

Wheaton Planning and Zoning Board

**I. Call To Order and Roll Call Vote**

Chair Aranas called the Tuesday, May 24, 2022 Wheaton Planning and Zoning Board meeting to order at 7:00 p.m. in-person and via zoom. Upon roll call, the following were:

Roll Call Vote

Present: Nicole Aranas  
Chris Dabovich  
Chris Derrick  
Bob Gudmundson  
Mark Plunkett  
Dan Wanzung

Absent: Cecilia Horejs

City Staff Present: Tracy Jones, Staff Planner  
Joe Tebrugge, Director of Engineering

**II. Approval of Minutes - May 10, 2022**

The minutes were approved as presented.

**III. Public Comment**

There was none.

**IV. Old Business**

**ZA #22-14/ Special Use Permit/ 1325 Manchester Road/ Wheaton Village**

Chair Aranas reconvened the public hearing on May 24, 2022 that was initially called to order on May 10, 2022 to consider an application requesting a special use permit to allow the construction and use of a parking lot expansion, with 20 net new parking spaces, for the existing nursing and rehabilitation center (senior housing development) located at 1325 Manchester Road.

Chair Aranas stated that letters from Paul and Susan Brinkman at 413 Birch Drive and Dan and Martha Aderholdt at 409 Birch Drive were received and incorporated into the record.

Mehran Maemar, 3996 Orchard Lane, Long Grove was sworn in. Mr. Maemar stated that he was the architect working on the project. The subject property is located on the north side of Manchester Road just east of Birch Avenue. The property is approximately 2.9 acres in size and is improved with an existing nursing and rehabilitation center (senior housing development) and parking lot.

Mr. Maemar stated that his client is requesting a special use permit to allow the construction and use of a parking lot expansion, with 20 net new parking spaces, for the existing nursing and rehabilitation center (senior housing development) to make the parking lot more functional for the existing use. The parking lot expansion is proposed to the north of the existing lot and the expansion would comply with all the required setbacks. This project would include the resurfacing of the existing drives and parking lot. Three accessible parking spaces are proposed near the main entry, where only one accessible parking space exists today.

Mr. Maemar stated that his client has submitted a tree preservation plan as part of the special use permit submittal. The tree preservation plan proposes to remove a total of nineteen trees, including the following: One buckthorn tree, three cedar trees, one black cherry tree, two elm trees, two silver maple trees, and ten oak trees. Some of the oak trees may require compensation per the City's tree preservation plan requirements; the rest of the trees are exempt. Assuming this parking lot expansion project is approved by the City Council, the applicant would need to provide a definition of "fair condition" that was used when completing the tree preservation plan, then staff could determine whether compensation for some of the oak trees is required.

Mr. Maemar stated that his client has also submitted a landscape plan as part of the special use permit submittal. The landscape plan proposes the installation of ten shade trees around the perimeter of the new parking lot expansion and in the new landscape islands, including the following: Three autumn blaze maple trees, three skyline honey locust trees, and four new horizon elm trees. The landscape plan further proposes the installation of nine ornamental trees around the perimeter of the new parking lot expansion, including the following: Six cole's select serviceberry trees, and three eastern redbud trees.

Mr. Maemar stated that there is no privacy fence on the subject property adjacent to the single-family residences to the west. The existing fencing along the west property line, which is a mix of solid wood and chain-link, belongs to the individual single family residences on Birch Avenue. He added that his client is agreeable with the staff condition that a 6 foot tall solid fence be installed along the west property line of the subject property adjacent to residential lots 4 -7, as noted on the attached civil plans, to adequately screen these properties from the headlights in the existing parking lot and the proposed parking lot expansion.

Mr. Maemar stated that there is no existing parking lot lighting on the subject property. The parking lot expansion anticipates the installation of a new 20 foot tall parking lot light with 4 LED shoebox style heads as required by Wheaton Zoning Ordinance, Article 22.4.9. A photometrics plan has been submitted as part of the special use permit submittal. The plan shows a maximum of 0.1 footcandles along a portion of the west property line, 0.0 footcandles along the north property line, and 0.0 footcandles along the east property line. He added that his client is agreeable with the staff condition that the parking lights shall be turned off between 10:00 pm and 6:00 am daily or glare shields shall be installed on the lights to reduce the light level to a maximum of 0.05 footcandles along the west property line.

Susan Brinkman, 413 Birch Drive, Wheaton was sworn in. Ms. Brinkman stated that she was an adjacent property owner to the west. She questioned why the facility needed more parking and whether the location of the dumpster enclosure would change with the proposed parking lot expansion. She added that she was concerned with the existing entrance drive and proposed parking lot expansion as they relate to slope and drainage, excavation and curbs, and light and noise.

Chair Aranas questioned the location of the dumpster enclosure.

Mr. Maemar stated that the dumpster enclosure would remain at the NEC on the building.

Mr. Gudmundson questioned the pitch of the existing entrance drive.

Director Tebrugge stated that the existing entrance drive does pitch slightly away from the west property line but it's relatively flat.

The Board discussed the existing entrance drive and decided that the third staff condition, relating to the preliminary engineering plan, should be modified to include language requiring work to the existing entrance drive to minimize runoff to the west.

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

Mr. Gudmundson moved and then Mr. Plunkett seconded the motion to recommend approval of ZA #22-14 requesting a special use permit to allow the construction and use of a parking lot expansion, with 20 net new parking spaces, for the existing nursing and rehabilitation center (senior housing development) located at 1325 Manchester Road, subject to the following conditions:

1. A 6 foot tall solid wood fence shall be installed along the west property line of the subject property adjacent to residential lots 4 -7, as noted on the attached civil plans, to adequately screen these properties from the headlights in the existing parking lot and the proposed parking lot expansion.
2. The parking lot lights shall be turned off between 10:00 pm and 6:00 am daily or glare shields shall be installed on the lights to reduce the light level to a maximum of 0.05 footcandles along the west property line.
3. The preliminary engineering plan shall be subject to further staff review prior to the issuance of a site development permit and shall include work to the existing entrance drive to minimize runoff to the west.

Roll Call Vote

Ayes: Nicole Aranas  
Chris Dabovich  
Chris Derrick  
Bob Gudmundson  
Mark Plunkett  
Dan Wanzung

Nays: None

Absent: Cecilia Horejs

Motion Passed Unanimously

**V. Miscellaneous**

There was none.

**VI. Adjournment**

Mr. Dabovich moved and then Mr. Derrick seconded the motion to adjourn the meeting at 7:51 p.m. On a voice vote, all voted aye.

Respectfully submitted,  
Tracy L. Jones, AICP  
Staff Planner