



## WHEATON CITY COUNCIL PUBLIC HEARING AGENDA

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MAYOR PHILIP J. SUESS

COUNCILMAN MICHAEL BARBIER | COUNCILWOMAN ERICA BRAY-PARKER | COUNCILMAN SCOTT BROWN  
COUNCILWOMAN SUZANNE FITCH | COUNCILWOMAN LYNN ROBBINS | COUNCILMAN SCOTT WELLER

WHEATON CITY HALL, COUNCIL CHAMBERS, 303 W WESLEY STREET, WHEATON, ILLINOIS 60187

Monday, June 27, 2022  
7:00 p.m. In-Person & Virtual  
Wheaton City Hall Council Chambers

The meeting will also be live streamed and recorded.

Join by phone: 312-626-6799, Meeting ID: 850 2007 2336 and Password: 844321

- You will be automatically muted. If you would like to speak, you need to press \*9 to raise your hand and let the meeting administrator know you would like to speak. Once it is your turn to speak, you will receive a notification asking you to press \*6 to unmute yourself. Please announce your name and address before commenting and ensure you are in a quiet place.

Join by computer/smartphone: <https://us02web.zoom.us/j/85020072336>

- You will be automatically muted. If you would like to speak, click on the "Raise Hand" button to let the meeting administrator know you would like to speak. When it is your turn to speak, you will receive a notification that the meeting administrator is asking you to press "unmute." Please announce your name and address before commenting and ensure you are in a quiet place.

Public comments can be made by:

- In person at 7:00 p.m. on Monday, June 27, 2022, during the Public Comment portion of the Public Hearing.
- Virtually at 7:00 p.m. on Monday, June 27, 2022, during the Public Comment portion of the Public Hearing.
- Email the City Council at [allcouncil@wheaton.il.us](mailto:allcouncil@wheaton.il.us) before 5:00 p.m. on Monday, June 27, 2022.

### AGENDA

#### I. Call to Order and Roll Call

#### II. ZA # 22-16/ Rezoning and PUD/ Block bounded by Liberty Drive on the north, Hale Street on the east, Willow Avenue on the south, and Wheaton Avenue on the west/ Willow Avenue Apartments, LLC

- A. Presentation
- B. Public Comment
- C. Council Comment

#### III. Adjournment

## MEMORANDUM

**TO:** The Honorable Mayor and City Council

**FROM:** Tracy L. Jones, Staff Planner *TJ*

**DATE:** June 23, 2022

**SUBJECT:** ZA 22-16/ Rezoning and PUD/ Block bounded by Liberty Drive on the north, Hale Street on the east, Willow Avenue on the south, and Wheaton Avenue on the west/ Willow Avenue Apartments, LLC

### Application Status

The City Council, acting as a hearing body, began a public hearing on Monday, June 13, 2022 to consider an application requesting rezoning and special use permit approval for a planned unit development to allow the construction and use of an apartment complex on the block bounded by Liberty Drive on the north, Hale Street on the east, Willow Avenue on the south, and Wheaton Avenue on the west, following the demolition of the existing structures. The apartment complex is proposed with 334 units, 7-stories, 432 parking spaces, and 4,502 square feet of first-floor commercial (restaurant) space.

The special use permit request includes the following variations:

1. Per Article 19.5A - A proposed height of 7 stories in lieu of the maximum 4 stories or 50 feet, whichever is greater.
2. Per Article 19.5.B - A proposed lot area of 338 square feet per dwelling unit in lieu of the minimum 2,000 - 3,000 square feet per dwelling unit.
3. Per Article 19.5D.a - A building setback on Liberty Drive ranging from 0.66 to 4.6 feet in lieu of the required 5.0 feet and a building setback on Willow Avenue of 4.25 feet in lieu of the required 5.0 feet.

Following a presentation by the petitioner, discussion, and public comment, the June 13, 2022 public hearing was continued to June 27, 2022.

### Revised Building Plans

Based on feedback from the City Council, City Staff, and the public at the June 13, 2022 public hearing, the applicant has submitted revised building plans. The revised building plans, which are attached to this memorandum, include the following changes:

1. The building has been pushed back an additional 3.5 feet from Willow Avenue for a total setback of 4.25 feet in lieu of the required 5.0 feet. This was accomplished by making the drive aisles in the parking garage a bit narrower from 24.0 feet to between 23.0 and 23.5 feet. It should be noted that the total number of parking spaces provided for the project is still in compliance with Article 22.1.4



**WHEATON MAYOR PHILIP J. SUESS**

**CITY MANAGER MICHAEL DZUGAN**

**CITY COUNCIL:** MICHAEL BARBIER | ERICA BRAY-PARKER | SCOTT BROWN | SUZANNE FITCH | LYNN ROBBINS | SCOTT WELLER

of the Zoning Ordinance.

2. The parking garage entrance on Willow Avenue was relocated to the eastern half of the building.
3. All the balconies on Willow Avenue that had previously encroached into the right of way have been adjusted, so now no balcony on the entire building encroaches into the right of way.
4. The exterior finish of the building has been changed to red brick with beige/ light brown accents.

#### **Staff Recommendation**

The proposed apartment building is consistent with the stated goals of Wheaton's Comprehensive Plan and Wheaton's Downtown Strategic and Streetscape Plan and the apartment building would represent a significant catalyst toward the continued revitalization of the downtown.

Assuming the applicant is able to sufficiently address the special use permit standards and the public benefit factors for the planned unit development at the public hearing, City Staff would recommend approval of ZA #22-16, subject to the following conditions:

1. A brick soldier course shall be added near the top of the building to create a cornice on the building.
2. The preliminary engineering plan shall be subject to further staff review prior to the issuance of a site development permit.



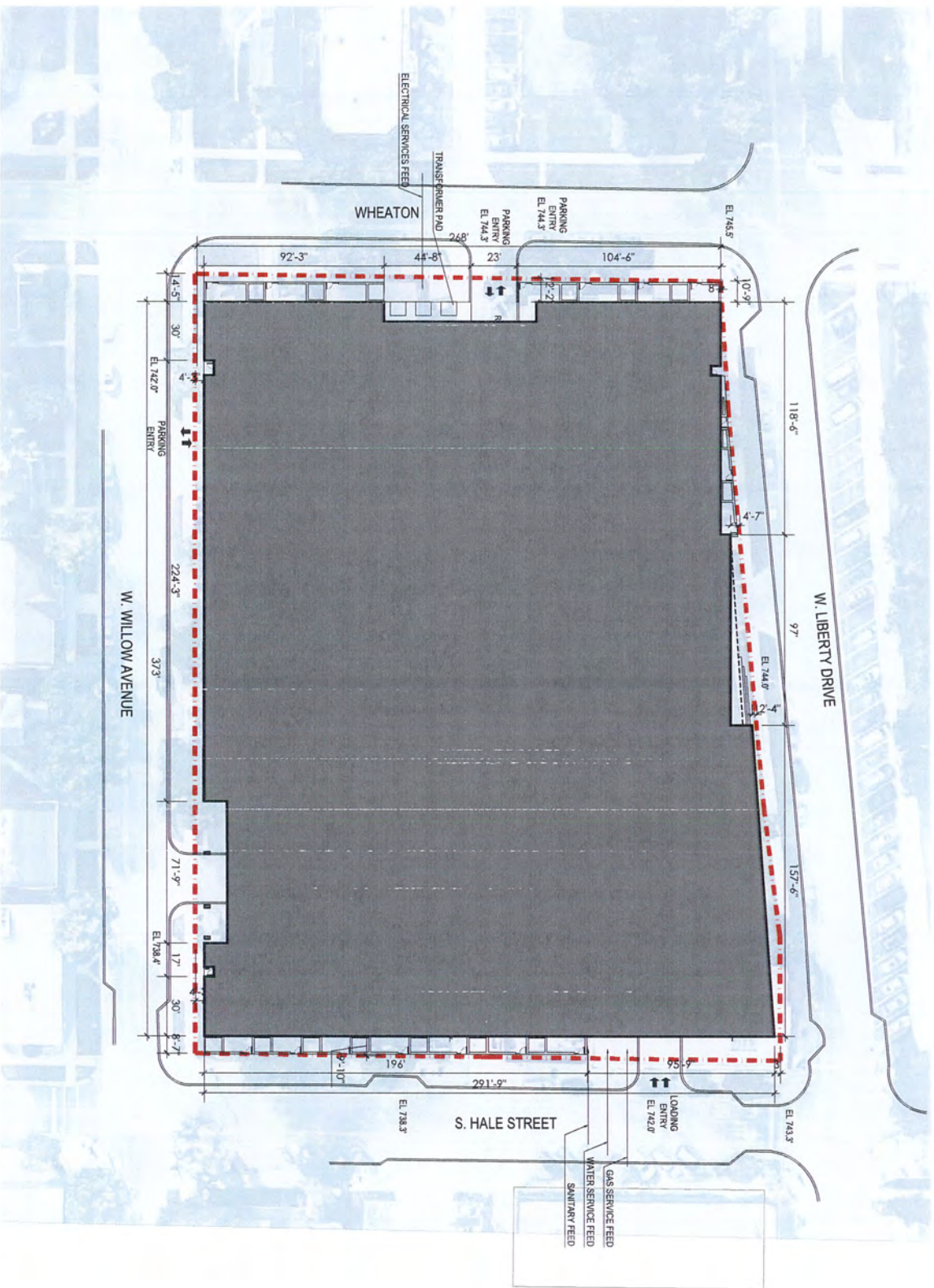
## 6/11/2017

112,799	Sq. Area	2.59	Acres
129.0	Density	■ Total units / Acreage	
0.89	Totl Coverage	■ Ground Floor/Site Area	
393,609	GFA	■ Gross Bldg Area - Parking Area	
349	TAR	■ GFA / Site Area	





# SITE PLAN

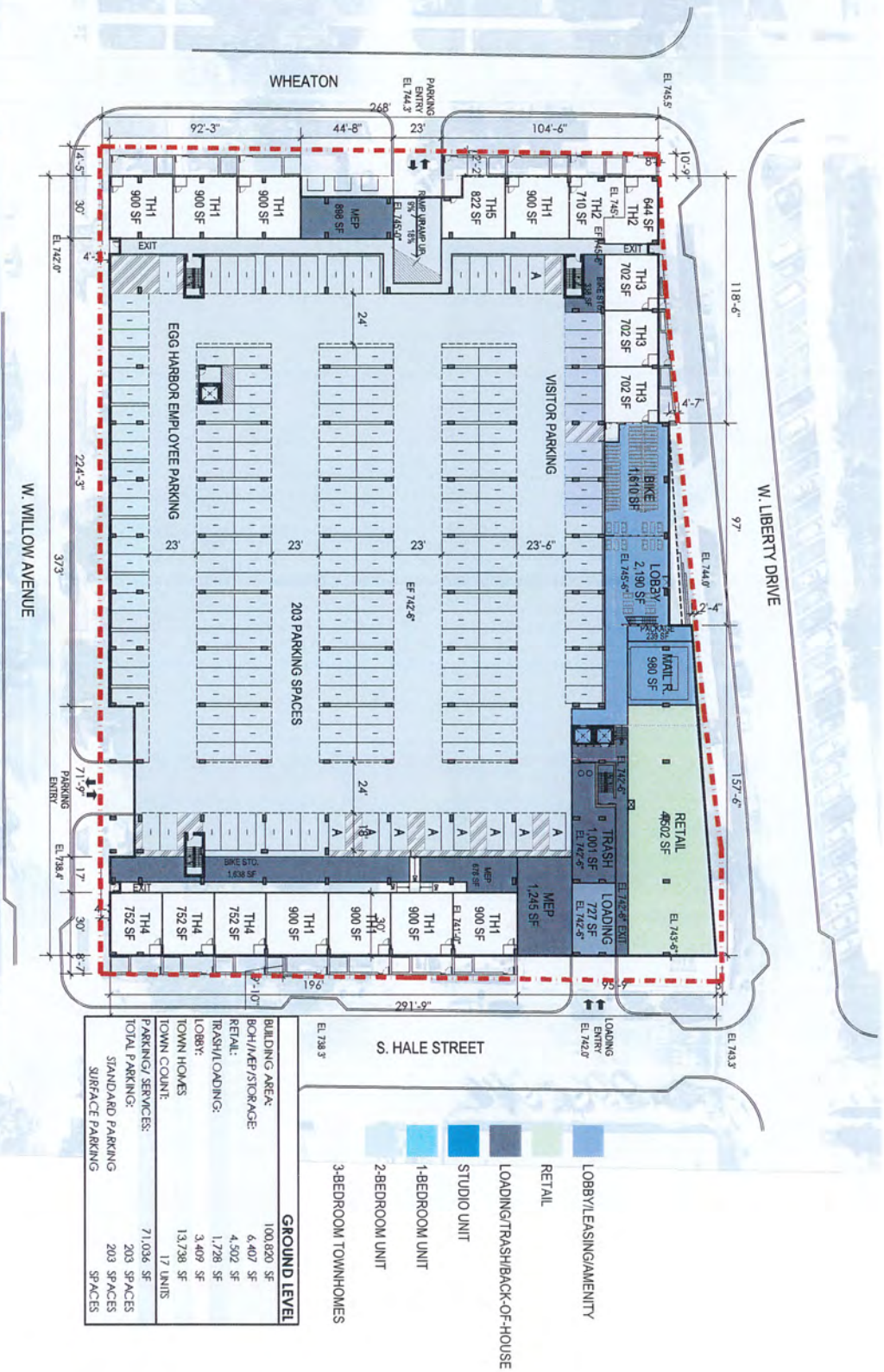


Banner - Wheaton, IL | #2277.15 | 06.17.2022

SCALE: 1" = 50' - 0"



# GROUND LEVEL



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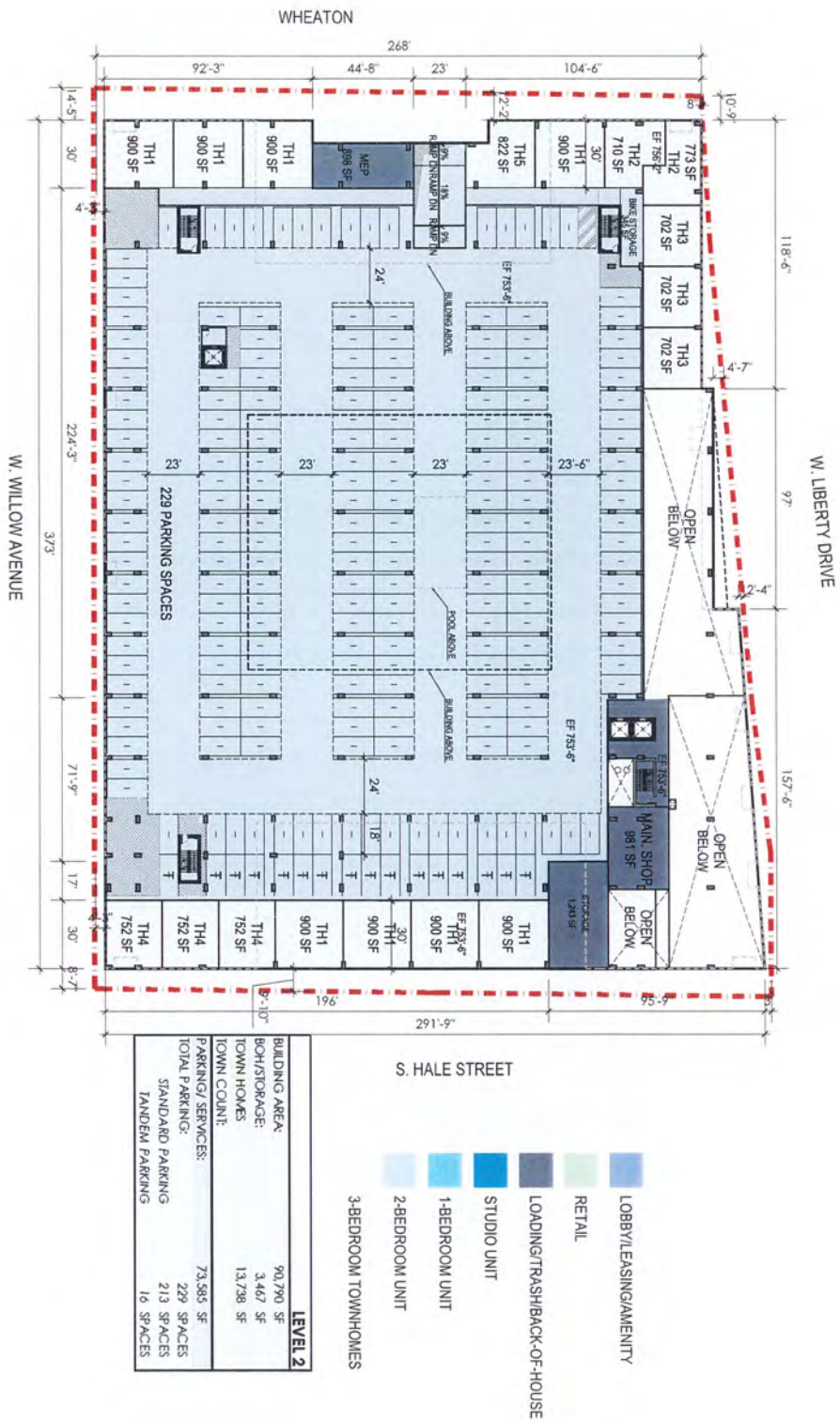
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0' 25' 50' 100' 150'





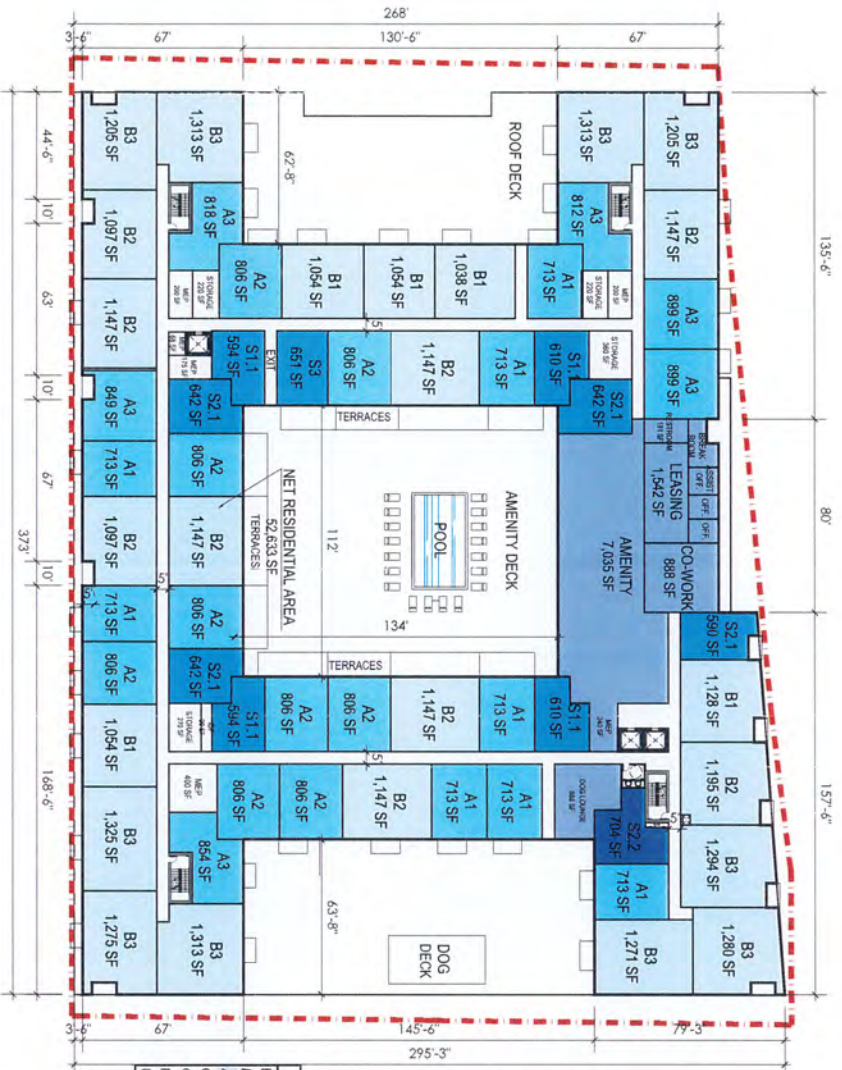
# LEVEL 2



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# LEVEL 3



LEVEL 3	
BUILDING AREA	69,324 SF
WET/STORAGE	2,203 SF
AMENITY	7,923 SF
GROSS RES. AREA	59,198 SF
CIRCULATION	6,565 SF
NET RES. AREA	52,633 SF
UNIT COUNT	57 UNITS

- LOBBY/LEASING/AMENITY
- RETAIL
- LOADING/TRASHBACK-OF-HOUSE
- STUDIO UNIT
- 1-BEDROOM UNIT
- 2-BEDROOM UNIT
- 3-BEDROOM TOWNHOMES

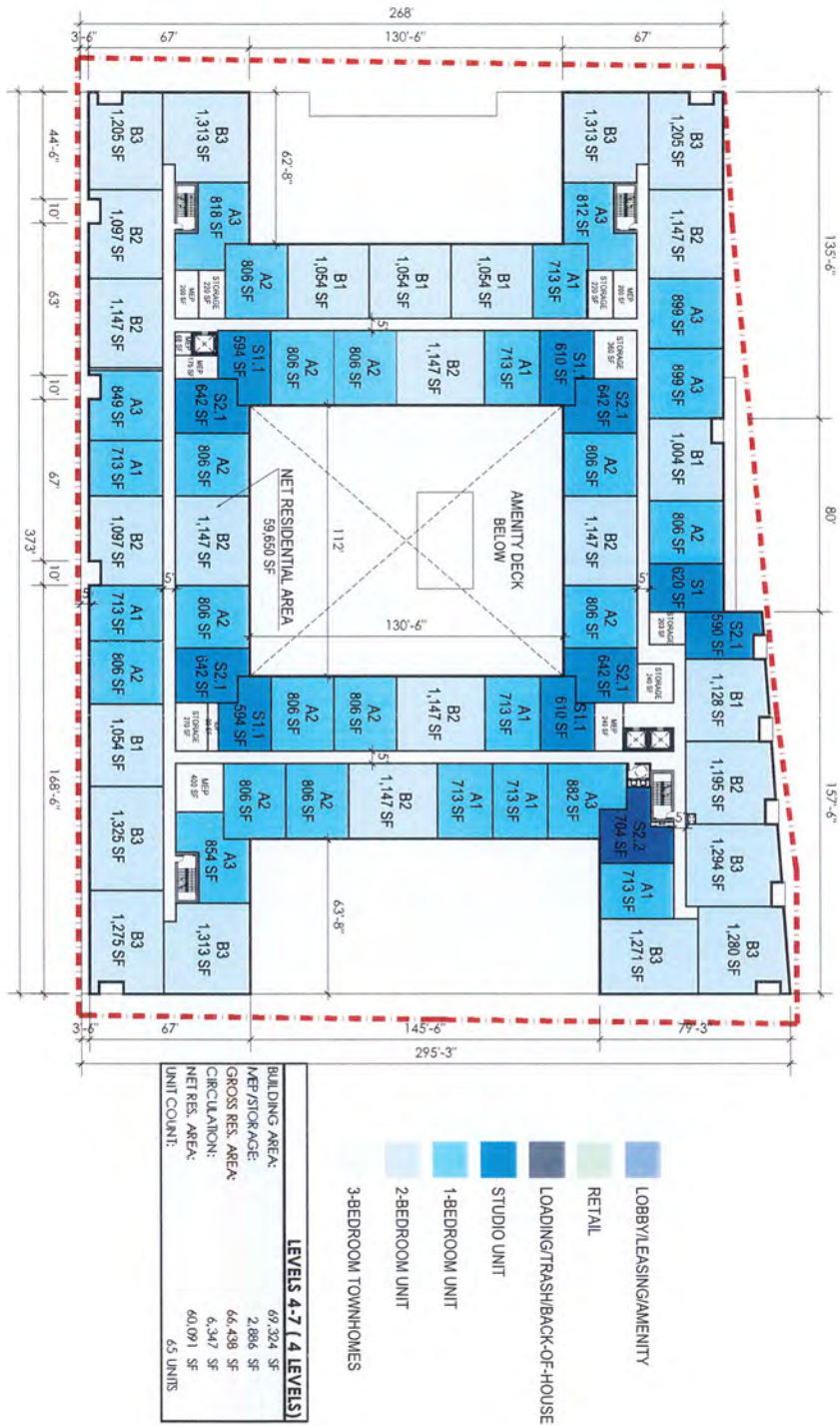
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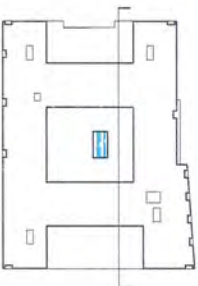
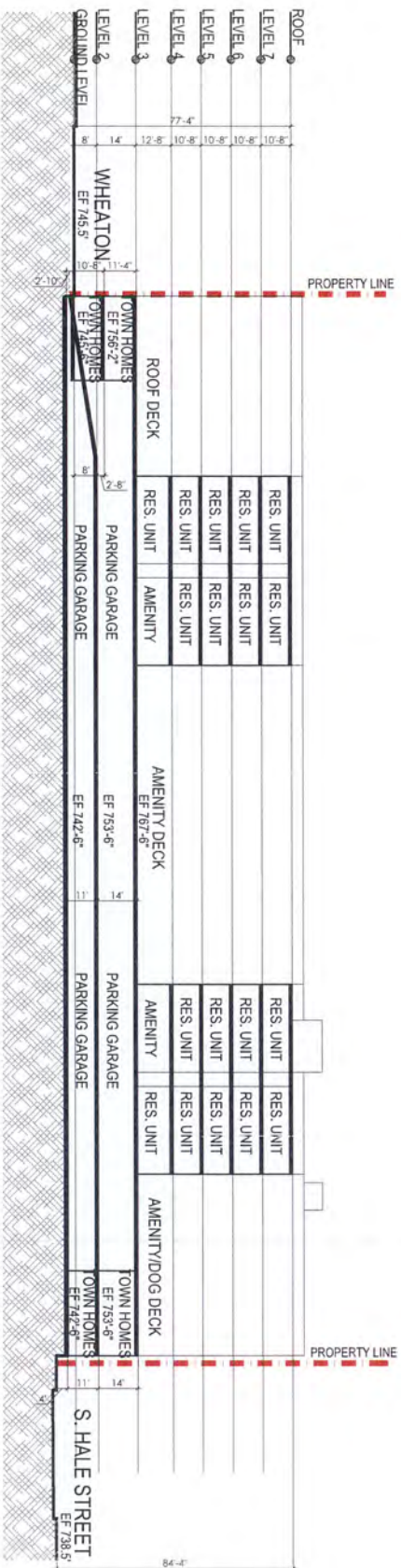




LEVELS 4-7



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PERSPECTIVES



NORTHWEST AERIAL VIEW



NORTHEAST AERIAL VIEW



SOUTHEAST AERIAL VIEW



SOUTHWEST AERIAL VIEW





VIEW SOUTHEAST AT HALE AND LIBERTY

Banner - Wheaton, IL | #2277.15 | 06.17.2022



PERSPECTIVE



VIEW NORTHEAST ON WHEATON AND WILLOW

Banner - Wheaton, IL | #2277.15 | 06.17.2022





VIEW NORTHEAST ALONG WILLOW

Banner - Wheaton, IL | #2277.15 | 06.17.2022



PERSPECTIVE



HALE STREET PERSPECTIVE

Banner - Wheaton, IL #2277.15 | 06.17.2022





PEDESTRIAN VIEW AT LIBERTY AND WHEATON

Banner - Wheaton, IL | #2277.15 | 06.17.2022



PERSPECTIVE



PEDESTRIAN VIEW AT LIBERTY AND WHEATON

Banner - Wheaton, IL | #2277.15 | 06.17.2022



PERSPECTIVE



VIEW NORTHEAST ALONG WILLOW

Banner - Wheaton, IL | #2277.15 | 06.17.2022



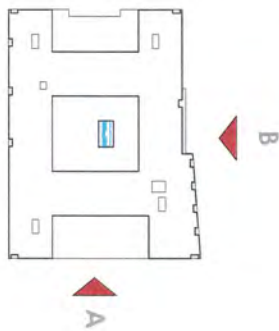
ELEVATIONS

A - EAST ELEVATION ALONG HALE



1	FIBER CEMENT BOARD LIGHT COLOR	8	STEEL PVC WINDOW BLACK COLOR
2	FIBER CEMENT PANEL VINAGE WOOD	9	STEEL PVC DOOR BLACK COLOR
3	FACERICK RED COLOR	10	ALUMINIUM STOREFRONT LIGHT COLOR
4	METAL PANEL BLACK COLOR	11	IVY SCREEN
5	METAL PANEL WEATHERING STEEL	12	ROLL UP DOOR DARK GREY COLOR
6	PERFORATED METAL PANEL	13	ALUMINIUM WIREMESH RAILING
7	EXTERIOR WALL SCOSCE DARK COLOR	14	METAL CORING + TRIM BLACK COLOR
		15	CONCRETE BLOCK GREY COLOR

B - NORTH ELEVATION ALONG LIBERTY





ELEVATIONS

C - WEST ELEVATION ALONG WHEATON



1	FIBER CEMENT BOARD LIGHT COLOR	8	STEEL PVC WINDOW BLACK COLOR
2	FIBER CEMENT PANEL VINAGE WOOD	9	STEEL PVC DOOR BLACK COLOR
3	FACERBRICK RED COLOR	10	ALUMINUM STOREFRONT LIGHT COLOR
4	METAL PANEL BLACK COLOR	11	IVY SCREEN
5	METAL PANEL WEATHERING STEEL	12	ROLL UP DOOR DARK GREY COLOR
6	PERFORATED METAL PANEL	13	ALUMINUM WIREMESH RAILING
7	EXTERIOR WALL SCOSCE DARK COLOR	14	METAL CORNING + TRIM BLACK COLOR
		15	CONCRETE BLOCK GREY COLOR

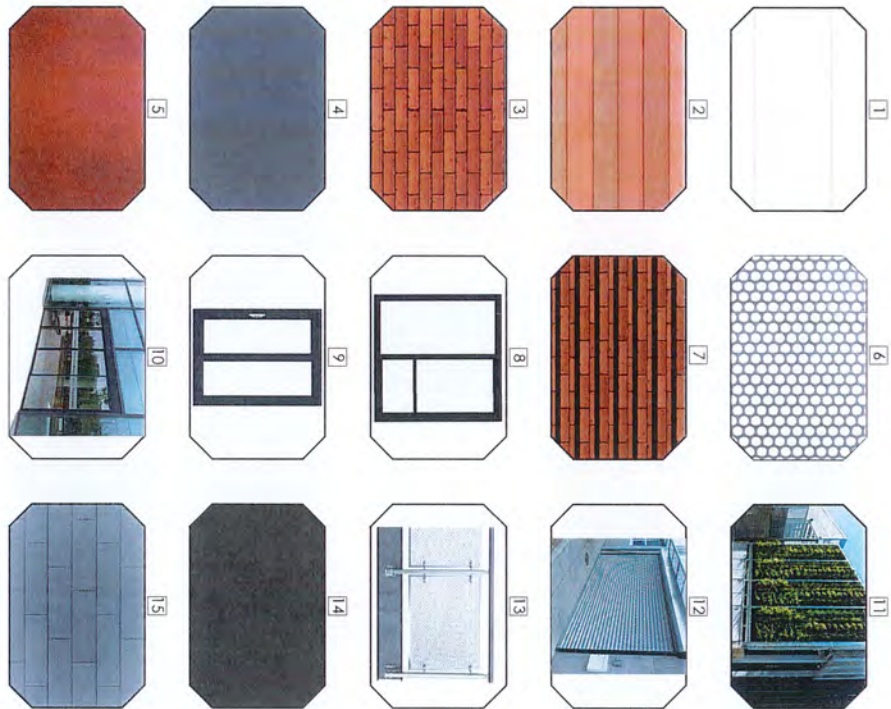
D - SOUTH ELEVATION ALONG WILLOW





MATERIAL BOARD

MATERIAL SAMPLE BOARD



MATERIALS / COLOR KEY NOTES

1	FIBER CEMENT BOARD LIGHT COLOR	8	STEEL PVC WINDOW BLACK COLOR
2	FIBER CEMENT PANEL VINTAGE WOOD	9	STEEL PVC DOOR BLACK COLOR
3	FACEBRICK RED COLOR	10	ALUMINUM STOREFRONT LIGHT COLOR
4	METAL PANEL BLACK COLOR	11	IVY SCREEN
5	METAL PANEL WEATHERING STEEL	12	ROLL UP DOOR DARK GREY COLOR
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