

WHEATON PLANNING AND ZONING BOARD

I. CALL TO ORDER AND ROLL CALL VOTE

Chair Weller called the October 13, 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
Cecilia Horejs
Mark Plunkett
Dan Wanzung
Scott Weller

Absent: Bob Gudmundson

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

II. APPROVAL OF MINUTES - SEPTEMBER 9, 2020

The minutes were approved as presented.

III. PUBLIC COMMENT

The Board wished Chair Weller a happy birthday.

IV. NEW BUSINESS

ZA #20-08/ TEXT AMENDMENT AND SPECIAL USE/ 122 N. MAIN STREET/ THE MOMENT ON MAIN

Pursuant to notice duly published on September 25, 2020 and letters mailed to neighboring property owners on September 23, 2020, Chair Weller called to order the October 13, 2020 public hearing requesting a text amendment to Article 17.4 of the Wheaton Zoning Ordinance to permit a Banquet Facility as a special use in the C-2 Retail Core Business District. The application is further requesting a special use permit to allow a Banquet Facility to occupy an existing building located at 122 N. Main Street. This property is zoned C-2 Retail Core Business District.

Michael Hovde, 107 Third Street, Suite 3, Bloomingdale was sworn in. Mr. Hovde stated that he was the attorney representing The Moment on Main. He added that the subject property is located on the west side of Main Street between Wesley and Front Streets. The property is improved with an existing 5,600 square foot one-story commercial building. The building was previously occupied by the Wise Penny Resale Shop.

Mr. Hovde stated that a Banquet Facility is a defined term in the Wheaton Zoning Ordinance. It is defined as "With or without another use, and except for an Inn, a facility catering to parties and meetings which may include the preparation of and serving of food, and liquor, and the providing of entertainment. The facility may be further controlled by conditions of a Special Use Permit."

Mr. Hovde stated that the Wheaton Zoning Ordinance currently allows a Banquet Facility by special use permit in the C-1, C-3, C-4, and C-5 Commercial Districts. The C-2 District is the only commercial district in the City of Wheaton that does not currently permit a Banquet Facility.

Mr. Hovde stated that the applicant has provided a floor plan of the 5,600 square foot building at 122 N. Main Street that includes a meeting room/ bridal suite, reception room, catering prep room, bathroom facilities and a coat room. The applicant has also provided preliminary elevations of the building that show the existing facade being painted white with new windows, exterior doors, and a new front awning.

Mr. Hovde stated that the applicant plans to host a mix of meetings, bridal/ baby showers, and wedding receptions at their facility. The meeting room could have as few as 20 people while the reception room could comfortably hold 130 guests for a sit down wedding or 225 guests for a cocktail reception. The applicant describes their reception facility as an “urban modern venue with a true carte blanche approach”.

Staff Planner Jones stated that the existing one-story commercial building at 122 N. Main Street occupies the entire lot. The property has no on-site parking; the adjacent parking to the west of the building is part of City of Wheaton Parking Lot #2 a “customer only parking lot”. In the narrative provided by the applicant, there is no discussion on where employees and customers would be directed to park, how and when deliveries would be handled or where refuse would be stored for pick-up.

Staff Planner Jones stated that while the C-2 District does not require on-site parking, the applicant shall provide “sufficient evidence” at the public hearing that the proposed special use would not be “detrimental or injurious” to surrounding property, which should include detailed information on their plans for parking, valet services, deliveries and refuse collection.

Kevin Wiley, 5N060 Pine Court, West Chicago was sworn in. Mr. Wiley stated that they do not intend to provide catering for the events they host; instead, customers would arrange their own caterers and deliveries would be received prior to each event. He added that a shuttle would be used to bring guests from the hotel to the wedding reception venue. He added that ride sharing vehicles would be highly encouraged. He added that a valet service would be used when requested by the client or as needed.

Mr. Wiley stated that they have a verbal agreement to share the existing dumpster with the adjacent property at 124 N. Main Street.

Mr. Hovde addressed the Special Use Factors 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.

Chair Weller stated that while the C-2 District does not require on-site parking if the property were in the C-3 District, 84 parking spaces would be required based on the square footage of the building. He questioned where they would park this many vehicles.

The Board questioned the location of guest parking, location of a drop-off/ valet area, queuing location for shuttles and ride share vehicles, location of handicapped accessible parking, how and when deliveries would be managed, closing times, noise mitigation measures, whether the west entrance could be used by guests and where a smoking area could be accommodated.

Mr. Wiley stated that they plan to utilize the library and/ or church parking lots for guest parking but they do not have any agreements in place yet. He added that a guest drop-off/ valet area would be set-up in front of the building on Main Street and deliveries would occur in the rear of the building. He added that they would

comply with all city ordinances on hours of operation and noise levels. He added that the buildout would include noise reducing materials and the proposed vestibules would reduce noise as well.

The Board felt they needed more concrete plans for parking and traffic flow before making a recommendation and requested that the applicant provide this information at the next meeting. The Board also felt that a guest drop-off/ valet area on the west side of Main Street may cause traffic issues (given its proximity to the intersection of Front and Main Streets and the train) and asked the applicant to rethink the proposed location. The Board asked staff to research whether a guest drop-off/ valet area requires a permit and whether a downtown parking analysis was completed recently.

Chair Weller moved and then Mr. Plunkett seconded the motion to continue the public hearing until October 27, 2020 to give the applicant and staff time to provide additional information on parking, traffic flow and valet services. On a voice vote, all voted aye.

ZA #20-09/ REZONING AND SUBDIVISION/ 1011 DELLES ROAD/ MARTELLOTTO

Pursuant to notice duly published on September 25, 2020 and letters mailed to neighboring property owners on September 23, 2020, Chair Weller called to order the October 13, 2020 public hearing requesting rezoning and subdivision of the property located at 1011 Delles Road into two single-family lots for the purpose of creating an additional buildable lot. Proposed Lot 1 would be rezoned from the R-2 Residential District to the R-3 Residential District and would be 80.0 feet in width, 214.3 feet in depth and 17,144 square feet in size. Proposed Lot 2 would remain zoned R-2 Residential District and would be 119.90 feet in width, 214.3 feet in depth and 25,694 square feet in size. The existing house and detached garage would remain on proposed Lot 2.

Scott Pointner, 300 E. Roosevelt Road, Wheaton was sworn in. Mr. Pointner stated that he was the attorney representing Ms. Martellotto. He stated that the subject property consists of two underlying lots of record (both 100 feet in width). However, since there are existing improvements on both lots, the City views the subject property as one zoning lot.

Mr. Pointner stated that proposed Lot 1 would be rezoned from the R-2 Residential District to the R-3 Residential District and would be 80.0 feet in width, 214.3 feet in depth and 17,144 square feet in size. Proposed Lot 2 would remain zoned R-2 Residential District and would be 119.90 feet in width, 214.3 feet in depth and 25,694 square feet in size. The existing house and detached garage would remain on proposed Lot 2.

Mr. Pointner stated that both proposed Lot 1 and proposed Lot 2 meet the lot width, lot depth and lot size requirements of their respective zoning districts. The existing house and detached garage also meet all the setback requirements for the R-2 District.

Mr. Pointner stated that the adjacent property to the north is zoned R-4 Residential and the adjacent property to the south is zoned R-2 Residential, the proposal would result in a configuration that offers a transition from R-4 to R-3 to R-2 Residential Zoning. The property to the west is also zoned R-3 Residential District and the proposed lot sizes are consistent with the surrounding area.

Staff Planner Jones stated that the property could be subdivided into two 100.0 foot wide lots without the need to rezone proposed Lot 1 from the R-2 Residential District to the R-3 Residential District, if the existing detached garage were demolished or relocated. She added that the need to rezone proposed Lot 1 is based entirely on the owner's desire to keep the existing detached garage in its current location.

Mr. Pointner stated that the existing garage is constructed of brick that matches the existing house. If the detached garage is demolished or relocated, the owner fears the existing brick would be damaged and new

brick would need to be used that would not match the existing house as well. He added that the relocation of the garage is also cost prohibitive.

Chair Weller incorporated an email from Kevin Chellberg at 916 Delles Road, Wheaton into the record at the public hearing. Mr. Chellberg stated in his email that he was not opposed to the proposed subdivision, but he had concerns about the City's existing drainage programs and/ or policies.

Director Tebrugge stated at the public hearing that a discussion of the City's existing drainage programs and/or policies is beyond the scope of this zoning request. He added, however, that the subdivision of the subject property and the construction of a new home on proposed Lot 1 will not worsen the existing drainage issues in the neighborhood.

Mr. Pointner addressed the LaSalle Factors as required by the City. He stated that the proposed rezoning would not be detrimental to the public health, safety, morals, comfort, convenience, or general welfare of the neighboring property owners.

The Board decided to vote this evening.

Mr. Wanzung moved and then Mr. Dabovich seconded the motion to approve ZA #20-09 requesting rezoning and subdivision of the property located at 1011 Delles Road into two single-family lots for the purpose of creating an additional buildable lot, subject to the condition that the plat of subdivision be revised to have 5-foot public drainage and utility easements instead of the 3-foot easements shown along the shared property line.

Roll Call Vote

Ayes: Nicole Aranas
Christopher Dabovich
Cecilia Horejs
Mark Plunkett
Dan Wanzung
Scott Weller

Nays: None

Absent: Bob Gudmundson

Motion Passed Unanimously

V. MISCELLANEOUS

There was none.

VI. ADJOURNMENT

The Board adjourned the meeting at 9:03 p.m. On a voice vote, all voted aye.

Respectfully submitted,
Tracy L. Jones, Staff Planner