

WHEATON PLANNING AND ZONING BOARD

I. CALL TO ORDER AND ROLL CALL VOTE

Chair Weller called the September 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
Mark Plunkett
Dan Wanzung
Scott Weller

Absent: None

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

II. APPROVAL OF MINUTES - AUGUST 25, 2020

The minutes were approved as presented.

III. PUBLIC COMMENT

There was none.

IV. OLD BUSINESS

ZA #20-07/ REZONING & SPECIAL USE/ 303 E. FRONT STREET/ COLLEGE CHURCH

Chair Weller reconvened the public hearing on Wednesday, September 9, 2020. He stated that the public hearing was called to order on August 25, 2020 but was continued until September 9, 2020 to give staff time to provide additional information to the Board. The Board requested additional information on the required number and location of accessible parking spaces and additional information on the queuing for afternoon pick-up on Wesley Street.

Since the August 25, 2020 public hearing, staff received an email from the Commercial Plan Reviewer in the building department that was provided to the Board summarizing the building code requirements that determine the required number and location of accessible parking spaces. The Board discussed the number and location of the accessible parking spaces shown on the site plan. While only one accessible parking space is required in the on-site parking lot based on the overall number of spaces (1 accessible space per 25 parking spaces), city staff stated that the City would not be opposed to the applicant adding an additional one or two accessible spaces to what is already shown on the site plan.

Since the August 25, 2020 public hearing, staff also received an email from the Director of Engineering that was provided to the Board summarizing that afternoon school pick-up plans are typically drafted by the school principals and then reviewed and approved by engineering staff. The Board discussed the morning drop-off

and afternoon pick-up plans for Clapham School. City staff stated that afternoon school pick-up plans are drafted with the safety of the students and school staff in mind. City staff further stated that additional traffic controls, such as warning cones to delineate the afternoon pick-up lane, would be allowed by the City but not necessarily required.

Mr. Bea stated that Tom's Price has requested to occupy the eastern portion of the building as a furniture store through the middle of next year. The Board discussed this request and decided to give Tom's Price until the end of next year to relocate.

Ms. Aranas moved and then Mr. Wanzung seconded the motion to approve ZA #20-07 requesting a rezoning of the property located at 303 E. Front Street (Tom's Price Furniture) from the C-4 CBD Perimeter Commercial District to the I-1 Institutional District with a special use permit for a Building Primarily Devoted to Religious Worship, subject to the following conditions:

1. The afternoon queuing plan shall be followed for morning drop off should queuing begin to occur for Clapham School.
2. Tom's Price shall be allowed to continue to occupy the eastern portion of the building as a furniture store until December 31, 2021.

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

V. MISCELLANEOUS

There was none.

VI. ADJOURNMENT

The Board adjourned the meeting at 7:24 p.m. On a voice vote, all voted aye.

Respectfully submitted,
Tracy L. Jones, Staff Planner