

03-30-2023

19 N. Washington Street - Naperville City Council Meeting 04-05-2023

Summary

- Property location - 19 N. Washington Street, Naperville.
- Current Resident - Fiamme Restaurant.
- Current number of employees @ Fiamme = 49
- Current Lease Expiration - July 2029
- Current interior space - 2491.7 sq feet.
- Owners understanding of code is that restaurants 2,500 sq ft or more require interior sprinklers. There are other considerations with regards to the space that factor into the calculation of space . The current interior space is 2,491.70 (see architect certification below).
- The costs associated with the installation of a sprinkler system at 19 N. Washington Street will create a financial burden that jeopardizes the financial future of the property.

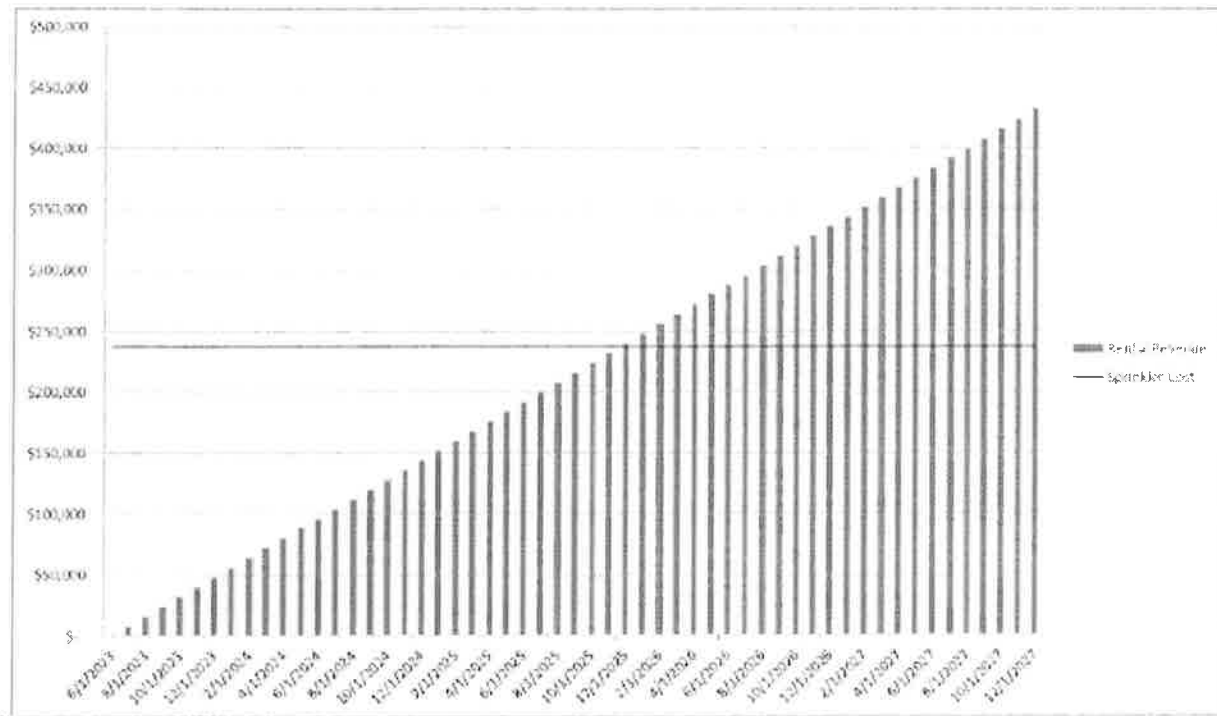
Impact

- Cost of construction - \$237,467 (see below)
- Business interruption - shutdown for 5 weeks.

Cost Code	Description	02.23.2023 Proposal
2500	Site Utilities (New 6" Water Service including Pavement Removal and Excavation)	\$ 45,000.00
2750	Asphalt Pavement Patching	\$ 6,000.00
3000	Concrete Foundation and Slab on-Grade for Sprinkler Addition	\$ 11,000.00
8000	Door, Frame and Hardware	\$ 2,500.00
9250	Framing, Drywall and Finishing	see below
9250	Exterior Sprinkler Room Addition (Hardie Siding and Pitched Asphalt Shingle Roof)	\$ 9,600.00
9250	Enclosure Over Existing Cooler	\$ 11,000.00
9250	Remove Sound Panels and Reinstall	\$ 2,410.00
9250	Miscellaneous Drywall Patching	\$ 2,000.00
9510	Acoustic Ceiling Tiles (Remove and Replace)	\$ 5,700.00
9910	Paint	\$ 4,000.00
13850	Fire Alarm	\$ 5,500.00
15300	Fire Protection	\$ 42,000.00
15400	Plumbing (Domestic Water Revision)	\$ 4,000.00
15400	4" Floor Drain with P-Trap (Assumes Tie-in to Existing Map Closet)	\$ 15,000.00
15400	New Domestic RPZ	\$ 2,500.00
15700	HVAC	not included
16000	Electric	\$ 2,475.00
16000	Electric Unit Heater	in above
16000	No Panel Upgrade included	not included
700	General Conditions	\$ 20,400.00
1050	Supervision	\$ 13,050.00
	Subtotal	\$ 204,135.00
1300	Overhead and Fee (7%)	\$ 14,290.00
600	Insurance (2%)	\$ 2,042.00
950	Architectural Services	\$ 13,000.00
960	Civil Engineering	\$ 4,000.00
	Grand Total	\$ 237,467.00

Financial Consideration

- Rental income generated from the lease is \$120,564/year. After deducting real estate tax, approximately \$24,228/year and estimated expenses of \$5,000/year, the lessor realizes \$91,336 of annual rental income.
- After factoring in construction/installation costs associated with the sprinkler system, shutdown of the business during construction, the lessor is estimated to not realize rent income for over 4 years of the remaining 6 years of the lease. (see chart below).



Future Plans

- Within the next 5 to 6 years JDDD Developments proposes to convert the property along with adjacent properties into high density housing and retail.

Our Request of the City Council

- We request an extension to the current agreement until our current lease completes during which time we will be preparing for future use of the property. We believe our proposed future use of the property is consistent with Naperville's goals for the 2030 Land Use Master Plan.



OPPERMANN
architects

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630 793-0960 fax 630 793-0962 www.oppermann.com

January 13, 2023

Mr. Dan Imburgia
RDImburgia@gmail.com

Re: Certification of Interior Area for City of Naperville's Sprinkler Consideration
Fiamme' Italian Restaurant
19 N Washington St.
Naperville, IL 60540

Dan,

Per our phone discussion the other day, I have measured the area of the building inside the exterior walls, and certify the fire area to be **2,491.7 s.f.** The exterior walls are primarily constructed of concrete masonry units and are non-combustible. These walls are original to the former gas station.

The initial plans documented the gross area of the building, including the non-combustible exterior walls above the limit of 2,500 s.f.. Working with City staff on other projects in the past, it was determined that the fire area was to be considered as the area INSIDE the exterior walls. For the City Council's consideration, I would ask they work with the certified area stated above, which falls below the required fire area exceeding 2,500 s.f. for a fully sprinklered building.

I have attached the Fiamme floor plan with a dashed line representing the certified area as accurately calculated by CAD.

If you have any questions or comments, please do not hesitate to contact me.

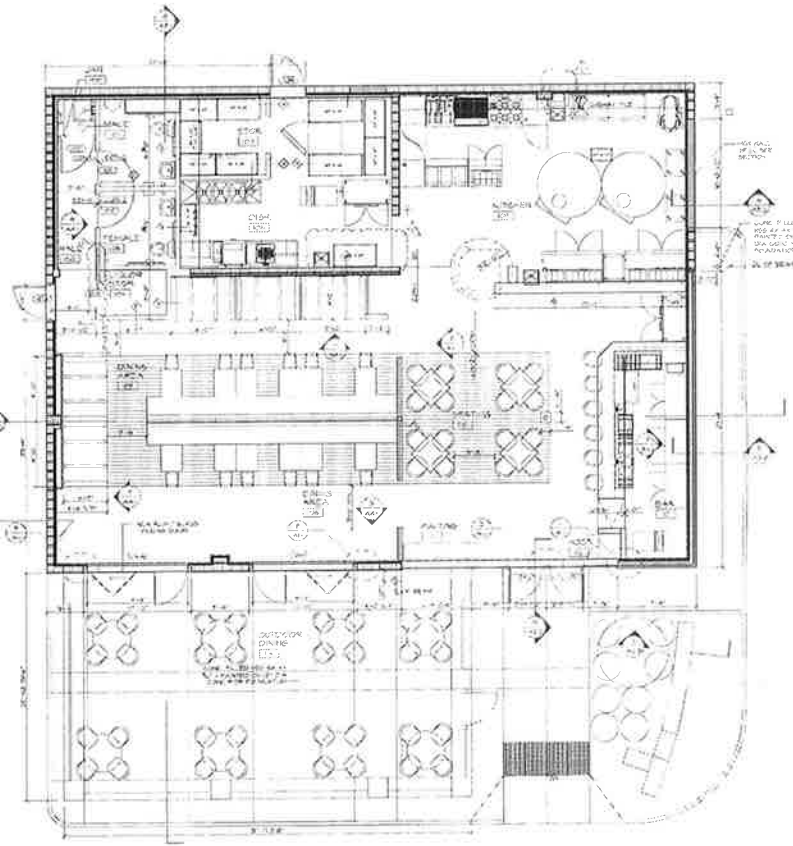
Sincerely,

Oppermann Architects, Ltd.
Terry Oppermann
Terry Oppermann
President



EXP. 11-30-2024

LINE OF CALCULATED AREA
-(SHOWN DASHED) 2,491.7 S.F.



FIRST FLOOR PLAN
RESTAURANT

PROJECT INFORMATION
PROJECT NO. 100-1000
DATE 10/10/00
DRAWN BY J. J. JONES
CHECKED BY M. J. JONES
SCALE 1/8" = 1'-0"

PROJECT NAME
RESTAURANT

PROJECT LOCATION
100-1000 STREET, ASBURY PARK, N.J.

PROJECT NO. 100-1000

FLOOR PLAN

F

100-1000

A1.1