

May 25, 2021

WHEATON PLANNING AND ZONING BOARD

I. CALL TO ORDER AND ROLL CALL VOTE

Chair Aranas called the Tuesday, May 25, 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

Absent: Dan Wanzung

City Staff Present: Tracy Jones, Staff Planner
Joe Tebrugge, Director of Engineering

II. APPROVAL OF MINUTES - MAY 11, 2021

The minutes were approved as presented.

III. PUBLIC COMMENT

There was none.

IV. NEW BUSINESS

ZA 21-13/ PUD / 21 BLANCHARD CIRCLE/ KDP ACQUISITIONS, LLC

Pursuant to notice duly published on May 7, 2021 and letters mailed to neighboring property owners on May 5, 2021, Chair Aranas called to order the May 25, 2021 public hearing requesting a special use permit for a planned unit development to allow the construction and use of two commercial buildings, following the demolition of the existing structure, at 21 Blanchard Circle. The first commercial building would be a 5,900 square foot multi-tenant restaurant/ retail building and the second commercial building would be a 10,500 square foot nursery school. The subject property is 2.47 acres in size and zoned C-5 Planned Commercial District.

Steve Panko, 515 North State Street, Suite 2660, Chicago was sworn in. Mr. Panko stated that he was representing KDP Acquisitions, LLC. He stated that the first commercial building, a 5,900 square foot multi-tenant restaurant/ retail building, is situated toward the east property line with the drive-thru lane along the west side of the proposed building. Drive-thru traffic for the restaurant use would flow south through the drive-thru lane and then typically turn right to head north back to Blanchard Circle. There is a proposed patio space at the southeast corner of the building for the restaurant use. The second commercial building, a 10,500 square foot nursery school building, is situated at the northwest corner of the property with a 9,095 square foot fenced outdoor play area to the west of the building. The site would contain a total of 85 parking spaces; 49 of these spaces would be for the first commercial building and 36 of these spaces would be for the second commercial building. Access to the site would be provided via separate drive approaches off Blanchard Circle for each of the two buildings. The parking lot features an internal vehicular connection for the two uses. There are two dumpster enclosures shown on the site plan for the multi-tenant restaurant/ retail building and

one dumpster enclosure shown on the site plan for the nursery school. All three dumpster enclosures are 15 feet from the south property line.

Mr. Panko stated that the multi-tenant restaurant/ retail building would be approximately 40 feet by 147 feet in size. The front doors for both tenant spaces would be installed on the east elevation facing Naperville Road and most of the parking for the building. The exterior of the building would feature a mix of tan, white, and brown brick veneer which meets the masonry requirement in the C-5 District. The building would be accented with black aluminum storefronts, accent brick, coping, and an aluminum canopy and a red vertical plank panel system at the drive-thru window. An overall height of 25.5 feet is proposed to the top of the parapet which meets the height limit of 40 feet in the C-5 District.

Mr. Panko stated that the nursery school building would be approximately 75 feet by 142 feet in size. The front door would be installed on the east elevation facing most of the parking for the building. The exterior of the building would feature a mix of beige and brown split-faced block which meets the masonry requirement in the C-5 District. The building would be accented with bronze aluminum storefronts and metal awnings above all doors and windows. An overall height of 35.6 feet is proposed to the top of the dormer which meets the height limit of 40 feet in the C-5 District.

Mr. Panko stated that the restaurant/ retail building would have a drive-thru lane along the west side of the proposed building. He added that the drive-thru lane is for pick-up of online orders only with average wait times of a minute or less, so only 3 stacking spaces are needed but they are providing 7 stacking spaces per the Wheaton Zoning Ordinance.

Ms. Horejs questioned signage for the drive-thru.

Mr. Panko stated that the drive-thru would not have a menu board and there would be signage stating it was for pick-up of online orders only.

Chair Aranas questioned whether the southern parking area for the nursery school building and the parking spaces west of the drive-thru for the restaurant/ retail building could be used solely by employees and not customers.

Mr. Panko stated that they could post these spaces as employee only parking.

Mr. Panko addressed the special use standards for the planned unit development as required by the Wheaton Zoning Ordinance. He stated that the proposed special use would not be detrimental to the public health, safety, morals, comfort, convenience, or general welfare of the neighboring property owners.

Mr. Gudmundson questioned whether the applicant was willing to include a BMP as part of their engineering plan.

Chris Perry, 1815 S. Meyers Road, Suite 950, Oakbrook Terrace was sworn in. Mr. Perry stated that he was the engineer working on the project. He stated that they were willing to include a BMP as part of their engineering plan.

Mr. Gudmundson questioned whether the applicant was willing to dress up the west elevation of the restaurant/ retail building.

Mr. Panko stated that they were willing to dress up the west elevation of the restaurant/ retail building.

Mr. Gudmundson asked for a description of the belden brick veneer referenced on the building elevations.

Chris Sotos, 515 North State Street, Suite 2660, Chicago was sworn in. Mr. Sotos stated that he was representing KDP Acquisitions, LLC. He stated that belden brick veneer was a thin brick that can be added to a building without the weight, mass, and cost of concrete footings needed for typical brick.

Mr. Dabovich stated that he was concerned with the lack of overflow parking for special events at the nursery school and the safety of the two-way traffic pattern for the nursery school building.

Mr. Panko stated that there would be no special events at the nursery school other than the grand opening. He added that he was be willing to work with staff on the safety of the two-way traffic pattern for the nursery school building.

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

Mr. Dabovich moved and then Ms. Horejs seconded the motion to waive their normal rules and vote this evening. On a voice vote, all voted aye.

Mr. Gudmundson moved and then Ms. Horejs seconded the motion to recommend approval of ZA #21-13 requesting a special use permit for a planned unit development to allow the construction and use of two commercial buildings, following the demolition of the existing structure, at 21 Blanchard Circle, subject to the following conditions:

1. That the rooftop mechanical units on both buildings shall be screened in accordance with the requirements of the Wheaton Zoning Ordinance; and
2. Subject to the reasonable approval of the Director of Engineering, the portion of the parking lot connecting the two parking areas shall be revised to provide a more right angle configuration to the drive aisles and the two-way traffic pattern for the nursery school building shall be reviewed; and
3. The applicant shall include a BMP as part of their engineering plan; and
4. Subject to the reasonable approval of the Director of Planning, the applicant shall add additional architectural detail to the west elevation of the restaurant/ retail building.

Roll Call Vote

Ayes: Nicole Aranas
Christopher Dabovich
Bob Gudmundson
Cecilia Horejs
Mark Plunkett

Nays: None

Absent: Dan Wanzung

Motion Passed Unanimously

ZA 21-14/ TEXT AMENDMENT AND SPECIAL USE / 1016 COLLEGE AVENUE/ LX4 PROPERTIES, LLC

Pursuant to notice duly published on May 8, 2021 and letters mailed to neighboring property owners on May 6, 2021, Chair Aranas called to order the May 25, 2021 public hearing requesting text amendments to the Wheaton Zoning Ordinance to allow reduced on-site parking requirements in the College Avenue area and to allow the construction of a two-story mixed use building at 1016 College Avenue with a proposed footprint of 2,156 square feet and 5 on-site parking spaces with a special use permit to allow 4 of these spaces to be tandem parking spaces.

Eric Carlson, 24 N. Bennett Street, Geneva was sworn in. Mr. Carlson stated that he was the architect working on the project. He stated that the applicant, LX4 Properties, Inc., is requesting various text amendments to the Wheaton Zoning Ordinance to allow reduced on-site parking requirements in the College Avenue area. The applicant is further requesting the construction of a two-story mixed use building at 1016 College Avenue with a proposed footprint of 2,156 square feet and 5 on-site parking spaces with a special use permit to allow 4 of these spaces to be tandem parking spaces. The main floor would have a business and professional office and the second floor would have 2 apartments units.

Mr. Carlson stated that the applicant is proposing the construction of a two-story mixed use building with a proposed footprint of approximately 2,156 square feet per floor. The main floor would have a business and professional office and the second floor would have 2 apartments units. The building would feature a light/ white brick facade that meets the masonry requirement in the C-1 District. The building would also feature a black canopy over the front entrance and black corbels, cornice, and coping. Given the unique character of the College Avenue area, the Zoning Ordinance does not have any yard requirements for a new building constructed on this block. There is a 35 foot height requirement in the C-1 District, however, which the proposed building appears to meet. The building is situated to the north of the property with the 5 on-site parking spaces proposed on the south side of the building.

Mr. Carlson stated that the main floor business and professional office would include a private office, conference room, storage area, kitchen, accessible bathroom, and a sprinkler room. The main floor also includes a future area for expansion that is already included in the main floor square footage. Access from the parking spaces on the south side of the building to the front entrance on the north side of the building would be provided via an exterior stairway/ ramp on the west side of the building. The second floor would feature 2 apartments. Access to the apartments would also be provided via an exterior stairway on the west side of the building.

Mr. Carlson addressed the special use standards for the tandem parking spaces as required by the Wheaton Zoning Ordinance. He stated that the proposed special use would not be detrimental to the public health, safety, morals, comfort, convenience, or general welfare of the neighboring property owners.

Steve Kudwa, 24 N. Bennett Street, Geneva was sworn in. Mr. Kudwa stated that he was the engineer working on the project. He stated that there are several existing off-site parking options in the College Avenue area. There are metered parking spaces available on the south side of College Avenue between President Street to the west and the Union Pacific railroad tracks to the east. Daily fee parking is available in commuter lot 10, which is located next to the subject property. This lot is free of charge from 3 pm to 6 am on weekdays and all day on Saturday and Sunday. Leased parking spaces are also available nearby in commuter lots 6, 7, and 8.

Mr. Kudwa stated that the applicant is proposing the construction of a two-story mixed use building with a proposed footprint of approximately 2,156 square feet per floor. The main floor would have a business and professional office and the second floor would have 2 apartments units. Based on the proposed text amendments and a main floor net square footage of 2,086 square feet (2,156 - 70 storage), the main floor use

would require 3.77 on-site parking spaces based on 1.81 parking spaces per 1,000 square feet. Based on the proposed text amendments and a second floor of 2,156 square feet, the second floor use would require 1.68 on-site parking spaces based on .78 spaces per 1,000 square feet. This results in a total of 5.45 on-site parking spaces required, which the code rounds down to 5 parking spaces.

Mr. Kudwa stated that the applicant is proposing a total of 5 on-site parking spaces with a special use permit to allow 4 of these spaces to be tandem parking spaces. Based on the proposed text amendments, tandem parking spaces may be permitted on property within a Parking Overlay District by special use permit.

Mr. Plunkett asked staff to provide an overview of the various text amendments.

Staff Planner Jones stated that city staff met early on with the applicant to discuss their proposed development plans. After a great deal of discussion, staff felt it was appropriate to draft the necessary text amendments to the Wheaton Zoning Ordinance to allow reduced on-site parking requirements in the College Avenue area consistent with the parking requirements in the Downtown Parking Overlay District, since this area of College Avenue has similar characteristics to properties within the Downtown Parking Overlay District.

Staff Planner Jones stated that the text amendments to the Wheaton Zoning Ordinance considers revising Article 5.7.B(3).3, Article 16.6D, Article 22.1.4, and Article 22.4.1.3(1) to allow reduced on-site parking requirements in the College Avenue area in a similar manner as the Downtown Parking Overlay District (the commercial area surrounding the retail core of the Downtown). Staff recommended the addition of "on the south side" language to Article 16.6 and Article 22.1.4 for clarification.

Mr. Gudmundson stated that the tandem parking spaces are 3-4 below floodplain elevation. He questioned whether flooding signs would be posted for the parking spaces. He questioned whether the sidewalk on the west side of the building was ADA compliant. He questioned the location and size of the trash receptacles.

Mr. Kudwa stated that flooding signs would be posted for the tandem parking spaces. He stated that the sidewalk on the west side of the building was ADA compliant. He added that the trash receptacles would be residential scale and they would be stored in front of the handicapped assessable parking space.

Mr. Plunkett questioned whether the tenants would have the right of first refusal for the tandem parking spaces.

Mr. Kudwa stated that the tenants would have the right of first refusal for the tandem parking spaces. If they do not want or need the parking spaces, the spaces would be used by the business and professional office employees.

Chair Aranas stated that the code does not allow the business and professional office customers to park in the tandem parking spaces. She questioned whether the applicant was comfortable with this restriction.

Mr. Kudwa stated that the applicant was comfortable with this restriction and that they anticipate that most customers would park on College Avenue.

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

Mr. Gudmundson moved and then Ms. Horejs seconded the motion to waive their normal rules and vote this evening. On a voice vote, all voted aye.

Mr. Gudmundson moved and then Mr. Dabovich seconded the motion to recommend approval of ZA #21-14 requesting text amendments to the Wheaton Zoning Ordinance to allow reduced on-site parking requirements in the College Avenue area and to allow the construction of a two-story mixed use building at 1016 College Avenue with a proposed footprint of 2,156 square feet and 5 on-site parking spaces with a special use permit to allow 4 of these spaces to be tandem parking spaces, subject to the addition of the “on the south side” language to Article 16.6 and Article 22.1.4 as recommended by staff.

Roll Call Vote

Ayes: Nicole Aranas
Christopher Dabovich
Bob Gudmundson
Cecilia Horejs
Mark Plunkett

Nays: None

Absent: Dan Wanzung

Motion Passed Unanimously

V. MISCELLANEOUS

Mr. Plunkett requested that the Board receive pdf versions of plans in addition to paper copies, since the pdf versions may be easier to read at times.

VI. ADJOURNMENT

Mr. Plunkett moved and then Mr. Dabovich seconded the motion to adjourn the meeting at 8:46 p.m. On a voice vote, all voted aye.

Respectfully submitted,
Tracy L. Jones, Staff Planner