

WHEATON PLANNING AND ZONING BOARD

I. CALL TO ORDER AND ROLL CALL VOTE

Chair Aranas called the Tuesday, June 8, 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  
Chris Derrick  
Bob Gudmundson  
Mark Plunkett  
Dan Wanzung

Absent: Cecilia Horejs

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

II. APPROVAL OF MINUTES - MAY 25, 2021

The minutes were approved as presented.

III. PUBLIC COMMENT

Chair Aranas welcomed Chris Derrick back to the Planning and Zoning Board.

IV. NEW BUSINESS

ZA 21-15/ PUD / SPECIAL USE AND VARIATIONS/ 908 E. ROOSEVELT ROAD/ MCCON BUILDING CORPORATION

Pursuant to notice duly published on May 21, 2021, and letters mailed to neighboring property owners on May 19, 2021, Chair Aranas called to order the June 8, 2021 public hearing requesting a special use permit and landscape setback variations, a ground sign setback variation, and a parking variation for a fast food and drive-in restaurant (Culver's) with 50 on-site parking spaces, following the demolition of the existing structures, at 908 E. Roosevelt Road.

Chris McGuire, 1059 Circle Drive, Highland, Wisconsin was sworn in. Mr. McGuire stated that he was representing McCON Building Corporation. Mr. McGuire stated that McCON Building Corporation is proposing to construct a 4,385 square foot commercial building for a fast food and drive-in restaurant with 50 on-site parking spaces, following the demolition of the existing structures, at 908 E. Roosevelt Road. Special use approval is required for a fast food and drive-in restaurant. The application is further requesting landscape setback variations, a ground sign setback variation, and a parking variation.

Mr. McGuire stated that the proposed building would be approximately 94 feet by 49 feet in size. The main entrance to the building is on the west elevation facing the parking lot. The exterior of the building would feature a mix of tan/ brown thin brick, brown manufactured stone, and brown composite cladding at the cornice level which meets the masonry requirement as required by the Zoning Ordinance. The building would be accented with aluminum canopy fascia, doors, door frames, and window frames with blue awnings. The

building is fully compliant with the bulk regulations in the C-3 District as required by the Zoning Ordinance and the proposed parapet height would adequately screen the rooftop mechanical units.

Mr. McGuire stated that a landscape plan has been submitted for this project. The applicant is requesting a variation to allow a front yard landscape setback ranging from 5.1 to 6.7 feet in lieu of the required 15 feet and two additional variations to allow side yard landscape setbacks of 5.0 feet in lieu of the required 10 feet. The landscape plan shows extensive landscaping around the perimeter of the property and around the perimeter of the parking and detention areas. Substantial landscaping is also proposed in all the parking lot islands and around the perimeter of the building. The plantings include a mix of deciduous shade trees, ornamental trees, evergreen trees, deciduous shrubs, evergreen shrubs, ornamental grasses, and groundcover/ perennials. A 4 foot tall fence is proposed around the perimeter of the detention area and a 6 foot tall fence is proposed along the rear property line.

Amy Adams, 290 S. Schmale Road, Carol Stream was sworn in. Ms. Adams stated that she would be the owner/ operator of this Culver's location. Ms. Adams stated that she had discussed the proposed fence along the rear property line with one of the adjacent neighbors to the south. She added that the neighbor would prefer a beige vinyl fence over a white vinyl fence.

Staff Planner Jones stated that staff would prefer that an 8 foot tall vinyl fence be installed along the rear property line to provide additional privacy to the single-family residential properties to the south. She added that staff is fine with a beige vinyl fence instead of a white vinyl fence one based on the preference of the adjacent neighbor.

Mr. McGuire stated that a pylon sign is proposed just east of the drive aisle. The applicant is requesting a variation to install the sign with a front yard setback of .5 feet in lieu of the required 10.0 feet. The pylon sign would be 19 feet in height and would have a total of 71.89 square feet of signage (fixed oval sign face of 47.12 square feet and an electronic message board sign face of 24.77 square feet). The sign complies with the height limit of 19 feet and the maximum size of 72 square feet as required by the Zoning Ordinance.

Staff Planner Jones stated that the pylon sign meets the height and size requirements as required by the Zoning Ordinance, but staff would prefer a monument sign in lieu of the pylon sign to be consistent with the newer ground signs for the Bucky's and AAA developments on this section of Roosevelt Road.

The Board also felt the ground sign should be a monument sign to be consistent with the newer ground signs in the area.

Brad Hovanec, 3110 Woodcreek Drive, Downers Grove was sworn in. Mr. Hovanec stated that he was the engineering working on the project. He stated that they are proposing the construction and use of a 4,385 square foot commercial building for a fast food and drive-thru restaurant with 50 on-site parking spaces. The drive approach and parking lot would be situated on the western portion of the lot with the building situated on the eastern portion of the lot. Drive-thru traffic would flow south through the parking lot and two ordering lanes and then north through the pick-up lane located on the east side of the building before exiting back on to Roosevelt Road. There is a proposed patio on the west side of the building and a dumpster enclosure at the southwest corner of the building. Parking spaces are shown in front of the dumpster enclosure with garbage collection occurring in the morning hours before the restaurant is open.

Mr. Hovanec stated that the proposed use requires 66 parking spaces based on 15 spaces per 1,000 square feet. The building would have a drive-thru lane along the east side of the proposed building with two ordering lanes. There are a total of 10 order waiting spaces after the pay window, with 5 spaces on either side of the bypass lane. The applicant is requesting a variation to provide a total of 50 parking spaces in lieu of the

required 66 parking spaces, which they feel is adequate based on other new Culver's stores of similar size and drive-thru configurations and with current fast food dining trends favoring drive-thru versus indoor dining. A parking lot with 44 total parking spaces is proposed, including 41 standard spaces and 3 accessible spaces. An additional 6 parallel parking spaces are proposed along the eastern edge of the property that would be used as employee only parking spaces.

The Board discussed the proposed site plan and the width of the drive approach on to Roosevelt Road. They felt that the site plan should be revised to include a wider approach to provide full vehicular access (one entrance, one left turn exit, and one right turn exit) on to Roosevelt Road. However, if the wider approach is not approved by IDOT, a narrower approach should be restricted to right-in, right-out only.

The Board questioned the practicality of the northern most parking space on the west side of the drive aisle for customer parking. They further questioned whether the applicant would consider designating this parking space and the parallel parking spaces along the eastern edge of the property as employee only parking spaces.

Mr. Hovanec stated that they were willing to designate these parking spaces as employee only parking spaces.

Mr. Gudmundson questioned whether a removable gate could be installed along the detention area for snow storage.

Mr. McGuire stated that a removable gate could be installed.

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

Mark Kippeman, 913 Pershing Avenue, Wheaton was sworn in. Mr. Kippeman stated that he would prefer an 8 foot fence along the rear property line instead of a 6 foot fence to better shield the glare from the LED parking lot lights. He added that he was concerned about the noise from the garbage collection, and he would prefer that the garbage be collected in the late morning hours.

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

Mr. Wanzung moved and then Mr. Derrick 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. Wanzung seconded the motion to recommend approval of ZA #21-15 requesting a special use permit and variations to allow the construction and use of special use permit and variations for a fast food and drive-in restaurant (Culver's) with 50 on-site parking spaces, following the demolition of the existing structures, at 908 E. Roosevelt Road, subject to the following conditions:

1. An eight foot tall beige vinyl fence shall be installed along the rear property line; and
2. A monument sign shall be installed in lieu of the proposed pylon sign; and
3. The site plan shall be revised to include a wider approach to provide full vehicular access (one entrance, one left turn exit, and one right turn exit) on to Roosevelt Road; however, if the wider approach is not approved by IDOT, a narrower approach shall be restricted to right-in, right-out only; and
4. The location of employee only parking spaces shall be identified on the site plan; and
5. Garbage collection shall be done in accordance with City Code Sec. 54-45, which currently requires garbage collection between 6 am and 6 pm, Monday through Friday.

Roll Call Vote

Ayes: Nicole Aranas  
Chris Dabovich  
Chris Derrick  
Bob Gudmundson  
Mark Plunkett  
Dan Wanzung

Nays: None

Absent: Cecilia Horejs

Motion Passed Unanimously

V. MISCELLANEOUS

There was none.

VI. ADJOURNMENT

Mr. Plunkett moved and then Mr. Derrick seconded the motion to adjourn the meeting at 8:21 p.m. On a voice vote, all voted aye.

Respectfully submitted,  
Tracy L. Jones, Staff Planner