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## **PLANNING ZONING & BUILDING COMMITTEE MINUTES**

Committee Date: March 26, 2020  
Present: Ald. Catalano, Jakab, Messina, Sorrentino, E. Wesley  
& Woods  
Absent: Ald. R. Wesley & Susmarski  
Also Present: Chief Vesta  
(via Conference Call): Mayor Pulice, City Manager Mermuys,  
Clerk Curiale, A. Lange, B. Garelli, E. Cage  
Meeting Convened at: 7:30 p.m.

### **APPROVAL OF MINUTES:**

The minutes of the March 12, 2020 meeting were approved as presented, with the exception of Ald. Woods who voted nay.

### **REPORT & RECOMMENDATION**

APPROVAL OF A SPECIAL USE AND MAJOR SITE PLAN REVIEW FOR UDO CASE NO. 2020-CDC-02

### **DISCUSSION:**

Ald. Catalano inquired about a handicapped parking space; Mr. Cage assured him that if it is a requirement he's sure the applicant will comply. Ald. E. Wesley asked about the amount of people actually working in the building. Mr. Cage stated there will be two employees and 10-12 clients staggered during the day between 8:00am and 5:00pm. Ald. E. Wesley expressed concerns about overflow parking using the City owned lot next door to the site. Mr. Cage agreed to relay that concern to the applicant.

Ald. Woods asked why Committee was not provided with the survey and floor plans that CDC was given, as he will not support this without first seeing those drawings. Mr. Cage stated that was an oversight. Ald. Woods noted that this is the City's downtown and this request doesn't fit with what is being done downtown. He is also displeased with the lack of information provided for the inside of the building. Ald. Sorrentino asked if Mr. Cage could show the applicant a site at a different location and not located in the gateway to Wood Dale. Mr. Cage said the applicant did testify there would not be any day labor.

### **VOTE:**

Ald. Woods made a motion, seconded by Ald. E. Wesley, to approve a Special Use and Major Site Plan Review for the UDO for Case No. 2020-CDC-02, for an Employment Agency to be



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Located at 345 E. Irving Park Road, West Suite within the C2 Zoning District, with the conditions requested by Mayor Pulice. These include: adding a handicapped parking space, ensuring the Applicant has the correct amount of required spaces (12), ensuring the line of sight is correct, and better floor plans must be provided. A roll call vote was taken, with the following results:

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

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

- Façade Program Grant – April
- Airbnb Code Revisions - April

**ADJOURNMENT:**

The meeting adjourned at 8:07 p.m.

*Minutes taken by Eileen Schultz*

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## PUBLIC WORKS COMMITTEE MINUTES

Committee Date: March 26, 2020  
Present: Ald. Catalano, Jakab, Messina, Sorrentino, E. Wesley  
& Woods  
Absent: Ald. R. Wesley & Susmarski  
Also Present: Chief Vesta  
(via Conference Call): Mayor Pulice, City Manager Mermuys,  
Clerk Curiale, A. Lange, E. Cage  
Meeting Convened at: 8:07 p.m.

### APPROVAL OF MINUTES:

The minutes of the March 12, 2020 meeting were approved as presented.

### REPORT & RECOMMENDATION

APPROVAL OF AGREEMENT BETWEEN CITY OF WOOD DALE AND DAHME MECHANICAL INDUSTRIES, INC. FOR THE FY2020 WASTEWATER TREATMENT FACILITY IMPROVEMENTS

### DISCUSSION:

Ald. E. Wesley asked about the exact work being done by Dahme. Director Lange explained it is for minor repairs to keep the north and south treatment plants operational. It is also for HVAC work which was not addressed during the major project back in 2013.

### VOTE:

Ald. Catalano made a motion, seconded by Ald. Jakab, to approve an Agreement between the City of Wood Dale and Dahme Mechanical Industries Inc. for the FY 2020 Wastewater Treatment Facility Improvements in a not to exceed amount of \$153,080. 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

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**REPORT & RECOMMENDATION:**

**RECOMMENDATION FOR AWARD OF CONTRACT FOR WARD 2 & 3 STORMWATER PROJECT**

**DISCUSSION:**

Aaron Fundich of Robinson Engineering was also present during the Committee conference call. Mr. Fundich stated that if the contract is awarded April 2<sup>nd</sup> by City Council, work will begin the last week in May after Memorial Day. Ald. E. Wesley asked about penalties if the job is not finished. Mr. Fundich stated there are a series of interim completion deadlines partially related to the school and on how quickly they need to move on the project so the townhome driveways are not out of service for more than four weeks at a time. There is also a final completion deadline. The liquidated damages amount for any of those deadlines is \$5,000 per calendar day. Director Lange noted that information is included in the Contract which is available at Public Works; it was not included in the packet as it is very lengthy.

Ald. E. Wesley asked about proceeding with School District 7 not yet signing off on the IGA. Mr. Mermuys explained that City Attorney Bond has been working with the School District's attorney and is recommending it would have no negative bearing on the project. The District plans to take this up at their next meeting. Mr. Bond advised the City to go ahead and proceed with this project, and the School District will sign that IGA as soon as they are able. Mr. Fundich stated they won't issue a formal Notice to Proceed to the contractors until the Easement Agreement is in place with the school; they also still need a final agreement with ComEd.

Mr. Fundich spoke about materials and processes being used. He stated they are very comfortable with the concrete box covert from an operational and maintenance standpoint. With DuroMaxx pipe, it was going to be very important that area be done with outstanding workmanship. In addition to being less expensive, they believe the concrete box covert has less construction risks. From a future operation and maintenance standpoint, since it will be 20' feet deep instead of 30' feet deep, it will be easier and less costly. Also, with the lift station now being 9' or 10' feet shallower than the prior design, electrical costs with pumping are also anticipated to be less than the original DuroMaxx design would have been.

Ald. Catalano asked for more information on Benchmark. Mr. Fundich stated they have an office in Bartlett and Chicago, and they did a very extensive check on the company. He noted they have the highest prequalification by IDOT standards by volume of work they are able to procure. The vast majority of their work is in Chicago or for IDOT, so he spoke directly with several of their references, as his main concern was work done in residential neighborhoods.

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**VOTE:**

Ald. Catalano made a motion, seconded by Ald. Sorrentino, to approve a Contract Award for the Ward 2 and 3 Stormwater Project to Benchmark Construction in the not-to-exceed amount of \$9,738,764.65. 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:**

- Elizabeth Drive Bridge – April
- Engineering Standards – April
- George Street Itasca IGA – Spring

City Manager Mermuys reported that the Engineering Standards will be delayed as a result of the current COVID-19 situation.

**ADJOURNMENT:**

The meeting adjourned at 9:00 p.m.

*Minutes taken by Eileen Schultz*