



**CITY OF NAPERVILLE**  
**Transportation, Engineering, & Development (T.E.D.) Business Group**

**APPLICATION TO BUILDING REVIEW BOARD**  
**Municipal Code, Title II, Chapter 4, "Building Review Board"**

DATE: March 13, 2019

ADDRESS OF SUBJECT PROPERTY: 110 S. Washington Street, Naperville, IL 60540

APPLICANT NAME: Great Central Properties III, LLC PHONE: ( 630 ) 848-0350

APPLICANTS ADDRESS: 1255 Bond Street, Suite 111

CITY/STATE: Naperville, IL ZIP CODE: 60563

E-MAIL ADDRESS: dwright@avrambuilders.com FAX: 630-848-0130

CONTACT NAME: Dwight Avram PHONE: 630-848-0350

**1. Application to the Naperville Building Review Board is hereby made for a:**

( ) **RULING**                      (x) **VARIATION**

**2. List the specific section(s) of the City of Naperville's Municipal Code, Title V, Building Regulations, from which a ruling of a variation is requested:**

Required building separation under Section 705.8.1 of Building Code

**3. City Departments, Officers and Employees whose statements and decisions have previously been sought are:**

- a) Casey Evans, TED (d) \_\_\_\_\_
- b) \_\_\_\_\_ (e) \_\_\_\_\_
- c) \_\_\_\_\_ (f) \_\_\_\_\_

**4. The location of the site for which a ruling or variation is sought is:**

- a) **Subdivision and Unit:** Hosmer's Addition to the Town of Naperville
- b) **Lot Numbers(s):** Lots 1, 2, 3 & North 35 feet of Lot 4 in Block 4
- c) **Street Address(es):** 110 S. Washington Street, Naperville, IL 60540

**5. My short, concise statement of the question to be resolved, and my position on the question is as follows:**

We are requesting a variation under Section 705.8.1 of the Building Code to allow a building separation of not less than 3'-4"

**A.) 2 Copies of Application Required**

**B.) 2 Copies of Plans, include one 8 1/2X11**

**C.) 1 Plat of Survey With Legal Description**

**Authorized Signature – Applicant:** \_\_\_\_\_ **\$250 Application Fee Paid** \_\_\_\_\_

Within fifteen (15) days from the date of filing of the application, the Business Group Leader shall determine any additional legal, technical, and staff expenses that may be incurred by the City in the course of the consideration, and obtain from the applicant a guarantee, in a manner acceptable to the Business Group Leader of these additional expenses

ATTACHMENT TO APPLICATION TO BUILDING REVIEW BOARD

110 S. WASHINGTON STREET, NAPERVILLE, IL 60540

Great Central Properties III, LLC is the owner and developer of Central Park Place which is the former old Nichols Library site. We have been working with the City, City Staff and the Historic Preservation Commission since 2017.

The proposed north elevation of the new building has an electrical room which would be 2' from the north line of the property. The building is to be constructed of precast concrete and will be sprinklered. The electrical room has no wall openings, but there are wall openings on the 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> floors of the building.

To the north of the subject property is Van Buren Avenue which is 66' in width and was originally platted in 1843. It is just south of the YMCA property. Van Buren Avenue has never been vacated but is not used as a right of way.

On the Van Buren right of way adjacent to the electrical room is the Central Parking Restrooms which was constructed in approximately 2013. At its closest point the building is 1.57' north of the south line of Van Buren. This structure is constructed (both walls and roof) of precast concrete. Thus, the separation between the 2 buildings would be 3.57'. The south elevation facing the proposed building has no openings except for a small louvered vent. The peak of the Restrooms is 11-11/16<sup>th</sup> feet.

Attached is a copy of Section 705.8 of the City's Building Code. With the wall openings of the proposed building, the Code requires a building separation of approximately 4.5', so we are requesting a 3'-4" separation (technically this is a Fire Separation Line of 3'-4", which would be 1'-4" north of the property line). Thus, we are requesting a Variation to allow the construction of the building with a separation of 3'-4", or a Fire Separation Line that is 1'-4" north of the property line.

We believe a Variation should be granted by the Board involving the building separation. Both buildings are precast concrete. The Restrooms has no openings other than the small louvered opening on its south elevation, and the openings in our north elevation are above the first floor and not directly facing the Restrooms. The requested Variation would reduce the building separation by a very small amount.