



Project Address: 602 N. Segoe Road

Application Type: UDC Advisory Recommendation on Minor Alteration the Renaissance at Hilldale Senior Living Renovation (formerly The Gardens Senior Living) – Initial/Final Approval is Requested

Legistar File ID # [66548](#)

Prepared By: Kevin Firchow, Acting UDC Secretary

Background Information

Applicant | Contact: Jeff Brenkus, GBA Architecture | Design | Madison Gardens Property Investment, LLC

Project Description: The Planning Division Director has requested that the UDC provide a non-binding, advisory recommendation on the proposed painting of a previously non-painted brick exterior at 602 North Segoe Road.

Project Schedule:

- The applicant has filed this request as an administrative “minor alteration.” To be approved as a minor alteration, both the Planning Division Director and District Alder must support the request. The alder has previously indicated support for the alterations. Prior to final consideration of this request, the Planning Division Director seeks the UDC’s input on the proposed painting of unpainted brick.

Approval Standards: This request has been submitted as a minor alteration to an approved conditional use, under Section 28.183 of the Zoning Code.

Summary of Design Considerations and Recommendations

The Planning Division and Planning Division Director request that the UDC provide an **advisory, non-binding recommendation** related to the applicant’s request to paint a previously unpainted brick façade. Feedback from the Commission will be considered by the Planning Division Director in determining whether the request can be approved administratively, as a “minor alteration” to the approved conditional use. Staff specifically request information related to any maintenance and aesthetic considerations.

The subject building is a 10-story brick building that has been utilized as a senior housing development. Constructed in multiple phases starting in 1966, the building’s new ownership group is in the process of making several renovations to the structure. Based on the letter of intent, staff understands that due to existing maintenance issues, the applicant is seeking to paint the building’s exterior with a cream-colored “masonry sealer” and additional product information is included in the applicant materials. Further information regarding the anticipated preparation and other considerations are noted in the applicant’s materials.