
PLANNING BUILDING & ZONING **COMMITTEE MINUTES**

Committee Date: October 24, 2019
Present: Ald. Catalano, Jakab, Messina, Sorrentino, Susmarski, E. Wesley & Woods
Absent: Ald. R. Wesley
Also Present: Mayor Pulice, City Manager Mermuys, Treasurer Porch, City Manager Mermuys, Police Chief Vesta, Deputy Chief Frese, A. Lange, E. Cage
Meeting Convened at: 7:30 p.m.

APPROVAL OF THE MINUTES:

The minutes of the October 10, 2019 meeting were approved as presented.

Mayor Pulice reported that Metra is having a safety contest and is now soliciting entries for the annual safety poster. This year's theme is "Obey Signs" and the entry deadline is Friday, January 31, 2020. Further information is available on Metra's website.

REPORT & RECOMMENDATION

ANNEXATION, SPECIAL USE, PLANNED UNIT DEVELOPMENT, REZONING, FINAL PLAT OF SUBDIVISION AND MAJOR SITE PLAN REVIEW FOR REDEVELOPMENT OF SUBJECT PROPERTY AT 800 N ROUTE 83

DISCUSSION:

Several residents were in attendance and addressed their concerns about this site.

Will Fairchild (6N680 Pine Ave.) – He stated that all residents in Mohawk Manor are very concerned about the pending redevelopment of this property and it becoming a good interim neighbor to existing residents during the transition period. They are very concerned about traffic on existing streets that not designed for commercial traffic and the fact that there are no sidewalks. These concerns are during and after the construction period. They also have issues with treating Bryn Mawr as the standing construction zone. Other concerns include air and water quality, and the arborists who were irresponsible and removed hundreds of trees. He is hoping that if this rezoning and development is approved, the City will take all appropriate steps toward safety and security for the nearby residents.

Thomas Milowski (17W061 Washington St) – He is concerned about the degradation of quality of life for the neighborhood. It is currently fenced off from all the industrial zone areas and there is no mixing of commercial and industrial traffic. He wants a fence at the south edge of the property. He also feels that traffic should not mix with the residential area; they want to maintain the quiet and minimal traffic they currently experience. If no fence is put up, he requested making sure there is no construction traffic through Pine St. Even though these residents are unincorporated, he stated they still have rights. Although 30 parcels were purchased, their neighborhood should not change.

Tammy Bending (6N775 Pine) – She expressed concerns about the traffic study conducted as it was a software program that took the stats. She explained what she has experienced as far as traffic and exiting her subdivision during peak hours. There is currently only one access, so she inquired as to why there are three planned that are turning into the building. She noted that although they are eliminating 60 cars, they are now bringing in 250 cars into a neighborhood. The shoulder has been removed while turning into their subdivision. They have semis and cars coming out of that industrial section on the east side of Route 83 that make U-turns. There is a no truck sign, but it seems like this business will be bringing a lot of trucks into the area. No mailers were sent to the residents and no consideration as to what is going on. She also asked about extra police patrolling the area which is currently covered by the county. She is also concerned about individuals using the PACE bus stop, and plans for residents safety.

Christine Bending (17W027 Bryn Mawr) – She reviewed the documents, including a traffic impact study for the proposed warehouse development prepared by KOLA by data from July 2019. They quoted a right in/right out access drive on Route 83 north of Bryn Mawr, yet the plans submitted by Transwestern do not show this access. Bryn Mawr will be extended west to Edgewood Avenue to improve access to the site for truck traffic and additional access to Route 83. One of the communications between CMAP seems to indicate they do not support the proposed development, so she feels Transwestern is being less than truthful. Findings are incorrect based on information provided by Transwestern. During the first week of October, they removed trees with no permits or special use permits for oversized vehicles to be in Mohawk Manor. She is disappointed with the actions of the City Council and those who did not communicate with Mohawk Manor. They pay taxes to Wood Dale schools, parks and fire district. They are part of Wood Dale and she urged the City Council think about what remaining residents will need to endure.

Jason DeBello (17W049 Washington) – He stated that traffic is a huge issue and finds it difficult to believe there will be low impact to traffic. He is also concerned about water as

they are well and septic. When the new building goes in, the City will need to address how they remove septic field so it doesn't leak into the residents' water system.

Julia Malec (17W048 Center St) – She addressed the issue of driveways as that is a big part of keeping their community together until all houses are purchased. She would like to keep them out of the neighborhood until they buy the other side of the block. She talked about how school buses come in one way and go out the other and there is no way for them to turn around; this will create a very dangerous situation with trucks there. She would like to see the other access be moved over 300' feet on to their property and be their access. She also wants the City to delay opening up that road. She is concerned about future cut-through traffic and wants to keep the trucks on the industrial drives.

Debbie Palumbo (17W109 Center St.) – While walking her dog, she sees people cutting through their subdivision when Route 83 is backed up and it's a dangerous situation. When they cannot exit, the drivers will cut through and bring extra traffic. This business is bringing in 200 jobs, and they have been told that 100 of those will be current Transwestern employees coming from somewhere else to this location. She asked if they will have a Wood Dale job fair before others are offered employment. The residents had 104 signatures on a petition and while they are still there, they wish to maintain the current quality of life they have. She also noted that some of these residents do not want to move.

Frances DeJesus (17W063 Bryn Mawr) - She has concerns about taking her six-year old daughter to a bus stop with speeding traffic and drivers who don't stop. There are no sidewalks, so the kids stand on the street waiting for their buses. She wanted to know if this is a 24/7 business with traffic all day and wanted to know who will working there. She moved to her home two years ago and was unaware this would be happening. She also has concerns about what this will do to an area that is beautiful with lots of trees and well maintained homes. She is also worried about ambulance access and her children's safety. There is no way she can get on Route 83 during rush hour and has seen some accidents.

Olgierd Tyszkieoin (17W21 Center St.) – He stated that an increase from 60 to 210 cars daily is ridiculous. He also talked about the wells needing to be capped off before any construction is started. He asked about contacting the county and having EPA come by and halt the project. Another concern was about their drinking water being poisoned.

Community Development Director Ed Cage gave a presentation on the proposed redevelopment and displayed a map of the area and the current zoning map for Wood Dale. He noted that Route 83 is an IDOT street and the City has no say in what they do. He showed the three proposed access points onto Bryan Mawr and the building elevations, landscaping,

and PUD deviations. It was noted that the CDC recommended this proposal 5 to 1 since it is consistent with the UDO and City's Comprehensive Plan, but they did include conditions to be met. They want to eliminate one of the Bryn Mawr access points and consideration of an additional access point from Edgewood. They want follow-up with DuPage County on permitting issues and water and wells. Mr. Cage stated that the Health Department will be following up. He will return to the CDC to staff can follow-up with a number of these issues. He agrees that sidewalks should be included. At the Annexation Hearing, he will have an update on the resident's concerns. He stated that if and when approved, they need to meet the City requirements and code, and if in violation, they will address those.

Ald. Woods requested that Mr. Cage look at traffic and the safety issues. He would like to see this arranged so residents can co-exist during the construction. Ald. Sorrentino stated that the City Council supports the residents' concerns. He voiced his agreement with safety concerns for the children and senior citizens. Mr. Cage stated that he understands the key issues are sidewalks and safety and his staff will work with the developer on those issues.

Ken Mahoney stated that Transwestern Development will work with staff going forward to integrate their comments into what is being done on the site. As far as tree removal, they worked with each homeowner so they were aware of what was happening, but apparently not with those south of Bryn Mawr. He talked about the well impact, stating that their general contractor was on site every day and every well was surveyed and flagged to ensure the equipment was not damaging wells. As for fencing, he explained they are in a transition period right now as there are still 20 residents in 30 of the homes. They will be moving out within the next 7 to 10 days so by November 2nd no one will be in those homes, and Transwestern will be able to fully secure the site. The fencing company will fence it by the week of November 4th to secure the site. They will work with their general contractor and city staff to minimize traffic running off Bryn Mawr. They have designed the building to minimize impact to the surrounding area by putting the truck docks to the north for northwest access on Edgewood. They are placing fencing on the south half of the building and are planting 200 trees with a huge focus along Bryn Mawr. Elm, maple and oak trees will be used for screening. In terms of curb cuts and access, they tried to get a curb cut along Route 83, but it is an IDOT road and they require 500' feet minimum between curb cuts. The jobs are Nippon express jobs and are a corporate relocation. Up to 100 jobs will be relocating; however, everyone may not relocate. They plan to hire local and intend to be great corporate members of the community. He confirmed they will have normal bus hours and this is not a 24/7 facility.

VOTE:

Ald. Jakab made a motion, seconded by Ald. Woods, to approve the Annexation, Special Use, Planned Unit Development, Rezoning, Final Plat of Subdivision and Major Site Plan Review for the Redevelopment of the Subject Property located at 800 N. Route 83. A roll call vote was taken with the following results:

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

REPORT & RECOMMENDATION:

FINAL FAÇADE IMPROVEMENT GRANT PAYMENT FOR JB'S INN AT 146 W IRVING PARK RD

DISCUSSION:

None

VOTE:

Ald. Jakab made a motion, seconded by Ald. Messina, to approve the Final Façade Improvement Grant Payment for JB's Inn, located at 146 W. Irving Park Road, in the not to exceed amount of \$8,826.25. A roll call vote was taken with the following results:

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

ITEMS TO BE CONSIDERED AT FUTURE MEETINGS:

- Recreational Marijuana – Dec 12, 2019
- UDO Teska Revisions – Dec 12, 2019

ADJOURNMENT:

The meeting adjourned at 835 p.m.

Minutes taken by Eileen Schultz



PUBLIC WORKS
COMMITTEE MINUTES

Committee Date: October 24, 2019
Present: Ald. Catalano, Jakab, Messina, Sorrentino, Susmarski, E. Wesley & Woods
Absent: Ald. R. Wesley
Also Present: Mayor Pulice, City Manager Mermuys, Treasurer Porch, City Manager Mermuys, Police Chief Vesta, Deputy Chief Frese, A. Lange, E. Cage
Meeting Convened at: 9:18 p.m.

APPROVAL OF THE MINUTES:

The minutes of the October 10, 2019 meeting were approved as presented.

REPORT & RECOMMENDATION

PORTABLE VEHICLE LIFT PURCHASE

DISCUSSION:

Ald. E. Wesley asked why the lowest bidder was not accepted. Mr. Lange explained they do not offer fork extensions, and there are no local dealers for manufacturing and they don't offer any type of onsite service. They are produced in Streator, Illinois and have several local dealers. He noted that parts for current lifts are becoming obsolete and hard to find. Ald. Woods asked if the floor at Public Works can handle the load of this equipment. Mr. Lange agreed to look into this and report back.

VOTE:

Ald. Catalano made a motion, seconded by Ald. Sorrentino, to approve a Portable Vehicle Lift Purchase in the not to exceed amount of \$44,025.00. A roll call vote was taken with the following results:

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



ITEMS TO BE CONSIDERED AT FUTURE MEETINGS:

- Richert Lift Station Painting – November 14, 2019
- Robinson Stormwater Report Ward 2 & 3 – November 14, 2019
- Update on A Lamp projects and punch lists (E. Wesley request)

ADJOURNMENT:

The meeting adjourned at 9:25 p.m.

Minutes taken by Eileen Schultz