



September 14, 2023

PLANNING, ZONING & BUILDING COMMITTEE MINUTES

Committee Date: September 14, 2023
Present: Alderman Art Woods, Alderman Curiale, Alderman Messina,
Alderman Jakab, Alderman Ames, Alderman Artie Woods,
Alderman Catalano
Absent: Alderman Susmarski
Also Present: Mayor Pulice, City Manager Mermuys, Director Lange, Director
Springer, Director Wilson, Sgt. Evan Grant, City Clerk Curiale,
Treasurer Porch
Meeting Convened at: 07:30pm

APPROVAL OF MINUTES:

Ald. Ames made a motion, seconded by Ald. Jakab, to approve the minutes of the August 10, 2023 meeting as presented. A voice vote was taken, with all members voting aye.

REPORT & RECOMMENDATION

- i. AN ORDINANCE AMENDING CHAPTER 12 OF THE CITY OF WOOD DALE MUNICIPAL CODE REGULATING INSPECTION OF UNAUTHORIZED CONSTRUCTION AND POST-CONSTRUCTION VARIATIONS
- ii. AN ORDINANCE AMENDING THE MASTER FEE SCHEDULE FOR BUILDING INSPECTIONS, CONSTRUCTION AND POST-CONSTRUCTION VARIATIONS

DISCUSSION:

Director Springer began by stating that she doesn't have a presentation, but I would like to give a little background. If the Council may recall a few months ago that we had a variation request for a house that was constructed about six inches too close to the property line, and they applied for the variation after the house construction. At the conclusion of that the council did ask us to look into procedure amendments and possible ordinances that we might adopt to make sure something like that never happens. So internally we made some procedural changes and enhancements, so every time we have a foundation that has setback requirements such as either new construction or additions, we flag those in the system to make sure that we won't be able to schedule the premium inspection until we get the plat of survey. So that should address the issue so that it doesn't occur again. So, Attorney Bond also drafted the ordinances that are listed as a draft in your packet and that those give us another toolbox of ways to deal with builders who are not following the rules, or on a calling for inspections or proceeding against the city's regulations. Some of the additional fines or

fees that are proposed to be in the ordinance are: a fine if you don't submit your spot survey, a fine if you don't schedule your inspection, if you refuse to correct a violation, and if you continue to work beyond an inspection that failed other than to fix that violation.

The Mayor asked since you are going through the list there was on and I meant to call you. failure to schedule a critical final inspection and I get this question all the time from some people asking me that they didn't get my money back from the city from putting down the bond. They often do small jobs like a water heater or something, and I ask them if they called for a final inspection, and they ask me was I supposed to do that? I see fines in the amount of \$3,000 is that for some stuff like water heater and patios? The idea was somebody who builds a new house, and they don't call for the final inspection, people move in, they haven't submitted their final survey, or haven't done the final inspection. These are the incidents that mainly would fine. As far as small jobs we have lots of those that are still outstanding, and right now they are trying to close those out. Alderman Ames inquired if there is some kind of lists we get when they apply for the permit they're supposed to get and things they need to do to get if checked off so they can't say that I didn't get my final inspection. Director Spring replied that when the permit is issued, we give them a permit card that shows a list of inspections that you need to call for.

Alderman Woods inquired if we could come up with a little different, or clarifying language to that final inspection, because that is kind of open. So, if you and Attorney Bond could come up with a different language, I will look for that. Another thing in the packet page 9 item E where you started to add the corrections talking about the spot survey scheduling where you started adding the corrections talking about the spot survey scheduling. When scheduling the rough framing inspection, the inspection fee is specified in the master fee schedule, may be imposed. So, the **imposed**, who is making that decision and what criteria do use to make that decision? Mr. Bond stated that would be based on the circumstances and that would be the building official. So, if it was a scheduling snafu or something, of that nature, what we're trying to do is clarify the code in response to something that occurred before. Alderman Woods asked that in reference in the same section 12.506 G, about the spot survey it is not mentions until 12.507, so if we could put reference into 12.506G about inspection before the framing.

VOTE:

Ald. Catalano made a motion, seconded by Ald. Ames to Approve an Ordinance Amending Chapter 12 of the City of Wood Dale Municipal Code Regulating Inspection of Unauthorized Construction and Post-Construction variations, with the following voice vote was taken, Alderman Catalano made the motion and Alderman Ames seconded the motion, with all member voting aye.

DISCUSSION:

Director Springer, so that is the companion to the other ordinance, the first piece was amending the text of the code to provide for the fees, and the second ordinance is listing the fees. Alderman Curiale inquired about the \$750 fines if it should be the maximum, or does it go on forever? Mr. Bond says that is the fine per day and it goes up to \$50,000 it gives the contractor the incentive to get on board quicker.

VOTE:

Ald. _____ made a motion, seconded by Ald _____, to Approve an Ordinance Amending the Master Fee Schedule for Building Inspections, Construction and Post-Construction Variations, Alderman Catalano made the motion and Alderman Ames Seconded the motion, with the following voice vote was taken, with all member voting aye.

ITEMS TO BE CONSIDERED AT FUTURE MEETINGS:

- Data Center Route 83 – Fall
- Building Code Amendments - Fall

ADJOURNMENT:

Ald. _____ made a motion, seconded by Ald. Catalano, to adjourn the meeting at _____ p.m. Upon a voice vote, the motion was carried unanimously.

Minutes taken by Julie Szabo



October 12, 2023

PUBLIC HEALTH, SAFETY, JUDICIARY & ETHICS
COMMITTEE MINUTES

Committee Date: October 12, 2023
Present: Alderman Art Woods, Alderman Curiale, Alderman Messina,
Alderman Ames, Alderman Artie Woods, Alderman Catalano
Absent: Alderman Jakab and Alderman Susmarski
Also Present: Mayor Pulice, City Manager Mermuys, Director Lange, Chief
Zito, City Clerk Curiale, Treasurer Porch
Meeting Convened at: 07:30

APPROVAL OF MINUTES:

Ald. Curiale made a motion, seconded by Ald. Ames, to approve the minutes of the June 8, 2023, meeting as presented. A voice vote was taken, with all members voting aye. Motion passed call vote on the motion.

REPORT & RECOMMENDATION

REQUEST FOR ADDITIONAL "CLASS R" LIQUOR LICENSE

DISCUSSION:

Alderman Catalano inquired what business was requesting the extra liquor license? Chief Zito stated that it is Smile Korean Chicken at 315 W Irving Park Rd. Alderman Art Woods directed a question towards staff if we could look into the online code and update section 5.305. We need to update the number of licenses that appear in the chart that does not have chart "R" on it.

VOTE:

Alderman Curiale made a motion, seconded by Alderman Woods to Approve and an Additional "Class R" liquor license. A voice vote was taken, with all members voting aye.

ITEMS TO BE CONSIDERED AT FUTURE MEETINGS:

- Cannabis – October 26

ADJOURNMENT:

Ald. Ames made a motion, seconded by Ald. Woods, to adjourn the meeting at 07:33 p.m. Upon a voice vote, the motion was carried unanimously.



Minutes taken by Julie Szabo



PUBLIC WORKS
COMMITTEE MINUTES

Committee Date: October 12, 2023
Present: Alderman Art Woods, Alderman Curiale, Alderman Messina, Alderman Ames, Alderman Artie Woods, Alderman Catalano
Absent: Alderman Jakab, Alderman Susmarski
Also Present: Mayor Pulice, City Manager Mermuys, Director Lange, Chief Vesta, City Clerk Curiale, Treasurer Porch
Meeting Convened at: 07:33pm

APPROVAL OF MINUTES:

Ald. Artie Woods made a motion, seconded by Ald. Ames, to approve the minutes of the September 28, 2023, meeting as presented. A voice vote was taken, with all members voting aye.

REPORT & RECOMMENDATION

- i. APPROVAL OF A PROPOSAL FROM S.K.C. CONSTRUCTION, INC. FOR THE PAVEMENT CRACK SEALING PROGRAM IN AN AMOUNT NOT TO EXCEED \$19,893.72.
- ii. APPROVAL OF AMENDMENT NO. 2 TO THE PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF WOOD DALE AND THOMAS ENGINEERING, LLC FOR PROFESSIONAL ENGINEERING SERVICES FOR FISCAL YEAR 2023 THROUGH 2025 ROAD PROJECTS IN AN AMOUNT NOT TO EXCEED \$64,892.29.
- iii. A RESOLUTION SUPPORTING THE SUBMISSION AND EXECUTION OF A GREEN INFRASTRUCTURE GRANT OPPORTUNITIES PROGRAM (GIGO) APPLICATION AND AGREEMENT BETWEEN THE CITY OF WOOD DALE AND THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY.

DISCUSSION:

There were no questions to the proposal for SKC Construction reference the Pavement Crack Sealing Program.

VOTE:

Alderman Artie Woods made a motion, seconded by Alderman Catalano for the Approval of A Proposal from S.K.C. Construction Inc., for the Pavement Crack Sealing Program in an Amount not to Exceed \$19,893.72.

Ayes: Alderman Art Woods, Alderman Curiale, Alderman Messina, Alderman Ames, Alderman Artie Woods, Alderman Catalano
Nays: None

Abstained: None
Motion: Passed

DISCUSSION:

Alderman Woods had a question about the budget when he reads it, it seems to be 38% over budget. What it looks like is we keep extending the length of the program and with it increase the cost. Director Lange stated that this is the byproduct of the 3 million grant that we got from the State, so we had originally intended to do that all within one year however, with the timing and the size of the program it kind of necessitated splitting up between two years. So that is why year 2023 got split up between fiscal year 2023 and 2024, and years 24 and 25 got pushed back a year. This second amendment is mainly due to some unforeseen construction problems mainly caused by large watermain breaks along Maple Ave. Now that we pushed back the years we would like to add in an alternate design for each year. Alderman Woods asked if this would lead into 2027 and 2028? Director Lange said that this amendment is only for two years and that is all we have awarded to this engineer. When we go to 2027 and beyond, we would put out to RFP as we normally do.

VOTE:

Ald. Artie Woods, made a motion, seconded by Ald. Ames, for the Approval of an Amendment No. 2 to the Professional Services Agreement Between the City of Wood Dale and Thomas Engineering, LLC for Professional Engineering Services For Fiscal Year 2023 Through 2025 Road Projects in an Amount not to Exceed \$64,892.29.

Ayes: Alderman Art Woods, Alderman Curiale, Alderman Messina,
 Alderman Ames, Alderman Artie Woods, Alderman Catalano
Nays: None
Abstained: None
Motion: Passed

DISCUSSION:

There were no questions reference the approval of a resolution to support the submission and execution of a Green Infrastructure Grant Opportunities Program.

VOTE:

Ald. Artie Woods, made a motion, seconded by Ald Ames, for the Approval of a Resolution Support the Submission and Execution of a Green Infrastructure Grant Opportunities Program (GIGO) Application and Agreement Between the City of Wood Dale and the Illinois Environmental Protection Agency. A voice vote was



taken, with all members voting aye.

ITEMS TO BE CONSIDERED AT FUTURE MEETINGS:

- i. Elizabeth Drive Bike Path Phase II Engineering – October 26

ADJOURNMENT:

Ald. Artie Woods made a motion, seconded by Ald. Ames , to adjourn the meeting at 07:37 p.m. Upon a voice vote, the motion was carried unanimously.

Minutes taken by Julie Szabo