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B&F CONSTRUCTION CODE SERVICES, INC.
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April 3, 2024

Steve Thomas/Bel Air Estates LTD
11619 IL Route 76
Poplar Grove, IL 61065

RE: Poplar Grove Airport Special Use

The following comments are in response to the Special Use Application to allow accessory apartments to be located in the individual hangars at the Poplar Grove Airport. This report is based on, the previously received documents; the Special Use Application, the booklet and a meeting that took place on April 2, 2024. Please note that additional comments may be forthcoming based on the responses and additional information.

B&F Construction Code Services, Inc. represents the Village of Poplar Grove as their building and zoning official. With that being said, we do not have the authority to waive code requirements. A request to the village board will need to be made, if you wish to have any relief from any building code requirements. As part of the amendment to Special Use Permit, those matters will first be reviewed by the Planning and Zoning Committee.

These comments below are intended to address existing hangars as well as future hangars.

1. It is understood the petitioner is requesting to create a Special Use/PUD that will include code requirements specific to the airport.
2. The petitioners design is to install a rated two-hour fire rated wall between units. It is recommended, this wall shall extend a minimum of 4 feet beyond the wall into the hangar area. In the event of a fire, the spread can extend beyond the wall. This is an additional protection as fires can be unpredictable as they spread. Any penetrations in this wall shall be protected per the International Building Code. The existing hangars will need to be confirmed they meet the two-hour assembly. In the event the existing hangars are deficient in the two hour fire rated wall, this may require construction changes to meet this requirement.
3. The petitioners design is not requiring a rated wall between the hangar and the accessory apartment. Staff does not agree and recommends per the code a 1-hour fire rated wall assembly between the hangar and the accessory apartment. Openings in this wall will need to be protected per the code.
4. The petitioners design does not include a sprinkler system. Residential Hangars are considered an R-3 use in the building code and requires them to be sprinklered. Staff does not agree with no sprinklers being installed. Provide justification besides cost for not installing a sprinkler system. This is a life safety concern.
5. Residential units within the hangar are required to have separate utilities from the hangar. Petitioner is requesting one set of utilities.
6. The means of egress (exit) requirement is to provide one direct exterior exit from the accessory apartment. Emergency escape windows are required from each bedroom.

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7. Smoke detectors are required in each bedroom and in the hallway leading to the bedrooms and they shall be interconnected. A carbon monoxide detector is required if providing gas appliances and shall be located in the hallway leading to the bedrooms. Petitioners design includes a heat detector to be installed in the accessory apartment. Staff recommends smoke and heat detectors to be also installed in the hangar portion. There will need to be more than one heat detector as the typical heat detector only covers approximately 900 square feet per detector. The petitioners design is requiring a strobe to be interconnected with the detectors. A strobe shall be located in the accessory apartment as well as the hangar area and on the outside of the building to aid the fire department.
8. The petitioners design has detailed a monitoring system for the detectors. This will require a monitoring panel to be able to achieve this. The panel shall be approved per the location (residential v commercial).
9. A knox box is being provided. We agree. The fire district shall determine type and location.
10. The typical hangar has the accessory apartment located on a second story/mezzanine. There is an existing open wood stair from the hangar to the accessory apartment. This stair is considered a convenience stair and is not the required exit. The entry door to the accessory apartment shall be rated at 1 hour.
11. Any wall that is required to be rated shall have its supporting members rated at the same level. This means, if the wall is being supported by beams and or columns those members are required to be rated as well.
12. Indicate where parking will be located for the residences and its guests.
13. Indicate the number of current residences at the airport and their location.
14. All existing hangars with residences will need to be inspected if they have not been conducted already.
15. A complete site plan will need to be submitted indicating all improvements in detail and the proposed building. This shall include setbacks, parking areas, size of the building, number of units within the building and number of residences being proposed. Include an elevation of each side of the building.
16. Provide a sketch or drawing of the floor plan indicating all rated assemblies and their location.

Should you have any questions regarding this report feel free to contact me at your convenience.

Respectfully Submitted,

Kenneth Garrett
Zoning Administrator – Village of Poplar Grove