

WHEATON PLANNING AND ZONING BOARD

I. CALL TO ORDER AND ROLL CALL VOTE

Chair Aranas called the Tuesday, September 28, 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  
Cecilia Horejs  
Mark Plunkett

Absent: Bob Gudmundson  
Dan Wanzung

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

II. APPROVAL OF MINUTES - SEPTEMBER 14, 2021

The minutes were approved as presented.

III. PUBLIC COMMENT

There was none.

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 28, 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. A letter from Barbara and John Hall at 211 E. Park Avenue was received and incorporated into the record.

Ms. Fitzgerald reviewed the site line studies that were submitted for the proposed nursery school and urgent care buildings. She stated that the rooftop mechanical equipment would be adequately screened for both buildings.

Lynn Means, 333 Pierce Road, Suite 200, Itasca was sworn in. Ms. Mean stated that she was the traffic engineer working on the project. She stated that she drafted the Traffic Impact Study that was completed for the project. Based on the traffic numbers collected for the Study, she stated that there would be approximately 50 additional weekly trips generated for the proposed urgent care/ nursery school use versus the former bank building. She added that the additional trips would occur on weekdays, with less traffic occurring on the weekend.

Mr. Bryder reviewed the revised site plan. He stated that the site plan was revised based on the "preliminary conceptual plans" received from DuPage County. To address the anticipated 5-10 foot taking along Roosevelt Road, the 90 degree parking spaces along the north property line (Roosevelt Road) were changed to parallel parking spaces. To address the anticipated 13 foot taking along Naperville Road, the drive aisle on the east side of the

medical office building was eliminated and then the medical office building was shifted seven (7) feet to the east which allowed more room for diagonal parking and improved circulation on the center of the site. The revised site plan reduces the east property line setback from 32.4 to 25.1 feet for the urgent care building, which is compliant with the front yard setback requirement that the setback shall be equal to the height of the building (i.e., 22.66 feet). However, if the right-of-way acquisition were to occur as proposed, the building would only have a setback of 12.1 feet.

Mr. Plunkett questioned the change in grade across the property and the height of the retaining wall and the height of the fence on top of the retaining wall. He added that there appeared to be an existing vault on the property, and he shared pictures with the applicant.

Mr. Bryder stated that the grade is 760 on the west side of the site and it drops to 742 on the east side of the site. He added that the retaining wall would be 6 feet tall and the fence on top of the retaining wall would be 6 feet tall. He stated that the existing vault would need to be removed for a newer, bigger vault.

Mr. Plunkett questioned the storm sewer requirement for the development.

Director Tebrugge stated that the property would need to tap into an active storm sewer. He added that a site development permit could not be approved without a storm sewer discharge.

Mr. Dabovich questioned how someone who lived on the south side of Wheaton would access the site.

Ms. Mean stated that a vehicle could go north on Naperville Road, turn left on Roosevelt Road, and then turn left onto the site. She added that the painted median on Roosevelt Road has stacking space for two vehicles. She added that a vehicle could also take a north-south road further west of Naperville Road, turn right on Roosevelt Road, and then right onto the site. She further stated that there are no U-turn restrictions at the Roosevelt and Naperville Road intersection.

Ms. Horejs questioned whether an emergency access route plan has been completed for the subject property with a turning analysis using a larger emergency vehicle (i.e., fire truck).

Mr. Bryder stated that an emergency access route plan has been completed and was included in the PowerPoint presentation. He added that the revised site plan could accommodate a fire truck.

Chair Aranas requested the applicant address the public benefit to the City.

Mr. Coover addressed the special use standards as required by the Wheaton Zoning Ordinance. He stated that the proposed special use permit for a planned unit development and the special use permit for the nursery school use would not be detrimental to the public health, safety, morals, comfort, convenience, or general welfare of the neighboring property owners. He added that the proposed use of a school and an urgent care would provide a public benefit to the City.

Mr. Henninger stated that he owns the adjacent property to the west and that the Express Grant of License that City Staff and the Board reviewed as part of this project did not apply to his property, but it applied to the former 226 E. Roosevelt Road property instead, which is now Lot 1 of the 250 E. Roosevelt Road property. Then he submitted two additional documents, a Declaration of Restrictive Covenant, and an Express Grant of Mutual Easements that he said did apply to his property.

Mr. Coover stated that they had reviewed title for the 250 E. Roosevelt Road property extensively and it would be very unlikely for something to be recorded on the property that did not come up in the title search.

Mr. Henninger further stated that the proposed grading plan was obscene with a proposed 6 foot tall retaining wall with a proposed six foot tall fence and playground area on top of it. He stated that if the grading plan is approved as presented, it would negatively impact his property value and the property values of the residential homes to the south. He further stated that he is concerned about the increase in rush hour traffic, especially westbound traffic on Roosevelt Road trying to turn left onto the site.

Ms. Hain stated that she was an adjacent neighbor, and that the proposed development would clog westbound traffic on Roosevelt Road. She stated that this site should only have one business on it and that the City already has a Montessori school and an urgent care, so there is limited public benefit. She added that the urgent care building is ugly and does not match the architecture of the nursery school building.

Ms. Brkich stated that she was an adjacent neighbor, and she does not believe the public benefit of the development outweighs the increase in traffic, and the increased risk of an accident occurring. She stated that she was concerned that drop-off traffic would back-up onto Roosevelt Road and added that a U-turn at the Naperville and Roosevelt Road intersection was not feasible.

Ms. Means stated that there is no drop-off lane planned, so parents would park their vehicle and then walk their child into the building. She added that since there would be no drop-off lane, no backups onto Roosevelt Road would occur.

Mr. Derrick questioned whether the applicant could tier the retaining wall.

Mr. Dahlman stated that they could investigate it, but it may be difficult due to limited space.

The Board discussed the combined Text Amendment and PUD request and they collectively decided that additional information should be submitted before a recommendation is made to the City Council. Specifically, the Board requested the following information:

1. Feedback from the City Attorney on the additional documents provided by the property owner of the 222 E. Roosevelt Road property.
2. A revised site plan with a tiered retaining wall along the west property line.
3. A photometrics plan of the parking lot lighting.
4. A revised sign plan showing one, shared monument side just east of the Roosevelt Road drive approach.

Ms. Horejs moved and then Mr. Plunkett seconded the motion to continue the public hearing until Tuesday, October 12, 2021. On a voice vote, all voted aye.

V. MISCELLANEOUS

There was none.

VI. ADJOURNMENT

Mr. Dabovich moved and then Mr. Derrick seconded the motion to adjourn the meeting at 9:00 p.m. On a voice vote, all voted aye.

Respectfully submitted,  
Tracy L. Jones, Staff Planner