



City of Naperville

400 S. Eagle Street
Naperville, IL 60540

Meeting Minutes - Draft

Building Review Board

Wednesday, December 16, 2020

2:00 PM

Held on Zoom due to COVID-19

CITY OF NAPERVILLE PUBLIC MEETINGS UPDATE:

On Friday, June 12, 2020, an amendment to the Open Meetings Act was signed into law. This new law replaces the gubernatorial executive order concerning the Open Meetings Act and allows public bodies to temporarily conduct meetings remotely during a state of emergency, subject to certain requirements, including a determination by the head of the public body that an in-person meeting is not practical or prudent.

On Tuesday, June 16, 2020, Mayor Chirico issued an executive order determining that in-person meetings of the City Council and the City's boards and commissions are not currently practical or prudent due to the Covid-19 pandemic. Accordingly, the Building Review Board meeting scheduled for December 16, 2020 will be conducted remotely. The means by which the public may watch, listen, and/or participate in the meeting are described below.

TO JOIN A MEETING:

The meeting will be conducted using the Zoom Video Conferencing. You do not need to download any software or create an account to participate.

To login on your computer or iPad:

Click the link to join the webinar, the password is provided on this agenda. Once connected, if you choose to speak, click the "Raise Hand" button at the bottom of Zoom screen and wait for the Chairman to recognize you. When it is your turn to speak, you will be unmuted. There will be a few second delay after you are unmuted until your mic will be live. Please identify yourself for the public record and speak clearly.

To login on your phone:

For iPhones, use the iPhone one-tap number provided on this agenda.

For telephones, dial one of the numbers provided and join the meeting by using meeting ID and password provided on this agenda.

Once connected to the meeting, press *9 to "raise your hand" and wait for the Chairman to recognize you. When it is your turn to speak, you will be unmuted. There will be a few second delay after you are unmuted until your mic will be live. Please identify yourself for the public record and speak clearly.

PARTICIPATION GUIDELINES:

All viewpoints are welcome. Positive comments and constructive criticism are encouraged. Speakers must refrain from harassing or directing threats or personal attacks at Commissioners, staff, other speakers or members of the public. Comments made to intentionally disrupt the meeting may be managed as necessary to maintain appropriate decorum and allow for city business to be accomplished.

PUBLIC ACCOMMODATION:

Any individual who may require an accommodation to participate in the meeting or to view materials for the Building Review Board meeting, should contact the City Clerk at (630) 305-5300 by Tuesday, December 15, 2020.

ZOOM MEETING LOG IN:

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/88282184996?pwd=bWIRbGRjbknkvblpDWEhOa0p2T0lwdz09>

Passcode: 895439

Or iPhone one-tap :

US: +13126266799,,88282184996#,,,,,0#,,895439# or
+13017158592,,88282184996#,,,,,0#,,895439#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 301 715 8592 or +1 646 558 8656 or +1 346 248 7799 or +1
669 900 9128 or +1 253 215 8782

Webinar ID: 882 8218 4996

Passcode: 895439

International numbers available: <https://us02web.zoom.us/j/88282184996?pwd=bWIRbGRjbknkvblpDWEhOa0p2T0lwdz09>

A. CALL TO ORDER:**B. ROLL CALL:**

Present 5 - Chairperson Dan Jurjovec, Edward Kuhrt, Joe Wanner, Gina Branham, and Angie Cunningham

Excused 1 - Cory Smith

Absent 3 - Stephen Brockman, Tom Castagnoli, and Brian Kronewitter

C. PUBLIC FORUM:

There were no speakers for Public Forum.

D. RECOMMENDATIONS & REPORTS:

1. Approve the minutes of the August 19, 2020 meeting of the Building Review Board.

A motion was made by Kuhrt, seconded by Jurjovec, to approve the minutes of

the August 19, 2020 meeting of the Building Review Board. The motion carried by unanimous vote.

Aye: 5 - Chairperson Jurjovec, Kuhrt, Wanner, Branham, and Cunningham

Excused: 1 - Smith

Absent: 3 - Brockman, Castagnoli, and Kronewitter

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 townhomes as part of Naper Commons Subdivision - BRB Case #105

Scott Williams, Community Planner for the City of Naperville, gave a staff presentation overview of the applicant's request.

Russell Whitaker, representing the applicant, gave a presentation on behalf of Pulte Homes. Mr. Whitaker presented PowerPoint slides showing the overall concept of the development including the proposed location of the townhomes, the single-family homes and their relationship to existing adjacent development. Mr. Whitaker showed the "modern farmhouse" style of the proposed single-family homes and the complimentary architectural style proposed for the townhomes. He indicated that the applicant's understanding is that the intent of the city's masonry requirements is to effectively ensure the use of quality building materials, and that the materials proposed for the townhomes meet the city's intent. The use of LP Smartside is proposed in lieu of a combination of masonry and vinyl siding, and is considered by the applicant to be a quality building material equal to, or better than, masonry and vinyl siding. Mr. Whitaker also indicated that the use of LP Smartside allows for additional architectural detailing (board and batten siding, metal roofing accents, LP trim) that adds more character to the buildings.

Mr. Wanner asked about the history of the submittals and how the decision was made to submit a design that did not comply with city requirements. Mr. Whitaker responded that the developer's original design for the townhomes did include the 50% masonry requirement, but that through discussions with staff over the last six months, an alternate design was developed that would better incorporate the townhomes into the overall style of the planned unit development. Mr. Williams confirmed that staff finds the LP Smartside to be a durable and attractive product and that its use on the proposed townhomes units will be consistent with the siding proposed for the homes located within the remainder of the development.

Ms. Cunningham asked for clarification about the architectural design of the initial masonry proposal compared to the modern farmhouse design. She indicated that in her opinion as a realtor traditional masonry design is easier to sell and modern farmhouse may be a fad. She is not supportive of the variance.

Mr. Wanner questioned whether or not the proposed design was an attempt to avoid city requirements for financial gain, and how the city would benefit by granting this variance. Mr. Whitaker and Robert Getz, VP of Land for Pulte Homes, explained that LP Smartside with other architectural enhancements is actually a more expensive alternative than meeting the 50% masonry requirement. They indicated that they would have no trouble selling traditional masonry townhomes, but they support the modern farmhouse design as discussed with city staff. Mr. Getz discussed the benefits of LP Smartside and confirmed that the proposal is for 100% LP Smartsiding and no vinyl siding for these units.

Mr. Wanner asked if additional metal roofing could be extended to also include the porch areas on the end units to better enhance the proposed modern farmhouse style. Mr. Getz indicated that they could do that and would be willing to modify their variance request to get his support.

Mr. Kuhrt asked if the developer had spoken with the residents in nearby developments. Mr. Whitaker confirmed that there were resident meetings held earlier in the month. He acknowledged that the neighbors have concerns and that upcoming discussions with the Planning and Zoning Commission will likely result in additional changes in an ongoing iterative process.

Mr. Jurjovec indicates that he feels quality building materials such as LP Smartside meet the intent of the city's requirement and supports the variance.

There were no members of the public that wished to speak. Written comments were submitted for BRB member review prior to the meeting and are attached hereto.

A motion was made by Jurjovec, seconded by Wanner, to recommend approval of BRB Case #105, the request for a variance to Section 5-2C-3 to permit a reduction in the required amount of masonry for construction of townhomes as part of Naper Commons Subdivision with the condition that standing-seam architectural metal roofing is added to both the front and side elevations of the

porch roof on any townhomes with a single-story end unit.

Aye: 4 - Chairperson Jurjovec, Kuhrt, Wanner, and Branham

Nay: 1 - Cunningham

Excused: 1 - Smith

Absent: 3 - Brockman, Castagnoli, and Kronewitter

E. OLD BUSINESS:

There was no old business to discuss.

F. NEW BUSINESS:

There was no new business to discuss.

G. ADJOURNMENT:

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

Aye: 5 - Chairperson Jurjovec, Kuhrt, Wanner, Branham, and Cunningham

Excused: 1 - Smith

Absent: 3 - Brockman, Castagnoli, and Kronewitter