



**VILLAGE OF WAUCONDA
COMMITTEE OF THE WHOLE MEETING MINUTES
TUESDAY, OCTOBER 5, 2021**

1. CALL TO ORDER

The Committee of the Whole meeting was called to order by Mayor Sode at 6:16 PM

2. ROLL CALL

Upon Roll Call by Clerk Radcliffe, Mayor Sode and the following Trustees were present:
Trustees Barbini, Howe, Schlick, Shaw, Kuhn, and Ferrier

Also Present:

Dave Wermes (Chief of Police/Interim Village Administrator), Mike DaValle (Deputy Fire Marshall), Jacob Mann (Public Works Superintendent), Gregory Anderson (Director of Community Development), Lincoln Knight (Wauconda Township Supervisor), Scott Weisbruch (Township Highway Commissioner) and Vickie Laureys (Owner of Vickie's Personal Touch)

3. PUBLIC COMMENT:

No public comments

4. APPROVAL OF SEPTEMBER 20, 2021 COW MINUTES

MOTION to approve the September 20, 2021 COW Minutes made by Trustee Shaw and seconded by Trustee Schlick.

Ayes 6, Nays 0

MOTION DECLARED CARRIED

5. ITEMS FOR DISCUSSION

- A. Discussion-Intergovernmental Agreement (IGA) for the use of Equipment Between Village of Wauconda and Wauconda Township Highway Department
Chief Wermes presented a copy of the Intergovernmental Agreement for the Use of Equipment Between the Village of Wauconda and the Wauconda Township Highway Department to all present, advising such an agreement would be beneficial to both the Village and the Township. Our prior carrier, Homer has decided that they will not be performing our annual Brush Pick-up this year, and in order to stay on track for our October 18th Fall Brush Pick-up, Chief Wermes was looking for feedback from the Board regarding bringing this to a regular Board Meeting for approval. Discussed was the length of the contract being yearly and the possibility of having the contract renew automatically so we do not have to go through this exercise every year. A 30-day advance notice of termination and a 60-day advance notice of non-renewal was also presented by the Board with the Township concurring. In addition, documentation when one entity or the other was borrowing equipment was discussed. Documentation would not be

part of the contract, but would be handled departmentally. Chief Wermes has requested a Special Public Meeting be held prior to the next Board Meeting scheduled October 19, 2021, as the Brush Pick-up Program has an actual start date of October 18th. The Board agreed to hold a Special Meeting on October 15th at 3:30 PM to review the contract again, and approve in time for the 18th start date.

- B. Discussion of Wauconda Building Regulations
 - i. International Building Code
 - ii. International Mechanical Code
 - iii. International Fuel Gas Code

Greg Anderson advised tonight's discussion is focusing in on the International Building Code (new Commercial & Industrial), Mechanical Code (all inclusive) and Fuel Gas Code (all inclusive). Mr. Anderson noted a clean and "edit-draft" copy of the amendments to and for the Building Regulations has been provided in the Board's agenda packet for review and discussion. Greg advised that the simple edits are the insertion of phrases and words, including the Department of Community Development and reference to and for the Village of Wauconda.

Mr. Anderson stated that the differences between the 2003 and the 2018 code is a greater clarification; the 2003 international codes are very vague while the 2018 codes are cleaned up with provided graphics to the details, so it is easier to read and understand. Also it's made advancements when it comes to construction, architecture, materials and advancements in technology.

Mr. Anderson advised that there is one detail in the Building Code for the Commercial (found under Section 107.3.3), "Approval of Part", where it indicates to delete in its entirety. Basically what it is, I as the Building Official/Building Commissioner for the Village of Wauconda cannot approve a foundation only permit when you get into September, October, November and December. Mr. Anderson would like to be able to rewrite that section with the Board's permission and bring it back to the Board so we can do foundation only in those months alone, everything else would be full blown construction. The contractor, construction, developer would be at their own risk based upon final approval of construction documentation. It is kind of loosey goosey, but there is language in the existing Building Code that he can tap into and plug it in.

Greg advised that the rest of the changes with regard to the Building Code are carry-over from the 2003 that talk about Appeals Board (Board members), and talks about other aspects in relationship to fees changes and things of that nature. Similar inserts are with the Mechanical Code and Fuel Gas Code throughout the sections for 2018 similar to 2003. Mr. Anderson advises it is an overall technological update from 2003 to 2018.

The one thing Greg found in both the IBC and IRC is that some communities have architectural requirements that go above and beyond the building code and he is doing research on those, which he will bring back to the Board at a later date. Same thing with the

landscaping requirements, put it into one section so we don't have to search ten different chapters.

The Board asked for clarification regarding the Fuel and Gas, and Mechanical sections regarding the fees and penalties (Mechanical section 106.5.2) and Violations and Penalties (108.4). Mr. Anderson advised the fee schedule will be a separate document, so all the fees will be summarized. While working with Chief Wermes last week, Greg advised it they found there were 187 different hits in our municipal codes for fees, so the fees schedules are currently scattered throughout the entire code book. This is why we will be centralizing our fee schedule and bringing to the Board, a summarization of fees that can be approved at one time. The violations are when we go out and find a violation on a property, if we have to write a citation, we as the enforcement officers don't write the citations, the CSO writes the citations for us and they can carry fines for up to \$750 per day.

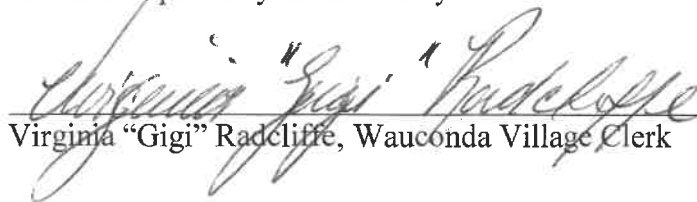
Board questioned if this code update would come back to the next Board meeting for approval, or if all code updates would be brought back to the Board for approval at one time. Mr. Anderson advised all at one time. We have four more chapters coming up in two weeks, then Housing Code and the Contractor's Registration we are working on and fine-tuning. We have 7 more chapters all in to go.

Last discussed was the communication process to let people know about Wauconda going to the 2018 codes. Mr. Anderson advised he is already promoting verbally and letting all the contractors know. He will also be communicating via social media, posting at his office and here at the Village Hall, as well as putting it up on our websites.

5. ADJOURNMENT

MOTION to Adjourn made by Trustee Schlick with all in favor at 6:41 PM.

Minutes respectfully submitted by:


Virginia "Gigi" Radcliffe, Wauconda Village Clerk

