

Wheaton Planning and Zoning Board Agenda

Tuesday, February 10, 2026

7:00 p.m.

In-Person & Virtual

Wheaton City Hall Council Chambers

Join by computer/smartphone: [https://us02web.zoom.us/webinar/register/WN\\_p-zAIBI3RHO8HD6VF4u9BA](https://us02web.zoom.us/webinar/register/WN_p-zAIBI3RHO8HD6VF4u9BA)

- Please register using the link above. After registering with your email address, you will receive a confirmation email containing a meeting link for access. 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 that you are in a quiet place.

Join by phone: (312) 626-6799, Meeting ID: 852 8727 7662, Passcode: 388417

- 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 that you are in a quiet place.

Public comments can be made by:

- In-person at 7:00 p.m. on Tuesday, February 10, 2026, during the Public Comment portion of each Public Hearing.
- Virtually at 7:00 p.m. on Tuesday, February 10, 2026, during the Public Comment portion of each Public Hearing.
- Email the Planning and Zoning Board at [tjones@wheaton.il.us](mailto:tjones@wheaton.il.us) before 10:00 a.m. on Tuesday, February 10, 2026.

AGENDA

1. Call To Order And Roll Call
2. Approval Of Minutes
3. Public Comment

4. New Business

4.I. New Business

Documents:

ZA 26-05 - PUD AND LOT AREA VARIATION - 300 S. MAIN STREET AND  
104-108 W. WILLOW AVENUE - MIDWEST SHELTER FOR HOMELESS  
VETERANS.PDF

5. Miscellaneous

6. Adjournment

February 10, 2026

Wheaton Planning and Zoning Board  
303 West Wesley Street  
Wheaton, IL 60187

***RE: ZA #26-05/ PUD and Lot Area Variation/ 300 S. Main Street and 104-108 W. Willow Avenue/  
Midwest Shelter for Homeless Veterans***

Dear Members of the Board:

An application requesting a special use permit for a planned unit development per Article 5.11.B3 of the Wheaton Zoning Ordinance to allow the construction and use of a 4-story apartment building with 20 units at 300 S. Main Street and 104-108 W. Willow Avenue. The proposed development is intended to provide individual apartments for homeless and potentially homeless veterans. Supportive services, case management, employment assistance and counseling will be provided on-site to these residents.

The application is further requesting a variation to Article 19.5B of the Wheaton Zoning Ordinance to allow a lot area of 707.3 square feet per unit in lieu of the required 2,000 square feet per unit.

The application has been submitted by the Midwest Shelter for Homeless Veterans, 433 Carlton Avenue, Wheaton, IL 60187 on behalf of the property owners, Kenneth G. Rezmer and Terra L. Rezmer, Santa Fe, TN.

#### Zoning Analysis

Proposal:

A special use permit for a planned unit development per Article 5.11.B3 of the Wheaton Zoning Ordinance to allow the construction and use of a 4-story apartment building with 20 units at 300 S. Main Street and 104-108 W. Willow Avenue. The proposed development is intended to provide individual apartments for homeless and potentially homeless veterans. Supportive services, case management, employment assistance and counseling will be provided on-site to these residents.

The application is further requesting a variation to Article 19.5B of the Wheaton Zoning Ordinance to allow a lot area of 707.3 square feet per unit in lieu of the required 2,000 square feet per unit.

Applicant:

Midwest Shelter for Homeless Veterans, 433 Carlton Avenue, Wheaton, IL 60187 on behalf of the property owners, Kenneth G. Rezmer and Terra L. Rezmer, Santa Fe, TN.



WHEATON MAYOR PHILIP J. SUESS

CITY MANAGER MICHAEL DZUGAN

CITY COUNCIL: ERICA BRAY-PARKER | LEAH BRICE | SCOTT BROWN | BRADLEY CLOUSING | LYNN ROBBINS | SCOTT WELLER

Subject Property: 300 S. Main Street and 104-108 W. Willow Avenue, Wheaton, IL 60187

Zoning Classification: C-4 CBD Perimeter Commercial District

Surrounding Conditions: North: C-4 CBD Perimeter Commercial District/ Commercial Properties  
South: C-4 CBD Perimeter Commercial District/ Commercial Properties  
East: C-4 CBD Perimeter Commercial District/ Commercial Properties  
West: C-4 CBD Perimeter Commercial District/ Commercial Properties

### **Planning Department Concerns and Comments**

#### **Background**

The subject property is located at the southwest corner of Main Street and Willow Avenue. The property is 14,146 square feet in size, zoned C-4 CBD Perimeter Commercial District and is currently vacant.

#### **Proposal**

The applicant, Midwest Shelter for Homeless Veterans, is requesting a special use permit for a planned unit development to allow the construction and use of a 4-story, 20-unit apartment building on the subject property. PUD approval is required when a multi-family project of over 12 units is developed in the C-4 District.

#### **Site Plan**

The property has approximately 88.0 feet of frontage on Main Street and approximately 114.3 feet of frontage on Willow Avenue. The building is situated with a 6.0-foot setback off the Main Street property line and a 7.0-foot setback off the Willow Avenue property line, with the main building entrance on Main Street. The property would have a total of 20 parking spaces with access from Willow Avenue and the existing alley to the south of the property. The application meets all the bulk regulations in Article 19.5 of the Wheaton Zoning Ordinance, except for lot area which will be discussed in the Lot Area Variation section below.

#### **Floor Plan and Building Height**

The building would be a 4-story building with 23,250 square feet. The first floor includes 10 interior parking spaces, lobby/ mail room, fitness room, community room, and utility rooms. The second floor includes five, 1-bedroom units, and one, 2-bedroom unit plus shared laundry facilities and a support services office. Floors 3 through 4 includes five, 1-bedroom dwelling units, and two, 2-bedroom dwelling units plus shared laundry facilities per floor. Each unit offers a private kitchen and balcony, and the roof offers a common rooftop terrace for tenant use.

The main portion of the building would be 43 feet in height to the top of the flat roof. However, the two stairwells would have a height of 55.0 feet to provide access to the rooftop terrace. The maximum height in the C-4 District is 4 stories or 50.0 feet, whichever is greater. Please note that the height of the two stairwells providing access to the rooftop deck, however, are exempt from this height limit.

### **Lot Area Variation**

The applicant is proposing a lot area of 707 square feet per dwelling unit or a density of 61.6 dwelling units/acre. The required 2,000 square feet per dwelling unit for efficiency, 1- and 2-bedroom units results in a maximum permitted density of 21.78 dwelling units/acre. With a lot size of 14,146 square feet, code would allow a total of 7 efficiency, 1- and 2-bedroom units on the subject property. The applicant is requesting an exception to this requirement to allow an additional 13 units for a total of 20 units. For comparison, other densities for recent multi-family buildings approved in the C-4 District include the following:

- Liberty Square Flats - 302 W. liberty Drive - 52.7 dwelling units/acre
- The Faywell - 220 W. Liberty Drive -130.76 dwelling units/acre
- Courthouse Square - 250 S. Naperville Road - 124.5 dwelling units/acre
- Wheaton 121 - 121 N. Cross Street - 124.5 dwelling units/acre

When densities greater than those allowed by the underlying zoning district are proposed, the PUD public benefit standards require the applicant to demonstrate that any impact attributable to increased densities would not be detrimental to adjacent land uses or the City at large. The applicant shall be responsible for providing this testimony at the public hearing.

### **Elevations and Color Renderings**

Elevations have been provided for the building. The elevations show a 4-story flat roof building with a mix of brick, fiber cement siding, and wood-look composite siding. The building would feature fiberglass patio doors and balconies with metal guardrails. Color renderings have also been provided for the building that feature a mix of tans and browns with wood accents.

Wheaton's Downtown Design Guidelines define the subject property as being within the Perimeter Commercial Area. Within the Perimeter Commercial Area, the plan states that new structures should be designed to utilize flat roof and parapet wall construction, similar to that of traditional older structures.

### **Parking**

The applicant proposes to construct 10 interior first floor parking spaces and an additional 10 exterior parking spaces for a total of 20 on-site parking spaces. The property is in the Downtown Parking Overlay District, which has a parking requirement of .78 parking spaces per 1,000 square feet for residential uses. With a total of 23,250 square feet of residential use, code would require 18 parking spaces.

### **Landscaping**

A landscape plan has been submitted for the project. The plan shows the preservation of the 2 existing parkway trees along Main Street and the two existing parkway trees along Willow Avenue, all Autumn Blaze Maples, that were recently installed by the City of Wheaton (as part of the City's streetscape project). The plan includes a mix of little bluestem grass, common evening primrose, and meadow sage/salvia around the perimeter of the building.

### **Comprehensive Plan and Downtown Strategic and Streetscape Plan**

One of the stated goals in Wheaton's Comprehensive Plan is to develop additional multiple family developments within the Wheaton Central Planning Area. Wheaton's Downtown Strategic and Streetscape Plan further encourages the construction of additional multi-family developments and states that these additional residential units would more than likely develop on the south side of the tracks in the Downtown Area.

### **Group Care Home License**

The proposed development is intended to provide individual apartments for homeless and potentially homeless veterans. Supportive services, case management, employment assistance and counseling will be provided on-site to these residents. The City Council is currently reviewing changes to the group care home licensing requirements in the City Code, which may require the issuance of a group care home license for this project. The applicant has been made aware of this update.

### **Special Use Standards**

According to Article 5.10D of the Wheaton Zoning Ordinance, the applicant must provide sufficient evidence at the public hearing that the following special use permit standards for the planned unit development will be met:

1. The establishment, maintenance, or operation of the special use shall not be detrimental to the public health, safety, morals, comfort, convenience, and general welfare.
2. The special use shall not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish property values within the neighborhood.
3. The establishment of the special use shall not impede the normal and orderly development and improvement of the surrounding property for uses already permitted.
4. Adequate utilities, access ways, drainage, and other necessary facilities shall be provided.
5. Adequate measures shall be taken to provide ingress and egress designed to minimize traffic congestion in the public streets.
6. The special use shall comply with the objectives of the Wheaton Comprehensive Plan.
7. The special use shall conform to the applicable requirements of the district in which it is located as well as any other applicable requirements of this ordinance, except as may be varied by the Planning and Zoning Board or City Council.

### **Public Benefit**

In addition to the special use standards, Article 5.11.C of the Wheaton Zoning Ordinance now requires all planned unit developments to demonstrate a public benefit commensurate with the degree of development flexibility proposed and proportional to the anticipated impact of the proposed planned unit development on adjacent land uses and the community at large. No single factor shall be controlling or determinative. When applicable, the applicant must provide sufficient evidence at the public hearing that the following public benefit factors for the planned unit development will be met:

1. Public Benefits for Downtown Planned Unit Developments. All proposed Planned Unit Developments in the C-2 and C-4 Zoning Districts should enhance and support the character and vitality of the downtown area and provide improved pedestrian amenities and experiences.

2. Public Benefits for Sustainable Building and Site Design. Certification based upon the Leadership in Energy and Environmental Design (LEED) rating system or similar design or building certification system, architectural and landscape architectural elements, site plan features, or use of other technologies that are incorporated into the design of the proposed Planned Unit Development are considered to promote sustainability.
3. Public Benefits for the Protection of Natural Resources. Enhanced protection of natural resource areas should provide for preservation and protection of environmentally sensitive areas, the preservation of structures and areas with architectural or historical significance, the provision of recreational and open space areas, and a development pattern which preserves and utilizes natural topography and geological features, scenic vistas, trees and other vegetation.
4. Public Benefits for Increased Density. Where density greater than that allowed by the underlying zoning district is proposed, the applicant should demonstrate that any impact attributable to increased densities will not be detrimental to adjacent land uses or the City at large.
5. Public Benefits for a Range of Housing Types and/or Uses. Planned Unit Developments should provide for a range of housing options covering a variety of lifestyle choices for different age groups and household types, and complementary mix of residential and nonresidential uses, and range of land use types on a single parcel where applicable.
6. Comprehensive Plan. The manner in which the proposed PUD promotes the goals of the City's comprehensive plan as a public benefit.
7. Other factors. Any other factors as identified by City staff, the Planning and Zoning Board and the City Council which the Council deems pertinent to the specific proposed PUD and the purposes of this section.

### **Variation Evidence Standards**

According to Article 5.7 of the Wheaton Zoning Ordinance, the applicant must provide sufficient evidence at the public hearing that the following variation evidence standards will be met:

1. The particular physical surroundings shape or topographical condition of the property involved prevents compliance with the strict application of the regulations of the zoning ordinance rather than causing a mere inconvenience if there is compliance with the strict application of the regulations of the zoning ordinance.
2. The purpose of the variation is not based primarily upon a desire to enhance the monetary value of the property.
3. The alleged practical difficulty or particular hardship has not been created by any person presently having any interest, whether financial, beneficial, legal, or other, in the property or by the applicant.
4. The granting of the variation will not be detrimental to the public welfare, injurious, in any way whether economic, aesthetic or otherwise, to other property or improvements in the neighborhood or inconsistent with the general character of the area or neighborhood.
5. The proposed variation will not:
  - a. impair an adequate supply of light and air to adjacent property;
  - b. substantially increase the hazard from fire or other dangers to the property or adjacent property;
  - c. otherwise impair the public health, safety or general welfare;
  - d. diminish or impair property values within the neighborhood;
  - e. unduly increase traffic congestion in the public streets and highways;
  - f. create a nuisance;

- g. result in an increase in public expenditure.
- 6. A denial of the requested variation would potentially allow for the creation of a more adverse or unintended use, improvement, or consequence because the regulations of the Zoning Ordinance would allow alternative construction which would potentially have a more negative impact on the character of the neighborhood than the construction of the improvement pursuant to the requested variation.
- 7. The variation is the minimum variation that will make possible the reasonable use of the land, building or structure.
- 8. In the case of an existing Planned Unit Development, the granting of the variation will not significantly compromise the character and concept of the planned unit development.
- 9. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zoning district.
- 10. That denial of the variation would unreasonably deprive the property owner of the use and enjoyment of the property.

#### **Engineering Department Concerns and Comments**

The subject site does contain a floodplain or wetland pursuant to the regulatory maps used for such determinations.

The proposed development triggers the City of Wheaton requirement to provide detention for the project and detention has been proposed on the preliminary plan in accordance with the City of Wheaton's formula.

The proposed development is required to provide a Best Management Practice (BMP) to reduce pollutants in stormwater discharge.

The proposed plan shows the detention system and BMP combined into a single system. However, this design does not comply with the DuPage County Stormwater Ordinance (DCSO). The County ordinance requires pretreatment prior to stormwater entering the BMP, a drawdown time of 48 to 96 hours, and a maximum release rate of 0.10 cubic feet per second per acre (CFS/Ac) when detention and the BMP are combined in an underground system.

The City of Wheaton Code also requires a 1-inch by 1-inch restrictor and compliance with City design details, which are not included in the current plan. The City-required restrictor would exceed the maximum discharge rate allowed by the County ordinance as currently shown. For this reason, the City does not recommend combining the detention system and BMP for this commercial development, as any reduction in restrictor orifice size to meet the 0.10 CFS/Ac rate would increase the risk of repeated clogging.

In addition, if the detention system and BMP are combined, the City's formula cannot be used. In that case, the detention would need to be modeled using Bulletin 75 rainfall data, and the discharge would need to be modeled assuming a floodplain tailwater condition.

A plat of consolidation shall be submitted that provides 5' Public Utility and Drainage Easements along the west and south property lines.

Compensatory flood plain storage is being proposed meeting the minimum 1.5:1 ratio per DCSO.

The building will be required to meet the City's Flood Protection Elevation (FPE) which is the Base Flood Elevation plus two feet. The current plan meets the FPE requirement. Additionally, the current plan includes parking lot ponding to 1' above the proposed paved surface which is the maximum allowed per City Code and DCSO.

The traffic counts projected do not pose concerns for the surrounding traffic network. The parking lot provides adequate parking spaces for the residential use.

The preliminary engineering plan shall be subject to further staff review prior to the issuance of a site development permit.

### **Staff Recommendation**

One of the stated goals in Wheaton's Comprehensive Plan is to develop additional multiple family developments within the Wheaton Central Planning Area. Wheaton's Downtown Strategic and Streetscape Plan further encourages the construction of additional multi-family developments and states that these additional residential units would more than likely develop on the south side of the tracks in the Downtown Area.

Staff believes that this PUD request is consistent with the goals of Wheaton's Comprehensive Plan and Wheaton's Downtown Strategic and Streetscape Plan by increasing the number of multiple family development options within the Wheaton Central Planning Area.

Staff further believes that the exception to the density requirement requested by the applicant (to allow an additional 13 units for a total of 20 units) is reasonable and would not be detrimental to adjacent land uses or the City at large. With a proposed density of 61.6 dwelling units/acre, the development is consistent with the densities of other recent multi-family buildings approved in the C-4 District including:

- Liberty Square Flats - 302 W. liberty Drive - 52.7 dwelling units/acre
- The Faywell - 220 W. Liberty Drive -130.76 dwelling units/acre
- Courthouse Square - 250 S. Naperville Road - 124.5 dwelling units/acre
- Wheaton 121 - 121 N. Cross Street - 124.5 dwelling units/acre

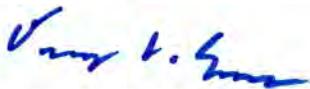
Assuming the applicant is able to sufficiently address the special use permit standards, the public benefit factors, and the variation evidence standards at the public hearing, staff would recommend approval of ZA #26-05, subject to the following conditions:

1. A group care home license shall be required if mandated by the City Code;
2. A plat of consolidation shall be submitted that provides 5' Public Utility and Drainage Easements along the west and south property lines; and
3. The engineering plan shall be subject to further staff review prior to the issuance of a site development permit.

Respectfully submitted,



Kris Dunn  
Development Engineer



Tracy L. Jones, AICP  
Staff Planner

Attachments

Hero Homes consists of the new construction of a 4-story, 20-unit building consisting of 15 one-bedroom units and 5 two-bedroom units for homeless veterans and potentially homeless veterans. The building will contain laundry facilities, a community room, an exercise room, an elevator, office, unit balconies and a rooftop terrace along with on-site parking. MSHV will provide supportive services, case management, employment assistance and counseling for the residents. DuPage Housing Authority provides 20 project-based rental assistance vouchers. For HOME-ARP eligibility the project will utilize the By-Name List used at the monthly DuPage Veterans Homeless Taskforce.



Midwest Shelter for Homeless Veterans, Inc.

*Hero Homes*

300 S. Main St, Wheaton, IL 60187

P: 630-871-8387 F: 630-653-6748

Tenant Selection Criteria

- Must be 18 years or older.
- US Military veteran and their family.
- Stable Income to be able to afford \$550.00 a month rent (utilities included).
  - Income can include benefits, vouchers etc.
- Able to consistently pay rent.
- Able to pass a criminal background check for no convictions of sexual or violent crimes.
- Must agree to maintain a smoke free environment. No consumption of illicit drugs on the property.
- Income guidelines:
  - 30% or below of DuPage County MFI (\$23,600 for 1 person, \$26,950 for two people)
  - 50% or below of DuPage MFI (\$39,250 for 1 person, \$44,850 for two people)
- Yearly rental lease agreement is based on income eligibility verification.

[www.helpveteran.org](http://www.helpveteran.org)

Midwest Shelter for Homeless Veterans  
433 S. Carlton Avenue  
Wheaton, IL 60187  
#veteran



## Service Plan Narrative for Hero Homes Development Site

### **A) Description of Positions and Hours of Service**

#### **1. Intensive Case Manager**

- **Role and Responsibilities:** Intensive Case Managers (ICMs) are central to supporting tenants at Hero Homes. They will build and maintain relationships based on trust, conduct asset assessments, develop Individual Housing Plans (IHPs), and link tenants to community resources. They will provide on-site crisis management and service coordination. Services will be personalized and adjusted based on tenant needs and goals.
- **Hours of Service:** Available full-time during regular business hours, with on-call support as needed.

#### **2. Property Management Team**

- **Role and Responsibilities:** The Property Management Team is responsible for daily operations, tenant onboarding, and ensuring that housing conditions meet lease requirements. They will provide education on tenant rights and responsibilities and assist with move-in processes.
- **Hours of Service:** Full-time during business hours, with on-call support for emergency issues.

#### **3. Peer Specialists**

- **Role and Responsibilities:** Peer Specialists will assist with tenant orientation and support engagement through lived experience. They will play a key role in welcoming new tenants and fostering a supportive community.
- **Hours of Service:** Part-time, with flexible hours based on tenant needs and scheduled activities.

#### **4. Veteran Employment Manager**

- **Role and Responsibilities:** This position, provided by MSHV, will focus on employment support through resume writing, interview preparation, and employment workshops.
- **Hours of Service:** Part-time, scheduled according to workshop needs and individual appointments.

#### **5. Licensed Clinical Social Worker (LCSW)**

- **Role and Responsibilities:** On-site clinical services will include individual and group therapy sessions, and substance use disorder treatment through referrals and harm reduction strategies.
- **Hours of Service:** Available full-time, depending on client needs and scheduled sessions.

### **B) List of Key Staff Members, Qualifications, and Experience**

- **Intensive Case Manager:** ICM will have a background in social work or a related field, with experience in case management or supportive services. Qualifications include relevant licensure and experience in crisis intervention, resource linkage, and individual care planning.
- **Property Management Team:** Staff will be experienced in property management with a focus on residential communities, having qualifications in real estate management and tenant relations.

- **Peer Specialists:** Individuals with lived experience in similar situations as the tenants, possessing skills in peer support and community engagement.
- **Veteran Employment Manager:** Experienced in employment services and veteran affairs, with a strong background in job placement, resume writing, and interview coaching.
- **Licensed Clinical Social Worker (LCSW):** Licensed professionals with specialized training in mental health and substance use disorders, with experience in both individual and group therapy.

### C) Description of Anticipated Outcomes

- **Improved Tenant Stability:** By establishing trust and providing personalized support, 100% of tenants will have a greater sense of stability and a clear path to achieving their individual goals.
- **Enhanced Quality of Life:** Through linkage to community resources, health care, and social integration, tenants will experience improved overall well-being and increased participation in community activities.
- **Successful Community Integration:** 100% of tenants will be offered activities. Tenants will benefit from strong community ties and support systems, fostering a sense of belonging and self-sufficiency.
- **Effective Crisis Management:** On-site Intensive Case Managers will ensure timely and effective responses to crises, reducing instances of homelessness by 75% while improving tenant safety.

### D) Analysis of Building Design and its Support for the Population

The design of Hero Homes is strategically developed to meet the needs of the population served:

- **Common Spaces:** Ample common areas are available for social gatherings and planned activities, promoting community engagement and socialization among tenants.
- **Accessibility:** The property is situated near key transportation links, including the #301 bus stop and Wheaton Metra Station, facilitating easy access to appointments and community resources.
- **On-Site Services:** The inclusion of office space for clinical services and employment workshops supports tenants' needs without requiring external travel. This setup enhances the accessibility of essential services.
- **Unit Furnishings:** Basic and additional furnishings provided through partnerships ensure that tenants have a comfortable living environment from the start.
- **Recreational Opportunities:** The design includes spaces for organized recreational and social activities, contributing to tenant engagement and overall satisfaction.
- **Safety and Functionality:** Units are designed to be functional and secure, with periodic assessments ensuring that tenants maintain their living space in accordance with lease requirements.

In summary, Hero Homes is committed to providing a supportive environment that addresses tenants' needs through a comprehensive service plan. By leveraging on-site resources, personalized support, and a thoughtfully designed building, Hero Homes aims to achieve significant positive outcomes for its residents.

# **Midwest Shelter for Homeless Veterans (“MSHV”)**

## **New Directions Housing Corporation (“NDHC”)**

### **HERO HOMES**

12/15/25

#### **5.7 C. Variation Evidence.**

1. The particular physical surroundings, shape or topographical condition of the subject property prevents compliance with the strict application of the regulations of the zoning ordinance rather than causing a mere inconvenience if there is compliance with the strict application of the regulations of the zoning ordinance.

**Response:** The site is very small (less than 1 acre) and oddly shaped. We are trying to serve as many veterans as we can with housing & supportive services. We chose 20 units to ensure that we can get DuPage County to functional zero for veteran homelessness. There are currently 23 homeless veterans on the DuPage County Homeless Veteran Taskforce By Name List.

2. The purpose of the variation is not based primarily upon a desire to enhance the monetary value of the subject property.

**Response:** Midwest Shelter for Homeless Veterans and New Directions Housing Corporation are both not-for-profits whose goal is to serve as many veterans as we can with housing & supportive services.

3. The alleged practical difficulty or particular hardship has not been created by any person presently having any interest, whether financial, beneficial, legal or other, in the subject property or by the applicant.

**Response:** Neither MSHV nor NDHC has caused difficulty in developing this site and we have not changed the site at all.

4. The granting of the variation will not be detrimental to the public welfare, injurious, in any way whether economic, aesthetic or otherwise, to other property or improvements in the neighborhood or inconsistent with the general character of the area or neighborhood.

**Response:** The proposed development of the site will be in conformance with the surrounding neighborhood and not inconsistent with the general character of the neighborhood. It will not be detrimental to the public welfare or injurious in any way whether economic or aesthetically. We will abide by all Wheaton design standards and building codes.

5. The proposed variation will not:

a. impair an adequate supply of light and air to adjacent property;

**Response:** The new building will not impair an adequate supply of light or air to the adjacent property. We are replacing the buildings that were demolished with a new building. Two sides of the new building will face the street (Main St. & Willow Ave.).

b. substantially increase the hazard from fire or other dangers to the subject property or adjacent property;

**Response:** The new building will be constructed using up-to-date building & fire codes and materials including a sprinkler system that will reduce the dangers from fire.

c. otherwise impair the public health, safety or general welfare;

**Response:** The proposed development will not impair the public health, safety or general welfare of Wheaton. The site will be designed and constructed according to all relevant national, state and City building, fire and material codes.

d. diminish or impair property values within the neighborhood;

**Response:** The proposed development will not diminish or impair property values within the neighborhood. The design and construction will use current design and construction standards, high quality materials and take into account the characteristics of the surrounding neighborhood.

e. unduly increase traffic congestion in the public streets and highways;

**Response:** According to our Traffic Memo prepared by Haeger Engineering, “the proposed development will have minimal impact on and will not adversely affect the intersection of S. Main Street and Willow Avenue.” In addition, we do not expect all of our residents to have cars. The Metra Train station is a .35 mile walk/bike from the site and many services and amenities are close by in the downtown area allowing residents to walk or bike.

f. create a nuisance; and

**Response:** The proposed development will be constructed according to current City of Wheaton rules and regulations so as to minimize or remove any potential nuisance during construction.

g. result in an increase in public expenditure.

**Response:** The proposed development will not result in an increase in public expenditure. The property will be maintained using non-public funding and nor any Wheaton resident tax-payer funds.

6. A denial of the requested variation would potentially allow for the creation of a more adverse or unintended use, improvement or consequence because the regulations of the Zoning Ordinance would allow alternative construction which would potentially have a more negative impact on the character of the neighborhood than the construction of the improvement pursuant to the requested variation.

**Response:** We are unaware of any potential adverse or unintended uses in the C-4 district that may negatively impact the neighborhood.

7. The variation is the minimum variation that will make possible the reasonable use of the land, building or structure.

**Response:** We chose 20 units to ensure that we can get DuPage County to functional zero for veteran homelessness. There are currently 23 homeless veterans on the DuPage County Homeless Veteran Taskforce By Name List.

8. In the case of an existing Planned Unit Development, the granting of the variation will not significantly compromise the character and concept of the planned unit development.

**Response:** The site is not currently part of an existing PUD. The property is zoned C-4 and PUD approval is required for developments over 12 residential units in C-4.

9. The subject property cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zoning district.

**Response:** We chose 20 units to ensure that we can get DuPage County to functional zero for veteran homelessness. There are currently 23 homeless veterans on the DuPage County Homeless Veteran Taskforce By Name List.

10. Denial of the variation would unreasonably deprive the property owner of the use and enjoyment of the subject property.

**Response:** MSHV and NDHC desire to assist the homeless veterans in the County with new, quality housing and support services. Our goal to develop 20 units, instead of 12, will allow us to serve the current homeless veteran population in the Dupage and we believe that this zoning change is a reasonable request.

#### 5.11 C. Public Benefit.

1. *Public Benefits for Downtown Planned Unit Developments.* All proposed Planned Unit Developments in the C-2 and C-4 Zoning Districts should enhance and support the character and vitality of the downtown area and provide improved pedestrian amenities and experiences.

**Response:** The proposed apartment development will enhance the vitality of the district and downtown area by providing additional residents who will use & support the area businesses and mass transit system.

2. *Public Benefits for Sustainable Building and Site Design.* Certification based upon the Leadership in Energy and Environmental Design (LEED) rating system or similar design or building certification system, architectural and landscape architectural elements, site plan features, or use of other technologies that are incorporated into the design of the proposed Planned Unit Development are considered to promote sustainability.

**Response:** The proposed development will meet the Enterprise Green Communities Certification which includes increased energy-efficient building materials (e.g. insulation, windows, roofing, etc.), Energy Star appliances and increased landscaping.

3. *Public Benefits for the Protection of Natural Resources.* Enhanced protection of natural resource areas should provide for preservation and protection of environmentally sensitive areas, the preservation of structures and areas with architectural or historical significance, the provision of recreational and open space areas, and a development pattern which preserves and utilizes natural topography and geological features, scenic vistas, trees and other vegetation.

**Response:** There are no environmentally sensitive areas on the site. There are no architecturally or historically significant structures on site. All structures have been previously demolished by the current owner/seller. The proposed development does include open space in the form of ground-level green space sitting area, unit balconies and a rooftop patio/garden. The development will preserve and utilize the natural topography and geological features. The proposed development includes increased landscaping and trees.

4. *Public Benefits for Increased Density.* Where density greater than that allowed by the underlying zoning district is proposed, the applicant should demonstrate that any impact attributable to increased densities will not be detrimental to adjacent land uses or the City at large.

**Response:** The current zoning allows 12 units, and we are proposing 20 units on the site. This increased density will provide additional shoppers for the local businesses and additional riders in the mass transit system. This small number of 8 additional units will not burden the adjacent land uses or the City at large.

5. *Public Benefits for a Range of Housing Types and/or Uses.* Planned Unit Developments should provide for a range of housing options covering a variety of lifestyle choices for different age groups and household types, and complementary mix of residential and nonresidential uses, and range of land use types on a single parcel where applicable.

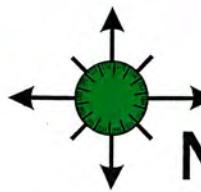
**Response:** The proposed site is very small and does not allow for a large variety of household types and land uses. We propose to provide 15 one-bedroom units and 5 two-bedroom units along with a management office, laundry facilities, an exercise room, open spaces, case management & support services space and on-site parking.

6. *Comprehensive Plan.* The manner in which the proposed PUD promotes the goals of the City's comprehensive plan as a public benefit.

**Response:** The proposed development meets and promotes many of the goals listed under Community Development Policies on pages 30 – 35 of the City's comprehensive plan. These include, but are not limited to, such goals as enhancing the commercial areas, protecting natural resources, creating a climate to promote the development of new quality housing stock, promoting affordable housing, and encouraging multi-family housing development.

7. *Other factors.* Any other factors as identified by City staff, the Planning and Zoning Board and the City Council which the Council deems pertinent to the specific proposed PUD and the purposes of this section.

**Response:** We are unaware of any other factors as identified by City staff, the Planning and Zoning Board and the City Council which the Council deems pertinent to the specific proposed PUD and the purposes of this section.



# New Directions Housing Corporation

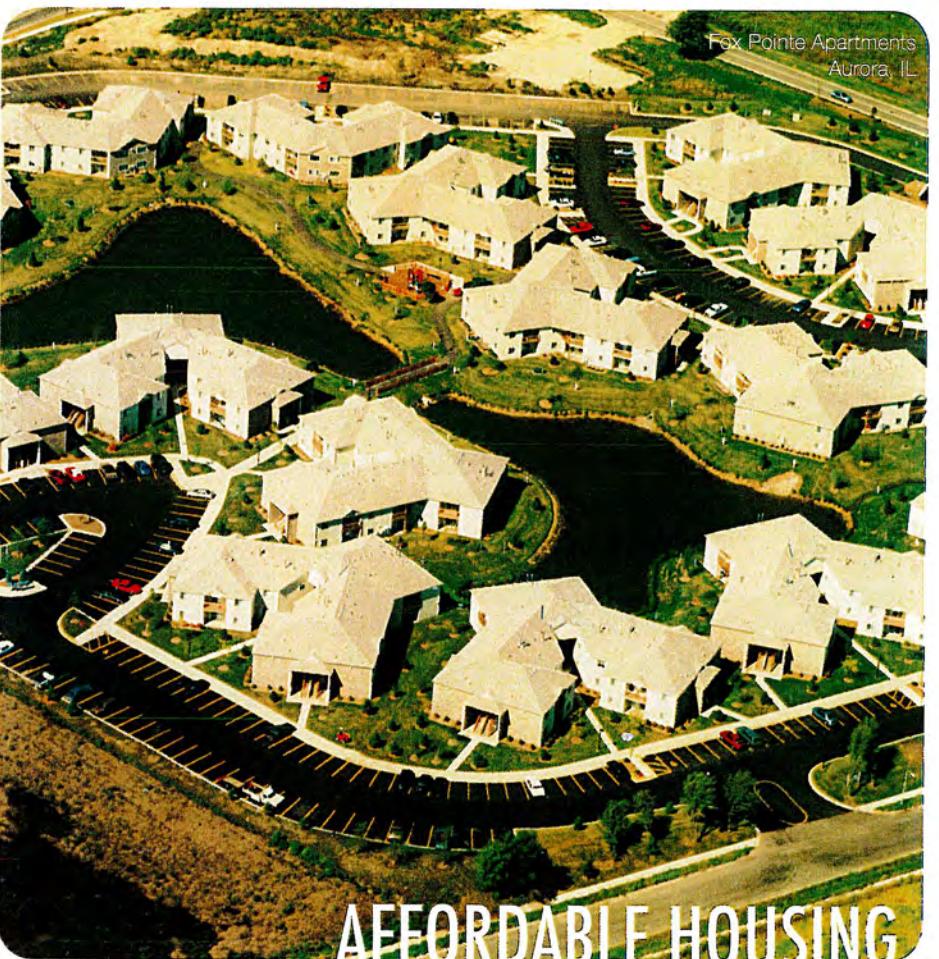
Supporting People and Communities Through Affordable Housing Development



DIVERSITY



JOB CREATION



Fox Pointe Apartments  
Aurora, IL

AFFORDABLE HOUSING

## ABOUT NEW DIRECTIONS:

Founded in 1994, New Directions Housing Corporation ("NDHC") has built and rehabilitated a total of 480 multi-family units, providing safe, affordable and decent housing for low and very low income individuals. Over the years, NDHC's properties have assisted thousands of its residents in ways beyond just providing safe, decent, sanitary and affordable housing.

Our properties have participated in programs such as free flu shots, meals-on-wheels, pot luck night, the breakfast club and many other social support services. We have implemented community support programs such as on-site after school study, swimming lessons at our pool, and guidance counseling for problem children. Additionally, we work together with local government and with Catholic Charities to provide various other services to residents in need, such as direct bus route service for improved schooling and job access.

## EXECUTIVE MANAGEMENT:

Rodger Brown is the President of New Directions Housing Corporation and has over 18 years of experience in real estate including financing, acquisition, construction, zoning, annexation and underwriting. Prior to NDHC, Mr. Brown worked at the Illinois Housing Development Authority (IHDA). In his position as Senior Loan Officer, he underwrote over \$50 million of loans for the acquisition and construction of affordable housing units in Illinois. Mr. Brown also underwrote over \$100 million of low income housing tax credit developments. From 1997 to the present, Mr. Brown has been President of New Directions Housing Corporation. He is also a licensed Illinois Real Estate Broker.

## REPRESENTATIVE PROJECTS:

### Fox Pointe Apartments

#### Aurora, Illinois

Fox Pointe Apartments consist of 248 units in 17 apartment buildings on beautifully landscaped 16.5 acres of land. Each unit contains two or three bedrooms, 1.5 or 2.0 baths, a washer and dryer, and a patio or balcony. The family-friendly apartment complex also has a clubhouse/management office, a maintenance garage, an in-ground swimming pool, two playgrounds and on-site parking. Fox Pointe was financed with a \$9,979,999 first mortgage loan from IHDA through its Affordable Housing Trust Fund Bond Program and approximately \$8,000,000 in equity raised through the sale of \$1,400,000 of housing tax credits to McDonalds Investments. The development has housed over 1,300 needy families since its grand opening. For more information visit [www.foxpointeaurora.com](http://www.foxpointeaurora.com).

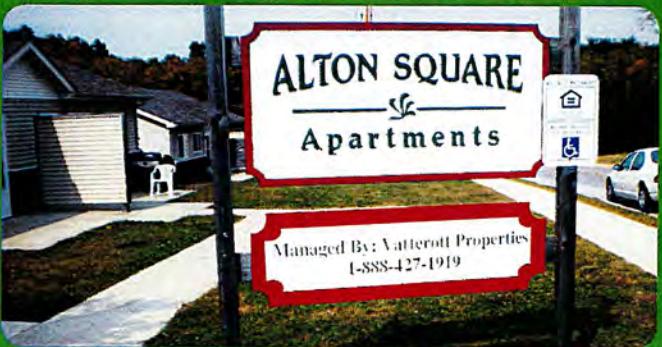
### Countryside River Apartments

#### Wilmington, Illinois

This 24 unit full rehabilitation project included the installation of new: roofs, windows, electrical & plumbing work, carpeting, cabinetry, appliances, landscaping, laundry facility, siding, concrete work and patching & sealing the parking lot! Funding was provided by the Illinois Housing Development Authority and the USDA - Rural Rental Housing Program. The total development budget was approximately \$1,100,000. The development has helped hundreds of families since it was newly rehabbed.

## KEY FACTS:

- NDHC is an Illinois **non-profit 501(c)(3)** tax-exempt charitable corporation.
- NDHC has created hundreds of new jobs and **allocated millions of dollars** into the local economies through contracts, wages, spending and taxes.
- NDHC has developed or rehabilitated 480 units of safe, decent and affordable housing **for low or very low income** residents.
- NDHC has housed and provided support services for **thousands of residents and their families**, including after school programs, transportation support, and counseling services.
- NDHC does business with **Community Development Financial Institutions ("CDFI")** to support lower income communities.
- NDHC **supports green building initiatives**, and pursues U.S. Green Building Council certification on projects.
- NDHC is governed by a completely **independent Board of Directors** and is neither controlled by, nor affiliated with any for-profit organization.
- NDHC is an approved developer in the **City of Chicago's Neighborhood Stabilization Program**.
- NDHC has several new projects in the planning stages that would **add hundreds of affordable units and jobs in Illinois**.



## Alton Square Apartments

### Alton, Illinois

Alton Square consists of 42 units of family housing on a five acre parcel. The complex has 6 apartment buildings each containing two- or three-bedroom units. The site also contains a management office, laundry facility, a playground and on-site parking. Funding was provided by The Bank of Edwardsville, the Illinois Housing Development Authority, Madison County HOME program and the Enterprise Social Investment Corporation. The total development budget was approximately \$4,500,000.

## Lakewood Tower

### Lake Villa, Illinois

Lakewood Tower consists of 80 units of senior housing in a 6 story building on five acres of land. The building contains a combination of one- and two-bedroom units, a community room with a fireplace and a kitchen, a fitness room, laundry facilities and management and maintenance office. The site also contains on-site parking and walking paths around a landscaped detention pond. Funding was provided by Harris Bank, the Illinois Housing Development Authority and SunAmerica. The total development budget was approximately \$9,500,000. Since its inception, the development has helped to house over 400 low or very low income seniors.

## Buttonwood Trails

### Aledo, Illinois

Buttonwood Trails consists of 40 single family homes for rent to low and very low income households. The site contains 13 acres and a community building containing a management office, computer room, exercise room, kitchen and bathrooms. The homes contain 2, 3, or 4 bedrooms, 2 bathrooms, energy-star appliances, washers & dryers and a garage. The development was financed with a CDBG grant from the Illinois Housing Development Authority, low income housing tax credit equity from City Real Estate Advisors, Inc., an energy grant from the Department of Commerce & Economic Opportunity, an AHP grant from the Federal Home Loan Bank and a loan from Midwest Bank of Western Illinois. The total budget was \$10,200,000.

## Single Family Homes

### Berwyn, Illinois

NDHC is purchasing vacant, foreclosed homes from various lenders. NDHC is rehabilitating these homes for the purpose of selling them to moderate income families. These homes contain 3 and 4 bedrooms, 1 or 2 bathrooms, garages, full basements and a lot. NDHC received a \$2,000,000 grant from the Illinois Housing Development Authority Building Blocks Pilot Program to acquire and rehabilitate up to 20 homes.

## Greenleaf Manor

### Glenview, Illinois

NDHC partnered with Daveri Development Group to construct 20 townhome-style apartments for low income households. The townhomes contain 2, 3 and 4 bedrooms and energy-star appliances and on-site laundry and parking. The development is financed with low income housing tax credit equity from the National Equity Fund, a loan from First Merit Bank, an energy grant from the Department of Commerce & Economic Opportunity. The total budget was \$8,748,582.

## 6201 S. Champlain

### Chicago, Illinois

The development contains 12 fully rehabilitated apartments for low income households. The apartments contain 2 or 3 bedrooms with individual heating and cooling systems. Laundry is also available on-site. The development is financed with a loan from Pan American Bank.

## 2925 W. 59th St.

### Chicago, Illinois

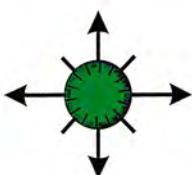
NDHC acquired a vacant apartment building from the City of Chicago and fully rehabilitated all 9 units using a grant from the City's Neighborhood Stabilization Program and a loan from Community Investment Corp. The units are 1 and 2 bedroom. On site laundry and parking is available. The total budget was \$1,256,469.



Supporting People and Communities Through Affordable Housing Development

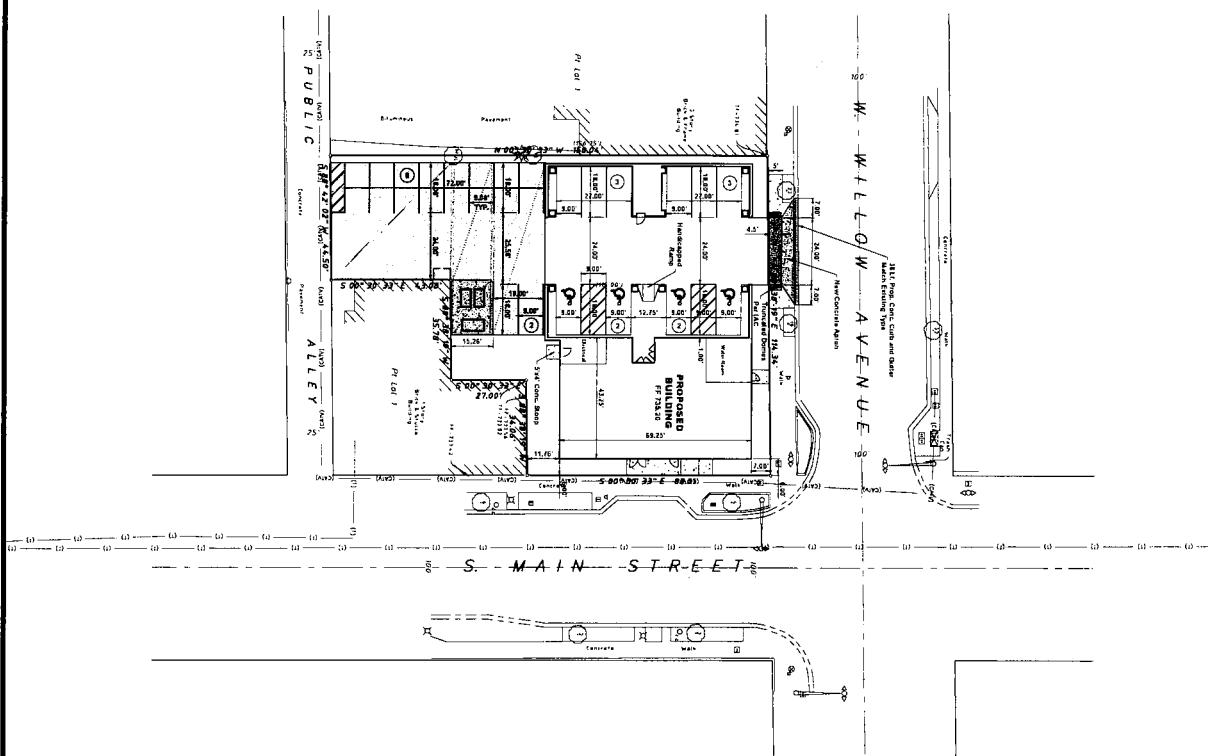


For more information about New Directions Housing Corporation, and our affordable housing initiatives, please visit our website at <http://www.ndhcorp.com> or contact us at:



Rodger Brown  
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Lombard, IL 60148  
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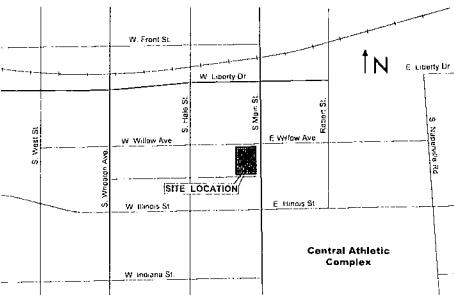


**HERO HOMES  
PRELIMINARY ENGINEERING  
300 S. MAIN STREET  
ON 16 TOWNSHIP 39 NORTH RANGE 10  
WHEATON, ILLINOIS  
DuPAGE COUNTY**

**DEVELOPER / SUBDIVIDER:**  
New Directions Housing Corporation  
P.O. Box 1021  
Lombard, IL 60148  
Tel. 630-954-5651

**PREPARED BY:**  
Haegur Engineering LLC  
Illinois Prof. Design Firm #184-003152  
100 E. State Parkway  
Schaumburg, IL 60173  
Tel 847-394-6600  
Fax 847-394-6608  
[www.haegurengineering.com](http://www.haegurengineering.com)

**CITY OF WHEATON**  
303 W Wesley St.  
Wheaton, IL 60187  
Tel 630-260-2000



#### LOCATION MAP

Not To Scale

**Benchmark**  
**Site Benchmark**  
**CM # 500 (top survey)**  
Description: Cross Notch  
Elevation: 734.48 NAVD 88 (Geoid 12A)  
**CM # 505 (bottom survey)**  
Description: Cross Notch  
Elevation: 734.54 NAVD 88 (Geoid 12A)  
**CM # 507 (top survey)**  
Description: Cross Notch  
Elevation: 734.82 NAVD 88 (Geoid 12A)

INDEX TO SHEETS	
NO.	DESCRIPTION
C1.0	TITLE SHEET
C2.0	GENERAL NOTES AND SPECIFICATIONS
C3.0	GENERAL NOTES AND SPECIFICATIONS
C4.0	EXISTING CONDITIONS, DEMOLITION, AND GEOMETRY PLAN
C4.0	GRAVING AND UTILITY PLAN
C5.0	STANDARD DETAILS



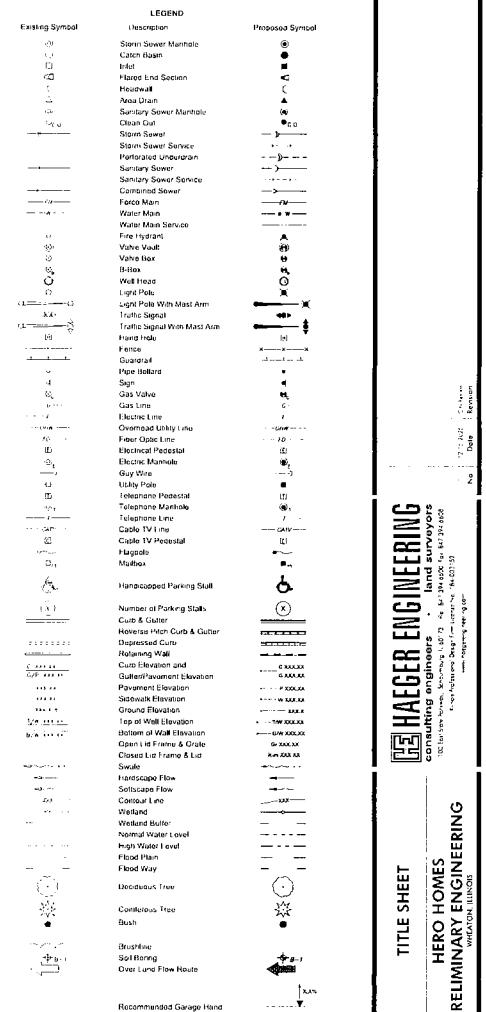
Know what's **below**.  
**Call** before you dig.

Note:  
Call 811 at least 48 hours, including  
weekends and holidays, before you dig.



**TITLE SHEET**      **HERO HOMES**  
**PRELIMINARY ENGINEERING**      WHEATON, ILLINOIS

Project Manager : C.M.R  
Engineer : V.D.R  
Date : 04/23/2075  
Project No : 24-713  
Page No : 61/6



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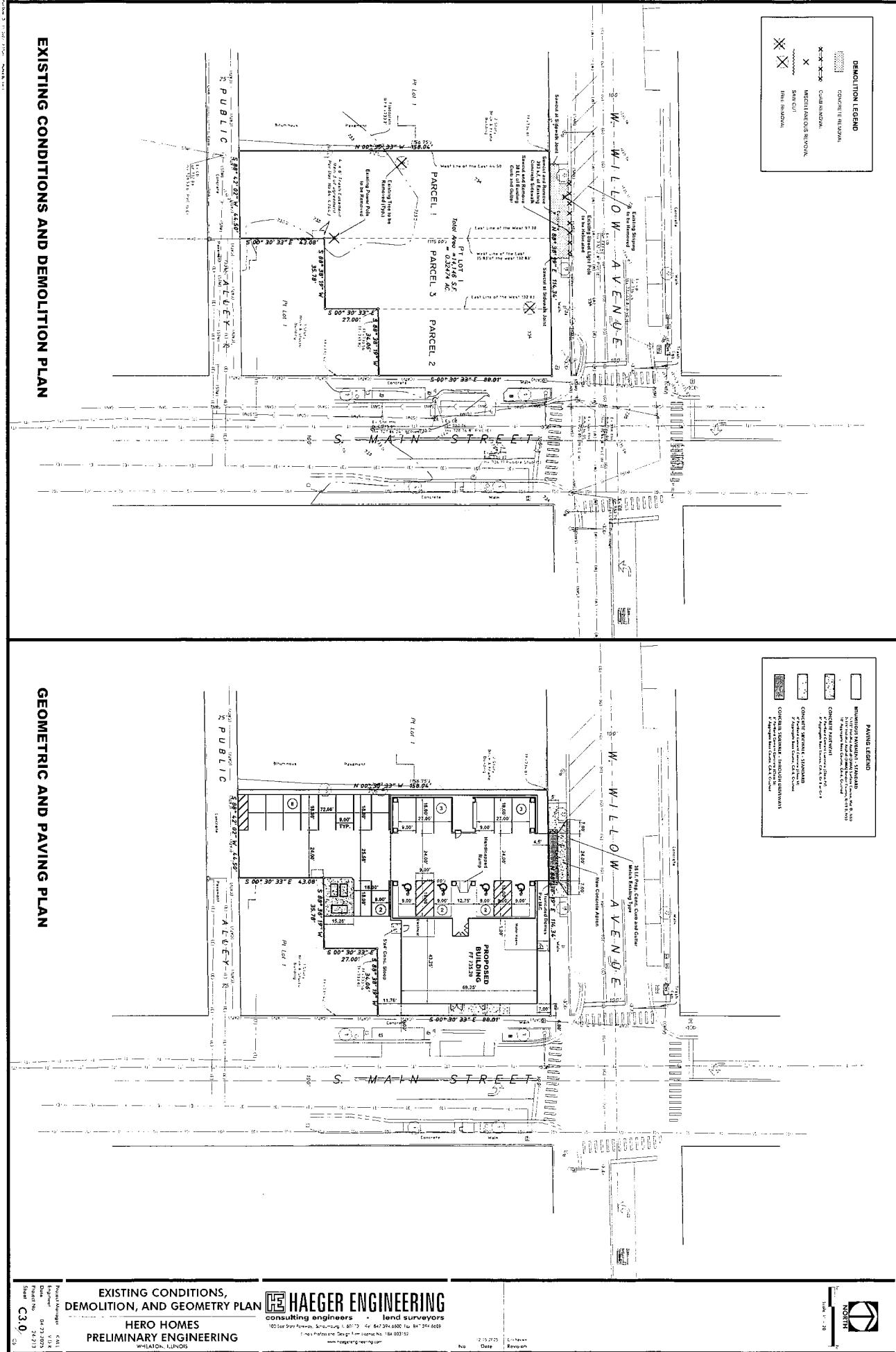
After the 1990s, the number of new publications in the field of environmental history increased rapidly. In 1990, there were 100 books and articles published in the field. By 2000, there were 200. By 2010, there were 400. By 2020, there were 600. This is a remarkable increase in the field of environmental history. It is also a remarkable increase in the field of environmental history. The field of environmental history is now a major field of study in the United States and around the world. It is a field that is growing rapidly and that is making a significant contribution to our understanding of the past and our future.

1

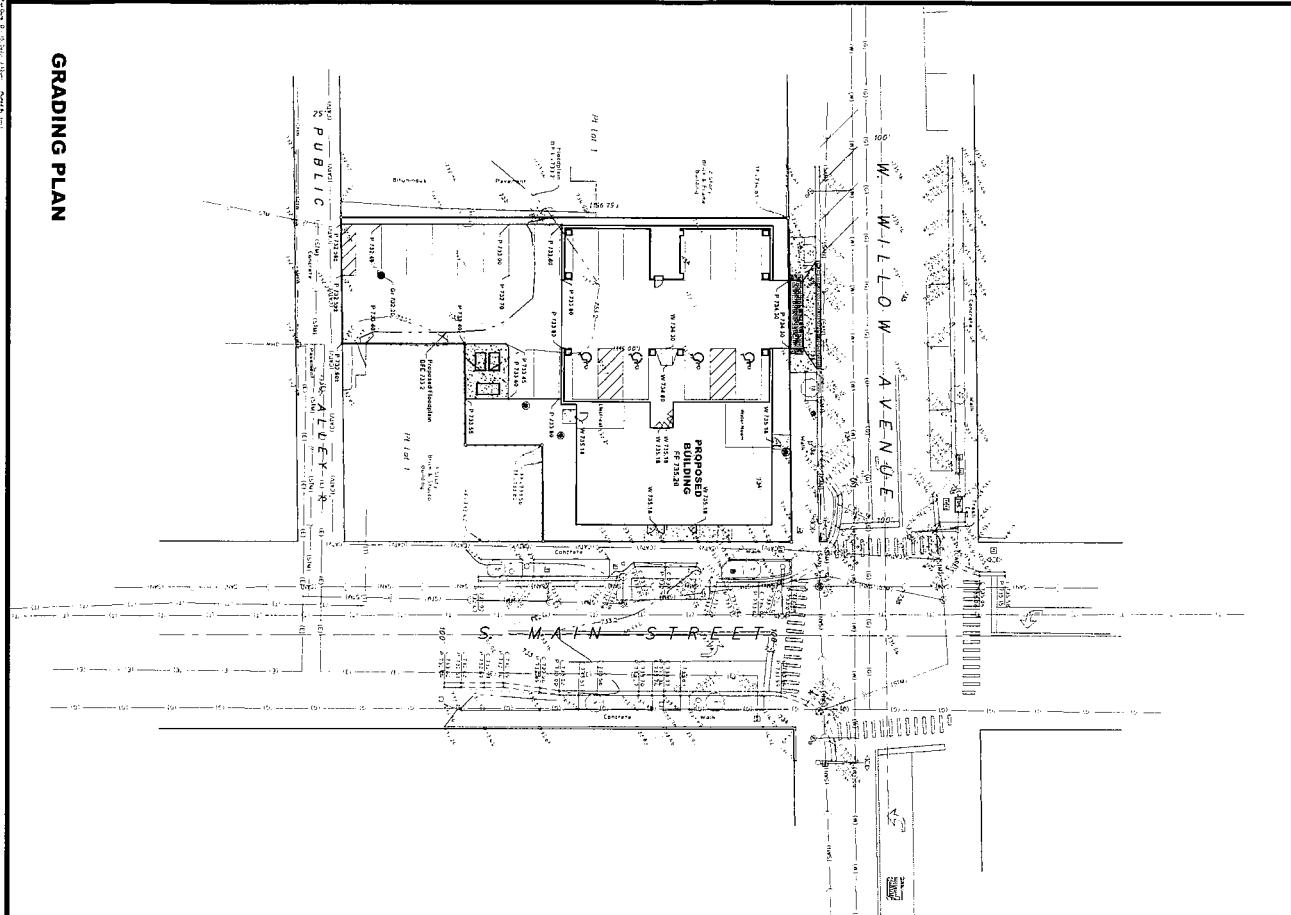


## EXISTING CONDITIONS AND DEMOLITION PLAN

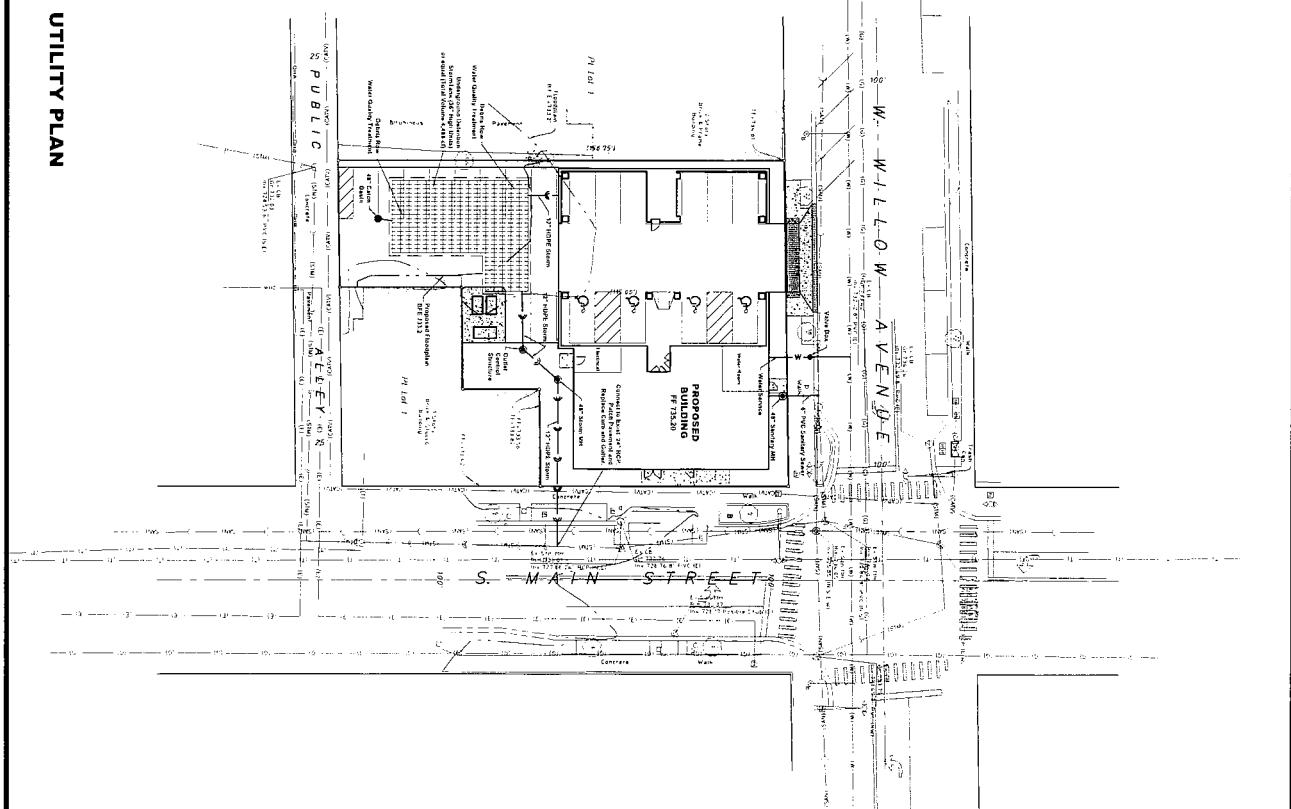
## GEOMETRIC AND PAVING PLAN



GRADING PLAN

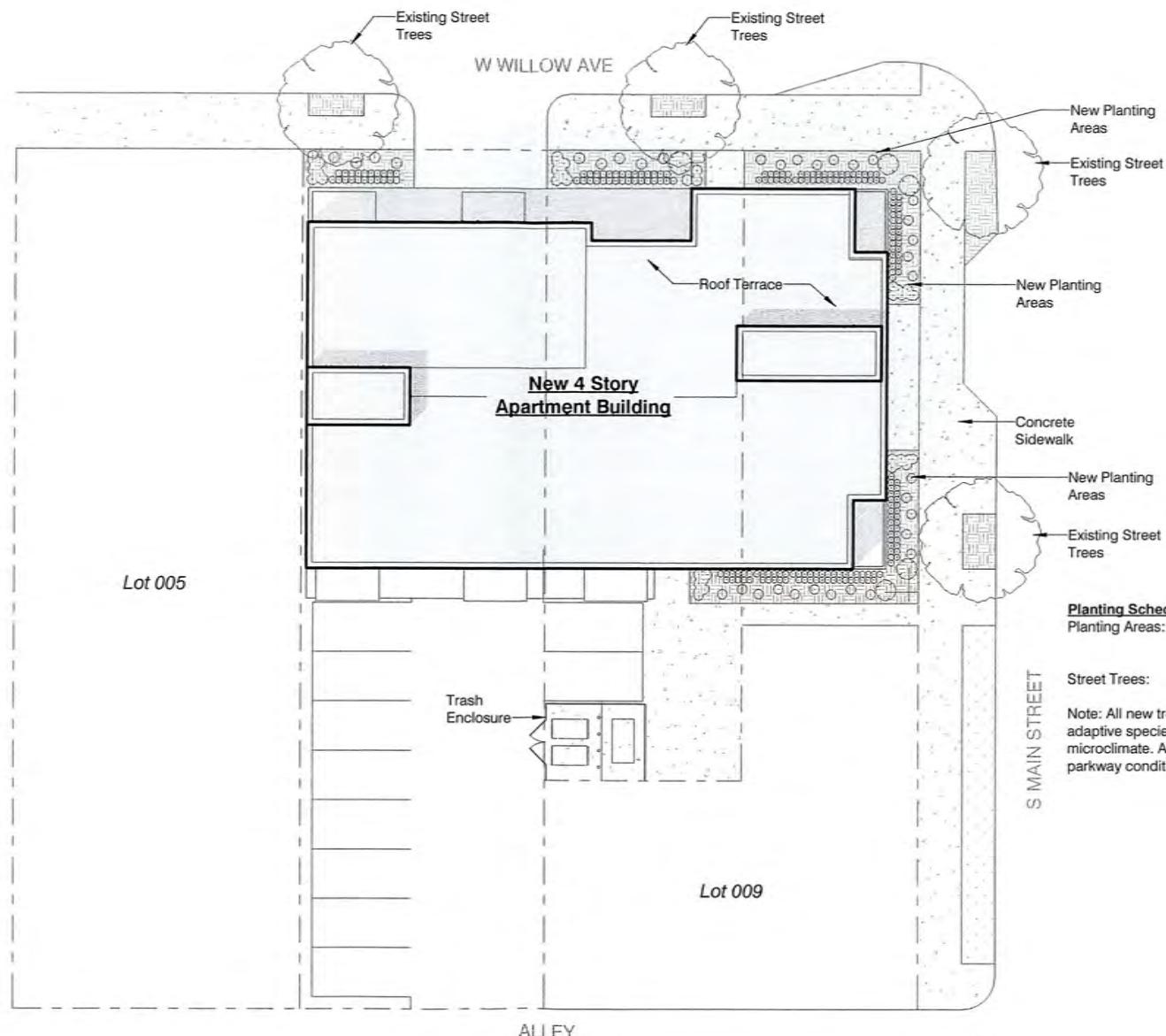


## UTILITY PLAN





# Landscape Plan



**Planting Schedule**

Planting Areas: Little Bluestem Grass  
Common Evening Primrose  
Meadow Sage / Salvia  
Street Trees: Autumn Blaze Maple

Note: All new trees & plantings to be native & / or adaptive species, appropriate to the site's soil & microclimate. All new trees to be suitable for parkway conditions.



New Directions Housing Corporation  
Supporting People and Communities Through Affordable Housing Development

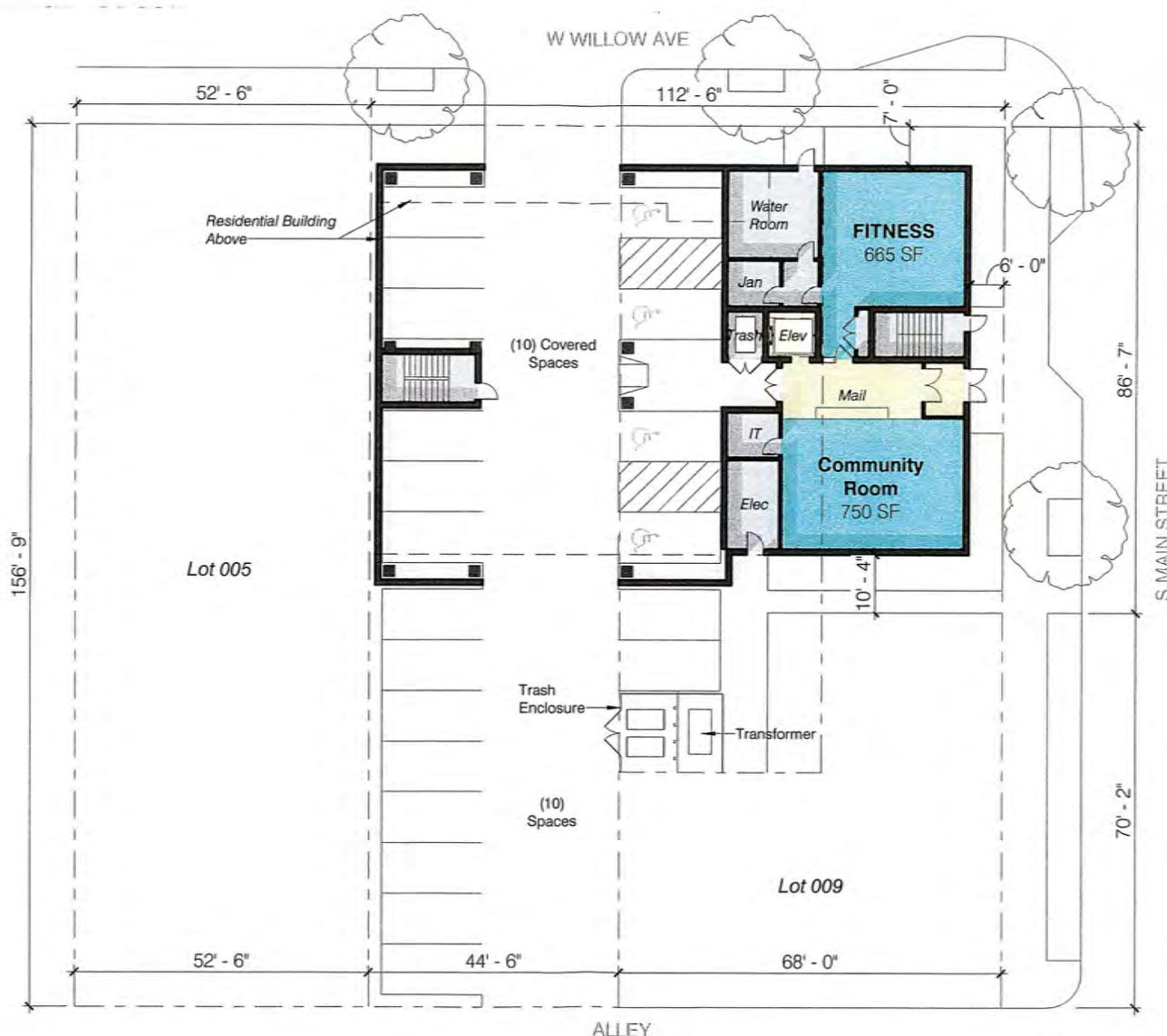
**Hero Homes**  
IHDA Project Application  
300 S Main Street, Wheaton, IL

2.10.2025

Prepared By  
**UrbanWorks**  
©2024

**03**

## 1st Floor Plan



**Hero Homes**  
IHDA Project Application  
300 S Main Street, Wheaton, IL

N

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06

## 2nd Floor Plan



**Hero Homes**  
IHDA Project Application  
300 S Main Street, Wheaton, IL



2.10.2025

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**UrbanWorks**  
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## 3rd & 4th Floor Plan



# Elevations



East Elevation (from Main Street)



North Elevation



Hero Homes  
IHDA Project Application  
300 S Main Street, Wheaton, IL

2.10.2025

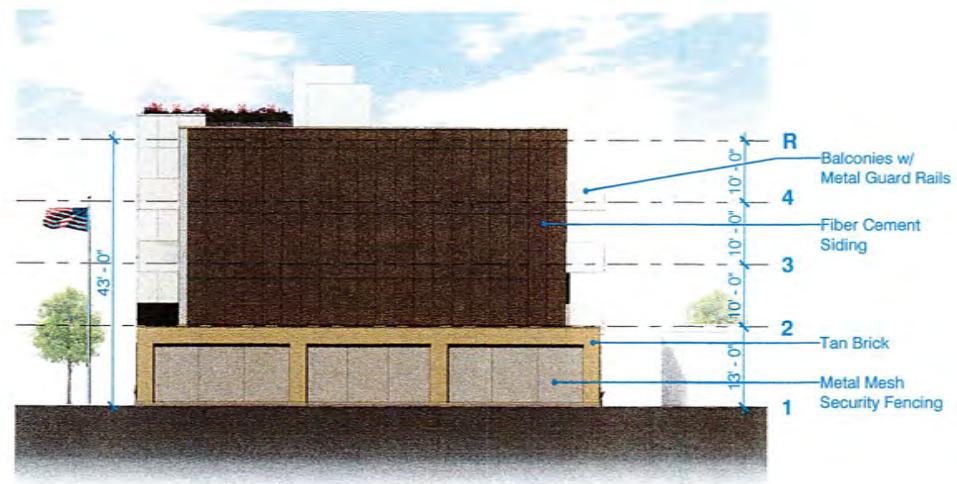
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04

## Elevations



### South Elevation



### West Elevation



**Hero Homes**  
IHDA Project Application  
300 S Main Street, Wheaton, IL

## TRAFFIC MEMO

To: Rodger Brown  
New Directions Housing Corporation

From: Kim Lask, P.E., PTOE, CFM

Date: April 23, 2025

RE: Hero Homes  
300 S. Main Street, Wheaton, Illinois  
Haeger File No.: 24-213

### 1 – INTRODUCTION

Haeger Engineering LLC has prepared a Traffic Memo for the proposed Hero Homes development located at 300 S. Main Street in Wheaton, Illinois. This study was conducted to assess the impact the proposed development would have on traffic conditions and to evaluate the anticipated parking demand to determine if sufficient parking will be provided. The subject property is in Section 16, Township 39N, Range 10E of DuPage County. The project area is 0.325 acres, and the P.I.N.s are 05-16-323-006, 05-16-323-007, and 05-16-323-008. The location map and aerial photograph of the site vicinity are illustrated on *Exhibit 1* in *Appendix A*.

The project consists of a 4-story, 20-unit apartment building for homeless veterans. There will be a parking garage on the first floor of the apartment building and an exterior parking lot. Access to the site will consist of one full access driveway at Willow Avenue and one full access driveway at the existing alley to the south. The site plan is illustrated on *Exhibit 2* in *Appendix A*.

### 2 – LAND USE

The subject property is currently vacant. Previous development on the property included three commercial buildings and parking lot that were demolished in 2022. Major land uses in the vicinity of the development include commercial and retail developments to the north, south, east, and west.

### 3 – EXISTING ROADWAY NETWORK

A field investigation was conducted along the adjacent segments of S. Main Street and Willow Avenue. The following information was obtained about the existing roadway network.



## S. MAIN STREET

- A north-south local roadway providing one lane in each direction that is under the jurisdiction of the City of Wheaton.
- At its signalized intersection with Willow Avenue, S. Main Street provides one through lane and one left-turn lane at both north and south approaches.
- S. Main Street is designated as a Minor Arterial with an Annual Average Daily Traffic (AADT) volume of 12,900 vehicles (IDOT 2020).
- The posted speed limit is 20 mph.
- Parallel parking is permitted in designated stalls along S. Main Street, with a 2-hour time limit.

## WILLOW AVENUE

- An east-west local roadway providing one lane in each direction that is under the jurisdiction of the City of Wheaton.
- At its signalized intersection with S. Main Street, Willow Road provides one through lane and one left-turn lane at both east and west approaches.
- The posted speed limit is 20 mph.
- Angled parking is permitted in designated stalls along Willow Avenue, with a maximum parking duration of 2 hours.

## 4 - PEAK HOUR TRIP GENERATION

In order to accurately estimate the traffic that will be generated by the proposed development, data compiled by the Institute of Transportation Engineers (ITE) in the 11<sup>th</sup> Edition of the *Trip Generation Manual*, released September 2021, was utilized. Trip generation for a proposed development depends on the size and characteristics of the anticipated land use. The volume of traffic generated by the number of units of the proposed facility was used to determine anticipated traffic volume. The ITE land use codes that were consulted for this analysis are indicated in *Table 1* along with the estimated weekday AM peak hour, weekday PM peak hour, and weekday daily traffic volumes. Two land use codes were compared.

Metra's Wheaton train station is located within a 0.35-mile +/- walk from the proposed development. Proximity to the train station enables residents to walk or bike, lessening the burden on daily and peak hour traffic volumes.

Deliveries are expected to be minimal with two to three deliveries per day which will occur during off-peak hours. There will be a maximum of two part-time employees.

Table 1 – ITE Land Use Codes and Peak Hour Trip Generation

Land Use	ITE Code		Peak Hour Traffic Volumes					Weekday Daily Trips		
			AM Peak		PM Peak					
		Units	In	Out	In	Out	In			
Affordable Housing	223	20	3	7	5	3	38	39		
Multifamily Housing (Mid-Rise) Close to Rail Transit	221	20	1	4	4	1	20	20		



## 5 – PARKING DEMAND ANALYSIS

Parking demand is the amount of parking that will be used at a particular time and place. Parking demand is affected by various factors such as type of use, time of day, parking duration, and geographic location. Parking adequacy was reviewed and determined based on the review of two (2) criteria: City of Wheaton Zoning Code parking requirements and *ITE Parking Generation Manual*, 6<sup>th</sup> Edition recommendations.

The proposed development will include 20 residential units with 10 interior garage parking spaces and 10 exterior parking spaces, totaling 20 parking spaces. This provides a parking ratio of 1.0 space per unit. Since the development is designed to support homeless veterans, it is expected that less than half of the residents will own a vehicle. There will be an excess of parking spaces available for employees and deliveries.

### CITY OF WHEATON ZONING CODE PARKING CRITERIA

Requirements for off-street parking are included in Article XXII, Section 22.1 of the City of Wheaton Zoning Code. According to the Zoning Code, the property is within the "Downtown Parking Overlay District" which includes "the area bounded by Seminary Street Seminary Street on the north, Illinois Street on the south, Washington Street on the east, and West Street on the west." Residential development within the Downtown Parking Overlay District are required to provide 0.78 parking spaces per 1,000 sq.ft. of floor area. Given a proposed floor area of 24,000 sq.ft., 19 parking spaces are required.

### ITE PARKING GENERATION

According to the *ITE Parking Generation Manual*, the average peak parking demand for a 20-unit multi-family development is 13 parking spaces (0.65 spaces per unit). Insufficient data is available to determine the Saturday parking demand.

Based on the above, the proposed 20 parking spaces at a ratio of 1.0 spaces per unit will adequately meet the future parking needs of the residents. Note that street parking is also available along S. Main Street and Willow Road for short-term parking.

## 6 – RECOMMENDATIONS AND CONCLUSION

Based on the traffic analysis for Hero Homes, the recommendations and conclusions are summarized below:

- The proposed development will have sufficient parking available to accommodate the parking demand and will meet the City of Wheaton requirements and exceed the *ITE Parking Generation Manual* recommendations.
- The site plan allows adequate site access. It is anticipated that traffic at the site entrances will experience minimal queues and delays.
- The proposed development will have minimal impact on and will not adversely affect the intersection of S. Main Street and Willow Avenue.