

WHEATON PLANNING AND ZONING BOARD

I. CALL TO ORDER AND ROLL CALL VOTE

Chair Aranas called the Tuesday, September 14, 2021, Wheaton Planning and Zoning Board meeting to order at 7:00 p.m. in-person and via zoom. Upon roll call, the following were:

Roll Call Vote

Present: Nicole Aranas
Christopher Dabovich
Chris Derrick
Bob Gudmundson
Cecilia Horejs
Mark Plunkett
Dan Wanzung

Absent: None

City Staff Present: Tracy Jones, Staff Planner

II. APPROVAL OF MINUTES - AUGUST 24, 2021

Mr. Gudmundson moved and then Mr. Dabovich seconded the motion to approve the August 24, 2021 minutes as presented.

Roll Call Vote

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

Nays: None

Absent: None

Motion Passed Unanimously

III. PUBLIC COMMENT

Mike Swierk, 1413 Wendover Lane, Wheaton addressed the Board. Mr. Swierk stated that he lives on Wendover Lane and many neighboring properties, who are located at a higher elevation, drain to the detention area located on the back of his property. During heavy rains, the detention area fills up and then water comes in his home over the top of his foundation. He is disappointed that the City's engineering department has not addressed this issue.

IV. OLD BUSINESS

ZA 21-20/ TEXT AMENDMENT AND PUD/ 250 E. ROOSEVELT ROAD/ QUATTRO DEVELOPMENT LLC

Chair Aranas reconvened the public hearing on September 14, 2021 that was initially called to order on August 24, 2021 to consider an application requesting an amendment to the text of the Wheaton Zoning Ordinance and a special use permit for a planned unit development to allow the construction and use of two commercial buildings, a 10,000 square foot nursery school and a 3,500 square foot urgent care facility (business and professional office) on the property commonly known as 250 E. Roosevelt Road.

Chair Aranas stated that following a presentation by the zoning applicant and questions and comments from the Board and public, the August 24, 2021 public hearing was continued until Tuesday, September 14, 2021 to give City Staff and the zoning applicant time to provide the following information:

1. Direction from the City Attorney on whether the proposed text amendment is still necessary if the property is subdivided into two lots with shared site improvements and parking.
2. Additional information from City Staff on the existing vehicular cross access/ parking agreement from 1969.
3. Additional information from the zoning applicant on traffic counts for the proposed urgent care/ daycare versus the former bank building, storm sewer outlet, unique foundation approaches for the urgent care building, and on the proposed site topography, including a rendering of the proposed modular wall to help the Board visualize the potential impact on the adjacent neighbors to the south and west.

Staff Planner Jones stated that following the August 24, 2021 public hearing, the City received “preliminary conceptual plans” from DuPage County on planned intersection improvements for Roosevelt and Naperville Roads which includes multiple right-of-way acquisitions affecting the subject property. These right-of-way acquisitions include a 13 foot taking along Naperville Road and a 5-10 foot taking along Roosevelt Road. It should be noted that since these plans are labeled “preliminary conceptual plans” there may be additional changes (i.e. wider right-of-way acquisitions, etc.) to the plans.

Staff Planner Jones stated that the proposed right-of-way acquisitions impact the proposed site plan for the subject property, the zoning applicant has requested a continuation of their public hearing until Tuesday, September 28, 2021 to give them additional time to make the needed changes to their plan. The additional information requested by the Board on August 24, 2021 and the “preliminary conceptual plans” from DuPage County on the planned intersection improvements for Roosevelt and Naperville Roads would also be provided to the Board for the Tuesday, September 28, 2021 meeting.

Staff Planner Jones stated that City Staff is supportive of the continuation request and would recommend that the Board take public comment and testimony from anyone in attendance on Tuesday, September 14, 2021 and then continue the public hearing until Tuesday, September 28, 2021 for further information and discussion.

There was no one in attendance who wanted to provide public comment and testimony.

Mr. Plunkett moved and then Mr. Derrick seconded the motion to continue the public hearing until Tuesday, September 28, 2021.

Roll Call Vote

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

Nays: None

Absent: None

Motion Passed Unanimously

V. MISCELLANEOUS

There was none.

VI. ADJOURNMENT

Mr. Dabovich moved and then Mr. Gudmundson seconded the motion to adjourn the meeting at 7:13 p.m.

Roll Call Vote

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

Nays: None

Absent: None

Motion Passed Unanimously

Respectfully submitted,
Tracy L. Jones, Staff Planner