



WHEATON CITY COUNCIL PUBLIC HEARING MINUTES

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, March 28, 2022

I. Call to Order and Roll Call

The public hearing of the Wheaton City Council was called to order at 7:00 p.m. The public hearing was held in the Council Chambers, Wheaton City Hall, 303 W. Wesley Street, Wheaton, Illinois. Upon roll call, the following were:

Present: Councilman Barbier
Mayor Suess
Councilwoman Fitch
Councilwoman Robbins
Councilman Weller

Absent: Councilwoman Bray-Parker
Councilman Brown

City Staff Present: Michael G. Dzugan, City Manager
John M. Duguay, Assistant City Manager
James Kozik, Director of Planning & Economic Development
Robert Lehnardt, Director of Finance
Holly Schulz, Director of Human Resources
Susan Bishel, Public Information Officer
Sean Walsh, Sewer Superintendent

II. Public Hearing – ZA #22-08/ Planned Unit Development/ 222 and 250 E. Roosevelt Road/ Quattro Development LLC

Brett Dahlman, representing Quattro Development, 1100 Jorie Blvd., Suite 140, Oakbrook, introduced Phil Coover, who is the attorney representing the applicant.

Phil Coover stated they are presenting a new and improved application for redevelopment at 250 E. Roosevelt by incorporating the 222 E. Roosevelt property into this project. He reviewed the plan, which is to construct buildings including a Physician's Immediate Care facility and Guidepost Montessori at this location. By acquiring the adjacent property at 222 E. Roosevelt, the plan has been updated to alleviate concerns previously expressed about the cross-access and retaining wall between the subject property and the adjacent property. The applicant is under contract to acquire the 222 E. Roosevelt property, and they are proposing to either combine the properties or establish agreements across the two properties. The retaining wall would no longer be necessary, and water retention would be on the 222 property. Mr. Coover stated this change also addresses traffic concerns by having one less business on these parcels, compared with the original plan.

Mr. Coover reviewed how the uses proposed would be beneficial to the community by providing another healthcare option and an educational facility.

Mr. Dahlman reviewed how the changes would improve the grading of the property, reducing the slope, and create a smoother entry point off Roosevelt onto the property due to acquiring the 222 E. Roosevelt property. He stated they have listened to the concerns expressed at previous hearings and created a good plan on a challenging site.

Mayor Sues stated because this is a new hearing, the applicant should review the special use permit standards and the planned unit development public benefit factors.

Mr. Coover stated for the special use permit standards, a Montessori Pre-K school would not be detrimental to public health, safety or morals, and its use will benefit the community. He stated it will not decrease the value of nearby properties, and they believe it will increase values compared with the current abandoned bank. The uses would not impede the uses of neighboring properties, and they have removed a previous concern of the 222 E. Roosevelt property owner by acquiring this property at a significant cost to the applicant. Mr. Coover stated the plans have been given to City staff for proper review of utilities, drainage review and permitting purposes. Regarding traffic requirements, the applicant had an independent traffic expert come and testify previously on all measures being taken related to traffic flow, which is included in the report. It must also comply with Wheaton's Comprehensive Plan, and Mr. Coover stated the plan provides for education and healthcare for the community. He stated the staff report confirms how the applicant is complying with all development requirements.

For the PUD public benefit factors, Mr. Coover reiterated how healthcare and education are part of the Comprehensive Plan as uses that benefit the community.

a. Staff Comment

There were no staff comments.

b. Public Comment

There were no public comments.

c. Council Comment

Councilman Weller thanked the applicant for coming back with an improved plan. He asked if daycare parents/guardians would be required to park and escort children into the building or if there would be a drop-off line, which could cause congestion. In response, Mr. Dahlman stated since the children attending the daycare would be young children, parents/guardians would be required to park and escort children into the building.

Councilwoman Robbins asked if it will be a Montessori, a daycare or a nursery. Mr. Dahlman stated it is a daycare. In response to Councilwoman Robbins' questions on the age group for children attending and hours of operation, Mr. Dahlman stated children would be 0-5 years old (Pre-K), and hours of operation would be 7 a.m. to 6 p.m. Mr. Dahlman stated drop-offs and pick-ups would be spread over a 2-3 hour period in the morning and a 2-3 hour period in the afternoon.

Councilwoman Fitch thanked the applicant for their improvements to the plan.

Councilman Barbier stated he was glad the applicant worked with the owner of 222 E. Roosevelt and acquiring this property benefits everyone involved. He stated he'd like to see glare shields included to

protect nearby neighbors. Mr. Dahlman stated he believes this is a condition of approval and they will do what needs to be done in this matter.

Mayor Suess thanked the applicant for working with the City on updating the original plan, and the resulting changes created a better plan.

Councilwoman Robbins moved and Councilman Barbier seconded a motion to incorporate the evidence and testimony that was presented at the previous public hearings.

Roll Call Vote:

Ayes: Councilwoman Robbins
Councilman Weller
Councilman Barbier
Mayor Suess
Councilwoman Fitch

Nays: None
Absent: Councilwoman Bray-Parker
Councilman Brown

Motion Carried Unanimously

III. Adjournment

Councilman Barbier moved and Councilwoman Robbins seconded a motion to close the public hearing at 7:23 p.m.

Roll Call Vote:

Ayes: Councilman Barbier
Mayor Suess
Councilwoman Fitch
Councilwoman Robbins
Councilman Weller

Nays: None
Absent: Councilwoman Bray-Parker
Councilman Brown

Motion Carried Unanimously

Respectfully submitted,

Susan Bishel