



Legislation Text

File #: 19-669, **Version:** 1

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Concur with the recommendation of the Building Review Board and initiate a text amendment to Section 5-2C-3 (Exterior Wall Construction) of the Municipal Code

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Erin Venard

BOARD/COMMISSION REVIEW:

Not required.

BACKGROUND:

Section 5-2C-3 (Exterior Wall Construction) of the City's Municipal Code states that a minimum of 50% of the exterior wall construction for all multiple-family dwellings, single-family attached dwellings, and two-family dwellings shall be constructed of solid masonry, face brick, manufactured concrete stone veneer (1½" thickness) set individually into mortar bed, or other masonry products as approved by the City Council. The 50% masonry requirement applies to all sides of the façade that front a street, as well as the total building façade area.

Section 5-2C-3 (Exterior Wall Construction) was added to the Municipal Code in 2002. The original ordinance language allowed solid masonry, face brick, decorative stone, and other masonry products as approved by Council. The ordinance was amended in 2005 to prevent the use of EIFS, corrugated metal, and concrete block as compliant materials. The intent of the ordinance is to improve the appearance of multi-family developments and maintain long-term property values through the use of high quality building materials including solid masonry, face brick, and manufactured concrete stone veneer.

At the Building Review Board meeting on June 19, 2019, the BRB reviewed a request for a variance from the ordinance in order to permit a multi-family building to be constructed with approximately 5% masonry materials. The balance of the proposed building utilizes a variety of materials, including fiber cement siding, metal panel, composite wood cladding, and glass. In a 5-0 vote, BRB voted to approve the variance and requested that staff review the masonry ordinance in order to consider adding other building materials as compliant products.

DISCUSSION:

BRB has recently reviewed 3 variances to Section 5-2C-3 (Exterior Wall Construction):

Tramore Subdivision - BRB Case # 92

On May 17, 2017, the BRB did not provide a recommendation (3-3 vote) on a request by K. Hovnanian Homes to permit the use of vinyl siding in order to construct 32 farmhouse style

duplexes. Per the petitioner, the purpose of the variance request was to provide a desired architectural style (farmhouse) that is not typically created with masonry products. Based upon the discussion at the BRB meeting, the petitioner revised the request to include fiber cement siding on the first floor of the duplexes. City Council approved the request for a variance on June 20, 2017 in a 5-3 vote.

BRB Case #93 - Naperville Elderly Homes

Also on May 17, 2017, the BRB voted to recommend approval (5-1) of a request by Naperville Elderly Homes Inc. to permit the use of fiber cement siding in order to construct a 68 unit low-income senior housing building. Naperville Elderly Homes serves low-income seniors and the variance request was proposed due to budget constraints. City Council approved the request for a variance on June 6, 2017 in a 9-0 vote.

BRB Case # 99 - Lincoln at CityGate Centre

On June 19, 2018, the BRB voted to recommend approval (5-0) of a request by CityGate Centre Ventures to permit the use of fiber cement siding, wood composite, metal panel, and glass in order to construct a 285 unit multi-family building. The building is located within the CityGate Centre campus. The petitioner requests the variance in order to ensure the proposed building is cohesive with the existing development.

During the review of the case the BRB noted that other building materials, such as fiber cement siding, meet the intent of the ordinance by providing a durable, attractive product. BRB recommended that additional materials be added to the list of materials permitted by the ordinance. Materials such as EIFS and vinyl siding would continue to be prohibited from qualifying as a masonry product.

If City Council agrees with the recommendation of the BRB, staff will draft an ordinance amending Section 5-2C-3 (Exterior Wall Construction) of the Naperville Municipal Code. The ordinance would be reviewed by the BRB for input before final review by the City Council.

FISCAL IMPACT:

N/A