

WHEATON PLANNING AND ZONING BOARD

I. CALL TO ORDER AND ROLL CALL VOTE

Chair Aranas called the Tuesday, October 12, 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
Dan Wanzung

Absent: Bob Gudmundson

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

II. APPROVAL OF MINUTES - SEPTEMBER 28, 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 October 12, 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.

Ms. Fitzgerald reviewed the revisions that were made to the site plan since the last meeting. She stated that the retaining wall/ fence was moved 5 feet further east to be located out of the existing access easement. She stated that they opted to add additional landscaping along the west property line instead of doing a tiered retaining wall. She further stated that a photometrics plans was submitted.

Mr. Coover presented a new concept plan for a combined drive approach at the meeting. The concept plan includes a combined drive approach on to Roosevelt Road that would utilize the eastern 9 feet of the 222 E. Roosevelt Road property and the western 15 feet of the subject property. He stated that the property owner of the 222 E. Roosevelt Road property was agreeable to this configuration and if approved they would abandon their existing drive approach.

Kevin Carrara, 300 E. Roosevelt Road, Wheaton was sworn in. Mr. Carrara stated that he was the attorney representing Mr. Henninger, the property owner of the 222 E. Roosevelt Road property. He stated that they were working with the applicant on the combined drive approach, but that the engineering still needed to be finalized.

He added that Mark Richards is the engineer representing Mr. Henninger on this matter and he would work with the applicant's engineer to resolve the outstanding grading issues along the western property line.

Chair Aranas questioned which site plan the applicant would like the Board to consider tonight, the original one that was included in their packet or the new one with the combined drive approach that was just presented at the meeting.

Mr. Coover stated that they would like the Board to consider the new one that was just presented at the meeting.

Mr. Plunkett questioned whether the proposed taking on Naperville Road would alter the site grading. He questioned why the applicant opted for additional landscaping along the west property line instead of a tiered retaining wall. He further questioned why the conceptual plan for the combined access drive was not included in their packets.

Mr. Bryder stated that the proposed taking on Naperville Road would require an additional retaining wall to be constructed on the east side of the property. This retaining wall would allow the proposed drive slope on this side of the property to be reduced from 14% to between 10-11%. He stated that they opted for additional landscaping along the west property line instead of a tiered retaining wall for aesthetic purposes. He added that the conceptual plan for the combined drive approach was not included in their packet because it was just completed earlier that day.

Mr. Plunkett stated that it is very difficult for the Board to review new/ revised information when it is received shortly before or at the meeting. He encouraged the applicant to submit any new/ revised information in a timelier manner.

Mr. Wanzung requested that the applicant include a notation on the site plan that the parallel parking spaces are "employee only spaces" and that an eight foot fence would be installed along the south property line. He questioned whether landscaping could be installed in the access easement.

Staff Planner Jones stated that landscaping could be installed in the access easement since it was not considered a permanent improvement, but it may have to be removed if an access drive is constructed in the future.

Mr. Wanzung questioned the location of a public sidewalk along Naperville Road.

Director Tebrugge stated that a public sidewalk would be located within the proposed taking.

Mr. Derrick thanked the applicant for meeting with Mr. Henninger.

The Board discussed the combined Text Amendment and PUD request, and most of those members present agreed that all the plans should be revised to match the new concept plan for a combined drive approach that was presented at the meeting before a recommendation is made to the City Council.

Chair Aranas stated that several incomplete and last minute submittals by the applicant had made this zoning request very difficult for the Board to review thus far. She encouraged the applicant to submit a complete resubmittal in a timely manner for the next meeting.

Mr. Dabovich moved and then Mr. Derrick seconded the motion to continue the public hearing until Tuesday, October 26, 2021. On a voice vote, all voted aye.

V. MISCELLANEOUS

There was none.

VI. ADJOURNMENT

Mr. Plunkett moved and then Mr. Dabovich seconded the motion to adjourn the meeting at 8:12 p.m. On a voice vote, all voted aye.

Respectfully submitted,
Tracy L. Jones, Staff Planner