



Report to Planning Commission

Agenda Item: Chapter 218 Building Regulations and Construction

Meeting Date: January 24, 2024

Referring Body: Plan Commission

Committee Contact: Chris Voll

Staff Contact: Peter Wegner, CD/PZ Director

Report Prepared by: Peter Wegner, CD/PZ Director

AGENDA ITEM: Chapter 218 Building Regulations and Construction

OBJECTIVE(S): Review other ordinances to see how they address permit requirements.

HISTORY/BACKGROUND: The following agenda item, “Discuss and Consider: Chapter 218 Building Code Clarification and Revision,” was discussed at the 9/6/2023 CLIPP Meeting. The intent was to make a few minor changes as proposed by Trustee Charneski. CLIPP approved those changes but raised other concerns. I was directed to research further and place it on a future CLIPP agenda.

Questions were raised whether ordinance changes should be discussed with CLIPP instead of PC. Based on the language found under Chapter 14 and Chapter 520 it would be more appropriate for the Plan Commission to review and suggest changes if needed.

It's my understanding the intent of Ordinance NO.: 22-03 (changes to Chapter 2108) was NOT to require any type of permit for items listed under C. Meaning, zoning permits issued by the Village or building permits for UDC, but all work must comply with the standards set forth in SPS 320-325. Soon after adoption 4/26/2022, I believe staff interpreted the language to mean a UDC building permit would not be required but a Zoning Village permit was still needed. This may have been due to existing language found in Chapter 520 that could be interpreted to contradict the recent changes to Chapter 218.

Concerns have been raised related to assessment of structures (garage, storage or other detached accessory buildings and tool shed). If a building permit (UDC or Zoning) is not required the Assessor is not notified.

RECOMMENDED ACTION: Direct staff to make changes if needed.

ATTACHMENTS: Latest draft of Proposed Amendments to Chapter 218 and Examples of Zoning/Building Permit Requirements.