

WHEATON PLANNING AND ZONING BOARD

I. CALL TO ORDER AND ROLL CALL VOTE

Chair Weller called the January 23, 2019 Wheaton Planning and Zoning Board meeting to order at 7:00 p.m. in the Council Chambers of the Wheaton City Hall, 303 W. Wesley Street. Upon roll call, the following were:

Roll Call Vote

Present: Nicole Aranas
Christopher Dabovich
Bob Gudmundson
Cecilia Horejs
Mark Plunkett
Dan Wanzung
Scott Weller

Absent: None

City Staff Present: Tracy Jones, Staff Planner

II. APPROVAL OF MINUTES – DECEMBER 11, 2018

The minutes were approved as presented.

III. PUBLIC COMMENT

There was none.

IV. NEW BUSINESS

ZA #19-01/ SPECIAL USE PERMIT/ 124 N. MAIN STREET/ LEVENTIS

Pursuant to notice duly published on January 8, 2019 and letters mailed to neighboring property owners on January 7, 2019, Chair Weller called to order the January 23, 2019 public hearing requesting a special use permit to allow any use listed in Section 17.3 of the Wheaton Zoning Ordinance to occupy a portion of the ground floor (Unit B - 520 square feet and Unit C - 1,330 square feet) of the existing building located at 124 North Main Street. The property is zoned C-2 Retail Core Business District.

Konstantinos (Gus) Leventis, 18 Vista Avenue, Addison was sworn in. Mr. Leventis stated that he is the property owner. He added that the subject property is located on the west side of Main Street between Wesley and Front Streets. The property is zoned C-2 Retail Core Business District and is improved with an existing multi-tenant commercial building. The ground floor of the building has a small retail space with frontage on Main Street with additional interior space in the rear of the building accessed by a long hallway leading from Main Street to the rear door of the building which provides access to parking lot #2; a customer-only lot. The building is currently occupied by Art and Glass Studio (retail frontage), Strand Fitness on the ground floor and lower level and an apartment on the second floor.

Mr. Leventis stated that the Wheaton Zoning Ordinance allows pedestrian oriented retail businesses as permitted uses on the ground floor in the C-2 Zoning District. Section 17.3 of the Wheaton Zoning Ordinance also lists several uses as permitted uses when the use is not located on the ground floor. Section 17.4 of the Wheaton Zoning Ordinance requires a special use permit for those uses if they are to be on the ground floor.

Mr. Leventis stated that he is requesting a special use permit to allow any use listed in Section 17.3 of the Wheaton Zoning Ordinance to occupy a portion of the ground floor (Unit B - 520 square feet and Unit C - 1,330 square feet) of the existing building excluding the retail frontage. This space is in the rear of the building and does not have retail frontage on Main Street. No exterior changes are proposed to the building.

Mr. Leventis stated that while Strand Fitness already has an existing special use permit for a portion of the rear space (since 2012), the property owner is looking to expand this approval to allow for greater flexibility in his ability to lease the interior, ground floor space to other non-retail users. The Building Code itself, would limit some of these uses on the ground floor; i.e. dwellings units, meeting halls, etc. in this particular building given its current configuration.

Chair Weller questioned whether the applicant was comfortable limiting the special use approval to health clubs and/ or business and professional offices.

Mr. Leventis stated that he was comfortable with this limitation.

Mr. Leventis addressed the special use standards 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.

Jim Atten, 121 W. Wesley Street, Wheaton was sworn in. Mr. Atten stated that has been a property owner in Downtown Wheaton since 1925. He cautioned the Planning and Zoning Board that approval of the special use permit for a health club and/ or business and professional office could open a pandora's box for future applications.

Paula Barrington, 108 E. Wesley Street, Wheaton was sworn in. Ms. Barrington stated she is the Executive Director of the Downtown Wheaton Association. She added that the Downtown Wheaton Association is supportive of the special use permit request given the unique building configuration.

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

The Board decided to vote this evening.

Mr. Gudmundson moved and then Mr. Wanzung seconded the motion to approve ZA #19-01 granting a special use permit to allow a health club and/or business and professional office to occupy a portion of the ground floor (Unit B - 520 square feet and Unit C - 1,330 square feet) of the existing building located at 124 N. Main Street.

Roll Call Vote

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| Ayes: | Nicole Aranas Christopher Dabovich Bob Gudmundson Cecilia Horejs Mark Plunkett Dan Wanzung Scott Weller |
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| Nays: | None |
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Absent: None

Motion Passed Unanimously

V. MISCELLANEOUS

There was none.

VI. ADJOURNMENT

Mr. Plunkett moved and then Mr. Gudmundson seconded the motion to adjourn the meeting at 7:38 p.m. On a voice vote, all voted aye.

Respectfully submitted,
Tracy L. Jones, Staff Planner