

WHEATON PLANNING AND ZONING BOARD

I. CALL TO ORDER AND ROLL CALL VOTE

Chair Weller called the June 9, 2020 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  
Dan Wanzung  
Scott Weller

Absent: Mark Plunkett

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

II. APPROVAL OF MINUTES - FEBRUARY 25, 2020

The minutes were approved as presented.

III. PUBLIC COMMENT

There was none.

IV. NEW BUSINESS

Pursuant to notice duly published on May 22, 2020 and letters mailed to neighboring property owners on May 20, 2020, Chair Weller called to order the June 9, 2020 public hearing requesting a special use permit to allow the construction and use of a lobby addition and a parking lot expansion for the existing church building located at 1300 S. President Street. The seating capacity of the main sanctuary space in the church would stay the same. This property would remain zoned I-2 Institutional and R-3 Residential District.

Mark Derry, 2803 St. Anton Court, Lisle was sworn in. Mr. Derry stated that he was representing One Line Church and that the church is requesting a special use permit to allow the construction and use of a 3,812 square foot vestibule addition on the south side of the existing building. The new vestibule, which would measure approximately 40.0 feet deep by 93.0 feet wide, is proposed to improve the function of the building. The addition would meet all the required setbacks and would match/ complement the architecture and materials of the building.

Mr. Derry stated that the church is also requesting a special use permit to allow the construction and use of a parking lot expansion on the south side of the existing parking lot that would eliminate the existing northern drive approach and move the remaining drive approach further south on President Street to accommodate a new detention basin just east of the parking lot.

Mr. Derry stated that the church currently has 89 existing parking spaces, which includes 4 handicapped spaces and 85 standard spaces. The church is proposing to add 59 parking spaces for a total of 148 spaces, which would include 6 handicapped spaces and 142 standard spaces. The standard parking requirement for churches

is .4 parking spaces per seat in the main sanctuary space. Since no expansion of the main sanctuary space is proposed, no additional parking is required, however the applicant believes the additional parking spaces would improve the function of the property and it would also bring it into compliance with the City's standard parking requirement for churches. The existing seating capacity of the main sanctuary space in the church is 350 seats. Based on the Zoning Ordinance requirement of .4 parking spaces per seat in the main sanctuary space, 140 parking spaces would be required.

Mr. Derry stated that the church originally submitted a plat of consolidation for the subject property which consisted of all three parcels. Parcels 1 and 2 are zoned I-2 Institutional and parcel 3 is zoned R-3 Residential. Parcels with different zoning districts cannot be consolidated, so staff recommended that the plat of consolidation be revised to include only parcel 1 and 2 which are both zoned I-2 Institutional, since there are no existing or planned improvements on parcel 3. The plat of consolidation has since been revised to address this issue.

Mr. Derry addressed the special use permit standards as required by the 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.

The Board discussed the drainage letter and pictures that were received in their packet. The Board questioned whether the site would continue to have areas of standing water as shown in the pictures.

Director Tebrugge stated that the proposed parking lot and detention basin improvements would slightly improve the standing water issue on the site. Director Tebrugge added that the applicant is not obligated to eliminate the standing water issue only to maintain the status quo.

Dawn Hageman, 1408 Princeton Court, Wheaton was sworn in. Ms. Hageman stated that she had written the drainage letter discussed by the Board. Ms. Hagman stated that she still had concerns over how the water would drain off the parking lot. She added that she would prefer landscaping along the south property line in lieu of a privacy fence.

Mark Richards, 207 S. Naperville Road, Wheaton was sworn in. Mr. Richards stated that he was the engineer working on the project and that the parking lot would be designed to drain to the new detention basin just east of the parking lot.

Jeff Barcalow, 1402 Princeton Court, Wheaton was sworn in. Mr. Barcalow stated that he would also prefer landscaping along the south property line in lieu of a privacy fence. He questioned the construction timeframe.

Mr. Derry stated that they were hoping to start construction by late summer.

Margaret "Peggy" Powell, 1204 S. President Street, Wheaton was sworn in. Ms. Powell questioned whether the parking lot would have curb and gutter and how it would drain to the detention basin. Ms. Powell added that she had reservations about the elimination of the northern drive approach onto President Street as she believes it would cause more traffic to use the exit drive onto Dawes Avenue and make the intersection of Dawes Avenue and President Street more congested.

Mr. Richards stated that the parking lot would have curb and gutter and the parking lot would have drains to move the water from the parking lot to the detention basin.

The Board discussed the application and decided that they would like additional information before making a recommendation. The Board requested additional information from the applicant on the proposed traffic flow for the site. The Board also asked staff to reach out to the adjacent homeowner's association to the south to find out their preference for screening along the south property line.

Mr. Gudmundson moved and then Mr. Dabovich seconded the motion to continue the public hearing until June 23, 2020 to give the applicant and staff time to provide additional information on the proposed traffic flow for the site and the homeowner's association preference for screening along the south property line to the Board. On a voice vote, all voted aye.

V. MISCELLANEOUS

There was none.

VI. ADJOURNMENT

Mr. Dabovich moved and then Mr. Wanzung seconded the motion to adjourn the meeting at 8:10 p.m. On a voice vote, all voted aye.

Respectfully submitted,  
Tracy L. Jones, Staff Planner