

**MINUTES**  
**Joint Public Safety and Building and Compliance Committees**  
**July 5, 2016 – 6:30 p.m.**  
**Council Chambers at**  
**Tinley Park Village Hall**  
**16250 S. Oak Park Ave.**  
**Tinley Park, IL 60477**

Members Present: M. Pannitto, Chair  
B. Younker, Village Trustee  
J. Vandenberg, Village Trustee  
T. J. Grady, Village Trustee  
K. Suggs, Village Trustee

Members Absent: None

Other Village Board Present: D. Seaman, Village Mayor

Staff Present: D. Niemeyer, Village Manager  
B. Bettenhausen, Village Treasurer  
S. Tilton Assistant Village Manager  
P. Connelly, Village Attorney  
S Neubauer, Police Chief  
P. Wallrich, Interim Community Development Director  
D. Riordan, Interim Fire Chief  
L. Godette, Depute Village Clerk  
B. Bennett, Commission Secretary

Others Present: Duffey Phelps, Project Developer, Holladay Properties  
Paul Villotti, P. E., FP & C Consultants, Inc.

**Item #1** - The meeting of the Planning and Zoning Committee was called to order at 6:30 p.m.

**Item #2 – CONSIDER APPROVAL OF THE MINUTES OF THE PUBLIC SAFETY COMMITTEE MEETING HELD ON JUNE 14, 2016 AND THE BUILDING & COMPLIANCE COMMITTEE MEETING HELD ON MAY 17, 2016** - Motion was made by Trustee Grady, seconded by Trustee Pannitto, to approve the minutes of the Safety Committee Meeting held on June 14, 2016 and the Building & Compliance Committee Meeting held on May 17, 2016. Vote by voice call. Chairman Pannitto declared the motion carried.

**Item #3 – DISCUSS HOTEL FIRE CODE – TYPE 5** – Interim Fire Chief, Dan Riordan noted that there was a proposal for a hotel development on North Creek Drive in North Creek Business Park. Fire Prevention had performed a preliminary review of this development and one of the comments was regarding how the building was going to be built. The developer has proposed to build the hotel using ICC Type V construction which is a prohibited construction class per Section 316 of the 2007 VoTP comprehensive Building codes.

Back in 2007 when the last code update occurred, construction requirements for hotels were revised. This code update prohibited the use of CC construction Types III-B, V-A and V-B for hotel-type buildings. Prior

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to that all ICC construction types were allowed for structures occupied as a hotel. Fire Prevention has researched its notes regarding this code change and found nothing specific on the reasons for this change.

Type V Construction is described as construction in which the structural elements, exterior wall and interior walls are of any materials permitted by this code.

Type III Construction is described as the exterior walls are of non-combustible materials and the interior building elements are of any material permitted by this code.

Currently, there are nine hotel occupancies in the Village. Based on Fire Prevention records, all but one of these buildings has used construction assemblies similar to Type V construction. One exposure that is being proposed with this hotel that is not offered at the other hotels is that each room will have a kitchenette with an electric stove.

A code review of similar and adjacent communities was conducted to determine the allowed construction for hotel-type occupancies. Some are more restrictive and some are not.

Interim Fire Chief, Dan Riordan stated there has been no luck in seeing the reason for the code change back in 2007. Staff will try to pull up the minutes from the 2007 change.

There have been 133 incidents that required a fire department response, of those 133 responses none were for a fire event. The majority of the incidents were a result of fire alarm activation. 5 of the incidents were related to cooking activities such as burnt food.

Duffey Phelps, Project Developer of Holladay Properties, Developer for the proposed Woodspring Suites Hotel spoke. He noted that they have used Type V construction for all 15 previous hotels they have built except for one which was a larger building which was necessary to use steel. We have had limited fire issues on these other buildings. They would not be able to complete with the other hotels in the area due to the current code being up to 35% higher in cost.

Paul Villotte, P.E. of FP & C Consultants who is a code consultant noted that sprinklers are the best fire protection along with fire alarms, standpipes, roof vents and no smoking. Across the rest of the United States the code limitation does not exist. Chicago is the only city in the United States that is not using the International Building Code. In his opinion this restriction is not necessary for the public safety of the occupants of this building. The occupants of the building are safe even if it is of wood construction. The NFPA has no documented loss of life in a fully sprinklered building.

**Item #4 – DISCUSS BID DEMO PROPOSALS** – Steve Tilton, Assistant Village Manager noted the Village issued an invitation to bid regarding three properties/structures within the Village that have been court approved for demolition. The properties are located at the following addresses:

- 17100 S. Harlem Avenue
- 6573 W. 167<sup>th</sup> Street
- 6825 171<sup>st</sup> Street

Per the bid specifications the contractor will be responsible for the removal of the building structure and any required hazardous material. The contractor will also be responsible for site restoration.

The bid results are as follows:

- 17100 S. Harlem – Bechstein Construction
- 6573 W. 167<sup>th</sup> – Green Demolition

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- 6825 171<sup>st</sup> – KLF Enterprises.

Motion was made by Trustee Vandenberg, seconded by Trustee Younker to recommend the bid results for demolition of these 3 properties to the Village Board for approval. Vote by voice. Chairman Pannitto declared the motion carried.

**Item #5 – RECEIVE COMMENTS FROM THE PUBLIC** - None

#### **ADJOURNMENT**

Motion was made by Trustee Vandenberg, seconded by Trustee Younker to adjourn this joint meeting of the Public Safety and Building and Compliance Committees. Vote by voice call. Chairman Pannitto declared the motion carried and adjourned the meeting at 7:05 p.m.

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cc: *Village Board*  
*Village Manager*  
*Assistant Village Managers*  
*Village Treasurer*  
*Deputy Village Clerk*