

WHEATON PLANNING AND ZONING BOARD

I. CALL TO ORDER AND ROLL CALL VOTE

Chair Weller called the January 28, 2020 Wheaton Planning and Zoning Board meeting to order at 7:00 p.m. in the Council Chambers of the Wheaton City Hall, 303 W. Wesley Street. Upon roll call, the following were:

Roll Call Vote

Present: Nicole Aranas
Christopher Dabovich
Cecilia Horejs
Dan Wanzung
Scott Weller

Absent: Bob Gudmundson
Mark Plunkett

City Staff Present: Tracy Jones, Staff Planner
Joseph Tebrugge, Senior Project Engineer

II. APPROVAL OF MINUTES - NOVEMBER 12, 2019

The minutes were approved as presented.

III. PUBLIC COMMENT

There was none.

IV. NEW BUSINESS

ZA #20-01/ SUBDIVISION AND VARIATIONS/ HARWARDEN CROSSING - NEC PROSPECT AVENUE AND HARWARDEN STREET/ EVERMORE HOMES

Pursuant to notice duly published on January 10, 2020 and letters mailed to neighboring property owners on January 8, 2020, Chair Weller called to order the January 28, 2020 public hearing requesting approval of a preliminary plat of subdivision for the property located at 213 Prospect Avenue and 1505 Harwarden Street. The preliminary plat of subdivision proposes subdividing the property into four (4) single-family lots with lot widths ranging from 65.0 to 87.0 feet following the demolition of all existing structures. The application is further requesting a variation to Article 10.2.8 of the Wheaton Zoning Ordinance to allow lot depths of 131.0 feet for proposed lot 1, 120.0 feet for proposed lot 3 and 118.69 feet for proposed lot 4 in lieu of the required 132.0 feet for all three lots. The property is .84 acres in size and will remain zoned R-4 Residential.

Chair Weller stated that the subject property is located on the northeast corner of Prospect Avenue and Harwarden Street consisting of 213 Prospect Avenue and 1505 Harwarden Street.

Perry Janke, 57 E. Hattendorf Avenue, Suite 120, Roselle was sworn in. Mr. Janke stated that he is the builder and he is proposing to subdivide the subject property into four (4) single-family lots following the demolition of the existing residences at 213 Prospect Avenue and 1505 Harwarden Street. The property is .84 acres in size and will remain zoned R-4 Residential.

Mr. Janke stated that he is requesting four (4) single-family lots on the subject property with lot widths ranging from 65.0 to 87.0 feet and lot sizes ranging from 8,593 to 9,093 square feet. The proposed lot widths and lot sizes meet the requirements of the R-4 Residential District.

Mr. Janke stated that he is further requesting a variation to Article 10.2.8 of the Wheaton Zoning Ordinance to allow lot depths of 131.0 feet for proposed lot 1, 120.0 feet for proposed lot 3 and 118.69 feet for proposed lot 4 in lieu of the required 132.0 feet for all three lots.

Mr. Janke addressed the variation standards as required by the Zoning Ordinance. He stated that the proposed variation would not be detrimental to the public health, safety, morals, comfort, convenience or general welfare of the neighboring property owners.

Jessica Madsen, 212 Wood Street, Wheaton was sworn in. Ms. Madsen stated that she lives behind proposed lot 1 and 2. While she is supportive of the subdivision, she had concerns with drainage and the removal of all the existing trees. She further questioned the timeframe for the project.

Andrea Phipps, 210 Wood Street, Wheaton was sworn in. Ms. Phipps stated that she lives behind proposed lot 1 and 2. She had concerns with drainage and the removal of all the existing trees.

Senior Project Engineer Tebrugge stated that the subdivision should improve the existing drainage problem in the neighborhood.

Mr. Janke stated that he had consulted with an arborist about the existing trees and most are at the end of their lifespan. Plus, many of the root systems for the existing trees would be damaged during construction. He added that he would like to start demolition in April.

Chair Weller stated that to minimize the lot depth variation request for proposed lot 3 and 4, staff recommends that the applicant reduce the lot width for proposed lot 1 and 2 from 65.0 to 60.0 feet. This would increase the lot depth of proposed lot 3 from 120.0 to 130.0 feet and would increase the lot depth of proposed lot 4 from 118.69 to 128.69 feet.

Chair Weller questioned whether the applicant was agreeable to reducing the lot width of lot 1 and 2 from 65.0 to 60.0 feet in order to increase the depths of lots 3 and 4.

Mr. Janke stated that he would prefer to keep a lot width of 65.0 feet for both lot 1 and 2. He added that a slightly wider lot 1 and 2 would allow for a better house product on those lots.

Mr. Wanzung moved and then Mr. Dabovich seconded the motion to close the public hearing. On a voice vote, all voted aye.

The Board discussed the proposed width of lot 1 and 2 in detail. While the Board felt that all of the proposed lots were consistent with the existing lots in the neighborhood, to minimize the lot depth variation request for proposed lot 3 and 4, the Board decided the applicant should reduce the lot width for proposed lot 1 and 2 from 65.0 to 60.0 feet. This would increase the lot depth of proposed lot 3 from 120.0 to 130.0 feet and would increase the lot depth of proposed lot 4 from 118.69 to 128.69 feet.

The Board decided to vote this evening.

Ms. Aranas moved and then Mr. Wanzung seconded the motion to approve ZA #20-01 requesting approval of the subdivision and variation request subject to the applicant reducing the lot width for proposed lot 1 and 2

from 65.0 to 60.0 feet, which would increase the lot depth of proposed lot 3 from 120.0 to 130.0 feet and would increase the lot depth of proposed lot 4 from 118.69 to 128.69 feet.

Roll Call Vote

Ayes: Nicole Aranas
Christopher Dabovich
Cecilia Horejs
Dan Wanzung
Scott Weller

Nays: None

Absent: Bob Gudmundson
Mark Plunkett

Motion Passed Unanimously

V. MISCELLANEOUS

There was none.

VI. ADJOURNMENT

Mr. Dabovich moved and then Mr. Wanzung seconded the motion to adjourn the meeting at 7:55 p.m. On a voice vote, all voted aye.

Respectfully submitted,
Tracy L. Jones, Staff Planner