



Meeting Minutes - Draft

Building Review Board

Wednesday, June 19, 2019

2:00 PM

City Council Chambers

A. CALL TO ORDER:

B. ROLL CALL:

Present 5 - Stephen Brockman, Tom Castagnoli, Chairperson Dan Jurjovec, Brian Kronewitter, and Edward Kuhrt

Absent 3 - Paul Ghassan, Donald Russell, and Cory Smith

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 April 17, 2019 Building Review Board meeting.

A motion was made by Brockman, seconded by Kronewitter, approved. The motion carried by a unanimous vote.

2. Consider the request for a variance to Section 5-2C-3 (Exterior Wall Construction) to permit a reduction in the required amount of masonry on a multi-family building at the subject property located at the northeast corner of CityGate Lane and Westings Drive, Naperville - BRB # 99

Erin Venard, Community Planner, gave a staff presentation summarizing the important elements of the case.

The applicant, Joe Segobiano with Lincoln Property Company, then made a presentation to the Board. Mr. Segobiano indicated that his firm is a national company specializing in the construction, rental and maintenance of luxury apartment units. The proposed building is a 281 unit building with one and two bedroom rental units and a 38,000 square foot event space on the top floor to be used by the Hotel Arista. The proposed building is in the center of the Calamos campus and is to be designed to compliment the existing architecture. The Calamos team and their architects have been involved in the design of the proposed building.

The architect for the proposed building, Adam Zingrone with Callison RTKL,

spoke about the proposed design. The building will include fiber cement boards to compliment the limestone on the adjacent buildings, composite wood accents at the upper story balconies to create some warmth for the residents, brick at the street front, and metal panels for the upper level event space. Mr. Kronewitter asked clarifying questions about the composite wood, and Mr. Zingrone responded that it is a composite wood product, not cementitious, that is fade and pest resistant using a concealed fastener system for attachment to the building. Chairman Jurjovec asked for clarification on the fiber cement boards. Mr. Zingrone indicated that although they are a James Hardie product, they are not the lap siding typically seen on residential buildings, but rather 2'x4' panels connected with a hidden "H" clip system.

There were no questions from the public. There was limited board discussion voicing support for the proposed design.

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

Aye: 5 - Brockman, Castagnoli, Chairperson Jurjovec, Kronewitter, and Kuhrt

Absent: 3 - Ghassan, Russell, and Smith

F. OLD BUSINESS:

There were no items discussed.

G. NEW BUSINESS:

Chairman Jurjovec noted that he has concerns about the city's building code amendment requiring a minimum percentage of exterior masonry. He indicated that it may no longer be applicable with today's variety of quality, non-masonry building products and asked staff if it could be reexamined. Planning staff indicated that they would take another look at the code requirements.

H. ADJOURNMENT:

A motion was made by Kronewitter, seconded by Kuhrt, to adjourn the meeting. The motion carried unanimously.