



Agenda
Village of Arlington Heights
Building Code Review Board
Commissions Room
33 S. Arlington Heights Rd., AH 60005
August 29, 2017
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Approval of August 3, 2017 Minutes

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. Variance request from Section 23-402, 903.2 of Chapter 23 of the Arlington Heights Municipal Code at 4175 N. Bloomington Ave.

VII. OTHER BUSINESS

VIII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact David Robb, Disability Services Coordinator, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847)368-5793 (Voice), (847)368-5980 (Fax) or drobb@vah.com.



Item: Approval of August 3, 2017 Minutes

Department: Building & Life Safety

ATTACHMENTS:

Description

Minutes of August 3, 2017

Type

Minutes

DRAFT

BUILDING CODE REVIEW BOARD

MINUTES OF A MEETING BEFORE THE VILLAGE OF ARLINGTON HEIGHTS BUILDING CODE REVIEW BOARD

August 3, 2017

MEMBERS PRESENT:

John Carrato, Chairman
Carl Baldassarra
Scott Smith

ADMINISTRATION PRESENT:

Seven Touloumis, Director of Building & Life Safety
Charley Craig, Assistant Building Official
Patty LeVee, Recording Secretary

OTHERS PRESENT:

Ghanshyam Patel
Popat Radadia

SUBJECT: Variance request from Section 9 of Chapter 23 of the Arlington Heights Municipal Code requiring a sprinkler system for a 14 x 20 storage shed.

There being a quorum present, the meeting was called to order at 7:00pm.

APPROVAL OF MINUTES

MR. BALDASSARRA MOTIONED TO APPROVE THE MINUTES OF THE MAY 30, 2017 MEETING, SECONDED BY MR. SMITH, THE MOTION PASSED UNANIMOUSLY.

NEW BUSINESS

Chairman Carrato noted that the applicant is asking for a variance from Section 9 of Chapter 23 of the Municipal Code and called for the recommendation from the Building & Life Safety Department.

Mr. Touloumis stated the recommendation is to allow the variance as requested with no sprinklers as stated in the application. It is not believed this was intended when the Code was amended to require sprinklers for this type of structure, but is in fact what is stated in the Code.

Chairman Carrato entertained a motion to approve this variance with discussion after the motion. **Carl Baldassarra** moved to approve the requested variation from the Village Code, seconded for discussion purposes by **Scott Smith**.

Mr. Smith asked what the distance of the shed was to the closest structure. **Mr. Patel** thought it was about 50 ft. to main building, the church. The reading room at the corner is a separate structure.

Mr. Baldassarra asked what the type of construction the shed would be. **Mr. Radadia** responded wood construction on a concrete block foundation.

Mr. Baldassarra asked for comments of the Fire Department. **Mr. Touloumis** stated they had no objections.

Chairman Carrato asked if there was any electrical or conduit in the shed, to which **Mr. Patel** responded no, it is for storage only. It is in the same location as the old shed only larger.

Chairman Carrato called for the motion. All were in favor, the variance was granted.

The meeting adjourned at 7:06pm.



Item: Variance request from Section 23-402, 903.2 of Chapter 23 of the Arlington Heights Municipal Code at 4175 N. Bloomington Ave.

Department: Building & Life Safety

Request

Petitioner, William Van Dyke, for 4175 N. Bloomington Ave., seeking a variance from Section 23-402, 903.2 of the Arlington Heights Municipal Code requiring fire protection system in proposed maintenance garage.

Recommendation

It is recommended by the Building & Life Safety Department to allow the maintenance garage to be built without requiring fire sprinklers. It is our belief that when the current amendments to the Fire Code were written it was not intended to require fire sprinkler for utility buildings of this nature. (The code, as currently amended, removed the standard code language that would have not required fire sprinklers for this garage.)

ATTACHMENTS:

Description

Petitioner Request

Type

Correspondence



VILLAGE OF ARLINGTON HEIGHTS
DEPARTMENT OF BUILDING & HEALTH SERVICES
33 S. Arlington Heights Rd.
Arlington Heights, IL 60005
Phone (847) 368-5560
Fax (847) 368-5975
Website: www.vah.com

BUILDING CODE REVIEW BOARD APPLICATION AND PETITION

LOCATION OF PROPOSED PROJECT:

Address: 4175 N Bloomington Ave
Arlington Heights, IL 60004

PETITIONER:

Name: William Van Dyke
Address: 100 N LaSalle Street, Suite 1200 E-mail: [REDACTED]
City: Chicago State: IL Zip Code: 60602
Daytime Phone: [REDACTED] Fax Number: [REDACTED]

PROPERTY OWNER (if different from Petitioner):

Name: TLC Management
Address: 100 N LaSalle Street, Suite 1200 E-mail: wvandyke@chicagorentals.com
City: Chicago State: IL Zip Code: 60602
Daytime Phon [REDACTED] Fax Number: [REDACTED]

REQUEST:

Variation from Section 23-402_903.2 of Chapter 23 of the Arlington Heights Municipal Code.

BRIEF DESCRIPTION OF VARIANCE REQUEST:

We are requesting a exemption from the required fire protection system in our proposed frame maintenance
garage. The proposed structure is +75' from any other structure on the property and at a min of 10' from the
adjacent property lines. Storage to include equipment such as electric golf cart, landscaping
equipment, and replacement components.

SUBMITTAL REQUIREMENTS:

The following information must be provided with this application:

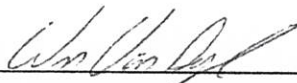
- \$110 Application Fee (Non-Refundable).
- 14 sets of drawings and all supporting documentation. All drawings must be folded into 11" by 17" and collated into sets.

The Building Code Review Board may recommend that variations be granted from provisions of the Building Code in cases where the applicant for such variation demonstrates practical difficulty and particular hardship. No variation may be granted without review and final action by the Village Board.

Now comes the Petitioner William Van Dyke requesting a variation from Section 23-402 of Chapter 23 of the Arlington Heights Municipal Code for the following reason: Regarding a fire suppression system, exemption under the pretense that this garage structure is remote and only contains maintenance equipment necessary for the property.

I hereby state that the following hardship would exist if the variance is not approved:
The cost of routing water service to the proposed location exceed our construction cost by an additional 50% of the budget.

I understand that any recommendation from the Building Code Review Board for a variation is subject to review and final action by the Village Board.


Petitioner's Signature

7/17/17
Date

William Van Dyke
Petitioner's Printed Name

Owner's (if different from Petitioner) Signature

Date

Owner's Printed Name