

WHEATON PLANNING AND ZONING BOARD

I. CALL TO ORDER AND ROLL CALL VOTE

Chair Weller called the August 13, 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
Cecilia Horejs
Mark Plunkett
Dan Wanzung
Scott Weller

Absent: Bob Gudmundson

City Staff Present: Tracy Jones, Staff Planner

II. APPROVAL OF MINUTES - JULY 23, 2019

The minutes were approved as presented.

III. PUBLIC COMMENT

There was none.

IV. OLD BUSINESS

ZA #19-09/ CORNER SIDE YARD SETBACK VARIATION/ 704 N. BLANCHARD STREET/ RUNYON

Chair Weller reconvened the public hearing on Tuesday, August 13, 2019. He stated that the public hearing was called to order on July 9, 2019 but since the zoning signs were not posted on the property, the public hearing was continued until August 13, 2019 to meet the 15 day public notice requirement.

Staff Planner Jones stated that the zoning signs were posted on July 10, 2019, so the 15 day public notice requirement had now been met.

Staff Planner Jones stated that a question was raised about the possibility of the homeowner being able to request a street vacation for a portion of the right-of-way along Blanchard Street in order to reduce the width of the unusually wide right-of-way and thus, increase the setback of the existing patio. There doesn't appear to be any City utilities in this area, so this may be a possibility in the future. If the homeowner is interested in submitting a street vacation request, a combined request with the neighbor to the north at 714 N. Blanchard Street and the neighbor to the south at 1220 East Jefferson Avenue would be the cleanest approach.

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

The Board decided to vote this evening.

Mr. Wanzung moved and then Ms. Horejs seconded the motion to approve ZA #19-09 granting a variation to Article 10.2.5 of the Wheaton Zoning Ordinance to allow an existing patio to remain on the property located at 704 N. Blanchard Street with a corner side yard setback of approximately 4.0 feet in lieu of the required 16.5 feet.

Roll Call Vote

Ayes: Nicole Aranas
Christopher Dabovich
Cecilia Horejs
Mark Plunkett
Dan Wanzung
Scott Weller

Nays: None

Absent: Bob Gudmundson

Motion Passed Unanimously

V. MISCELLANEOUS

There was none.

VI. ADJOURNMENT

Mr. Dabovich moved and then Mr. Plunkett seconded the motion to adjourn the meeting at 7:06 p.m. On a voice vote, all voted aye.

Respectfully submitted,
Tracy L. Jones, Staff Planner