



City of Naperville

400 S. Eagle Street
Naperville, IL 60540
<http://www.naperville.il.us/>

Meeting Minutes - Final

Building Review Board

Wednesday, May 21, 2025

2:00 PM

City Council Chambers

A. CALL TO ORDER:

B. ROLL CALL:

Present 7 - Gina Branham, Max Hoyer, Erik Haugsnes, Shabbir Nulwala, Anees Rahman, Michael Llewellyn, and Breck Hanson

C. PUBLIC FORUM:

1. Paul Deffenbaugh – NEST – Naperville Environmental and Sustainability Task Force, spoke about the 2023 Illinois Stretch Energy Code. This code goes beyond the base energy code and gives the options of more stringent requirements. This code would put Naperville on a path to increasing energy efficiency, reduce greenhouse gas emissions, futureproof buildings, improve indoor air quality, and save residents on utility bills. A full presentation will be made at a future Building Review Board meeting.

D. PUBLIC HEARINGS:

E. REPORTS:

1. Approve of 4-24-25 BRB meeting minutes.

A motion was made by Rahman, seconded by Branham, approved. The motion carried by a unanimous vote.

F. OLD BUSINESS:

1. Consider the requested variance to Section 5-1E-2 Subsection 2 of the Naperville Municipal Code (Prohibition of CPVC and PEX for domestic water supply piping). BRB Case #112 (Continued from 4/24/2025)

Consider the requested variance to Section 5-1E-2 Subsection 2 of the Naperville Municipal Code (Prohibition of CPVC and PEX for domestic water supply piping) – Continuation of BRB Case #112.

Mark Dudash, Chief Building Official, reiterated that City Staff is not supportive of this variance request. Naperville has a long history of amending the building codes to maintain the quality of building materials. If approved, this case will set a precedent for future projects. Most important, for a variance to be approved, a hardship must be shown. Where is the hardship in this case.

Elliot Milliken, Hines, no formal presentation. Available for any questions.

Commissioner Breck Hanson, has this variance been requested before.

Mark Dudash, the most recent case was in 2019 and it was not approved.

Chair Anees Rahman, asked Elliot Milliken of Hines, where is the hardship in this case.

Elliot Milliken, time of installation would be another hardship besides cost.

Public Testimony:

Jim Mansfield, licensed plumber has done a lot of projects in Naperville. Microplastics should be a concern for drinking water. What is the price of the health of your residents. I'm here to express my opposition to this product.

Dan McAvoy, DuPage County plumbing inspector, we gone through this argument before in DuPage County. DuPage County Environmental Protection Agency got involved and was concerned with the effects on installers due to plastic piping. Leaching and microplastics is a concern for plastic piping due it being derived from petroleum. We need to be proactive in protecting our drinking water and installers.

Jim Majerowicz, licensed plumber and inspector, presented concerns with fittings used in plastic piping and freezing conditions. Plastic piping does burn. Plastic piping is not time tested. In Europe it is time tested but they don't use Chlorine in Europe to sanitize water.

Paul Hinterlong, former PZC member and city council member, the previous case proposing a variance to this amendment lost 4-2 in the BRB and 9-0 against at the city council. We have 150 years of plumbing experience in this room, you should listen to the people who install this product. Naperville has a reputation for quality and doing things right. There must be a justification for a variance, cost is not a justified reason for a variance. Mechanicals should not be an area where costs are cut.

Mike Richardson, plumbing inspector for city of Naperville, no real difference in installation time between CPVC and copper. Fumes exist for CPVC glue that is toxic to installers. We've had several big project similar to this who used copper without any issues. Naperville has high quality Lake Michigan water.

Elliot Milliken, CPVC and PEX A is smoke and flame rated 25/50. Copper is a wonderful product but does corrode. Any material will freeze in this climate, all pipe in this project will be in a conditioned space. No material on this project will be exposed to UV light. The smoother surfaces of CPVC is less prone to Legionella. Legionella is more related to water temperature and velocity. We will install this product neatly on this project.

Commissioner Gina Branham made a motion to take a vote on whether or not to approve this variance request. Seconded by Commissioner Michael Llewellyn. The variance request was not approved.

Nay: 7 - Branham, Hoyer, Haugsnes, Nulwala, Rahman, Llewellyn, and Hanson

G. NEW BUSINESS:

No new business

H. ADJOURNMENT:

A motion was made by Hanson, seconded by Branham, approved. The motion carried by the following vote:

Aye: 7 - Branham, Hoyer, Haugsnes, Nulwala, Rahman, Llewellyn, and Hanson