



DOWNTOWN DESIGN REVIEW BOARD MEETING MINUTES

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

May 20, 2025

I. CALL TO ORDER AND ROLL CALL

The May 20, 2025 Downtown Design Review Board meeting was called to order in the Council Chambers of the Wheaton City Hall, 303 W. Wesley Street, Wheaton at 5:00 pm. On a roll call, the following were:

Present: Nathan Bossenga, Michael Hill, Tracy Jones, Finny Rachel (5:06pm) 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 – JUNE 20, 2023

Ms. Jones moved and Mr. Hill seconded a motion to approve the minutes of the June 20, 2023 Downtown Design Review Board meeting as submitted. On a voice vote, all voted aye.

IV. NEW BUSINESS – REQUEST FOR REVIEW – 111 E. FRONT STREET – THE BACKYARD MURAL

Mr. Kozik stated that a request has been made to 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. 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 is located within the Traditional Core Area and that 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."*

Owner Eric Schlickman stated that the proposed mural is not meant for public viewing – it is intended for viewing by customers as it faces the outdoor dining area. Mr. Schlickman stated the proposed mural will not only add life and color to the outdoor dining area, painting the CMU of the existing building will make the appearance of the east wall of the building more cohesive. In addition, Mr. Schlickman stated the colors used on the mural are the branded color of the business.

Members of the Downtown Design Review Board discussed the proposal and stated that in their opinion, they found the proposed mural to be compatible with neighboring properties because it faces the courtyard of the planned restaurant and not the public right-of-way. The Board also found that the

mural will cover an existing bare concrete block wall, thereby improving the appearance and functionality of the building and site and contribute to the character of the downtown area.

Additionally, the Board members stated that “The Backyard” graphic will provide wayfinding to the restaurant entrance located on the side of the building.

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

V. ADJOURNMENT

The meeting was adjourned at 5:15 pm.

Respectfully submitted,

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