

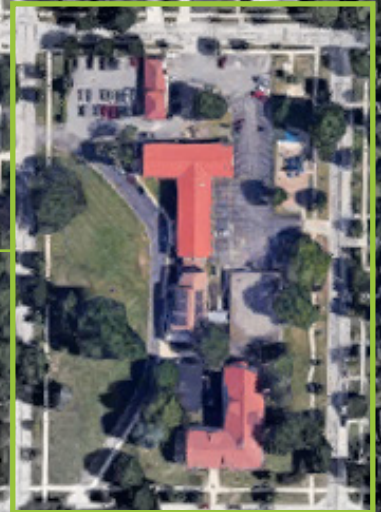
# **STRUCTURAL ANALYSIS**

**Submitted by Farnsworth Group**

# Structural Analysis and Feasibility Report

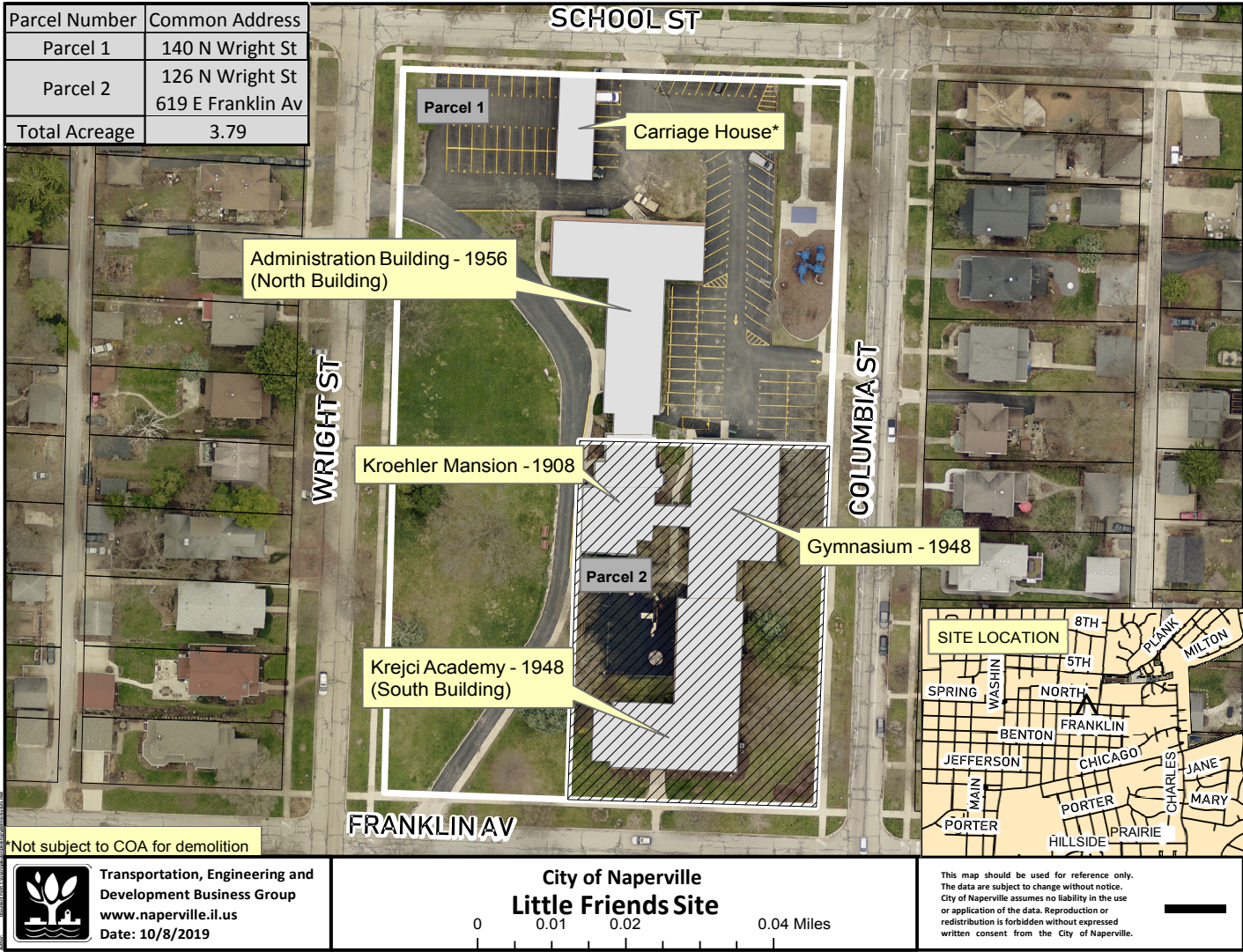
126 N Wright St, 140 N Wright St, and 619 E Franklin Ave, Naperville, IL.

10/9/2019





# Little Friends Map



# Structural Analysis

This report summarizes the observation and conclusions of Farnsworth Group Inc. (Farnsworth) relative to the buildings located on Parcel 1 and Parcel 2 of the Little Friends campus as illustrated on the parcel map on the prior page. The site was visited on September 4, 2019 by Michael Bryant and Brian Kraft of Farnsworth and on September 6, 2019 by Michael Bryant and Douglas Draeger of Farnsworth; resumes of all Farnsworth staff are attached for reference. Mr. Ron Buncak, Facilities Manager for Little Friends Inc. accompanied Farnsworth staff on both occasions.

The purpose of this report, as specified in the Scope of Services issued by the City of Naperville (attached), is to assess the condition of the existing structures on the parcels, identify the portions of the buildings on Parcel 1 and Parcel 2 which can feasibly be used for any of the permitted uses in the City of Naperville R2 zoning district, and document the required renovations or improvements (and the cost of such improvements) that would be needed in order for an occupancy permit to be issued by the City. Authorized by Gabrielle Mattingly with The City of Naperville.

## Description & Conditions of Existing Structures

The Little Friends Campus includes multiple buildings located on two separate parcels, as further described below:

**Parcel 1: PIN 08-18-309-002, currently consists of the following structures:**

- **Administration Building** (140 N. Wright Street) – also referred to as the “North Building”
- Carriage house (148 N. Wright Street)- note: this structure is not subject to COA for demolition

**Parcel 2: PIN 08-18-422-001, currently consists of the following structures:**

- **Kroehler Mansion** (126 N. Wright Street) – also referred to as the “Mansion”
- **Krejci Academy** (619 E. Franklin Avenue) – also referred to as the “South Building”
- **Gymnasium**, connected to both the Mansion and Krejci Academy (126 N. Wright Street)

### Administration Building

The Administration Building was built in 1956. It is a “T” shaped, 4 story brick masonry building originally built as a dormitory and is currently used as administrative offices. It has a concrete frame of columns and beams supporting concrete floor slabs and a sloping concrete roof. The wall infill is metal mesh and plaster with open web steel studs. (See Photo #1) In some areas the mesh and plaster has been replaced with wood furring and drywall.

### Kroehler Mansion

The Mansion was built in 1908 as a private residence and was later used as a dormitory and high school. It is a 3-story masonry structure on a full basement. The interior floors are wood joists with a wood surface that has been overlaid with tile and carpeting. The joists were directly observed at one location where the interior finish was missing and in an area of the attic on the 3rd floor. The interior walls are assumed to be wood studs with lath and plaster. The basement walls are concrete below the exterior grade and multi—wythe

brick masonry above grade. The mansion is connected to the Administration Building, but the original doorway has been blocked.

There were two locations in the Mansion at which the floor framing systems were directly observed. The first-floor framing was measured to be 9” x 1 ¾” wood joists spanning 18 feet. The floor of the attic was measured as 9 ½” x 2” joists on 16” centers spanning 20 feet.

### Krejci Academy

The Krejci Academy was built in 1948. It is an “L” shaped, 4 story brick masonry building, originally built as a dormitory and is currently used as classrooms and staff offices. It has a partial basement with a utility chase tunnel along the perimeter of the southern portion of the building. The interior floors are assumed to be wood joists with wood flooring overlaid with tile and other flooring. The interior walls are assumed to be wood studs with lath and plaster. Direct observation of the interior floor and wall construction was not possible without demolition of interior finishes. Originally, the 4th floor was an attic, but was modified to be usable space. The 4th floor has a concrete floor and wood knee walls, with a pair of dormers in each leg of the building. The date of this modification is unknown beyond it was reported it predates the 12-year tenure of Mr. Buncak.

At the Krejci Academy, it was noted that several feet of the top 4 courses of brick on the west exterior wall, about in the middle of the north leg, has displaced several inches at the top and were tilted. (See Photo #2) It was also observed that the roof line between the dormer and the west wall was visibly sagging as was the roof line upslope from the face of the dormer, along either side of the dormer. (See Photo #3) Similar roof line sagging was noted in the eastern side of the roof near the dormer. Further investigation found the wall top plate where the roof rafters bear on the west wall had displaced about 4 inches from the edge of the concrete slab constructed at the time the attic modifications were made. (See Photo #4)

The attic area of the Krejci Academy will require reinforcement and the rafter ends will need to be pulled back into position with through building tension ties.



# Structural Analysis

## Description & Conditions of Existing Structures

### Gymnasium

The gymnasium is located on the north end of Krejci Academy connected via an enclosed breezeway. The breezeway and gymnasium construction dates are unknown. They both have brick exteriors. The gymnasium has a basement. The elevated first floor of the gymnasium is a concrete slab with clay tile infill between concrete ribs. About 2/3rds of the gymnasium roof was covered in tarps held down with sandbags and wood 2x's. The gymnasium roof is a low slope roof and it was reported they had experienced repeated roof leaks.

The exterior brick of the gymnasium was noted to have vertical cracks running about 4-6" from some of the corners and other cracking in the bricks adjacent to windows. These vertical cracks are judged the result of a lack of expansion joints. Such a joint can be installed, but some of the adjacent brickwork will have to be removed and re-laid.

### Overall Buildings on Campus

It is the opinion of Farnsworth Group Inc, that these three buildings are generally sound, and the observed defects and deterioration are repairable.

Minor cracking of the interior finishes and occasional water damaged plaster was observed throughout the buildings. Many areas appeared to have been repaired by removing damages finishes and patching the removed areas.

Many of the window and door headers have minor surface corrosion. (See Photo #5) The corroded window and door lintels should be cleaned of corrosion and repainted. Some may need to be replaced if the corrosion has progressed too far.

No plans were available for any of the buildings and except for 2 locations in the Mansion (as further described above), the wall, floor and ceiling finishes prevented direct observation of the floor framing systems.

## Photographs



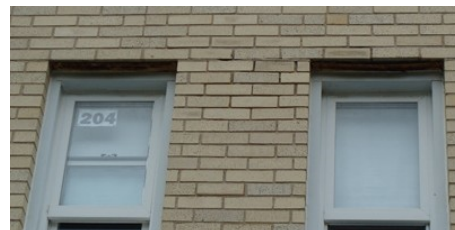
**Photo #1 –**  
Open web wall  
studs in 140



**Photo #2 –**  
Displaced brick  
at eave on west  
face of 619



**Photo #4 –**  
Displaced Rafter  
Plate at top of  
west wall of 619



**Photo #5 –**  
Corroded lintels  
of 619



**Photo #3 –** sagging roof of 619

# Permitted Uses - Feasible

For the purpose of determining portions of the existing buildings that can feasibly reused for R2 permitted uses each of the two parcels will be looked at independently. The cost estimates included in this Section were prepared using 2019 RS Means data as a reference. It is worth noting that these estimates are based on the previous construction cost data currently available and does not account for current market factors. For example; the local construction industry’s capacity and availability, volatility in material and component pricing from suppliers with a trend in frequent unpredictable increases in costs.

## A. Building(s) can be feasibly used for the following:

### 1. Primary and secondary schools that do not have boarding facilities

All buildings on the existing campus are used for education and associated administration. This would not be a change of occupancy as defined by chapter 10 of the existing building code. In the event that the new School is public, then prior to occupancy each building would need to be inspected by the Regional Office of Education and assessed for health life safety items if they are public schools.

The ROE will use the building codes that were in effect during the construction of the original buildings. The buildings will not be required to be brought up to current codes. Very few discrepancies were found during our inspection as they would relate to egress, emergency lighting, fire alarms, detects on, and fire extinguishers; however, further testing would be required. The gymnasium roof would need to be replaced. The existing tarps and sandbags would not pass inspection.

*Estimated Cost of Renovations to Obtain an Occupancy Permit*

Roof Replacement	
The Gymnasium.....	\$117,000
Fire alarm testing and potential additional devices	
Administration.....	\$10,000
The Kroehler Mansion.....	\$6,000
The Krejci Academy.....	\$10,000
The Gymnasium.....	\$3,000
Total \$146,000	

### 2. Preschools, when accessory to a primary or secondary school

Preschools that are accessory to a primary or secondary school would be subject to the same life safety inspections. If the Illinois Department of Children and Family Services (DCFS) is involved in the licensing of the preschool, then the Illinois Office of the State Fire Marshal will also need to inspect the parcel. The State Fire Marshal uses the NFPA 101 — Life Safety Code 2000 for existing buildings. The same fire alarm system testing and detect on devices, as noted for primary schools (#1 above), would be required.

*Estimated Cost of Renovations to Obtain an Occupancy Permit*

Roof Replacement	
The Gymnasium.....	\$117,000
Fire alarm testing and potential additional devices	
Administration.....	\$10,000
The Kroehler Mansion.....	\$6,000
The Krejci Academy.....	\$10,000
The Gymnasium.....	\$3,000
Total \$146,000	

### 3. Single-Family Detached Dwellings

Single—family detached dwellings would be a change of occupancy as defined by Chapter 10 of the International Existing Building Code (IEBC). Single-family dwellings would not be required to follow IEBC or the International Building Code.

The Naperville Code (6—6C—8) restricts the height for single—family detached dwelling units in the R2 district to two and one-half (2 1/2) stories not to exceed thirty-five (35) feet. The only structures on either parcel that currently complies with this height restriction is the Mansion and the Gymnasium. The other buildings would be non-conforming structures under this permitted use.

Naperville Code (7-1-3,2) restricts the number of single-family detached dwelling structures to one (1); on Parcel 2, two of the three structures would need to be demolished in order to meet the single dwelling restriction. The Mansion (Parcel 2) and Administration Building (Parcel 1) would be the two structures most likely to remain if the use were to change to single-family.

Naperville Code: (6-9-3) Single—family detached dwellings are required to have two (2) parking spaces per dwelling unit. (6-9-2 & 4.2.1) requires at least one parking space to be provided in an enclosed garage. Parcel 1 already has a carriage house that would be used for off-street parking. Parcel 2 would need to have a new garage built to meet this requirement.

As defined by the International Residential Code, a dwelling unit shall include permanent provisions for living, sleeping, eating, cooking and sanitation. (R202) The Administration Building has original showering facilities from when it was used as a dormitory. These rooms are currently being used as storage rooms. There would be some plumbing re-work to restore these facilities and make them operational again. The Mansion has



bathing facilities, but the bathtub and shower heads have been disconnected. Similar plumbing work would be needed to make them operational again.

The Administration Building has cooking facilities on each floor that would serve for single-family purposes. The Mansion would need to have a kitchen added. The existing pantry does not have a range or a way of cooking meals.

### Estimated Cost of Renovations to Obtain an Occupancy Permit

### Parcel 1

Plumbing modifications	
Administration.....	\$21,080

New masonry single car detached garage  
 \*Parcel #1.....\$0  
 \*The existing Carriage House can be used  
**Subtotal \$21,080**

## Parcel 2

<b>Complete Building Demolition</b>	
The Gymnasium.....	\$59,605
Krejci Academy.....	\$222,706

Plumbing modifications	
The Kroehler Mansion.....	\$10,540

New Kitchen  
The Kroehler Mansion .....\$39,500

New masonry single car detached garage	
Parcel #2.....	\$42,024
	<b>Subtotal \$374,375</b>

**Total \$395,455**

As defined by the Naperville Code (6-1-6) Residential Care Homes are any dwelling unit or living quarters wherein individuals are provided residential care. They do not include nursing homes, hospitals, child or adult daycare centers. In the International Building Code (310.5.1) there are additional restrictions for residential care facilities within a dwelling. Care facilities for five or fewer persons that are within a single-family dwelling are required to have an automatic sprinkler system. However, if the residential care home is classified as single-family, then the IRC would apply and automatic sprinklers would not be required for alterations to existing buildings. (R313.2) The previously mentioned modifications regarding single-family detached dwellings would need to be applied to a residential care home due to the same change of occupancy.

### Estimated Cost of Renovations to Obtain an Occupancy Permit

### Parcel 1

Plumbing modifications	
Administration.....	\$21,080

New masonry single car detached garage  
 \*Parcel #1.....\$0  
 \*The existing Carriage House can be used  
**Subtotal \$21,080**

## Parcel 2

Complete Building Demolition	
The Gymnasium.....	\$59,605
KrejciAcademy.....	\$222,706

Plumbing modifications	
The Kroehler Mansion.....	\$10,540

New Kitchen	
The Kroehler Mansion .....	\$39,500

New masonry single car detached garage	
Parcel #2.....	\$42,024
<b>Subtotal</b>	<b>\$374,375</b>

**Total \$395,455**

# Permitted Uses - Not Feasible

## A. Building(s) cannot feasibly be used for the following:

### 1. Golf Courses, Parks, playgrounds, and forest preserves

Golf courses, parks, playgrounds, and forest preserves would not be a feasible re-use of the site. These permitted uses are not considered relevant or feasible for the parcels with the current buildings on the site.

### 2. Two-Family Dwellings and Duplexes

Two-family dwellings and duplexes would be a change of occupancy as defined by Chapter 10 of the International Existing Building Code (IEBC). Two-family dwellings and duplexes would not be required to follow IEBC or the International Building Code.

The same IRC requirements for living, sleeping, eating, cooking and sanitation will also apply for two-family dwellings and duplexes. The Mansion would need to have a new kitchen added in order to comply.

The Naperville Code (6-6C-8) restricts the height for two-family dwellings and duplexes units in the R2 district to two and one-half (2 1/2) stories not to exceed thirty-five (35) feet. The only structures on either parcel that currently complies with this height restriction is the Mansion and the gymnasium. The other buildings would be non-conforming structures under this permitted use.

Naperville Code (7-1-3,2) restricts the number of multiple family dwelling structures to one (1). On Parcel 2, two (2) of the three (3) structures would need to be demolished in order to meet the single dwelling restriction. The Mansion and Administration buildings would be the two (2) structures that would be most likely to remain if the use were to change to two-family dwellings and duplexes.

Naperville Code: (6-9-3) two-family dwellings and duplexes are required to have two (2) parking spaces per dwelling unit. (6-9-2 & 4.2.1) requires at least one parking space to be provided in an enclosed garage. Parcel 1 already has a carriage house that would be used for off-street parking. Parcel 2 would need to have either one (1) new double-car garage or two (2) single-car garages built to meet this requirement.

The International Residential Code requires that two-family dwellings be separated from each other by one—hour fire-resistance—rated floor-ceiling and wall assemblies that extend to the underside of the roof sheathing. This rafting can be reduced to one-half hour if the building is equipped with throughout with an automatic sprinkler system. The required fire-rated wall itself could be easily added to both the Mansion and the administration building.

However, the required separation is what makes two-family and duplex a non—feasible use. The Mansion would require extensive reconfiguration of the floor plan to accommodate two separate families. The single centralized stair would only be able to accommodate one family. An additional stair, kitchen, and bathing facilities would need to be installed for the second family. Any attempt to reconfigure the Mansion in this way would not be historically appropriate.

At the Administration building, a fire rated wall used to divide the two families would result in both sides having only one stair and exit from the upper floors. However, this would not result in a code violation, since the IRC will allow the windows to be used for egress.

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*Sincerely,*

**FARNSWORTH GROUP INC**

**Michael J Bryant P.E., S.E.**

Engineering Manager Licensed  
Structural Engineer Illinois  
License No 018-005324 Expires  
November 30, 2020

**Douglas Draeger, AIA, NCARB, LEED AP**

Project Architect  
Licensed Architect  
Illinois License No 001-023432  
Expires November 30, 2020

**Brian M. Kraft AIA, NCARB**

Senior Project Architect  
Licensed Architect  
Illinois License No 001-023123  
Expires November 30, 2020

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## Michael J. Bryant, SE, PE

### STRUCTURAL ENGINEERING MANAGER

Mr Bryant's primary responsibility is project management and client relations for the Building Structural Department. His expertise is varied with 30+ years of experience in the design of buildings and foundations, building forensics, industrial retrofit, bridge design and inspection, dams, hydraulics and geotechnical evaluations. He has performed more than 100 building investigations and forensic studies on a variety of building sizes, types, and ages.

#### EDUCATION /

M.S., Civil Engineering, Bradley University

B.S., Civil Engineering, Bradley University

#### REGISTRATION AND CERTIFICATIONS /

Structural Engineer: Illinois

Professional Engineer: Illinois, Kentucky, Wisconsin, and Indiana

Program Manager Illinois  
Department of Transportation  
National Bridge Inspection Standards

#### INDUSTRY AFFILIATIONS /

American Society of Civil Engineers

American Concrete Institute

American Institute of Steel  
Construction

#### EXPERIENCE /

##### Fieldcrest Middle School Structural Investigation

Wenona, Illinois

Structural Engineer evaluating an existing three-story CMU and brick masonry school for condition assessment, determination of cause of wall movement, and recommendation of remedial action to stabilize the structure.

##### Worn Again Too

Heyworth, Illinois

Structural Engineer for a condition assessment of five (5) common wall, two-story buildings in downtown Heyworth with recommendations for remediation of structural defects and improvements.

##### Peoria Warehouse District

Peoria, Illinois

Structural Engineer evaluating several multistory warehouses for mixed-use redevelopment.

- Three-story masonry shell structure with heavy timber interior framing. Designed repairs for rotting beams and rotting roof purlins.

- Six-story brick and concrete warehouse condition assessment.
- Seven-story brick and concrete warehouse condition assessment.
- Two-story brick shell structure with heavy timber interior framing. Condition assessment and preliminary design of repairs to failing roof framing.

##### Fox Development Center Roof Replacement and Terra Cotta Repair Dwight, Illinois

Structural Engineer responsible for assessing the condition of the terra cotta anchorage and evaluating repair options for several severely corroded steel roof beams, when unanticipated conditions were discovered during a reroofing project. Work was completed on two separate facilities – the Main Building and the Administration Building. Repairs to the beams included design of splices to replace beam ends and the design of shoring that carried the roof load to the basement after determining the interior floors did not have the necessary strength.



## Douglas R. Draeger, AIA, NCARB, LEED AP

### PROJECT ARCHITECT

Mr. Draeger is a licensed architect with 16 years of experience who leads projects in both project management and design. He assists in preparation of proposal materials, schematic design, construction documents, construction administration, and gathering site data. As a project architect, he oversees the activities of medium to large scale projects, coordinates multiple disciplines, and assigns the necessary resources to individual team members. He works with major clients on projects from the concept stage through project closeout.

#### EDUCATION /

Bachelor of Architecture, North Dakota State University

B.S., Environmental Design, North Dakota State University

Minor in Construction Management, North Dakota State University

#### REGISTRATION

#### AND CERTIFICATIONS /

Licensed Architect: Illinois, Texas, California, Wisconsin, Minnesota

NCARB Certificate

LEED Accredited Professional, U.S. Green Building Council

#### INDUSTRY AFFILIATIONS /

American Institute of Architects

National Council of Architectural Registration Boards

#### RECOGNITION /

2017 Fulton Plaza Design Competition Grand Prize

Warehouse District Gateway Design Competition First Place

#### EXPERIENCE /

##### Advanced Technology Services, Inc. (ATS)

Peoria, Illinois

Project Manager in the creation of a feasibility study for the renovation of their existing facility. As well as single and multiple story space relationship diagrams for new construction, and test fits for potential existing buildings Ronald McDonald House Charities.

##### Cooperage 214

Peoria, Illinois

Project architect on a 4.5 million renovation of a three story historically significant warehouse building into a mixed-use facility housing offices and apartments, along with the first-floor tenant build-out of One-Fire media.

##### South Side Office of Concern, Madison Avenue Apartments

Peoria, Illinois

Performed an initial code study of an existing building, met with city officials to verify project validity, and assisted with construction documents and details. A \$1.5 Million renovation of the South Side

Office of Concern (SSOC) Offices. The adaptive reuse of the 15,000 square foot, three-story building consisted of gutting and renovating the upper two floors of the 19th century building while consolidating SSOC on the first floor without interrupting office operations. The 10 new apartments, eight 1-bedroom units for individuals and two 2-bedroom units for families was funded by a grant from the Illinois Housing Development Authority to provide homes for low income, homeless tenants and was completed in November of 2018.

##### Snyder Village, Assisted Living Expansion and Renovation

Metamora, Illinois

Project manager for a 25,000-square-foot addition to an existing assisted living facility. Consisting of 25 resident rooms, and various amenities such as a great room, activity room, fitness, pool hall, laundry, courtyard, and individual patios. The construction cost of the addition was \$5.4M.





## Brian M. Kraft, AIA, NCARB

### SENIOR PROJECT ARCHITECT

Mr. Kraft has managed a wide variety of projects over his career with many diverse teams. In his 12 years with Farnsworth Group, Brian has completed renovations, retrofits, and modernizations to community centers, libraries, and schools; as well as longterm care facilities and churches. His responsibilities include documentation and design, managing a full-service team, and construction phase services. Brian is well versed in the methods and management of renovation projects and is an excellent fit to manage any project.

#### EDUCATION /

M.Arch., Architecture, University of Illinois at Urbana-Champaign

M.S., Civil Engineering, Construction Management, University of Illinois at Urbana-Champaign

B.S., Architectural Studies, Business Management Minor, Southern Illinois University

#### REGISTRATION AND CERTIFICATIONS /

Architect: Illinois, Iowa, Indiana, and Wisconsin

NCARB Certified

#### INDUSTRY AFFILIATIONS /

American Institute of Architects

National Council of Architectural Registration Boards

U.S. Green Building Council

Illinois Pioneer Coalition

#### EXPERIENCE /

##### **Fox Development Center Roof Replacement and Terra Cotta Repair**

Dwight, Illinois

Project Manager for terra cotta repair and emergency replacement of roofing systems totaling 22,628 SF on two historic 100-year-old buildings – the Main Building and the Administration Building – on the Fox Developmental Center campus. Provided coordination with the center, CDB, and bidding contractors to execute a phased renovation of multi-building site.

##### **Roof Assessments for 3 City-Owned Buildings**

Naperville, Illinois

Project Manager for assessment of existing roofing conditions and recommendations for repair or re-roofing at Naperville Municipal Center (35,000 SF), DuPage Children's Museum (21,000 SF), and Water Service Center (46,371 SF).

##### **Client Liaison**

Naperville, Illinois

Managing client relations and consulting services in regard to the City of Naperville's continuing

services agreement with Farnsworth Group, including project management or coordination of any projects under that agreement.

##### **Van Buren Parking Deck Waterproofing**

Naperville, Illinois

Reviewing appropriate materials, creating bidding documents, and construction observation services for use on an existing parking deck to upgrade the waterproofing.

##### **ADA Facility Transition Plan**

Naperville, Illinois

Performed site surveys and code review of 24 city-owned buildings for compliance with the Americans with Disabilities Act to provide the City with a report and transition plan to correct deficiencies in the facilities.

##### **Romeoville Train Depot**

Romeoville, Illinois

Project Manager for a new Metra stop for commuters utilizing the Chicago Metra transit systems. The project included an at grade platform and crossing and a 600 SF warming shelter. Coordination with the Village of Romeoville, Metra transit, IDOT, Enbridge CO, and Canadian Railroad.

### III. SCOPE OF SERVICES – STRUCTURAL ANALYSIS

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The City is asking the consultant to assess the Building described in Section I above and take the steps described below:

#### General Notes:

**Inspection:** Prior to drafting a report, the selected consultant will have an opportunity to inspect the Building on the Subject Parcel. No intrusive testing of the Building is permitted.

**“Feasible”:** Where the consultant is asked in the Scope of Services to provide an evaluation as to whether something is or is not “feasible”, feasible is intended to be synonymous with reasonable in the context of the complexity and cost of the necessary renovations and improvements.

#### Scope of Services Steps

**Step 1 (a):** Describe those portion(s), if any, of the Building which can be feasibly used for one or more R2 Permitted Uses. Please list each such use for the Building as whole, or any portion thereof.

R2 permitted uses (herein “**Permitted Uses**”) include:

- Primary and secondary schools that do not have boarding facilities.
- Preschools, when accessory to a primary or secondary school.
- Golf courses.
- Parks, playgrounds, and forest preserves.
- Single-family detached dwellings.
- Two-family dwelling and duplexes.
- Residential care homes.<sup>1</sup>
- “Permitted Use” for the purposes of this project also includes the continued use of the Building for its current purposes.

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<sup>1</sup>*Residential Care Homes are defined as:* Any dwelling unit or living quarters where individuals are provided residential care. The sponsoring agency of the residential care home is required to be licensed or certified by the State, that sponsoring agency must maintain at all times a current and valid Illinois State license or certification by the State to operate residential care homes. Per the 2018 International Building Code, the maximum number of persons to which a Residential Care Home can house is 5 people. (Section 6-1-6 [Definitions] of the Naperville Municipal Code)



**Step 1(b):** Describe those portion(s), if any, of the Building which **cannot** feasibly be used for any R2 Permitted Use.

**Step 2:** Attend a meeting with City staff and owner representative (at owner's discretion) to discuss the applicability of City Code Requirements related to the uses identified in Step 1(a). Date to be agreed upon.

**Step 3:** Please document the required renovations or improvements that would be needed in order for an occupancy permit to be issued by the City for the Building, or for portions of the Building, for each Permitted Use identified in the response to Step 1(a) above based upon applicable code requirements. See Chapters 9 and 10 of the 2018 International Existing Building code for commercial uses identified in the IBC. The 2018 International Residential Code (IRC) should be used for residential (single family detached or duplex) uses.

**Step 4:** Please provide the estimated cost to accomplish the required renovations or improvements identified in Step 3 above for each of the identified R2 Permitted Uses set forth in your response in Step 1(a).

Please include a separate line-item in your report that identifies the estimated cost to bring the Building into compliance with accessibility requirements under the law for any identified commercial use. In making your determination, please take into consideration that the Building is a Qualified Historic Building under the Illinois Accessibility Code.

Finally, please be aware that you may be asked to discuss and answer questions about your report before the City's Historic Preservation Commission ("HPC") in which case you will be paid separately at the hourly rate identified in your response. HPC meetings are generally held on Thursday evenings at 7 p.m.