

Aye: 6 - Castagnoli, Chairperson Jurjovec, Kronewitter, Kuhrt, Smith, and Wanner

Absent: 1 - Brockman

Abstain: 2 - Branham, and Cunningham

2. Consider the request for a variance to Section 5-2C-3 to permit a reduction in the required amount of masonry for construction of a duplex at 204 N. Huffman Street - BRB #104

Chairman Jurjovec indicated that the request under consideration was made by his firm and he therefore recused himself from the deliberation of this item. Mr. Smith assumed the responsibilities of the Chair.

Gabrielle Mattingly, Community Planner for the City of Naperville, presented information about the case. Ms. Mattingly indicated a correction to the agenda item regarding the percentage of masonry being presented. The total percentage requested is 1.2%. The remaining material is to be entirely James Hardie fiber cement siding which staff finds to be a durable and attractive product.

Ms. Cunningham asked about the history of the masonry requirement. Ms. Mattingly responded and clarified that the requirement is based on the type of development and is not tied into the zoning. Mr. Jurjovec in the capacity of the applicant provided clarification that the James Hardie fiber cement siding is proposed for all surfaces that are not shown as masonry.

Peter Zibble, TED Operations Manager, explained that two previous variances provided to the masonry requirement were granted based on requests that the aesthetics of the proposed buildings warranted a different material. Because aesthetic issues are so subjective, staff has chosen not to provide a recommendation on this request. Mr. Jurjovec confirmed that aesthetics were also driving his company's request for a variance.

Mr. Jurjovec's attorney was in attendance, but did not field any questions regarding the request.

A motion was made by Smith to approve a request for a variance to Section 5-2C-3 to permit a reduction in the required amount of masonry for construction of a duplex at 204 N. Huffman Street - BRB Case 104. The motion carried by a unanimous vote.

Aye: 7 - Castagnoli, Kronewitter, Kuhrt, Smith, Wanner, Branham, and Cunningham

Absent: 1 - Brockman

Recused: 1 - Chairperson Jurjovec

E. OLD BUSINESS:

Mr. Zibble indicated that the search for Mr. Smith's replacement on the board is still ongoing.