
PLANNING ZONING & BUILDING COMMITTEE MINUTES

Committee Date: November 14, 2019
Present: Ald. Catalano, Jakab (7:48p.m.), Sorrentino, Susmarski,
E. Wesley & Woods
Absent: Ald. Messina and R. Wesley
Also Present: Mayor Pulice, City Manager Mermuys, Treasurer Porch, City
Manager Mermuys, Police Chief Vesta, A. Lange, B. Wilson,
E. Cage, B. Garelli
Meeting Convened at: 7:30 p.m.

APPROVAL OF THE MINUTES:

The minutes of the October 24, 2019 meeting were approved as presented.

REPORT & RECOMMENDATION

APPROVAL OF A TIF FUNDING AGREEMENT FOR THE PROPOSED BRYN MAWR ST
RECONSTRUCTION, ANNEXATION AND REDEVELOPMENT OF 800 N. Route 83, SUBJECT TO
CITY ATTORNEY & TIF CONSULTANT FINAL REVIEW AND APPROVAL

DISCUSSION:

Ed Cage reported this project is for 20 acres to be annexed into the city and there will be a Public Hearing at next week's City Council Meeting. The developer has addressed a number of the resident's concerns including removing the third access point. The proposed end user and developer are requesting a street being built from Bryn Mawr through to Edgewood, which would require meeting City standards. These two properties are requesting financial assistance to put in the street, which the City would normally do. Cost estimate for a street is \$1.2 million dollars and they are asking for \$1.1 or less. If work comes in for less, it would be for that lesser amount. The proposal is for the developer to pay the City for the permit fees and it would be rebated to them at a later date. The subject property is not in the TIF area, but the areas next to it are. Ald. Susmarski asked about the traffic flow coming into a blind corner and suggested widening the entrance at north end rather than creating a blind curve. Mr. Cage stated the engineers will review it and they will not create something that is a problem.

Ald. Catalano asked if all safety concerns of residents were addressed; Mr. Cage assured him the developer did listen and address those items.

Mr. Cage stated this is a request for an incentive, and that the street reconstruction is a benefit to the area connecting Busse to Edgewood. It allows other options for traffic entering and exiting the industrial park, and allows redevelopment of other nearby properties owned by Nippon Express.

Ald. E. Wesley asked for clarification of permit issues and if the City has done this for any other developers. Mr. Cage stated there was a similar arrangement for Memory Care.

VOTE:

Ald. E. Wesley made a motion, seconded by Ald. Susmarski, to approve a TIF Funding Agreement for the Proposed Bryn Mawr Street Reconstruction, Annexation and Redevelopment of 800 N. Route 83, Subject to City Attorney & TIF Consultant Final Review and Approval the. A roll call vote was taken with the following results:

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

REPORT:

APPROVAL OF A TEXT AMENDMENT, SPECIAL USE AND MAJOR SITE PLAN REVIEW FOR THE UDO FOR CASE NO. 2019-CDC-12 FOR AN EMPLOYMENT AGENCY TO BE LOCATED AT 273 E IRVING PARK RD, SUITE B WITHIN THE TCB ZONING DISTRICT

DISCUSSION:

Ald. Susmarski asked Chief Vesta about parking along Catalpa still being an issue. He had concerns about cars from the apartment complex using the business parking spots for their overflow. Chief Vesta agreed to follow-up on the parking situation.

VOTE:

Alderman Jakab made a motion, seconded by Ald. Woods, to approve a Text Amendment, Special Use and Major Site Plan Review for the UDO for Case No. 2019-CDC-12, for an Employment Agency to be Located at 273 E. Irving Park Road, Suite B within the TCB Zoning District. A roll call vote was taken, with the following results:

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



REPORT & RECOMMENDATION:

AUTHORIZE THE EXECUTION OF AN IGA BETWEEN CITY OF WOOD DALE AND DUPAGE COUNTY FOR BIKE TRAIL MAINTENANCE OF SALT CREEK GREENWAY RECREATION TRAIL (MITTEL DR TO SCHOOL ST SECTION) LOCATED AT 650 AND 750 N WOOD DALE RD

DISCUSSION:

None

VOTE:

Ald. Jakab made a motion, seconded by Ald. Susmarski, to authorize the Execution of an IGA between the City and DuPage County for the Bike Trail Maintenance of the Salt Creek Greenway Recreation Trail (Mittel Drive to School Street Section) Located at 650 and 750 North Wood Dale Road. A roll call vote was taken, with the following results:

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

ITEMS TO BE CONSIDERED AT FUTURE MEETINGS:

- UDO Teska – December 12, 2019
- Recreational Marijuana – December 12, 2019
- Video of Welcome to Wood Dale needs updating

ADJOURNMENT:

The meeting adjourned at 7:52 p.m.

Minutes taken by Eileen Schultz



FINANCE & ADMINISTRATION COMMITTEE MINUTES

Committee Date: November 14, 2019
Present: Ald. Catalano, Jakab, Sorrentino, Susmarski, E. Wesley & Woods
Absent: Ald. R. Wesley & Messina
Also Present: Mayor Pulice, City Manager Mermuys, Treasurer Porch, City Manager Mermuys, Police Chief Vesta, A. Lange, E. Cage
Meeting Convened at: 920 p.m.

APPROVAL OF THE MINUTES:

The minutes of the September 12, 2019 meeting were approved as presented.

REPORT & RECOMMENDATION

FY2019 AUDIT REPORT

DISCUSSION:

Anthony Cervini of Sikich was present to review the highlights of the fy2019 audit. Brad Wilson noted there were no issues with the audit this year. Mr. Cervini reported that Sikich issued the Comprehensive Annual Financial Report, auditor's communication to members of City Council and management, and the TIF Compliance report. They have also filed and submitted the CAFR. He commended the City for receiving the Certificate of Achievement for Excellence in Financial Reporting presented for its Comprehensive Annual Financial Report for year ended April 30, 2018.

Mr. Cervini briefly reviewed the Letter of Transmittal and independent Auditor's report, stating that Sikich has issued a clean unmodified opinion of the City's financial state, the highest they can present. He recommended all Council members take the time to review the Management's Discussion and Analysis as it explains what happened throughout the course of the year and what drove those changes.

VOTE:

Ald. E. Wesley made a motion, seconded by Ald. Sorrentino, to approve the FY2019 Audit Report. A roll call vote was taken with the following results:

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



REPORT:

MASTER FEE SCHEDULE UPDATE

DISCUSSION:

Mr. Wilson stated that on at least a yearly basis staff is to review the MFS and identify any changes that need to be made and/or verify that the fees in the schedule are still current and reasonable in the current environment. Rather than requiring a \$5,000 bond for a minor project, staff is recommending the \$5,000 bond be replaced by a \$1,000 bond for minor projects of 400 square feet or less. This maintains the bond guarantee, while not being onerous on the residents, who are simply improving their property. Small commercial projects would also move to \$1,000, while larger commercial projects would stay the original amount of \$5,000. That was only one change this year.

VOTE:

Ald. E. Wesley made a motion, seconded by Ald. Sorrentino, to approve the Master Fee Schedule Update. A voice vote was taken, with all members voting aye. Motion carried.

REPORT & RECOMMENDATION:

WATER RATES

DISCUSSION:

Brad Wilson provided a history of rate increases with the amount, type, reason, and need for the change. He next reviewed the Consumption History with the rate, revenue, sewer rate, revenue, total revenue and consumption noted. He reviewed the proposed rate increases. Discussion ensued on various options and possible formulas to address the shortfall.

VOTE:

Ald. Susmarski made a motion, seconded by Ald. Woods, to add \$7.00 to the fixed side of sewer rates, \$2.00 to the variable side of sewer and \$2.00 to the fixed side of water. A roll call vote was taken, with the following results:

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



ITEMS TO BE CONSIDERED AT FUTURE MEETINGS:

- Property Causality Insurance – December 12, 2019
- CIP – January 9, 2020

ADJOURNMENT:

The meeting adjourned at 9:58 p.m.

Minutes taken by Eileen Schultz



PUBLIC WORKS COMMITTEE MINUTES

Committee Date: November 14, 2019
Present: Ald. Catalano, Jakab, Sorrentino, Susmarski, E. Wesley & Woods
Absent: Ald. Messina and R. Wesley
Also Present: Mayor Pulice, City Manager Mermuys, Treasurer Porch, City Manager Mermuys, Police Chief Vesta, B. Wilson, A. Lange, E. Cage, B. Garelli
Meeting Convened at: 7:52 p.m.

APPROVAL OF THE MINUTES:

The minutes of the October 24, 2019 meeting were approved as presented.

REPORT & RECOMMENDATION

RESOLUTION APPROVING AGREEMENT WITH ERA VALDIVIA CONTRACTORS FOR PAINTING & REHABILITATION OF RICHERT STATION GROUND STORAGE RESERVOIR AND PUMP HOUSE

DISCUSSION:

None

VOTE:

Ald. Catalano made a motion, seconded by Ald. E. Wesley, to approve a Resolution Approving an Agreement with Era Valdivia Contractors for the Painting and Rehabilitation of Richert Station Ground Storage Reservoir and Pump House in the not to exceed amount of \$498,750. A roll call vote was taken with the following results:

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

REPORT:

REPORT FROM ROBINSON ENGINEERING REGARDING WARD 2/3 STORMWATER PROJECT

DISCUSSION:

Aaron Fundich of Robinson Engineering provided a construction status on the three projects, the Northern UDS Project status, Phase I project schedule and IEPA Loan Application status.

He reported that all three projects have been with same contractor, A Lamp, over the course of the year. Fencing and railings are done for Squaw Creek, but there are still a few punchlist items outstanding. For Dalewood Avenue, all the major construction is complete and the complete resurfacing, but they are still delinquent with parkway restoration. On Gilbert Drive they have completed storm sewer and concrete work, but pavement patching remains and parkway restoration pending weather. He shared the A-Lamp schedule through end of November. If seeding and blanketing this late in year doesn't work, they'll return in spring. They intend to get the punchlist for all three projects done during December to close up by the end of year.

Mr. Fundich explained about updated rainfall data done in March of 2019 which took into account all additional rain data. This indicates that the 100-year storm event is about 15% higher than prior study data had shown. The IDNR and DuPage county Stormwater Commission intend to adopt this new rainfall data which will affect all projects as of January 1st. The data used for the past 30 years indicates a 25-year storm is 5.5" inches, and a 100-year storm is 7.58" in one day. The new data shows that all three have increased by about an inch. A 100-year storm is now 8.57"; the 50 year is now 6.50" and 25-year is 6.45" based on updated Bulletin 70 published in 2019. Robinson has updated the City's model to reflect the updated data.

Mr. Fundich provided detailed explanation of the project to ensure all Committee members understood it prior to going out for bid. He also spoke about some of the anticipated construction challenges and impacts for 18-24 months. There will be a significantly large backhoe needed to excavate 30+ feet and there will be a great deal of noise and dust. There would be a 200' feet stretch of road completely closed to traffic with Potter Street open to adjacent residents and construction traffic only for 6-9 months. Based on all the major inconveniences, resident communication will be paramount, so there needs to be a very proactive plan in place.

He provided a School District 7 status update. After meeting with the school, they are requesting having the entire parking lot repaved that is being impacted, and also connecting the eastern and western lots. The City attorney will begin working on an IGA for ratification of this later this winter, pending their approval on November 21st.

For the Northern UDS schedule, the current cost estimate is \$12 million dollars to come all along Potter to Dalewood. They anticipate advertising for bids late January, and doing

contract award in February/March, with construction starting in spring of 2020 completed by spring of 2021.

Mr. Fundich proposed possibly constructing the force main only in 2020, and deferring Potter Street storage and conveyance until IEPA loan in 2021, as that would reduce 2020 cost by approximately \$1.4 million dollars. The same could be done with the ComEd sewer. For the IEPA loan application, the Facilities Plan is 80% complete and they anticipate submittal in December 2019. The loan is to cover Phases II and III of the overall project and target loan approval is January of 2021.

The next steps are to finalize easement agreements with the School District, Georgetown West Improvement Association and Orchard Lakes. They plan to finalize plans and bidding documents in January. They then want to schedule pre-construction meetings with affected residents and associations for February or March.

Informational only; no action required.

REPORT & RECOMMENDATION:

APPROVAL OF FINAL PAYMENTS TO CLARK-DIETZ ENGINEERING AND NEWCASTLE ELECTRIC, INC. FOR POTTER STREET BOOSTER STATION GENERATOR REPLACEMENT

DISCUSSION:

None

VOTE:

Ald. Catalano made a motion, seconded by Ald. Susmarski, to approve Final Payments to Clark-Dietz Engineering and Newcastle Electric, Inc. for Potter Street Booster Station Generator Replacement in the amounts of \$805.00 and \$16,919.00. A roll call vote was taken, with the following results:

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

REPORT & RECOMMENDATION:

APPROVAL OF AGREEMENT BETWEEN CITY OF WOOD DALE AND IHC CONSTRUCTION COMPANIES, LLC

DISCUSSION:



None

VOTE:

Ald. Catalano made a motion, seconded by Ald. Susmarski, to approve an Agreement between the City of Wood Dale and IHC Construction Companies, LLC for the FY 2020 Wood Dale Road Excavation Sewer Repair in a not to exceed Amount of \$25,000. A roll call vote was taken, with the following results:

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

ITEMS TO BE CONSIDERED AT FUTURE MEETINGS:

- Engineering Standards – Winter
- Elizabeth Drive Bridge, Phase I - Winter

ADJOURNMENT:

The meeting adjourned at 9:20 p.m.

Minutes taken by Eileen Schultz