

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

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

Members Absent: M. Pannitto, Chair

Other Village Board Present: D. Seaman, Village Mayor

Staff Present P. Wallrich, Interim Community Development Director
D. Riordan, Interim Fire Chief
B. Bennett, Commission Secretary

Others Present:

Item #1 - The joint meeting of the Public Safety and Building and Compliance Committees was called to order at 5:30 p.m.

Item #2 – CONSIDER APPROVAL OF THE MINUTES OF THE PUBLIC SAFETY COMMITTEE MEETING HELD ON JULY 5, 2016 AND THE JOINT PUBLIC SAFETY AND BUILDING & COMPLIANCE COMMITTEE MEETING HELD ON JULY 5, 2016 AND THE BUILDING AND COMPLIANCE COMMITTEE MEETING HELD ON AUGUST 16, 2016 - Motion was made by Trustee Younker, seconded by Trustee Suggs, to approve the minutes of the Public Safety Committee Meeting held on July 5, 2016 and the Joint public safety and Building and Compliance Committee meeting held on August 16, 2016. Vote by voice. Trustee Grady declared the motion carried.

Item #3 –CONSIDER APPROVAL OF A BUILDING MATERIAL WAIVER – WOODSPRING SUITES, HOLLADAY PROPERTIES. WAIVER OF THE FACE BRICK REQUIREMENT; CULUTRED STONE REPLACEMENT. – Paula Wallrich, Interim Community Development Director presented the proposed Waiver to the Site Plan Approval and a Special Use Permit for a new 123 room extended stay hotel called WoodSpring Suites near the intersection of West Creek Drive and Spring Creek Drive in the North Creek Business Park. As part of the proposed plans, the building elevations show the use of stone veneer as the primary building material, comprising over 60% of the materials used for the facades of the structure. The Applicant, Holladay Properties, proposes to incorporate the stone veneer in to the majority of the façade rather than brick due to branding/aesthetic prototypes created by the WoodSpring Suites brand. The Applicant feels that the proposed architecture identifies the brand and highlights the character of the hotel.

The Applicant requires a building material waiver from the Village’s Building committee to complete the project as proposed with stone veneer rather than brick as the primary building material. Chapter 2 Section 208.B.3. of the Building Code states:

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“All buildings need to be built with masonry materials and alternate materials are to be used only as architectural treatments. Buildings measuring 40,001 – 80,000 square feet should be constructed with a minimum of 60% of exterior materials being face brick with the remaining balance of materials being masonry.”

It is important to note that the remainder of the proposed building materials is lap cementitious board siding dark green, beige, and white colors. Dark asphalt shingles are proposed for the roof.

Motion was made by Trustee Suggs, seconded by Trustee Grady to approve the Material Waiver for WoodSpring Suites as presented. Vote by voice. Trustee Grady declared the motion carried.

Item #4 – DISCUSS TINLEY PARK COMPREHENSIVE BUILDING CODE UPDATE– Paula Wallrich, Interim Community Development Director presented edited changes made to the Adoption of the Tinley Park Building Code updates to the 2007 Comprehensive Building Code. Staff has continued to review the code and have made additional edits for clarification purposes.

Ms. Wallrich noted that this code is in the format from the 1990’s. She has fixed mistakes and the changes are mostly limited to grammar or redundancies or the wrong section number. Another change was to “DEMO” Chapter 12 where the back filling had to be filled with clean earth, sand, gravel or crushed stone. After talking to Public Works, the building inspector and the Village consultant all agreed that gravel and crushed stone should be taken out.

Trustee Pannitto had 2 concerns at the last meeting.

1. If someone wants to use solar panels on the roof. The code allows certain coverage on the size of the panels and if they want to use larger panels they then need to install sprinklers. Dan Riordan, Interim Fire Chief explained the reason is that the Firefighters need to have room to maneuver on the roof in the event of a fire to ventilate it.
2. Trustee Pannitto did not understand the wording in Chapter 7, page 15 of the Code excluding the sprinkler requirement on single family homes detached. This is the way the wording was in code since 2006. Dan Riordan, Interim Fire Chief explained it says all automatic fire protection systems shall be installed so as to provide reasonable safety in all buildings except the following which includes 6-7 examples and single family detached. He felt that possibly the misunderstanding was due to the way the summary was written.

The additional changes made were in

- Chapter 2, page 8. Minimum Planning Requirements: Took out the use group R-1 regarding the 2 hour fire rating because it did not make sense as it conflicted with other areas of the code.
b - Provides for fire walls and partitions for Multi family residential home (R-2) with three options.
- Chapter 2, page 10. Removed the R-3. Provide a minimum two hour fire rated floor/ceiling assembly between dwelling/sleeping units for Group R-2 occupancies.
- Chapter 7. Definition of High Rise – Redefines the definition of a high-rise building from 75 feet to 55 feet above the lowest level of fire department vehicle access.

Mayor Seaman asked about generators being necessary in Businesses. Dan Riordan, Interim Fire Chief explained that on new construction that is higher than 4 stories a back-up power supply will be required. Any new building taller than 4 stories that has a fire pump would also have a generator.

Ms. Wallrich stated the code is matching the ICC Codes. She stated that in the future we may want to look at setting a policy on how to treat additions to the ICC Codes

Motion was made by Trustee Younker, seconded by Trustee Suggs to approve the Comprehensive Building

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Code Update as presented. Vote by Voice. Chairman Grady declared the motion carried.

Item #5 – RECEIVE COMMENTS FROM THE PUBLIC - None

ADJOURNMENT

Motion was made by Trustee Younker, seconded by Trustee Suggs to adjourn this joint meeting of the Public Safety and Building and Compliance Committees. Vote by voice call. Chairman Grady declared the motion carried and adjourned the meeting at 6:10 p.m.

bb

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