ACC Commissioners present (6):
- Cliff Town, Chairman
- F. Dirk Heidbrink
- John Albrecht
- Robert Katz
- Chris Urbanczyk
- David Menn

Village Staff Present:
- Tom Poupard, Director of DPS
- Jackie Clawson, Building Official
- Nick Desario, Assistant Director of DPS
- Swati Pandey, Senior Planner
- Nancy Shocket, Recorder

Others Present:
- Syed Ahmed, R.A. Developers and Contractors
- Francine Dadrass, Architectural student

Call to Order
Chairman Town called the meeting to order in the Terrace Room of Village Hall, 1225 Cedar Lane, at 5:30pm

Roll Call
Roll was called. A quorum was present.
Review of Minutes

A motion was made and seconded to approve the May 9, 2019 minutes. Motion passed.

Public Comments Regarding Items Not on the Agenda

None

VGO District Permit Requests

None

Building Permit Extension Request – 3218 Glenbrook Drive.

Director Poupard noted that this is the second time the ACC has reviewed this request. The Applicant was asked to return in June to provide a status report. The ACC wanted the contractor to make as much progress as possible on the exterior of the home.

Mr. Desario stated that the project has gone much slower than expected and said the contractor should prioritize exterior work so the construction fence can be removed.

Contractor Syed reported: Front door comes in next week. Insulation inspection is imminent, with drywall subsequent to that and garage doors subsequent to the drywall. Fence will be removed as soon as garage doors are installed and rough grading is done (which requires removal of excess materials and dumpster). Exterior should be done in 6 weeks. Target move-in: October-November, as curved staircase will take time.

There was discussion about how and when the garage door can be installed, so it is not among the final items completed.

A motion was made and passed to extend the building permit for an additional 6 months, with update provided at the August ACC meeting and emphasis on completion of exterior progress towards fence removal.

It was noted that if the contractor is on schedule, it is OK for Syed to provide photos instead of personal presence at August meeting.
New Business Update: Northbrook Court

Mr. Poupard stated that he wanted to show the commission how the Northbrook Court plans have evolved following the ACC review. He displayed a series of slides depicting: the south side residential - everything shifted 27 feet north, moved east wing to north side of building, taking some area from the grocery store. Number of units stayed constant. Now there’s a set-back on highest level (i.e., balconies) and there is open space between the wings. Half berm added along the parking garage.

The Applicant will come back to ACC for final design and grocery store (or similar) and for the signage package. Residential building input is complete - unless there are major changes.

Update on 2018 Building Code Series and Preparation of Local Amendments

Mr. Poupard said that work on the 2018 codes is nearly complete; however, there are a few policy issues that should be discussed. One issue is how best to create a clear code distinction between what constitutes a “building addition” and at what point the construction is so extensive that it should be treated as a “new single family home” (with fire sprinklers and energy standards required). Jackie Clawson, our Building Official has been taking the lead on this research and has been in consultation with the ICC. Jackie shared some examples of home construction projects Northbrook have been dealing with, as well as two chapters for the Existing Building Code that the ICC staff directed us to use.

Northbrook’s Goal: best quality construction that can be done in the most cost effective way

Currently: must retain 60% of exterior wall to consider it an addition vs new house.

Unintended consequences include, for example, that an ideal wall may be kept, just to keep the ‘addition’ designation.

Mr. Poupard noted that owners assume a permit approved as an ‘addition’ rather than new construction will have less impact on property assessment. We’re exploring whether a new hybrid permit such as a “major addition” can be defined.

Ms. Clawson noted that basing local amendments on the Existing Building Code didn’t work well because that was primarily based on commercial. 2018 IRC Appendix J seems to be a more condensed version, with 3 main methods - again, not that applicable to our type of residential construction.
Mr. Poupard displayed a series of slides showing different types of home additions including second story additions to ranches and other plans where the addition surrounded the original home.

The Fire Department would like sprinklers added when there is a major change. The challenge is defining it. From a plan review perspective, focusing on the amount of square footage added may be the easiest to administer. We have also discussed a combination of addition and major alteration amounting to 150% of the original square footage. Some scenarios need to be studied and addressed (e.g. complete interior gut, 2nd floor addition - with sprinklering affected by the 1st floor alteration).

The Commission stated they agreed with the general direction pursued, but had concerns about how to account for alterations. Mr. Poupard said he would return with more information at the next meeting.

Greenest Region Compact and Local Building/Development Initiatives

Mr. Poupard noted that after making some initial progress on amending the Green Building Incentives in the Municipal Code, staff efforts have been focused on the Northbrook Court project over the past several months (scheduled for Board action on June 11), which has limited our progress. The newly seated Board of Trustees has prioritized 2 goals: affordable housing and sustainability.

Mr. Poupard said our current focus is getting the building codes adopted and then the department will focus on the green programs in the fall.

Single Family Home Elevations

a. 1971 Glendale Ave. (R-4 District) – W.R. Olson, architect
b. 2359 Farnsworth Ave. (R-2 District) – Accolade Design, Inc., architect
c. 2425 Illinois Road (R-5 District) – Town Studios, Inc., architect
d. 3787 Walters Ave. (R-3 District) – HKM Architects & Planners, architect

A motion was made and seconded to approve the elevations as submitted. Member Town abstained on 2425 Illinois; otherwise all unanimously approved all four elevations.

New Business
Mr. Poupard noted that the Board of Trustees approved the Techny townhome development recommended by the ACC.

Old Business

None

Adjourned 6:36pm

Recorder

Nancy Shocket