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

Committee Date: June 13, 2019  
Present: Ald. Catalano, Jakab, Messina, Sorrentino, Susmarski, E. Wesley & Woods  
Absent: Ald. R. Wesley  
Also Present: Treasurer Porch, City Manager Mermuys, Police Chief Vesta, E. Cage, B. Garelli, A. Lange  
Meeting Convened at: 7:30 p.m.

**APPROVAL OF THE MINUTES:**

The minutes of the April 25, 2019 meeting were approved as presented.

**REPORT & RECOMMENDATION:**

APPROVAL TO DRAFT ORDINANCE AND RESOLUTION AUTHORIZING ANNEXATION, SPECIAL USE, PLANNED UNIT DEVELOPMENT, FINAL PLAT OF SUBDIVISION & MAJOR SITE REVIEW FOR REDEVELOPMENT OF WASHINGTON ST LOCATED AT 640 N CENTRAL AVE (PINS 03-10-106-014, -006, -007, -008, -009, -010, -011, -012, -013, -015 And {Pins 03-10-107-001, -002, -003, -004, -005, -006, -007, -008, -009, 010) TO BE HEREBY ANNEXED INTO CITY OF WOOD DALE, IL

**DISCUSSION:**

Mr. Cage provided a status of where staff is with application to date. This is a major development and area that City Council requested staff look into for voluntary annexation. This is 9.5 acres of annexation for rezoning, special use, PUD, and final plot of subdivision. This is currently unincorporated DuPage County at 640 N Central. A Public Hearing was held at the May 20<sup>th</sup> CDC Meeting. There are some residences and vacant lots there now, and it will become one large lot for light industrial use. Mr. Cage then reviewed the proposed site plan, pointing out that the application was consistent with the UDO and Comprehensive Plan.

Kevin Mohoney of Transwestern was present to address any concerns from Committee members. His company has worked to come to an agreement with all the homeowners and closed on all properties at the end of February. They are proposing voluntary annexation of this property into Wood Dale for the City's benefit. They plan to build a 159,000 square foot industrial facility designed to accommodate multiple tenants. The focus of the building is high image storefront with great curb appeal. Subject to City Council approval, they want to demo the existing residential next month for a target completion by January of 2020.

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They are also working to provide access for the Fire and Police Departments to conduct training in the homes prior to demolition. They want to be mindful of impact it has on neighboring properties and feel it will have very limited affect.

Ald. Jakab asked if they already have any potential tenants. Mr. Mohoney stated they have not yet marketed this building, as they are awaiting City Council's approval. Ald. R. Wesley inquired about the amount of dock doors and truck traffic. Mr. Mohoney stated there will be 38 and that traffic will be directed to only go northbound on Central. Ald. R. Wesley then asked about parking and was advised the site meets the UDO requirements. Ald. Catalano asked if there is enough access for emergency vehicles around the building. Mr. Cage reported the plans were approved by the Fire Department.

**VOTE:**

Ald. Messina made a motion, seconded by Ald. Jakab, to approve drafting an Ordinance and Resolution Authorizing Annexation, Special Use, Planned Unit Development, Final Plat of Subdivision and Major Site Plan Review for the Redevelopment of the Washington Street Located At 640 N. Central Avenue (Pins 03-10-106-014, -006, -007, -008, -009, -010, -011, -012, -013, -015 And {Pins 03-10-107-001, -002, -003, -004, -005, -006, -007, -008, -009, 010) to be hereby annexed into the City of Wood Dale. A roll call vote was taken, with the following results:

Ayes: Ald. Catalano, Jakab, Messina, Sorrentino, Susmarski, E. Wesley & Woods  
Nays: None  
Abstained: Ald. R. Wesley  
Motion: Carried

**REPORT & RECOMMENDATION**

APPROVAL TO DRAFT AN ORDINANCE AUTHORIZING A SPECIAL USE, PLANNED UNIT DEVELOPMENT AND MAJOR SITE REVIEW FOR OAKBROOK ELEMENTARY SCHOOL PARKING LOT EXPANSION AT 170 S WOOD DALE RD

**DISCUSSION:**

None

**VOTE:**

Ald. Messina made a motion, seconded by Ald. Susmarski, to approve drafting an Ordinance Authorizing a Special Use, Planned Unit Development and Major Site Plan Review for the Oakbrook Elementary School Parking Lot Expansion, 170 S Wood Dale Road. A roll call vote was taken, with the following results:



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Ayes: Ald. Catalano, Jakab, Messina, Sorrentino, Susmarski, E. Wesley, R. Wesley & Woods  
Nays: None  
Abstained: None  
Motion: Carried

**REPORT & RECOMMENDATION:**

APPROVAL TO DRAFT AN ORDINANCE AUTHORIZING A SPECIAL USE PERMIT AND MAJOR SITE REVIEW FOR ALLSTATE INSURANCE AGENCY AT 130 E IRVING PK RD

**DISCUSSION:**

None

**VOTE:**

Ald. Messina made a motion, seconded by Ald. Sorrentino, to approve drafting an Ordinance Authorizing a Special Use Permit and Major Site Plan Review for the Allstate Insurance Agency located at 130 E. Irving Park Road. A roll call vote was taken, with the following results:

Ayes: Ald. Catalano, Jakab, Messina, Sorrentino, Susmarski, E. Wesley, R. Wesley & Woods  
Nays: None  
Abstained: None  
Motion: Carried

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

None

**ADJOURNMENT:**

The meeting adjourned at 8:11 p.m.

*Minutes taken by Eileen Schultz*



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**PUBLIC HEALTH, SAFETY, JUDICIARY & ETHICS**  
**COMMITTEE MINUTES**

Committee Date: June 13, 2019  
Present: Ald. Catalano, Jakab, Messina, Sorrentino, Susmarski, E. Wesley,  
R. Wesley & Woods  
Absent: None  
Also Present: Treasurer Porch, City Manager Mermuys, Police Chief Vesta,  
B. Garelli, A. Lange, E. Cage  
Meeting Convened at: 8:11 p.m.

**APPROVAL OF THE MINUTES:**

The minutes of the April 11, 2019 meeting were approved as presented.

**REPORT & RECOMMENDATION:**

APPROVAL OF RESOLUTION AUTHORIZING EXECUTION OF AN INTERGOVERNMENTAL POLICE SERVICE ASSISTANCE AGREEMENT TO JOIN DUPAGE METROPOLITAN EMERGENCY RESPONSE AND INVESTIGATION TEAM (MERIT)

**DISCUSSION:**

Chief Vesta explained the department is currently part of several multi-jurisdictional task forces. This Agreement is to combine and merge all those under one organizational structure. A mutual aid response team will encompass SWAT, crisis negotiations, K-9 assistance, major crash reconstruction, major incidents, planned events response, crime scene investigations for major crimes and computer forensics. The Police Department currently pays \$4,000 a year in dues for these services and that will remain the same. The new team will be run by an Executive Board with team leaders who are experts in each of the areas.

**VOTE:**

Ald. Sorrentino made a motion, seconded by Ald. Jakab, to approve a Resolution Authorizing the Execution of an Intergovernmental Police Service Assistance Agreement to Join the DuPage Metropolitan Emergency Response and Investigation Team (MERIT). A roll call vote was taken, with the following results:

Ayes: Ald. Catalano, Jakab, Messina, Sorrentino, Susmarski, E. Wesley, R. Wesley &  
Woods  
Nays: None  
Abstained: None  
Motion: Carried



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**REPORT & RECOMMENDATION**

**REQUEST TO CHANGE FROM CLASS P TO CLASS A LIQUOR LICENSE**

**DISCUSSION:**

Chief Vesta reported the Mayor had a request from Frank's Fresh Market to allow expanded menu items and the consumption of alcohol while consuming the food. It would reduce the Class P licenses by one and increase Class A licenses by one. He has spoken with other communities and they had no issues with similar setups.

**VOTE:**

Ald. Messina made a motion, seconded by Ald. Woods, to approve the change from a Class P to Class A Liquor License. A roll call vote was taken, with the following results:

Ayes: Ald. Jakab, Messina, Sorrentino, Susmarski, E. Wesley, R. Wesley & Woods  
Nays: None  
Recused: Ald. Catalano  
Abstained: None  
Motion: Carried

**REPORT & RECOMMENDATION:**

**REQUEST FOR AMANDMENT TO LIQUOR LICENSE CODE REGARDING THE SAMPLING OF PRODUCT ON-PREMISES**

**DISCUSSION:**

Chief Vesta explained this request came to the Mayor from Chicago Wine Company who wants to have the ability for sampling of wine. They have been in the City for over 10 years. State law already allows for three samples per person; this would just change the wording already covered by that law.

**VOTE:**

Ald. E. Wesley made a motion, seconded by Ald. Susmarski, to approve an Amendment to the Liquor License Code Regarding the Sampling of Product On-Premises. A roll call vote was taken, with the following results:

Ayes: Ald. Catalano, Jakab, Messina, Sorrentino, Susmarski, E. Wesley, R. Wesley & Woods  
Nays: None  
Abstained: None  
Motion: Carried



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

- a) Squad Purchase (July 11)
- b) Police Department Code Revisions (July 11)

**ADJOURNMENT:**

The meeting adjourned at 8:25 p.m.

*Minutes taken by Eileen Schultz*



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

Committee Date: June 13, 2019  
Present: Ald. Catalano, Jakab, Messina, Sorrentino, Susmarski, E. Wesley  
R. Wesley & Woods  
Absent: None  
Also Present: Treasurer Porch, City Manager Mermuys, Police Chief Vesta,  
E. Cage, B. Garelli, A. Lange  
Meeting Convened at: 8:25 p.m.

**APPROVAL OF THE MINUTES:**

The minutes of the May 9, 2019 meeting were approved as presented.

**REPORT & RECOMMENDATION:**

APPROVAL OF AGREEMENT BETWEEN CITY OF WOOD DALE & CHRISTOPHER B. BURKE  
ENGINEERING, LETC. (CBBEL) FOR PROFESSIONAL ENGINEERING SERVICES FOR RICHERT  
STATION & TANK MAINTENANCE

**DISCUSSION:**

None

**VOTE:**

Ald. Catalano made a motion, seconded by Ald. Jakab, to approve an Agreement between the  
City of Wood Dale and Christopher B. Burke Engineering, Ltd. (CBBEL) for Professional  
Engineering Services for Richert Station and Tank Maintenance in the not-to-exceed amount of  
\$60,443.00. A roll call vote was taken, with the following results:

Ayes: Ald. Catalano, Jakab, Messina, Sorrentino, Susmarski, E. Wesley, R. Wesley  
& Woods  
Nays: None  
Abstained: None  
Motion: Carried

**REPORT & RECOMMENDATION**

APPROVAL OF AGREEMENT BETWEEN CITY OF WOOD DALE & ROBINSON ENGINEERING FOR  
PROFESSIONAL SERVICES FOR COMMUNITY RATING SYSTEM (CRS) ADMINISTRATION



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**DISCUSSION:**

None

**VOTE:**

Ald. Catalano made a motion, seconded by Ald. Sorrentino, to approve an Agreement between the City of Wood Dale and Robinson Engineering for Professional Services for Community Rating System (CRS) Administration in the not-to-exceed amount of \$15,865. A roll call vote was taken, with the following results:

Ayes: Ald. Catalano, Jakab, Messina, Sorrentino, Susmarski, E. Wesley, R. Wesley & Woods  
Nays: None  
Abstained: None  
Motion: Carried

**REPORT & RECOMMENDATION:**

APPROVAL OF AGREEMENT BETWEEN CITY OF WOOD DALE & ROBINSON ENGINEERING FOR FY2020 MANAGEMENT OF INDUSTRIAL PRE-TREATMENT PROGRAM, NPDES PERMIT REQUIRED NUTRIENT STUDIES AND OTHER DESIGN WORK

**DISCUSSION:**

None

**VOTE:**

Ald. Catalano made a motion, seconded by Ald. Jakab, to approve an Agreement between the City of Wood Dale and Robinson Engineering for the FY 2020 Management of the Industrial Pretreatment Program, NPDES Permit Required Nutrient Studies and Other Design Work in a not-to-Exceed Amount of \$202,300.00. A roll call vote was taken, with the following results:

Ayes: Ald. Catalano, Jakab, Messina, Sorrentino, Susmarski, E. Wesley, R. Wesley & Woods  
Nays: None  
Abstained: None  
Motion: Carried

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

- a. Rear Yard Drainage Not for Profit – July 11





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*Ald. Messina asked about adding additional residents to committees and forming new committees. Mr. Mermuys stated the Mayor has the power to do that at a council meeting, so it should be under the Mayor's Report.*

**ADJOURNMENT:**

The meeting adjourned at 8:27 p.m.

*Minutes taken by Eileen Schultz*