MINUTES
CITY OF ELGIN BOARD OF ADJUSTMENTS
SPECIAL TELECONFERENCE MEETING
MONDAY, NOVEMBER 2, 2020 – 6:30 P.M.

CALL TO ORDER : The Chair called the meeting to order at 6:30 P.M. with the following members present via teleconference: Chair Regan Dumbeck, Brenda Piña (until 7:16 P.M and from 8:12 P.M. onward.), Stephen Kylberg, Darren Mogonye, Franklin Boettcher and Shifton McShan.

ABSENT: Ruby Simms & Brenda Piña (from 7:17 P.M – 8:11 P.M.)

STAFF: Planning Technician Melissa Lipiec & ATS Engineers, Inc. Fire Consultant Gilbert Watt.

CONSENT AGENDA

1. June 23, 2020 Special Meeting.

   On a motion by Brenda Piña, seconded by Stephen Kylberg, the Board voted unanimously to approve the minutes.

NEW BUSINESS

1. Project #202001033: A fire code variance from Section 903.2.7 of the 2006 International Fire Code as adopted under Section 18.23 to not provide fire sprinklers within a Group R (Residential) Occupancy as a new occupancy use for a building located at 112 Depot St. (ELGIN CITY, BLOCK 17, LOT 7).

   A. Staff Presentation – Melissa Lipiec read the report into the record and introduced Gilbert Watt to the Board who indicated he was here for any questions.

   B. Applicant Presentation – Melissa Cole provided answers to the Board questions regarding cost of improvements. Staff briefly discussed the zoning code, interpretation of fire code by the Building Official, materials associated with meeting fire code requirements, specific portions of the fire code, fire barriers, fire walls.

   C. Open Public Hearing – This was not opened by the Chair.

   D. Close Public Hearing – Since this was not opened by the Chair there was no need to close.

   E. Discussion - There was a brief discussion by the Board in subsection B.

   F. Consideration - On a motion by Stephen Kylberg, seconded by Darren Mogonye, the Board unanimously voted to approve Project #202001033 with the condition that the Code approved fire barrier be in place and a unified fire alarm system would exist in the residential and commercial portions of the building.

ELECTION OF CHAIR AND VICE CHAIR FOR 2021: On a motion by Brenda Piña, seconded by Shifton McShan, Regan Dumbeck was nominated as Chair for 2021 and Stephen Kylberg for Vice-Chair for 2021, the Board unanimously approved the officers and both officers accepted their positions.

ANNOUNCEMENTS: There were no announcements.

ADJOURNMENT: The Chair adjourned the meeting at 8:16 P.M.

Regan Dumbeck, Chair

Attested: Melissa Lipiec
Melissa Lipiec, Secretary

On a motion by BRENDA PIÑA, seconded by DARREN MOGONYE the foregoing instrument was passed and approved this 19th day of APRIL, 2021.