



Legislation Text

File #: 19-639, Version: 1

BUILDING REVIEW BOARD AGENDA ITEM

ACTION REQUESTED:

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

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Erin Venard

BOARD/COMMISSION REVIEW:

BRB consideration scheduled for June 19, 2019.

BACKGROUND:

The subject property is located at the northeast corner of Westings Avenue and CityGate Lane and is known as Lots 2 and 3 of CityGate Centre. The approximately 5 acre property is currently unimproved. The petitioner, CityGate Centre Ventures LLC, proposes to construct a 281 unit multi-family building with an associated 38,000 square foot roof level event center on the subject property.

The petitioner requests a variance from Section 5-2C-3 (Exterior Wall Construction) of the Municipal Code in order to waive the 50% masonry requirement for multi-family building. The request falls under Title 5 (Building Regulations) of the Municipal Code and is under the purview of the Building Review Board.

DISCUSSION:

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 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. 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 petitioner is proposing to construct a multi-family building and associated roof level event center comprised of approximately 5% masonry materials (see table on next page). The balance of the building utilizes a variety of materials, including fiber cement siding, metal panel, composite wood cladding, and glass. These materials are not considered masonry, brick, or stone and do not comply with Section 5-2C-3 (Exterior Wall Construction). It should be noted that the event space, which will be associated with Hotel Arista, is not required to comply with the masonry requirement. The event space is comprised mainly of metal panel and glass.

Location	Percentage Masonry (Brick Veneer)
East perimeter	0
North perimeter	9%
South perimeter	6%
West perimeter	7%

The intent of the masonry 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. The petitioner's proposed building materials of fiber cement siding, metal panel and composite wood panel are durable in nature and will provide an attractive appearance for the building. Elements of the existing CityGate Centre buildings have been carried through to the proposed building including the color palette, the metal panel, and the use of glass at the street level. Staff is supportive of the proposed variance request as the proposal meets the intent of the masonry ordinance and is consistent with the CityGate campus.