



**CITY OF NAPERVILLE
BUILDING REVIEW BOARD**

**AGENDA
Wednesday, January 17, 2018, 2:00 pm
City Council Chambers
400 S. Eagle Street
Naperville, IL 60540**

CALL TO ORDER:

A. Roll Call

B. Public Forum

C. Approve Minutes Approve the minutes of August 16, 2017.

D. Public Hearings

D1. BRB Case #94

Case Name: 215 S. Washington Street.

Petitioner: Bugaj Architects

Location: 215 S. Washington Street.
 Naperville, IL 60540

E. New Business

F. Adjournment

Any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the Communications Department at least 48 hours in advance of the scheduled meeting. The Communications Department can be reached in person at 400 S. Eagle Street, Naperville, IL., via telephone at 630-420-6707 or 630-305-5205 (TDD) or via e-mail at info@naperville.il.us. Every effort will be made to allow for meeting participation.



**NAPERVILLE BUILDING REVIEW BOARD
DRAFT MINUTES OF AUGUST 16, 2017**

**UNOFFICIAL PRIOR TO BRB APPROVAL
APPROVED BY THE BRB ON _____**

Call to Order

2:02 p.m.

A. Roll Call

Brockman, Smith, Jurjovec, Kuhrt, Meyer-Smith, Kronewitter, Castagnoli, Russell, Ghassan

Present: Brockman, Smith, Jurjovec, Kuhrt, Meyer-Smith, Kronewitter, Castagnoli, Russell, Ghassan

Absent: None

Staff Present: Dick, Filippo, DiSanto

B. Public Forum

Councilwoman Patty Gustin spoke about the importance of embracing smart home technologies.

Councilwoman Gustin gave an update on how the City supports technology specifically by showing the City's updated website. Gustin asked the BRB to support new smart home technologies. One technology to move forward is a smart carbon and smoke detector. Gustin showed a video from Next about Nest Protect. This product which is wireless and battery powered can save money on installation, lives and homes. A proposed ordinance would allow non-hard wired but interconnected wirelessly products such as this. Gustin summarized letters of support from the Northern Illinois Home Builders Association, and the Naperville Fire Department (*attached*). Gustin concluded by asking members of the BRB for their support of an ordinance change to the City's Ordinance.

Ghassan -- Is this for new homes or existing homes? – Gustin responded this would cover existing and new.

Smith – Is this specific to just Nest? – Gustin responded that this is not specific to one brand.

Ghassan – What is the cost for this? – Gustin answered anywhere from \$99 to \$120 per detector, but because hard wired installation is not necessary you can save money.

Ghassan – Are these required in every room? – Gustin stated these would be required in the same areas that our current code requires.

Russell – If this is in a senior home, maybe the batteries aren't replaced, maybe they don't have a smart phone, would the Fire Department still be alerted? -- Gustin responded that this is an option. You can still do the "dumb" smoke detectors. But smart technology can alert seniors with light and not just an alarm sound from a dumb detector.

Kronewitter – These are hard wired for new, you’re not talking about battery powered, are you? – Gustin responded that these are battery operated. Older homes in the 60s and 70s are battery powered. This provides more notice when the battery goes bad, and they are moving towards batteries that last longer. This option, allows the battery powered.

Meyer-Smith -- Is there a monthly charge for this? Gustin responded no.

Ghassan – How do you make a homeowner put in a new detector for a renovation? -- Gustin responded that the City requires a permit and certain things then triggers the smoke alarm ordinance. Some people may not pull permits because they know they’ll have to do this.

Smith – You are just saying this as an alternative, if someone wants to still hardwire they can, correct? Gustin responded yes, this is just an alternative.

Filippo – Once we get the proposed ICC Code update books this may or may not be addressed.

Jurjovec – Thank you Councilwoman Gustin. Your comments as well as all other input gathered throughout our Code review process will help shape future decisions.

C. Minutes

Approve the minutes of May 17, 2017.

Motion by: Ghassan
Second by: Jurjovec

Approved
(9 to 0)

D. Public Hearings

None

E. New Business

Trevor Dick, Development Services Team, gave an overview of the proposed process for reviewing and adopting the new ICC Codes. Trevor spoke about how members of the BRB could participate in the process if they are interested. Staff’s idea is that BRB members could volunteer to sit on one of the many subcommittees that will each examine a particular ICC Code. There will likely be 14 code books and therefore 14 different committees. Staff will also reach out to representatives from the private sector. There will also be a comment sheet posted on the City’s website for anyone to provide comments. In late summer 2018 recommendations will be presented to the BRB, followed by a summary report sent to Council. Typically, we begin to enforce the 2018 Code in early 2019.

- Ghassan – Can we make those meetings in the evenings? Mr. Dick said

that the City will be flexible and happy to work with the committees to find what works best.

Mr. Dick asked members of the BRB if they would like to share any issues or concerns they have with current building codes. Members noted the following:

- Brockman – ICC inspections can be difficult. Can the local municipality create exemptions from what the ICC code states? Mr. Filippo responded that yes, the ICC allows for local amendments for most codes. The City adopts what it decides to do. Plumbing you have to follow the State plumbing code.
- Smith – Regarding the gas code in the garage, is a 6-inch gas curb still required? Mr. Filippo said that this requirement does not exist in our code.
- Russell -- Regarding accessibility, in some other states, you can have shared parking striped spaces – if there is a striped area and there is no open accessible parking, people can just park there which means more parking and less pavement. Can we do that type of thing? Mr. Filippo responded that this would be an accessibility item that would have to follow state/federal codes.
- Jurjovec – The more stringent visitability issues in the code. For example, do we need to require 2’10” clear door openings on every first-floor space in a home. Clients want to know why the pantry door is 3’ wide? Can this all be addressed in the ICC code. Mr. Filippo responded that this is a local requirement, we aren’t sure what is in the new ICC Code.
- Ghassan -- Should we require homes to be sprinklered? Mr. Filippo responded that the City decided to not require this during the last update.
- Ghassan -- Can we look at the 2015 energy code – and it requires commissioning? When and who can do it? Mr. Filippo responded it is in the 2015 code for commercial. According to State law we cannot make the energy code less stringent. The City asks for a pre-commission letter.
- Smith –Can we look at Title Five of the Local Code? Mr. Filippo responded that we can look at this and that everything is based off of Title 5.

F. Adjournment

2:39 p.m.

**CITY OF NAPERVILLE
MEMORANDUM**

DATE: January 3, 2018

TO: Building Review Board

THROUGH: Trevor Dick, Development Manager

FROM: Fred Filippo, Building Official

SUBJECT: 215 S. Washington -- BRB Case #94 Variance Request

BACKGROUND:

The petitioner, a future restaurant, located at 215 S. Washington Street, is requesting a variation ruling to the International Building Code Section 1208.2. That section states that kitchens in basements shall have a ceiling height of not less than seven feet to allow a lower ceiling height of six feet eight inches.

DISCUSSION:

The building was most recently occupied by a bike-fitting shop called Endure It!. It is now under construction for a new restaurant called Aloha Poke Co. The petitioner, Bugaj Architects, are requesting a variance to the required basement ceiling height by four inches for a portion of the basement level. If granted this would allow them to install a mob-sink and dishwashers in a portion of the basement as shown on their attached plans. Staff recommends that the Building Review Board approve the requested variance to allow for a lower ceiling height of six feet eight inches.

RECOMMENDATION:

Approve the requested variance to Section 1208.2 of the 2012 IBC for 215 S. Washington Street.

ATTACHMENTS:

1. Application to the Building Review Board
2. Interior Restaurant Build Out
3. Alta/Ascm Land Title Survey



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"

DATE: 12/18/17

ADDRESS OF SUBJECT PROPERTY: 215 S WASHINGTON ST

APPLICANT NAME: BUGAJ ARCHITECTS PHONE: (312) 217-2275

APPLICANTS ADDRESS: 1223 N. MILWAUKEE AVE CHICAGO IL 60642

CITY/STATE: _____ ZIP CODE: _____

E-MAIL ADDRESS: AKACZMARESKO@BUGAJARCHITECTS.COM FAX: _____

CONTACT NAME: ARJUN KACZMAREK PHONE: (773) 666-5655

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:

1208.2 - BATHROOMS, TOILET ROOMS, KITCHENS, STORAGE ROOMS & LAUNDRY ROOMS SHALL HAVE A CEILING HT OF NOT LESS THAN 7'

3. City Departments, Officers and Employees whose statements and decisions have previously been sought are:

- a) BUDG. DEPT PERMIT REVIEW (d) _____
- b) _____ (e) _____
- c) _____ (f) _____

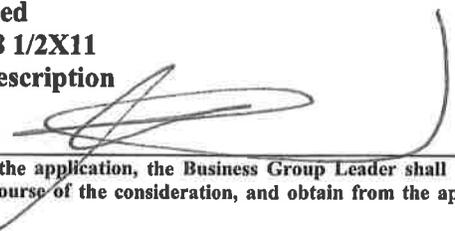
4. The location of the site for which a ruling or variation is sought is:

- a) Subdivision and Unit: Assessors
- b) Lot Numbers(s): 15
- c) Street Address(es): 215 S WASHINGTON ST

5. My short, concise statement of the question to be resolved, and my position on the question is as follows:

NON CONFORMING BSMT HT. OF 6'8", SEEKING VARIANCE TO APPROVE KITCHEN USE IN A PORTION OF BSMT

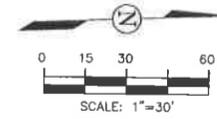
- A.) 2 Copies of Application Required
- B.) 2 Copies of Plans, include one 8 1/2X11
- C.) 1 Plat of Survey With Legal Description

Authorized Signature – Applicant:  \$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

ALTA/ACSM LAND TITLE SURVEY

PART OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

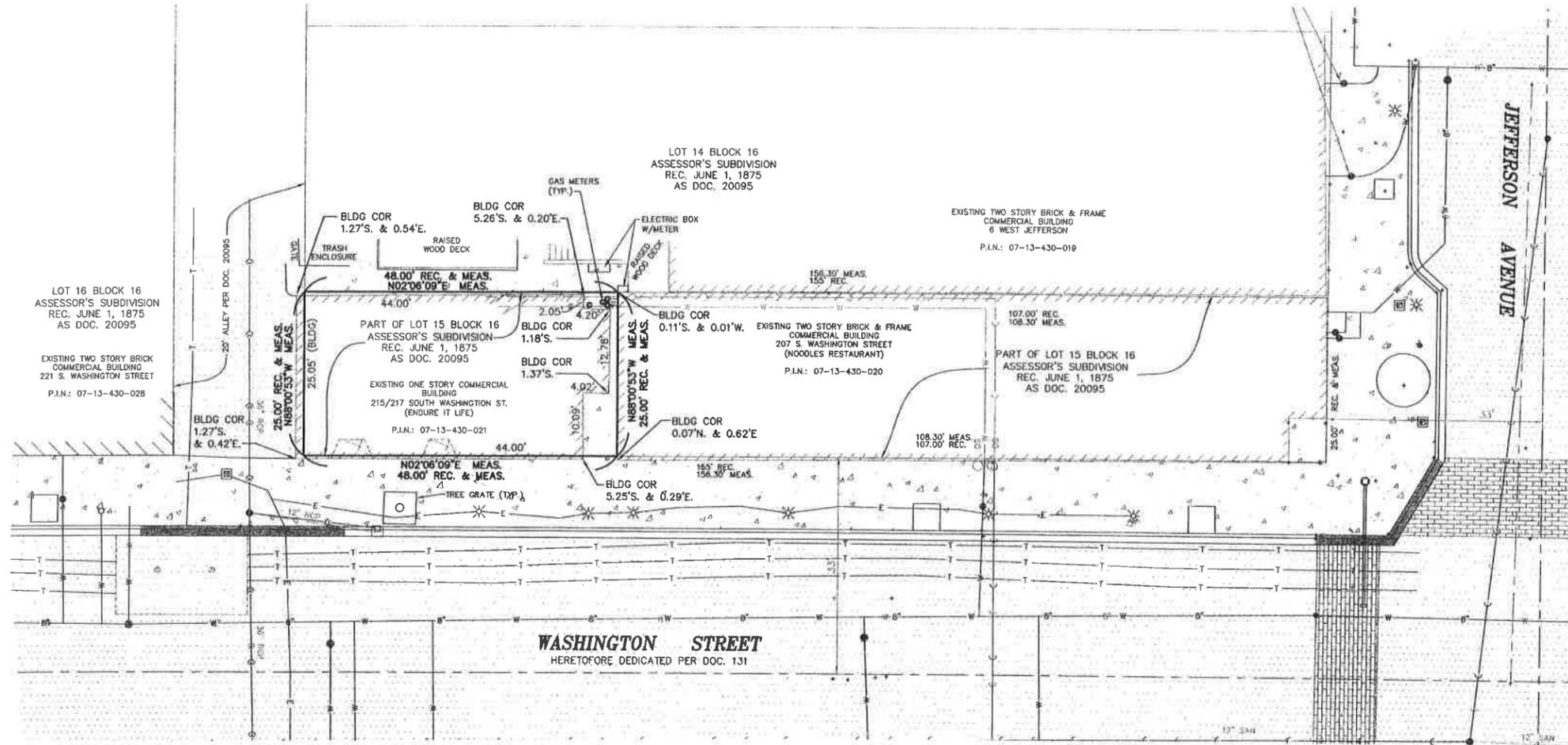
P.I.N. 07-13-430-021



LOCATION MAP

ADDRESS: 215 S. WASHINGTON STREET, NAPERVILLE, ILLINOIS

AREA SUMMARY
 BOUNDARY AREA = 1,200 S.F. OR 0.28 ACRES
 BUILDING FOOTPRINT AREA = 1,150 S.F.



LEGEND

- ⊙ MANHOLE
- CATCH BASIN
- INLET
- ⊕ VALVE & VAULT
- ⊙ VALVE & BOX
- ⊗ FIRE HYDRANT
- ⊗ STREET LIGHT
- ⊕ POWER POLE
- SIDEWALK
- CURB
- STORM SEWER
- SANITARY SEWER
- WATERMAIN
- HEADWALL
- END SECTION
- CORRUGATED METAL PIPE
- E — ELECTRIC LINE
- G — GAS LINE
- T — TELEPHONE LINE
- FO — FIBER OPTIC CABLE
- OHE — OVERHEAD POWER LINES
- TV — CABLE TELEVISION
- X — FENCE LINE

ABBREVIATIONS

- 000.00' M MEASURED DATA
- 000.00' C COMPUTED DATA
- 000.00' R RECORDED DATA
- P.U. & D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
- R= RADIUS
- A= ARC LENGTH
- PIN PERMANENT INDEX NUMBER
- P.U. & D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
- L.E. & S.E. LANDSCAPE & SIDEWALK EASEMENT

LINETYPE LEGEND

- BOUNDARY LINE
- ADJOINER LOT LINE
- CENTER LINE
- RIGHT OF WAY
- EASEMENT LINE
- BUILDING LINE
- SECTION LINE
- UNDERLYING LOT LINE

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
 COUNTY OF DUPAGE } SS
 TO:
 • FIDELITY NATIONAL TITLE INSURANCE COMPANY
 • ENDURE IT LIFE, LLC
 • VEQUITY LLC SERIES XXIX 215 WASHINGTON, AN ILLINOIS SERIES LIMITED LIABILITY COMPANY
 • METROPOLITAN CAPITAL BANK & TRUST
 • LAKESIDE BANK

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5(a), 7(a), 7(b-1), 8, 9, 11(B), 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON AUGUST 31, 2015.

THIS PLAT HAS BEEN PREPARED BY ROAKE AND ASSOCIATES, INC., ILLINOIS LICENSED PROFESSIONAL DESIGN FIRM NO. 807, LICENSE EXPIRES APRIL 30, 2017, UNDER MY PERSONAL DIRECTION FOR THE EXCLUSIVE USE OF THE CLIENT NOTED HEREON. REPRODUCTION OR USE BY THIRD PARTIES IS STRICTLY PROHIBITED WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED.

DATED THIS 17th DAY OF December, A.D., 2016.

David R. White
 ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR NO. 2992
 LICENSE VALID THROUGH NOVEMBER 30, 2016



SURVEYOR'S NOTES

- REFERENCE IS MADE TO FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. DW15025906, EFFECTIVE DATE JULY 28, 2015, FROM WHICH THIS SURVEY IS BASED. THIS PROPERTY IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS RELATING TO THE USE AND CHARACTER OF THE LAND AS ALL MATTERS APPEARING OF PUBLIC RECORD AND AS MAY BE DISCLOSED BY A MORE CURRENT TITLE COMMITMENT OR REPORT.
- BASIS OF BEARING: THE BEARINGS SHOWN ON THE PLAT MAP ARE BASED ON NAVD 83 (2011 ADJ.) ILLINOIS STATE PLANE EAST ZONE
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO GAPS OR OVERLAPS.
- ZONING IS B4 - CENTRAL BUSINESS DISTRICT
- THE SURVEYED PROPERTY IS LOCATED IN ZONE X AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN ACCORDING TO MAP NO. 17043C0706H WITH EFFECTIVE DATE OF DECEMBER 16, 2004.
- THERE ARE 0 EXISTING PARKING SPACES.
- THE UNDERSIGNED DID NOT OBSERVE EVIDENCE OF CURRENT EARTH MOVING, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- THE UNDERSIGNED HAS NO KNOWLEDGE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.
- THE UNDERSIGNED HAS OBSERVED NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

LEGAL DESCRIPTION

THE SOUTH 48 FEET OF LOT 15 IN BLOCK 16 OF THE ASSESSOR'S SUBDIVISION, A SUBDIVISION IN THE SOUTH HALF OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 1, 1875 AS DOCUMENT NUMBER 20095, IN DUPAGE COUNTY, ILLINOIS.

PREPARED FOR:

DAVID AND SARA FIX
 215 S. WASHINGTON STREET
 NAPERVILLE, ILLINOIS 60540
 TEL (312) 203-3606

REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

215 S. WASHINGTON STREET, NAPERVILLE, IL 60540

ALTA/ACSM LAND TITLE SURVEY

DRN/CKD BY: SRH/DM DISC NO.:1351104ALTA.DWG FLD. BK./PG. 260/79 SHEET NO. 1 OF 1
 SCALE: 1"=10' DATE: 09/04/15 JOB NO.: 135.1104

