



City of Naperville

400 S. Eagle Street
Naperville, IL 60540

Meeting Minutes - Draft

Building Review Board

Wednesday, April 17, 2019

2:00 PM

City Council Chambers

A. CALL TO ORDER:

B. ROLL CALL:

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

C. PUBLIC FORUM:

There were no speakers at Public Forum.

D. PUBLIC HEARINGS:

There were no public hearings.

E. RECOMMENDATIONS & REPORTS:

1. Approve the minutes of the February 20, 2019 meeting.

A motion was made by Kuhrt, seconded by Russell, approved. The motion carried by a unanimous vote.

F. OLD BUSINESS:

Mr. Russell asked staff about the status of the Mall of India rooftop screening item that the BRB had previously discussed. Allison Laff, Deputy Director TED, indicated that following the meeting, the applicant requested an opportunity to work with staff and make revisions to the plan before sending it to the City Council for consideration. Revised plans had not yet been submitted.

G. NEW BUSINESS:

1. Consider a request by Great Central Properties III, LLC for a variance from Section 705.8.1 (Allowable Area of Openings) of the International Building Code for openings in the north exterior wall for property located at 110 S. Washington Street (Central Park Place) - BRB Case #100.

Peter Zibble, TED Operations Manager, presented background information on the case. Paul Mitchell, counsel for the applicant, confirmed the background of the case. Jeff Brunns, the project structural engineer for the applicant, spoke and indicated that they were ready to break ground on the project. Mr. Russell

asked if drift loads on the restrooms had been considered. Mr. Brunns confirmed that the restroom facility has an 8" thick precast roof, and the structural considerations had been evaluated.

Mr. Brockmann asked if the Fire Department had any objections to granting the variance. Scott Scheller, Naperville Fire Marshal, confirmed that the Fire Department reviewed the request and supports the variance.

Mr. Smith asked if the windows on the proposed building would be a problem if the Van Buren right-of-way was sold for development in the future. Mr. Zibble confirmed that the city owns the parcel and that, as a key entrance to the Central Park, there were no plans to sell the property. Ms. Laff added that if the right-of-way were ever vacated, the property owner would likely be afforded the opportunity to purchase property to remain in compliance. Otherwise, the building would just be deemed existing/non-conforming. She added that the requested variance would not be considered a hinderance to developing the Van Buren right-of-way if it were ever to be developed.

A motion was made by Brockman, seconded by Kuhrt, approved. The motion carried by the following vote:

Aye: 7 - Brockman, Castagnoli, Chairperson Jurjovec, Kronewitter, Kuhrt, Russell, and Smith

Absent: 1 - Ghassan

H. ADJOURNMENT:

A motion was made by Kuhrt, seconded by Russell, to adjourn the meeting. The motion carried by a unanimous vote.