



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