, Jakab, E. Wesley and Woods along with Mayor Pulice

Absent: Alderman Susmarski and R. Wesley

Also Present: Legal Counsel Bond, and City Manager Mermuys

Whereupon the Mayor declared a quorum present.

A Court Reporter was present to record and transcribe the Public Hearing.

On a motion from Alderman Woods, seconded by Alderman Jakab to close the Public Hearing, When the question was put, a roll call vote was taken with the following results:

Ayes: Aldermen Catalano, Jakab, Messina, Sorrentino, E. Wesley and Woods

Nays: None

Whereupon the Mayor declared the motion carried.

Mayor Pulice closed the Public Hearing at 7:34 p.m.

The Public Hearing was transcribed by a Certified Court Reporter.

II. CALL TO ORDER REGULAR CITY COUNCIL MEETING:

Mayor Pulice called the Regular City Council Meeting to Order at 7:34 p.m. Upon roll call the following were:

Present: Aldermen Catalano, Messina, Sorrentino, Jakab, E. Wesley and Woods along with Mayor Pulice

Absent: Alderman Susmarski and R. Wesley

Also Present: Legal Counsel Bond, and City Manager Mermuys

Whereupon the Mayor declared a quorum present.

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF MINUTES: City Council Meeting – September 5, 2019

On a motion by Alderman E. Wesley, seconded by Alderman Sorrentino, to approve the Regular City Council Meeting Minutes of September 5, 2019, as presented. When the question was put, a roll call vote was taken with the following results:

Ayes: Aldermen Catalano, Messina Sorrentino, Jakab, E. Wesley and Woods

Nays: None

Whereupon the Mayor declared the motion carried.

V. COMMUNICATIONS AND PETITIONS:

A. **Citizens to Be Heard**

There was no Public Comment.

B. **Written Communiqués of Citizens to Be Heard**

Rose Covello wrote a letter thanking Aldermen Messina and Jakab for the Route 83 improvements.

VI. MAYOR'S REPORT:

**DUI Enforcement Awards**

Police Chief Vesta welcomed Officers Patrick Fajardo, Adrian Rygula, Dan Drost and Amanda Haumann, as the Officers who kept the City streets safe by making the most arrests for DUI infractions. The Chief is proud of the proactive DUI enforcement that the Police Department has undertaken in the City.

Charli Wooley, with the Alliance Against Intoxicated Motorists, thanked the Chief and the Officers for their efforts. Ms. Wooley recounted the tragic death of her Son, who was killed in 2000 on the streets of Wood Dale by a drunk driver. The drunk driver, who had numerous previous DUI convictions, ran a red light and hit her Son on his way to work. Ms. Wooley appreciated the efforts of the City and the DuPage County State's Attorney, Joe Birkett, who brought the driver to justice.

VII. CITY MANAGER REPORT:

Manager Mermuys reported that there is a Green Recycling Event scheduled for October 5, 2019, between the hours of 8:00 a.m. and 3:00 p.m. for hazardous materials, like paint, etc., which is being held at the Bensenville Public Works Department.

Manager Mermuys reported that there is an Electronic Recycling Event scheduled for October 5, 2019, between the hours of 8:00 a.m. and 12:00 p.m. for electronics, which is being held at the Addison Township Highway Department Office.

Manager Mermuys reported that Wood Dale's own, Police Chief Greg Vesta was selected to serve as the President of the DuPage County Chief's Association, which is a great and well deserved honor for Chief Vesta.

VIII. CONSENT AGENDA:

A. **Omnibus Vote:**

Mayor Pulice questioned if there were any objections to the Consent Agenda, On a motion by Alderman E. Wesley, seconded by Alderman Jakab to approve the individual Items on the Consent Agenda, including Items 1 through 4. When the question was put, a roll call vote was taken with the following results:

Ayes: Aldermen Catalano, Messina, Sorrentino, Jakab, E. Wesley, Woods and Mayor Pulice

Nays: None

Whereupon the Mayor declared the motion carried and the Items on the Consent Agenda duly approved.

- i. A Resolution Approving a Contract between the City of Wood Dale and St. Aubin Nursery for Parkway Tree Planting in an Amount not to Exceed \$14,260.00 (R-19-43)
- ii. A Resolution Authorizing the city of Wood Dale to join the DuPage Convention and Visitors Bureau in a Municipal Partnership in an amount of \$18,883 (R-19-44)
- iii. A Resolution Approving a Contract between the City of Wood Dale and Schroeder & Schroeder, Inc. for the 2019 Sidewalk Replacement Program in an Amount Not to Exceed \$44,406.25 (R-19-45)
- iv. A Resolution Authorizing the Approval and Execution of an Agreement for Purchase and Sale of Real Estate located at 372 N. Wood Dale Road, Wood Dale, DuPage County, Illinois, PIN NO. 03-09-413-443 (R-19-46)

IX. COMMITTEE CHAIRMAN REPORTS:

A. **PLANNING, ZONING & BUILDING COMMITTEE:**

- i. An Ordinance Repealing the City's Stormwater and Floodplain Management Regulations in Chapter 17 of the City of Wood Dale Municipal Code

On a motion by Alderman Jakab, seconded by Alderman Woods to approve An Ordinance Repealing the City's Stormwater and Floodplain Management Regulations in Chapter 17 of the City of Wood Dale Municipal Code, when the question was put, a roll call vote was taken with the following results:

Ayes: Aldermen Catalano, Jakab, Messina, Sorrentino, E. Wesley and Woods

Nays: None

Whereupon the Mayor declared the motion carried.

**B. PUBLIC HEALTH, SAFETY, JUDICIARY AND ETHICS COMMITTEE:**

No Report

**C. PUBLIC WORKS COMMITTEE:**

- i. A Resolution Approving a Contract between the City of Wood Dale and EJ Equipment for the Procurement of a Sewer Camera with Installation in an Amount Not to Exceed \$94,833.95

On a motion by Alderman Catalano, seconded by Alderman Woods to approve a Resolution Approving a Contract between the City of Wood Dale and EJ Equipment for the Procurement of a Sewer Camera with Installation in an Amount Not to Exceed \$94,833.95. When the question was put, a roll call vote was taken with the following results:

Ayes: Aldermen Catalano, Jakab, Messina, Sorrentino, E. Wesley and Woods

Nays: None

Whereupon the Mayor declared the motion carried.

- ii. Approval of Final Payment Request to Copenhaver Request to Copenhaver Construction, Inc. for construction of the NE/NW corner of Wood Dale Road and Irving Park Road Project in an Amount Not to Exceed \$75,548.67.

On a motion by Alderman Catalano, seconded by Alderman Woods Approving Final Payment Request to Copenhaver Construction, Inc. for construction of the NE/NW corner of Wood Dale Road and Irving Park Road Project in an Amount Not to Exceed \$75,548.67. When the question was put, a roll call vote was taken with the following results:

Ayes: Aldermen Catalano, Jakab, Messina, Sorrentino, E. Wesley and Woods

Nays: None

Whereupon the Mayor declared the motion carried.

**D. FINANCE AND ADMINISTRATION COMMITTEE:**

No Report.

**X. OTHER BUSINESS:**

**A. AIRPORT NOISE COMMITTEE REPORT:**

No Report.

**B. STORMWATER COMMISSION REPORT:**

No Report.

**XI. APPROVAL OF LIST OF BILLS: September 19, 2019 - \$448,758.04**

The Finance Department recommends that the City Council approve bills for the 9/19/19 City Council Meeting in the amount of \$448,758.04.

On a motion by Alderman Woods, seconded by Alderman E. Wesley to approve the September 19, 2019, payment of the List of Bills as presented, in the amount of \$448,758.04 for the following:

• General Fund	\$	194,177.32
• Road & Bridge Fund	\$	324.71
• Motor Fuel Tax Fund	\$	2,482.60
• Tourism Fund	\$	6,710.00
• Narcotics Fund	\$	----
• TIF District #1	\$	----
• Capital Projects Fund	\$	8,068.75
• Land Acquisition Fund	\$	----
• CERF	\$	----
• Commuter Parking Lot Fund	\$	464.31
• Sanitation Fund	\$	----
• Water & Sewer Capital Projects	\$	4,572.01
• Water & Sewer Fund	\$	231,958.34
• Special Service Area Fund	\$	----

Total of All Funds: \$ **448,758.04**

Total Number of Checks: **41**

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

Ayes: Aldermen Catalano, Messina, Sorrentino, Jakab, E. Wesley and Woods

Nays: None

Whereupon the Mayor declared the motion carried.

**XII. APPROVAL OF LIST OF BILLS: October 3, 2019**

The Finance Department recommends that the City Council approve bills for the 10/3/19 City Council Meeting in the amount of \$396,277.30.

On a motion by Alderman E. Wesley, seconded by Alderman Jakab to approve the October 3, 2019, payment of the List of Bills as presented, in the amount of \$396,277.30 for the following:

• General Fund	\$	232,383.20
• Road & Bridge Fund	\$	4,293.28
• Motor Fuel Tax Fund	\$	----
• Tourism Fund	\$	22,683.22
• Narcotics Fund	\$	995.25
• TIF District #1	\$	1,666.67
• Capital Projects Fund	\$	26,492.90
• Land Acquisition Fund	\$	----
• CERF	\$	----

• Commuter Parking Lot Fund	\$	1,455.34
• Sanitation Fund	\$	67,759.88
• Water & Sewer Capital Projects	\$	11,336.05
• Water & Sewer Fund	\$	27,211.51
• Special Service Area Fund	\$	----
Total of All Funds:	\$	<b><u>396,277.30</u></b>

Total Number of Checks: **75**

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

Ayes: Aldermen Catalano, Messina, Sorrentino, Jakab, E. Wesley, and Woods

Nays: None

Whereupon the Mayor declared the motion carried.

**XIII. ADJOURNMENT:**

On a motion by Alderman E. Wesley, seconded by Alderman Sorrentino, to adjourn the Regular Meeting of October 3, 2019, to Executive Session to discuss Land Acquisition (Pursuant to 5 ILCS 120/2(c)(5); and Land Disposition (Pursuant to 5 ILCS 120/2(c)(6). When the question was put, a roll call vote was taken with the following results:

Ayes: Aldermen Catalano, Jakab, Messina, Sorrentino, Jakab, E. Wesley and Woods

Nays: None

Whereupon the Mayor declared the motion carried and the meeting adjourned at 7:56 p.m.

*Minutes Taken by Legal Counsel Bond*





## Eagle Scout Matthew McElroy

**WHEREAS**, the Boy Scouts of America is a vital force in the development of our youth through its many programs which encourage the ability of its members to do things for themselves and especially for others; and

**WHEREAS**, one of the major objectives in the Scouting program is to develop citizenship through community involvement, and in addition to working for citizenship merit badges, Scouts are encouraged to participate in community service projects; and

**WHEREAS**, Matthew McElroy is a member of Boy Scouts of America and has not only proven himself to be an outstanding member, but has attained the highest honor bestowed on a Scout - the Eagle Scout Award; and

**WHEREAS**, the Eagle Scout Award is a distinction that will follow him throughout life and will be a beacon to others of the leadership quality and commitment this young man has shown;

**NOW THEREFORE**, I, Mayor Annunziato Pulice, recognize Matthew McElroy as worthy of this highest honor and encourage him to continue his commitment to excellence.

**IN TESTIMONY WHEREOF**, I have hereunto set my hand and affixed the seal of the City of Wood Dale, this 17th day of October, 2019.

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Annunziato Pulice, Mayor

Attest:

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Shirley J. Siebert, City Clerk



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## **REQUEST FOR COUNCIL ACTION**

Referred to Council: October 17, 2019  
Subject: Division Street Lighting Final Payment  
Staff Contact: Alan Lange, Public Works Director  
Department: Public Works

**TITLE:** Approval of Final Payment to Utility Dynamics Corporation for the Division Street Lighting Project in an Amount of \$16,237.35

### **COMMITTEE ACTION FOLLOW-UP ITEMS:**

Committee Vote – 6-0

### **RECOMMENDATION:**

Staff recommends approval of final payment to Utility Dynamics Corporation for the Division Street Lighting Project in an amount not to exceed \$16,237.35.

### **BACKGROUND:**

The City previously approved a contract with Utility Dynamics Corporation to install new decorative street lighting along Division Street leading to RTA station. Robinson Engineering provided design engineering and construction management services. The project was completed earlier this year and all punch list items have been completed.

### **ANALYSIS:**

Original contract amount was not to exceed \$148,340.00. A decision was made by the City to utilize existing poles that the City had in storage. The poles were sandblasted and repainted. This resulted in savings of \$50,685.50. A 2-year Maintenance Bond of \$50,000 has been provided by the contractor as required in the contract.

### **DOCUMENTS ATTACHED**

- ✓ Robinson Memo
- ✓ Final Pay Request – UDC
- ✓ Maintenance Bond



Municipal Expertise. Community Commitment.

Mark A. Wesolowski, P.E., C.F.M.  
Direct Line: 815-412-2710  
Email: [mwesolowski@reltd.com](mailto:mwesolowski@reltd.com)

September 19, 2019

REL 18-R0426.01

City of Wood Dale  
Attn: Alan Lange, Assistant Public Works Director  
404 N Wood Dale Rd  
Wood Dale, IL 60191

**RE: DIVISION STREET LIGHTING – EAST OF WOOD DALE ROAD TO METRA PARKING  
PAY ESTIMATE #3 – FINAL**

Dear Mr. Lange:

Enclosed herewith please find Invoice #0830-2439 (dated August 30, 2019) from Utility Dynamics Construction for work completed to date for the above reference project. We have reviewed the work and find that, in our best judgment, the work has been completed in substantial conformance with the plans and specifications, as summarized below:

Total Earned to Date .....	\$97,654.50
Less previous payment#1.....	\$12,601.80
Less previous payment#2.....	<u>\$68,815.35</u>
<b>Amount Due this Request #3 (Final) .....</b>	<b>\$16,237.35</b>
Original Contract Amount .....	\$148,340.00
Additional Work / Changes to Date .....	(\$50,685.50)
Current Contract Amount .....	\$97,654.50
Remaining Contract Balance (including retainage).....	\$0.00

Therefore, we recommend that the City Council authorize the release of funds in the amount of Sixteen Thousand Two Hundred Thirty-Seven Dollars and Thirty-Five Cents (\$16,237.35) at this time to the contractor, Utility Dynamics Construction. The reduction in the contract amount was as result of utilizing existing light poles that the City had in storage that were sandblasted and painted. The Contractor has also provided the required 2-year Maintenance Bond in the amount of \$50,000, as required by the contract.

If you have any questions, please feel free to contact me at your convenience.

Very truly yours,

**ROBINSON ENGINEERING, LTD.**

Mark A. Wesolowski, P.E., C.F.M.  
Senior Project Manager

R:\2015-2019\2018\18-R0426.WD\18-R0426.01\Payouts\As Sent\2019-09-19 - 18-R0426.01 - Payout #3 - Final.docx

Encl. Invoice #0830-2439 and Final Waiver



Utility Dynamics Corporation  
23 Commerce Drive  
Oswego, IL 60543  
Phone: 630-554-1722 Fax: 630-554-1195  
E-mail: contact@utilitydynamicscorp.com

Customer ID 9876

CITY OF WOOD DALE  
404 NORTH WOOD DALE ROAD  
WOOD DALE, IL 60191-1596

**Invoice# 0830-2439**

Date 08/30/2019 Page# 1

Job ID 2439

DIVISION STREET LIGHTING  
WOOD DALE, IL

Phone (630)766-4900  
PAY REQUEST #3

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Original Contract	148,340.00
Approved Change Orders	-50,685.50
Current Contract	97,654.50
Work Completed to Date	97,654.50
Less Retentions	0.00
Net Completed to Date	97,654.50
Less Net Previously Billed	81,417.15
<b>Net Due This Invoice</b>	<b>16,237.35</b>
Balance to Complete	0.00

Wood Dale, IL

Pay Request No. 03

Date: 08/30/2019

Utility Dynamics Corp.

For Work Complete Through: 08/30/2019

Item	Unit	Quantity	Unit Price	Total	Qty This Request	Qty Previous Request	Total Request	Dollar Amount Requested to Date
TOPSOIL FURNISH AND PLACE 4"	SQ.YD	300	\$ 6.00	\$ 1,800.00	90.00	0.00	90.00	\$ 540.00
EXPLORATION TRENCH 72" DEPTH	FOOT	160	\$ 70.00	\$ 11,200.00	28.00	4.00	32.00	\$ 2,240.00
SUPPLEMENTAL WATERING	UNIT	15	\$ 150.00	\$ 2,250.00	0.00	0.00	0.00	\$ -
SUBBASE GRANULAR MATERIAL, TYPE B 4"	SQ.YD	12	\$ 10.00	\$ 120.00	0.00	16.00	16.00	\$ 160.00
PORTLAND CEMENT CONCRETE SIDEWALK 5 INCH	SQ.FT	100	\$ 15.00	\$ 1,500.00	0.00	143.00	143.00	\$ 2,145.00
SIDEWALK REMOVAL	SQ.FT	100	\$ 5.00	\$ 500.00	0.00	146.70	146.70	\$ 733.50
ELECTRIC SERVICE INSTALLATION	EACH	1	\$ 600.00	\$ 600.00	0.00	1.00	1.00	\$ 600.00
ELECTRIC UTILITY SERVICE CONNECTION	LSUM	1	\$ 6,000.00	\$ 6,000.00	0.00	0.00	0.00	\$ -
UNDERGROUND CONDUIT, GALVANIZED STEEL, 2 1/2" DIA.	FOOT	160	\$ 27.00	\$ 4,320.00	0.00	121.00	121.00	\$ 3,267.00
UNDERGROUND CONDUIT, GALVANIZED STEEL, 4" DIA.	FOOT	30	\$ 40.00	\$ 1,200.00	0.00	30.00	30.00	\$ 1,200.00
UNIT DUCT, 3-1/2" NO. 6, 1/2" NO. 8 GROUND XLP, 1 1/4" DIA.	FOOT	1030	\$ 11.00	\$ 11,330.00	0.00	875.00	875.00	\$ 9,625.00
ELECTRIC CABLE IN CONDUIT, 3-1/2" NO. 1/0	FOOT	50	\$ 8.00	\$ 400.00	0.00	43.50	43.50	\$ 348.00
LIGHTING CONTROLLER, BASE MOUNTED, 240V, 100A	EACH	1	\$ 7,300.00	\$ 7,300.00	0.00	1.00	1.00	\$ 7,300.00
LIGHT POLE FOUNDATION, 24" DIA.	FOOT	78	\$ 160.00	\$ 12,480.00	0.00	84.50	84.50	\$ 13,520.00
REMOVAL OF LIGHTING UT SALVAGE	EACH	1	\$ 400.00	\$ 400.00	1.00	0.00	1.00	\$ 400.00
REMOVAL OF POLE FOUNDATION	EACH	1	\$ 300.00	\$ 300.00	1.00	0.00	1.00	\$ 300.00
GUARANTEE & MAINTENANCE BOND	LSUM	1	\$ 200.00	\$ 200.00	1.00	0.00	1.00	\$ 200.00
LIGHTING UNIT COMPLETE, SPECIAL	EACH	16	\$ 4,465.00	\$ 71,440.00	0.00	0.00	0.00	\$ -
LIGHT POLE FOUNDATION, 24" DIA., OFFSET	FOOT	50	\$ 240.00	\$ 12,000.00	0.00	33.00	33.00	\$ 7,920.00
SODDING (COMPLETE)	SQ.YD	300	\$ 10.00	\$ 3,000.00	90.00	0.00	90.00	\$ 900.00
AUP #1 - Lighting Unit Complete, Special	EACH	16	\$ 2,891.00	\$ 46,256.00	1.00	15.00	16.00	\$ 46,256.00
				\$ 194,596.00				\$ 97,654.50

Note: The values listed above are for billing purposes only and are not to be used for modifications to the contract, unless in accordance with the language of the contract.

Total Complete To Date	\$ 97,654.50
Less 0% Retention Subtotal	\$ -
Less Previously Billed	\$ 97,654.50
Total Due This Request	\$ (81,417.15)
	\$ 16,237.35

**FINAL WAIVER OF LIEN**

STATE OF ILLINOIS  
COUNTY OF KENDALL

} SS

Gty # \_\_\_\_\_  
Escrow # \_\_\_\_\_

TO WHOM IT MAY CONCERN:

WHEREAS the undersigned has been employed by CITY OF WOOD DALE  
to furnish LABOR & MATERIALS  
for the premises known as DIVISION STREET LIGHTING  
of which CITY OF WOOD DALE is the owner.

THE undersigned, for and in consideration of Sixteen Thousand Two Hundred Thirty Seven and 35/100 Dollars  
( \$16,237.35) Dollars, and other good and valuable considerations, the receipt whereof is hereby acknowledged, do(es) hereby waive and  
release any and all lien or claim of, or right to, lien, under the statutes of the State of ILLINOIS, relating to mechanics' liens, with respect  
to and on said above-described premises, and the improvements thereon, and on the material, fixtures, apparatus or machinery furnished, and on the  
moneys, funds or other considerations due or to become due from the owner, on account of all labor, services, material, fixtures, apparatus or machinery,  
heretofore furnished, or which may be furnished at anytime hereafter, by the undersigned for the above-described premises, INCLUDING EXTRAS.\*

DATE September 9, 2019

COMPANY NAME UTILITY DYNAMICS CORPORATION  
ADDRESS 23 COMMERCE DRIVE, OSWEGO, IL 60543

SIGNATURE AND TITLE:   
PHILIP A WHALEN, VICE PRESIDENT

\*EXTRAS INCLUDE BUT ARE NOT LIMITED TO CHANGE ORDERS, BOTH ORAL AND WRITTEN, TO THE CONTRACT.

**CONTRACTOR'S AFFIDAVIT**

STATE OF ILLINOIS  
COUNTY OF KENDALL

} SS

TO WHOM IT MAY CONCERN:

THE UNDERSIGNED, (NAME) PHILIP A WHALEN BEING DULY SWORN, DEPOSES  
AND SAYS THAT HE OR SHE IS (POSITION) VICE PRESIDENT OF  
(COMPANY NAME) UTILITY DYNAMICS CORPORATION WHO IS THE  
CONTRACTOR FURNISHING LABOR & MATERIALS WORK ON THE BUILDING  
LOCATED AT WOOD DALE, IL  
OWNED BY CITY OF WOOD DALE

That the total amount of the contract including extras\* is \$97,654.50 on which he or she has received payment of \$81,417.15 prior to this  
payment. That all waivers are true, correct and genuine and delivered unconditionally and that there is no claim either legal or equitable to defeat the validity  
of said waivers. That the following are the names and addresses of all parties who have furnished material or labor, or both, for said work and all parties  
having contracts or sub contracts for specific portions of said work or for material entering into the construction thereof and the amount due or to become  
due to each, and that the items mentioned include all labor and material required to complete said work according to plans and specifications:

NAMES AND ADDRESSES	WHAT FOR	CONTRACT PRICE INCLD EXTRAS*	AMOUNT PAID	THIS PAYMENT	BALANCE DUE
UTILITY DYNAMICS CORPORATION 23 COMMERCE DRIVE OSWEGO, IL 60543	LABOR & MATERIAL	97,654.50	81,417.15	16,237.35	0.00
<b>TOTAL LABOR AND MATERIAL INCLUDING EXTRAS* TO COMPLETE.</b>		97,654.50	81,417.15	16,237.35	0.00

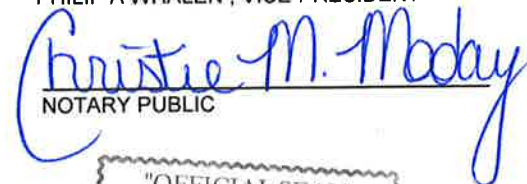
That there are no other contracts for said work outstanding, and that there is nothing due or to become due to any person for material, labor or other work  
of any kind done or to be done upon or in connection with said work other than above stated.

DATE September 9th, 2019

SIGNATURE:   
PHILIP A WHALEN, VICE PRESIDENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th DAY OF SEPTEMBER, 2019

\*EXTRAS INCLUDE BUT ARE NOT LIMITED TO CHANGE  
ORDERS, BOTH ORAL AND WRITTEN, TO THE CONTRACT.

  
NOTARY PUBLIC



**MAINTENANCE BOND**

**Bond No.** 30079495

**KNOW ALL MEN BY THESE PRESENTS:**

That Utility Dynamics Corporation  
23 Commerce Drive Oswego, IL 60543,  
as Principal, hereinafter called Contractor, and Western Surety Company  
801 Warrenville Road Lisle, IL 60532, as Surety, hereinafter called Surety, are held  
and firmly bound unto City of Wood Dale  
404 North Wood Dale Rd Wood Dale, IL 60191, as Obligee, hereinafter  
called Owner, in the penal sum of Fifty Thousand Dollars and 00/100  
Dollars (\$ 50,000.00), for payment whereof Contractor  
and Surety bind themselves, their heirs, executors, administrators, successors, and assigns,  
jointly and severally, firmly by these presents.

**WIHEREAS, Contractor has constructed various public improvements:**

Division Street Lighting

in accordance with the General Conditions, the Drawings and Specifications, which Plans are by  
reference incorporated herein, and made a part hercof, and is referred to as the Plans.

NOW, THEREFORE, the condition of this obligation is such that, if Contractor shall remedy any  
defects due to faulty materials or workmanship, and pay for any damage to other work resulting  
therefrom, which shall appear within a period of Two (2) Years from the date of substantial  
completion of the work provided for in the Plans, then this obligation to be void; otherwise to  
remain in full force and effect.

PROVIDED, HOWEVER, that Owner shall give Contractor and Surety notice of observed  
defects with reasonable promptness.

SIGNED and sealed this 9th day of September, 2019.

In the presence of:

Christie Maday  
Christie Maday, Office Manager

Utility Dynamics Corporation  
Principal (Seal)

By: [Signature]  
Joseph B. Spencer, President Title

Western Surety Company  
Surety

[Signature]  
Jennifer J. McComb Attorney-in-Fact







State of Illinois}
} ss.
County of Dupage }

On September 9, 2019, before me, Diane M. Rubright, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared Jennifer J. McComb known to me to be Attorney-in-Fact of Western Surety Company the corporation described in and that executed the within and foregoing instrument, and known to me to be the person who executed the said instrument in behalf of the said corporation, and he duly acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year stated in this certificate above.

My Commission Expires March 23, 2023

Diane M. Rubright
Diane M. Rubright, Notary Public

Commission No. 817036



STATE OF MICHIGAN  
 DEPARTMENT OF TREASURY  
 DIVISION OF REVENUE  
 RECEIVED  
 JAN 15 2008  
 10:30 AM  
 TOLSON

RECEIVED  
 JAN 15 2008  
 10:30 AM  
 TOLSON

# Western Surety Company

## POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

Know All Men By These Presents, That WESTERN SURETY COMPANY, a South Dakota corporation, is a duly organized and existing corporation having its principal office in the City of Sioux Falls, and State of South Dakota, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint

**Jennifer J. McComb , Individually**

of Downers Grove, IL its true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on its behalf bonds, undertakings and other obligatory instruments of similar nature

**- In Unlimited Amounts -**

Surety Bond No.: 30061184  
Principal: Utility Dynamics Corporation  
Obligee: City of Wood Dale

and to bind it thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of the corporation and all the acts of said Attorney, pursuant to the authority hereby given, are hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the By-Law printed on the reverse hereof, duly adopted, as indicated, by the shareholders of the corporation.

In Witness Whereof, WESTERN SURETY COMPANY has caused these presents to be signed by its Vice President and its corporate seal to be hereto affixed on this 27th day of February, 2018.



WESTERN SURETY COMPANY

*Paul T. Bruflat*

Paul T. Bruflat, Vice President

State of South Dakota }  
County of Minnehaha } ss

On this 27th day of February, 2018, before me personally came Paul T. Bruflat, to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is the Vice President of WESTERN SURETY COMPANY described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said corporation and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said corporation.

My commission expires

June 23, 2021



*J. Mohr*

J. Mohr, Notary Public

### CERTIFICATE

I, L. Nelson, Assistant Secretary of WESTERN SURETY COMPANY do hereby certify that the Power of Attorney hereinabove set forth is still in force, and further certify that the By-Law of the corporation printed on the reverse hereof is still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said corporation this 9th day of September, 2019.



WESTERN SURETY COMPANY

*L. Nelson*

L. Nelson, Assistant Secretary

**Authorizing By-Law**

**ADOPTED BY THE SHAREHOLDERS OF WESTERN SURETY COMPANY**

This Power of Attorney is made and executed pursuant to and by authority of the following By-Law duly adopted by the shareholders of the Company.

Section 7. All bonds, policies, undertakings, Powers of Attorney, or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, and Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or agents who shall have authority to issue bonds, policies, or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile.



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## **REQUEST FOR COUNCIL ACTION**

Referred to Council: October 17, 2019  
Subject: Street Patching Final Payment  
Staff Contact: Alan Lange, Public Works Director  
Department: Public Works

**TITLE:** Approval of Final Payment to R.W. Dunteman Co. for 2019 Street Patching Program in an Amount Not to Exceed \$130,204.05

### **COMMITTEE ACTION FOLLOW-UP ITEMS:**

Committee Vote – 6-0

### **RECOMMENDATION:**

Staff recommends approval of final payment to R.W. Dunteman Co. for 2019 Street Patching Program in an amount not to exceed \$130,204.05.

### **BACKGROUND:**

On August 15, 2019 the City approved a contract with R.W. Dunteman Co. for the milling and paving of spot patches along a number of the City's roadways. Streets included:

- Center Street between Wood Dale Road and Grove Avenue
- Montclare Lane between Montrose Avenue and Juniper Drive
- Forest Preserve Drive between Mill Road and Brookwood Drive
- Dunlay Street from Edgewood Avenue to eastern dead-end

Work was completed in late September and R.W. Dunteman has submitted their final pay request.

### **ANALYSIS:**

\$135,000 is budgeted annually for road repair. The original contract was awarded for \$133,434. The final work completed cost is \$130,204.05 due to quantity adjustments. A 1-year Materials and Labor/Workmanship Warranty is included in the contract.

### **DOCUMENTS ATTACHED**

✓ R.W. Dunteman invoice

# R.W. Dunteman Co.

**Contractors**

600 S. LOMBARD ROAD  
P.O. BOX 1129  
ADDISON, ILLINOIS 60101  
PHONE 630-953-1500  
FAX 630-932-0994

September 25, 2019



City of Wood Dale  
404 North Wood Dale Road  
Wood Dale, IL 60191

Attention: Mr. Alan Lange  
Assistant Public Works Director

Subject: **RWD Job No. 1934, City of Wood Dale**  
2019 Pavement Patching Program  
Various Streets  
Wood Dale, DuPage County, IL

Dear Mr. Lange:

We submit herewith in two copies R. W. Dunteman Company Invoice No. 193401 in the net amount of \$130,204.05 constituting our request for Payment No. 1 for work performed on the above project.

We trust that the enclosed will meet your approval and will allow you to proceed with payment to us at the earliest possible date. Should you have any questions or require any additional information, please feel free to contact this office.

Sincerely,

**R. W. DUNTEMAN COMPANY**

A handwritten signature in black ink that reads 'William R. Rohde'.

William R. Rohde  
Vice President

WRR: cjm

Enclosures

cc: File 1934 - I & E



Paving  Heavy Construction  Site Development  Grading

Packet Page #22

## Progress Billing Invoice

From: R.W. Dunteman Co.  
P.O. Box 1129  
Addison, IL 60101

Invoice #: 193401

Date: 09/23/19

Application #: 1

To: CITY OF WOOD DALE  
404 N WOOD DALE ROAD  
WOOD DALE, IL 60191

Invoice Due Date: 09/23/19

Payment Terms: Due Upon Receipt

Contract: 1934 CITY OF WOODDALE 2019 PAVEMENT PATCHING

Cont Item	Description	Contract Amount	Contract Quantity	Quantity This Period	Quantity JTD	U/M	Unit Price	Amount This Period	Amount To-Date	% Compl
001	CLASS D PATCH, TYPE IV, 3"	133,434.00	7,560.00	7,377.00	7,377.00	SY	17.65000	130,204.05	130,204.05	97.58%

Total Billed To Date:	130,204.05
Less Retainage:	0.00
Less Previous Applications:	0.00
<b>Total Due This Invoice:</b>	<b>130,204.05</b>



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## **REQUEST FOR COUNCIL ACTION**

Referred to Committee: October 17, 2019  
Subject: Text Amendment to the UDO for Motor Vehicle Repair in the Thorndale Corridor Overlay  
Staff Contact: Ed Cage, AICP, CD Director  
Department: Community Development Department

**TITLE:** A Text Amendment to the Unified Development Ordinance To Allow A Motor Vehicle Repair Facility For Commercial Vehicles As A Special Use in the Corporate Main Street Subarea of the Thorndale Corridor Corporate Overlay District, CDC Case No. 2019-CDC-07.

**COMMITTEE VOTE:** Denied 6 - 0

**ANALYSIS:**

The proposed Text Amendment as submitted, would allow motor vehicle repair as a special use permit within the Thorndale Corridor Overlay.

Staff recommends denial of the proposed Text Amendment because this would allow this type of use throughout the entire Thorndale Corridor Overlay. This type of use was excluded from the permitted and special uses within this district, because the City Council preferred different land uses within this unique district of the City.

**DOCUMENTS ATTACHED**

- ✓ Ordinance
- ✓ CDC Staff Memorandum Dated September 16, 2019 with attachments (Case No. 2019-CDC-07)
- ✓ CDC Minutes from the September 16, 2019 meeting



**ORDINANCE NO. O-19-030**

**AN ORDINANCE APPROVING A TEXT AMENDMENT TO SECTION 17.903 OF THE CITY'S UNIFIED DEVELOPMENT ORDINANCE TO PROVIDE FOR THE SPECIAL USE OF "MOTOR VEHICLE REPAIR FACILITY FOR COMMERCIAL MOTOR VEHICLES" WITHIN THE CORPORATE MAIN STREET SUBAREA OF THE THORNDALE CORRIDOR CORPORATE OVERLAY DISTRICT**

**WHEREAS**, the City of Wood Dale (the "City") is a body politic and corporate, organized and existing pursuant to the Illinois Municipal Code, 65 ILCS 5/1-1-1 *et seq.*; and

**WHEREAS**, the City is authorized and empowered, under the Illinois Municipal Code and the Code of Ordinances of the City of Wood Dale ("City Code"), to regulate properties located within the municipal boundaries of the City; and

**WHEREAS**, in furtherance of this authorization, the City has adopted a the Unified Development Ordinance, codified in Chapter 17 of the City Code (the "UDO"), which sets forth provisions regarding land use and improvement regulations, requirements and procedures in the City of Wood Dale; and

**WHEREAS**, Article IX, Section 17.903 of the UDO provides for certain permitted and special uses within the boundaries of City's Corporate Main Street subarea of the City's Thorndale Corridor Corporate District; and

**WHEREAS**, Article IX, Section 17.903 does not provide for the special use of "Motor Vehicle Repair Facility for Commercial Motor Vehicles" within the boundaries of City's Corporate Main Street subarea of the City's Thorndale Corridor Corporate District; and

**WHEREAS**, accordingly, Petitioner, Trust 1186 Partnership ("Petitioner"), submitted an application to amend Article IX, Section 17.903 of the UDO to provide for the special use of "Motor Vehicle Repair Facility for Commercial Motor Vehicles" within the boundaries of City's Corporate Main Street subarea of the City's Thorndale Corridor Corporate District; and

**WHEREAS**, on September 16, 2019, the Community Development Commission held a public hearing on the proposed text amendment, following the necessary publication of a legal notice pursuant thereto, as required by law and the City Code; and

**WHEREAS**, following said hearing, the Community Development Commission recommended approval of the proposed text amendment to the UDO; and

**WHEREAS**, the City Council of the City of Wood Dale has reviewed the matter herein and has determined that the same is in the best interests of the health, safety and welfare of the citizens of the City of Wood Dale.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WOOD DALE, DUPAGE COUNTY, ILLINOIS,** as follows:

**SECTION ONE:** The recitals set forth above are incorporated herein and made a part hereof.

**SECTION TWO:** That Article IX, Section 17.903 of the UDO is hereby amended to provide for the special use of “Motor Vehicle Repair Facility for Commercial Motor Vehicles” within the boundaries of City’s Corporate Main Street subarea of the City’s Thorndale Corridor Corporate District.

**SECTION THREE:** That all ordinances or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of such conflict, hereby repealed.

**SECTION FOUR:** That the City Clerk of the City of Wood Dale is hereby directed to publish this Ordinance in pamphlet form, pursuant to the statutes of the State of Illinois.

**SECTION FIVE:** That this Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

PASSED this 17th day of October, 2019

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

APPROVED this 17th day of October, 2019

SIGNED: \_\_\_\_\_  
Annunziato Pulice, Mayor

ATTEST: \_\_\_\_\_  
Maura Montalvo, Deputy City Clerk

Published in pamphlet form \_\_\_\_\_, 2019

# CITY OF WOOD DALE

Community Development



## MEMO

DATE: September 16, 2019

TO: Community Development Commission

FROM: Gosia Pociecha, AICP, Planner

SUBJECT: Case No. 2019-CDC-07, Text Amendment to the Unified Development Ordinance

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## **OVERVIEW**

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Trust 1186 Partnership has submitted applications requesting the following:

1. A Text Amendment to allow a Motor Vehicle Repair Facility for Commercial Vehicles as a Special Use in the Corporate Main Street subarea of the Thorndale Corridor Corporate (TCC) Overlay District;
2. A Special Use to operate a Motor Vehicle Repair Facility for Commercial Vehicles, upon approval of the text amendment, at 885 Lively Blvd (PIN 03-03-306-010); and
3. A Major Site Plan Review for the requested Special Use at 855 Lively Blvd.

The Special Use and Major Site Plan Review requests will be considered as the next Case No. CDC-2019-08.

## **ANALYSIS**

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### **Text Amendment Request**

The applicant is proposing a Text Amendment to allow a commercial truck repair as a special use within the Corporate Main Street subarea of the TCC overlay District. Currently, uses falling under this use category are permitted only within the I-1 Light Industrial, I-2 Industrial districts and C-3 Automotive Services (passenger vehicles only).

The special use designation would allow the Community Development Commission and the City Council consideration in each case of the impact of such use upon neighboring land and of the public need for such a use at the particular location, as any special use request would need to go through the public hearing process.

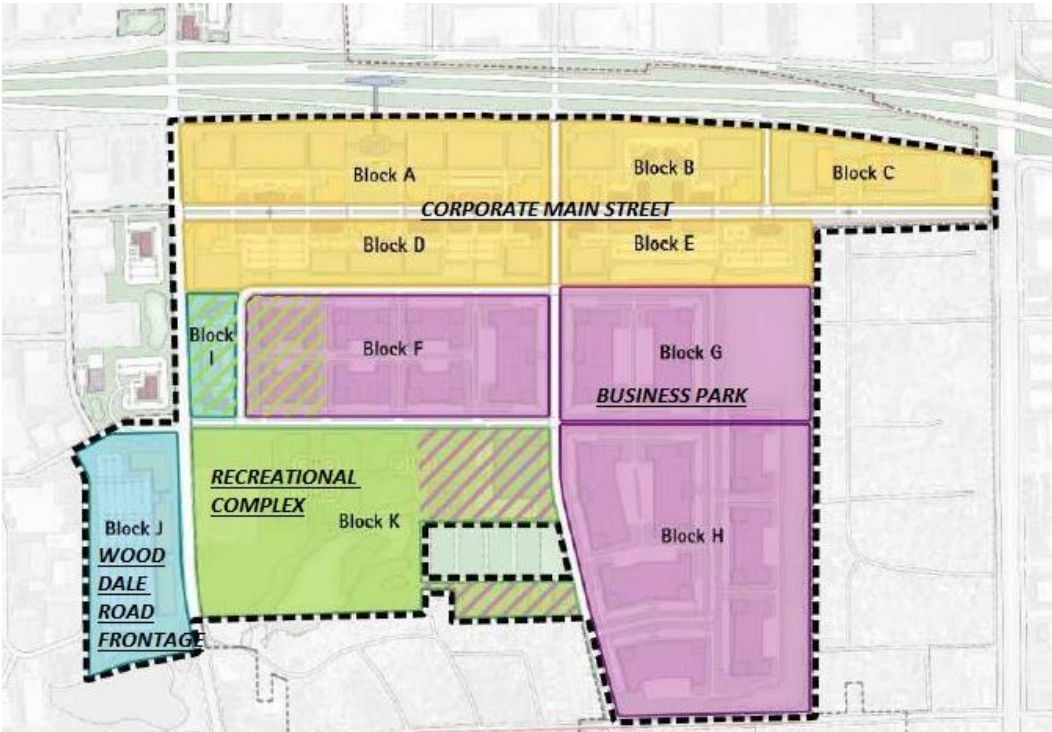
The proposed text amendment would specifically add the following (see [blue](#) text):

Sec.17.903 Allowed Uses:

Land Use		Thorndale Corridor Corporate District				Standards/ Conditions
		CMS <sup>1</sup>	BP	REC <sup>2</sup>	WDR	
Industrial:						
	Limited manufacturing	-	P	-	S	
	Product showroom	-	P	-	-	
	<a href="#">Motor vehicle repair for commercial motor vehicles</a>	<u>S</u>				
	Research services	S	P	-	-	
	Warehouse and distribution	-	P	-	-	

**Overlay District Background**

The Thorndale Corridor Corporate Overlay District was established to provide and maintain a thriving, first class corporate environment with a mix of uses that support a range of business activities. The TCC District regulations were adopted in 2011 in accordance with the City's Thorndale Corridor Master Plan (previously approved in 2009), however, the regulations at that time had very limited mandatory applicability. In 2017 the TCC regulations were amended making the compliance mandatory for any change of use and also for property improvements. For clarification, for any regulation not specified in the TCC Overlay, the underlying I-1, Light Industrial regulations apply.



Thorndale Corridor Corporate (TCC) Overlay District Subareas

The TCC is divided into sub-areas (see graphic on previous page) with the Corporate Main Street subarea designated as a highly visible and accessible corporate environment that can accommodate a wide range of business and business supportive uses. This sub-area also allows a range of other uses that support businesses located in the Thorndale Corridor Corporate District as well as those in the City's adjacent business parks.

### **Compliance with the Comprehensive Plan**

The Comprehensive Plan adopted in 2018 recognized that while the standard set for quality development in the Thorndale Corridor Master Plan continues to have merit, the plan should be seen in light of current real estate market conditions. It was also recognized that while there was support for development of the Corporate Main Street, the current real estate and business environment is not likely to produce it at this time.

The market overview in the Comprehensive Plan indicates that new construction of office spaces is unlikely in the current market condition, as the vacancy rate remains too high and the rental rates are below the returns needed to cover the cost of newly constructed office. Extensive renovation of existing buildings is more common than building of new office spaces. However, per the market overview, industrial space is in high demand.

The proposed text amendment will help the City achieve Goal 4, Objective 2: Manage development to create a balanced mix of land uses, promoting economic vitality and a sustainable quality of life. One strategy to achieve this goal is for the City to remain current on the changing real estate market needs for contemporary industrial uses.

Although the proposed truck repair use within the Corporate Main Street does not meet the intent of this subarea per the 2009 Master Plan, it may be considered consistent with the Comprehensive Plan which recognizes the difficulties for redevelopment of this subarea in current market conditions.

### **Compliance with the Unified Development Ordinance**

The proposed text amendment requesting motor vehicle repair facility for commercial vehicles as a special use in the Corporate Main Street does not meet the intent of the TCC Overlay District regulations. More specifically, it does not meet the intent of the Corporate Main Street subarea where the predominant uses would include office, retail and supporting services.

However, the subject subarea has historically been developed and remains an industrial park with predominantly industrial uses. The underlining I-1 Light Industrial zoning district allows motor vehicle repair for commercial vehicles as a permitted use.

Further, the City Council has recently authorized an audit of the current UDO regulations to identify any potential areas that may need clarifications or updates, including the TCC regulations.

**Findings of Fact**

Although there is no requirement to adopt findings of fact, the proposed amendment is consistent with the Comprehensive Plan. While it is not consistent with the currently adopted UDO, more specifically with the TCC Overlay District regulations, it does meet the underlining I-1 Light Industrial permitted uses.

**RECOMMENDATION**

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Based on the findings listed above, staff recommends that the Community Development Commission make the following motion recommending approval of the amendment:

Based on the proposed text amendment to the UDO, as summarized in the staff memo, I move that the Community Development Commission recommend to the City Council approval of the proposed text amendment to allow a Motor Vehicle Repair Facility for Commercial Vehicles as a Special Use in the Corporate Main Street subarea of the Thorndale Corridor Corporate Overlay District in Sec. 17.903 in Case No. 2019-CDC-07.



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## COMMUNITY DEVELOPMENT COMMISSION MINUTES

Meeting Date: September 16, 2019

Present: Ron Damasco, Brad Karich, Richard Petersen, Dave Shimanek, George Vant, Dave Woods

Absent: Rick St. Marie

Also Present: Gosia Pociacha, Attorney Sean Conway, Attorney Ronald S. Cope, Michael A. Wolin, Steve Lenet, Nazar Skpupskyj, Blagoy Shterev, Arnold Rubin, Yolanda Gospodnva, Ald. Eugene Wesley

Meeting Convened at: 7:00 P.M.

### **CALL TO ORDER:**

Chairman Brad Karich called the meeting to order. Roll call was taken and a quorum was present.

### **APPROVAL OF THE MINUTES:**

Mr. Shimanek made a motion to approve the minutes of the August 19, 2019 meeting; the motion was seconded by Mr. Petersen and unanimously approved as presented via voice vote.

### **PUBLIC HEARINGS:**

#### **CASE NO. 2019-CDC-09**

Floor Pros., LLC is requesting a Special Use and Major Site Plan Review to permit the operation of a carpet, rug and linoleum store. The subject property is located at 1450 N. Wood Dale Rd. The property is improved with an existing one-story commercial building and parking lot and is currently zoned C-2 General Commercial.

At the August CDC meeting, the Public Hearing under this case was continued to this September CDC meeting per the applicant's request. However, again acting upon petitioner's request, Mr. Shimanek made a motion, seconded by Mr. Petersen, to continue the hearing once again until the November CDC meeting. The motion was unanimously approved as presented via voice vote. Motion carried. Mr. Woods requested that staff re-post the sign announcing the Public Hearing so that anyone interested in this case will be aware of the new hearing date. In addition, staff will direct a letter to the petitioner

requesting information regarding his future plans for this project and his reasons for seeking another continuance.

**CASE NO. 2019-CDC-07**

**OVERVIEW:**

Trust 1186 Partnership is requesting a Text Amendment to Chapter 17 of the Municipal Code, the Unified Development Ordinance (UDO). The purpose of the text amendment is to modify Section 17.903 Allowed Uses by adding “motor vehicle repair facility for commercial motor vehicles” to be designated as a special use within the Corporate Main Street subarea of the Thorndale Corridor Corporate Overlay District.

**DISCUSSION:**

Ms. Pociеча provided background information for the two cases to be considered. The requests for the text amendment and the special use (to be considered later) were submitted by the property owners at 885 Lively Blvd. is zoned Corporate Main Street (CMS) subarea of the Thorndale Corridor Corporate (TCC) District Overlay with underlying I-1 (Light Industrial). This request for a text amendment has become necessary because of a change in the building’s tenant. The applicant is proposing a Text Amendment to allow a commercial truck repair as a special use within the Corporate Main Street subarea of the TCC overlay District. Currently, uses falling under this use category are permitted only within the I-1 Light Industrial, I-2 Industrial districts and C-3 Automotive Services (passenger vehicles only). She explained further that while this use does not meet the intent of the Corporate Main Street subarea where the predominant uses would include office, retail and supporting services, the area was developed and remains an industrial park with predominantly industrial uses. Representatives of petitioner were in attendance and attested to the fact that, while a truck repair use within the Corporate Main Street does not meet the intent of this subarea per the 2009 Master Plan, it may be considered consistent with the Comprehensive Plan which recognizes the difficulties for redevelopment of this subarea in current market conditions. Additionally, they explained that there has not been nor will there be any outside storage of vehicles or equipment, that all repair work is done inside the building, there is no obtrusive signage on the building and would, therefore, not have a negative impact on the area in general. Mr. Blagoy Shterev, a tenant in another building in the area was in attendance and expressed his support of this text amendment. Mr. Woods stated his opposition, citing the fact that development of the UDO was a costly project and should not be put aside in considering this request.

**VOTE:**

Mr. Vant made a motion that based on the proposed text amendment to the UDO, as summarized in the staff memo, I move that the Community Development Commission



recommend to the City Council approval of the proposed text amendment to allow a Motor Vehicle Repair Facility for Commercial Vehicles as a Special Use in the Corporate Main Street subarea of the Thorndale Corridor Corporate Overlay District in Sec. 17.903 in Case No. 2019-CDC-07. Mr. Shimanek seconded the motion. A roll call vote was taken with the following results:

Ayes: Mr. Shimanek, Mr. Vant, Mr. Petersen, Mr. Damasco, Mr. Karich  
Nays: Mr. Woods  
Abstain: None  
Motion carries.

### **CASE NO. 2019-CDC-08**

#### **OVERVIEW**

Trust 1186 Partnership, owner of the property located at 885 Lively, is requesting a Special Use and Major Site Plan Review to permit the operation of a motor vehicle repair facility for commercial motor vehicles. The petition is contingent upon approval of the requested Text Amendment as described above in Case No. 2019-CDC-07. As described in that case, the site is zoned Corporate Main Street (CMS) subarea of the Thorndale Corridor Corporate (TCC) District Overlay with underlying I-I (Light Industrial) zoning. The one-story brick commercial building and surface parking is located on a 0.78-acre site. The building's former tenant performed snow removal for O'Hare Airport and included maintenance and repair of their vehicles for twenty-six years. This request for a text amendment and special use has become necessary because of a change in the building's tenant. Staff reiterated the information presented at the Public Hearing conducted in conjunction with this request as did representatives of the petitioner. Mr. Nazar Skrupskyj was in attendance and expressed his support of this request.

#### **RECOMMENDATION**

Mr. Karich made a motion that based on the submitted petition and the testimony presented, the proposed Special Use and Major Site Plan Review meets the standards of approval and is consistent with the UDO and Comprehensive Plan; therefore, I move that the Community Development Commission adopt the findings of fact included within the staff memo as the findings of the Community Development Commission, and recommend to the City Council approval of the Special Use request to operate a vehicle repair facility for commercial vehicles at 885 Lively Blvd. in Case No. 2019-CDC-08. Mr. Vant seconded the motion and a roll call vote was taken with the following results:

**VOTE**

Ayes: Mr. Vant, Mr. Petersen, Mr. Shimanek, Mr. Damasco, Mr. Karich

Nays: Mr. Woods

Abstain: None

Motion: Passed

**STAFF LIAISON REPORT**

Ms. Pociеча reminded Commissioners of the Special Meeting to be held on September 30<sup>th</sup>.

**ADJOURNMENT:**

Mr. Shimanek motioned to adjourn the meeting at 8:25 P.M.; the motion was seconded by Mr. Damasco and was unanimously approved via voice vote.

*Minutes taken by Marilyn Chiappetta*



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## **REQUEST FOR COUNCIL ACTION**

Referred to Committee: October 17, 2019  
Subject: Special Use Permit & Major Site Plan Review  
for Motor Vehicle Repair at 855 Lively Blvd  
Staff Contact: Ed Cage, AICP, CD Director  
Department: Community Development Department

**TITLE:** A Special Use Permit and Major Site Plan Review for Motor Vehicle Repair Facility  
Located At 855 Lively Boulevard, CDC Case No. 2019-CDC-08

**COMMITTEE VOTE:** Denied 6 - 0

**ANALYSIS:**

The proposed Special Use Permit and Major Site Plan Review as submitted, would allow the new motor vehicle repair business to operate at 855 Lively Boulevard.

Staff recommends denial of the proposed Special Use Permit and Major Site Plan Review because it is not consistent with the Thorndale Corridor Overlay District.

**DOCUMENTS ATTACHED**

- ✓ Ordinance
- ✓ CDC Staff Memorandum Dated September 16, 2019 with attachments (Case No. 2019-CDC-08).
- ✓ CDC Minutes from the September 16, 2019 meeting.

**ORDINANCE NO. O-19-031**

**AN ORDINANCE APPROVING THE GRANT OF A SPECIAL USE PERMIT TO TRUST 1186 PARTNERSHIP FOR USE OF ITS PROPERTY LOCATED AT 885 LIVELY BLVD. FOR A MOTOR VEHICLE REPAIR FACILITY FOR COMMERCIAL MOTOR VEHICLES WITHIN THE CORPORATE MAIN STREET SUBAREA OF THE THORNDALE CORRIDOR CORPORATE OVERLAY DISTRICT**

**WHEREAS**, the City of Wood Dale (the “City”) is a body politic and corporate, organized and existing pursuant to the Illinois Municipal Code, 65 ILCS 5/1-1-1 *et seq.*; and

**WHEREAS**, the City is authorized and empowered, under the Illinois Municipal Code and the Code of Ordinances of the City of Wood Dale (“City Code”), to regulate properties located within the municipal boundaries of the City; and

**WHEREAS**, in furtherance of this authorization, the City has adopted a the Unified Development Ordinance, codified in Chapter 17 of the City Code (the “UDO”), which sets forth provisions regarding land use and improvement regulations, requirements and procedures in the City of Wood Dale; and

**WHEREAS**, Article IX, Section 17.903 of the UDO provides for certain permitted and special uses within the boundaries of City’s Corporate Main Street subarea of the City’s Thorndale Corridor Corporate District; and

**WHEREAS**, on October 17, 2019, the City Council amended Article IX, Section 17.903 to provide for the special use of “Motor Vehicle Repair Facility for Commercial Motor Vehicles” within the boundaries of City’s Corporate Main Street subarea of the City’s Thorndale Corridor Corporate District; and

**WHEREAS**, Petitioner, Trust 1186 Partnership (“Petitioner”) submitted an application for a Special Use Permit and Major Site Plan review for the special use of “Motor Vehicle Repair Facility for Commercial Motor Vehicles” for its Property located at 885 Lively Blvd. within the boundaries of City’s Corporate Main Street subarea of the City’s Thorndale Corridor Corporate District; and

**WHEREAS**, on September 16, 2019, the Community Development Commission held a public hearing on the requested Special Use Permit, following the necessary publication of a legal notice pursuant thereto, as required by law and the City Code; and

**WHEREAS**, following said hearing, the Community Development Commission adopted the findings of fact as set forth in Petitioner’s application, the City Staff Memo and as further supported by the testimony and evidence submitted and recommended approval of the requested Special Use Permit and Major Site Plan Review for the special use of a “Motor Vehicle Repair Facility for Commercial Motor Vehicles” for Petitioner’s Property located at 885 Lively Blvd; and

**WHEREAS**, the City Council of the City of Wood Dale has reviewed the matter herein

and accepts the findings and recommendation of the Community Development Commission, which findings and recommendation are expressly incorporated herein.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WOOD DALE, DUPAGE COUNTY, ILLINOIS,** as follows:

**SECTION ONE:** The recitals set forth above are incorporated herein and made a part hereof.

**SECTION TWO:** That Petitioner, Trust 1186 Partnership, is hereby granted a Special Use Permit for the special use of a “Motor Vehicle Repair Facility for Commercial Motor Vehicles” for its Property located at 885 Lively Blvd. within the boundaries of City’s Corporate Main Street subarea of the City’s Thorndale Corridor Corporate District and further, the Major Site Plan Review for the same is hereby approved.

**SECTION THREE:** That all ordinances or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of such conflict, hereby repealed.

**SECTION FOUR:** That the City Clerk of the City of Wood Dale is hereby directed to publish this Ordinance in pamphlet form, pursuant to the statutes of the State of Illinois.

**SECTION FIVE:** That this Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

PASSED this 17th day of October, 2019

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

APPROVED this 17th day of October, 2019

SIGNED: \_\_\_\_\_

Annunziato Pulice, Mayor

ATTEST: \_\_\_\_\_

Maura Montalvo, Deputy City Clerk

Published in pamphlet form \_\_\_\_\_, 2019

# CITY OF WOOD DALE

Community Development



## MEMO

DATE: September 16, 2019

TO: Community Development Commission

FROM: Gosia Pociecha, AICP, Planner

SUBJECT: Case No. 2019-CDC-08, Special Use and Major Site Plan Review for 885 Lively Blvd

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## **OVERVIEW**

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Trust 1186 Partnership has submitted applications requesting the following:

1. A Text Amendment to allow a Motor Vehicle Repair Facility for Commercial Vehicles as a Special Use in the Corporate Main Street subarea of the Thorndale Corridor Corporate (TCC) Overlay District;
2. A Special Use to operate a Motor Vehicle Repair Facility for Commercial Vehicles, upon approval of the text amendment, at 885 Lively Blvd (PIN 03-03-306-010); and
3. A Major Site Plan Review for the requested Special Use at 885 Lively Blvd.

The Text Amendment request was previously considered as the Case No. CDC-2019-07. This memo is related to the Special Use and the Major Site Plan Review requests, which are contingent on the approval of the Text Amendment.

## **PROPERTY INFORMATION**

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Site Address: 885 Lively Blvd  
PIN: 03-03-306-010  
Property Size: 0.78 Acres (approx. 35,021 square feet)  
Existing Land Use: Industrial  
Future Land Use: Industrial/Business Park, Sites Likely To Experience Development Pressure  
Existing Zoning: Corporate Main Street (CMS) subarea of the Thorndale Corridor Corporate (TCC) District Overlay with underlying I-1 (Light Industrial)

Surrounding Zoning & Land Use  
North: CMS subarea of the TCC District Overlay with underlying I-1 (Light Industrial)

South: CMS subarea of the TCC District Overlay with underlying I-1 (Light Industrial)  
 East: CMS subarea of the TCC District Overlay with underlying I-1 (Light Industrial)  
 West: CMS subarea of the TCC District Overlay with underlying I-1 (Light Industrial)

## ANALYSIS

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### Submittals

The analysis and recommendation provided within this memo are based on the following documents, which are on file in the Community Development Department and attached as noted:

- Public Hearing Application
- Proof of ownership
- Plat of Survey (Exhibit A)
- Floor Plan & Site Plan (Exhibit B)
- Photos of Building (Exhibit C)
- Petitioner's responses for Special Use Standards (Exhibit D)
- Petitioner's Narrative & Major Site Plan Review Standards (Exhibit E)

### Project Description

The subject property is located at 885 Lively Blvd, near the intersection of Lively Blvd and Richert Rd (see image below). The site is zoned Corporate Main Street (CMS) subarea of the Thorndale Corridor Corporate (TCC) District Overlay with underlying I-1 (Light Industrial). The 0.78 acre site is improved with one-story brick commercial building and surface parking (see Exhibit A). Trust 1186 Partnership is the owner of the parcel.



The applicant has petitioned for Special Use approval (see Exhibit D & Exhibit E) to permit the operation of a truck repair shop. No physical changes to the building or the site are requested as part of this application. Building photographs submitted by the applicant are attached as Exhibit C.

### **Compliance with the Comprehensive Plan**

The Future Land Use Map designates the site as Industrial/Business Park - Sites Likely to Experience Development Pressure, matching the existing adjacent industrial uses. The Industrial Land Use category varies between small and large industrial spaces including manufacturing, warehouse, flexible space and ancillary office.

The proposed business use of a truck repair would be similar to what is described in the Comprehensive Plan and fits the general description of the Industrial/Business Park category. It is also a re-establishment of a related use that occupied the subject site previously. The proposed development would help the City in achieving Goal 4, Objective 2: Keep Wood Dale diverse by managing development to create a balanced mix of land uses, promoting economic vitality and sustainable quality of life.

As previously indicated, the subject site is located within the TCC Overlay District. The Comprehensive Plan addresses the TCC Overlay, especially the Corporate Main Street subarea. The Comprehensive Plan concluded that while the 2009 Thorndale Corridor Master Plan continues to have merit, the plan should be seen in light of current real estate market conditions which are not likely to produce the required redevelopment at this time.

Although the proposed truck repair use within the Corporate Main Street does not meet the intent of this subarea per the Master Plan, it may be considered consistent with the Comprehensive Plan which recognizes the difficulties for redevelopment of the subarea in current market conditions.

### **Compliance with the Unified Development Ordinance**

#### *Allowable Uses*

Per the Text Amendment request (considered prior to this petition), the motor vehicle repair for commercial vehicles is to be considered a Special Use within the Corporate Main Street Subarea of the TCC Overlay District. Compliance with the UDO of this proposed request is conditioned on approval of the Text Amendment.

It should be noted that the subject site was previously occupied by Snowlift, a snow plowing company, which as part of their operation performed maintenance and repair on their vehicles at the subject site. However, the proposed use, while similar in the fact the truck repair will take place on site, differs from the Snowlift's operation, therefore a Special Use request is required (conditioned on the approval of the Text Amendment).

#### *Lot Development Standards*

The applicable building type for this property is a Type 13 Building, Small Industrial Shop/Workspace. An analysis of the lot development standards as compared to the



existing property is summarized below with regulations in bold not meeting the current regulation:

<b>Development Standard</b>	<b>Type 9 Building Standards</b>	<b>Existing Property: 885 Lively Blvd</b>
Lot Width (min.)	50-feet	100-feet
Lot Depth (min.)	140-feet	350-feet
Lot Coverage (max.)	70%	<b>96%</b>
Lot Area (min.)	6,000sf	<b>35,021sf</b>
Front Setback (build-to)	25-feet	25.49-feet
Side Setback (min.)	20-feet	<b>14.69-feet (north), 15.23-feet (south)</b>
Rear Setback (min.)	20-feet	Approx. 180-feet
Maximum Height	30-feet	16-feet
Building Use Standards – Ground Floor	Office/manufacturing/storage	Office/warehouse

### *Parking*

Although the current site does not contain striped parking spaces, per the site plan submitted by the applicant (see Exhibit B), at least 11 parking spaces are available immediately behind the building, including one handicap accessible. No changes are proposed to the site of the subject property. Based on the size of the building and proposed use, the traffic impact will be negligible.

The Thorndale Corridor Corporate District regulations do not have an appropriate parking category that would meet the proposed building use. Applying the motor vehicle repair parking requirements per Sec. 17.607, 2 spaces per bay plus 1 space per 500 square feet of office and waiting area. The existing 11 parking spaces are able to accommodate 5 bays plus the existing offices and waiting area. The user has indicated that the building may accommodate up to 9 bays, therefore additional 4 parking spaces may be required in the concrete area behind the building.

### *Outdoor storage*

Per the UDO, most commercial activities, including the proposed use of motor vehicle repair facility, are not permitted to have outdoor storage. While it will be allowable for the business to park operable vehicles in their parking lot, any parts or inoperable vehicles must be kept indoors. Similarly, all repair activities must be conducted indoors.

### **Neighborhood Comment**

Notice was provided to adjacent property owners in accordance with Section 17.401.D of the UDO. Staff did not receive any inquiries regarding the request as of September 12, 2019.

### **Findings of Fact**

The Community Development Commission may recommend approval of a Special Use and Major Site Plan Review if evidence is presented to establish that the application meets the

standards. The applicant has provided responses to the standards in Exhibit D and Exhibit E. The standards are as follows (*staff comments italicized*):

### Special Use Standards

1. The proposed Special Use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of the public and will contribute to the general welfare of the neighborhood or community;

*The proposed Special Use will provide truck repair services. The location within an established industrial part is desirable as it will be able to provide services to a number of existing businesses as well as visitors. This standard is met.*

2. The proposed Special Use will not have a substantial adverse effect upon the adjacent property, the character of the neighborhood, traffic conditions, utility facilities and other matters affecting the public health, safety and general welfare;

*The proposed Special Use will not adversely affect the adjacent properties or character of the neighborhood. The proposed Special Use is requested for operation of a truck repair shop in an existing commercial building which has been used for similar operation in the previous years. Traffic conditions, utility facilities and other matters affecting public safety are not anticipated to be impacted by the proposed Special Use. This standard is met.*

3. The proposed Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purposes already permitted in such zoning district, nor substantially diminish and impair other property valuations within the neighborhood;

*The proposed Special Use will not be injurious to the use and enjoyment of other properties in the immediate vicinity nor should it substantially diminish or impair other property valuations within the neighborhood. The proposed Special Use intends to operate a truck repair shop, similar in nature to previous operator. Of note, is that the property immediately to the north of the subject site is an existing truck repair facility. This standard is met.*

4. The nature, location, and size of buildings or structures involved with the establishment of the Special Use will not impede, substantially hinder, or discourage the development and use of adjacent land and buildings in accord with the zoning district within which they lie;

*The proposed Special Use of the subject property will not impede, hinder or discourage the development and use of adjacent land and buildings. The proposed Special Use intends to occupy an existing building. No physical changes are proposed as part of this request. The adjacent lots already have existing structures and new development can still occur on adjacent lots with the granting of the Special Use. This standard is met.*

5. The proposed Special Use will be designed, arranged and operated so as to permit the development and use of neighboring property in accordance with the applicable district regulations;

*The proposed Special Use would provide additional service options for the industrial users and the community with minimal impact to adjacent properties. The development and use of neighboring properties would not be impaired by the approval of the requested Special Use. This standard is met.*

6. Adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided;

*The proposed Special Use request does not include any interior or exterior work that would impact utilities. The existing building is already served by adequate utilities. This standard is met.*

7. Parking areas shall be of adequate size for the particular Special Use, which areas shall be properly located and suitably screened from adjoining residential uses, and the entrance and exit driveways to and from these parking areas shall be designed so as to prevent traffic hazards, eliminate nuisance, and minimize traffic congestion in the public streets; and

*The proposed Special Use request does not propose any changes to the parking areas. The building is served by an adequate number of standard and accessible parking spaces. There is sufficient paved area in the rear of the site, where additional parking may be added. This standard is met.*

8. Such other standards and criteria as are established by the ordinance for a particular Special Use as set forth in subsections D and H of this section, if applicable, and as applied to planned unit developments as set forth in Chapter 17, Article IV, Section 17.405.

*No other standards apply. This standard is met.*

#### Standards For Site Plan Review

1. The relationship of the site plan is consistent with the policies, goals and objectives of the comprehensive plan;

*The proposed business use of a truck repair would be similar to what is described in the Comprehensive Plan and fits the general description of the Industrial/Business Park category. The ability to provide an industrial service use in this development will achieve the intended goals of the Light Industrial/Business Park land use category. This standard is met.*

2. The proposed traffic and parking layout minimizes the danger and conflicts between pedestrians and motorists, provides efficient and convenient movement of traffic not only within the site but on adjacent roadways, and otherwise complies with the requirements of this chapter;

*The proposed Special Use does not propose any changes to the existing site plan. There are no reports indicating that existing site plan has a negative impact on traffic or parking. This standard is met.*

3. The location of principal structures, accessory structures and freestanding signs does not impede safe and efficient traffic circulation, stormwater drainage, or otherwise adversely impact adjoining land improvements;

*The proposed Special Use does not propose any changes to the existing site plan. The location of the existing structures does not affect traffic circulation, as they are located within the site. There are no reports related to stormwater drainage. This standard is met.*

4. That the proposed use(s) is/are permitted in the district in which the property is located;

*The operation of a motor vehicle repair facility for commercial vehicles requires a Special Use (as conditioned on approval of a Text Amendment Case No. 2019-CDC-07), which is being requested by the applicant. This standard is met.*

5. That the proposed arrangement of buildings, off street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses and employs sound site planning principles; and

*The location and arrangement of existing structures, walks, lighting and appurtenant facilities is consistent with that provided along the corridor and is compatible with surrounding land uses. This standard is met.*

6. That all outdoor storage areas are screened and are in accordance with standards specified by this chapter.

*No outdoor storage is permitted for the proposed use. This standard is met.*

## **RECOMMENDATION**

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The Community Development Department finds that the request for a Special Use and Major Site Plan Review to vehicle repair facility for commercial vehicles is compatible with surrounding zoning and land use classifications, meets the requirements in the Unified Development Ordinance (pending approval of the Text Amendment in Case No. 2019-CDC-07) and is consistent with the City's Comprehensive Plan. Based on the above considerations, staff recommends that the Community Development Commission make the following motion recommending approval of this petition:

Based on the submitted petition and the testimony presented, the proposed Special Use and Major Site Plan Review meets the standards of approval and is consistent with the UDO and Comprehensive Plan; and, therefore, I move that the Community Development Commission adopt the findings of fact included within the staff memo as the findings of the Community Development Commission, and recommend to the City Council approval of the Special Use request to operate a vehicle repair facility for commercial vehicles at 885 Lively Blvd in Case No. 2019-CDC-08.

(Vote Yes to approve; vote No to deny)

MidLakesSurvey.Com  
382 Lake Street  
Antioch, IL 60002

# MID LAKES SURVEY COMPANY

Illinois Professional Design Firm 184.006153

## PLAT OF SURVEY

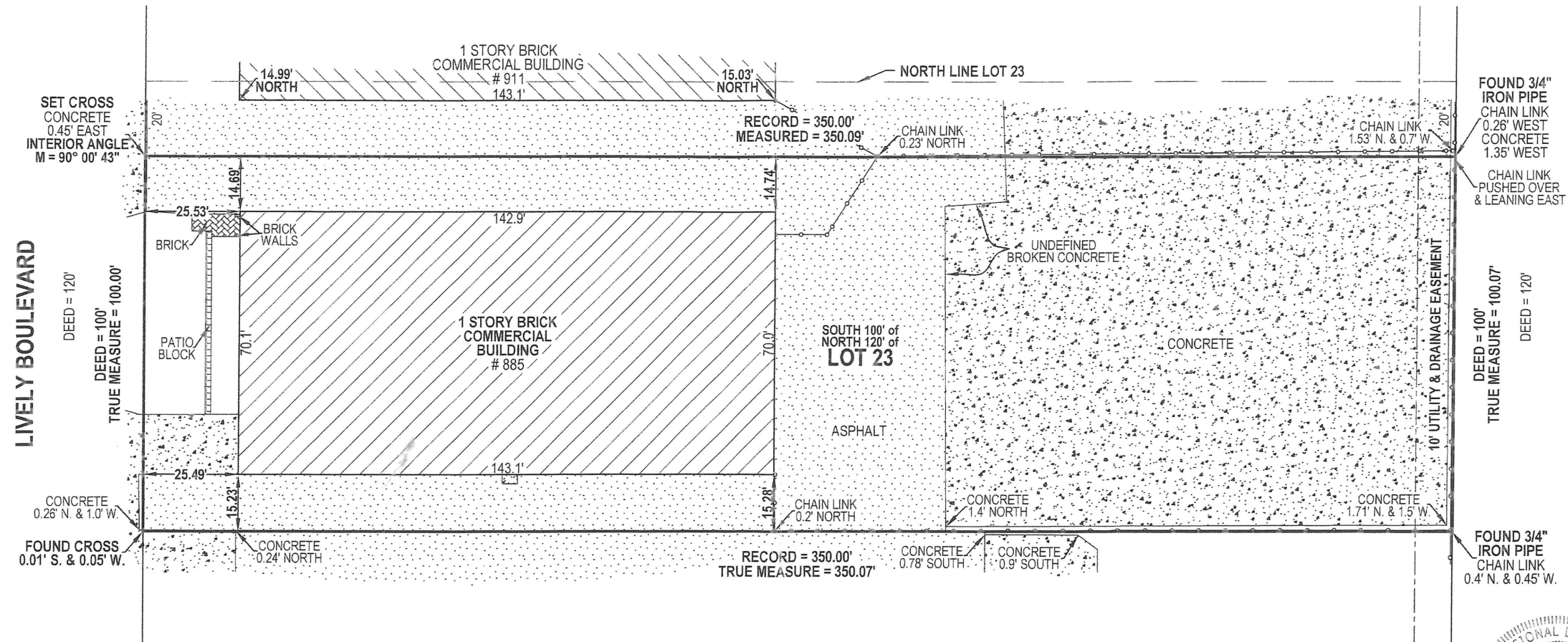
Phone: 847-973-1873  
Fax: 847-973-9783  
midlakes.survey@yahoo.com

THE SOUTH 100.0 FEET OF THE NORTH 120.0 FEET OF LOT 23 IN KLEFSTAD'S WOODDALE INDUSTRIAL PARK UNIT ONE, BEING A SUBDIVISION IN SECTIONS 3 AND 10, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED MARCH 22, 1973 AS DOCUMENT R73-15596, IN DUPAGE COUNTY, ILLINOIS.

RECEIVED

JUN 06 2019

WOOD DALE COMMUNITY DEVELOPMENT



SURVEY AREA = 35,021 Sq.Ft. ± 0.80 ACRES.

Only those Building Lines and Easements shown on the Recorded Plat of Subdivision or disclosed on a current Title Policy are shown hereon. All Distances shown in feet and decimal parts thereof. No distances are to be determined by scaling. All fences are located to centerlines, unless otherwise noted.

Field work completed on 05/08/2019

COPYRIGHT© 2019 - MID LAKES SURVEY COMPANY

Job no. 460142 P.I.N. 03 - 03 - 306 - 010 Scale 1" = 30'  
Address 885 LIVELY BOULEVARD Township ADDISON Platted By JER  
WOOD DALE, IL 60191 Ordered By MORTON J. RUBIN, ESQ. Checked By NNM

STATE OF ILLINOIS )

) S.S.

COUNTY OF LAKE )

On behalf of MID LAKES SURVEY COMPANY, I hereby certify that the above described property was surveyed under my supervision and that the annexed plat is a correct representation of said survey. This professional service conforms to the current Illinois minimum standards for a boundary survey.

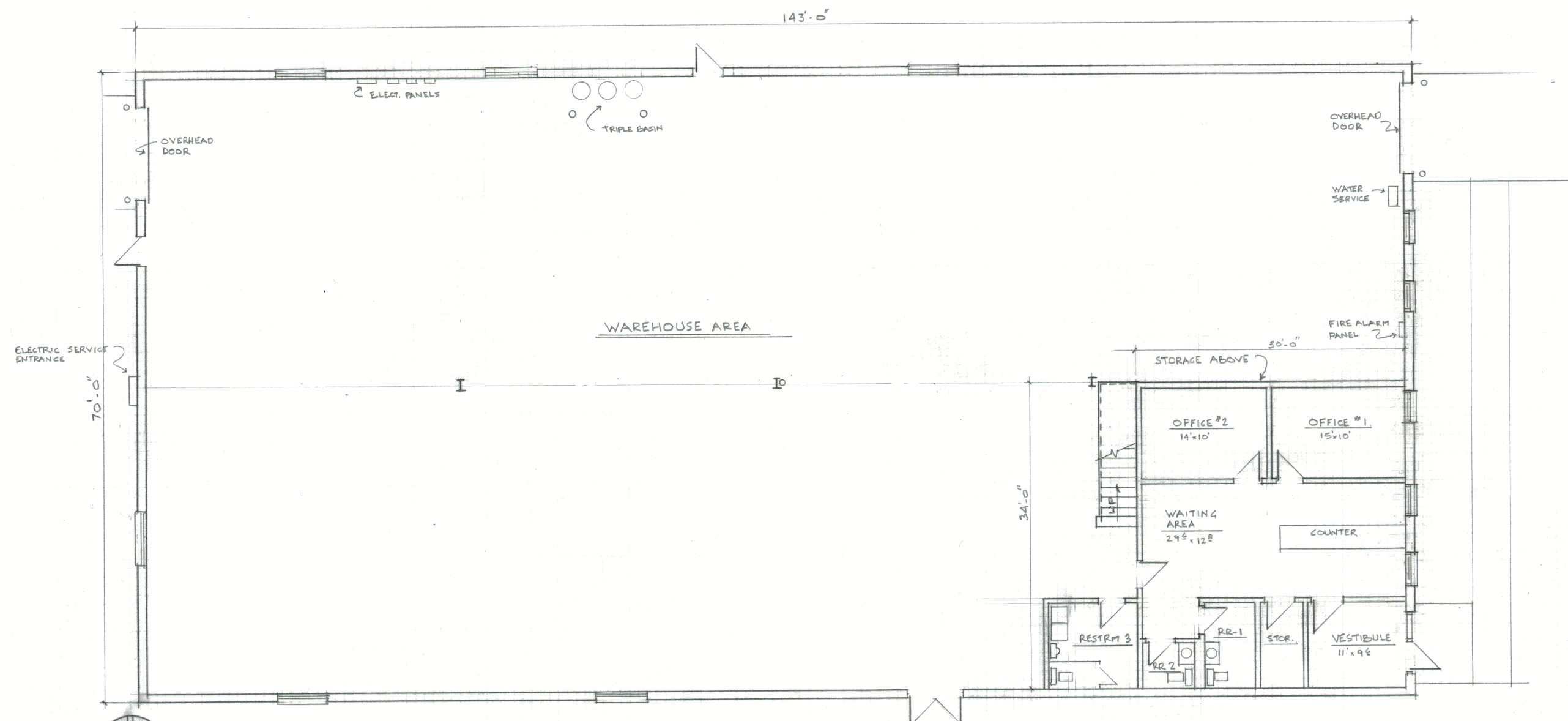
Dated MAY 9, 2019

MID LAKES SURVEY COMPANY

By Nathaniel N. Messer, PLS  
Illinois Professional Land Surveyor. My license expires 11/30/2020



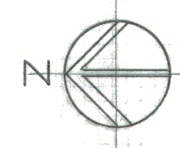
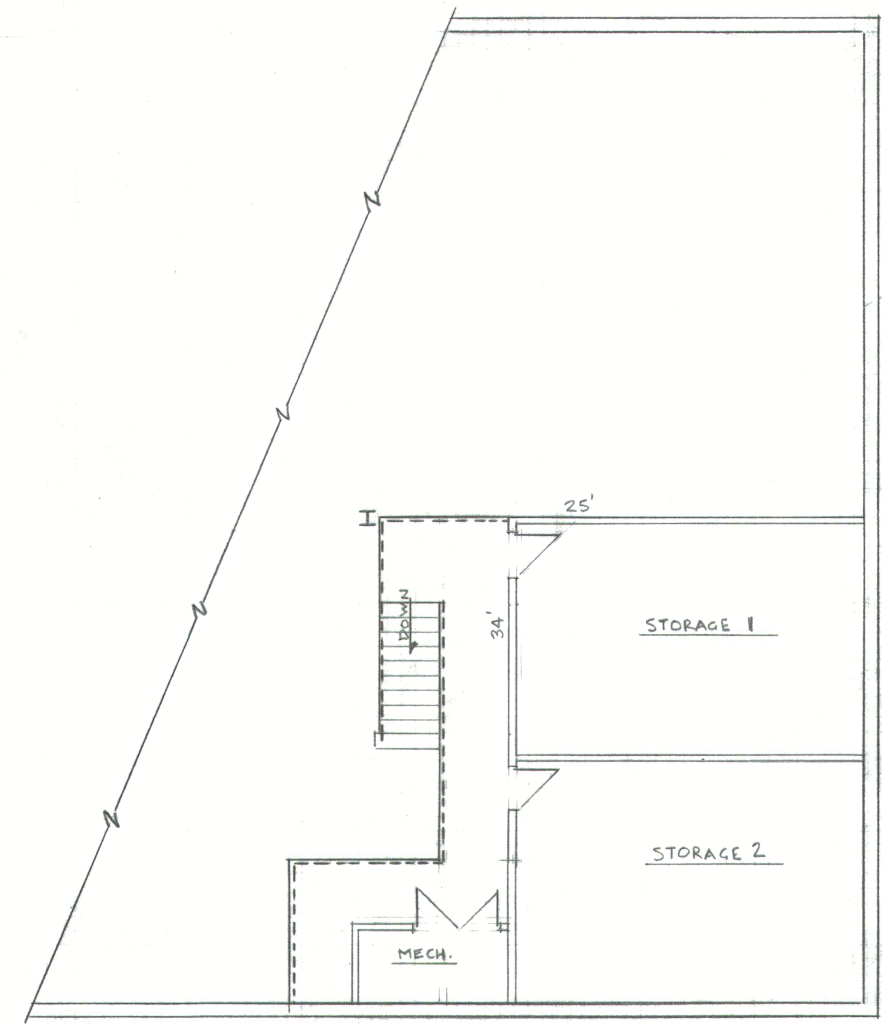
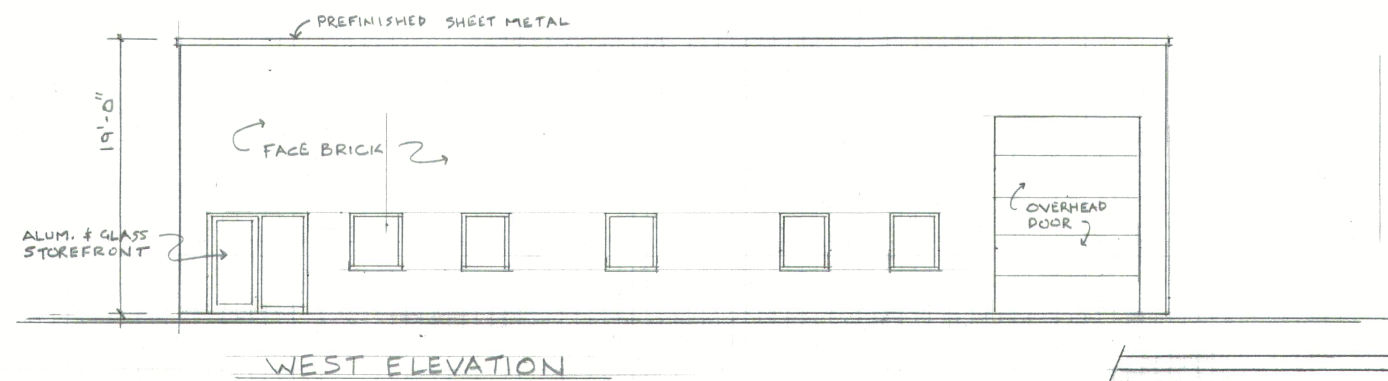
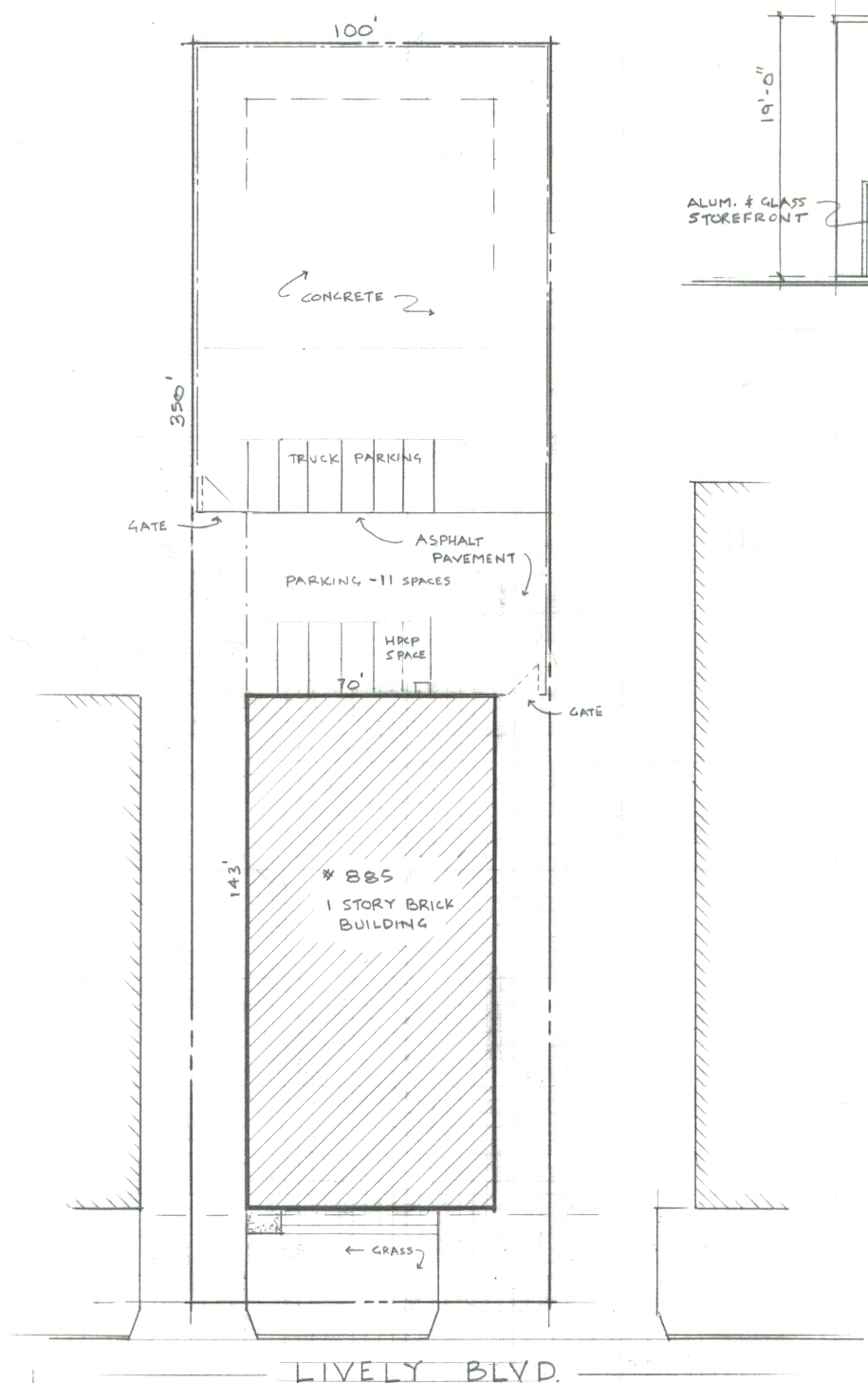
CERTIFIED COPIES EMBOSSED WITH RAISED SEAL



**FLOOR PLAN** 1/8"=1'-0"

AREA SUMMARY	- 10,010 SQ. FT.
OFFICE	827 SF
WAREHOUSE	7,978 SF
COMMON AREAS	1,205 SF
(UTILITY, STORAGE, RESTROOMS, HALLWAYS)	

RUBIN DEVELOPMENT 885 LIVELY BLVD. WOODDALE, IL	DATE 4/5/19
J.T. STRATFORD, AIA 312-961-2002 475 MAYFAIR LN. BUFFALO GROVE, IL STRATFORD.ARCHITECT@gmail.com	1 of 2



**SITE PLAN** 1"=30'

LOT AREA 35,000<sup>±</sup> LOT COVERAGE 96%



7/19/19

RUBIN DEVELOPMENT	DATE
885 LIVELY BLVD.	4/5/19
WOODDALE, IL	
J.T. STRATFORD AIA 312-961-2001	2 OF 2
475 MAYFAIR DR. BUFFALO GROVE IL. STRATFORD.ARCHITECT@GMAIL.COM	

SITE PHOTOGRAPHS



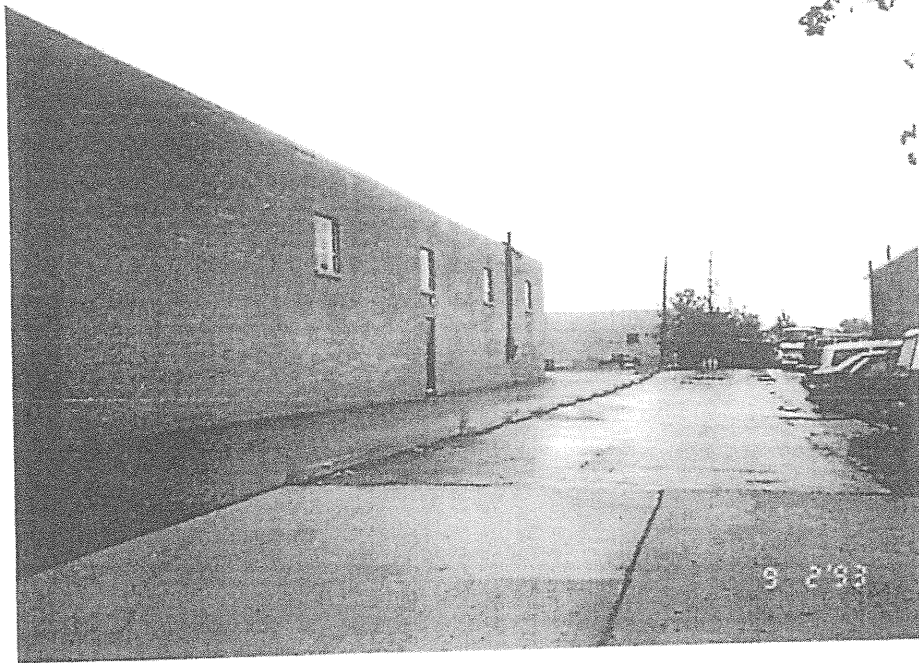
Front of subject structure from across Lively Boulevard.



Rear of structure from gravel parking lot.



SITE PHOTOGRAPHS



South side of structure looking East.



View of gravel parking area and adjoining property to East.

SPECIAL USE STANDARDS

1. The proposed special use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of the public and will contribute to the general welfare of the neighborhood or community;  
*The use of this property for the indoor repair of trucks is a continuation of an existing use. It serves the industrial community since there are numerous trucks used by businesses in this area that are in need of repair. Trucks are an essential part of industry and the repair of those trucks is critical to those enterprises. Truck repair is both necessary and desirable. The industrial neighborhood is a key part of Wood Dale in providing jobs and tax revenue and businesses that are used by residents and other businesses in the community. This contributes to the general welfare of the neighborhood and the community.*
  
2. The proposed special use will not have a substantial adverse effect upon the adjacent property, the character of the neighborhood, traffic conditions, utility facilities and other matters affecting the public health, safety and general welfare.  
*The proposed special use is a continuation of the use that has existed on this property for many years and is consistent with other uses in the area. The prior occupant repaired his own trucks and equipment in this building for many years. It is the same use as is being made of the property immediately adjacent to this property. History indicates that this use has had no adverse impact or effect on the neighborhood. The proposed use will not have any adverse effect upon adjacent property, traffic, utilities and will have no adverse affect on the public health, safety, and general welfare. The use serves an important need of the business community.*
  
3. The proposed special use will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purposes already permitted in such zoning district, nor substantially diminish and impair other property valuations within the neighborhood.  
*The proposed use is operated inside the existing building. There is more than adequate parking and utilities to serve the property. The history of this type of use in this immediate area demonstrates that it is not injurious to what had been operating on the subject property and what will be operated on the subject property so it is clear that this use is not injurious to the use and enjoyment of other property in the immediate vicinity. To the contrary, the proposed use is one that is desirable for this area because it serves an important need.*

4. The nature, location, and size of buildings or structures involved with the establishment of the special use will not impeded, substantially hinder, or discourage the development and use of adjacent land and buildings in accord with the zoning district within which they lie;  
*The nature, location and sizer of the building will not change from the present configuration. It has not impeded, hindered or discouraged development and use of adjacent land up until now and it will not do with the grant of the special use. The use serves the needs of the community.*
5. The proposed special use will be designed, arranged and operated so as to permit the development and use of neighboring property in accordance with the applicable district regulations;  
*This use will not impede the development of other properties in the area. This is an industrial area with many different kinds of industrial uses. The proposed use is one that compliments other uses in the area and does not in any way interfere with those uses. A review of the area demonstrates the numerous industrial uses and the trucks that are used by those industrial uses.*
6. Adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided;  
*Adequate utilities, access roads, drainage and/or other necessary facilities are already at this site.*
7. Parking areas shall be of adequate size for the particular special use, which areas shall be properly located and suitably screened from adjoining residential uses, and the entrance and exit driveways to and from these parking areas shall be designed so as to prevent traffic hazards, eliminate nuisance, and minimize traffic congestion in the public streets; and  
*There is very substantial parking already at this location. The parking is more than adequate to accommodate the proposed use. The entrances and exits will remain the same as they are now.*
8. Such other standards and criteria as are established by the ordinance for a particular special use as set forth in subsections D and H of Chapter 17 Article IV Section 403 of the Municipal Code, if applicable, and as applied to planned unit developments as set forth in Chapter 17, Article IV, Section 17.405 of the Municipal Code.  
*To the extent applicable the foregoing responses satisfy the requirement of Article IV Section 403 of the Municipal Code.*

**RONALD S. COPE**

Direct: (312)345-5763  
rcope@schainbanks.com

**VIA FedEx & E-Mail**

July 23, 2019

Ms. Gosia Pociecha, AICP  
Planner  
City of Wood Dale  
404 N. Wood Dale Road  
Wood Dale, IL 60191

Re: Text Amendment and Special Use Request  
885 Lively Blvd., Wood Dale, IL 60191

Dear Ms. Pociecha,

This letter is in response to your correspondence of June 18, 2019.

**2019 CDC-07 TEXT AMENDMENT REQUEST**

**General**

1. ***Provide a currently dated certified copy of the Trust Agreement.*** The property is not in Trust ownership. Attached are the Articles of Organization for 1186, LLC which was created on 10/12/05. The ownership is in equal shares of 25% between Jackie Stratford, Margie Paris, Roberta Rubin and Arnold Rubin.

**Application**

Provide a narrative letter including:

- A. **A description of the request** - This request is for:
  - i) A text amendment to the Corporate Main Street subarea of the Thorndale Corridor Corporate (TCC) Overlay District. The text amendment is requested to Section 17.903 Allowed Uses. That "Motor vehicle repair facility for commercial motor vehicles" be designated as a Special Use under the I-1 zoning designation;
  - ii) That a special use be granted for motor vehicle repair facility for commercial motor vehicles in the I-1 zoning district.

- B. A description of the activity to be conducted in sufficient detail - The activity to be conducted is the indoor repair of commercial vehicles, including trucks. This use serves the industrial community since there are numerous trucks employed by industrial uses within this area that are in need of repair. Trucks are an essential part of industry and the repair of trucks is crucial to those enterprises. Truck repair is both necessary and desirable. The industrial neighborhood is a key part of Wood Dale in providing jobs and tax revenue and businesses that are used by residents or other businesses in the community. The work is performed indoors and is in keeping with the use that has existed on the property for many years.
- C. A summary of the evidence which the petitioner proposes to offer in order to demonstrate compliance with the Comprehensive Plan and the Unified Development Ordinance (UDO). Include reference to the Thorndale Corridor Corporate Overlay District - The **Wood Dale Comprehensive Plan** makes clear that industrial uses are a major part of the future planning for the City. Further that the Comprehensive Plan makes clear that industrial uses are a "significant asset" to the City and to the region. The Comprehensive Plan points out the following: "The significance of the area and the uses located there is enhanced by the recent opening of Illinois Route 390 (Ill. 390) running through the area and near the airport. The uses vary between small and large industrial spaces, including manufacturing, warehouse and flexible space." (Wood Dale, Comprehensive Plan, Adopted August 2, 2018, p. 52)

Trucks and the indoor repair of trucks are an integral part of manufacturing, warehousing and similar industrial space. They cannot function without the use of trucks.

The **Thorndale Corridor Form-Based Zoning document**, dated March 2011 provides that the provisions of the overlay district only apply if certain conditions are met. (p. 6). Those conditions are that a building is altered, repaired enlarged or expanded within the I-1 district so that the "aggregate value of the alterations, repairs, enlargements or expansion exceeds 50% of the assessed market value of the building as determined by the Addison Township Assessor..."

No such repair, enlargement or expansion is taking place here.

The Thorndale Corridor overlay district also provides that it would apply if over 50% of the street frontage of a block face has developed or is being redeveloped in accordance with the TCC District zoning (p. 6). No such development is taking place on the block where the subject property is located.

In short, the TCC District does not apply to this application.

**Additional Evidence** - The additional evidence to be presented will show that there are several other identical uses in the immediate area of the subject property including a truck repair facility located immediately to the north of the subject property. The applicant will offer the evidence of a land planner to demonstrate that the proposed use is compatible with and in keeping with the existing uses in the area of the subject property. The planner will testify regarding the following:

- i) The existing uses and zoning of nearby property;
- ii) The extent to which property values of the property owner are diminished by the particular zoning restrictions;
- iii) The extent to which the destruction of property values of the property owner promotes the health, safety, morals or general welfare of the public and in this case that not permitting the proposed use does not promote the health safety or welfare of the community;
- iv) The relative gain to the public as compared to the hardship imposed upon the individual property owner and in this case the gain to both the property owner and the public is to permit the proposed use as it serves the interests of the businesses in the community;
- v) The suitability of the property for the zoned purposes and here the property is suited to the proposed use. It is not suitable for a restaurant or hotel but fits within the concept of industrial zoning;
- vi) The length of time the property has been vacant as zoned considered in the context of land development in the area and in this case the property has been continuously used for at least ten years for the storage and repair of vehicles and equipment; the community need for the proposed use and the evidence will show that repair of commercial vehicles is a vital use for the industrial users and businesses within Wood Dale;
- vii) That the proposed use fits within the planning for an area zoned for industrial uses and is in keeping with the uses already permitted in this area by the City.

**2019-CDC-08 SPECIAL USE REQUEST – In Compliance with Site Plan Review Standards – Sec. 17.402.D of the Municipal Code**

The evidence will show compliance with the Major Site Plan Review Standards. An urban land planner and a real estate broker will testify regarding the following:

1. ***The relationship of the site plan is consistent with the policies, goals and objectives of the comprehensive plan.*** The Comprehensive Plan, as stated in more detail below, shows industrial uses to be essential to the City of Wood Dale. Industrial uses are a major part of the future planning for the City and are a “significant asset” to the City. The proposed use is an essential part of an industrial area. Industrial uses cannot function without the use of trucks and the repair and parking of those trucks is critical to the use of trucks. The amendment allows for this use as part of an application for a special use for the subject property. The use is consistent with the use of the property for many years which has been the repair of vehicles and equipment owned by the tenant of the property.
2. ***The proposed traffic and parking layout minimize the danger and conflicts between pedestrians and motorists, provides efficient and convenient movement of traffic not only within the site but on adjacent roadways, and otherwise complies with the requirements of the UDO, Chapter 17 of the Municipal Code.*** The evidence will show that the existing traffic and parking has been in place for many years without incident. The sidewalk for pedestrian use leads directly into the building without the need to conflict with truck traffic. The adjacent roadways are used constantly by truck traffic and this use will not change in any significant way the volume of traffic or the nature of that traffic.
3. ***The location of principal structures, accessory structures and freestanding signs do not impede safe and efficient traffic circulation, stormwater drainage or otherwise adversely impact adjoining land improvements.*** The existing building remains the same as do the existing traffic circulation, stormwater drainage and other utilities. There is no adverse impact on adjoining properties and the adjoining property owners will testify that the use is desirable at this location.
4. ***That the proposed use is permitted in the district in which the property is located.*** The evidence will show that there are other truck repair and parking facilities within the neighborhood of the subject property. The same type of use exists on the property immediately adjacent to the subject property

5. ***The proposed arrangement of buildings, off street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses and employs sound site planning principles.*** The evidence will show that the existing building which is to be used here is compatible with surrounding land uses. It is laid out as approved previously by the City. Parking, access, lighting and landscaping are all compatible with neighboring uses. The testimony of the planner and neighboring property owners will substantiate this conclusion.
  
6. ***Outdoor storage*** will be screened in compliance with the UDO.

In addition, the planner will testify that the proposed special use is necessary or desirable to provide a service or a facility which is in the interest of the public and will contribute to the general welfare of the neighborhood or community. The evidence will show that there are numerous businesses in the area and the community that are in need of having their trucks repaired.

The planner and other lay witnesses in the trucking business will testify that the proposed truck repair facility will not have any adverse effect upon adjacent properties, the character of the neighborhood, traffic conditions, utility facilities and other matters affecting the public health, safety and general welfare. In point of fact, the evidence will show that the proposed use is virtually the same as the use that has existed on the property for more than a decade in that the occupant repaired his own trucks and equipment at this location.

The planner, the real estate broker and lay witnesses will testify that the use will not be injurious to the use and enjoyment of other property in the vicinity of the subject property. The repair and parking of trucks is common in this area.

The planner and a real estate expert broker will testify that the nature, location and size of the building will not hinder or discourage development of adjacent land. To the contrary, the building will remain the same except for improvements to the interior of the building and the laying out of striping for the parking of vehicles in the rear of the property. The existing building and use of the property have not in any way impeded development of adjoining properties.

The planner will testify that the use of the property will not discourage or impede the development of neighboring properties for uses permitted in the district.

The evidence will show that there are adequate utilities, access roads and drainage to serve the property. All of this is already at the site.

The evidence will show that there is parking of adequate size for the proposed special use.



The special use will otherwise comply with the terms and conditions of the ordinances of the City of Wood Dale.

### General

1. Provide a currently dated certified copy of the Trust Agreement. The property is not in Trust Ownership. Attached are the Articles of Organization for 1186, LLC which was created on 10/12/05. The ownership is in equal shares of 25% between Jackie Stratford, Margie Paris, Roberta Rubin and Arnold Rubin.
2. Provide full size and to scale copies of the Plat of Survey and the Floor Plan & Site Plan (Sheets 1 and 2). Attached are three (3) 24 x 36 copies of the Plat of Survey and the Floor and Site Plans.
3. The floor plan shall be revised to include the square footage of each area. See attached revised Floor Plan with square footage indicated.
4. The Site Plan or Plat of Survey shall be revised to include the total lot coverage number for the site. Lot area is 35,000 sq. ft. Grass area is 1,350 sq. ft. Impervious area 96%. See site plan.
5. The provided Plat of Survey or Site Plan do not indicate the parking striping layout. Provide a total number of the parking spaces accommodated on site, including handicap spaces (if any). Parking structure shown on site plan.
6. Provide the height dimension of the existing building. Building height is 19 feet and this is a brick building.
7. Provide a drawing or photograph of the front elevation of the building, listing all the materials. Attached are photos of the building which is made of brick material.

### Application

8. Major Site Plan Review is required with all Special Uses requests. Update the application to include Major Site Plan Review and provide additional \$300 fee. Major Site Plan Review is covered on page 4.
9. Provide a narrative letter including:
  - d. A description of the request – Covered on pages 1 and 2.
  - e. A description of the activity to be conducted in sufficient detail – Covered on page 2-B.
  - f. A summary of the evidence which the petitioner proposes to offer in order to demonstrate compliance with the Comprehensive Plan and the Unified

Development Ordinance (UDO). Include reference to the Thorndale Corridor Corporate Overlay District. – Covered on pages 2 and 3.

10. Address the standards for Site Plan Review found in Sec. 17.402.D of the Municipal Code. – Covered on pages 4 and 5.

Please advise if there is anything further that you need.

Sincerely,

A handwritten signature in black ink, appearing to read "Ronald S. Cope". The signature is fluid and cursive, with a long horizontal stroke at the end.

Ronald S. Cope

RSC:dsl

Enclosures



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## COMMUNITY DEVELOPMENT COMMISSION MINUTES

Meeting Date: September 16, 2019

Present: Ron Damasco, Brad Karich, Richard Petersen, Dave Shimanek, George Vant, Dave Woods

Absent: Rick St. Marie

Also Present: Gosia Pociacha, Attorney Sean Conway, Attorney Ronald S. Cope, Michael A. Wolin, Steve Lenet, Nazar Skpupskyj, Blagoy Shterev, Arnold Rubin, Yolanda Gospodnva, Ald. Eugene Wesley

Meeting Convened at: 7:00 P.M.

### **CALL TO ORDER:**

Chairman Brad Karich called the meeting to order. Roll call was taken and a quorum was present.

### **APPROVAL OF THE MINUTES:**

Mr. Shimanek made a motion to approve the minutes of the August 19, 2019 meeting; the motion was seconded by Mr. Petersen and unanimously approved as presented via voice vote.

### **PUBLIC HEARINGS:**

#### **CASE NO. 2019-CDC-09**

Floor Pros., LLC is requesting a Special Use and Major Site Plan Review to permit the operation of a carpet, rug and linoleum store. The subject property is located at 1450 N. Wood Dale Rd. The property is improved with an existing one-story commercial building and parking lot and is currently zoned C-2General Commercial.

At the August CDC meeting, the Public Hearing under this case was continued to this September CDC meeting per the applicant's request. However, again acting upon petitioner's request, Mr. Shimanek made a motion, seconded by Mr. Petersen, to continue the hearing once again until the November CDC meeting. The motion was unanimously approved as presented via voice vote. Motion carried. Mr. Woods requested that staff re-post the sign announcing the Public Hearing so that anyone interested in this case will be aware of the new hearing date. In addition, staff will direct a letter to the petitioner

requesting information regarding his future plans for this project and his reasons for seeking another continuance.

**CASE NO. 2019-CDC-07**

**OVERVIEW:**

Trust 1186 Partnership is requesting a Text Amendment to Chapter 17 of the Municipal Code, the Unified Development Ordinance (UDO). The purpose of the text amendment is to modify Section 17.903 Allowed Uses by adding “motor vehicle repair facility for commercial motor vehicles” to be designated as a special use within the Corporate Main Street subarea of the Thorndale Corridor Corporate Overlay District.

**DISCUSSION:**

Ms. Pociеча provided background information for the two cases to be considered. The requests for the text amendment and the special use (to be considered later) were submitted by the property owners at 885 Lively Blvd. is zoned Corporate Main Street (CMS) subarea of the Thorndale Corridor Corporate (TCC) District Overlay with underlying I-1 (Light Industrial). This request for a text amendment has become necessary because of a change in the building’s tenant. The applicant is proposing a Text Amendment to allow a commercial truck repair as a special use within the Corporate Main Street subarea of the TCC overlay District. Currently, uses falling under this use category are permitted only within the I-1 Light Industrial, I-2 Industrial districts and C-3 Automotive Services (passenger vehicles only). She explained further that while this use does not meet the intent of the Corporate Main Street subarea where the predominant uses would include office, retail and supporting services, the area was developed and remains an industrial park with predominantly industrial uses. Representatives of petitioner were in attendance and attested to the fact that, while a truck repair use within the Corporate Main Street does not meet the intent of this subarea per the 2009 Master Plan, it may be considered consistent with the Comprehensive Plan which recognizes the difficulties for redevelopment of this subarea in current market conditions. Additionally, they explained that there has not been nor will there be any outside storage of vehicles or equipment, that all repair work is done inside the building, there is no obtrusive signage on the building and would, therefore, not have a negative impact on the area in general. Mr. Blagoy Shterev, a tenant in another building in the area was in attendance and expressed his support of this text amendment. Mr. Woods stated his opposition, citing the fact that development of the UDO was a costly project and should not be put aside in considering this request.

**VOTE:**

Mr. Vant made a motion that based on the proposed text amendment to the UDO, as summarized in the staff memo, I move that the Community Development Commission

recommend to the City Council approval of the proposed text amendment to allow a Motor Vehicle Repair Facility for Commercial Vehicles as a Special Use in the Corporate Main Street subarea of the Thorndale Corridor Corporate Overlay District in Sec. 17.903 in Case No. 2019-CDC-07. Mr. Shimanek seconded the motion. A roll call vote was taken with the following results:

Ayes: Mr. Shimanek, Mr. Vant, Mr. Petersen, Mr. Damasco, Mr. Karich  
Nays: Mr. Woods  
Abstain: None  
Motion carries.

### **CASE NO. 2019-CDC-08**

#### **OVERVIEW**

Trust 1186 Partnership, owner of the property located at 885 Lively, is requesting a Special Use and Major Site Plan Review to permit the operation of a motor vehicle repair facility for commercial motor vehicles. The petition is contingent upon approval of the requested Text Amendment as described above in Case No. 2019-CDC-07. As described in that case, the site is zoned Corporate Main Street (CMS) subarea of the Thorndale Corridor Corporate (TCC) District Overlay with underlying I-I (Light Industrial) zoning. The one-story brick commercial building and surface parking is located on a 0.78-acre site. The building's former tenant performed snow removal for O'Hare Airport and included maintenance and repair of their vehicles for twenty-six years. This request for a text amendment and special use has become necessary because of a change in the building's tenant. Staff reiterated the information presented at the Public Hearing conducted in conjunction with this request as did representatives of the petitioner. Mr. Nazar Skrupskyj was in attendance and expressed his support of this request.

#### **RECOMMENDATION**

Mr. Karich made a motion that based on the submitted petition and the testimony presented, the proposed Special Use and Major Site Plan Review meets the standards of approval and is consistent with the UDO and Comprehensive Plan; therefore, I move that the Community Development Commission adopt the findings of fact included within the staff memo as the findings of the Community Development Commission, and recommend to the City Council approval of the Special Use request to operate a vehicle repair facility for commercial vehicles at 885 Lively Blvd. in Case No. 2019-CDC-08. Mr. Vant seconded the motion and a roll call vote was taken with the following results:

**VOTE**

Ayes: Mr. Vant, Mr. Petersen, Mr. Shimanek, Mr. Damasco, Mr. Karich

Nays: Mr. Woods

Abstain: None

Motion: Passed

**STAFF LIAISON REPORT**

Ms. Pociecha reminded Commissioners of the Special Meeting to be held on September 30<sup>th</sup>.

**ADJOURNMENT:**

Mr. Shimanek motioned to adjourn the meeting at 8:25 P.M.; the motion was seconded by Mr. Damasco and was unanimously approved via voice vote.

*Minutes taken by Marilyn Chiappetta*



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## **REQUEST FOR COUNCIL ACTION**

Referred to Council: October 17, 2019  
Subject: SWWTP Emergency Repairs  
Staff Contact: Alan Lange, Director of Public Works  
Department: Public Works

**TITLE:** Approval of Payment to Dahme Mechanical Industries for Emergency Repairs to South Wastewater Treatment Plant in an Amount Not to Exceed \$19,000

### **COMMITTEE ACTION FOLLOW-UP ITEMS:**

N/A

### **RECOMMENDATION:**

Staff recommends approval of payment to Dahme Mechanical Industries for emergency repairs to South Wastewater Treatment Plant in an amount not to exceed \$19,000.

### **BACKGROUND:**

While performing routine maintenance following the latest rain event staff noticed a leak on a corroded section of pipe coming from the splitter box between the two processing facilities located at the South Wastewater Treatment Plant. If this section of pipe were to fail we would lose the operation of one of the treatment tanks thereby decreasing overall plant capabilities by 50%. A proposal to repair was received from Dahme Mechanical Industries for an amount not to exceed \$10,000.

Furthermore, while inspecting the plant for possible future improvements staff noticed a leak on the elbow of the force main causing untreated sewage to leak into the plant. Failure of this force main would result in loss of 100% plant operation which would result in a dry weather discharge into Salt Creek which carries the possibility of significant fines from the IEPA. An additional proposal was received from Dahme Mechanical to repair for a not to exceed amount of \$9,000.

Due to the risk of partial or full plant failure the City Manager authorized the Public Works Department to begin these emergency repairs. As is typical with emergency purchases we have made in the past, this item is placed on the next Council agenda for official ratification. Keep in mind that we have/will be allocating a “CERF” type funding to do major upgrades/repairs at the south plant in the next few years. We may have smaller issues like this arise from time to time to keep the plant operational in advance of our larger scale repairs down the road.

**ANALYSIS:**

The Department budgeted \$45,000 for maintenance of plant equipment during FY 2020 within the Water Fund.

**DOCUMENTS ATTACHED**

- ✓ Dahme Proposal – Force Main
- ✓ Dahme Proposal – Splitter Box





DAHME MECHANICAL INDUSTRIES, INC.

610 S. ARTHUR AVE.  
ARLINGTON HEIGHTS, IL 60008  
847-253-0341 FAX 847-253-9501

October 8, 2019

Mr. Brett Garelli  
City of Wood Dale  
404 N. Wood Dale Road  
Wood Dale, IL 60191

RE: South WWTP Repairs

Dear Brett:

We are pleased to offer our proposal for labor, material, and equipment to repair the leaking 12" elbow as discussed this morning. We have based this quote on removing and replacing the Victaulic couplings and gaskets on the fitting along with replacing the three existing pipe hangers. Please note that we do not include any field painting work.

Quotation is based on the pipe being taken out of service, drained, and re-filled by City personnel.

Estimated costs are as follow:

Material and scaffold rental	\$2,000
Labor	\$7,000

Estimated not-to-exceed price \$9,000

Time and material rates and fees are shown in previous proposal for work at splitter box.

We thank you for this opportunity to quote and look forward to working with you on this and future projects.

Respectfully Submitted  
DAHME MECHANICAL INDUSTRIES, INC.

A handwritten signature in black ink, appearing to read "Mike Temple", is written over the typed name.

Mike Temple



DAHME MECHANICAL INDUSTRIES, INC.

610 S. ARTHUR AVE.  
ARLINGTON HEIGHTS, IL 60005  
847-253-0341 FAX 847-253-9501

October 8, 2019

Mr. Brett Garelli  
City of Wood Dale  
404 N. Wood Dale Road  
Wood Dale, IL 60191

RE: South WWTP Repairs

Dear Brett:

We are pleased to offer our proposal for labor, material, and equipment to perform the south plant splitter box piping repairs on a time and material basis in accordance with rates listed below to replace a section of heavily corroded pipe in a not to exceed amount of \$10,000.

Pipefitters                      \$132/hour sell price

DMI costs for materials, equipment, and rentals are charged at cost plus a fee of 15%.

We thank you for this opportunity to quote and look forward to working with you on this and future projects.

Respectfully Submitted  
DAHME MECHANICAL INDUSTRIES, INC.

A handwritten signature in black ink, appearing to be "Mike Temple", is written over the printed name and company name.

Mike Temple



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## **REQUEST FOR COUNCIL ACTION**

Referred to Council: October 17, 2019  
Subject: List of Bills  
Staff Contact: Brad Wilson, Finance Director  
Department: Finance

**TITLE:** List of Bills – 10/17/19

### **RECOMMENDATION:**

The Finance Department recommends that the City Council approve bills for the 10/17/19 City Council meeting in the amount of \$978,431.53.

### **BACKGROUND:**

<u>Fund</u>	<u>Amount</u>
General Fund	\$ 243,383.62
Road & Bridge Fund	\$ 130,597.59
Motor Fuel Tax Fund	\$ 8,791.43
Tourism Fund	\$ 2,200.00
Narcotics Fund	\$ 1,325.22
TIF District #1	\$ 1,200.00
Capital Projects Fund	\$ 334,165.18
Land Acquisition Fund	\$ -
CERF	\$ 46.20
Commuter Parking Lot Fund	\$ 440.84
Sanitation Fund	\$ 2,287.75
Water & Sewer Capital Projects	\$ 1,590.00
Water & Sewer Fund	\$ 252,403.70
Special Service Area Fund	\$ -
Total of all Funds	\$ 978,431.53

Total Number of Checks: 90

Purchases are made in accordance with the City's purchasing policies and procedures manual.

*Items of interest:*

Copenhaver (\$75,548.67) – Final pay, includes holdbacks as discussed and approved

*Vehicle Purchases:*

There were no vehicle purchases on this list of bills

Committee date:

Council date:

**DOCUMENTS ATTACHED**

✓ List of Bills

# Accounts Payable

## Computer Check Proof List

User: mpartipilo  
 Printed: 10/07/2019 - 4:20 PM



# CITY OF WOOD DALE

404 NORTH WOOD DALE ROAD  
 WOOD DALE, IL 60191-1596

TELEPHONE (630) 766-4900

Invoice No	Description	Amount	Payment Date	Acct Number	Reference
Vendor:102350 16301	A Lamp Concrete Contractors, I Storm Sewer Improvements, Dalewood/Gil Check Total:	229,865.94 229,865.94	10/17/2019	Check Sequence: 1 041-000-46034	ACH Enabled: No
Vendor:104000 220599 221560 222275 223090 223093 223123 223606 223773 223792 224024 224318 224319 224323 224395 224686 224806 224870 224979 225256	ABC Humane Wildlife Control & Traps Reset and Rebaited Traps Reset and Rebaited Traps Reset and Rebaited Traps Reset and Rebaited Traps Reset and Rebaited Traps Reset and Rebaited Traps Reset and Rebaited Traps Reset and Rebaited Traps Reset and Rebaited Traps Reset and Rebaited Traps Reset and Rebaited Traps Reset and Rebaited Traps Reset and Rebaited Traps Set Traps Set Traps Reset and Rebaited Traps Reset and Rebaited Traps Reset and Rebaited Traps Reset and Rebaited Traps Reset and Rebaited Check Total:	65.00 1,235.00	10/17/2019 10/17/2019	Check Sequence: 2 001-466-42048	ACH Enabled: No
Vendor:115100 W1254046 W1254046 W1254046 W1255500	Al Warren Oil Co Inc 1055.1 Gals of E-85 1200.5 Gals of Diesel 795.1 Gals of Unleaded Gas 872 Gals of Unleaded Gas	2,269.00 2,956.59 1,741.68 1,911.34	10/17/2019 10/17/2019 10/17/2019 10/17/2019	Check Sequence: 3 001-000-13001 001-000-13001 001-000-13001 001-000-13001	ACH Enabled: No

Invoice No	Description	Amount	Payment Date	Acct Number	Reference
	Check Total:	8,878.61			
Vendor:120850 19-0339	Allscape Inc. Landscape Maintenance Check Total:	1,050.00 1,050.00	10/17/2019	Check Sequence: 4 001-488-42106	ACH Enabled: No
Vendor:162600 0208686 0208688	Baxter and Woodman Inc GIS Web and AMS Hosting 2019 Street Sufficiency Study Check Total:	750.00 8,048.70 8,798.70	10/17/2019 10/17/2019	Check Sequence: 5 001-499-42105 041-000-46031	ACH Enabled: No
Vendor:193100 092419	Craig Celia G557 Rapid Needs Assessment Conf Check Total:	55.98 55.98	10/17/2019	Check Sequence: 6 001-466-42089	ACH Enabled: No
Vendor:200100 2019-8	Marilyn Chiappetta CDC Meeting 9/16/19 Check Total:	150.00 150.00	10/17/2019	Check Sequence: 7 001-422-42086	ACH Enabled: No
Vendor:211600 093019	Joe Cirincione Plumbing Reviews/Inspections, Sept 19 Check Total:	2,440.00 2,440.00	10/17/2019	Check Sequence: 8 001-422-42034	ACH Enabled: No
Vendor:223600 1091045118 1891117124 1935098099 1977013032 2003164030 2397133276 2720145042 2811168048 3531026055 4578064010 5551084019 5850739020 6018658025 6102069032	Commonwealth Edison 948 Edgewood 970 Lively 387 Preserve 152 Janis Street Lights Clock Tower 121 E Irving Lights L/S Street Lights 269 Irving 411 Irving Street Lights SS Irving 144 Commercial 372 Wood Dale	5.75 42.05 68.62 43.55 211.52 459.35 1,050.47 258.28 20.98 45.29 2,122.51 300.84 178.73 262.32	10/17/2019 10/17/2019 10/17/2019 10/17/2019 10/17/2019 10/17/2019 10/17/2019 10/17/2019 10/17/2019 10/17/2019 10/17/2019 10/17/2019 10/17/2019 10/17/2019 10/17/2019	Check Sequence: 9 008-000-44051 008-000-44051 066-420-44051 066-412-44051 008-000-44051 008-000-44051 008-000-44051 008-000-44051 008-000-44051 008-000-44051 061-000-44051 066-412-44051 008-000-44051	ACH Enabled: No

Invoice No	Description	Amount	Payment Date	Acct Number	Reference
	Check Total:	5,070.26			
Vendor:225650 0208687 0208687	Concentric Integration Time & Material Support Services Time & Material Support Services Check Total:	1,525.00 236.25 1,761.25	10/17/2019 10/17/2019	Check Sequence: 10 066-420-42015 066-420-42012	ACH Enabled: No
Vendor:225500 3631	Conrad Polygraph, Inc 1 Polygraph exam Check Total:	160.00 160.00	10/17/2019	Check Sequence: 11 001-477-49044	ACH Enabled: No
Vendor:226725 13508715703 15819532801 15819608501	Constellation New Energy Street Lights Street Lights 401 Crestwood Rd Check Total:	459.38 354.48 199.57 1,013.43	10/17/2019 10/17/2019 10/17/2019	Check Sequence: 12 008-000-44051 008-000-44051 008-000-44051	ACH Enabled: No
Vendor:226850 6275	Construction & Geotechnical Ma Storm Sewer Improvements Check Total:	1,841.00 1,841.00	10/17/2019	Check Sequence: 13 041-000-46031	ACH Enabled: No
Vendor:227000 092619 092619 092619 092619	Copenhaver Construction, Inc. Liquidated Damages Laughing Waters Lien Contract Damages Clock Tower Final Payment Check Total:	-78,000.00 -10,768.68 -7,136.44 171,453.79 75,548.67	10/17/2019 10/17/2019 10/17/2019 10/17/2019	Check Sequence: 14 041-000-22260 041-000-22265 041-000-22260 041-000-46056	ACH Enabled: No
Vendor:901431 K999405 L178085	Core & Main Hydraulic Chainsaw Package 15 inch blade Check Total:	6,914.04 419.24 7,333.28	10/17/2019 10/17/2019	Check Sequence: 15 066-412-46002 066-412-46002	ACH Enabled: No
Vendor:232650 3159149	Critical Technology Solutions EOL Product Upgrade Check Total:	2,550.00 2,550.00	10/17/2019	Check Sequence: 16 001-499-42105	ACH Enabled: No
Vendor:UB*02211	Stephanie Curiale Refund check	26.15	10/17/2019	Check Sequence: 17 066-000-21010	ACH Enabled: No

Invoice No	Description	Amount	Payment Date	Acct Number	Reference
	Refund check	13.08	10/17/2019	062-000-21010	
	Refund check	26.16	10/17/2019	066-000-21010	
	Check Total:	65.39			
Vendor:238600 27651	Daily Herald Public Hearing and Notices	147.20	10/17/2019	Check Sequence: 18 001-422-42086	ACH Enabled: No
	Check Total:	147.20			
Vendor:252350 0001064643-IN	Discovery Benefits, Inc COBRA and FSA, September 2019	141.83	10/17/2019	Check Sequence: 19 001-499-42034	ACH Enabled: No
	Check Total:	141.83			
Vendor:UB*02219	William Doell Refund check	7.65	10/17/2019	Check Sequence: 20 062-000-21010	ACH Enabled: No
	Refund check	10.65	10/17/2019	066-000-21010	
	Refund check	12.85	10/17/2019	066-000-21010	
	Check Total:	31.15			
Vendor:UB*02208	Daniyel Drambarean Refund check	19.83	10/17/2019	Check Sequence: 21 062-000-21010	ACH Enabled: No
	Refund check	33.07	10/17/2019	066-000-21010	
	Refund check	27.47	10/17/2019	066-000-21010	
	Check Total:	80.37			
Vendor:261100 382434	DuPage Animal Hospital August stray charges	20.00	10/17/2019	Check Sequence: 22 001-466-42048	ACH Enabled: No
	Check Total:	20.00			
Vendor:266100 40058812	DuPage County Recorder Doc#R2019-068223	44.00	10/17/2019	Check Sequence: 23 001-466-42003	ACH Enabled: No
	Check Total:	44.00			
Vendor:271600 01-2300-00	DuPage Water Commission City Water Purchase, September 2019	157,792.53	10/17/2019	Check Sequence: 24 066-412-44053	ACH Enabled: No
	Check Total:	157,792.53			
Vendor:272450 274486819091 274486819091	Dynegy Energy Services Wastewater Dept Electric Services, Sep 19 Water Dept Electric Services, Sep 19	15,602.38 3,942.17	10/17/2019 10/17/2019	Check Sequence: 25 066-420-44051 066-412-44051	ACH Enabled: No



Invoice No	Description	Amount	Payment Date	Acct Number	Reference
	Check Total:	19,544.55			
Vendor:275225 102828	EBM, Inc Window washing at Metra Station Check Total:	140.00 140.00	10/17/2019	Check Sequence: 26 061-000-42034	ACH Enabled: No
Vendor:278350 092519	Elk Grove Village Access O'Hare West Dues, Dec 19-Nov 20 Check Total:	1,500.00 1,500.00	10/17/2019	Check Sequence: 27 009-000-49055	ACH Enabled: No
Vendor:293100 200034851	Law Enforcement Exec.dev. FBI/LEEDA CLI Training-O'Neil Check Total:	695.00 695.00	10/17/2019	Check Sequence: 28 001-466-42089	ACH Enabled: No
Vendor:305100 85537 85569	Forest Awards & Engraving Eagle Scout Plaque 2 Gold Stars Check Total:	33.00 65.00 98.00	10/17/2019 10/17/2019	Check Sequence: 29 001-466-42005 001-466-42005	ACH Enabled: No
Vendor:315100 013701439	Galls Uniform Allowance Check Total:	17.99 17.99	10/17/2019	Check Sequence: 30 001-466-44021	ACH Enabled: No
Vendor:UB*02216	Roksana Gallus Refund check Refund check Check Total:	47.53 58.31 105.84	10/17/2019 10/17/2019	Check Sequence: 31 066-000-21010 066-000-21010	ACH Enabled: No
Vendor:320600 119-13693	Gemini Group LLC CCR Management Check Total:	3,131.74 3,131.74	10/17/2019	Check Sequence: 32 066-412-42005	ACH Enabled: No
Vendor:913180 091819	Joseph Giametta Education and Training, Child Safety Check Total:	75.00 75.00	10/17/2019	Check Sequence: 33 001-466-42089	ACH Enabled: No
Vendor:325600 551134	Goding Electric NP sump pump rebuild	1,038.48	10/17/2019	Check Sequence: 34 066-420-44015	ACH Enabled: No

Invoice No	Description	Amount	Payment Date	Acct Number	Reference
	Check Total:	1,038.48			
Vendor:726875 117702	Granicus Website design and implementation Check Total:	1,760.00 1,760.00	10/17/2019	Check Sequence: 35 041-000-46043	ACH Enabled: No
Vendor:330600 7251	Green Thumb Florist Get Well Arrangement Check Total:	80.00 80.00	10/17/2019	Check Sequence: 36 001-499-44100	ACH Enabled: No
Vendor:341200 33522	H&H Electric Co Street Light Maintenance-701 Creel Dr Check Total:	3,299.48 3,299.48	10/17/2019	Check Sequence: 37 008-000-42010	ACH Enabled: No
Vendor:337600 4540730 4579508 4586313	Hawkins Inc WW chemical supplies WW Chemical Supplies WW Chemical Supplies Check Total:	646.24 770.52 915.19 2,331.95	10/17/2019 10/17/2019 10/17/2019	Check Sequence: 38 066-420-44063 066-420-44063 066-420-44063	ACH Enabled: No
Vendor:359600 4725	IL Assn of Wastewater Agencies 2019/2020 Agency Member Dues Check Total:	980.00 980.00	10/17/2019	Check Sequence: 39 066-420-42090	ACH Enabled: No
Vendor:365100 IL0020061A	Illinois Environmental Protect Annual NPDES Fee Check Total:	15,045.20 15,045.20	10/17/2019	Check Sequence: 40 066-420-42052	ACH Enabled: No
Vendor:365600 092719 0927191	Illinois Fire & Police Commiss 2019 Fall Seminar-Abbrescia 2019 Fall Seminar-Minard Check Total:	500.00 500.00 1,000.00	10/17/2019 10/17/2019	Check Sequence: 41 001-477-42090 001-477-42090	ACH Enabled: No
Vendor:366850 091219	Illinois Homicide Investigator ILHIA mandatory training Check Total:	675.00 675.00	10/17/2019	Check Sequence: 42 001-466-42089	ACH Enabled: No

Invoice No	Description	Amount	Payment Date	Acct Number	Reference
Vendor:392100	Intoximeters			Check Sequence: 43	ACH Enabled: No
638528	Desktop Breathalyzer Repair	837.00	10/17/2019	001-466-42015	
638628	Mouthpiece for Breathalyzer	88.85	10/17/2019	001-466-44015	
639149	1 mouthpiece for the breathalyzer	146.25	10/17/2019	001-466-44015	
	Check Total:	1,072.10			
Vendor:385600	IPBC - Intergovernmental Perso			Check Sequence: 44	ACH Enabled: No
110119	Monthly Insurance Premium, Nov 2019	14,190.93	10/17/2019	066-420-40111	
110119	Monthly Insurance Premium, Nov 2019	12,595.07	10/17/2019	066-412-40111	
110119	Monthly Insurance Premium, Nov 2019	158,501.72	10/17/2019	001-499-42061	
	Check Total:	185,287.72			
Vendor:385650	IPRF - Illinois Public Risk Fu			Check Sequence: 45	ACH Enabled: No
52267	Workers Comp-June 2019	5,318.75	10/17/2019	066-420-42043	
52267	Workers Comp-June 2019	15,956.25	10/17/2019	001-499-42043	
	Check Total:	21,275.00			
Vendor:397100	J.G. Uniforms			Check Sequence: 46	ACH Enabled: No
61072	Uniform Allowance	248.95	10/17/2019	001-466-44021	
61087	Uniform Allowance	203.06	10/17/2019	001-466-44021	
	Check Total:	452.01			
Vendor:UB*02217	JBCB LLC			Check Sequence: 47	ACH Enabled: No
	Refund check	29.70	10/17/2019	062-000-21010	
	Refund check	59.41	10/17/2019	066-000-21010	
	Refund check	59.41	10/17/2019	066-000-21010	
	Check Total:	148.52			
Vendor:703750	Johnson Controls			Check Sequence: 48	ACH Enabled: No
33010309	Replaced battery in zone 28 transmitter	17.95	10/17/2019	066-420-42001	
33010310	Replaced radio transmitter battery	131.40	10/17/2019	066-420-42001	
33158654	Replaced water damaged keypad	1,331.07	10/17/2019	066-420-42001	
	Check Total:	1,480.42			
Vendor:409850	Just Safety, Ltd			Check Sequence: 49	ACH Enabled: No
33411	Medical Kit Resupply-720 Central	49.40	10/17/2019	001-499-49043	
33412	Medical Supply Kit Resupply-144 Com	31.45	10/17/2019	066-420-44022	
33413	Medical Supply Kit Resupply-269 IP	38.05	10/17/2019	066-420-44022	

Invoice No	Description	Amount	Payment Date	Acct Number	Reference
	Check Total:	118.90			
Vendor:415100	Kathleen W Bono Csr Ltd			Check Sequence: 50	ACH Enabled: No
8276	224 Fishing Lane, building code appeals	220.00	10/17/2019	001-422-42086	
8282	BINA Hearing for Comm Redev Project	274.00	10/17/2019	001-433-42034	
	Check Total:	494.00			
Vendor:UB*02220	Rajinder Mann			Check Sequence: 51	ACH Enabled: No
	Refund check	31.47	10/17/2019	066-000-21010	
	Refund check	38.90	10/17/2019	062-000-21010	
	Refund check	30.58	10/17/2019	066-000-21010	
	Check Total:	100.95			
Vendor:460000	Marquardt & Belmonte PC			Check Sequence: 52	ACH Enabled: No
10012	City Prosecutions, September 2019	1,534.50	10/17/2019	001-444-42064	
10013	Admin Hearings, September 2019	286.00	10/17/2019	001-466-42034	
10014	Admin Building Hearings, Sept 19	169.00	10/17/2019	001-422-42034	
10015	DUI Prosecutions, September 2019	3,392.35	10/17/2019	001-444-42064	
	Check Total:	5,381.85			
Vendor:UB*02212	Marcin Melczko			Check Sequence: 53	ACH Enabled: No
	Refund check	91.21	10/17/2019	062-000-21010	
	Refund check	27.60	10/17/2019	066-000-21010	
	Refund check	10.49	10/17/2019	066-000-21010	
	Check Total:	129.30			
Vendor:UB*02209	Brandon Mook			Check Sequence: 54	ACH Enabled: No
	Refund check	16.08	10/17/2019	062-000-21010	
	Refund check	27.80	10/17/2019	066-000-21010	
	Refund check	34.74	10/17/2019	066-000-21010	
	Check Total:	78.62			
Vendor:509500	Nicor Gas			Check Sequence: 55	ACH Enabled: No
28882900005	Royal Oaks	275.14	10/17/2019	002-000-44052	
46617400000	388 Irving	18.46	10/17/2019	066-412-44052	
59430900007	180 Brookhurst	117.31	10/17/2019	066-420-44052	
61032393516	890 Lively	37.50	10/17/2019	066-412-44052	
63335878946	277 Edgebrook	35.24	10/17/2019	066-412-44052	
6863454192	144 Commercial	49.25	10/17/2019	066-412-44052	
69653763057	256 Mittel	35.81	10/17/2019	066-420-44052	

Invoice No	Description	Amount	Payment Date	Acct Number	Reference
77616386478	331 Edgewood	42.28	10/17/2019	066-412-44052	
99560406466	429 Knollwood	35.81	10/17/2019	066-412-44052	
	Check Total:	646.80			
Vendor:513000 261217	North East Multi Regional Trai Police Staff and Command School	3,800.00	10/17/2019	Check Sequence: 56 001-466-42089	ACH Enabled: No
	Check Total:	3,800.00			
Vendor:521300 4002	NSN Employer Services Management Services	309.00	10/17/2019	Check Sequence: 57 001-499-42034	ACH Enabled: No
	Check Total:	309.00			
Vendor:602500 091719	Ryan O'Neil G290 Basic Public Info Officer Training	19.15	10/17/2019	Check Sequence: 58 001-466-42089	ACH Enabled: No
	Check Total:	19.15			
Vendor:532500 092619	Carey Owens Uniform Allowance	168.00	10/17/2019	Check Sequence: 59 001-466-44021	ACH Enabled: No
	Check Total:	168.00			
Vendor:191100 558369	Pace Suburban Bus Pace bus services, September 2019	100.00	10/17/2019	Check Sequence: 60 009-000-42038	ACH Enabled: No
	Check Total:	100.00			
Vendor:536700 68342	Partners & Paws Veterinary Ser Canine unit exam and medicine	275.22	10/17/2019	Check Sequence: 61 011-000-44049	ACH Enabled: No
	Check Total:	275.22			
Vendor:543600 244	Phylax Solutions, Inc K9 unit maintenance training	1,050.00	10/17/2019	Check Sequence: 62 011-000-44049	ACH Enabled: No
	Check Total:	1,050.00			
Vendor:566000 2407352 2407401	Public Surplus Chipper Box, #2407352 Shipping Contrainer Ramp,#2407401	46.20 3.50	10/17/2019 10/17/2019	Check Sequence: 63 051-000-39880 001-000-39880	ACH Enabled: No
	Check Total:	49.70			

Invoice No	Description	Amount	Payment Date	Acct Number	Reference
Vendor:577500 1952472-IN	Ray O'Herron Co Inc Uniform Allowance Check Total:	144.48 144.48	10/17/2019	Check Sequence: 64 001-466-44021	ACH Enabled: No
Vendor:580325 1208	Recycling Center Green Fair Event-electric recycling Check Total:	2,287.75 2,287.75	10/17/2019	Check Sequence: 65 062-000-49090	ACH Enabled: No
Vendor:UB*02215	Susana Reyes Refund check Refund check Check Total:	48.85 60.48 109.33	10/17/2019 10/17/2019	Check Sequence: 66 066-000-21010 066-000-21010	ACH Enabled: No
Vendor:UB*02205	Rich's Wood Dale Tire Refund check Refund check Check Total:	4.39 5.02 9.41	10/17/2019 10/17/2019	Check Sequence: 67 066-000-21010 066-000-21010	ACH Enabled: No
Vendor:593750 19090220 19090221 19090291 19090358	Robinson Engineering, Ltd WD Pretreatment Survey Assistance WD Pretreatment EPA Audit WWTP Capital Improvement Proj 2019 Bryn Mawr Redevelopment, 2019-CDC-11 Check Total:	2,507.25 490.00 1,590.00 1,487.00 6,074.25	10/17/2019 10/17/2019 10/17/2019 10/17/2019	Check Sequence: 68 066-420-42059 066-420-42059 065-000-46048 001-000-22001	ACH Enabled: No
Vendor:572500 193401	RW Dunteman Company 2019 Pavement Patching Program Check Total:	130,204.05 130,204.05	10/17/2019	Check Sequence: 69 002-000-42034	ACH Enabled: No
Vendor:UB*02206	Simon Rzenno Refund check Refund check Check Total:	19.10 19.09 38.19	10/17/2019 10/17/2019	Check Sequence: 70 066-000-21010 066-000-21010	ACH Enabled: No
Vendor:608250 999999	Sams Club Direct Membership Fees Check Total:	165.00 165.00	10/17/2019	Check Sequence: 71 001-411-42091	ACH Enabled: No

Invoice No	Description	Amount	Payment Date	Acct Number	Reference
Vendor:UB*02210	Ashley Schlosser			Check Sequence: 72	ACH Enabled: No
	Refund check	69.20	10/17/2019	066-000-21010	
	Refund check	80.80	10/17/2019	066-000-21010	
	Check Total:	150.00			
Vendor:629000 405055	Sikich LLP FY19 Audit	22,000.00	10/17/2019	Check Sequence: 73 001-499-42031	ACH Enabled: No
	Check Total:	22,000.00			
Vendor:UB*02214	Nathan Smith			Check Sequence: 74	ACH Enabled: No
	Refund check	17.21	10/17/2019	062-000-21010	
	Refund check	20.89	10/17/2019	066-000-21010	
	Refund check	24.46	10/17/2019	066-000-21010	
	Check Total:	62.56			
Vendor:655000 169564 169716	Suburban Laboratories Inc Wastewater sample water testing Wastewater water sample testing	713.00 1,370.00	10/17/2019 10/17/2019	Check Sequence: 75 066-420-42033 066-420-42033	ACH Enabled: No
	Check Total:	2,083.00			
Vendor:658100 94391369-0001	Sunbelt Rentals Double Drum Ride-On Roller	1,209.15	10/17/2019	Check Sequence: 76 001-488-42022	ACH Enabled: No
	Check Total:	1,209.15			
Vendor:657300 3331 3347	Superior Ground Service, Inc Brush Collection, September 2019 Maintenance Package, October 2019	5,850.00 3,805.00	10/17/2019 10/17/2019	Check Sequence: 77 001-488-42046 001-488-42046	ACH Enabled: No
	Check Total:	9,655.00			
Vendor:682500 23945 23953	Third Millennium Assoc Inc City Utility Billing, September 2019 Green Pay Fee, September 2019	1,773.46 661.65	10/17/2019 10/17/2019	Check Sequence: 78 066-412-42032 066-412-42032	ACH Enabled: No
	Check Total:	2,435.11			
Vendor:437100 092319 092419 092519 0925191	Toscas Law Group Railroad Crossing Violations,09/21/19 Tow/Seizure Violations,09/24/19 Railroad Crossing Violations,09/24/19 Building Code Violations,09/24/2019	175.00 575.00 375.00 500.00	10/17/2019 10/17/2019 10/17/2019 10/17/2019	Check Sequence: 79 001-466-42034 001-466-42034 001-466-42034 001-422-42034	ACH Enabled: No

Invoice No	Description	Amount	Payment Date	Acct Number	Reference
09282019	Railroad Crossing Violations,09/28/19 Check Total:	175.00 1,800.00	10/17/2019	001-466-42034	
Vendor:696500 102132	Traffic Control & Protection 2 Restricted Access Signs Check Total:	118.40 118.40	10/17/2019	Check Sequence: 80 002-000-42040	ACH Enabled: No
Vendor:697501 4279572019091	TransUnion Risk Person Searches, September 2019 Check Total:	137.40 137.40	10/17/2019	Check Sequence: 81 001-466-44039	ACH Enabled: No
Vendor:703700 045-277059 045-277715 045-278262	Tyler Technologies ERP Implementation ERP Implementation ERP Implementation Check Total:	5,585.73 4,065.63 5,203.11 14,854.47	10/17/2019 10/17/2019 10/17/2019	Check Sequence: 82 041-000-46056 041-000-46056 041-000-46056	ACH Enabled: No
Vendor:705375 112532253	Uline 36 Gal Metal Receptele Check Total:	753.91 753.91	10/17/2019	Check Sequence: 83 041-000-46056	ACH Enabled: No
Vendor:716950 5178	Valuation Compliance Inc. Appraisal of 880 N Edgewood Ave Check Total:	1,200.00 1,200.00	10/17/2019	Check Sequence: 84 034-000-42034	ACH Enabled: No
Vendor:721000 9838724467	Verizon Wireless Monthly M2M Charges, September 2019 Check Total:	360.49 360.49	10/17/2019	Check Sequence: 85 066-420-42001	ACH Enabled: No
Vendor:UB*02213	Brian & Christina Volpe Refund check Refund check Refund check Check Total:	32.13 18.22 87.47 137.82	10/17/2019 10/17/2019 10/17/2019	Check Sequence: 86 066-000-21010 066-000-21010 062-000-21010	ACH Enabled: No
Vendor:744400 0019440	Williams Associates Architects PW Planning Study	1,492.49	10/17/2019	Check Sequence: 87 041-000-46036	ACH Enabled: No



Invoice No	Description	Amount	Payment Date	Acct Number	Reference
	Check Total:	1,492.49			
Vendor:751500 0823191 19-001	Wood Dale Park District Staff Cost for Movie at the Beach Elected Officials BBQ Check Total:	600.00 240.00 840.00	10/17/2019 10/17/2019	Check Sequence: 88 009-000-49036 001-411-49005	ACH Enabled: No
Vendor:901150 IML Conf	Arthur Woods IML parking reimbursement Check Total:	75.00 75.00	10/17/2019	Check Sequence: 89 001-411-49006	ACH Enabled: No
Vendor:UB*02207	David & Paulina Wrobel Refund check Refund check Refund check Check Total:	0.55 2.07 1.57 4.19	10/17/2019 10/17/2019 10/17/2019	Check Sequence: 90 062-000-21010 066-000-21010 066-000-21010	ACH Enabled: No
	Total for Check Run:	978,431.53			
	Total Number of Checks:	90			