
1. CALL TO ORDER

Chairman Johnson called the meeting to order at 6:30 p.m. on August 24, 2022.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Kasper, Berke, Sprague, Riles, Myer and Johnson. Commissioner Hyken was absent with previous notice. Also present were Marcy Knysz, Village Planner, Mallory Milluzzi, Village Attorney, Fire Inspector Niemiec and Kyle Goetzelmann, Civil Engineer.

4. CHANGES TO THE AGENDA

5. CITIZEN CONCERNS AND COMMENTS - None

6. CONSENT ITEMS - None

7. ITEMS FOR REVIEW

- A) Docket No. PC22-12
First Student, Inc.
200 Shepard
Minor Site Plan and Appearance Approval for a Building Addition

There is currently a temporary structure on the property. The proposed permanent structure will be larger and placed in the same location. The structure is a shelter for bus drivers waiting before and after drop-offs. Staff has the plans available at the meeting.

Mr. Justin Becker, First Student, Inc. 5518 West Belmont was present.

They are trying to build a bigger addition for the bus drivers to use to wait.

Commissioner Myer had no questions.

Commissioner Riles had no questions.

Commissioner Sprague asked if the structure would have heat and air conditioning. Mr. Becker confirmed it would have portable units on both sides.

Commissioner Sprague asked if the structure needed to be sprinklered. Fire Inspector Niemiec confirmed it was not a currently sprinklered building and the size does not require it.

Commissioner Berke had no questions.

In response to Commissioner Kasper's question, Mr. Becker confirmed the structure would not be used for anything else except a waiting room for the bus drivers. The current structure leaks when it rains.

Commissioner Kasper moved, seconded by Commissioner Myer to approve Docket No. PC 22-12, granting minor site plan and building appearance approval, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, for a 525 sq. ft. building addition, for the property located at 200 Shepard Avenue, in accordance with the Plan Set prepared by K2 Studio, received by the Village on 8/2/2022.

On the roll call, the vote was as follows:

AYES: Commissioners Kasper, Myer, Berke, Sprague, Riles, Johnson
NAYS: None
ABSENT: Commissioner Hyken

There being six affirmative votes, the motion was approved.

**B) DISCUSSION: Planned Unit Development Concept Review
300 W. Dundee Road
Turk Walker Ventures LLC**

The concept review was presented to the Village Board on June 6th, and they provided comments. The Village Board expressed concern about the lack of open space within the proposed development and concerns about the tandem two car garages.

Mr. Mark Kurensky, HKM Architects, 43 South Vail, Arlington Heights was present.

Mr. Kurensky noted they had met with Staff numerous times. The site is just over 10 acres, but they had not controlled all of it at the beginning. The Village owns one of the parcels. They originally came in with a 5-acre concept of the area. Village staff directed them to review the Station Area Plan and Comprehensive Plan. After review, they wanted common ownership, a common circulation of traffic, etc. They spent a lot of time on the plans and came back with controlling the entire site which changed the whole plan. The Comprehensive Plan and Station Area Plan includes retail. He explained retail was a challenge in the current market. If done right, it can be filled, but if done wrong it would remain empty. He felt the proposed plan would finish off the corner.

They are looking to build off and compliment what had been started, but not compete with it.

They are starting with commercial that needs visibility, parking and access. The challenge is the signal at Parkway and Dundee, the signal at the Post Office is a benefit. They anticipate getting a full access up north and work with Uptown 500, just south of the bridge that goes over the creek. It would have about 10,000 square feet of retail space. They are proposing to get a right-in and right-out. The westbound traffic could see the retail and parking and make a right turn to get into the retail. If they continue on westbound, they can go back out where they came in. If they want to go east, they have two options of either going north up to Northgate Parkway or go over to the Post Office. They need to figure out how to create a viable amount of retail.

The next part was the upscale apartments. They did not want to compete with the same cars as for the retail. There is a circle drop off at the north end which is the main entrance for the apartments. The full access off the parkway is the main entrance but they are trying to separate the parking, so they don't compete with the same parking. It is a wrap building. The benefit of a wrap is the parking is in the middle where it is well located for the residents and also completely hidden. The retail is within the six-story apartment building. They are using the first two floors for retail, so it will have tall ceilings with 14-16' of clear heights.

To the right, are beige buildings that are rental townhomes. The concept for rental townhomes is to spend a little more for those who want to live in a townhome and not in an apartment building. They are proposing two different products. One is a two car (20' wide unit) with a bonus room and stairs, kitchen and dining room on the second floor with the bedrooms on the third floor. The other townhome has a one-car tandem garage. It allows one car in front and one car behind. The benefit is that it provides a variety of product. The two-car wide townhome is difficult to build smaller than 2,000 square feet. The one car tandem still allows two cars, but it is a narrow unit so the size is more like 1,200-1,400 square feet so it helps create a variety of market for residents. The apartment building offers studios to three bedroom apartments and the townhomes offer access to the pool and all the amenities.

The social hub can include coffee service, televisions, bar/kitchen rental, fitness center which relates to the outside with the lap pool. There are also lounges, grills and firepits. The social area also includes the mail station. It is the social hub for the whole project.

They included pictures of various projects they have done in the past. No two projects look the same. They would like some direction and feedback. They don't want to compete with the retail to the south. They might use flat roofs on the townhomes which provide an opportunity for rooftops, which they have done in the past.

Mr. Kurensky referred to the comment about open space. They have about 4 acres of green space and purposely tried to create courtyards on Dundee. They created fingers that work south on Dundee so there isn't a big mass. It creates two courtyards which can include grilling. The courtyard is over 70' wide.

Mr. Kurensky referred to the busy traffic signal. They treated their road as a street so there are parkway trees, parking and sidewalk on the creekside. They did not jam it with parking, so it will feel like a Village street. They have also provided guest parking for the townhomes.

Chairman Johnson opened the discussion to the Plan Commission.

Commissioner Kasper echoes the Village's concern about the parking. He lives in a condominium complex with 564 units and each unit has a one car garage and they have about six times as many cars as units and parking is an issue and nothing can be done about it. His biggest concern is that there will be cars that will attempt to turn left into the development while going east bound on Dundee Road. Even if it is angled, he is still concerned people will do it. It would have a ripple effect on the rush hour traffic and the train tracks.

In response to Commissioner Kasper's question, Mr. Kurensky confirmed the entrance to the garage is on the north side of the apartments.

Commissioner Kasper asked about the parking garage. Mr. Kurensky confirmed the parking is 5-stories and will be below the height of the units.

Commissioner Kasper is happy about the access by the Post Office since no one really uses it.

Commissioner Berke thinks it brings in the character that Wheeling wants to see, but he echoes the concerns about the parking and access from Dundee Road. He asked if the access pointing eastbound from Northgate Parkway is only supposed to be a one-way in. Mr. Kurensky stated they will have a full traffic consultant onboard for parking and circulation. They anticipate there will be three lanes, an inbound and two outbounds. The two accesses between the Post Office and main entrance are right-in and right-out.

Commissioner Sprague is happy to see something on the property. He asked if they would take into consideration the Board's concerns.

- Open space
- Storm water management
- Develop a possible trail or path along Buffalo Creek
- Tandem garages

Mr. Kurensky agreed they would address them. They would like feedback from the Commission and then they will discuss with their experts for continued conversations. They have conceptualized the storm water management with their consultant and engineer and have a concept idea. They would like feedback regarding the tandem garages, and they need to prove that it will work or not. They will show how they are using the open space. Four acres (38%) is way more green space than any project around them.

Commissioner Sprague is not a favor of the tandem garages because there isn't access when a car is parked on the driveway. Mr. Kurensky noted the driveway was not long enough for a car. He explained it is a rental project which they feel is different than ownership. They will talk with their consultant and may come back with a tweak. They are fact finding. The tandem would be for a two or three bedroom townhome.

Commissioner Sprague asked how they came up with the calculation for the density. Mr. Kurensky explained they looked at the area there weren't any rental townhomes. They did not design it based upon a number of density.

Ms. Knysz explained there are no variations with a PUD, but it will include a list of deviations.

Commissioner Sprague doesn't understand why they don't want to use the corner of Community Blvd. and Dundee Road for retail versus the proposed. He believes the access would be easier and better for retail. Mr. Kurensky explained the main signal at One Wheeling Town Center is becoming the corner of Main & Main with heavy traffic. After looking at the Comprehensive Plan, the density should be pushed across the tracks and go west. They were trying to help emphasize the corner. There are all sorts of little shop retail going east and west and they were just trying to create a critical mass. They thought if they put it there, it would encourage pedestrian access. He thinks it's still a big challenge to cross Dundee.

Commissioner Riles asked how many tandem garages they were proposing. Mr. Kurensky explained there were 10 two-car and 34 of the tandem. The parking for the townhomes is 2.75 overall parking including guests. Commissioner Riles asked if the petitioner had thought it through with homeowners coming in and out with the one car. He felt it could cause a lot of confusion. Mr. Kurensky confirmed they had considered it and used it in other places. They will look into it further based on the comments they have received from the Village. They are trying to provide a variety of product with adequate areas. They feel a rental community is different than home ownership.

Commissioner Myer would like to understand the difference between ownership and rentals regarding the tandem parking. She asked that they provide the answer at a later date.

Commissioner Myer asked if there was a ratio used for guest parking. Mr. Kurensky explained they offer two different guest parking. There are a couple off the alley for the tandems, but most is to treat it as a street. The guest can be parked at the front door for the townhomes. For the apartment building, they will have two tiers and if needed, they will build a third tier. The first tier is the short term right by the front entrance (6 or 7 cars). The building has two entrances, the main entrance in the lobby and a secondary entrance for package deliveries. To the right, there are 90-degree parking for the guest parking.

Commissioner Myer was pleased about the two-story retail. She understands it will be a challenge to try and offer the amenity but not compete with the surrounding areas.

Commissioner Myer referred to the greenspace. She is pleased they will have 4 acres of greenspace. She asked how they will connect the pedestrian pathways and bike pathways so this development can tie into other things within the area. Mr. Kurensky explained the narrow arrows shown on the plan were for pedestrians. They disagree with the Station Area Plan that encourages a midblock crosswalk across Dundee Road. They strongly suggest they don't continue that conversation since he believes it will be dangerous. From the townhomes, you can cross by the backdoor of Village Hall. They put a path along the creek. They hope to have locked bike storage in the parking deck in a separate room.

Commissioner Myer asked about the pool area, landscaping and dumpsters. Mr. Kurensky explained there may be a standalone dumpster area for the townhomes. They anticipate two shoots for the main building that goes into two trash areas on the ground floor. They need to work out the trash collection for the townhomes.

Commissioner Myer asked about the separation from the pool area from the parking. Mr. Kurensky confirmed there is a fence around the pool surrounded by green with landscaping. There will be an indoor fitness center and an outdoor area for yoga and other things.

Chairman Johnson asked if they were currently in control of all the property. Mr. Kurensky confirmed the contracts were currently being signed.

Chairman Johnson asked about IDOT concerns. Mr. Goetzelmann recommends setting up a preliminary meeting to discuss conceptually the plans for IDOT. Mr. Kurensky explained the feedback from the Commission is helpful when they talk to IDOT.

Chairman Johnson asked about water detention. Mr. Goetzelmann explained since it is conceptual, there is currently no storm water detention or flood plain compensation shown. A lot of the site is in the 100-year flood zone, so they will require compensatory storage. It is based on the engineering design. Green space is generally used for storm water detention/compensatory storage, the alternative is underground.

Chairman Johnson asked if there were driveways at the townhouses. Mr. Kurensky explained the driveways were about 8' in the concept plan. In their experience, there are some townhome projects that the garage never sees a car because there is so much stuff stored in it. The thought is, if they don't get an apron, it forces people to use the garage so there are no cars parked in the driveways. Chairman Johnson expressed concern that they would park on the street or use the guest parking.

Chairman Johnson referred to Commissioner Sprague's suggestion about having retail on the other end by the Post Office. He thought it had some merit because people are in and out of the Post Office all day long. Having retail close by may make more sense than having people drive all the way around to get to the retail. Mr. Kurensky agreed to research.

Chairman Johnson asked about the deliveries for the retail. Mr. Kurensky pointed out the area for deliveries. The retail trash would be enclosed. There would be a lay-by for the delivery truck that would be wheeled or walked over.

Chairman Johnson reminded them to plan their dumpsters.

Commissioner Sprague referred to the possible flat roofs on the townhomes. He would like to make sure they had more character on the faces of the units than normal if there were flat roofs. Mr. Kurensky explained they just built some flat roofs (3.5 stories) in Arlington Heights and the last one sold for \$1 million. They want to figure out the architecture of the main building and retail and make it part of the same community.

Chairman Johnson asked for input from the Fire Department.

Fire Inspector Niemiec announced they had a great concern with the whole concept of the building. He explained when the parking garage is totally enclosed, there is no natural ventilation outside of it since the building is surrounding it. It can cause a collapse with the concrete and heat coming off of the newer electric cars. They see it as a great danger to the fire fighters. He has been on the Fire Department for over 30 years. A normal car fire can be put out with 500 gallons of water on an engine. Tesla recommends between 3,000 and 8,000 gallons to put out a car fire and if safety permits, lift and tilt the vehicle for more access to the battery. They are very concerned about it and would rather see a garage more in line with Uptown 500 where at least one side of the structure is open to allow some ventilation if there is a fire. Mr. Kurensky will have a conversation and work together with the Fire Department.

Chairman Johnson asked about circulation on the rest of the site. Mr. Neimac explained they would be working with the engineers for the layout.

Chairman Johnson recapped the issues discussed.

- Water detention
- Parking garage issues
- Parking by the townhomes
- IDOT

8. APPROVAL OF MINUTES

Approval of Minutes of the Regular Meetings of July 13, 2022 and August 10, 2022 (including the Findings of Fact for Docket No's. 2022-30, 2022-31A and 2022-31B).

Commissioner Sprague moved, seconded by Commissioner Berke to approve the Minutes of the Regular Meetings of July 13, 2022 and August 10, 2022 (including the Findings of Fact for Docket No's. 2022-30, 2022-31A and 2022-31B) as presented.

On the roll call, the vote was as follows:

AYES: Commissioners Sprague, Berke, Kasper, Riles, Myer, Johnson
NAYS: None
ABSENT: Commissioner Hyken

There being six affirmative votes, the motion was approved.

9. OTHER BUSINESS

A) Election of Secretary Pro-Tem for the Village of Wheeling Plan Commission.

Commissioner Kasper offered to fill the position at the last meeting. No further discussion.

Commissioner Myer nominated Commissioner Kasper to be the Secretary Pro-Tem.

Commissioner Berke seconded the nomination.

On the roll call, the vote was as follows:

AYES: Commissioners Myer, Berke, Sprague, Riles, Johnson

NAYS: None

ABSENT: Commissioner Hyken

There being five affirmative votes, the motion was approved.

Ms. Knysz announced the next meeting on September 14th will be the joint meeting with the Village Board. The discussion will be about the amendments to the Zoning Code. Chairman Johnson will not be in attendance.

10. ADJOURNMENT

Commissioner Myer moved, seconded by Commissioner Berke to adjourn the meeting at 7:35 p.m. The motion was approved by a voice vote.