



**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: \_\_\_\_\_

ADDRESS OF SUBJECT PROPERTY: 310 W. Martin Avenue, Naperville, Illinois

APPLICANT NAME: Naperville Elderly Homes Inc. PHONE: ( 630 ) 355-4600

APPLICANTS ADDRESS: 310 W. Martin Avenue

CITY/STATE: Naperville, Illinois ZIP CODE: 60540

E-MAIL ADDRESS: russ@rw-attorneys.com FAX: 630-352-3610

CONTACT NAME: Russell G. Whitaker III PHONE: 630-355-4600 Ext. 2

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

☐ RULING ☒ 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:

Variation from Table 705.8 of the 2012 International Building Code to permit existing windows that do not conform with fire separation distances be allowed to remain and a variation from 706.1. to permit a wall located on a lot line be a party wall with no openings be waived for this building and that the existing 2-hr rated fire barrier be allowed to serve a required separation.

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

a) Planning Services Team (d) \_\_\_\_\_

b) \_\_\_\_\_ (e) \_\_\_\_\_

c) \_\_\_\_\_ (f) \_\_\_\_\_

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

a) Subdivision and Unit: Block 2 + Vacated Linda Court, Brom Subdivision

b) Lot Numbers(s): All of Broom 2

c) Street Address(es): 310 W. Martin Avenue, Naperville, Illinois 60540

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

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

### Narrative Supplement to Application to Building Review Board

The building code items that we will specifically be seeking relief on are listed below. These items are keyed to the relevant sections of the 2012 International Building Code.

**1. Table 705.8 – Maximum Area of Exterior Wall Openings Based on Fire Separation Distance and Degree of Opening Protection:**

- a. Per table 705.8 if the fire separation distance is 0' to less than 3' no exterior wall openings are permitted
- b. Due to the creation of the new internal lot subdivision line, there will be three segments of exterior wall that fall directly on the new lot line. (See attached exhibit) One of these exterior walls has no window openings and as such it complies with table 705.8. We are asking for relief for the other two existing exterior walls since they are existing conditions and the window openings in these walls are required for the interior functions of the building.
- c. Please see the following detailed information about the specific building conditions related to this request below:
  - i. The exterior wall on the East side of the building in line with property line has 16% existing window openings.
  - ii. The exterior wall on the West side of the building in line with the property line has 62% existing window openings. This segment of wall is only 1-story high. The exterior wall on the 2<sup>nd</sup> and 3<sup>rd</sup> floor in this location is 21' from the property line and as such, those walls are permitted to have unlimited openings.
- d. In all other cases, the new lot subdivision line will be 15' or more from any existing or new exterior walls as described below.
  - i. The exterior wall that is 15' from the new lot line parallel to the North Wing has 54% window openings. Per table 705.8, when the fire separation distance is 15' – 20', and the building is sprinklers, the maximum percentage of window openings is 75% so this wall complies with table 705.8.
  - ii. The exterior wall of the South Wing that is parallel to the new lot line is 25' feet away. Per table 705.8, when the separation distance is 25' – 30' and building is sprinklered there is no limit on window openings.
  - iii. All portions of the building, both existing building and new addition, will be fully sprinklered and will be type 2A, non-combustible construction.
- e. Due to the items listed above, we request that the existing window openings that do not conform with the fire separation distances in table 705.8, as listed above, be allowed to remain as is with no further protection required.

## 2. Section 706.1.1 Party Walls

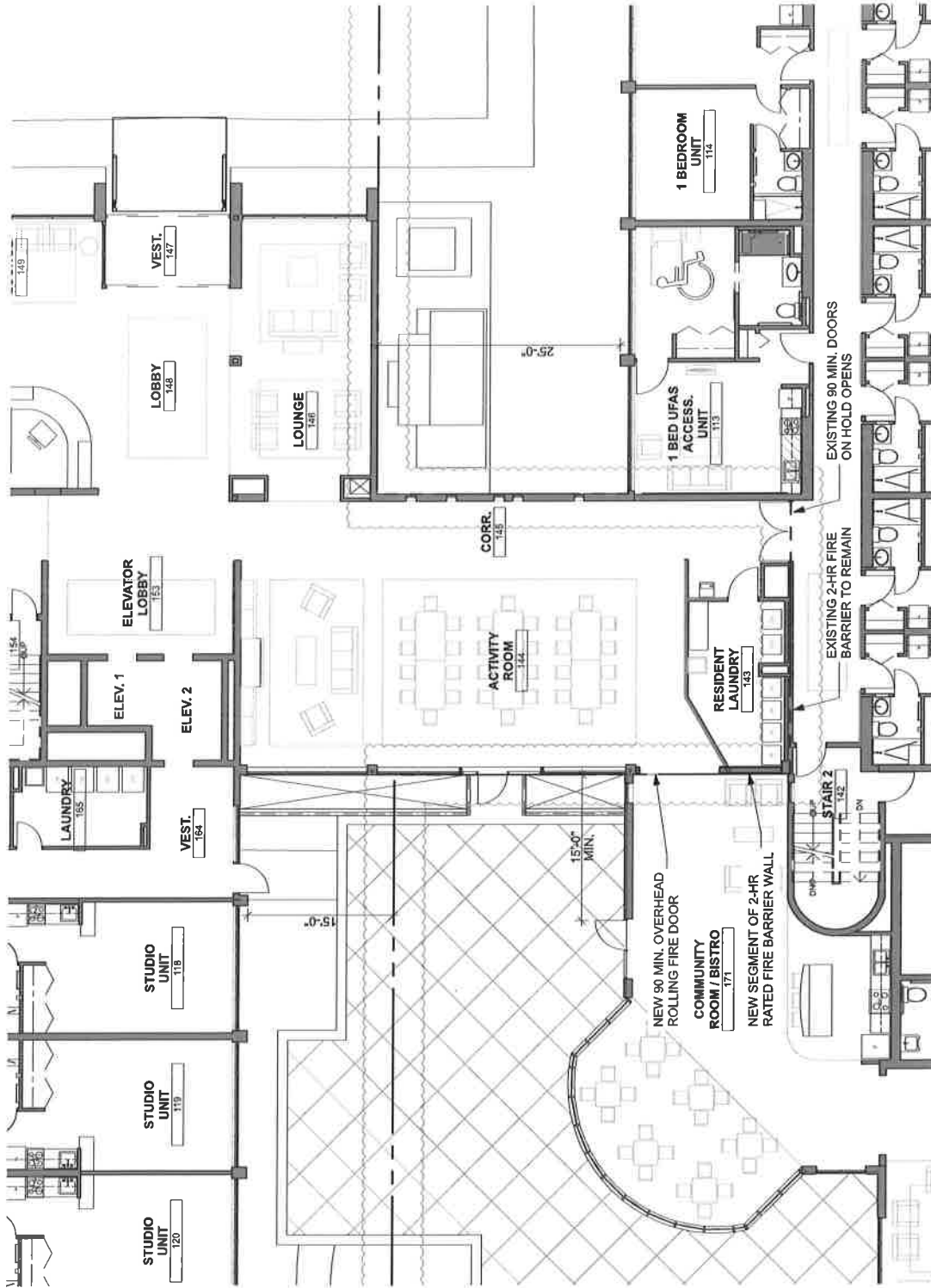
- a. Per section 706.1.1, any walls located on a lot line between adjacent buildings, which is used or adapted for joint service between the two buildings, shall be constructed as a fire wall in accordance with 706. Party walls shall be constructed without openings and shall create separate openings.
- b. Due to the creation of the internal lot subdivision line, the existing 3-story building will be divided in half by the new lot subdivision line. The proposed lot subdivision line will also align with a portion of existing 1-story exterior wall that will become an interior wall separating the new addition from existing building. (See attached exhibit) We are requesting relief from section 706.1.1 to allow the interior walls located on the proposed lot subdivision line to contain openings so that all wings of the building can function as a single building from a functional standpoint.
- c. Please see the following detailed information about the specific building conditions related to this request below:
  - i. There is an existing 2-hr rated fire barrier wall in line with our proposed lot subdivision line. (See attached exhibit) We propose to keep this fire barrier wall intact on all floors of the building.
  - ii. The existing fire barrier wall has existing, 90 min rated double doors at the corridor opening on floors 1, 2, & 3. These existing doors are on magnetic hold-opens tied into the existing fire alarm system. We propose keeping these existing door openings and replacing the existing door slabs with new 90-min. rated wood doors. Existing magnetic hold-opens to remain and door to be tied into fire alarm system. At the basement level we proposed installing new 90-min. rated doors in line with the fire barrier wall. These new doors to also be on magnetic hold-opens. (See attached exhibit)
  - iii. We propose to remove the existing window from the exterior wall at the connection point to the new addition and install a rolling, overhead fire door at this opening. Door to be 90-min. rated and tied into the fire alarm system such that it would close in the event of an alarm. (See attached exhibit)
  - iv. All portions of the building, both existing building and new addition, will be fully sprinklered and will be type 2A, non-combustible construction.
  - v. The basic allowable area for an R-2 occupancy building of Type 2A construction is 24,000 SF per table 503. With the automatic sprinkler system increase per section 506.3, the allowable area increases to 72,000. The first floor area of the total combined building, existing plus addition, is only 36,395 SF which is well below the allowable area as indicated above.
  - vi. Although the existing building will be divided into two halves by the proposed new lot subdivision line, it will continue to function as one building. The proposed addition will also functionally be part of the existing building. The entire building,

existing plus addition, will have one building address, one main entry, and the fire alarms for both existing and new addition will be interconnected with main annunciator panel located at the main entry. As such, for fire response purposes the intent is for the entire project to function as one building.

- d. Due to the building construction items noted above, and to the fact that the building is intended to function as a single building, we request that the requirement for a wall located on the lot line be a party wall with no openings be waived for this building and that the existing 2-hr rated fire barrier be allowed to serve as the required separation at the lot line.



SK-1.0



# 1 1ST FLOOR W/ PROPOSED PROPERTY LINE

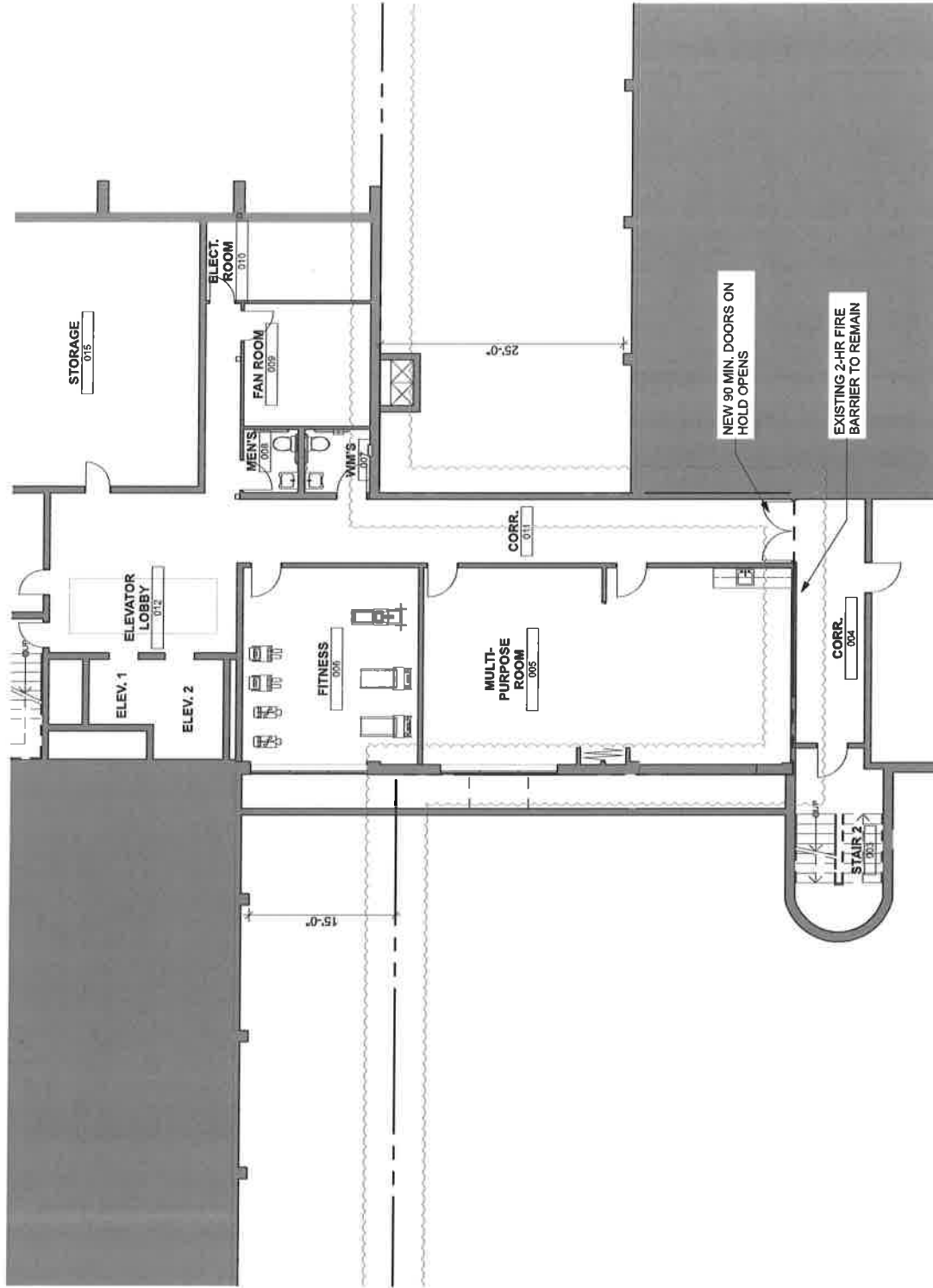
SCALE: 3/32" = 1'-0"

PROJECT NAME:  
**Naperville Elderly Homes**  
310 W Martin Avenue  
Naperville, IL 60540

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PROJECT NUMBER: 16784

SK-1.1



LL LOWER LEVEL W/ PROPOSED PROPERTY LINE

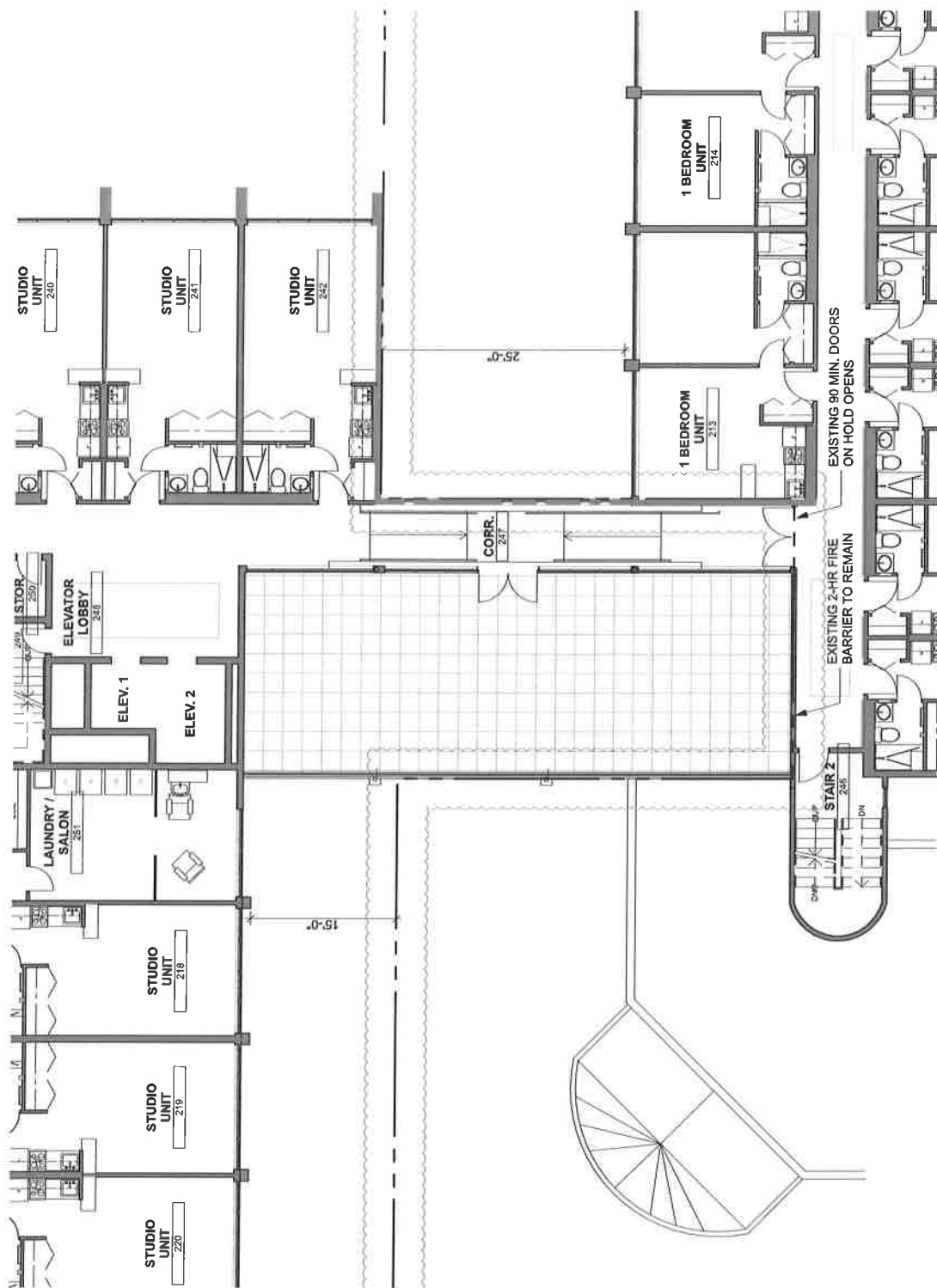
SCALE: 3/32" = 1'-0"

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SK-1.2


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## 2ND FLOOR W/ PROPOSED PROPERTY LINE

SCALE: 3/32" = 1'-0"

PROJECT NAME:

## Naperville Elderly Homes

310 W Martin Avenue  
Naperville, IL 60540

Naperville, IL 60540

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DATE:

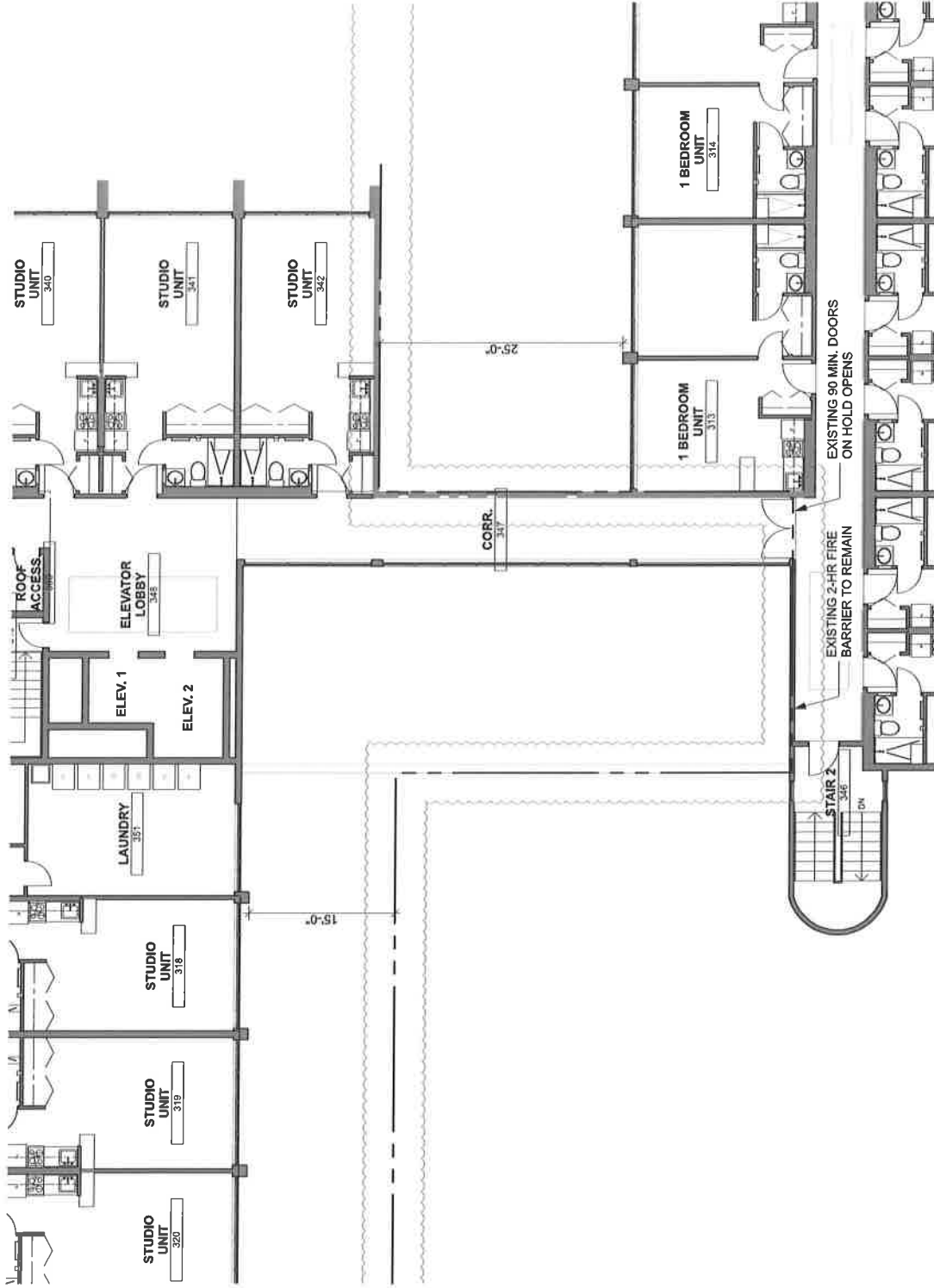
08/21/18

PROJECT NUMBER

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### SK-1.3





### 3 3RD FLOOR W/ PROPOSED PROPERTY LINE

SCALE: 3/32" = 1'-0"



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SK-1.4