



# City of Naperville

400 S. Eagle Street  
Naperville, IL 60540

## Meeting Minutes - Final

### Building Review Board

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Wednesday, February 17, 2021

2:00 PM

Held on Zoom due to COVID-19

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#### 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 February 17, 2021 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 Board members, 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, February 16, 2021.

**ZOOM MEETING LOG IN:**

Join from a PC, Mac, iPad, iPhone or Android device:

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/88600087018?pwd=NGpOL2NGTHBwU3ZCZTZsUzg0cFdhUT09>

Passcode: 364145

Or iPhone one-tap :

+13126266799,,88600087018#,,,,\*364145# or

+13017158592,,88600087018#,,,,\*364145#

Or join by phone:

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 +1 669 900 9128 or +1 253 215 8782 or +1 346 248 7799

Webinar ID: 886 0008 7018

Passcode: 364145

International numbers available: <https://us02web.zoom.us/j/88600087018?pwd=NGpOL2NGTHBwU3ZCZTZsUzg0cFdhUT09>

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

**Present** 5 - Tom Castagnoli, Chairperson Dan Jurjovec, Brian Kronewitter, Edward Kuhrt, and Joe Wanner

**Excused** 2 - Cory Smith, and Gina Branham

**Absent** 1 - Stephen Brockman

**C. PUBLIC FORUM:**

Jeff Gross, a Naperville resident, spoke and indicated that he may be interested in applying for the Board. He is in attendance today to view the board proceedings.

**D. RECOMMENDATIONS & REPORTS:**

1. Approve the minutes of the December 16, 2020 meeting of the Building Review Board.

**A motion was made by Kuhrt, seconded by Kronewitter, to approve the minutes of the December 16, 2020 meeting of the Building Review Board. The motion carried by unanimous vote.**

**Aye:** 5 - Castagnoli, Chairperson Jurjovec, Kronewitter, Kuhrt, and Wanner

**Excused:** 2 - Smith, and Branham

**Absent:** 1 - Brockman

2. Consider the requested variance to Section 5-10-3 Subsection 12 of the Naperville Municipal Code (Rooftop Structures and Equipment) - BRB Case #106.

Amy Emery, TED Operations Manager, gave a staff presentation overview of the applicant's request. Ms. Emery indicated that the request for variance is to apply to the proposed improvements indicated in the submittal and that additional screening would need to be installed per the ordinance for any future improvements to the building.

Raffi Arzoumanian, the architect for the project, spoke on behalf of the developer. Mr. Arzoumanian gave a brief overview of the project. He explained that they were making every effort to move the rooftop units (RTU) as far from the edge of the roof as possible and then reviewed the sight lines from the surrounding area to help ensure the units would not be visible by pedestrians on the ground. He then offered to make himself available for questions.

Mr. Kuhrt confirmed with staff that there is no minimum distance that RTUs need to be setback from the edge of the roof. Chairman Jurjovec asked if there were any additional drawing of the sight lines beyond what was already provided to the board. There were none. Mr. Wanner confirmed with staff that the request for variance only applies to the one building.

There was no public testimony on this matter.

**A motion was made by Kronewitter, seconded by Castagnoli, to recommend approval of the requested variance for BRB Case #106 with the condition that the applicant proceed with the screening of the RTUs that are shown in the submittal and that any additional screening that is needed on this building for any future RTUs meet the city's ordinance.**

**Aye:** 5 - Castagnoli, Chairperson Jurjovec, Kronewitter, Kuhrt, and Wanner

**Excused:** 2 - Smith, and Branham

**Absent:** 1 - Brockman

3. Recommend amendments to Chapters 2 and 10 of Title 5 (Building Regulations) of the Naperville Municipal Code pertaining to equipment screening, installation of sustainable materials, and variance jurisdiction for façade materials and landscape to the Naperville City Council.

Ms. Emery gave a staff presentation overview of the proposed amendments to the Municipal Code.

Mr. Kronewitter confirmed with staff who currently holds the position the Zoning Administrator. There was no public comment on this item.

**A motion was made by Wanner, seconded by Kronewitter, to recommend approval of the amendments to Chapters 2 and 10 of Title 5 of the Naperville Municipal Code as outlined by staff.**

**Aye:** 5 - Castagnoli, Chairperson Jurjovec, Kronewitter, Kuhrt, and Wanner

**Excused:** 2 - Smith, and Branham

**Absent:** 1 - Brockman

## **E. OLD BUSINESS:**

There was no old business to discuss.

## **F. NEW BUSINESS:**

Peter Zibble, TED Operations Manager, announced the retirement of the city's Chief Building Official, Marvin Brooks effective March 19, 2021.

## **G. ADJOURNMENT:**

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

**Aye:** 5 - Castagnoli, Chairperson Jurjovec, Kronewitter, Kuhrt, and Wanner

**Excused:** 2 - Smith, and Branham

**Absent:** 1 - Brockman