

CITY OF WHEATON, ILLINOIS
DOWNTOWN DESIGN REVIEW BOARD MEETING – Thursday, February 28, 2019

6:00 P.M.

GAMON ROOM
(2nd Floor)
WHEATON CITY HALL
303 W WESLEY STREET

AGENDA

1. Call To Order
2. Public Comment
3. Approval Of Minutes
- 3.I. August 23, 2018

Documents:

[AUGUST 23, 2018.PDF](#)

4. New Business
- 4.I. Request For Review - 121 N. Cross Street - Building Facade Repainting

Documents:

[WHEATON 121 REPAINTING.PDF](#)

5. Adjournment



DOWNTOWN DESIGN REVIEW BOARD MEETING MINUTES

WHEATON CITY HALL, 303 W WESLEY STREET, WHEATON, ILLINOIS 60187

DOWNTOWN DESIGN REVIEW BOARD

August 23, 2018

I. CALL TO ORDER AND ROLL CALL

The August 23, 2018 Downtown Design Review Board meeting was called to order in the City Council Chambers of the Wheaton City Hall, 303 W. Wesley Street, Wheaton at 6:00 pm. On a roll call, the following were:

Present: Paula Barrington, Craig Farnsworth, Tracy Jones, Kevin Maguire

Absent: Nathan Bossenga, Steph McGrath

City Staff: James P. Kozik AICP, Director of Planning & Economic Development

II. PUBLIC COMMENT

There was no public comment.

III. APPROVAL OF MINUTES - April 25, 2017

Mr. Farnsworth moved and Ms. Jones seconded a motion to approve the minutes of the April 25, 2017 Downtown Design Review Board meeting as submitted. On a voice vote, all voted aye.

V. NEW BUSINESS - 112 N. Hale Street - Mural

Matt Marquez, owner of The Moveable Feast; a proposed restaurant at 112 N. Hale Street, was in attendance to review an application to paint a mural on a portion of the north wall of his landlords building where a walk-up food and beverage window is to be located.

Mr. Kozik stated that the Downtown Design Guidelines booklet contains general guidelines for mural which states that murals which are applied to building facades, walls or fences are to be coordinated with the building signage and color scheme, and are subject to review and approval.

Mr. Kozik further stated that the guidelines provide that business-related signage should not be included within the mural design and that the evaluation of a proposed project should be based on both the quality of the proposed design and materials to be used, and the relationship of the project to its surroundings.

Mr. Kozik stated that the Downtown Design Review Board may, upon a concurring vote of a majority of a quorum, approve, approve with conditions, or deny applications for downtown design review.

Mr. Farnsworth questioned whether the design of the proposed mural represents anything.

Mr. Marquez stated that it does not, and that it is a marketing tool designed to be used in social media. Mr. Marquez stated that the colors used in the mural will be used inside the restaurant.

Ms. Barrington questioned what type of materials will be used. Mr. Marquez stated that the materials will be standard exterior paint.

Mr. Maguire questioned whether the proposed mural could be removed at a later date. Mr. Marquez stated that the paint could be removed.

Mr. Kozik questioned whether what appears to be a red/pink, spray-painted line and a circle is part of the mural. Mr. Marquez stated that it is not.

Hearing no further questions or comments Mr. Maguire then moved and Ms. Jones seconded a motion to approve the design of the proposed, three color, abstract mural with restaurant name and logo (not including what appears to be a red/pink, spray-painted line and a circle) as presented.

On a voice vote, all voted aye. The motion carried unanimously.

VI. ADJOURNMENT

The meeting was adjourned at 6:15 pm.

Respectfully submitted,

James P. Kozik, AICP
Director of Planning & Economic Development

MEMORANDUM

To: Members of the Downtown Design Review Board
From: James P. Kozik AICP, Director of Planning & Economic Development
Date: February 20, 2019
Subject: **Request for Review – 121 N. Cross Street – Building Façade Repainting**

PROPOSAL

Attached to this memorandum is a request from the owners of 121 N. Cross Street to repaint the Wheaton 121 property with a new color scheme.

BACKGROUND INFORMATION

The Downtown Design Guidelines booklet contains general guidelines which are considered by the City when reviewing proposed projects throughout Downtown Wheaton. The booklet also contains additional guidelines specific to the three-character areas in the Downtown; the Traditional Core Area, the Perimeter Commercial Area, and the Residential Conversion Area. The subject property is located within the Perimeter Commercial Area.

Item numbers 3 and 4 of the “General Guidelines – Building Materials” state that ***“Colors should be muted and complementary, with no more than two or three colors used on each façade. Harsh shades, such as true white or black, should be avoided. See suggested palettes available from paint manufacturers for appropriate color combinations.”***

The Guidelines further state that ***“A natural, neutral color should be chosen for the primary exterior façade material. Contrasting trim colors should be used to highlight architectural elements, such as window and door surrounds.”***

Review by the Downtown Design Review Board is necessary because Staff has determined that the colors and pattern being proposed for the building are neither muted, natural or neutral.

STANDARDS FOR REVIEW

Article 5.12 D2 of the City of Wheaton Zoning Ordinance states that, ***“In considering applications that do not fully comply with the Downtown Design Guidelines, the Downtown Design Review Board shall consider the following factors:***

- a. Compatibility of the proposed development with neighboring properties;***
- b. The degree to which the applicant is proposing to comply with the guidelines;***

- c. Whether strict adherence to the guidelines is reasonable and/or achievable for the application in question; and/or*
- d. Although not in full compliance with the Downtown Design Guidelines, the application as proposed will substantially improve the appearance and function of the building and/or site and will enhance the character of the downtown.*

The Downtown Design Guidelines further state that the ***“Evaluation of a proposed project will be based on both the quality of the proposed design and materials to be used, and the relationship of the project to its surroundings.”***

The Downtown Design Review Board may, upon a concurring vote of a majority of a quorum, approve, approve with conditions, or deny applications for downtown design review. The decision of the Downtown Design Review Board and any conditions shall be issued in writing.

RECOMMENDATION

While Staff has no objection to the colors being proposed for the building, Staff believes the pattern being proposed is neither muted, natural or neutral.

Staff would strongly recommend that the request for review be denied.

Attachments

PROPOSED COLOR SCHEME



NO CHANGE



MISSIONS
KITCHENS

5a
WHEATON 121, CHICAGO, IL
THE CONNOR GROUP
A REAL ESTATE INVESTMENT FIRM

EXISTING COLOR SCHEME



