



MINUTES

Regular Meeting Building and Zoning Committee of the Board

July 10, 2014

1. The meeting was called to order by Chair Barry at 4:03 pm.
Present: Mayor Gunter, Trustees Barry, Barker, Addington, Nero, and Senicka, Steve May, Jill Ziegler, Larry Forssberg, Police Chief Tom Mulhearn, Fire Chief Weiss, Manager Searl, Larry Kaufman, Spencer Parker, Vicki Senesac, Clerk Szmski(4:40 pm)
2. The Pledge of Allegiance was recited.
3. Minutes from April 17, 2014 were reviewed
4. Unfinished Business

A. Discussion

• ISO update - building code amendments. Vicki Senesac started this discussion. The effective date for adopting the new building codes was discussed. An effective date of January 1st, 2015 is the goal as the current ISO ends on 12/31/14. It was discussed that the ordinance be passed in August, to have enough time to notify contractors of the 1/1/15 date. The reason behind this date is, it is a slower time for permits. It was discussed that we have a special meeting regarding this prior to the next meeting date of 10/2/2014. Currently the Fire Department has an ISO rating of 2, which is excellent. The need for adapting the new codes quickly, is so the Fire Departments rating doesn't fall. This could also hurt there accreditation. It was discussed that the 2012 codes be adapted with possible amendments; possible changes with new construction Vs. repair or renovation. This will only apply to what is new; ie: if a new deck is put on a house, the new deck will have to comply with the building codes, the house would not have to be updated. The Illinois State plumbing code was updated in April, and is currently only available online. This change will only effect permit applications submitted after 1/1/15, no prior permits will be changed. The current code names the Community Development Director as the Commissioner, it was discussed to change this to the Municipal Services Director, or their designee.

Elevator inspections were also discussed. We currently have a third party do our inspections, we are basically just a pass thru, just paying the invoices. Several surrounding communities have given back to the state. Staff recommendation is that we turn this over to the state.

The 2012 International Residential Code regarding sprinkler systems was discussed. The 2009 code had been changed that residential homes be sprinklered. It was discussed as a possibility of requiring builders to give a bid for a sprinkler system when turning in a permit application for a new home.

Chief Weiss mentioned that he would like to break into a smaller committee to research this option and bring more details back to the group. Several surrounding communities have adapted this code. It was determined that feedback from home builders would be inquired, then possibly a sub-committee will be formed.

- Construction fencing. The ordinance is not complete. It was discussed that the verbiage be changed. Signs - a sign design was shown: "Another Beautification project in the Neighborhood". It would have the Village logo and state any questions call CDD: 630-981-6250.

5. New Business

- Temporary Occupancies: Steve May started this discussion. Currently TCO's are rarely given, a CO will not be issued until everything is complete including outside restoration. Because of this, builders have to "sit" on the home until spring when grass seed, or sod can be purchased. In this instance is when a TCO should be issued. It was discussed that a bond be held when a TCO is given so the contractors have something to lose if they do not follow thru and do the restoration.

- Temporary Storage POD's: The issue of a \$225 bond that is required when a resident gets the permit for a POD. It was discussed that the bond be expunged, but the \$25 fee for the permit remain.

- Public Notice Sign: The sign for the new Connie's can not be seen well, it was discussed that the size of the sign be larger so it is easily read from Ogden Avenue. Sign type was also discussed.
- In-House Inspections: Discussion on whether to continue to outsource inspections, or is it time to bring all inspections back to "in house". The number of inspections was briefly discussed, as was the possibility of hiring a building inspector similar to what was done pre-economy issues. It was discussed to think about and keep this as an option come next budget process. Surrounding communities have a "in house" inspector. It was determined that research should be done on a possible staff member.

Update from Larry Forssberg:

- Standard Market's addition, Citrus Dinner, Rising Goddess
- Urban Legend is celebrating it's one year anniversary.
- There was an article in the Chicago Tribune regarding Gavin Auto moving to Ogden Ave.
- Hardees water/sprinkler issue was discussed.
- New Businesses in town:
 - Expression Dance - looking to relocate onto North Cass Avenue, from West Quincy location.
 - Three (3) car dealerships are coming into town, Five (5) are expanding
 - A dealership on Zygmunt Circle coming this fall

The next meeting will be October 2, 2014.

There being no other business for the Committee, a motion was made to adjourn. Motion passed.
The meeting was adjourned at 5:25 pm