
PLANNING BUILDING & ZONING **COMMITTEE MINUTES**

Committee Date: August 8, 2019
Present: Ald. Catalano, Jakab, Messina, Sorrentino, E. Wesley
& Woods
Absent: Ald. Susmarski & R. Wesley
Also Present: Mayor Pulice, City Manager Mermuys, Treasurer Porch,
City Manager Mermuys, Police Chief Vesta, B. Wilson, A. Lange,
B. Garelli, E. Cage
Meeting Convened at: 7:30 p.m.

APPROVAL OF THE MINUTES:

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

REPORT & RECOMMENDATION

ENGAGE TESKA ASSOCIATES TO INITIATE UDO/ZONING ASSESSMENT PROJECT

DISCUSSION:

Ed Cage reported this is a joint proposal led by Teska and Ancel Glink and that Teska is familiar with Wood Dale through the Comprehensive Plan. There are some duplications and inconsistencies, and staff has had numerous contacts from business park owners whose properties are substantially affected.

Ald. E. Wesley asked what the \$19,500.00 covers and start and completion dates. Mr. Cage reported this portion is to go through the Code and assess to find duplications and inconsistencies, which is the beginning of the process to determine the magnitude of the problem. If approved tonight to go to City Council next week, they would start as soon as possible, and staff is hoping for a report within 90 days.

Ald. Woods asked they'd also review the Town Center District overlay. Mr. Cage responded the proposal is to go through the entire UDO or 17 or 18 sections to find inconsistencies and report to him to report to Council. The Thorndale Corridor overlay is a priority in his opinion. It can be done in phases or as one big project, but the UDO is quite substantial. Mr. Cage agreed there have been issues with Town Center businesses and some things could be reviewed; however, he has not looked into that as much as the Thorndale Corridor overlay. Woods asked why that is not included as part of this study. He also wanted to know who did the original UDO. Jeff Mermuys stated it was done by Landvision. Mayor Pulice would like to look at this as soon as possible to clear up parking and other issues. Ald. Sorrentino would like to see Wood Dale known as "the city that cares about businesses and residents, and try to make things work in everyone's best

interest.” Ald. E. Wesley suggested getting a price to also include looking at the Town Center. Ald. Woods inquired about the type of format the report would be presented as, a red-lined document or a summary. Mr. Woods stated the City can select which format they prefer.

VOTE:

Ald. Messina made a motion, seconded by Ald. Jakab, to approve engaging Teska Associates to Initiate the UDO/Zoning Assessment Project in the not to exceed amount of \$19,500.00.

A roll call vote was taken, with the following results:

Ayes:	Ald. Catalano, Jakab, Messina, Sorrentino, E. Wesley, Woods
Nays:	None
Abstained:	None
Motion:	Approved

REPORT & RECOMMENDATION:

RETAIL COACH CONTRACT EXTENSION

DISCUSSION:

Ed Cage reported the City engaged with Retail Coach in August of 2018 for a three-year contract to be reviewed after every year. They have met with staff numerous times, and the end users they are discussing would be new locations in Wood Dale that staff would like to see in town. He has a list of companies they’ve met with and there are 15-20 sites mainly along Irving Park that they are marketing. Staff has been busy with development and CDC agendas are booked for months. These are predominantly food related uses, but they’ve also contacted a hotel developer. Staff wants to extend contract for one more year for \$30,000. Ald. Jakab asked how staff knows they have really spoken with those on the list. Mr. Mermuys stated he has personally sat in on a number of meetings. The first part was \$40,000 since it included data analysis. Ald. E. Wesley commented that City staff produced the AT&T, Starbucks and 7/11 and he doesn’t see any results from this company. Mr. Cage stated that what’s happening with development now started a few years ago with a lot of work done by his department, and feels the second year is key for seeing results. Ald. Woods feels staff is overburdened and Committee should continue to let them pursue opportunities. Mr. Mermuys suggested that if no results come forward, then no proposal will come for a renewal. Ald. Sorrentino proposed renewing them for six months for \$15,000. Ald. Woods pointed out these developments take a long time so that wouldn’t be sufficient time to see results.

VOTE:

Ald. Woods made a motion, seconded by Ald. Jakab, to approve the Retail Coach Contract Extension for another year for \$30,000.00. A roll call vote was taken, with the following results:



Ayes: Ald. Catalano, Jakab, Messina, Sorrentino, E. Wesley, Woods
Nays: None
Abstained: None
Motion: Approved

ITEMS TO BE CONSIDERED AT FUTURE MEETINGS:

- Starting a discussion with Haymarket Addiction Center (*Ald. Sorrentino*)
- Update on dumpster enclosures

ADJOURNMENT:

The meeting adjourned at 8:26 p.m.

Minutes taken by Eileen Schultz



FINANCE & ADMINISTRATION **COMMITTEE MINUTES**

Committee Date: August 8, 2019
Present: Ald. Catalano, Jakab, Messina, Sorrentino, E. Wesley & Woods
Absent: Ald. Susmarski & R. Wesley
Also Present: Mayor Pulice, City Manager Mermuys, Treasurer Porch, City Manager Mermuys, Police Chief Vesta, B. Wilson, A. Lange, B. Garelli, E. Cage
Meeting Convened at: 7:30 p.m.

APPROVAL OF THE MINUTES:

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

REPORT & RECOMMENDATION

AUTHORIZE USE OF TIF FUNDS TO RELOCATE THE AT&T EQUIPMENT BOX ON MITTEL BLVD TO PERMIT INSTALLATION OF ADDITIONAL LEFT TURN (N) ON MITTEL BLVD TO N WOOD DALE RD

DISCUSSION:

None

VOTE:

Ald. Woods made a motion, seconded by Ald. Messina, to approve authorizing the Use of TIF Funds in the Amount of \$78,669.08 to relocate the AT&T Equipment Box on Mittel Boulevard which would permit the Installation of an Additional Left Turn (North) Lane on Mittel Boulevard to North Wood Dale Road. A roll call vote was taken, with the following results:

Ayes: Ald. Catalano, Jakab, Messina, Sorrentino, E. Wesley, Woods
Nays: None
Abstained: None
Motion: Approved

ITEMS TO BE CONSIDERED AT FUTURE MEETINGS:

- None

ADJOURNMENT:

The meeting adjourned at 9:36 p.m.

Minutes taken by Eileen Schultz



PUBLIC WORKS COMMITTEE MINUTES

Committee Date: August 8, 2019
Present: Ald. Catalano, Jakab, Messina, Sorrentino, E. Wesley & Woods
Absent: Ald. R. Wesley & Susmarski
Also Present: Mayor Pulice, City Manager Mermuys, Treasurer Porch, City Manager Mermuys, Police Chief Vesta, B. Wilson, A. Lange, B. Garelli, E. Cage
Meeting Convened at: 8:25 p.m.

APPROVAL OF THE MINUTES:

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

REPORT & RECOMMENDATION

APPROVAL OF LETTER OF UNDERSTANDING (LOU) FOR LANDSCAPING MAINTENANCE FOR IL-390

DISCUSSION:

Alan Lange reported this is part of the improvements along the I-390. The Tollway would like concurrence from the City that it will assume maintenance of the newly planted trees at the end of one-year warranty. This is for 9 trees and 20 bushes and will require minimal maintenance other than occasional trimming. City staff is already cutting the section along Mittel and Lively weekly, and south Thorndale is being done by the Tollway. After warranty is up they will replace any dead ones before the City begins maintenance.

VOTE:

Ald. Catalano made a motion, seconded by Ald. Sorrentino, to approve a Letter of Understanding (LOU) for Landscaping Maintenance for the IL-390. A voice vote was taken, with the following results:

Ayes: Ald. Catalano, Jakab, Messina, Sorrentino, E. Wesley, Woods
Nays: None
Abstained: None
Motion: Approved

REPORT & RECOMMENDATION:

UPDATE OF WARD 2 & 3 STORMWATER PROJECT

DISCUSSION:

Mr. Fundich of Robinson Engineering provided a construction status on the northern UDS Project status for Westview Elementary, IEPA loan financing, overall project schedule and phasing plan. He reported the Squaw Creek Project is mostly completed except railings and punch list items. The Dalewood Storm Sewer contract began in May, but has had contractor delays with the sidewalk and other ancillary items. He expects Dalewood completion by end of next week before the school year starts. Ald. Woods had concerns about gravel being everywhere, and was advised ground restoration will be completed in September. They plan to start on Gilbert next week, which should be done by end of September. It will start at Addison and go west along Gilbert for an upsized storm sewer that will have a significant impact. Between all the projects, the City's first investment into Ward 2 and 3 stormwater improvements will be \$2.5 million.

Mr. Fundich stated that as the design process unfolded, some issues arose. These structures need to be buried to a sufficient level to create buoyancy and need to be buried very deep. They were in the \$24M dollar range, but are now in the \$28M dollar range. If they can get storage behind Westview, the cost savings can be in excess of \$1M. They are meeting with the School Board next week to discuss how this could impact the school. He understands all construction work would need to be done during summer 2020.

Mr. Fundich reviewed Project financing with an IEPA loan. Robinson has submitted the simple pre-application to get on the list. Mr. Fundich followed up in May in Springfield and introduced the project to them. He learned that the eligibility for stormwater is heavily dependent that the project has stormwater quality benefits. Squaw Creek portion is a step in that direction. He then reviewed the pros and cons of an IEPA Loan.

Ald. Woods suggested holding off a year to make the dollars and paperwork line up since none of the system will work until everything is done. Mr. Mermuys stated that phasing has been discussed, but Council has said they wish to go "full speed ahead" with the project to get the benefit. Mayor Pulice would like to see benefits sooner. Mr. Fundich talked about putting off the school until 2021. He explained the anticipated flow once project is done. Brad Wilson talked about financing and how that would work with bond issues. Ald. Sorrentino asked what happens if the School Board says they are not interested. Mr. Mermuys noted that although there is a contingency plan, this would save taxpayers over a million dollars.

VOTE:

Ald. E. Wesley made a motion, seconded by Ald. Woods, to approve moving forward with the red Section on the Project Schedule Map and submit paperwork for a low interest loan, and also look at the bond issues to pay for the first phase of the red, including the \$25,000.00 for this master facilities plan. A roll call vote was taken, with the following results:



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

REPORT & RECOMMENDATION:

2019 PAVEMENT PATCHING PROGRAM

DISCUSSION:

None

VOTE:

Ald. Ald. E. Wesley made a motion, seconded by Ald. Sorrentino, to approve a Contract with R.W. Dunteman for the 2019 Pavement Patching Program in the not-to-exceed amount of \$133,434.00. A roll call vote was taken, with the following results:

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

REPORT & RECOMMENDATION:

ROYAL OAKS LIFT STATION IMPROVEMENTS

DISCUSSION:

None

VOTE:

Ald. E. Wesley made a motion, seconded by Ald. Jakab, to approve the Royal Oaks Lift Station Improvements to Cecchin Plumbing & Heating, Inc. in the not-to-exceed amount of \$625,853.00. A roll call vote was taken, with the following results:

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



ITEMS TO BE CONSIDERED AT FUTURE MEETINGS:

- None

ADJOURNMENT:

The meeting adjourned at 9:35 p.m.

Minutes taken by Eileen Schultz