

WHEATON PLANNING AND ZONING BOARD

I. CALL TO ORDER AND ROLL CALL VOTE

Chair Weller called the February 23, 2021 Wheaton Planning and Zoning Board meeting to order at 7:00 p.m. via Zoom. Upon roll call, the following were:

Roll Call Vote

Present: Nicole Aranas  
Christopher Dabovich  
Bob Gudmundson  
Cecilia Horejs  
Mark Plunkett  
Dan Wanzung  
Scott Weller

Absent: None

City Staff Present: Tracy Jones, Staff Planner

II. APPROVAL OF MINUTES - FEBRUARY 9, 2021

The minutes were approved as presented.

III. PUBLIC COMMENT

There was none.

IV. OLD BUSINESS

ZA #21-02/ SPECIAL USE PERMIT/ 210 W. WESLEY STREET/ BOSWELL

Chair Weller reconvened the public hearing on Tuesday, February 23, 2021. He stated that the public hearing was called to order on February 9, 2021 but was continued until February 23, 2021 to give the Downtown Wheaton Association time to submit their letter of recommendation to the City and staff time to provide the history of the property located at 200 W. Front Street.

Chair Weller stated that since the February 9, 2021 public hearing, the Downtown Wheaton Association Board reviewed this special use request, and their Executive Director has provided a letter of recommendation to the City which was included in the Board's packet.

Chair Weller stated that since the February 9, 2021 public hearing, staff also researched the history of the property located at 200 W. Front Street (existing RJN Office), which is also located in the C-2 Retail Core Business District. The existing building, located on this property, was constructed as an office building in 1968 and has been continually occupied as a business and professional office since. The restriction contained in Wheaton's Zoning Ordinance, which allows business and professional offices on the main floor only by special use permit in the C-2 Retail Core Business District, was not adopted until 1985.

Ms. Paloian stated that the vacancy of the existing commercial space is not pandemic driven since it has been vacant since 2019 and that the property owner has had no interest from any retail tenants. She stated that the

existing commercial space is located on the end of the multi-tenant commercial building next to the alley serving the Wheaton Place Parking Garage and would not be located between two retail commercial businesses. She further stated that they would be willing to have the special use request tied to the petitioner and not the property.

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

The Board stated that the existing commercial space was a prime commercial space that should be occupied by a retail tenant, not a standard office use with no unique attributes. The Board also stated that they did not want to set a precedent for allowing a business and professional office (insurance office) to occupy a main floor space in the C-2 District. The Board further stated that the applicant did not provide sufficient evidence at the public hearing to address the special use standards, specifically standard number six which states that the special use "shall comply with the objectives of the Wheaton Comprehensive Plan".

The Board decided to vote this evening.

Mr. Dabovich moved and then Mr. Gudmundson seconded the motion to approve ZA #21-02 requesting a special use permit to allow a business and professional office (insurance office) to occupy the main floor of the existing commercial space located at 210 W. Wesley Street, which is zoned C-2 Retail Core Business District, subject to a condition that the special use request would be tied to the zoning applicant and not the property.

Roll Call Vote

Ayes: None

Nays: Nicole Aranas  
Christopher Dabovich  
Bob Gudmundson  
Cecilia Horejs  
Mark Plunkett  
Dan Wanzung  
Scott Weller

Absent: None

Motion Failed Unanimously

V. MISCELLANEOUS

There was none.

VI. ADJOURNMENT

The Board adjourned the meeting at 7:15 p.m. On a voice vote, all voted aye.

Respectfully submitted,  
Tracy L. Jones, Staff Planner