

WHEATON PLANNING AND ZONING BOARD

I. CALL TO ORDER AND ROLL CALL VOTE

Chair Weller called the April 13, 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 23, 2021

The minutes were approved as presented.

III. PUBLIC COMMENT

There was none.

IV. NEW BUSINESS

ZA #21-05/ Corner Side Yard Setback Variation/ 1928 Stoddard Avenue/ Karlovitz

Chair Weller called to order the April 13, 2021 discussion regarding a variation to allow the construction and use of an in-ground pool at 1928 Stoddard Avenue with a corner side yard setback of 13.0 feet in lieu of the required 30.0 feet in the county and the required 24.2 feet in the city. The property is in unincorporated Wheaton just south of the city limits. Based on the proximity to the city limits, county staff provided the city notice of the request and given the extent of the variation, city staff requested that the Planning and Zoning Board discuss this matter and make a recommendation to the City Council.

Staff Planner Jones stated that the subject property is located at the southwest corner of Daly Road and Stoddard Avenue in unincorporated Wheaton just south of the city limits. The property is improved with an existing two-story single-family residence and attached garage.

Staff Planner Jones stated that per county standards, the corner side yard setback is 30.0 feet. Per city standards, the standard corner side yard setback is 20.0 feet and the setback of the adjacent home to the west is approximately 28.4 feet. These setbacks are averaged to determine the required corner side yard setback of 24.2 feet for the subject property. The configuration of the existing two-story single-family residence and attached garage cause the driveway off Daly Road to take up most of the backyard space leaving little area for outdoor living space.

Staff Planner Jones stated that a landscape plan was prepared for this project. The landscape plan shows new landscaping being installed along the north side of the pool and an existing hedge being maintained along the west side of the pool. The proposed landscaping is fairly extensive and should adequately screen the pool from the adjacent neighbors and the street.

Staff Planner Jones stated that there is an existing play structure that is in the backyard. The landscape plan shows the play structure being relocated to the front yard (northeast corner of the property). This would not be permitted in the city limits, but staff cannot speak to the specific requirements in the county. City staff recommended that the property owner consider either removing the play structure altogether or omit one of the patio spaces in the backyard to make room for the play structure there.

Tim Haynes, 14N042 Reinking Road, Pingree Grove, IL addressed the Board. Mr. Hayes stated that he was the pool contractor working on the project and that he had spoken with the homeowner and they are willing to remove the play structure altogether if the setback variation is approved for the pool.

Mr. Hayes addressed the ten variation evidence 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.

The Board questioned whether this was the minimum variation necessary for the pool and whether a north-south configuration has been considered.

Mr. Hayes stated that this was the minimum variation necessary to allow a usable size pool for the family. He further stated that they had looked at configuring the pool north-south instead but the setback from Daly Road did not change.

The Board decided to vote this evening.

Mr. Dabovich moved and then Ms. Horejs seconded the motion to recommend approval of ZA #21-05 requesting a variation to allow the construction and use of an in-ground pool at 1928 Stoddard Avenue with a corner side yard setback of 13.0 feet in lieu of the required 30.0 feet in the county and the required 24.2 feet in the city, subject to the conditions that the existing play structure is not relocated to the front yard and the landscaping is installed/ maintained per the attached landscape plan.

Roll Call Vote

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

Nays: None

Absent: None

Motion Passed Unanimously

Scott Weller, Chair
Wheaton Planning and Zoning Board

V. MISCELLANEOUS

Chair Weller stated that this was his final meeting with the Planning and Zoning Board before he is sworn-in on the City Council. City staff and the rest of the Board thanked Chair Weller for his service to the City and wished him well on the City Council.

VI. ADJOURNMENT

The Board adjourned the meeting at 7:37 p.m. On a voice vote, all voted aye.

Respectfully submitted,
Tracy L. Jones, Staff Planner