

From: Marilyn L. Schweitzer [REDACTED]
Sent: Saturday, September 28, 2019 5:58 PM
To: Planning; Laff, Allison; Venard, Erin
Cc: Novack, William; katie wood; Council
Subject: Public Comment for the October 2 , 2019 PZC Meeting: File Number 19-917
Attachments: MLS-PublicCommentPZC2019Oct02.pdf

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Ms Laff and Ms Vernerde,

Staff's support for painting the masonry surface of River Square surprises me. Careful and deliberate thought went into the 2011 Downtown Design Standards, the 2019 Downtown Streetscape Standards, and even the upcoming Washington Street Bridge Replacement Project. The map of the downtown core is not an arbitrary creation to be ignored upon the request of a single petitioner. One of the purposes of the Standard is to apply a consistent and appealing aesthetic to the downtown. River Square can easily be given a vibrant and refreshed aesthetic consistent with the downtown standards without unsustainably painting the masonry.

I assume "planning@naperville.il.us" includes the entire Planning and Zoning Commission. If not please forward my attachment to the Commission for Wednesday's meeting. I would appreciate if you would forward this message to the Downtown Advisory Commission as well.

Thank you,

Marilyn

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Public Comment for the October 2 , 2019 PZC Meeting: File Number 19-917

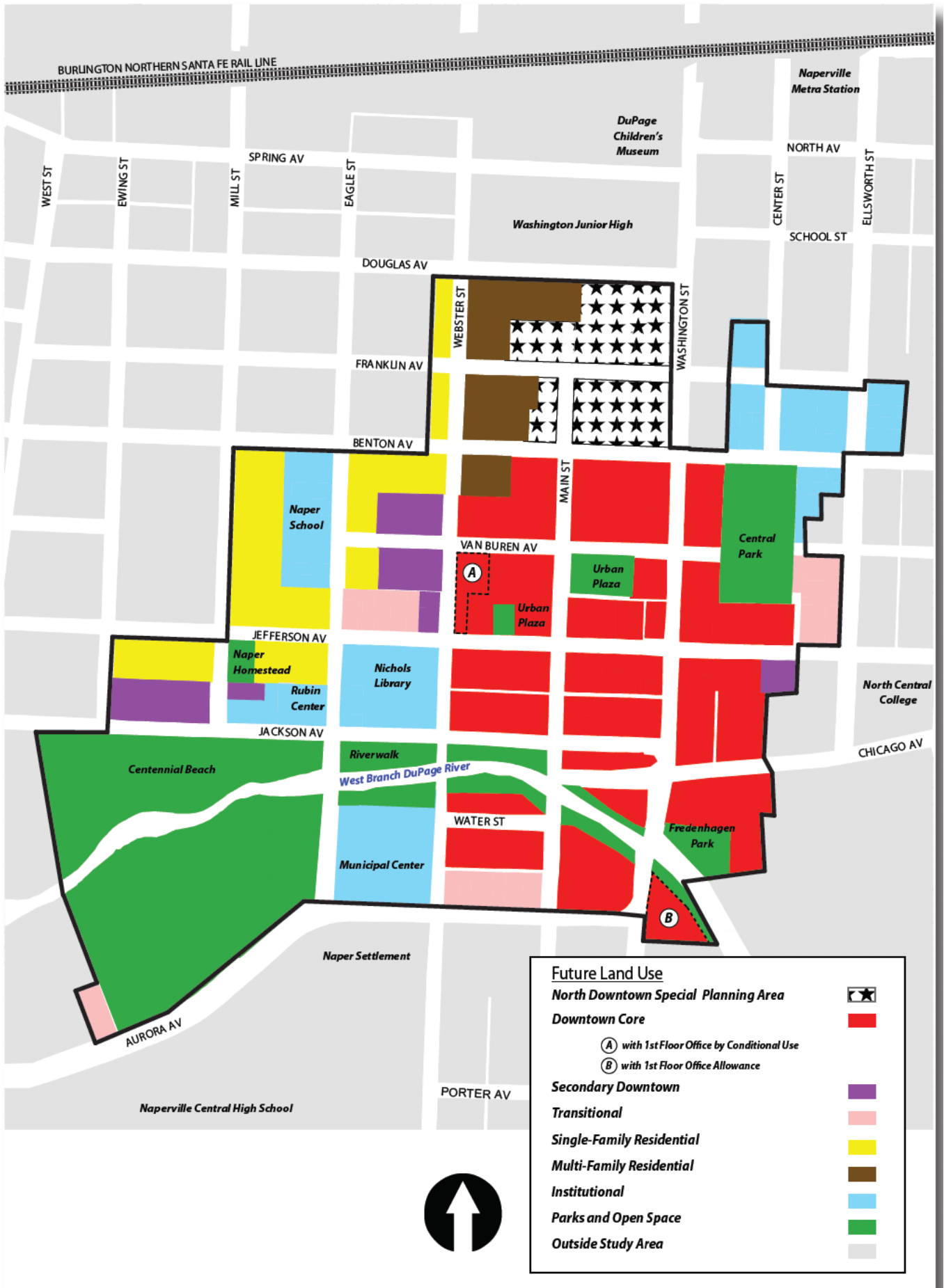
Painting of the masonry surface at 22 E. Chicago Avenue, Naperville (River Square) should be denied. Careful deliberation went into establishing the Design Standards and they should be taken seriously.

1. The argument that River Square should be exempt because it was built in 1989 and is not a historic building irrelevant. Page 4 of the 2011 Design Standards clearly show that River Square is a part of the downtown core and the Design Standard was established well after River square was built. Please see attached that map.
2. Page 9 of the Design Standard clearly and simply state “Do not apply paint to masonry surfaces where none previously existed.” It does not give a reason. Beyond the problems of painted masonry surfaces, painted masonry surfaces have a very different aesthetic than unpainted masonry surfaces. That aesthetic should be respected.
3. On November 1, 2017, the Planning and Zoning Commission upheld the 2011 Design Standards and denied a request to paint the masonry at 22-26 W. Jefferson Avenue. See [file number 17-812](#). On November 27, 2017, City Council as well upheld the 2011 Design Standards and denied the request. See item [17-812B](#). Staff cited aesthetic as well as durability as reasons that the masonry should not be painted. Councilwoman Brodhead pointed out that the purpose of the Design Standards is not to create something that can pop, but to add consistency within the downtown. Like 22-26 W. Jefferson Avenue, painting the masonry at River Square is too extreme in the area that has intentionally been designated as part of the downtown core.
4. In claiming that painting River Square will blend with other buildings in the area, the petitioner has cherry-picked existing buildings which have painted facade. These painted facades are the reason that the Design Standards stipulated masonry should not be painted. Of the neighboring buildings, only a portion of the Lantern is painted. The buildings to the west, northwest, north, and east all have unpainted red brick elements. If painted, River Square would no longer blend in with the majority of its neighboring building. Please see the attached photos. These buildings are:
 - The Washington Street side of the Lantern (directly to the west and in the downtown core)
 - Jimmy’s Grill (directly to the northwest and in the downtown core)
 - Charles Schwab (easily visible to the northwest and in the downtown core)
 - Biedleman’s (easily visible to the northwest and in the downtown core)
 - Barnes & Noble (directly to the north and in the downtown core)
 - Fort Hill Residence Hall (directly to the east)
5. As part of the Downtown core, River Square is bound by the [Downtown Streetscape Standards](#) endorsed by the Downtown Advisory Commission and approved by City Council on June 4, 2019. This standard has a red blend amenities area and black trash cans. Please see the attached elements of this standard. The aesthetic desired by the Downtown Streetscape standard blends well with the existing red brick exterior of River Square. Painting the masonry and swapping out black trash cans for white conflicts with the desired Downtown Streetscape aesthetic and would be overall unappealing.
6. River Square is directly to the north of the [Washington Street Bridge project](#). The project has red brick elements. River Square currently blends with this aesthetic, but would not if painted.
7. That the paint will require periodic touch-up and complete repainting every 5 years, indicates that the selected paint is even less durable than typical paints. Most resources I’ve seen claim unpainted brick requires only occasional cleaning, paint brick normally only requires repainting every 10 to 15 years, and wood 3 to 7 years. This proposal is expensive and non-sustainable.

Thank you for your consideration.

Marilyn L. Schweitzer

Map 1: Downtown Future Land Use









Overall Streetscape Map

Legend

- Downtown Streetscape
- Corner to follow Downtown Standard
- Standard Concrete Sidewalk
- Washington Streetscape
- Festival Streetscape
- Flexible Streetscape

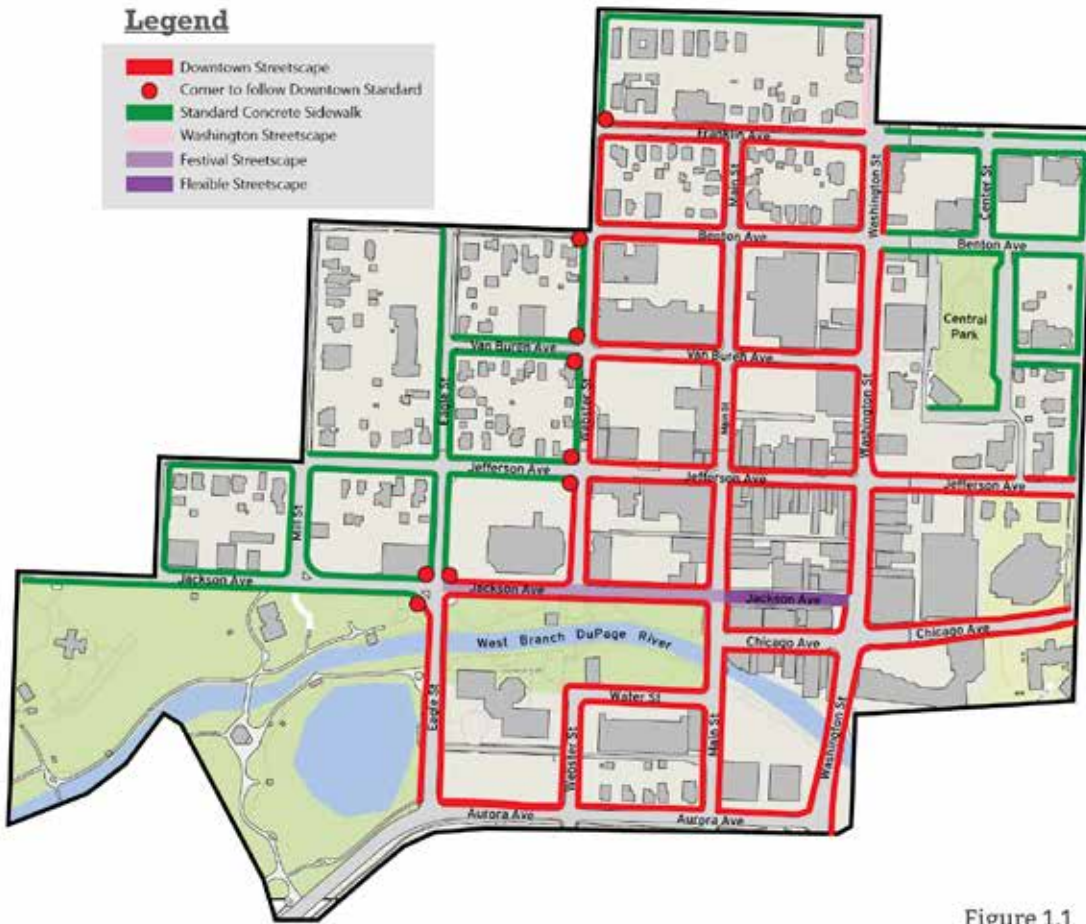
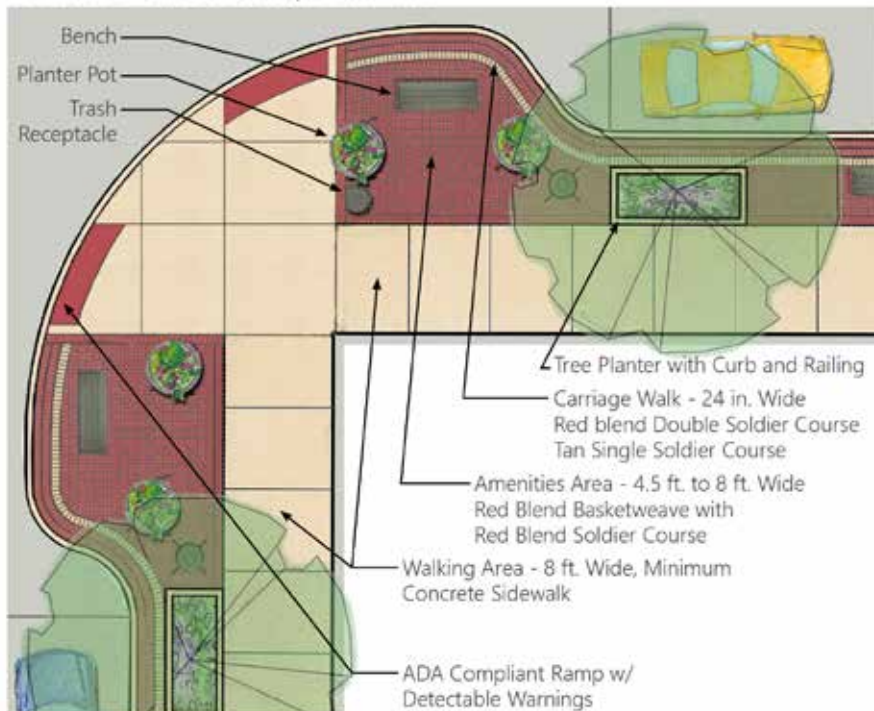


Figure 1.1

Downtown - Base Streetscape Plan View



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