

WHEATON PLANNING AND ZONING BOARD

I. CALL TO ORDER AND ROLL CALL VOTE

Acting Chair Plunkett called the April 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

Absent: Dan Wanzung
Scott Weller

City Staff Present: Tracy Jones, Staff Planner

II. APPROVAL OF MINUTES - MARCH 26, 2019

The minutes were approved as presented.

III. PUBLIC COMMENT

There was none.

IV. NEW BUSINESS

ZA #19-03/ PUD AMENDMENT/ 200 WYNDEMERE CIRCLE/ WYNDEMERE

Pursuant to letters being mailed to property owners on March 27, 2019, Acting Chair Plunkett called to order the April 23, 2019 public hearing requesting an amendment to an existing Planned Unit Development (PUD) to allow the construction and use of an addition to the existing Wyndemere Senior Living building located at 200 Wyndemere Circle, consisting of 33 independent senior apartments.

Michael Stott, 1421 South Dell Avenue, Ames, IA was sworn in. Mr. Stott stated that he was the architect working on the project. Mr. Stott stated that Wyndemere Senior Living Community is located at the southeast corner of County Farm and Manchester Roads. Wyndemere is a continuum of care facility offering independent living, assisted living, memory care, skilled nursing and rehabilitation on their campus.

Mr. Stott stated that Wyndemere Senior Living is requesting approval of an amendment to an existing Planned Unit Development (PUD) to allow the construction of an addition on its existing facility that includes 33 independent living units. The proposed addition would be located on the eastern edge of the existing Wyndemere building. The addition would be a three story, wood framed building, clad in brick and EIFS, over lower level concrete parking. The exterior of the building would match the design, colors and materials of the existing building.

Staff Planner Jones stated that the City of Wheaton adopted Ordinance No. E-3451 on April 17, 1989. This Ordinance adopted maximum numbers of independent living units, assisted living units, townhomes and

healthcare beds for the Wyndemere Development. While the existing number of assisted living units is higher than what was approved by Ordinance No. E-3451 (77 versus 40 units), the overall number of units is significantly less than the maximum number approved (454 versus 590 units).

Staff Planner Jones stated that Ordinance No. E-3451 also approved a maximum density for the Wyndemere Development. With a site area of 22.7034 acres and a maximum combined dwelling unit count of 440 units, the approved density is 19.38 dwelling units per acre not including healthcare beds. With the proposed addition, the applicant is requesting a new maximum density of 15.5 dwelling units per acre not including healthcare beds.

Staff Planner Jones stated that Ordinance No. E-3451 also approved a site plan for the entire Wyndemere Campus. The location and configuration of the proposed addition is consistent with this site plan.

Brett Duffy, 9575 West Higgins Road, Suite 700, Rosemont was sworn in. Mr. Duffy stated that he was the engineer working on the project. Mr. Duffy stated that the addition includes an indoor swimming pool, multi-purpose room and various outdoor landscape improvements including a new gazebo and putting green.

Mr. Duffy stated that there are currently 78 existing garage parking spaces and 285 existing guest parking spaces on the Wyndemere campus. The proposed addition would add 33 new garage parking spaces for a total of 111 garage parking spaces and 25 new guest parking spaces for a total of 310 guest parking spaces.

Mr. Stott addressed the special use evidence 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.

Ms. Aranas questioned if a larger addition had been considered.

Marty Jensen, 200 Wyndemere Circle, Wheaton was sworn in. Mr. Jensen stated that he was the Executive Director at Wyndemere. Mr. Jensen stated that they had looked at various size additions, but the size of this addition seemed to fit he best.

Acting Chair Plunkett questioned whether Wyndemere would be built out with the proposed addition.

Mr. Jensen stated that there is some greenspace on the north side of the campus, but they have no current plans to expand beyond the proposed addition.

Mr. Gudmundson questioned whether the pool would be available to all residents. He also questioned the construction timeframe for the addition.

Mr. Jensen stated that the pool would be available to all residents. He added that the construction timeframe would be 14 months from groundbreaking.

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

The Board decided to vote this evening.

Ms. Aranas moved and then Mr. Gudmundson seconded the motion to approve an amendment to an existing Planned Unit Development (PUD) to allow the construction and use of an addition to the existing Wyndemere Senior Living building located at 200 Wyndemere Circle, consisting of 33 independent senior apartments.

Roll Call Vote

Ayes: Nicole Aranas
Christopher Dabovich
Bob Gudmundson
Cecilia Horejs
Mark Plunkett

Nays: None

Absent: Dan Wanzung
Scott Weller

Motion Passed Unanimously

V. MISCELLANEOUS

There was none.

VI. ADJOURNMENT

Mr. Dabovich 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