

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



