

Aye: 8 - Athanikar, Bansal, Fessler, Hanson, Losurdo, Margulies, Habel, and Van Someren

E. REPORTS AND RECOMMENDATIONS:

1. Approve the minutes of the September 4, 2019 Planning and Zoning Commission meeting.

A motion was made by Bansal, seconded by Losurdo to approve the minutes of the September 4, 2019 Planning and Zoning Commission meeting.

Aye: 8 - Athanikar, Bansal, Fessler, Hanson, Losurdo, Margulies, Habel, and Van Someren

F. OLD BUSINESS:

G. NEW BUSINESS:

1. Consider the petitioner's appeal to that portion of the Downtown Design Standards (2011) that prohibit painting of the existing masonry surface at the subject property located at 22 E. Chicago Avenue, Naperville (River Square)

Erin Venard, Planning Services Team, gave an overview of the request. The PZC inquired about previous requests for deviations from the Downtown Design Standards. Venard responded that a previous request to paint a building at 22-26 W. Jefferson was denied.

Isabelle Granahan-Field (Design Director with OKW Architects), Katie Lambert (OKW Architects), Marget Graham (Principal with Mid-America), Cole Eisses (Senior Property Manager at Mid-America), and Kay Nelson (Mid-America) spoke on behalf of the petitioner.

Marilyn Schweitzer voiced opposition to the project. Ms. Schweitzer noted that other buildings in the downtown have been updated without the use of paint.

PZC inquired about the petitioner's knowledge of the Downtown Design Standards prior to purchasing the building. Eisses stated that they were not aware of the painting prohibition. PZC inquired about the damaged brick on the building. Eisses responded that they will fix the damaged sections of brick. Lambert noted that the majority of damage is cosmetic and a contractor will review the building for other issues. PZC inquired about the potential to stain the brick. Lambert stated that would be difficult to stain the brick a lighter color.

Commissioner Athanikar stated that the building does need to be refreshed, but due to the building's location at a downtown gateway, he will not support the request.

Commissioner Bansal stated that the building should not be a gateway of change.

Chairman Hanson noted that the PZC cannot take economics into consideration. Chairman Hanson recommended that the petitioner's architect review other ways to update the building.

A motion was made by Van Someren, seconded by Losurdo to deny the painting of the building located at 22 E. Chicago Avenue and known as River Square.

Aye: 8 - Athanikar, Bansal, Fessler, Hanson, Losurdo, Margulies, Habel, and Van Someren

H. ADJOURNMENT:

8:00pm