

Wheaton Planning and Zoning Board

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

Acting Chair Plunkett called the Tuesday, September 13, 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: Chris Dabovich  
Chris Derrick  
Bob Gudmundson  
Mark Plunkett  
Dan Wanzung

Absent: Nicole Aranas  
Cecilia Horejs

City Staff Present: Tracy Jones, Staff Planner

Acting Chair Plunkett stated that Chair Aranas was an adjacent property owner to one of the requests on the agenda, so to avoid any appearance of a conflict or bias, she decided to not attend this meeting.

**II. Approval of Minutes - August 23, 2022**

The minutes were approved as presented.

**III. Public Comment**

There was none.

**IV. New Business**

**ZA #22-21/ Special Use Permit/ 801 Joyce Court/ Newsom**

Pursuant to notice duly published on August 26, 2022 and letters mailed to neighboring property owners on August 24, 2022, Acting Chair Plunkett called to order the September 13, 2022 public hearing requesting a special use permit pursuant to Article 24.4.1 of the Wheaton Zoning Ordinance to allow the construction and use of a swimming pool house in connection with an existing pool and pool deck, all on property commonly known as 801 Joyce Court.

Kurt Newsom, 801 Joyce Court, Wheaton was sworn in. Mr. Newsom stated that he was the property owner, and they are requesting a special use permit pursuant to Article 24.4.1 of the Wheaton Zoning Ordinance to allow the construction and use of a swimming pool house in connection with an existing pool and pool deck, all on property commonly known as 801 Joyce Court. He added that they are also proposing a one-story bathroom and changing room addition at the east corner of the existing single-family residence that is fully code compliant.

Mr. Newsom stated that the swimming pool house is proposed at the southeast corner of the property off the existing pool deck. The swimming pool house would maintain a 10.0 foot setback from the east property line and would maintain approximately a 24.0 foot setback from the south property line.

Mr. Newsom addressed the seven special use 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.

Acting Chair Plunkett stated that the subject property is 27,159 square feet. The property is improved with an existing two-story brick and frame single-family residence, pool, and pool decking. The floor area ratio (i.e., living square footage to lot square footage) limit for the property is 10,863 square feet and the lot coverage (i.e., roofed structure) limit for the property is 9,043 square feet. While the proposed swimming pool house would be included in both limits, the property is large enough to accommodate the existing house and the proposed swimming pool house.

Acting Chair Plunkett stated that the pool house would be 20.0 foot wide by 24.0 feet deep and would include a main room and storage area on the back of the structure. A 16.66 foot wide by 10.0 foot deep covered patio area is also proposed on the front of the structure adjacent to the existing pool deck. The swimming pool house would be approximately 17.0 feet in height and the exterior materials and design of the structure would match the exterior materials and design of the existing house.

Audra Bonnet, 601 Brighton Drive, Wheaton was sworn in. Ms. Bonnet stated that she owned the adjacent property to the south. She stated that since the pool and pool deck was constructed on the subject property, they have had more standing water/ ice on their property. She added that they are afraid that the construction of the pool house would make this situation worse.

Acting Chair Plunkett stated that if the pool house is approved by the City Council, a building permit is required. He added that a building permit for this type of project requires a grading (engineering) plan to be submitted to ensure that that existing drainage pattern remains on the subject property.

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

Mr. Wanzung moved and then Mr. Dabovich seconded the motion to waive their regular rules and vote tonight. On a voice vote, all voted aye.

Mr. Wanzung moved and then Mr. Gudmundson seconded the motion to approve ZA #22-21, subject to the following conditions:

1. The pool house shall not be used as guest accommodations.
2. The original subdivision grading plan shall be followed, routing stormwater runoff to the detention facility to the north. The redirection of flow proposed by the Pool house is not allowed and must be addressed.
3. A Type 1 Grading Plan meeting all City Code requirements is required. Once received, the engineering plan shall be subject to further staff review prior to the issuance of a site development permit.

	<u>Roll Call Vote</u>
Ayes:	Chris Dabovich Chris Derrick Bob Gudmundson Mark Plunkett Dan Wanzung

Nays:	None
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Absent:	Nicole Aranas Cecilia Horejs
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Motion Passed Unanimously

**ZA #22-22/ Amendment to PUD/ 1000 W. Prairie Avenue/ Wheaton Sports Center**

Pursuant to notice duly published on August 26, 2022 and letters mailed to neighboring property owners on August 24, 2022, Acting Chair Plunkett called to order the September 13, 2022 public hearing requesting an amendment to an existing Planned Unit Development (PUD), most recently amended by City Ordinance No. F-2036, to consider the construction and use of a 115 foot x 115 foot seasonal tent, over existing tennis courts 5 and 6, to allow the Wheaton Sports Center members to play indoor Pickleball during the winter months on six courts, all on property commonly known as 1000 W. Prairie Avenue.

Maribeth Russell, 1000 W. Prairie Avenue, Wheaton was sworn in. Ms. Russell stated that she was the property manager for the Wheaton Sports Center. She stated that the Wheaton Sports Center is requesting an amendment to their existing Planned Unit Development (PUD), most recently amended by City Ordinance No. F-2036, to consider the construction and use of a 115 foot x 115 foot seasonal tent, over existing tennis courts 5 and 6, to allow the Wheaton Sports Center members to play indoor Pickleball during the winter months on six courts, all on property commonly known as 1000 W. Prairie Avenue.

Ms. Russell stated that the location of the proposed tent, over existing tennis courts 5 and 6, was specifically chosen to minimize the visual impact on the residential neighbors to the north and west of the Wheaton Sports Center. The City previously approved this location for an air supported structure. However, the Wheaton Sports Center is now proposing to install a framed structure, equipped with lighting and heat. If approved, the applicant would like to keep the frame up and the roof on year round, with the sides being used on a seasonal basis.

Dave Spata, 3755 Swenson Avenue, St. Charles was sworn in. Mr. Spata stated that he worked for Big Tent Rentals. He stated that the tent would be heated with either natural gas, propane, or diesel. However, he stated that natural gas is their first choice. He added that 40 inch stakes would be used to anchor each of the tent legs, the tent would be white in color, and the tent would be made of block out material to minimize light transfer.

Ms. Russell addressed the seven special use standards as required by the Zoning Ordinance. She 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.

Tim Doyle, 1100 Wheaton Oaks Court, Wheaton was sworn in. Mr. Doyle stated that he was the adjacent property owner to the south. He requested that if the roof of the tent is intended to stay up year round, not seasonally, that engineering staff should review the tent permit to issue proper drainage. He also requested that the Wheaton Sports Center fix the broken posts on their existing fence and modify their existing dumpster enclosure to ensure adequate screening.

The Board decided to include a condition on their recommendation that if the roof of the tent is intended to stay up year round, not seasonally, that engineering staff should review the tent permit to issue proper drainage. Since repairing the fence and modifying the dumpster enclosure were not directly related to the tent request, the Board asked the Wheaton Sports Center to address these items as a separate matter. They further requested that staff mention these additional concerns in the correspondence that goes to the City Council.

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. Wanzung seconded the motion to waive their regular rules and vote tonight. On a voice vote, all voted aye.

Mr. Gudmundson moved and then Mr. Dabovich seconded the motion to approve ZA #22-22, subject to the condition that if the roof of the tent is intended to stay up year round, not seasonally, that engineering staff should review the tent permit to issue proper drainage.

Ayes: Roll Call Vote  
Chris Dabovich  
Chris Derrick  
Bob Gudmundson  
Mark Plunkett  
Dan Wanzung

Nays: None

Absent: Nicole Aranas  
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 7:52 p.m. On a voice vote, all voted aye.

Respectfully submitted,  
Tracy L. Jones, AICP  
Staff Planner