



City of Naperville

400 S. Eagle Street
Naperville, IL 60540

Meeting Minutes - Draft

Building Review Board

Wednesday, October 17, 2018

2:00 PM

City Council Chambers

A. CALL TO ORDER:

B. ROLL CALL:

Present 7 - Stephen Brockman, Tom Castagnoli, Paul Gassan, Brian Kronewitter,
Edward Kuhrt, Cory Smith, Chairman Dan Jurjovec
Absent 1 - Donald Russell

C. PUBLIC FORUM:

There were no speakers present for public forum.

D. PUBLIC HEARINGS:

E. REPORTS:

1. Consider the request to extend the term of the fire suppression agreement established for 22, 24 and 26 W. Jefferson Avenue - BRB Case #95.

Brian Herkert, the son of the property owner, spoke to explain that his father has recently suffered health issues and is no longer able to manage the business. Upon assuming responsibility of the business, Mr. Herkert discovered the fire suppression agreement and has been working with city staff on a resolution. Mr. Herkert requested a three-year extension to the agreement, but was open to accepting a shorter extension as determined by the board. City staff recommended a two-year extension.

Mr. Smith inquired if the building has a fire alarm. Mr. Herkert confirmed that it does. Mr. Smith asked about the current uses. The owner indicated there is a clothing retailer, a restaurant, and a hair salon. There are no upstairs tenants.

The board discussed if the sprinkler system must be designed, permitted, or installed by the due date in the agreement. Staff provided a clarification that the owner is to have the sprinkler system fully installed by January 1, 2021.

Brockman made a motion to extend the term of the fire suppression agreement

for 22, 24, and 26 W. Jefferson to January 1, 2021; seconded by Ghassan. Approved (7-0).

2. Approve the minutes of the May 16, 2018 meeting.

A motion was made by Brockman to approve the regular meeting minutes of May 16, 2018; seconded by Kronewitter. Approved (7-0).

F. OLD BUSINESS:

1. Receive input from the public and staff and recommend approval of the 2018 International Code Council set of codes, including proposed local amendments.

Allison Laff, city staff, provided an overview of the process to date. She indicated that a full list of significant and minor changes were sent to the City Council in July at which time they directed staff to eliminate the proposed residential sprinkler requirements. During the public comment period that followed, five comments were received by a member of the Naperville Area Homeowners Confederation and one comment from Board Member Russell.

Mr. Ghassan asked for clarification on the sprinkler requirements. Ms. Laff reiterated that the City Council directed staff to eliminate the proposed residential sprinkler requirements.

Mr. Smith requested clarification on the public comments. Paul Felstrup, city staff, indicated that the comments received from the member of the NAHC concerned electrical issues that staff has recommended for modification by local amendments. The member of the NACH did not support the local amendments.

Mr Smith asked about the local amendment addressing bearing capacity of soils. Ms. Laff confirmed that the local amendments will allow for a presumptive bearing capacity of 3000psf based on the submittal of a design professional.

Chairman Jurjovec noted that he would like to see clarification in the memo that CO detectors follow the same requirements at smoke alarms in residential properties since they are often combined units. Mr. Felstrup confirmed the local amendment requirements for smoke alarms. Mr. Ghassan asked for additional clarification on CO detectors. Mr. Felstrup indicated that CO detectors need to be hard-wired 110v and they need to be interconnected, either wired or wirelessly, per the building code.

There was no one from the public in attendance to speak.

Brockman made a motion to recommend approval of the 2018 International Code Council set of codes, including proposed local amendments; seconded by Ghassan. Approved (7-0).

G. NEW BUSINESS:

Paul Felstrup, Field Projects Supervisor, announced the retirement of Building Inspector Scott Wermund after 43 years of service to the City of Naperville.

New staff introduced themselves to the Board. Peter Zibble is the new staff liaison to the BRB. Katie Sperl is the new Code Official.

H. ADJOURNMENT:

A motion was made by Ghassan to adjourn the meeting; seconded by Smith. Approved (7-0). Meeting was adjourned at 2:25 p.m.