



Legislation Details (With Text)

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**Type:** Report      **Status:** Agenda Ready  
**File created:** 9/20/2019      **In control:** Planning and Zoning Commission  
**On agenda:** 10/2/2019      **Final action:**  
**Title:** 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)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Appeal letter, 2. River Square Facade Update, 3. Paint specs, 4. Location Map

Date	Ver.	Action By	Action	Result
10/2/2019	1	Planning and Zoning Commission	accept	Pass

**PLANNING AND ZONING COMMISSION AGENDA ITEM**

**ACTION REQUESTED:**

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)

**DEPARTMENT:** Transportation, Engineering and Development

**SUBMITTED BY:** Erin Venard

**BOARD/COMMISSION REVIEW:**

Per Code, official notice in the newspaper is not required.

**BACKGROUND:**

The subject property is located at the southeast corner of Chicago Avenue and Washington Street and has a common address of 22 E. Chicago Avenue. It is improved with an approximately 59,000 square foot mixed used building known as River Square. The petitioner, Mid-America Asset Management, Inc., proposes to paint the existing red brick building light and dark gray. Additionally, the petitioner proposes to remove the existing awnings and update the lighting and signage.

The City’s [Downtown Design Standards](https://www.naperville.il.us/contentassets/7fed1bf2ba19496fa9a037f019616748/cmp-dpa-downtown-design-standards.pdf) <<https://www.naperville.il.us/contentassets/7fed1bf2ba19496fa9a037f019616748/cmp-dpa-downtown-design-standards.pdf>> prohibit the application of paint to a masonry surface that was previously unpainted; the petitioner has submitted an appeal to this standard. Per the Naperville Municipal Code, the Planning and Zoning Commission is the body to review such appeal. PZC determinations are considered final, unless appealed to the City Council.

**DISCUSSION:**

The [Downtown Design Standards](#)

[<https://www.naperville.il.us/contentassets/7fed1bf2ba19496fa9a037f019616748/cmp-dpa-downtown-design-standards.pdf>](https://www.naperville.il.us/contentassets/7fed1bf2ba19496fa9a037f019616748/cmp-dpa-downtown-design-standards.pdf) were developed in 2011 as a companion document to the *Naperville Downtown 2030 Plan* and are intended to serve as the single controlling design reference for the City's downtown. The document establishes standards for building placement, scale, and style for both new and remodeled buildings in the downtown.

The Design Standards state that paint should not be applied to a masonry surface that was not previously painted. Painting natural masonry is discouraged due to durability concerns with the paint, such as peeling and chipping. The petitioner proposes to use a breathable style paint that is specifically designed for exterior masonry applications and will limit peeling and chipping. The petitioner has also committed to maintaining the building with regular touch ups and a complete repainting every 5 years.

The River Square building, constructed in 1989, is not identified as a historic building per the City's 2010 survey of downtown buildings. The building is also located on the periphery of the downtown, outside of the historic core and lacks significant architectural interest today. Given these factors, as well as the proposed maintenance plan, staff does not have the same concerns regarding the proposed painting of the brick as would apply to other architecturally or historically significant building located within the downtown.

***Key Takeaways***

- The petitioner requests the Planning and Zoning Commission provide an interpretation with respect to the *Downtown Design Standards (2011)* in order to permit the painting of the building located at 22 E. Chicago Avenue.
- The petitioner proposes to use a durable paint and commits to maintaining the building.