



PLANNING ZONING & BUILDING COMMITTEE MINUTES

Committee Date: March 12, 2020
Present: Ald. Catalano, Jakab, Messina, Sorrentino, Susmarski, E. Wesley & Woods
Absent: Ald. R. Wesley
Also Present: Mayor Pulice, City Manager Mermuys, Clerk Curiale, Treasurer Porch, Police Chief Vesta, B. Wilson, A. Lange, E. Cage
Meeting Convened at: 7:30 p.m.

Mayor Pulice announced that based on the confirmed cases of the COVID-19 virus, the DuPage County Health Department made a recommendation to cancel any large-scale community events with over 250 people. As a result, the Volunteer Dinner on April 7th will be postponed at this time.

APPROVAL OF MINUTES:

The minutes of the February 13, 2020 meeting were approved as presented.

REPORT & RECOMMENDATION

CONCEPT PLAN APPROVAL (SPECIAL USE, PLANNED USE DEVELOPMENT & MAJOR SITE PLAN REVIEW) FOR CASE NO. CDC-2020-01

DISCUSSION:

Mr. Cage reported this is first major residential project in the City in a long time and reviewed the Concept Plan for 372 Parkview Station. The applicant will return at a future meeting with preliminary engineering if approved. This is in a TCB Zoning district and is 4.3 acres. The site will have access to Wood Dale Road on the east and Commercial to the south. There is a wooded lot to the west which was a buffer between the old bank and Beach Water Park. He shared the site plan, which is four buildings (three 3-story and one 4-story) that total 142 units including studio, one and two-bedroom units. Plans include 214 parking spaces, permeable pavers, three trash enclosures, a grilling area and bicycle parking. Ald. Catalano asked if there were any storefronts planned for the building facing east on Wood Dale Rd. and was advised this is a purely residential project.

This project is in compliance with UDO with seven deviations: Front built-to line is 25' feet; side setback is 20' feet; dwelling units per buildings is 18 max, parking spaces per dwelling unit is two; parking placement in side yard, street facing main entrances required and street

facing services entries is prohibited. It was noted that parking takes into consideration studio and that one-bedroom units require two parking spots. Other communities require a lower parking requirement for studio's; overall the ratio is 1.5 per unit instead of 2. Ald. Messina asked about the mix of unit sizes. The applicant does not meet the 85% building/masonry code. Also, the City is planning on a future TIF project to address any security/lighting/noise issues due to the close proximity to the Police Department. As far as stormwater, the applicant is looking to comply with the county ordinance and relief from more the restrictive Wood Dale city ordinance. Mr. Cage noted they are in full compliance with UDO, building codes, fire code, and stormwater ordinance. The CDC Public Hearing was held February 24th and that Committee recommended approval since it is consistent with Wood Dale's Comprehensive Plan and the surrounding zoning and land use classifications.

The applicant had representatives from Intercontinental Development Team, WT Group and KLOA. They reviewed the company's history, and other developments they have done in Chicago and Michigan; this includes the Hollywood Casino Amphitheatre. Chris Stark, Project Manager with WT Group, was hired to do architectural and structural work for the project. He explained that permeable pavers are in the center courtyard for water runoff. They are looking at solid brick with grout type spacing in between the pavers with gravel. Ald. E. Wesley inquired about plowing and maintenance of those. He asked that they are able to prove they won't get plugged up and will drain properly. Todd Abrams, the Civil Engineer on this project with WT Group, explained permeable pavers have come a long way. They are working with a few manufacturers to ensure they are selecting a paver that is durable enough for snow plowing and trash; choosing more durable. DuPage County requires a maintenance agreement between the City and developer and it will require inspections as part of the agreement for a maintenance plan. They plan to do a good distribution of a variety of tree species. Both driveways will be 26' feet which allow for emergency vehicles. Trash enclosures will be brick and they will put more coniferous trees on the southern barrier to help hide the trash enclosure.

Todd Abrams spoke about some of the stormwater design associated with the project. The goal was to reduce release rates from the property and to improve stormwater quality from the stormwater discharges from the property. He addressed concerns about locations and sizes of the restrictors. Ald. Catalano asked about the ability to access the system; Mr. Abrams assured him there will be multiple locations to do so.

Ald. Woods asked about requirements for stormwater by DuPage County versus Wood Dale's requirements and the percentage being used. Mr. Abrams stated that since this is an existing site, DuPage County Ordinance says you can add up to 25,000' square feet of new impervious area without having to meet the more restrictive DuPage County ordinance.

Wood Dale's ordinance says you can only construct 10,000' square feet; they are proposing an addition of 20,000' square feet of new impervious area to make this development work. Ald. Woods then asked why they are not doing three taller buildings instead of this proposal with all the variances being requested, and was advised by Chris Kalischefski that it's a cost issue and they would lose a substantial amount of units by reducing to three. They are trying to create a unique atmosphere as well to feel more urban. Ald. Messina asked about elevators and was assured all buildings will have an elevator. Mr. Kalischefski stated that by code, they could go up to 72' feet (6 stories), but wanted to develop more a community feel with a U-shape layout. Most units will have views looking past the unit and not looking into other units.

Javier Millan, a Senior Consultant partner with KLOA, is conducting the traffic study and reviewed parking analysis. A comparison with other communities showed the average was 1.26 spaces per unit. They looked at residents of Hamilton Lake in Itasca which is 1.58 which is close to their proposal. The breakdown of Parkview Station units is: 29 studio/61 one-bedroom/52 two- bedroom.

When asked by Ald. Jakab about any issues from moisture with EIFS, Mr. Kalischefski explained it was created to deal with problems stucco had in the past. Sto and Dryvit are the two industry leaders. They use Sto Lotus made of polymers that can expand and contract with heat or with cold weather and is self-cleaning when it rains. They are required to follow the Energy Code of the state of Illinois. Also, they are 15% less than building coverage allowed by code.

When Ald. Woods inquired about rental rates, he was advised they have targeted a smaller unit just over 500' square feet to cost about \$800 a month; the largest two-bedroom unit which is over 1,000' square feet will be right under \$1,700 month.

VOTE:

Ald. Messina made a motion, seconded by Ald. Jakab, to accept the CDC approval on this matter and to recommend their approval of the concept plan as presented for the redevelopment of 372 Parkview Station (the former SBT property) with a 142-unit residential Planned Unit Development as reflected in the submitted concept plan documents. A roll call vote was taken, with the following results:

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



ITEMS TO BE CONSIDERED AT FUTURE MEETINGS:

- Façade Program Grant – March 26
- Special Use (345 E. Irving Park Road, Unit 1-W) – March 26
- Air BNB Code Revisions – April 9

ADJOURNMENT:

The meeting adjourned at 8:52 p.m.

Minutes taken by Eileen Schultz

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

Committee Date: March 12, 2020
Present: Ald. Catalano, Jakab, Messina, Sorrentino, Susmarski, E. Wesley & Woods
Absent: Ald. R. Wesley
Also Present: Mayor Pulice, City Manager Mermuys, Clerk Curiale, Treasurer Porch, Police Chief Vesta, B. Wilson, A. Lange, E. Cage
Meeting Convened at: 8:52 p.m.

APPROVAL OF MINUTES:

The minutes of the February 13, 2020 meeting were approved as presented.

REPORT & RECOMMENDATION

DISCUSSION OF INTERSECTION OPTIONS AT POTTER AND SPRUCE

DISCUSSION:

Chief Vesta reported this request originally came up in 2019. At that time, Robinson Engineering only recommended installation of speed signs and arrows based on accident data, which Public Works implemented immediately. The Police Department also conducted additional enforcement. In that stretch, officers wrote 99 citations over the two-year period during 2018 and 2019. There were four separate traffic incidents at that location since December of 2018. At the end of January, 2020, a more serious accident occurred where a vehicle slid through the intersection and across the front lawn, hitting the vehicle in driveway. Chief Vesta met with the resident and agreed to look at this intersection again. Based on the result of the additional enforcement, he feels there is enough to warrant installation of a stop sign there where the current yield sign is. Discussion ensued about possible additional measures to prevent further accidents. Chief offered to return with additional options at a future Council meeting. The residents expressed their concerns about speeding by drivers not from Wood Dale, and thanked City Council and Chief Vesta for their efforts to correct the issue.

VOTE:

Ald. Jakab made a motion, seconded by Ald. Messina, to approve the installation of a stop sign at Potter and Spruce. Direction was given to staff to continue to work with the residents on additional measures to resolve the problem. A voice 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:

None

ADJOURNMENT:

The meeting adjourned at 9:11 p.m.

Minutes taken by Eileen Schultz



PUBLIC WORKS COMMITTEE MINUTES

Committee Date: March 12, 2020
Present: Ald. Catalano, Jakab, Messina, Sorrentino, Susmarski, E. Wesley & Woods
Absent: Ald. R. Wesley
Also Present: Mayor Pulice, City Manager Mermuys, Clerk Curiale, Treasurer Porch, Police Chief Vesta, B. Wilson, A. Lange, E. Cage
Meeting Convened at: 9:11 p.m.

APPROVAL OF MINUTES:

The minutes of the February 13, 2020 meeting were approved as presented.

REPORT & RECOMMENDATION

APPROVAL OF INTERGOVERNMENTAL AGREEMENT WITH SCHOOL DISTRICT NO. 7 FOR WARD 2 & 3 STORMWATER PROJECT

DISCUSSION:

Director Alan Lange reported the major stormwater project for Ward 2 and 3 will be breaking ground later in spring. There are some pipes that will go under school grounds to provide for additional underground storage, which will save over \$1 million on this project. He briefly reviewed the IGA and what the City will do in return for use of the school property. This includes the City putting in a new parking lot and resurfacing the existing lot.

VOTE:

Ald. Catalano made a motion, seconded by Ald. Sorrentino, to approve an Intergovernmental Agreement with School District No. 7 for the Ward 2 & 3 Stormwater Project. 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:

- North and South Plant Minor Repair Work – March 26



-
- Stormwater Project Ward 2/3 Bid – March 26
 - Elizabeth Drive Bridge – April
 - Engineering Standards – April
 - George Street Itasca IGA – Spring
 - Extending pipes at west end of stormwater project so they go all the way to Mill Rd
(*Mayor request*)
 - Daylight Savings Time (*Messina*)
 - Clock Tower Water Feature Start-Up (*Messina*)

ADJOURNMENT:

The meeting adjourned at 9:21 p.m.

Minutes taken by Eileen Schultz



FINANCE AND ADMINISTRATION COMMITTEE MINUTES

Committee Date: March 12, 2020
Present: Ald. Catalano, Jakab, Messina, Sorrentino, Susmarski, E. Wesley & Woods
Absent: Ald. R. Wesley
Also Present: Mayor Pulice, City Manager Mermuys, Clerk Curiale, Treasurer Porch, Police Chief Vesta, B. Wilson, A. Lange, E. Cage
Meeting Convened at: 9:21 p.m.

APPROVAL OF MINUTES:

The minutes of the February 27, 2020 meeting were approved as presented.

REPORT & RECOMMENDATION

FY 2021 AUDIT CONTRACT

DISCUSSION:

None

VOTE:

Ald. E. Wesley made a motion, seconded by Ald. Jakab, to authorize the City to enter into a one-year extension with Sikich for the FY2021 audit at the same price as the FY2020 audit. 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:

- Utility Bill Printing Bid Results – March 26
- Sewer Discount for Residents who have sewer only and are not using City water & seniors asking for discount (Ald. Catalano)

ADJOURNMENT:

The meeting adjourned at 9:26 p.m.

Minutes taken by Eileen Schultz