

MINUTES OF THE REGULAR MEETING OF THE LAW AND ORDINANCES COMMITTEE OF THE VILLAGE OF WILLOWBROOK HELD ON MONDAY, JANUARY 13, 2020 AT 5:30 PM AT THE WILLOWBROOK POLICE DEPARTMENT, 7760 QUINCY STREET, VILLAGE OF WILLOWBROOK, DUPAGE COUNTY, ILLINOIS.

1. CALL TO ORDER

Trustee Kelly called the meeting to order at the hour of 5:30 pm.

2. ROLL CALL

Those present at roll call were Trustee Kelly, Trustee Neal, and Trustee Davi.

Absent: None.

Also present were Assistant Village Administrator Mertens and Building Official Giuntoli.

A QUORUM WAS DECLARED

3. APPROVAL OF MINUTES

Minutes – Regular Meeting December 3, 2019.

MOTION: Made by Trustee Neal to approve the minutes from the December 3, 2019 meeting second by Trustee Kelly and all in favor.

MOTION DECLARED CARRIED

4. UPDATES

NONE

5. DISCUSSION -Code Amendment Regarding Commercial Building Material Standards.

Assistant Administrator Mertens gave an overview of the proposed building/fire code amendments for the utilization of combustible Type V materials for commercial buildings. He highlighted a comparable community survey as it pertains to current commercial building standards for our surrounding communities.

Building Official Giuntoli informed the committee that staff researched where Type V combustible construction is allowed. Staff has met with Tri-State Fire Protection District to discuss their views on the subject, as well as reached out to other local Building Officials. Tri-State Fire Protection District has requested the Village add an amendment to require vehicle access around the perimeter of the commercial buildings. Staff is recommending eight to nine amendments that would allow Type V construction with some code enhancements for life safety related aspects. Building Official Giuntoli explained how Type V construction is protected as it relates to some form of separation in building elements. “Protected “in this term does not mean a Sprinkler System and he explains the difference as it relates to the code.

Trustee Neal inquired about separation and asked if an alarm goes off how does Tri-State know where the fire is located within the building? Building Official Giuntoli stated the alarm panel should be referring the approximate location to the responder.

Building Official Giuntoli then reviewed the proposed staff amendments to the codes as well as the Tri-State suggested item. Appendix D (Fire Apparatus Access Roads) was adopted at the request of Tri-State Fire Protection District.

Trustee Davi questioned the background on the subject and asked for clarifications on some of the technical details of the proposed amendments. Building Official Giuntoli provided further details and examples of how the proposed amendments would be applied.

Trustee Davi asked, “regarding the proposed allowance of Type V (5) construction, will the amendments add cost to the construction?” Building Official Giuntoli responded “yes”. Trustee Davi also asked if any of our other codes have amendments? Building Official Giuntoli responded “yes, all our current codes have amendments.”

MOTION: Made by Trustee Neal to recommend the proposed Type V enhancements to the building / fire code and second by Trustee Davi. All in favor.

MOTION DECLARED CARRIED

6. DISCUSSION-Code Amendment Regarding ComEd Residential Utility Easement Requirements (Provide Feedback to Staff).

Building Official Giuntoli informed the Committee that the Village received a letter from ComEd regarding new requirements for easements and front yard service standards with new residential developments. The new requirements have arisen due to old ComEd infrastructure that is failing in the backyards of residential property due to age and conflicts with accessory structures built over the years. This proposed requirement would apply for residential developments of five (5) units or more.

ComEd plan is to not allow future infrastructure in residential backyards and require future infrastructure in the front yard. Building Official Giuntoli advised that this is a problem for the Village because of all the other utilities already buried in the front yard. ComEd would allow the Village residential developers an option for back yard infrastructure as long as the lines are installed in conduit.

Staff wanted to advise the Committee about the proposed requirement. Details of how ComEd will apply the requirement are still being finalized. Staff would propose a code amendment on this subject once the details of the ComEd proposal are finalized.

7. COMMITTEE REPORTS

NONE.

8. COMMUNICATIONS

Assistant Administrator Mertens discussed changing the location for future Committee Meetings to the Village Hall.

9. VISTOR'S BUSINESS

NONE.

10. ADJOURNMENT

Trustee Davi made motion to adjourn, seconded by Trustee Neal. All in favor. The meeting adjourned at 6:20 pm.

PRESENTED, READ and APPROVED

February 10, 2020

CHAIRMAN

Minutes transcribed by Building and Zoning Secretary
Lisa J Shemroske