



# City of Naperville

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

## Meeting Minutes - Final

### Building Review Board

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Wednesday, August 20, 2025

2:00 PM

City Council Chambers

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#### A. CALL TO ORDER:

The meeting was called to order by Chairman Rahman at 2:00pm

#### B. ROLL CALL:

**Present** 8 - Gina Branham, Jeff Gross, Shabbir Nulwala, Anees Rahman, Michael Llewellyn, Breck Hanson, Erik Haugsnes, and Jasen Ginalski  
**Absent** 1 - Joe Wanner

Also Present: Mark Dudash (Chief Building Official), Lisa Rutherford (Residential Plans Examiner), Ben DeAnda (Community Risk Reduction Manager), Kim Schmidt (TED Deputy Director), Shebnem Ozkaptan (Budget and Administrative Manager).

#### C. PUBLIC FORUM:

##### **SPEAKERS**

Barbara Benson (NEST - Naperville Environment and Sustainability Task Force - Building and Development Committee Chair) is in favor of adopting the 2023 Illinois Stretch Energy Codes.

Mary Hamill (ACTF Accessible Community Task Force) discussed the number one guiding principal of the City's Master Plan insuring housing is diverse, responding the community needs, and is accessible.

Allaina Humphries (ACTF Accessible Community Task Force) discussed the need to adopt of the entire Visitability Code.

Chairman Rahman requested clarification on the four items the City has adopted regarding Visitability.

Dudash stated the City has amended the 2018 IRC to include 32" clear doorways on the 1st floor, blocking to be installed in powder rooms for future grab bars, and electrical outlet and light switch height guidelines.

Christian Zenger (Autumn Homes) requested to be part of the code adoption process and be kept aware of information and upcoming developments.

Chad Meise (Redstart Construction) requested to be informed of code adoption process and discussed his concerns with the consequences of adopting the 2023 Illinois Stretch Energy Codes.

#### **D. PUBLIC HEARINGS:**

#### **E. REPORTS:**

Approval of minutes from previous meeting on May 21st, 2025

**A motion was made by Chairman Rahman and seconded by Board Member Gross to approve the minutes from the May 21, 2025 BRB meeting. The motion carried by a voice vote.**

Provide feedback on significant changes identified through the 2024 Building Code Update

Continuation of Building Review Board Case #111, provide feedback on significant changes identified through the 2024 code update.

Dudash stated future meetings will be held regarding the proposed 2023 Illinois Stretch Energy Codes and to receive formal recommendations on the building codes and discussions will continue regarding adopting the 2024 Building Codes.

Board discussed significant changes identified through the 2024 code update presented as attachments to agenda items.

Dudash presented staff recommendations on the International Property Maintenance Code, National Electrical Code, International Building Code, International Residential Code, International Plumbing Code, International Fire Code and the IL State Plumbing Code.

Questions proposed by Rahman, Haugsnes, and Hanson to staff and members of the Accessible Community Task Force regarding staff recommendations.

Humphries provided details of her experience with the City of Bolingbrook and how Visitability was accomplished.

Christian Zenger (Autumn Builders) provided cost estimates for providing ramps in single-family homes having worked in Bolingbrook. He discussed his concerns with Visitability and the lot sizes being more constrained in Naperville.

Chad Meise (Redstart Construction) discussed the need to codify any Visitability requirements and requested clarification if this change was only for new construction.

**Staff received feedback from the Building Review Board members and public regarding the 2024 code updates.**

Complete Board and Commission Chairperson Training

Annual Board and Commissioner training was provided to board members.

**F. OLD BUSINESS:**

**G. NEW BUSINESS:**

**H. ADJOURNMENT:**

**A motion was made by Chairman Rahman, seconded by Board Member Gross, to adjourn the regular Building Review Board meeting at 3:22pm. The motion carried by a voice vote.**

/s/ Mark Dudash  
Mark Dudash  
Chief Building Official