

January 13, 2026

Wheaton Planning and Zoning Board

I. Call To Order and Roll Call Vote

Chair Aranas called the Tuesday, January 13, 2026, Wheaton Planning and Zoning Board meeting to order at 7:00 p.m. in-person and via zoom. Upon roll call, the following were:

	<u>Roll Call Vote</u>
Present:	Nicole Aranas
	Ben Blume
	Chris Dabovich
	Bob Gudmundson
	Cecilia Horejs
	Mark Plunkett
	Philip Spittler
Absent:	None
City Staff Present:	Tracy Jones, Staff Planner

II. Approval of Minutes - November 11, 2025

The minutes were approved as presented.

III. Public Comment

There was none.

IV. New Business

ZA #26-01/ Rear Yard Setback Variation/ 87 Somerset Circle/ Nowakowski

Pursuant to notice duly published on December 23, 2025, and letters mailed to neighboring property owners on December 21, 2025, Chair Aranas called to order the January 13, 2026 public hearing requesting a variation to Article 3.4A.6 of the Wheaton Zoning Ordinance to allow the construction and use of a new deck with a rear yard setback of 23.1 feet in lieu of the required 25.0 feet, all on property commonly known as 87 Somerset Circle.

Comments from Linas Sadauskas at 829 Deerpath Court, stating his objection to the variation, were received and incorporated into the record.



WHEATON MAYOR PHILIP J. SUESS

CITY MANAGER MICHAEL DZUGAN

Tamara Nowakoski, 87 Somerset Circle, Wheaton was sworn in. Ms. Nowakoski stated that she is the property owner and that her lot is an interior lot in the Loretto Club Subdivision. The subject property, which is pie-shaped, is improved with a single-family residence and an existing pressure treated deck. Due to the lot's pie-shaped configuration, the house and the existing deck are both constructed at an angle to the rear property line. To create more useable low-maintenance outdoor space, she desires to replace the existing pressure treated deck with a larger composite deck.

Ms. Nowakowski stated that she is requesting a variation to Article 3.4A.6 of the Wheaton Zoning Ordinance to allow the construction and use of a new deck with a rear yard setback of 23.1 feet in lieu of the required 25.0 feet, all on property commonly known as 87 Somerset Circle. On the site plan, the stairs are shown with a setback of 22.5 feet, however these are allowed to encroach into the required setback. The southern portion of the deck is shown with a setback of 23.1 feet, and the northern portion of the deck is shown with a setback of 23.75 feet. Since the new deck is proposed on an angle to the rear property line, only a small percentage of the deck is encroaching into the required setback.

Staff Planner Jones stated that besides the requested rear yard setback variation, the new deck is fully code compliant with the bulk regulations of Article 14.2 of the Wheaton Zoning Ordinance. She confirmed that the stairs were allowed to encroach into the setback.

Ms. Nowakowski stated that this request meets the threshold for an administrative variation per the requirements of Article 5.7A of the Wheaton Zoning Ordinance. She initially pursued this option, but since one of her adjacent neighbors was unwilling to sign off on the request, she was left with three options: make the new deck code compliant, seek a non-administrative variation, or forgo the project. After considering her options, the applicant decided to pursue a non-administrative variation.

Dalia Garunas-Sadauskas, 829 Deerpath Court, Wheaton was sworn in. Ms. Garunas-Sadauskas stated that she objects to the variation. She further stated that she owns the property behind 87 Somerset Circle and that if the variation was approved it would impact her view, privacy, and property value. She added that a grill placed on the deck could also worsen her existing health issues. She stated that landscaping had been removed from the berm between the two houses, and she submitted pictures for reference.

Vince Pizzoferrato, 87 Somerset Circle, Wheaton was sworn in. Mr. Pizzoferrato stated that he is the property owner and that the existing screening that was removed from the berm was either dead or an invasive species. He added that they may add additional screening on the berm in the future, but they do not have a timeframe for these improvements.

Peter Karaholios, 921 Deerpath Court, Wheaton was sworn in. Mr. Karaholios stated that he objects to the variation. He further stated that he owns a pie-shaped lot and granting the variation would set a precedent for approving future zoning applications for other property owners in the Loretto Club subdivision.

Mr. Plunkett moved and then Mr. Dabovich seconded the motion to close the public hearing. On a voice vote, all voted aye.

Mr. Dabovich moved and then Mr. Blume seconded the motion to waive their regular rules and vote tonight. On a voice vote, all voted aye.

Mr. Plunkett moved and then Mr. Dabovich seconded the motion to recommend approval of ZA # 26-01, requesting a variation to Article 3.4A.6 of the Wheaton Zoning Ordinance to allow the construction and use of a new deck with a rear yard setback of 23.1 feet in lieu of the required 25.0 feet.

	<u>Roll Call Vote</u>
Ayes:	Nicole Aranas Ben Blume Chris Dabovich Bob Gudmundson Cecilia Horejs Mark Plunkett
Nays:	Philip Spittler
Absent:	None

Motion Passed

V. Miscellaneous

There was none.

VI. Adjournment

Mr. Spittler moved and then Ms. Horejs seconded the motion to adjourn the meeting at 7:36 p.m. On a voice vote, all voted aye.

Respectfully submitted,

Tracy L. Jones, AICP
Staff Planner

Approved by,



Nicole Aranas
Chair