

MEMORANDUM

TO: Chair Aranas and Board Members of the Wheaton Planning and Zoning Board

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

DATE: September 10, 2021

SUBJECT: ZA #21-20/ Text Amendment and PUD/ 250 E. Roosevelt Road/ Quattro Development LLC

A public hearing was 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. The subject property would remain in the O-R Office Research District.

Following a presentation by the zoning applicant and questions and comments from the Board and public, the August 24, 2021 public hearing was continued until Tuesday, September 14, 2021 to give City Staff and the zoning applicant time to provide the following information:

1. Direction from the City Attorney on whether the proposed text amendment is still necessary if the property is subdivided into two lots with shared site improvements and parking.
2. Additional information from City Staff on the existing vehicular cross access/ parking agreement from 1969.
3. Additional information from the zoning applicant on traffic counts for the proposed urgent care/ daycare versus the former bank building, storm sewer outlet, unique foundation approaches for the urgent care building, and on the proposed site topography, including a rendering of the proposed modular wall to help the Board visualize the potential impact on the adjacent neighbors to the south and west.

Following the August 24, 2021 public hearing, the City received "preliminary conceptual plans" from DuPage County on planned intersection improvements for Roosevelt and Naperville Roads which includes multiple right-of-way acquisitions affecting the subject property. These right-of-way acquisitions include a 13 foot taking along Naperville Road and a 5-10 foot taking along Roosevelt Road. It should be noted that since these plans are labeled "preliminary conceptual plans" there may be additional changes (i.e. wider right-of-way acquisitions, etc.) to the plans.

As the proposed right-of-way acquisitions impact the proposed site plan for the subject property, the zoning applicant has requested a continuation of their public hearing until Tuesday, September 28, 2021 to give them additional time to make the needed changes to their plan. The additional information requested by the Board on August 24, 2021 and the "preliminary conceptual plans" from DuPage County on the planned intersection improvements for Roosevelt and Naperville Roads would also be



WHEATON MAYOR PHILIP J. SUESS

CITY MANAGER MICHAEL DZUGAN

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

provided to the Board for the Tuesday, September 28, 2021 meeting.

Staff Recommendation

City Staff is supportive of the continuation request and would recommend that the Board take public comment and testimony from anyone in attendance on Tuesday, September 14, 2021 and then continue the public hearing until Tuesday, September 28, 2021 for further information and discussion.