

**CITY OF NAPERVILLE  
BUILDING REVIEW BOARD**

**AGENDA  
Tuesday, April 6, 2010 – 2:00 p.m.  
City Council Chambers**

**Naperville Municipal Center  
400 S. Eagle St.  
Naperville IL 60540**

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- I. Call to Order**
- II. Roll Call**
- III. Introduction of Board Members and Staff**
- IV. New Business**

**BRB # 75**

**Variation Ruling:**

**Applicant:** Bridge Communities  
**Address:** 505 Crescent Blvd.  
Glen Ellyn, Illinois 60137

**Property Address:** 1347 Crab Apple Court

The petitioner is requesting a variation ruling to the 2006 International Building Code Section 708.3. Fire-resistance rating. The code states that the minimum fire resistance separation requirement for doors and door jambs is one hour. The applicant is requesting to keep the doors and jambs that are currently installed which have a fire resistance rating of twenty (20) minutes. The application may be viewed in the Development Services Team Department, 400 S. Eagle Street, Naperville, Illinois.

- V. Adjournment**



CITY OF NAPERVILLE

Transportation, Engineering, & Development (T.E.D.) Business Group

APPLICATION TO BUILDING REVIEW BOARD
Municipal Code, Title II, Chapter 4, "Building Review Board"

TO: T.E.D. BUSINESS GROUP DATE: February 11, 2010
APPLICANT NAME: Bridge Communities, Inc.
ADDRESS: 505 Crescent Boulevard 1347 Crab Apple PHONE: (630) 545-0610 x10
CITY/STATE: Naperville IL ZIP CODE: 60137 60563
BUSINESS NAME: Bridge Communities, Inc.
BUSINESS ADDRESS: 505 Crescent Boulevard PHONE: (630) 545-0610 x10
CITY/STATE: Glen Ellyn, IL ZIP CODE: 60137

- 1. Application to the Naperville Building Review Board is hereby made for a:
( ) RULING (X) VARIATION
2. List the specific section(s) of the City of Naperville's Municipal Code, Title V, Building Regulations, from which a ruling of a variation is requested:
Section 708.3 - Fire Resistance Rating
3. City Departments, Officers and Employees whose statements and decisions have previously been sought are:
a) Rick A. Trujillo, Project Manager (d)
b) Chief Building Official (e)
c) (f)
4. The location of the site for which a ruling or variation is sought is:
a) Subdivision and Unit: Brush Hill Unit #3
b) Lot Numbers(s): Lot 7
c) Street Address(es): 1347 Crab Apple Court
5. My short, concise statement of the question to be resolved, and my position on the question is as follows:

See attached narrative statement.

- A.) 15 Copies of Application Required
B.) 15 Copies of Plans, include one 8 1/2X11
C.) Plat of Survey w/legal description

Authorized Signature - Applicant: [Signature] President \$250 Application Fee Paid
Within fifteen (15) days from the date of filing of the application, the Business Group Leader shall determine any additional legal, technical, and staff expenses that may be incurred by the City in the course of the consideration, and obtain from the applicant a guarantee, in a manner acceptable to the Business Group Leader of these additional expenses.

**BRIDGE COMMUNITIES, INC.  
APPLICATION TO BUILDING REVIEW BOARD  
FOR VARIANCE FROM  
CODE REQUIREMENT FOR  
ONE HOUR FIRE RESISTANCE RATING  
FOR DOOR JAMBS  
1347 CRAB APPLE COURT  
NAPERVILLE, IL**

**Statement of Question to be Resolved**

Applicant, Bridge Communities, Inc., seeks a waiver of compliance with Section 708.3 of the minimum fire resistance separation requirement of one hour for thirteen door jambs its building located at 1347 Crab Apple Court, Naperville. The building is in the process of being converted to condominiums for sale to graduates the Bridge Communities twenty-four month, mentor supervised residential program. Families in the Bridge program are provided with an apartment and assisted in learning to live independently and within their financial means.

**Bridge Equity Sharing Program**

Upon completion of the program, the families must relocate. In many instances the adult resident has sufficient income with a sufficient credit rating to qualify for a mortgage loan. In order to assist the graduates in the purchase of a residence; Bridge has developed its "equity sharing" program under which a portion of an interest is sold to the new homeowner with the balance of the equity retained by Bridge.

In this case, a 20% interest in the condominium will be sold to the new owner at a cost of \$25,000, assuming a fair market value of the unit of \$125,000. Bridge will retain the remaining 80% interest in the property. The owner assumes all other obligations and benefits of home ownership, including the benefit from an increase in the owner's share of the equity in the property. Bridge has similar projects in Lombard and Westmont.

**Building – Door Jambs**

The building contains six apartments on three levels. Copies of the site plan of the property and floor plans are attached. The location of the doors and door jambs are indicated on the floor plans. All thirteen doors have a 1½ hour fire rating, temperature rise 30 minutes, 250 F, max. The door jambs, however, have a 1/2 hour fire rating. The cost of replacement of the doors and door jambs will be approximately \$10,400.

As indicated in greater detail below, Bridge has already invested a great deal of money in up-grading of the property, individual apartments and in the building. A primary objective of the condominium conversion is to provide an opportunity for persons with acceptable credit but with very low income to purchase a home. In order to meet that objective it is necessary for Bridge to maintain its expenses at a reasonable level.

Bridge is of the opinion that the current door jambs do not provide a significant risk to the safety of the residents, especially in light of the fact that the doors have an acceptable fire resistance rating. Further, that the additional expense, of over \$1,700 per unit will have a material impact on the cost of restoration without a comparable benefit to the residents.

### **Bridge Communities, Inc.**

Bridge Communities Bridge is an Illinois not-for-profit corporation which has IRS Section 501(c)(3) status as a charitable organization. Its corporate offices are located at: 505 Crescent Blvd., Glen Ellyn, Illinois. Its primary mission is to provide transitional housing to "at risk" families throughout DuPage County. Bridge program families are provided with a variety of services including: housing, case management, transportation, life skills mentoring, job readiness and training with a goal of achieving independence and permanent housing.

### **Bridge Housing Units in Naperville**

Bridge owns six, six unit apartment buildings in Naperville. Five of the buildings are on Crab Apple Drive, including the 1347 building, for a total of 30 apartments used for its program. Bridge does not intend to convert any other buildings to condominium status. All of the remaining properties will be used for the two-year transitional housing program.

### **Building/Property Improvements**

Bridge has made a number of improvements to the building and property since it acquired the property in 2007. Apartment units have been upgraded through the installation of energy start appliances, replace plumbing fixtures with water saver components; install window coverings; replace electrical fixtures, upgrade flooring and replace carpeting, replace windows and patio doors, paint interior units and common areas; replace common area lighting with energy efficient fluorescent fixtures; repair fascia, rotted window sills and jambs; improve attic insulation to meet R-38 requirements and additional repairs replacements where necessary.

Exterior improvements included: reconfiguration, restriping and resurfacing of the parking lot; installation of car stops; and installation of a dumpster enclosure. Since Bridge will retain a significant ownership interest in each condominium, it has a vested interest in seeing that up-grades and repairs are of a quality which will minimize maintenance expenses and provide a good level of durability.

The ultimate objective of the condominium conversion is to create and preserve affordable housing in the City of Naperville. Bridge will remain involved with the building as long as it maintains its business operations, which is indefinite.

# MIRV

Mulherin, Rehfeldt & Varchetto, P.C.

IN REPLY PLEASE  
REFER TO FILE NO. T-671

DEVELOPMENT SERVICES TEAM

FEB 18 2010

February 15, 2010

Mr. Rick Trujillo, Project Manager  
TED Business Group  
City of Naperville  
400 South Eagle Street  
Naperville, IL 60540

RE: Bridge Communities, Inc.  
Application for Variance –  
Building Review Board  
1347 Crab Apple Court  
City Reference Number: 08-1000026

Dear Mr. Trujillo:

In conjunction with the Application of Bridge Communities, Inc. for a Variance from the Building Code requirement for a one hour fire resistance rating for the door jambs in the building on the above property, I enclose the following:

- Fifteen copies of the Application to Building Review Board for Variance from one hour fire resistance rating for the door jambs at 1347 Crab Apple Court;
- Fifteen copies of the floor plans of each floor with the location of each door indicated by the indicated symbol;
- One copy of a survey of the site plan reflecting the dimensions of the property and building; and,
- Our check in the amount of \$250 payable to the City of Naperville in payment of the required filing fee.

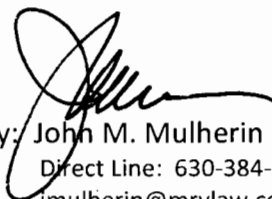
Once a time is set please contact Mr. Mark Milligan, President of Bridge Communities. I may be out of the office from March 2<sup>nd</sup> for about three weeks. Mark can arrange to have the necessary personnel attend the conference with the Review Board.

Mr. Rick Trujillo  
February 15, 2010  
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As always, thank you for your cooperation and assistance with this matter.

Very truly yours,

MULHERIN, REHFELDT & VARCHETTO, P.C.



By: John M. Mulherin  
Direct Line: 630-384-3133  
[jmulherin@mrvlaw.com](mailto:jmulherin@mrvlaw.com)

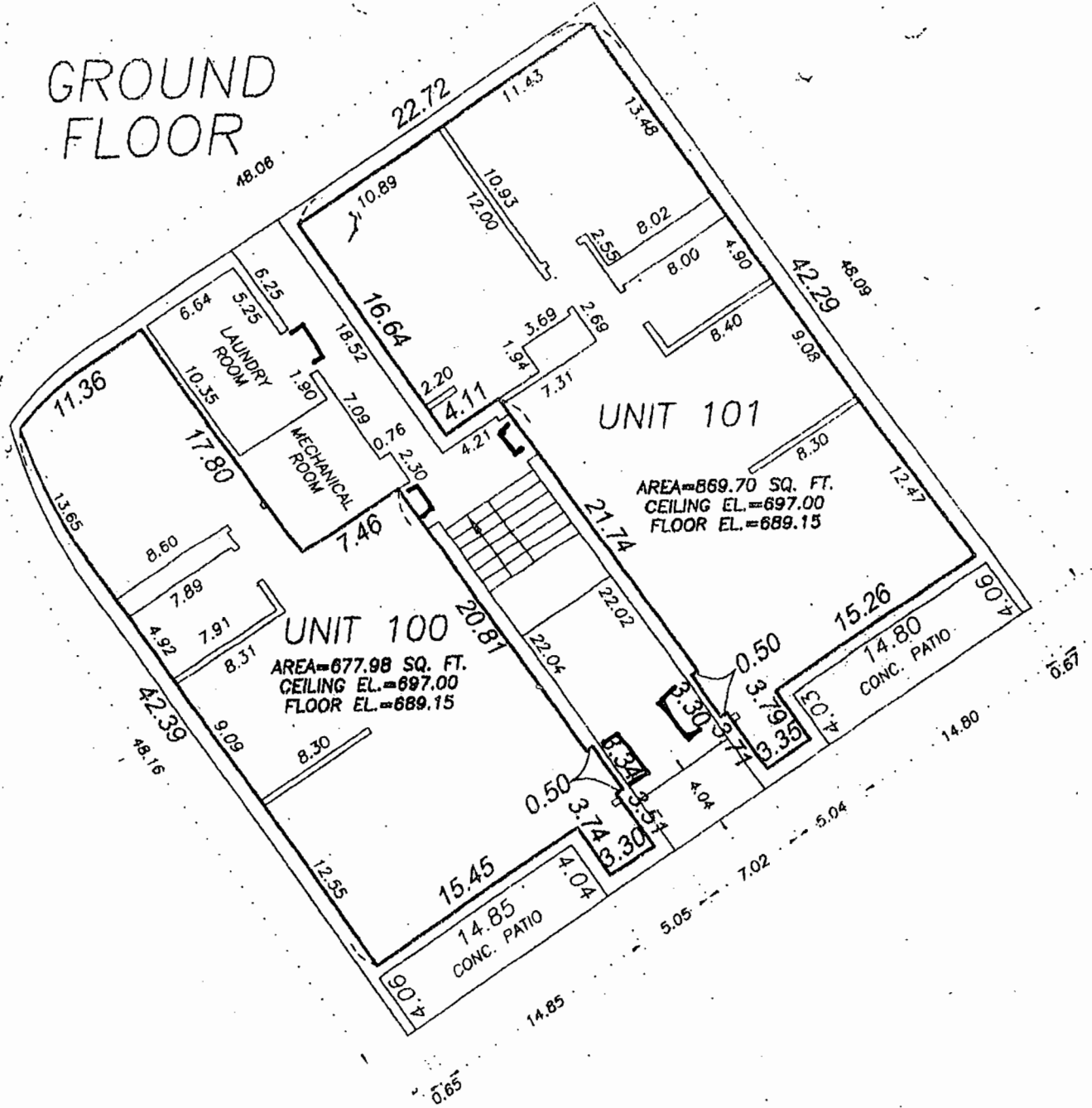
JMM/smf

Enclosures

Copies to: Mr. Mark Milligan (via: e-mail)  
Ms. Maria Sanchez (via: e-mail)



# GROUND FLOOR



# FIRST FLOOR

