

May 20, 2025
5:00 p.m. In-Person & Virtual
Wheaton City Hall Council Chambers

The meeting will also be live streamed and recorded.

Join Zoom Meeting

<https://us02web.zoom.us/j/89909598915?pwd=MCXStOGOKLd60gPzWWE5LqqqVsTtQA.1>

Webinar ID: 899 0959 8915
Passcode: 697104

- **Please register using the link above.** After registering with your email address, you will receive a confirmation email containing a meeting link for access.
- You will be automatically muted. If you would like to speak, click on the "Raise Hand" button to let the meeting administrator know you would like to speak. When it is your turn to speak, you will receive a notification that the meeting administrator is asking you to press "unmute." Please announce your name and address before commenting and ensure you are in a quiet place.

Public comments can be made by:

- In-person at 5:00 p.m. on Tuesday, May 20, 2025, during the Public Comment portion of the meeting.
- Virtually at 5:00 p.m. on Tuesday, May 20, 2025, during the Public Comment portion of the meeting.
- Email the Downtown Design Review Board at jkozik@wheaton.il.us before 4:00 p.m. on Tuesday, May 20, 2025.

1. Call To Order
2. Public Comment
3. Approval Of Minutes

3.I. June 20, 2023

Documents:

[JUNE 20, 2023.PDF](#)

4. New Business
- 4.I. Request For Review - 111 E. Front Street - The Backyard Mural

Documents:

[DOC051625.PDF](#)

5. Adjournment



DOWNTOWN DESIGN REVIEW BOARD MEETING MINUTES

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

June 20, 2023

I. CALL TO ORDER AND ROLL CALL

The June 20, 2023 Downtown Design Review Board meeting was called to order in the Council Chambers of the Wheaton City Hall, 303 W. Wesley Street, Wheaton at 6:00 pm. On a roll call, the following were:

Present: Nathan Bossenga, Tracy Jones, Finny Rachel (6:10pm) , Joe Szczepaniak, and Allison Orr Absent: None. City Staff: James P. Kozik AICP, Director of Planning & Economic Development

II. PUBLIC COMMENT

There was no public comment.

III. APPROVAL OF MINUTES – SEPTEMBER 1, 2021

Ms. Jones moved and Mr. Bossenga seconded a motion to approve the minutes of the September 4, 2019 Downtown Design Review Board meeting as submitted. On a voice vote, all voted aye.

IV. NEW BUSINESS – REQUEST FOR REVIEW – 207, 209, 213 S. NAPERVILLE RD. – PEOPLES RESOURCE CENTER

Mr. Kozik stated that a request has been made to review plans for a new building for the Peoples Resource Center at 207, 209 and 213 S. Naperville Road. Mr. Kozik stated that the Downtown Design Guidelines booklet contains general guidelines which are to be considered by the City when reviewing proposed projects throughout Downtown Wheaton.

Mr. Kozik stated that 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.

Mr. Kozik stated that the subject property, at 207, 209, 213 S. Naperville Road, is located within the Residential Conversion Area. Review by the Downtown Design Review Board is necessary because the applicant is seeking to construct a new building that while fully compliant with the requirements of the Zoning District it is located in, it is not fully compliant with the following guidelines specific to the Residential conversion area:

- *Exterior insulating finish systems (EIFS, "Dryvit") are not recommended as a building material.*
- *No main entrance should occur further than 35'-0" from the front property line.*
- *In addition to brick, cut or cast stone (smooth or rusticated finish), simulated limestone, painted or stained wood trim elements, metal trim elements, split-face (rough) concrete blocks, at rear facades only, the following materials are recommended for exterior use in new in the Residential Conversion Area - narrow profile wood, vinyl or fiber cement siding.*

- *Windows and doors should reflect the traditional residential types found in the area and should be individual openings in solid wall planes.*

Members of the Peoples Resource Board and their design team were in attendance and presented their design intent for the project.

Members of the Board stated that although not in full compliance with the Downtown Design Guidelines for the Residential Conversion Area, they believed the application as the new building will be both functional and attractive and will enhance the character of the downtown generally.

Hearing no further questions or comments, Mr. Rachel then moved and Mr. Maquire seconded a motion to approve the sign as presented. On a voice vote, all voted aye.

V. ADJOURNMENT

The meeting was adjourned at 6:32 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: May 15, 2025

Subject: Request for Review – 111 E. Front Street – The Backyard Mural

Proposal

Attached to this memorandum is a request to review plans for a mural to be painted on a portion of the east (courtyard) elevation of a proposed restaurant to be located at 111 E. Front Street.

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 Traditional Core Area.

Item number 8 of the “General Guidelines - Signage” states that *“Murals 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. Business-related signage should not be included within the mural design.”*

Standards for Review

The Downtown Design Guidelines states 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.

Attached to this memorandum is an overview of the prosed project and a colored elevation of the proposed mural.

C: Eric Schlickman

Attachment

May 9, 2025

Project: Dough & The Backyard | 111 E. Front St.

Letter of Intention - Planning Dept. Downtown Design Review Board

I am writing to you and this design board to provide a letter of intent for the proposed Dough & The Backyard exterior mural at the following address above. We appreciate the time and energy you and your team have afforded us in discussing this opportunity and the Information that has been provided thus far.

Overview

The proposed mural will be a paintable exterior mural on the existing concrete masonry unit facade. The mural size is to be proposed as a approximately 14' high by 87' to be located on the East side of the building facing the outdoor patio. Please see the attached colored rendering for the proposed look and extents of the mural.

If any questions, please feel free to use contact below.

Thank you,
Eric Schlickman
eric@doughwheaton.com
630.390.4080

