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

Committee Date: August 12, 2021  
Present: Ald. Ames, Catalano, Curiale, Jakab, Messina, Sorrentino,  
Susmarski and Woods  
Absent: None  
Also Present: Mayor Pulice, Treasurer Porch, Clerk Curiale, City Manager  
Mermuys, City Attorney Bond, Police Chief Vesta, A. Lange,  
E. Cage, B. Wilson  
Meeting Convened at: 7:30 p.m.

### **APPROVAL OF MINUTES:**

Ald. Susmarski made a motion, seconded by Ames to approve the minutes of the July 8, 2021 meeting as presented. A voice vote was taken, with all members voting aye.

### **REPORT & RECOMMENDATION**

REDEVELOPMENT AGREEMENT (RDA) FOR 372 N. WOOD DALE RD. – PROPOSED MULTIPLE REDEVELOPMENT (FORMER SBT)

### **DISCUSSION:**

Director Cage reviewed the preliminary plans for a four-story apartment building which will have 230 units with four-story parking at the old SBT site, along with additional at-grade parking. The subject property is in the TIF District. Mayor Pulice asked about a realistic groundbreaking date and was advised by Director Cage it is estimated for June or July 2022. The plan is to have this go to CDC in the fall. As far as demolition, they do not want to demolish too early and run into a stormwater issue with the open space, so it will be next summer.

Brad Friedman of Lynmark Group was present to answer any questions. Ald. Woods expressed concern about what exactly is being approved at this point and wanted more information prior to approving. He requested that the documents from the January meeting be attached as an additional exhibit by the next Council Meeting, which Director Cage agreed to provide. To move to next phase the developer will need commitment from the City. Language can be included that these are subject to change upon landscape plans or whatever other issues require addressing.

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Mr. Friedman stated he is fine with conceptual drawings being shared, but noted they are concept only. They still need to go through construction drawings, soil borings, mechanical, electrical, plumbing, general contractor, etc. He is awaiting a redevelopment agreement.

Ald. Ames inquired about a traffic signal to address any potential traffic concerns. Director Cage noted that as part of the PUD process, an engineer will be required to study the impact. It will be site specific to the amount of units and impact on Wood Dale Road.

**VOTE:**

Ald. Messina made a motion, seconded by Ald. Catalano, to approve a Redevelopment Agreement (RDA) for 372 N. Wood Dale Road – Proposed Multiple Redevelopment (Former SBT) subject to attorney approval and terms discussed. A roll call vote was taken, with the following results:

Ayes:	Ald. Ames, Catalano, Curiale, Jakab, Messina, Sorrentino, Susmarski & Woods
Nays:	None
Abstained:	None
Motion:	Passed

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

- 390 Billboards, September 9, 2021
- Route 83 Annexation and PUD, October 2021
- UDO Updates, Fall/Winter

**ADJOURNMENT:**

Ald. Woods made a motion, seconded by Ald. Ames, to adjourn the meeting at 7:54 p.m. Upon a voice vote, the motion carried unanimously.

*Minutes taken by Eileen Schultz*

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

Committee Date: August 12, 2021  
Present: Ald. Ames, Catalano, Curiale, Jakab, Messina, Sorrentino, Susmarski and Woods  
Absent: None  
Also Present: Mayor Pulice, Treasurer Porch, Clerk Curiale, City Manager Mermuys, Police Chief Vesta, A. Lange, E. Cage, B. Wilson  
Meeting Convened at: 7:55 p.m.

### **APPROVAL OF MINUTES:**

Ald. Messina made a motion, seconded by Ald. Sorrentino, to approve the minutes of the July 8, 2021 meeting as presented. A voice vote was taken, with all members voting aye.

### **REPORT & RECOMMENDATION**

APPROVAL OF AGREEMENT WITH CTS GROUP FOR POLICE DEPARTMENT HVAC REPAIR AND REPLACEMENT

### **DISCUSSION:**

Chief Vesta briefly reviewed the need for replacement. City Council gave prior approval to enter into an agreement with CTS. Michele James and Sumit Ray were present to review the proposed improvements and address any concerns. Ms. James reviewed the existing conditions and their recommendations. It was noted that two boilers are currently down and out of operation. She reviewed web based advantages compared to pneumatic controls, noting they offer 3-year remote service support on the system, including training. The benefits will outweigh any initial costs. The proposed system would allow the ability to add City Hall on to the HVAC in the future if need be. Ald. Catalano asked about the bidding process. Chief Vesta stated CTS is an energy service company who will go out and get qualified quotes. Ald. Sorrentino inquired about boiler insurance for the building; Director Wilson confirmed that is covered.

Ms. James reported CTS also seeks grant/funding assistance through the gas and electric companies. They can seek a grant that would be just under \$5,000.00 and can handle the grant process.

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Ms. James reviewed the next steps if approval is received at Council next week. Estimated project completion will be in February of 2022.

Ald. Woods inquired about a system that cleans the air. Ms. James stated there are additional costs for that, but agreed to get some options and the benefits to the City. She noted that this would be another advantage of the web system over the pneumatic system.

**VOTE:**

Ald. Susmarski made a motion, seconded by Ald. Sorrentino, to approve an Agreement with CTS Group for the Police Department HVAC Repair and Replacement in an amount not to exceed \$484,744. A roll call vote was taken, with the following results:

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

**REPORT & RECOMMENDATION:**

REQUEST FOR ADDITIONAL CLASS A LIQUOR LICENSE

**DISCUSSION:**

Chief Vesta reported there is an application for a Hawaiian themed restaurant and bar to be located in Georgetown Shopping Center where another similar bar had been located. Applicants Randy and Ron Ruhl gave a presentation on what they envision for this new business. They have no intentions of putting in gambling machines or even televisions.

Chief Vesta stated this is for a Class A license for drinks without a meal, and that an AR License would also be appropriate.

**VOTE:**

Ald. Woods made a motion, seconded by Ald. Ames, to approve a request for an additional Class A Liquor License. A roll call vote was taken with the following results:

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



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

- PD Space Needs Design – Fall

**ADJOURNMENT:**

Ald. Ames made a motion, seconded by Ald. Woods, to adjourn the meeting at 8:45 p.m.  
Upon a voice vote, the motion carried unanimously.

*Minutes taken by Eileen Schultz*

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## **FINANCE AND ADMINISTRATION COMMITTEE MINUTES**

Committee Date: August 12, 2021  
Present: Ald. Ames, Catalano, Curiale, Jakab, Messina, Sorrentino,  
Susmarski and Woods  
Absent: None  
Also Present: Mayor Pulice, Treasurer Porch, Clerk Curiale, City Manager  
Mermuys, City Attorney Bond, Police Chief Vesta, A. Lange,  
E. Cage, B. Wilson  
Meeting Convened at: 9:05 p.m.

### **APPROVAL OF MINUTES:**

Ald. Susmarski made a motion, seconded by Ames to approve the minutes of the July 8, 2021 meeting as presented. A voice vote was taken, with all members voting aye.

### **REPORT & RECOMMENDATION**

RENEWAL OF AN ECOOMIC INCENTIVE AGREEMENT (EIA) WITH PATTERSON DENTAL SUPPLY, INC.

### **DISCUSSION:**

Director Wilson reported the current agreement expires December 31, 2021. Patterson Dental reached out to staff to renew the agreement with the exact same terms, but want payouts increased. They have been in the top ten sales tax for the City since 2006. Staff recommends renewing for another five years. Ald. Woods commented that these types of agreements are usually done just to get companies to come in to town, and that they have been here a while and are an international company. He inquired why the City should we help a thriving business get relief. Director Wilson was told by the business they cited economic advantage of sales tax in one city versus another. They did not want to pursue a TIF as they thought this would be an easier route. Ald. Woods noted they are in several other areas of business that also do well.

Director Wilson stated he cannot release their sales tax on camera. Only certain people can review it, and they are the City Manager, Director of Community Development, the Mayor and himself. Ald. Woods feels he cannot make a decision without knowing those numbers. Director Wilson advised that over the last 5 years they had 3 of negative growth and 1 year of positive growth. Over the course of four years, so far they are effectively flat. Ald. Woods asked about them receiving any PPA money from the federal government. Director Wilson

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did not have that information, but noted they have been in town over 20 years. There are currently three other businesses in the City with this type of agreement and each is set up differently. Ald. Woods reiterated that this is usually done to bring a business into town.

**VOTE:**

Ald. Woods made a motion, seconded by Ald. Susmarski, to approve Renewal of an Economic Incentive Agreement (EIA) with Patterson Dental Supply, Inc. but keep numbers as they were as opposed to raising them. A roll call vote was taken, with the following results:

Ayes:	Ald. Ames, Catalano, Curiale, Jakab, Messina, Sorrento, Susmarski, Woods
Nays:	None
Abstained:	None
Motion:	Carried

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

- Closeout of SSA #11, September 9, 2021
- Investment Policy, TBD

**ADJOURNMENT:**

Ald. Catalano made a motion, seconded by Ald. Susmarski, to adjourn the meeting at 9:22 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: August 12, 2021  
Present: Ald. Ames, Catalano, Curiale, Jakab, Messina, Sorrentino,  
Susmarski and Woods  
Absent: None  
Also Present: Mayor Pulice, Treasurer Porch, Clerk Curiale, City Manager  
Mermuys, Police Chief Vesta, A. Lange, E. Cage, B. Wilson, and  
City Attorney Bond  
Meeting Convened at: 8:45 p.m.

### **APPROVAL OF MINUTES:**

Ald. Messina made a motion, seconded by Ald. Ames to approve the minutes of the July 8, 2021 meeting as presented. A voice vote was taken, with all members voting aye.

### **REPORT & RECOMMENDATION**

APPROVAL OF AGREEMENT BETWEEN CITY OF WOOD DALE AND SCHROEDER ASPHALT SERVICES, INC. FOR FY2022 PAVEMENT PATCHING PROGRAM

### **DISCUSSION:**

None

### **VOTE:**

Ald. Woods made a motion, seconded by Ald. Messina, to approve Approval of an Agreement between the City of Wood Dale and Schroeder Asphalt Services, Inc. for the FY 2022 Pavement Patching Program in an Amount Not to exceed \$96,675. A roll call vote was taken, with the following results:

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



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**REPORT & RECOMMENDATION:**

APPROVAL OF AGREEMENT BETWEEN CITY OF WOOD DALE AND SEWERTECH, LLC FOR FY2022-23 SEWER CLEANING AND TV PROGRAM

**DISCUSSION:**

Director Lange briefly reviewed sewer cleaning and televising process.

**VOTE:**

Ald. Messina made a motion, seconded by Ald. Woods, to approve an Agreement between the City of Wood Dale and Sewertech, LLC for the FY 2022-23 Sewer Cleaning and TV Program in an amount not to exceed \$59,622.70. A roll call vote was taken, with the following results:

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

**REPORT & RECOMMENDATION:**

APPROVAL OF AGREEMENT BETWEEN CITY OF WOOD DALE AND ROBINSON ENGINEERING FOR FY2022 MANAGEMENT OF THE INDUSTRIAL PRE-TREATMENT PROGRAM

**DISCUSSION:**

None

**VOTE:**

Ald. Susmarski made a motion, seconded by Ald. Woods to approve an Agreement between the City of Wood Dale and Robinson Engineering for the FY 2022 Management of the Industrial Pretreatment Program in a Not-to-Exceed Amount of \$100,000. A roll call vote was taken with the following results:

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

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**REPORT & RECOMMENDATION:**

APPROVAL OF AGREEMENT WITH FER-PAL CONSTRUCTION, USA, LLC FOR ROY DRIVE WATER MAIN LINING

**DISCUSSION:**

Director Lange gave a brief presentation on this project, noting the City has had seven water main breaks since 2015 and numerous leaks. There have been lost revenues from water loss, staff time and equipment use. He talked about using water main lining in this area since it is just as reliable as replacing the pipe and can save costs. The work plan is for Roy Drive from Welter to just past Apollo court.

**VOTE:**

Ald. Messina made a motion, seconded by Ald. Sorrentino, to approve an Agreement with Fer-Pal Construction USA, LLC for Roy Drive Water Main Lining in an amount not to exceed \$49,200. A roll call vote was taken, with the following results:

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

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

- Street Light Policy Revision, September 9, 2021
- Irmen Street Light Installation, September 9, 2021

**ADJOURNMENT:**

Ald. Messina made a motion, seconded by Ald. Ames, to adjourn the meeting at 9:05 p.m. Upon a voice vote, the motion carried unanimously.

*Minutes taken by Eileen Schultz*