

WHEATON PLANNING AND ZONING BOARD

I. CALL TO ORDER AND ROLL CALL VOTE

Chair Weller called the May 29, 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
Scott Weller

Absent: Dan Wanzung

City Staff Present: Tracy Jones, Staff Planner

II. APPROVAL OF MINUTES - MAY 14, 2019

The minutes were approved as presented.

III. PUBLIC COMMENT

There was none.

IV. NEW BUSINESS

ZA #19-06/ FRONT YARD SETBACK VARIATION/ 300 S. WEST STREET/ NORTH SHORE SIGN COMPANY

Pursuant to notice duly published on May 11, 2019 and letters mailed to neighboring property owners on May 9, 2019, Chair Weller called to order the May 29, 2019 public hearing requesting a variation to Article 23.7.1e of the Wheaton Zoning Ordinance to allow the construction and use of a new monument sign on the property located at 300 S. West Street with a front yard setback of 0.0 feet in lieu of the required 15.0 feet.

Chair Weller stated that the subject property is located at the west side of West Street between Liberty Drive and Illinois Street. The property is improved with an office building, with the northern portion of the building occupied by West Willow Family Dental and the southern portion of the building occupied by Central DuPage Orthodontics.

Lee Gotfried, 1925 Industrial Drive, Libertyville was sworn in. Mr. Gotfried stated that his client is requesting a variation to Article 23.7.1e of the Wheaton Zoning Ordinance to allow the construction and use of a new monument sign on the property located at 300 S. West Street with a front yard setback of 0.0 feet in lieu of the required 15.0 feet. The variation is necessary to increase the visibility of the sign for vehicle and pedestrian traffic on West Street given the placement of the existing building.

Staff Planner Jones stated that if the property was zoned the same as the adjacent C-4 Commercial properties, no monument sign setback would be required.

Mr. Gotfried stated that the building has an existing monument sign that is in the same general location installed parallel to West Street with approximately a two foot front yard setback. The new sign would replace the existing one and would be installed perpendicular to West Street.

Mr. Gotfried stated that the new sign is seven feet in height and 42 square feet per face. It has an LED time and temperature display at the top, with individual panels for West Willow Family Dental and Central DuPage Orthodontics below. The size and height of the sign comply with the requirements of the Wheaton Zoning Ordinance.

Staff Planner Jones stated that engineering staff has reviewed the proposed location of the sign and does not foresee any site distance issues with the exit drive to the south.

Mr. Gotfried addressed the variation standards as required by the Zoning Ordinance. He stated that the proposed variation would not be detrimental to the public health, safety, morals, comfort, convenience or general welfare of the neighboring property owners.

Mr. Plunkett questioned the status of the existing banner on the building.

Laurence Golden, 259 N. West Street, Wheaton was sworn in. Mr. Golden stated that he was one of the property owners and that the banner is a temporary sign that has a valid permit.

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.

Mr. Plunkett moved and then Mr. Gudmundson seconded the motion to approve ZA #19-06 granting a variation to Article 23.7.1e of the Wheaton Zoning Ordinance to allow the construction and use of a new monument sign on the property located at 300 S. West Street with a front yard setback of 0.0 feet in lieu of the required 15.0 feet.

Roll Call Vote

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

Nays: None

Absent: Dan Wanzung

Motion Passed Unanimously

ZA #19-07/ FRONT YARD SETBACK VARIATION/ 201 N. BLANCHARD STREET/ ENGEL

Pursuant to notice duly published on May 11, 2019 and letters mailed to neighboring property owners on May 9, 2019, Chair Weller called to order the May 29, 2019 public hearing requesting a variation to Article 10.2.5

and Article 3.4A.5a of the Wheaton Zoning Ordinance to allow the construction and use of a one-story addition on the property located at 201 N. Blanchard Street with a front yard setback of 30.66 feet in lieu of the required 44.58 feet and an interior side yard setback of 3.66 feet in lieu of the required 4.8 feet. An email of support was submitted by Matthew and Eleanor McNear, 203 N. Blanchard Street, Wheaton and was incorporated into the record.

Chair Weller stated that the subject property is located at the northeast corner of Blanchard and Harwarden Streets. The property is improved with a 1.5 story frame residence that was built in 1910.

Kevin Engel, 201 N. Blanchard Street, Wheaton was sworn in. Mr. Engel stated that he is requesting a variation to Article 10.2.5 and Article 3.4A.5a of the Wheaton Zoning Ordinance to allow the construction and use of a one-story addition on the property located at 201 N. Blanchard Street with a front yard setback of 30.66 feet in lieu of the required 44.58 feet and an interior side yard setback of 3.66 feet in lieu of the required 4.8 feet.

Mr. Engel stated that since the property is a corner lot, the front yard setback is based solely on the existing house to the north which has a front yard setback of 44.58 feet. The requested side yard setback of 3.66 feet in lieu of the required 4.8 feet meets the requirements for an administrative zoning variation but has been included in this request to streamline the review process.

Marc Kollias, 25W767 Durfee Road, Wheaton was sworn in. Mr. Kollias stated that he was the architect working on the project. He stated that the proposed addition includes a one-car attached garage and a family room on the north side of the existing home. The front wall of the proposed addition would be situated 1.5 feet behind the front wall of the existing covered porch. The siding and roofing materials for the proposed addition would match the existing residence. He added that an addition of the east side of the home was not feasible based on the grade of the property and the existing floor plan of the house.

Mr. Plunkett questioned whether the existing retaining wall would be reconstructed.

Mr. Kollias stated that the existing retaining wall would be reconstructed.

Staff Planner Jones stated that engineering staff has concerns with the existing gravel improvements in the Harwarden parkway to provide for parking along the north side of the street. This use of the public right-of-way is not permitted.

Mr. Engel stated that he would prefer to keep the existing gravel improvements, but he understands that the decision is up to the City Council's discretion.

Mr. Engel addressed the variation standards as required by the Zoning Ordinance. He stated that the proposed variation would not be detrimental to the public health, safety, morals, comfort, convenience or general welfare of the neighboring property owners.

Mr. Dabovich moved and then Mr. Plunkett 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. Dabovich seconded the motion to approve ZA #19-07 requesting a variation to Article 10.2.5 and Article 3.4A.5a of the Wheaton Zoning Ordinance to allow the construction and use of a one-story addition on the property located at 201 N. Blanchard Street with a front yard setback of 30.66 feet in

lieu of the required 44.58 feet and an interior side yard setback of 3.66 feet in lieu of the required 4.8 feet, subject to the following condition:

1. The gravel improvements in the Harwarden parkway to provide for parking along the north side of the street shall be removed prior to a final certificate of occupancy being issued for the proposed addition unless a license agreement is granted by the City Council.

Roll Call Vote

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

Nays: None

Absent: Dan Wanzung

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 7:48 p.m. On a voice vote, all voted aye.

Respectfully submitted,
Tracy L. Jones, Staff Planner