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

Committee Date: April 8, 2021  
Present: Ald. Catalano, Jakab, Messina, Sorrentino, E. Wesley and Woods  
Absent: Ald. Susmarski & R. Wesley  
Also Present: Mayor Pulice, Treasurer Porch, Clerk Curiale, City Manager Mermuys, Police Chief Vesta, A. Lange, E. Cage  
Meeting Convened at: 7:30 p.m.

### **APPROVAL OF MINUTES:**

Ald. E. Wesley made a motion, seconded by Ald. Messina to approve the minutes of the November 12, 2020 meeting as presented. A voice vote was taken, with all members voting aye.

### **REPORT & RECOMMENDATION**

CASE NO. CDC-2021-02, TEXT AMENDMENT TO SIGN CODE TO ALLOW OFF PREMISES/  
BILLBOARD SIGNS

### **DISCUSSION:**

Director Cage explained this is to amend the entire text of the sign ordinance to allow off premise billboard signs which are not currently allowed. This request went to CDC and was recommended denial 3 to 1.

Director Cage stated the applicants proposed a text amendment that would limit the locations, but the main locations would be along the I-390 corridor that would meet the criteria the applicant provided. Mayor Pulice expressed concern that if passed, it would opening up the City to all kinds of billboards. Ald. E. Wesley agreed with the Mayor, but asked about IDOT approval. He was advised by Director Cage that the applicant had already contacted IDOT, but he did not know that outcome.

### **VOTE:**

Ald. Jakab made a motion, seconded by Ald. Woods, to approve the Text Amendment to the Sign Code to allow for Off Premises/Billboard signs. A roll call vote was taken, with the following results:



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

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

None

**ADJOURNMENT:**

Ald. Jakab made a motion, seconded by Ald. Woods, to adjourn the meeting at 7:35 p.m.  
Upon a voice vote, the motion carried unanimously.

*Minutes taken by Eileen Schultz*



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## **PUBLIC WORKS** **COMMITTEE MINUTES**

Committee Date: April 8, 2021  
Present: Ald. Catalano, Jakab, Messina, Sorrentino, E. Wesley and Woods  
Absent: Ald. Susmarski & R. Wesley  
Also Present: Mayor Pulice, Treasurer Porch, Clerk Curiale, City Manager Mermuys, Police Chief Vesta, A. Lange, E. Cage, B. Wilson  
Meeting Convened at: 7:35 p.m.

### **APPROVAL OF MINUTES:**

Ald. Woods made a motion, seconded by Ald. Messina to approve the minutes of the March 25, 2021 meeting as presented. A voice vote was taken, with all members voting aye.

### **PRESENTATION BY WILLIAMS ARCHITECTS**

CITY OF WOOD DALE PUBLIC WORKS DEPARTMENT FACILITY IMPROVEMENTS CONCEPT PLAN

### **DISCUSSION:**

Director Lange presented the concept plan for the PW Facility Improvement Plan. Mark Bushhouse from Williams Architects reviewed the project history, goals, space needs process, conceptual design development, final conceptual design, conceptual design cost estimate and project schedule.

In 2017 the initial planning process started; since then the adjacent property to the north of the existing facility became available. Purchasing this property will allow the City to bring all divisions together – Streets, Vehicle Maintenance and Water Utilities. This upgrade will focus on the HVAC system, roofing system, new salt dome, new material storage bins and utilize existing spaces to highest extent possible. It was noted the old Water Utilities building is to be demolished.

Williams Architects reviewed all personnel and fleet parking requirements for now and the future, and then reviewed the site and building space needs. Several conceptual design developments were looked at. Mr. Bushhouse shared the final conceptual design and explained how all the space will be used. Ald. Jakab asked where Administration will be located and was advised that area will be moved to the new building. Fuel tanks will remain in the same location with fencing and a gate for school buses and police squads so they can

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easily access it. He reviewed the repurposing of the existing PW facility which will most likely require a brand new roof. A new garage has a new drive-through design for vehicles. The roof would extend out to the north for vehicles that don't need to be heated so they will be covered. Plans include a wash bay for cleaning vehicles that could also be an option for washing police cars

Ald. Messina pointed out that originally the cost to build an entire new facility would have been nearly \$28 million. By going this route, the bottom line for the cost estimate for this project is \$11,830,000 which includes soft costs. Mayor Pulice noted this purchased building was bought as part of the TIF area for \$4 million dollars. City Manager Mermuys stated that direction is needed to proceed with this concept plan and that Director Wilson will address the high level finance and obtain input. Separate approval will be requested to move along with signing the design documents.

Mr. Bushouse stated that if Council gives approval for the project, it can be done by November of 2022. Once full design approval is given, they can proceed with full design and start working on remodeling the existing Sollitt building over the winter.

Director Wilson stated the CIP has this project spread out from 2022 to 2025, and this is a more accelerated timeline. There are other projects going on elsewhere within the TIF district and to the east of the TIF district that will require some funding, so the best cost estimate with those projects and the Public Works building is about \$20 million. The TIF is producing \$2.5 to \$3 mill per year so it would be 7 years to do all of that. He will look into more aggressive funding methodologies to get this all done in a more timely manner. Mayor Pulice reiterated that the \$20 million includes everything going on in the TIF, and that this particular project is only a \$15.8 million project.

**VOTE:**

Ald. E. Wesley made a motion, seconded by Ald. Sorrentino, to move forward with approving final drawings for the concept plan for the new Public Works facility. 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**

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APPROVAL OF AGREEMENT WITH HACIENDA LANDSCAPING FOR VETERAN'S MEMORIAL  
LANDSCAPE RENOVATIONS

**DISCUSSION:**

None

**VOTE:**

Ald. Catalano made a motion, seconded by Ald. Sorrentino, to approve an Agreement with Hacienda Landscaping for the Veteran's Memorial Landscape Renovations in an amount not to exceed \$159,982. 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:**

DIRECTION ON COMED/ELECTRICAL PANEL PROJECT AT VETERAN'S MEMORIAL AND  
MEDALLION LIGHTING

**DISCUSSION:**

Director Lange reviewed the current electrical situation and provided three options:

- 1) Relocate the panel and adjacent building at a cost of \$17,689
- 2) Install a new control box to enclose it at a cost of \$18,132, or
- 3) Leave the existing panel as is and attempt to screen with bushes at a negligible cost.

Ald. Woods asked why this item was left off of the existing project costs. Director Lange explained it was outside of the scope of the type of landscaper that was being considered.

**VOTE:**

Ald. Messina made a motion, seconded by Ald. Jakab, to approve Option 3. 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:**

- Ward 2/3 Stormwater Bid Award – April 22, 2021
- Street Program Award – April 22<sup>nd</sup>
- Stormwater Phase III Easements – May 13<sup>th</sup>
- I & I Design Work – May 13<sup>th</sup>
- Street Preventative Maintenance – Summer 2021

**ADJOURNMENT:**

Ald. Susmarski made a motion, seconded by Ald. Catalano, to adjourn the meeting at 8:11 p.m. Upon a voice vote, the motion carried unanimously.

*Minutes taken by Eileen Schultz*