



NAPERVILLE BUILDING REVIEW BOARD
DRAFT MINUTES OF JANUARY 17, 2018

UNOFFICIAL PRIOR TO BRB APPROVAL
APPROVED BY THE BRB ON _____

Call to Order

2:00 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

B. Public Forum

None.

C. Public Hearings

BRB Case #94

Case Name: 215 S. Washington Street.

Petitioner: Bugaj Architects

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

Mr. Fred Filippo presented the key facts of the petitioners requested variance. The petitioner – represented today by the architect Mr. Arthur Kaczmarzsk -- 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. Staff is in support of the variance due to the low occupant load, the small area, and the short distance of travel to the exits.

Ghassan confirmed with Mr. Filippo that the height of the basement is six feet eight inches. Mr. Filippo answered yes.

Mr. Smith asked if the entire lower level is six foot eight? The petitioner responded that yes it was. Mr. Smith followed up by asking how big of an area they wanted to use. Petitioner replied 250 square feet and that it is a finished basement. Mr. Smith asked if there were plans to increase this space? Petitioner responded not at this time.

Mr. Kaczmarzsk presented his plans for the space to include dishwashing equipment, a mop sink and storage.

The BRB closed the public hearing.

Mr. Smith asked if staff was in favor of this request. Mr. Filippo answered yes. Mr. Filippo added that this is a common basement height in the downtown area and because of a change of occupancy this issue arose. The architect is also improving the basement stairs to bring them up to code standards.

Mr. Smith asked if there were any fixtures, encumbrances or ductwork hanging lower than the six foot eight inches. The petitioner responded no, not in the 250-square foot area, however, the edge of this portion of the basement is bordered by a lower support beam, this is why only a portion of the basement is proposed to be used.

Mr. Castagnoli asked is the building sprinklered, or will it be? The petitioner responded no, and it did not have to be per the code, but there is a fire alarm.

Building Review Board moved to recommend approval of BRB Case #94.

Motion by: Ghassan

Seconded by: Meyer-Smith

Approved (9-0)

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

Nays: None

D. Minutes

Approve the minutes of August 16, 2017.

Motion by: Smith

Second by: Kronewitter

Approved

(9 to 0)

E. New Business

Trevor Dick, Development Services Team, gave an update of the proposed process for reviewing and adopting the new ICC Codes. Staff has begun to reach out to team members and initial meetings should begin shortly. A project webpage has been posted on the City's website and a comment form has been posted to assist with public input.

F. Adjournment

2:15 p.m.