



**NAPERVILLE BUILDING REVIEW BOARD
APPROVED MINUTES OF November 19, 2014**

APPROVED BY THE BRB ON NOVEMBER 16, 2016

Call to Order

(Note, meeting called to order late, waiting for arrival of fifth member for quorum.) **2:20 p.m.**

A. Roll Call

Chirico, Habel, Ghassan, Jungels, Klingbeil, Meyer-Smith, Russell, Smith, Vukasovic

Present:

Chirico, Habel, Jungels, Smith, Vukasovic

Absent:

Klingbeil, Ghassan, Meyer-Smith, Russell

Staff Present:

Urban, Filippo

B. Minutes

Approve the minutes of October 15, 2014

Motion to approve minutes as drafted.

by: Habel

Second by: Smith

Approved

(5 to 0)

C. Old Business

D. Public Hearings

D1.

BRB Case #90

2139/2155 CityGate

Lane

The petitioner is requesting a variation ruling to the International Building Code as amended by Title 5 of the Naperville Municipal Code for a variance to Section 705.8 to allow for openings closer than 3 feet to a lot line.

Anastasia Urban, Development Services Team, gave an overview of the request, and introduced the petitioner and their architect.

Neal Thompson, Aria Group Architects, Inc., 830 North Boulevard, Oak Park, Illinois 60301; spoke on behalf of the petitioner and presented the case. The subject properties were originally constructed on one lot, however the two buildings were subsequently subdivided for ownership purposes. There is an approximately 6"-8" separation between the two adjoining buildings. Construction of the two openings at the ground level will connect the hotel use to the retail/restaurant uses and will also connect the kitchen between the two buildings which is intended to served both areas. There will be a fire door/shutter on each side of the opening(s), and both buildings are currently protected by fire sprinkler and alarm systems.

Building Review Board inquired about:

- How will people exit if the fire doors/shutters are activated? Mr. Thompson indicated that the minimum number of required exits will still be provided.
- How the fire doors and shutters will be activated and connected to the fire alarm systems.

- Mr. David Michelsen, 2155 CityGate Lane, LLC, petitioner, provided additional clarification regarding details and configuration of how the fire shutters may work together.

Public Testimony: None.

The Building Review Board closed the public hearing.

The Building Review Board moved to recommend approval of BRB Case #90 subject to requiring a 1.5 hour fire door or shutter for each building opening to be verified through the building permit review.

Motion by: Habel

Seconded by: Jungels

Ayes: Habel, Jungles, Smith, Vukasovic, Chirico

Nays: None.

E. Adjournment

2:38 pm

Approved
(5 to 0)